



4100 Horizons Drive
Columbus, OH 43220

OFFICE BUILDING FOR LEASE



BRADFORD KITCHEN, SIOR

614.545.2155

bkitchen@AlterraRE.com

AlterraRE.com



Property Highlights

- 2 story professional multi-tenant office property
- Well located in Upper Arlington area between Downtown Columbus and Dublin with easy access to SR 161, I-270 and SR 315
- Prime 1st and 2nd floor office space
- Attractive and well-maintained property; recently updated hallways
- 24/7 key card access, passenger elevator, plentiful parking
- Quality desks and office furniture may be available
- Monument signage on Horizons Drive
- Ample parking

Offering Summary

Lease Rate	\$24.95 SF/yr (MG)
CAM	\$7.61 / SF
Available SF	3,600 - 7,545 SF
Building Size	31,512 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	5,185	103,129	360,538
Total Population	12,477	242,319	886,382
Average HH Income	\$113,986	\$133,035	\$112,027

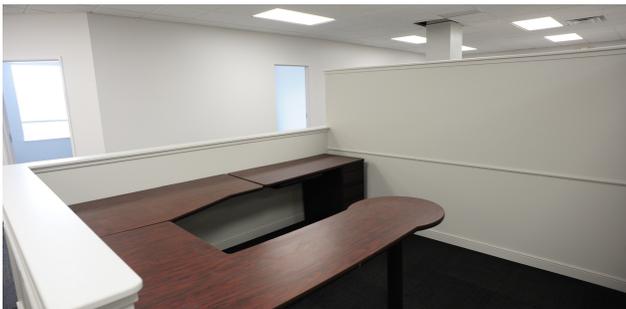


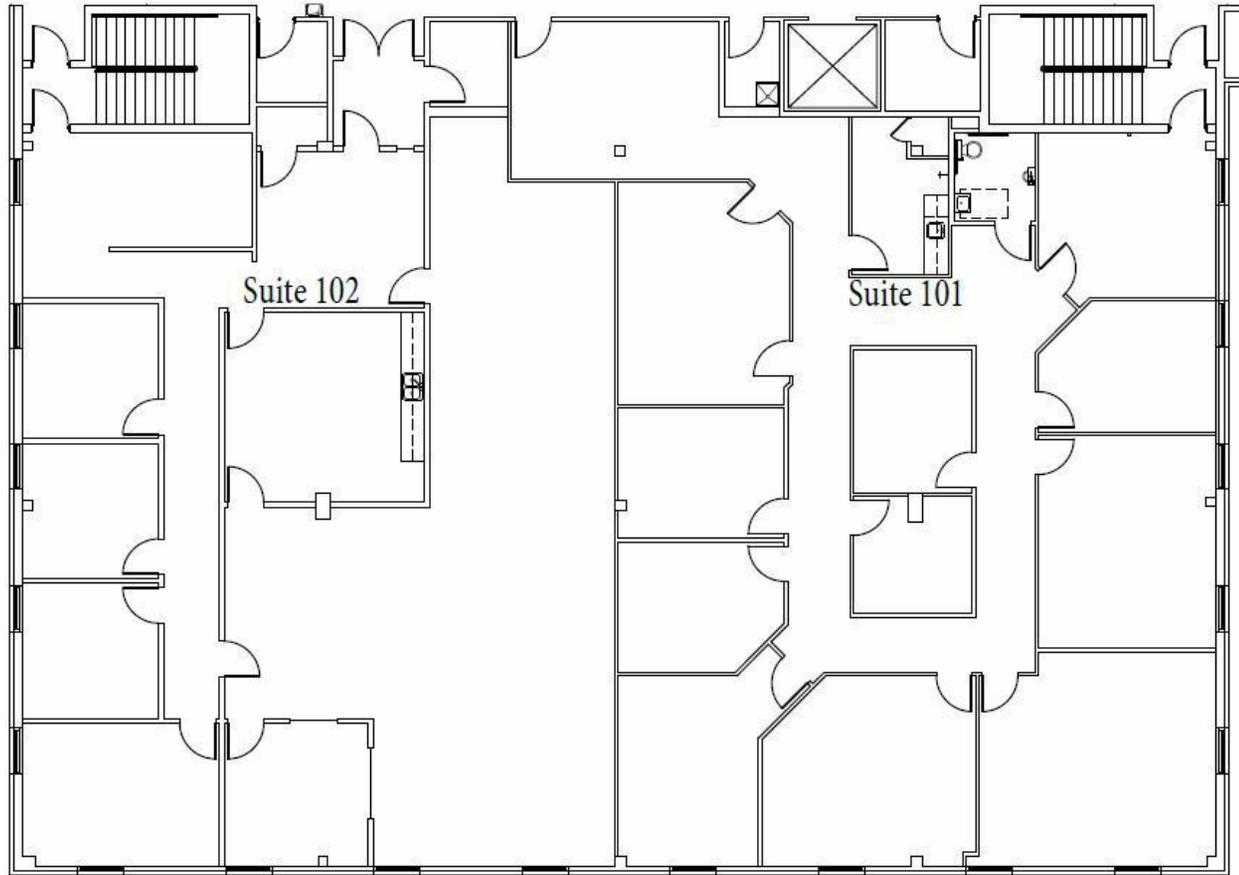
Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	3,600 - 7,545 SF	Lease Rate:	\$24.95 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 102	Available	3,600 - 7,545 SF	Modified Gross	\$24.95 SF/yr	Can be combined with Suite 101 for a total of 7,545 SF.
Suite 205	Available	3,962 SF	Modified Gross	\$24.95 SF/yr	-





