



Rj BOLL Realty
Corporate Real Estate Services

3563-3611 Interchange Rd.

Columbus, OH 43204

OFFICE/WAREHOUSE FOR LEASE



INTERCHANGE I

Property:

- Multi-tenant office/warehouse complex
- $\pm 5,084$, $\pm 5,246$, $\pm 10,348$ & $\pm 11,666$ Sq. Ft. units available
- Dock door & drive-in door access
- Rear-loaded building with professional glass store-front office
- Professional management and maintenance staff

Location:

- Located directly off I-70 at Wilson Rd.
- ± 1.3 miles to I-270
- 10 minutes to downtown Columbus



DIAMOND PROPERTIES

Jeffrey A. Boll, SIOR

T 614.799.2100 x212

C 614.402.0373

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Rj BOLL Realty, Ltd.

5880 Sawmill Road, Ste.150

Dublin, OH 43017

614.799.2100



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Property Specifications:

- ± 91,333 Sq. Ft., multi-tenant, office/warehouse building
- Situated on 3.71 acres
- 22' clear height
- 36' x 32' column spacing
- Depth: 144'
- Fully Sprinkled
- Zoned M
- 1.28 parking spaces/1,000 Sq. Ft.
- Built in 1989

Rate:

- \$10.50 - \$10.95/Sq. Ft. NNN
- 2025 Estimated Operating Expenses: \$2.06/Sq. Ft. (taxes, insurance, CAM)
- Tenant to pay own utilities, trash removal and janitorial

Available Suites:

Unit	Size SF	Office SF	Docks	Drive-Ins
3577	11,666	2,792	1	1
3601	5,246	973	1	1
3603	5,084	1,768	1	1
3601 & 3603	10,348	2,741	2	2
3611	5,246	1,400	0	1

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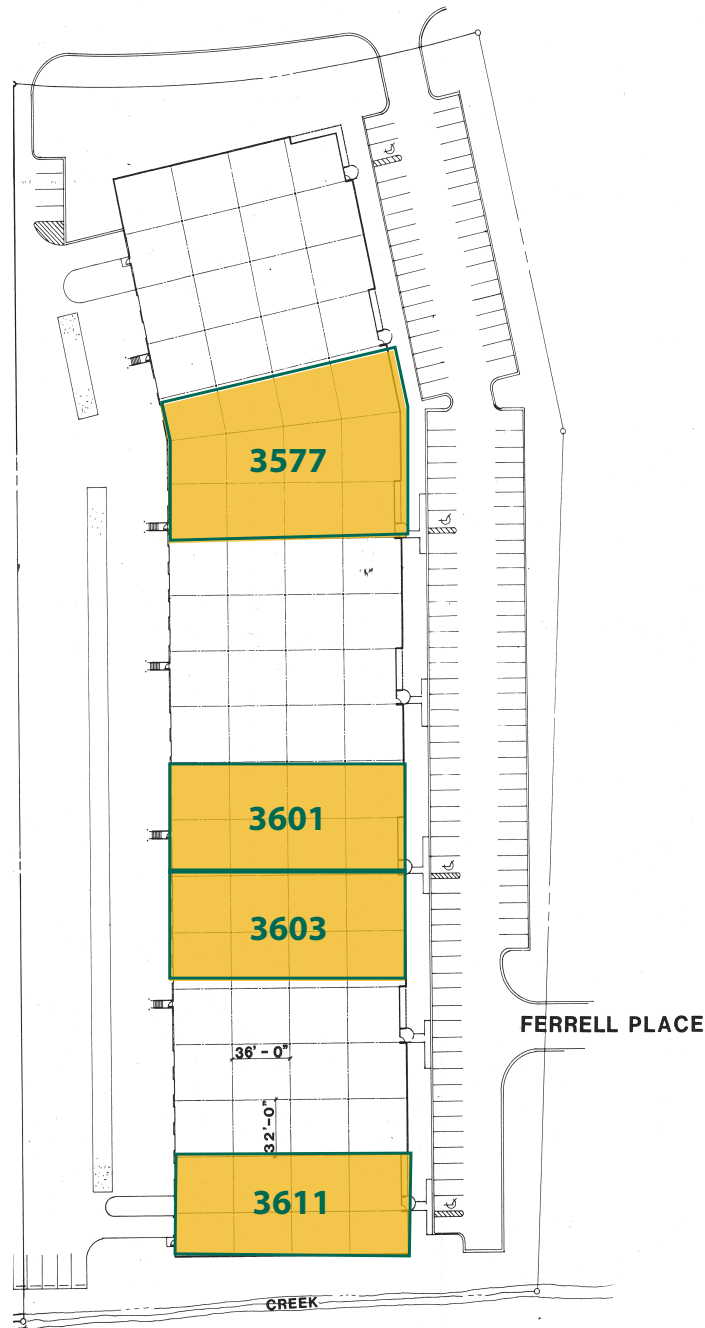


