

FOR LEASE



Village Pointe Drive, Powell, OH 43065

Office / Warehouses For Lease in Powell

- Units Available from \pm 2,400 to \pm 6,000 SF.
- ADA restrooms, kitchenettes, and high ceilings.
- Well maintained business park.
- Warehouse units offer 12' x 12' drive-in door.
- Lease rate of \$12.00 per SF per unit.
- Operating expenses \$4.41 per SF.



Click Here For Site Video 

BEST CORPORATE REAL ESTATE
JAMES MANGAS, CCIM
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 115
EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM



Village Pointe Drive, Powell, OH 43065

UNIT 22

Price:	\$12.00 / Square Foot
Unit Type:	Office/Warehouse
Unit Size:	± 2,400 Square Feet
Operating Expenses:	\$4.41 / Square Foot

UNIT 24

[**Click Here For Video**](#) ▶

Price:	\$12.00 / Square Foot
Unit Type:	Office/Warehouse
Unit Size:	± 3,600 Square Feet
Operating Expenses:	\$4.41 / Square Foot

UNIT 58

[**Click Here For Video**](#) ▶

Price:	\$12.00 / Square Foot
Unit Type:	Office/Warehouse
Unit Size:	± 2,400 Square Feet
Operating Expenses:	\$4.41 / Square Foot

UNIT 82

[**Click Here For Video**](#) ▶

Price:	\$12.00 / Square Foot
Unit Type:	Office Only
Unit Size:	± 2,400 Square Feet
Operating Expenses:	\$4.41 / Square Foot

UNIT 86

[**Click Here For Video**](#) ▶

Price:	\$12.00 / Square Foot
Unit Type:	Office Only
Unit Size:	± 2,400 Square Feet
Operating Expenses:	\$4.41 / Square Foot

BEST CORPORATE REAL ESTATE
JAMES MANGAS, CCIM
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALSTATE.COM
PHONE:614-559-3350 EXT 115
EMAIL: JMANGAS@BESTCORPORATEREALSTATE.COM



Village Pointe Drive, Powell, OH 43065



BEST CORPORATE REAL ESTATE
JAMES MANGAS, CCIM
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 115
EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM



Village Pointe Drive, Powell, OH 43065



BEST CORPORATE REAL ESTATE
JAMES MANGAS, CCIM
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 115
EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM



