

FOR SALE/LEASE



Fully Stabilized Office Building, Close to Upper Arlington and OSU

921 CHATHAM LANE
COLUMBUS, OHIO

Building Size

+/- 51,627 SF

Available For Lease

311 SF - 5,223 SF

Asking Price

\$4,300,000

Lease Rate

\$21.00 Full Service (OpEx: \$2.04/SF)

Property Highlights

- Updated Class B office space
- New HVAC system installed in 2020 with UV **germicidal irradiation lights in ductwork.**
- New roof in 2020
- Roof mounted solar panels (92) installed in 2020.
- LED Lights throughout the building
- ADA assisted entry and bathrooms, two elevators, snack room with vending machines, WiFi, security cameras and after-hours key card entry.
- 186 Parking Spaces

For information, please contact:

Bruce Massa SIOR, CRE
Associate Director
t +1.614.883.1330
Bruce.Massa@nmrk.com

150 E. Broad Street, Suite 500
Columbus, Ohio 43215



[nmrk.com](https://www.nmrk.com)

NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

CHATHAM OFFICE PARK



NEWMARK

PROPERTY SIZE 2.91 AC

FLOORS 3

NOI \$421,332.83

LOCATION Located just outside the City of Upper Arlington, 921 Chatham Lane is 15 minutes from downtown Columbus and I-270, 5-minutes to Battelle, The Ohio State University and Riverside Hospital. There is campus bus service at the corner.

ACCESS Conveniently located at Rt. 315 and Ackerman Rd. with immediate access to the highway. A traffic policeman is on duty during afternoon rush hour.





