

OFFICE FOR SALE

2140 RIVERSIDE DR

COLUMBUS, OH



BUILDING HIGHLIGHTS



Allied Real Estate Advisors is proud to present a rare owner-occupant purchase opportunity. Located near the thriving submarkets of Upper Arlington & Grandview, **2140 Riverside Dr** provides easy access to abundant amenities, including restaurants, shops, and outdoor spaces.

\$1,675,000 Sale Price **OVER \$300K**

In Owner's Suite Renovations

8,879

Total Square Footage 2,846 SF

Owner-User Suite

6,033 SF

Leased

Rare owner-occupant opportunity along Riverside Dr in Upper Arlington Income-producing opportunity with the ability to occupy 2,846 SF and grow over time Owner's suite was recently remodeled and the furniture will be included in the sale offering a plug & play opportunity

Quick access to Downtown Columbus and northern suburbs

Nearby amenities include The Shops on Lane, Kingsdale, Downtown Grandview, and Grandview Crossing

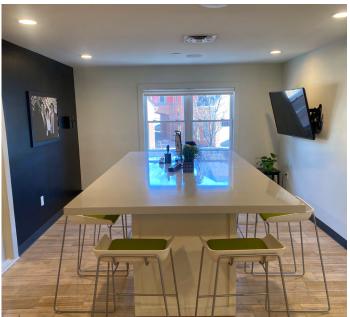
Prime signage opportunity with direct visibility to high traffic counts



BUILDING PHOTOS

















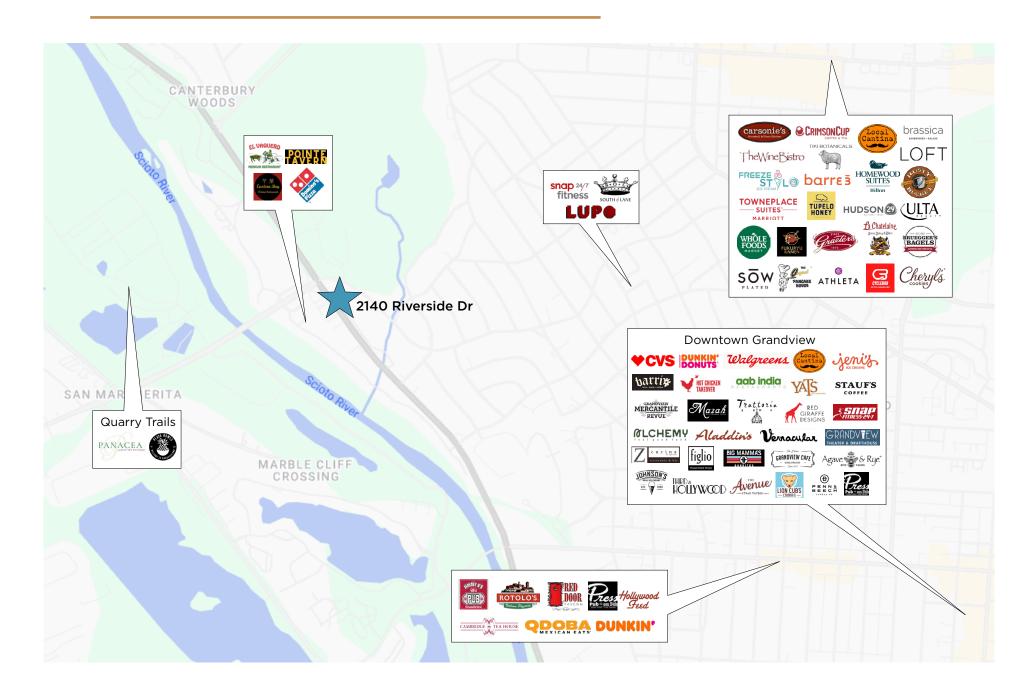


2140 Riverside Dr is located near Upper Arlington and Grandview Heights and within close proximity to abundant amenities, including Whole Foods, Giant Eagle Market District, Hudson 29, First Watch, Quarry Trails Metro Park, Scioto Country Club, and many more.