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SITE PLAN



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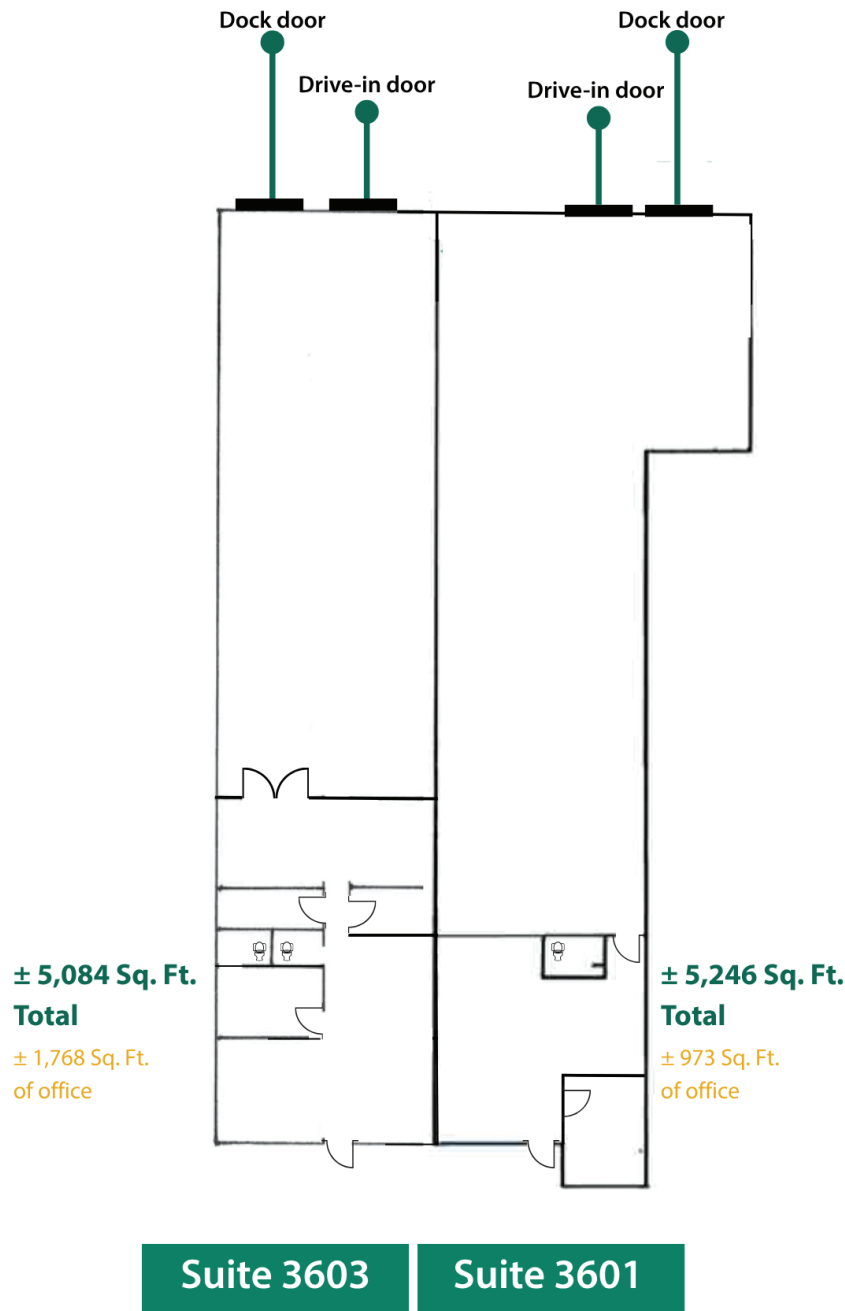
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± 2,792 Sq. Ft.
of office