22 Village Pointe Drive, Powell, OH 43065

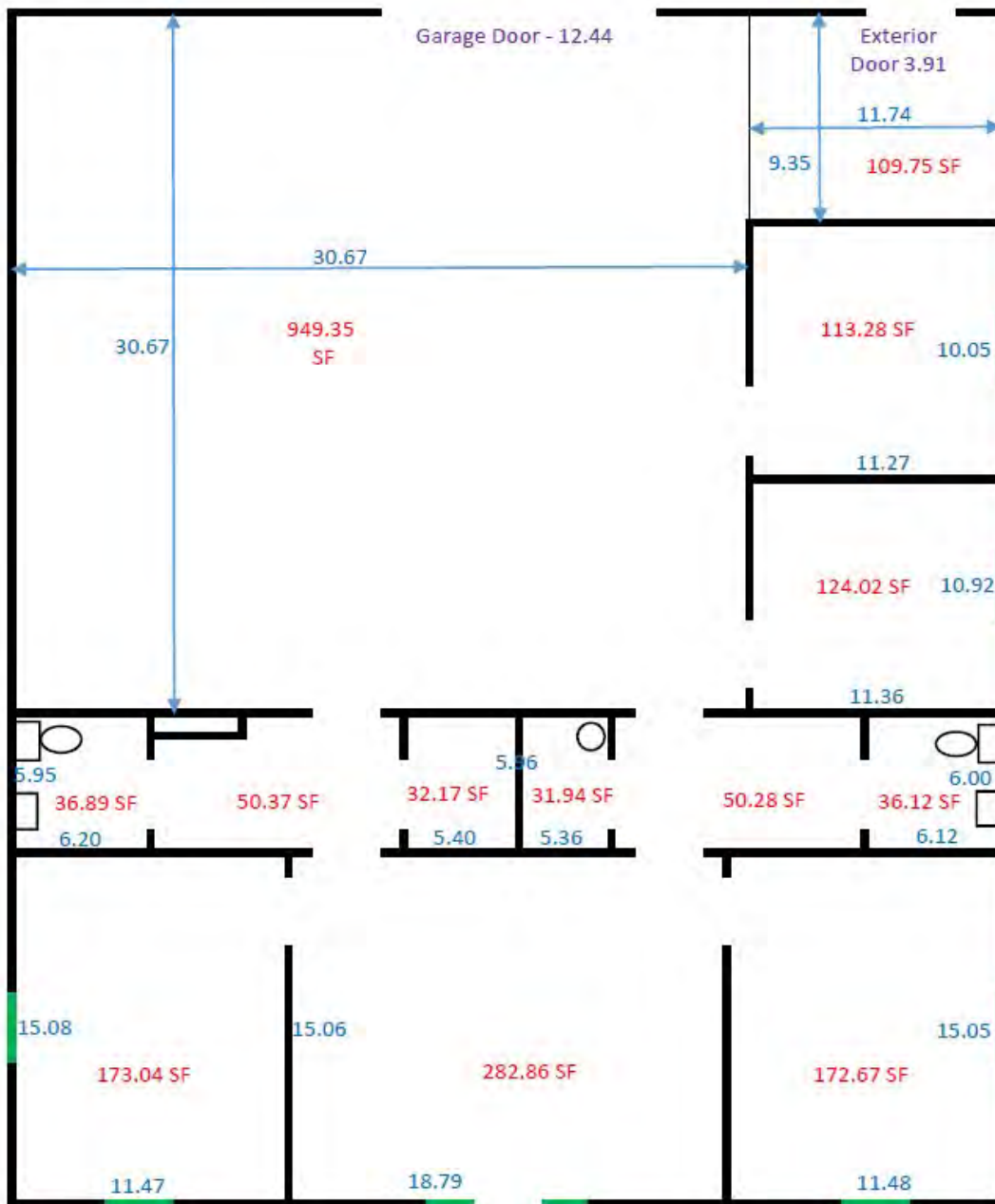


BEST CORPORATE REAL ESTATE
JAMES MANGAS, CCIM
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 115
EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM



22 Village Pointe Drive, Powell, OH 43065

Layout/Floor Plan- Unit 22

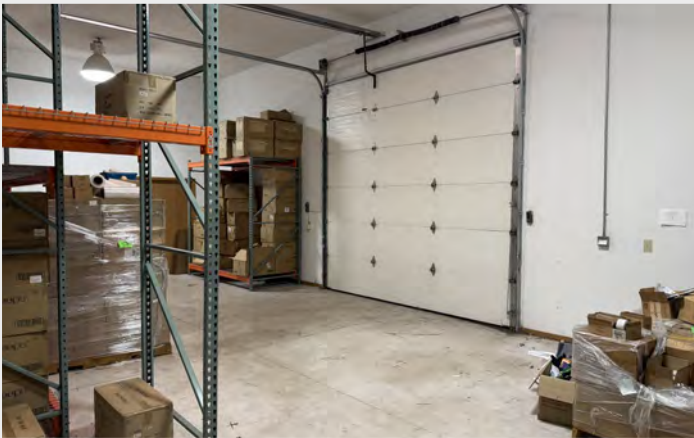


Front of Building

BEST CORPORATE REAL ESTATE
 JAMES MANGAS, CCIM
 4608 SAWMILL ROAD
 COLUMBUS, OH 43220
 WWW.BESTCORPORATEREALESTATE.COM
 PHONE: 614-559-3350 EXT 115
 EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM



24 Village Pointe Drive, Powell, OH 43065

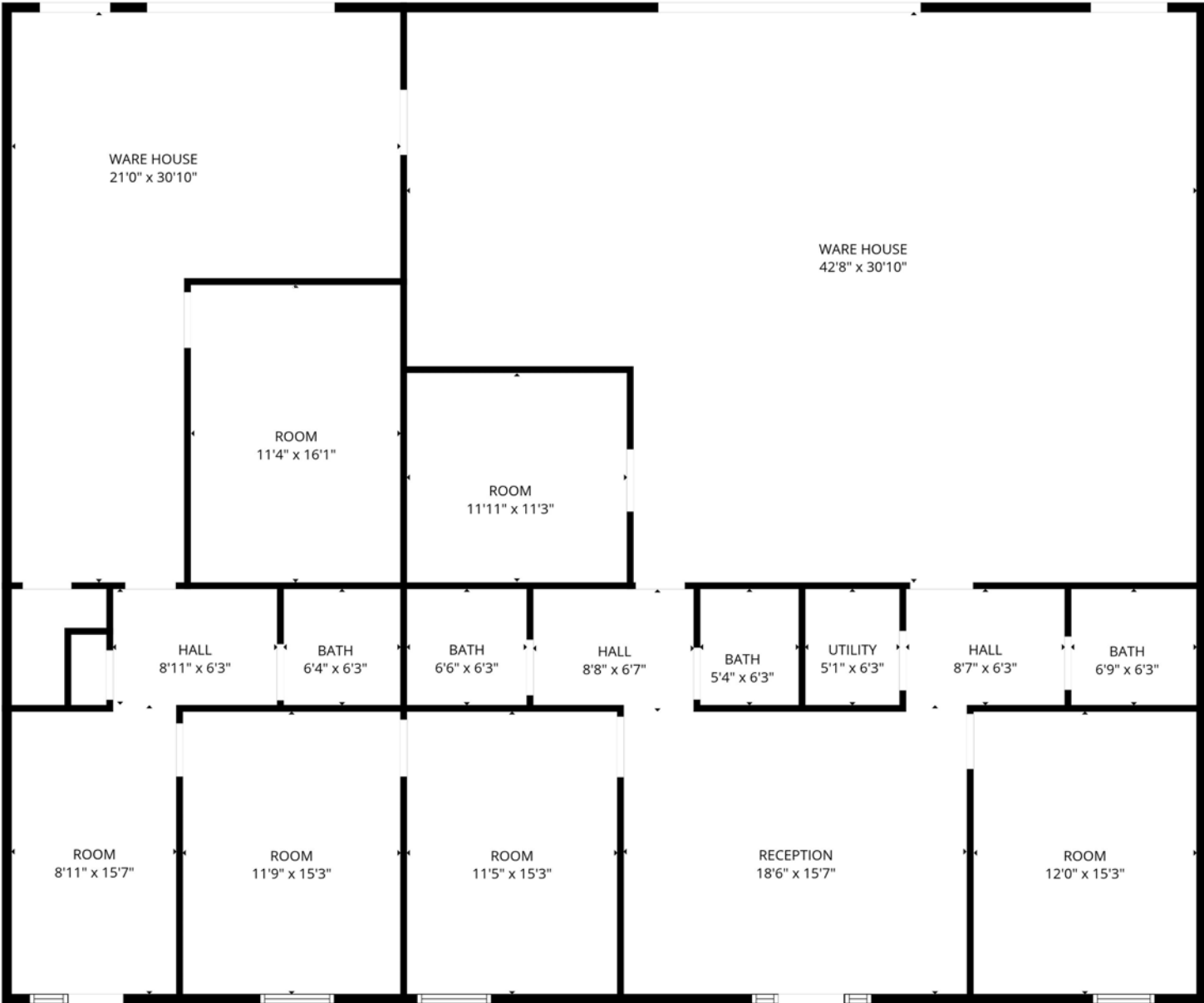


BEST CORPORATE REAL ESTATE
JAMES MANGAS, CCIM
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 115
EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM



24 Village Pointe Drive, Powell, OH 43065