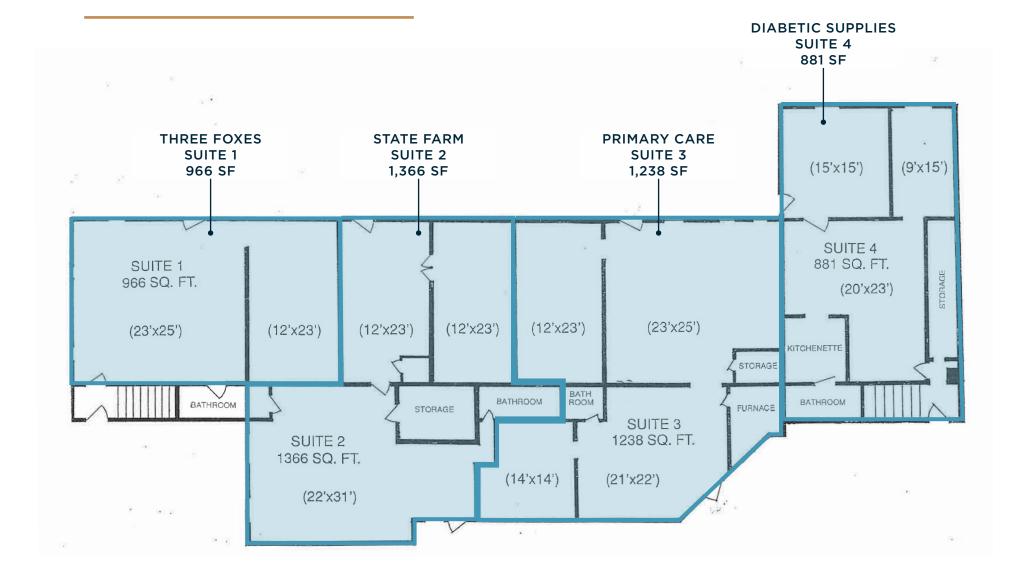
NEARBY AMENITIES





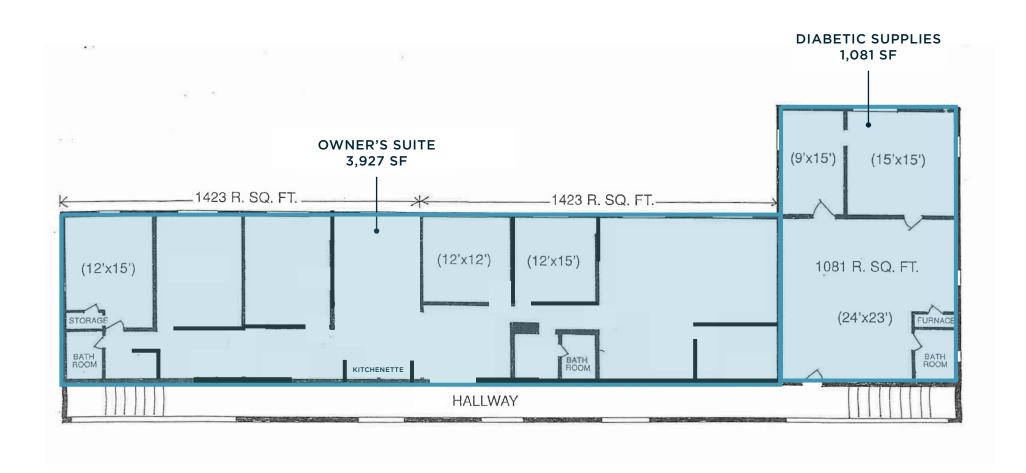
FIRST FLOOR





SECOND FLOOR





OWNER'S SUITE



Furniture Included in the Sale





500 S Front St, Suite 980 Columbus, OH 43215

Jake Nolan

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