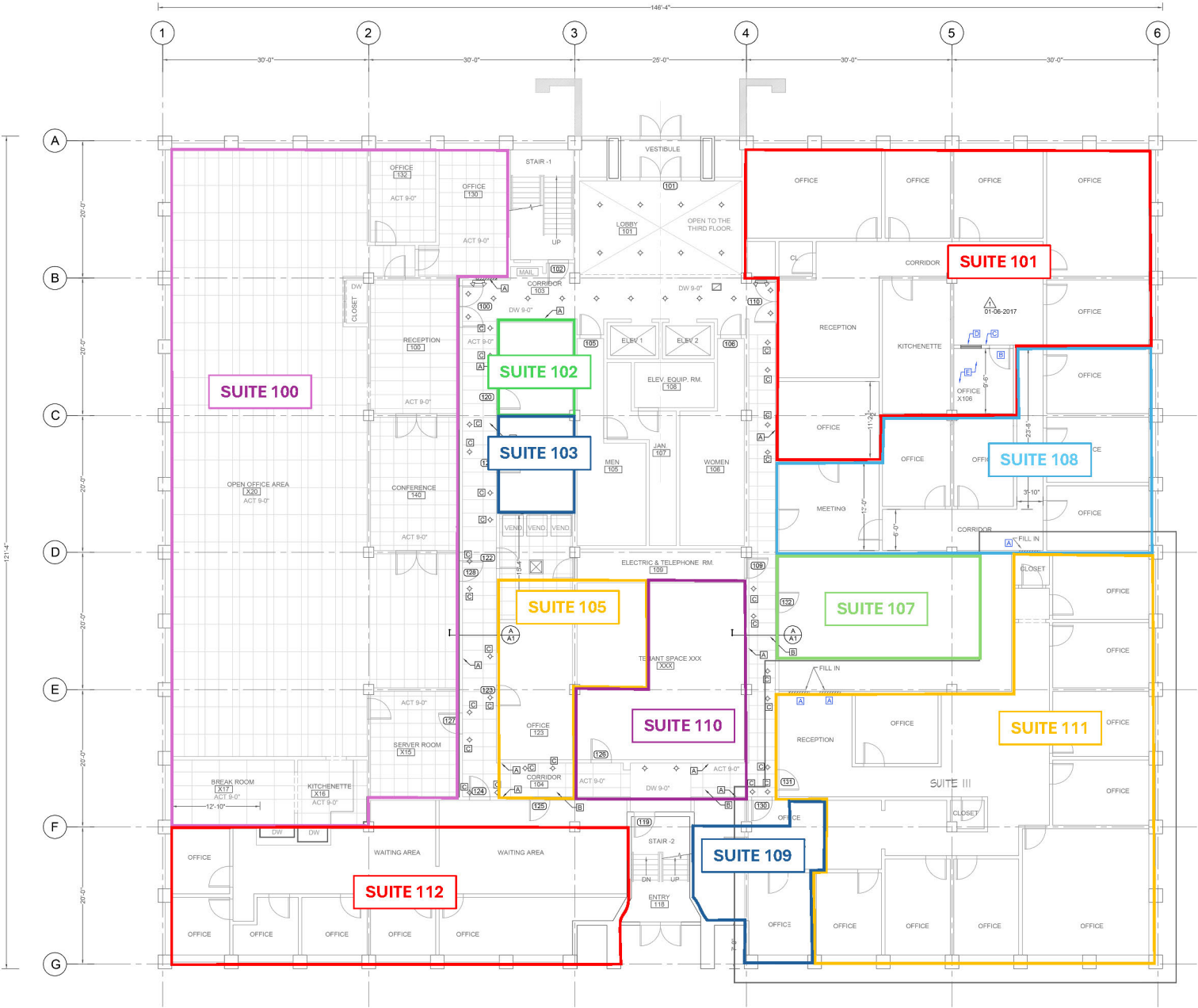
CHATHAM OFFICE PARK



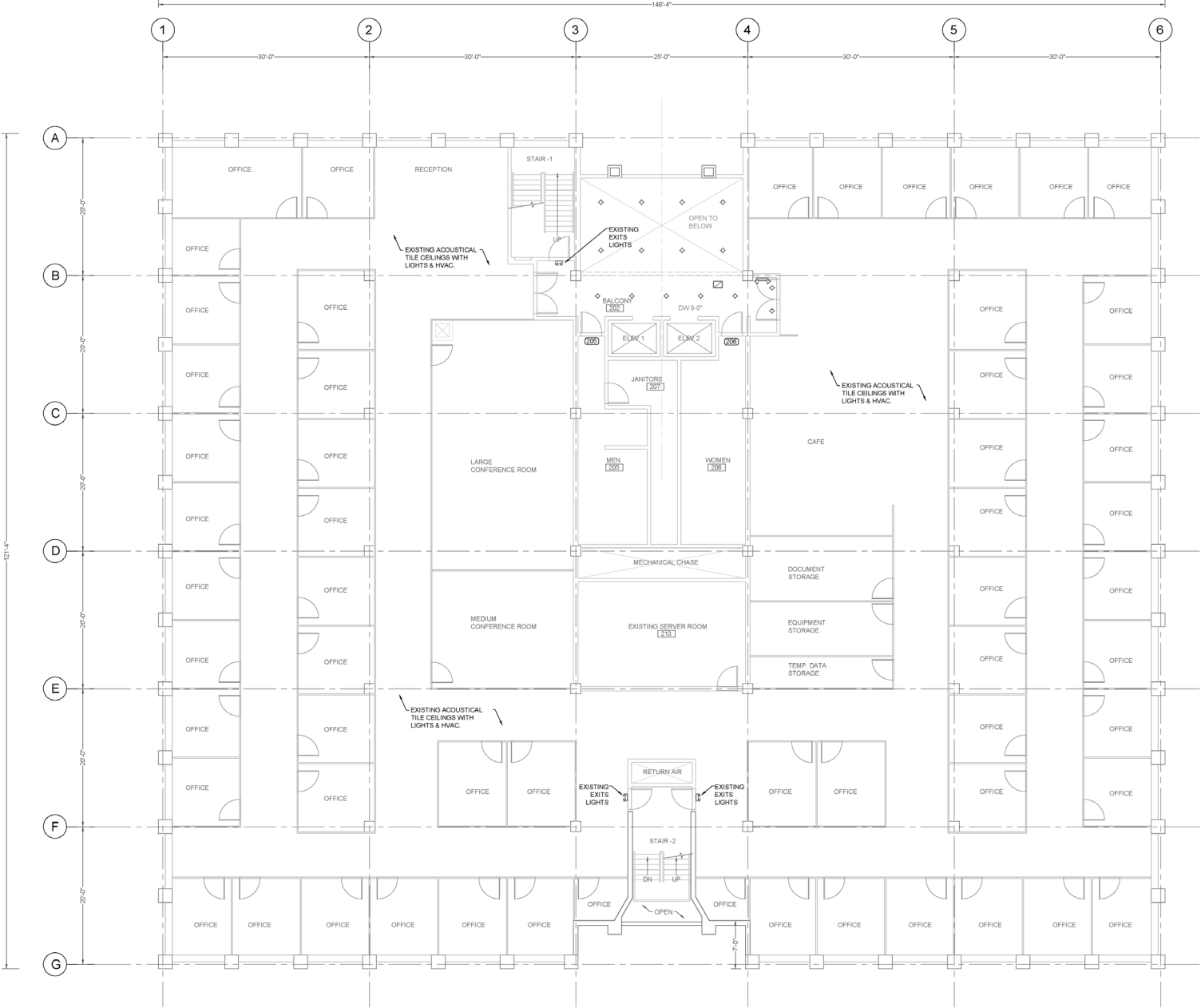
NEWMARK



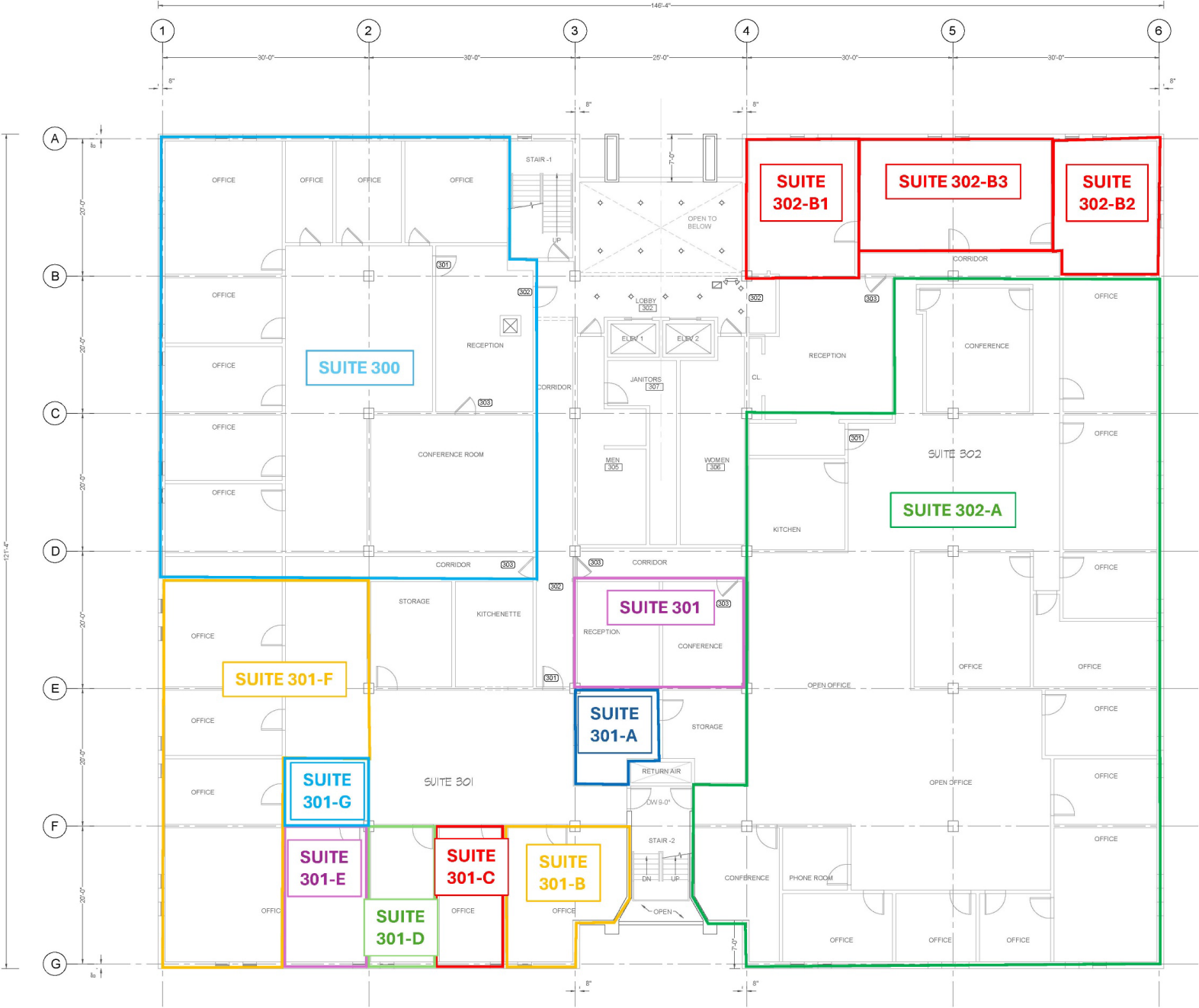
1st Floor Plan



2nd Floor Plan



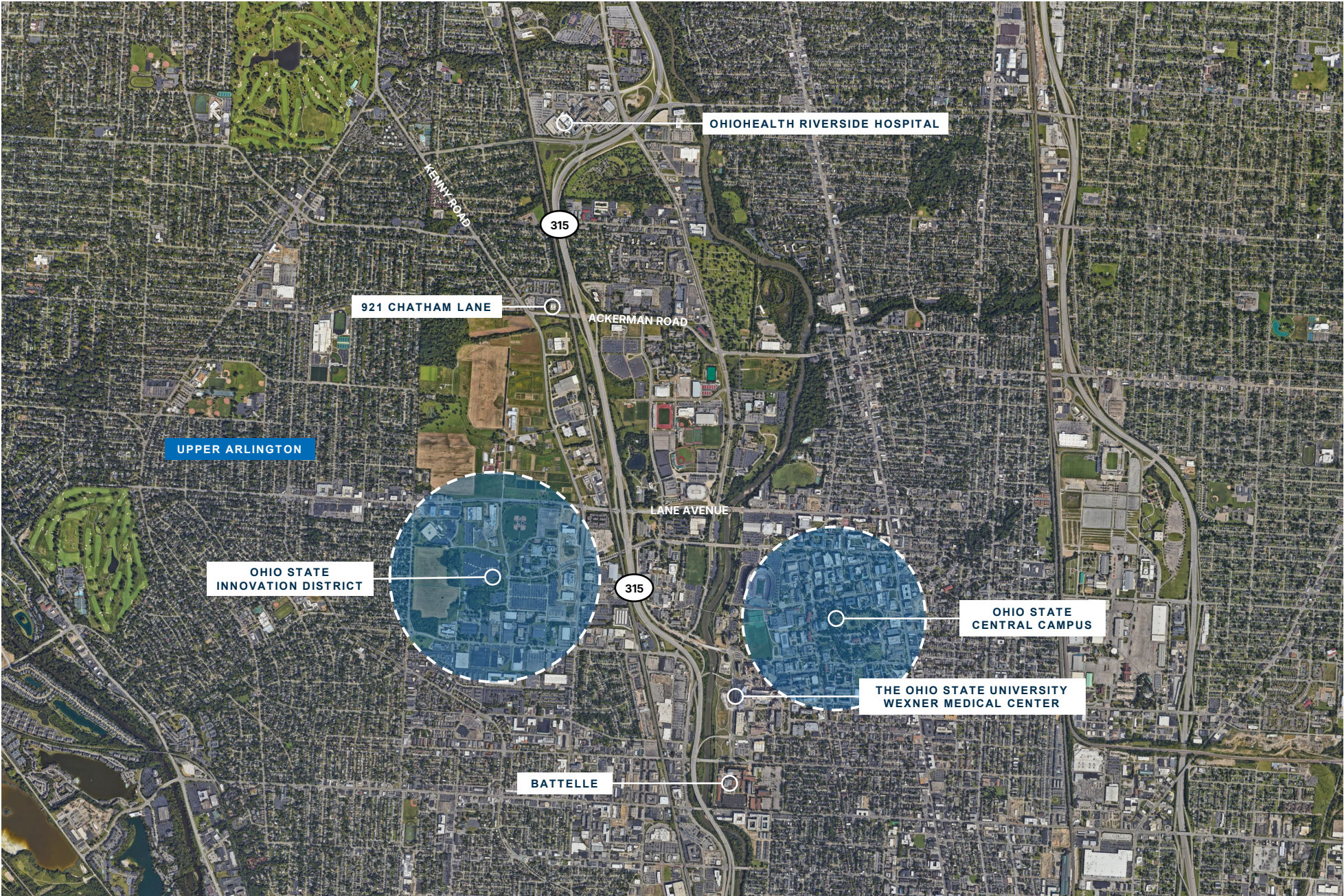
3rd Floor Plan



Stacking Plan

3rd Floor	Suites: 300 4,200 SF 302-A 5,523 SF	Suite 301-A 412 SF	AVAILABLE Suite 301-B 311 SF	Suite 301-C 200 SF	Suite 301-D 200 SF	Suites: 301-E 200 SF 301-F 1,230 SF 301-G 150 SF 302-B1 360 SF 302-B2 380 SF			
	Suite 200 17,502 SF								
1st Floor	AVAILABLE Suite 100 5,223 SF	Suite 101 2,465 SF	AVAILABLE Suite 105 452 SF	Suite 107 816 SF	Suite 108 1,305 SF	Suite 109 416 SF	AVAILABLE Suite 110 519 SF	Suite 111 2,700 SF	Suite 112 1,630 SF

Not to scale



	1 Mile	3 Miles	5 Miles
Population	9,978	163,187	352,019
Projected Population	9,965	164,325	355,672
Population Growth	0.5%	1.0%	1.2%
Median age	34.3	33.7	34.8
College Educated	64%	60%	46%
Daytime Employees	11,967	127,948	289,720
Households	4,857	69,853	153,556
Median Income	\$49,742	\$67,864	\$59,556
Median Home Value	\$292,014	\$334,215	\$255,406
Median Year Built	1965	1959	1964