Layout/Floor Plan- Unit 24



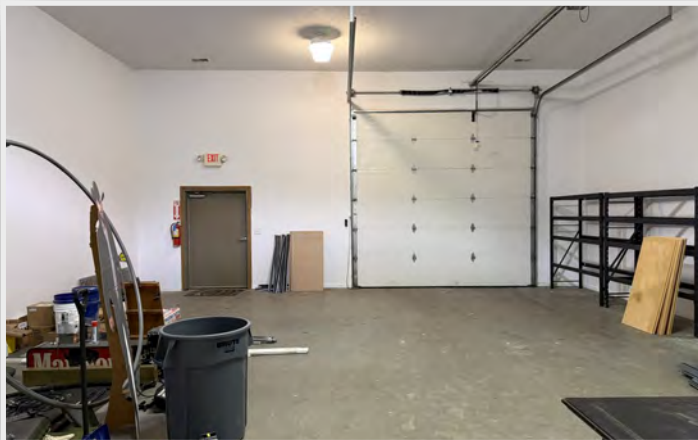
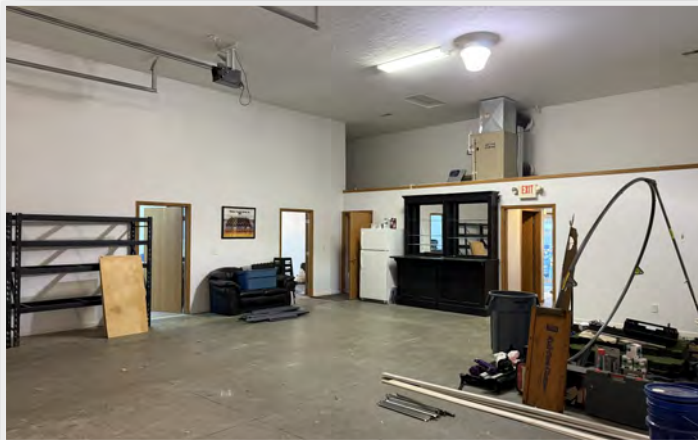
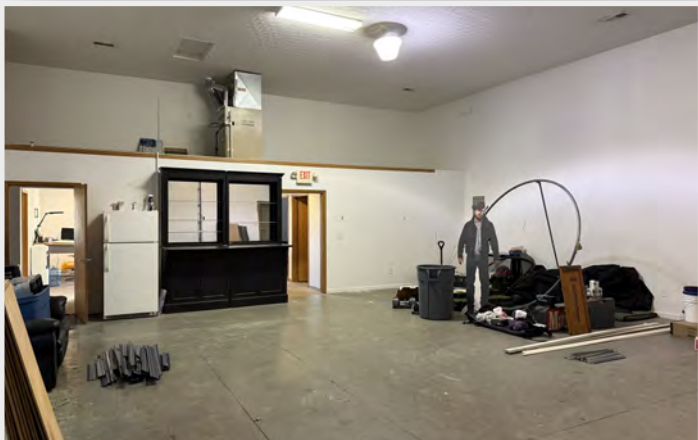
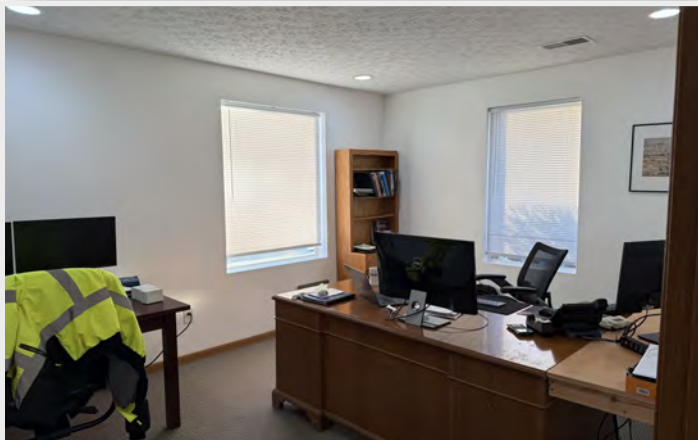
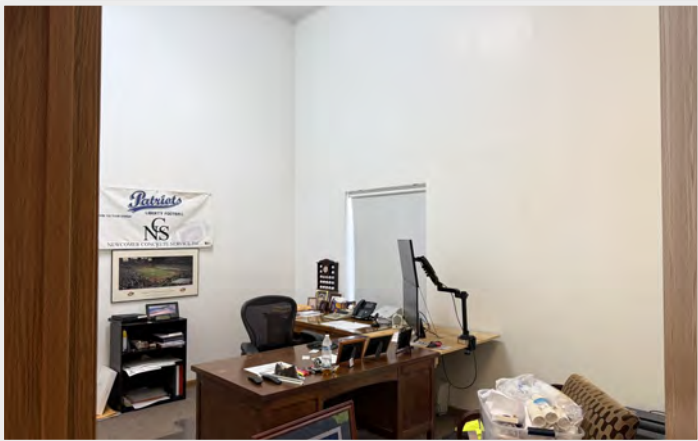
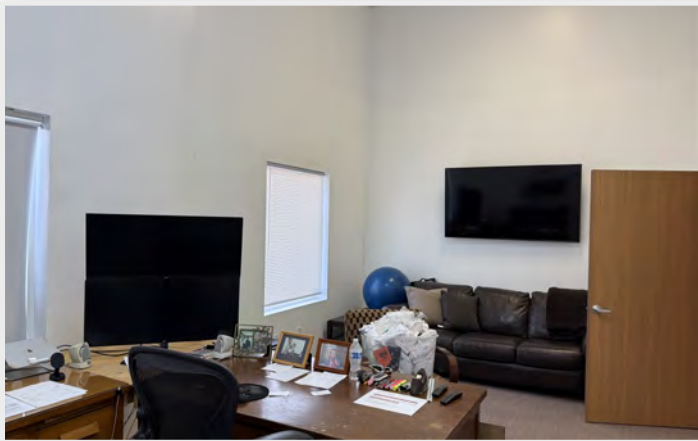
Front of Building