Suite 3577



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Combined Suites: ± 10,348 Sq. Ft. with ± 2,741 Sq. Ft. of office

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Suite 3611

± 5,246 Sq. Ft.

Total

± 1,400 Sq. Ft.
of office

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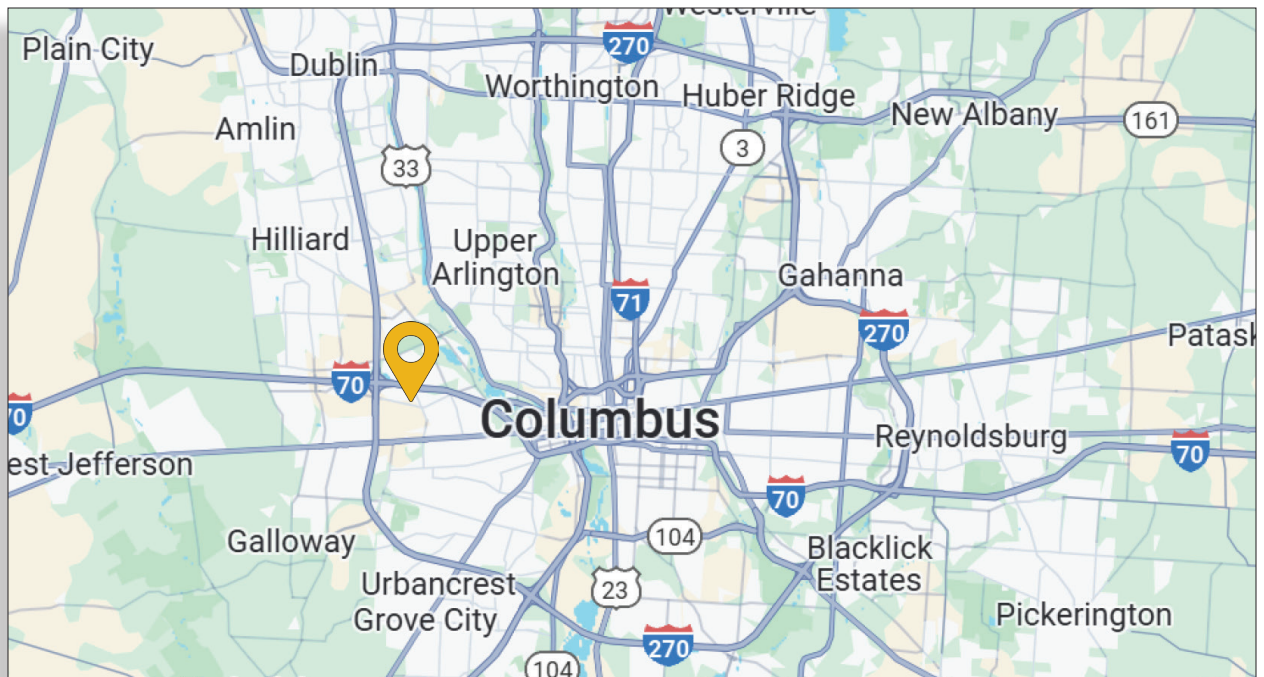


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MAPS



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