Suites 101 & 102

4100 Horizons Drive

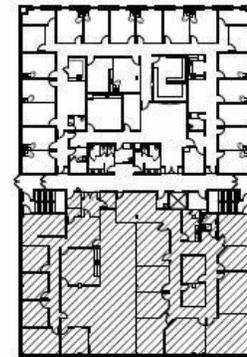
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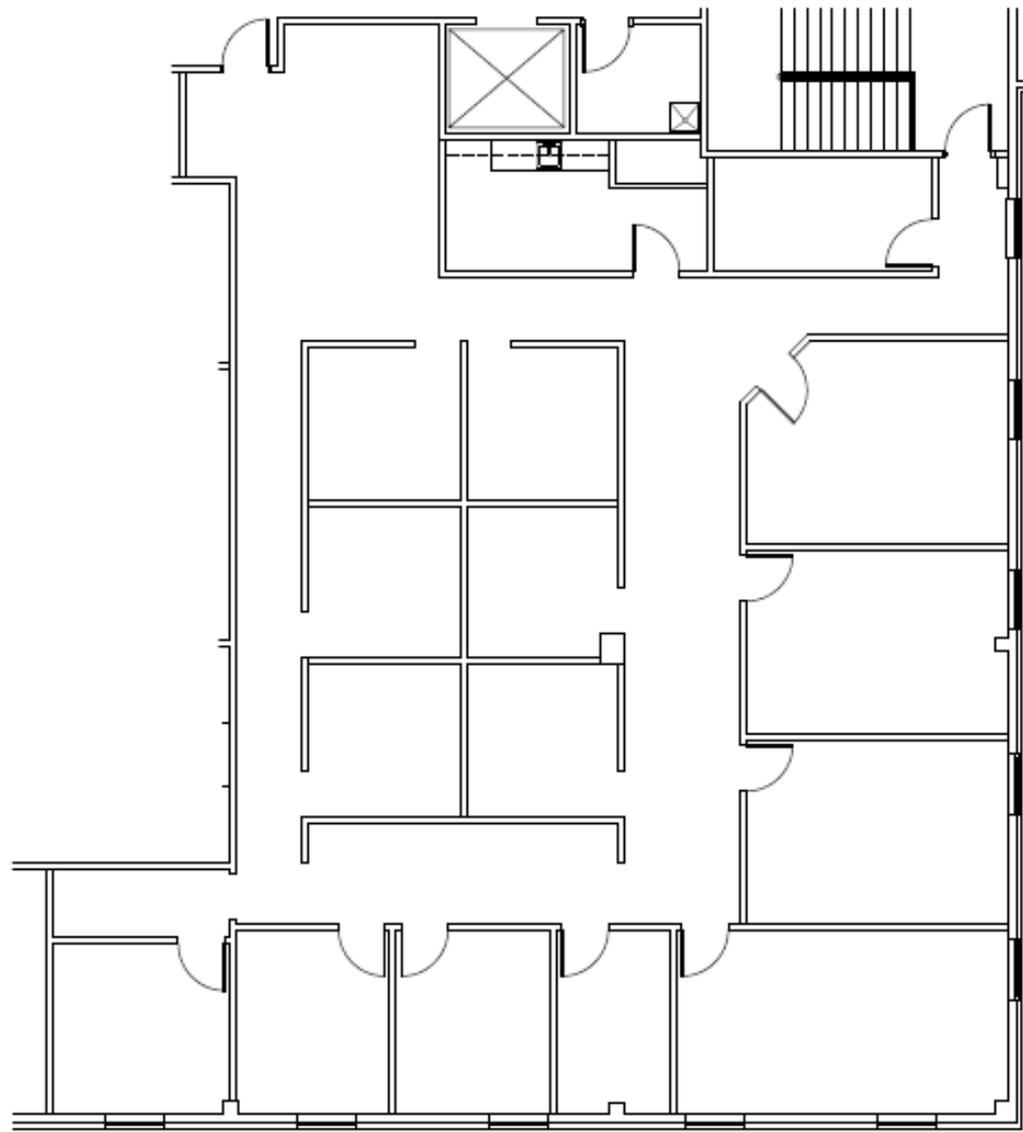