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

BEST CORPORATE REAL ESTATE
JAMES MANGAS, CCIM
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 115
EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM



58 Village Pointe Drive, Powell, OH 43065

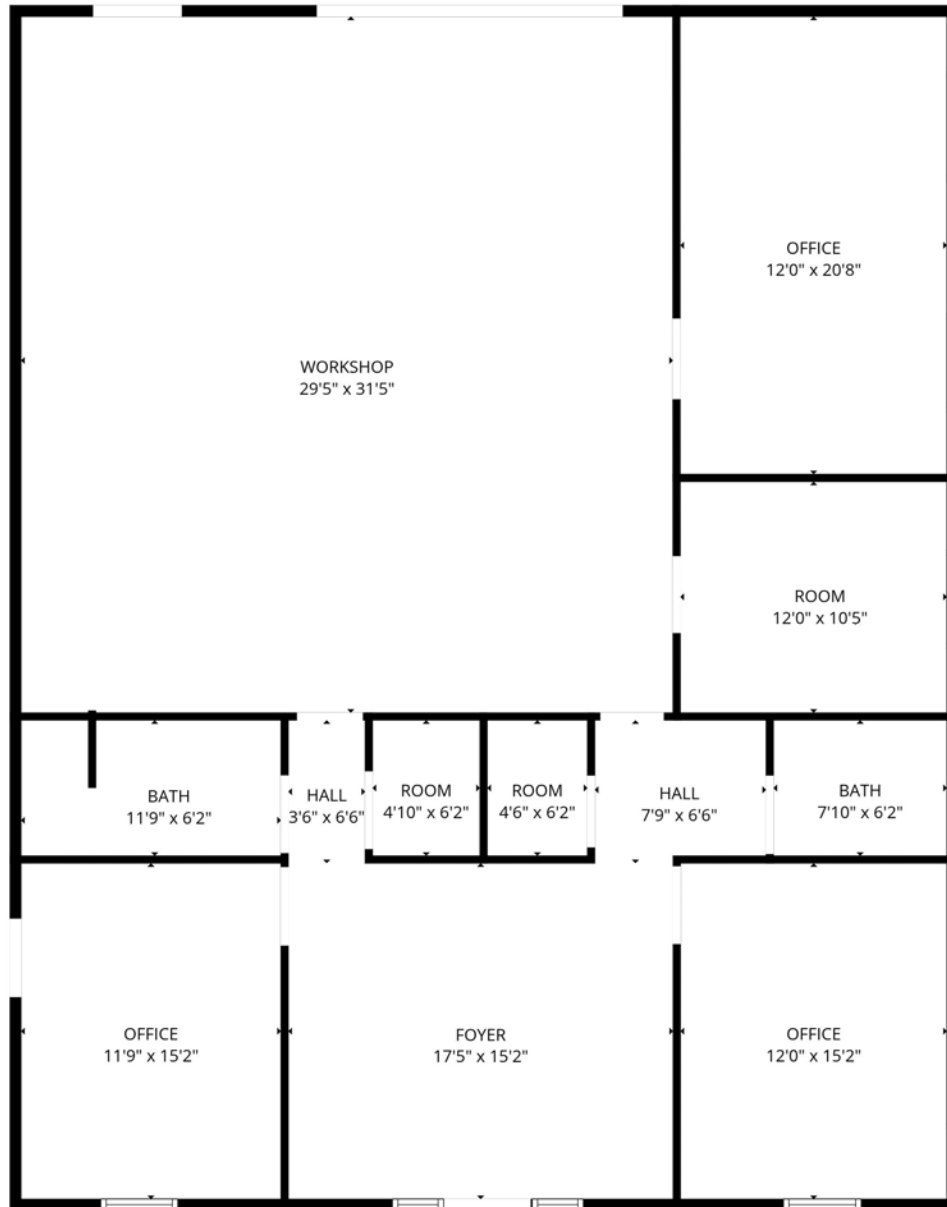


BEST CORPORATE REAL ESTATE
JAMES MANGAS, CCIM
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 115
EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM



58 Village Pointe Drive, Powell, OH 43065

Layout/Floor Plan- Unit 58



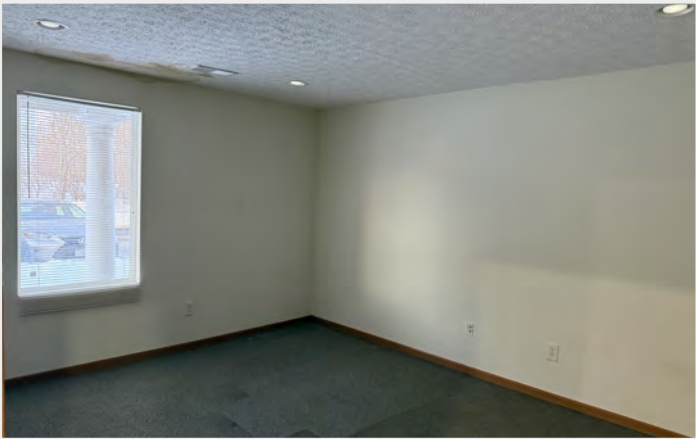
Front of Building

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

BEST CORPORATE REAL ESTATE
JAMES MANGAS, CCIM
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 115
EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM



82 Village Pointe Drive, Powell, OH 43065

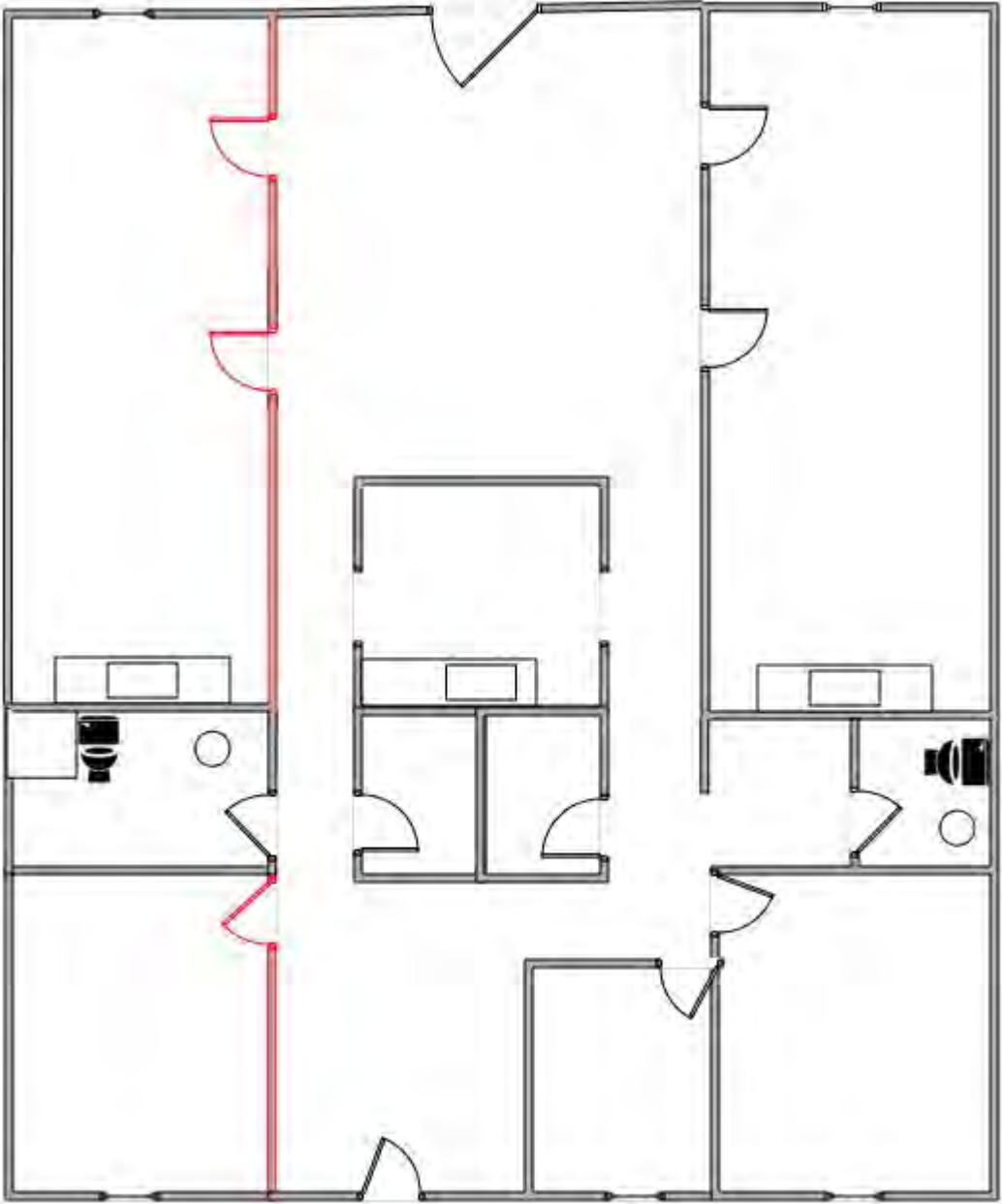


BEST CORPORATE REAL ESTATE
JAMES MANGAS, CCIM
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 115
EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM



82 Village Pointe Drive, Powell, OH 43065

Layout/Floor Plan- Unit 82



Front of Building

BEST CORPORATE REAL ESTATE
JAMES MANGAS, CCIM
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREAL ESTATE.COM
PHONE: 614-559-3350 EXT 115
EMAIL: JMANGAS@BESTCORPORATEREAL ESTATE.COM



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. *Line Drawings are Approximate*

86 Village Pointe Drive, Powell, OH 43065

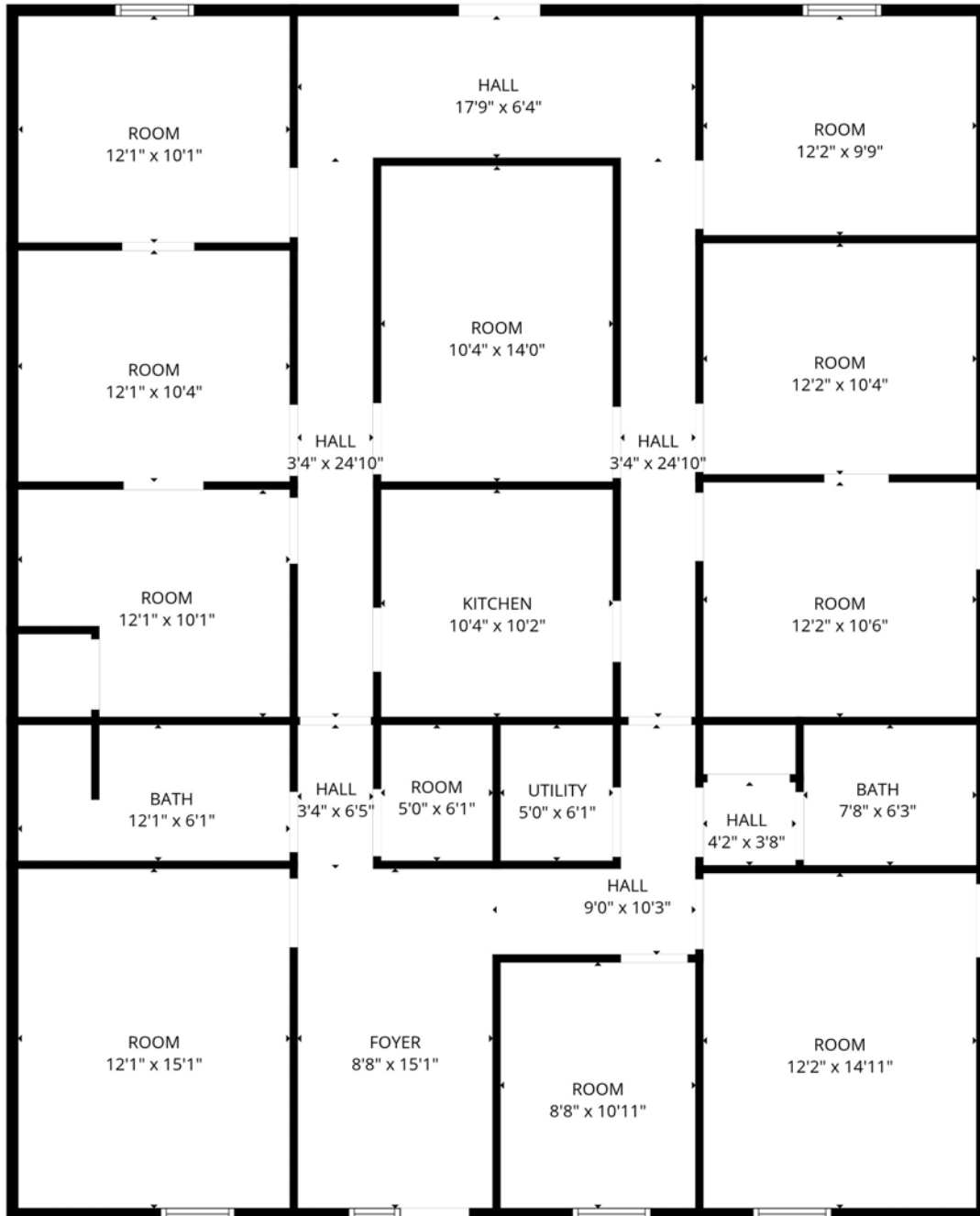


BEST CORPORATE REAL ESTATE
JAMES MANGAS, CCIM
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 115
EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM



86 Village Pointe Drive, Powell, OH 43065

Layout/Floor Plan- Unit 86



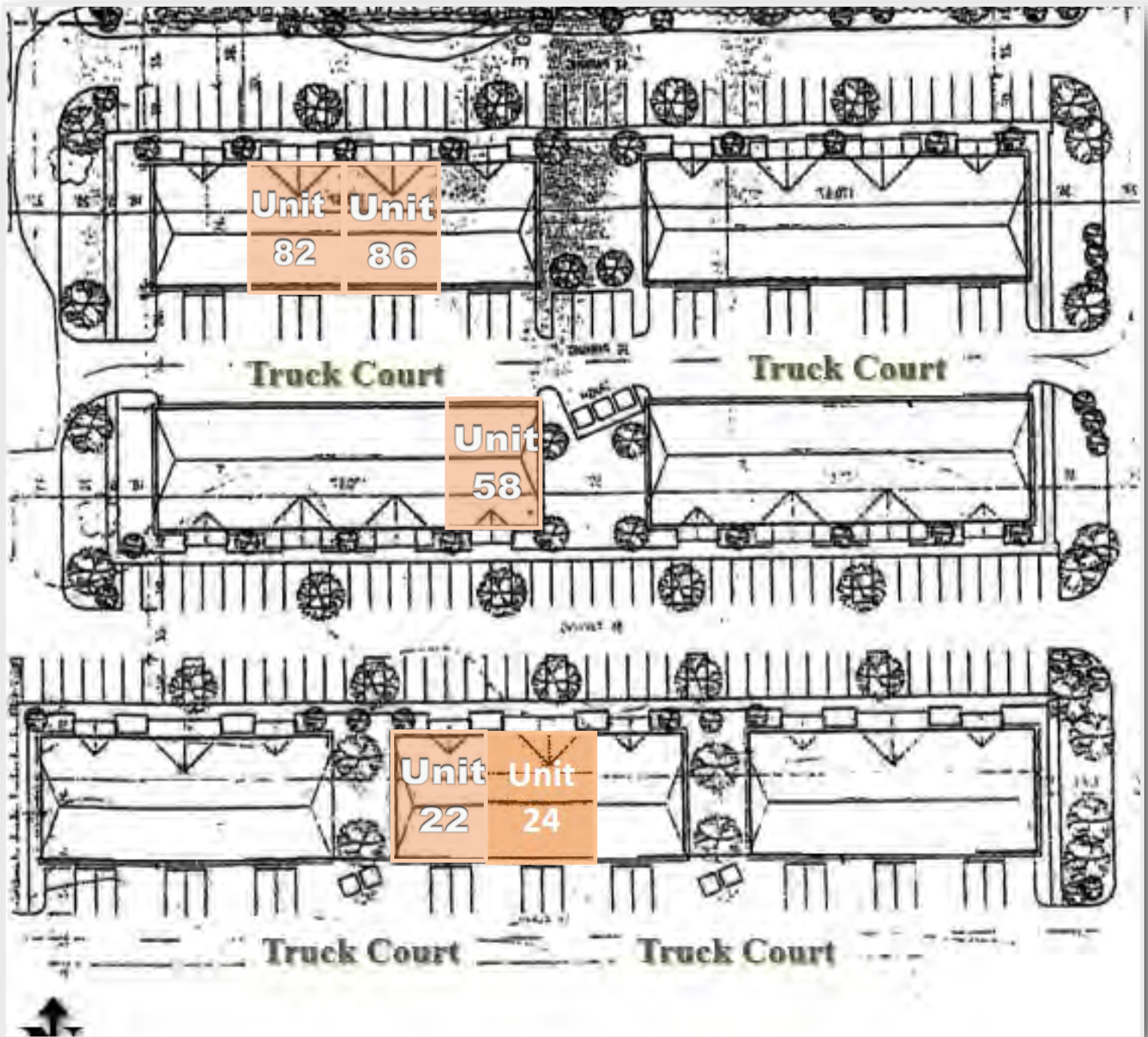
Front of Building

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

BEST CORPORATE REAL ESTATE
JAMES MANGAS, CCIM
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 115
EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM



Village Pointe Drive, Powell, OH 43065



BEST CORPORATE REAL ESTATE
JAMES MANGAS, CCIM
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 115
EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM



Village Pointe Drive, Powell, OH 43065

Nearby Amenities

*Line Drawings are Approximate



BEST CORPORATE REAL ESTATE
 JAMES MANGAS, CCIM
 4608 SAWMILL ROAD
 COLUMBUS, OH 43220
 WWW.BESTCORPORATEREALESTATE.COM
 PHONE: 614-559-3350 EXT 115
 EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. *Line Drawings are Approximate*