building key plan

First Floor

N.T.S.





2nd Floor
Suite 205
3,962 SF

Floor Plan

SUITE 205 N.T.S.



Building Key Plan

SECOND FLOOR N.T.S.

Marketing Plan For
Suite 205
4100 Horizons Dr.
2-6-16

1000 Market Street
Suite 205
Camden, NJ 08102
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**CP carney
R ranker**
ARCHITECTS Ltd

MP-1
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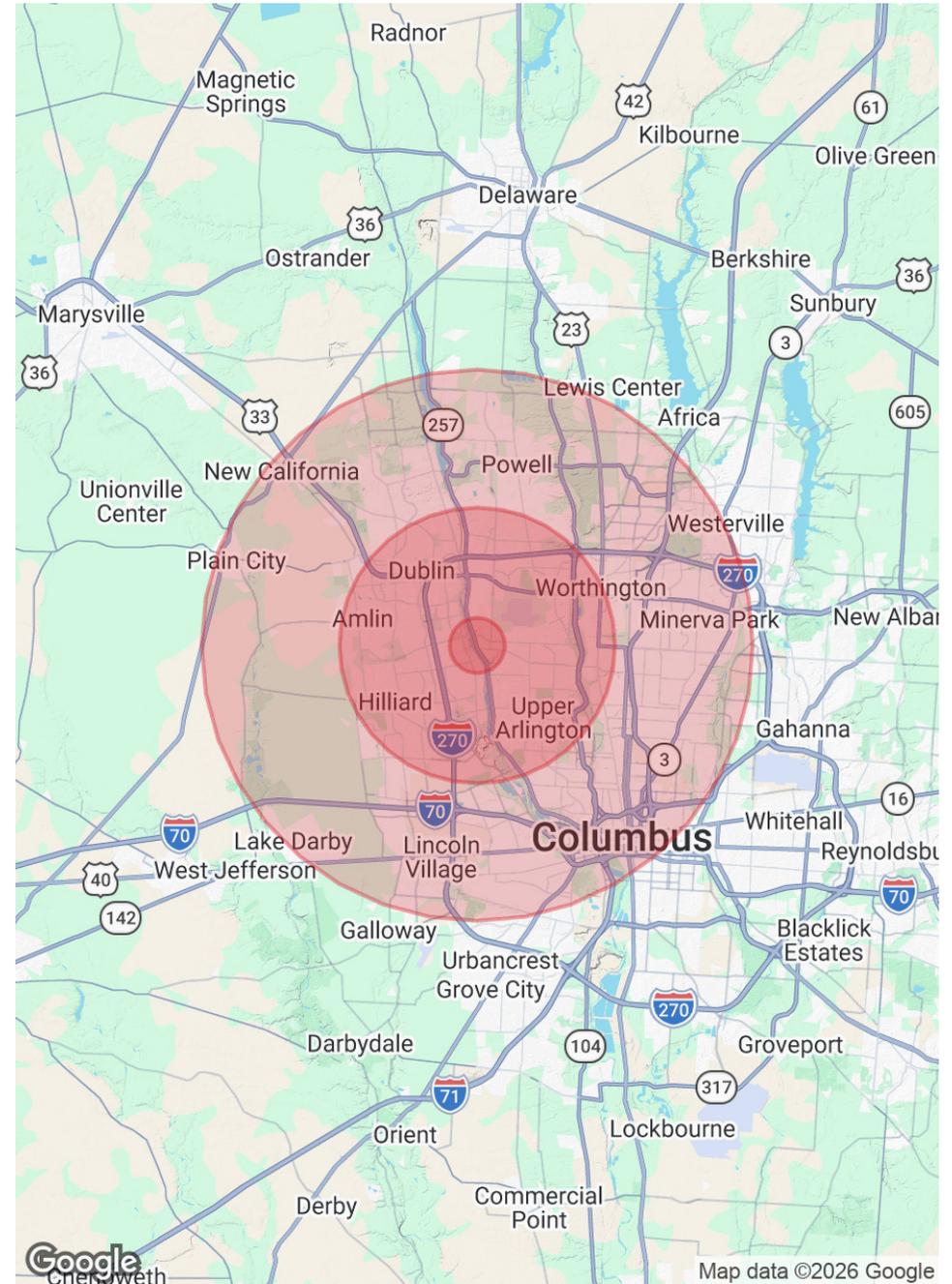


Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

Population	1 Mile	5 Miles	10 Miles
Total Population	12,477	242,319	886,382
Average Age	39	39	37
Average Age (Male)	38	38	36
Average Age (Female)	41	40	38

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	5,185	103,129	360,538
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$113,986	\$133,035	\$112,027
Average House Value	\$431,374	\$427,380	\$358,205

Demographics data derived from AlphaMap





Bradford Kitchen, SIOR

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Professional Background

When Brad Kitchen incorporated Alterra Real Estate Advisors in late 1999, he wanted to provide the best service to his clients by providing a consultative versus transactional approach to buying, selling and managing commercial real estate. Focusing on personal service, communication with clients, intelligently structuring deals, and paying greater attention to the details, he believed he could help investors maximize their return on investment and help clients minimize their commercial real estate costs. Two decades later, the concept clearly works, and Brad and Alterra have the awards, satisfied clients and results to prove it.

During his career, Brad has performed services for clients including managing the acquisition and disposition of facilities nationally, asset management, investment advisory, strategic portfolio analysis, facility planning and much more. Brad's degrees in both Finance and Real Estate from The Ohio State University, coupled with his experience in commercial real estate, have allowed him to represent a wide range of notable clients including BMW Financial, Data General, General Electric, Huntington National Bank, LCI International (Qwest), U.S. Health and numerous others.

He also has the unique perspective of being a property owner which makes him much more effective at understanding the needs of landlords and tenants and implementing effective solutions. Brad has led the acquisition of over \$50 million worth of commercial real estate properties and is the managing investor of most of these real estate ventures.

Brad and his team of hands-on agents assess client needs and then work harder and smarter to make the best deal possible for their clients. Alterra is consistently listed as one of the top commercial real estate producers by CoStar Group and it is that drive, determination and engagement that placed Alterra in the # 4 spot on Business First's 2009 Fast 50 list (fastest growing 50 companies in Central Ohio), and #23 on the 2010 list, as well as Business First naming Brad one of the top 40 business people in Columbus under the age of 40 in 2003. Brad also has the distinction of having the largest commercial real estate transaction in Columbus in 1996.

He developed and instructed several commercial real estate courses at the Columbus Board of Realtors, including a required course titled "The Basics of Commercial Real Estate: Procedures and Practices". He also served as Chairman of the national SIOR Education Committee and on many committees in the commercial division of the Columbus Board of Realtors. Other real estate related organizations Brad is associated with include:

Brad is actively engaged in charitable and community organizations including the Columbus Chamber of Commerce Logistics Council, Capital Square Rotary, Columbus Museum of Art and Columbus Humane.

"We're on it!" is more than advertising to Brad Kitchen. It's the way he lives life and takes care of business.

Memberships

SIOR (Society of Industrial and Office Realtors)

CCIIIR (Columbus Commercial, Industrial & Investment Realtors)

ARC (Association of I-270 Corridor Realtors)

Alterra Real Estate Advisors - OH

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