TRAFFIC VIEW AND AREA OVERVIEW

*Line Drawings are Approximate



Village Pointe Drive, Powell, OH 43065

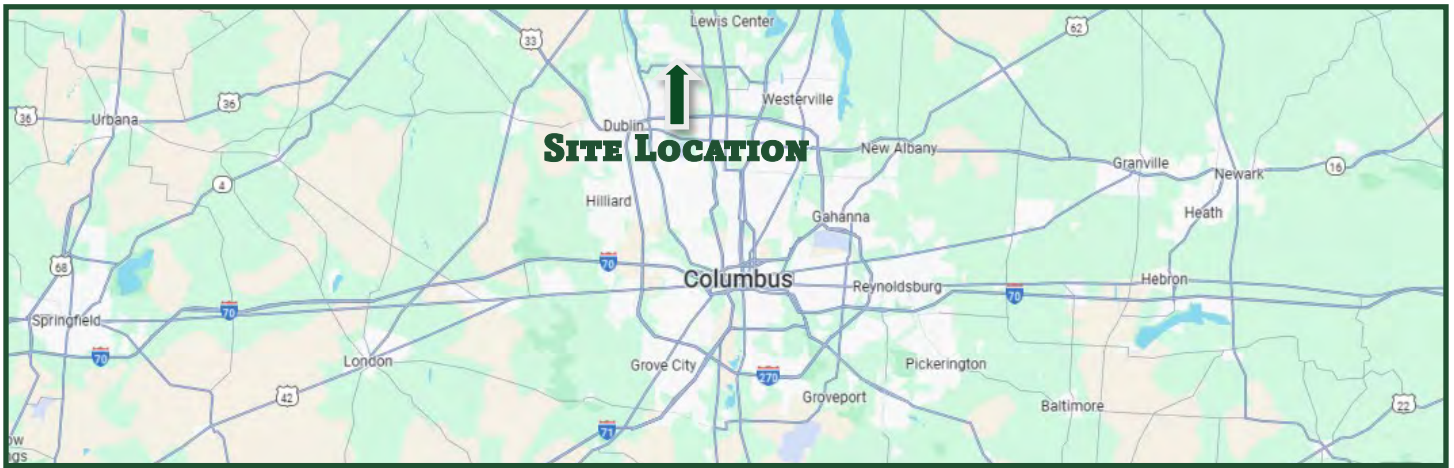
CLOSE PROXIMITY TO
DOWNTOWN POWELL

EXCELLENT LOCAL ATTRACTIONS
AND EASE OF ACCESS



BEST CORPORATE REAL ESTATE
JAMES MANGAS, CCIM
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 115
EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM





TRAFFIC OVERVIEW

Street	Avg Daily Volume
Sawmill Road	25,317
Powell Road	14,816
Liberty Road—Clairedan Drive	6,222

DEMOGRAPHICS

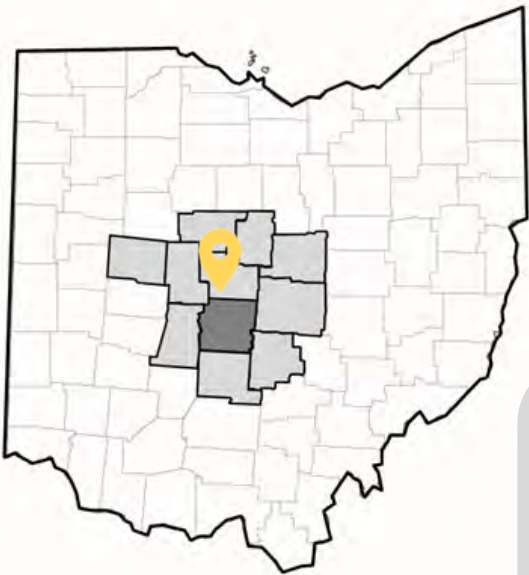
	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2024)	6,984	29,342	76,826
Households (2024)	5,996	16,295	38,811
Avg Household Income (2024)	\$140,731	\$128,869	\$114,066

BEST CORPORATE REAL ESTATE
 JAMES MANGAS, CCIM
 4608 SAWMILL ROAD
 COLUMBUS, OH 43220
 WWW.BESTCORPORATEREALESTATE.COM
 PHONE: 614-559-3350 EXT 115
 EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM



Regional Overview

Nestled amidst the picturesque valleys of the Scioto and Olentangy Rivers, Powell stands as a shining example of the harmonious convergence of quaint small-town allure and contemporary urban conveniences. Garnering recognition as one of the premier destinations for living and entrepreneurship in the United States, Powell boasts a distinctive blend of charm and progress that captivates residents and visitors alike. With its meticulously maintained neighborhoods, renowned school system, and a robust sense of community, Powell offers an idyllic setting for families seeking a nurturing environment to flourish. Furthermore, Powell's dynamic business landscape, characterized by a diverse mix of local enterprises and upscale establishments, thrives with the support of extensive resources tailored to spur growth and innovation. Whether embarking on leisurely strolls along scenic trails, immersing oneself in the vibrancy of the downtown district, or partaking in the festive atmosphere of the acclaimed Powell Festival, individuals are embraced by the warmth of Powell's hospitality and the richness of heritage. Positioned as a tranquil retreat amidst the bustling backdrop of nearby urban centers, Powell beckons those in search of a place where tradition and modernity coalesce seamlessly. Welcome to Powell, where every resident finds their own unique slice of paradise to call home.



49,328

Population(2020)



17,697

Households (2020)



\$158,363

Median Household Income
(2020)

Popular Local Amenities

- Downtown Powell (Shopping and Restaurants)
- Powell Parks and Pathways
- Columbus Zoo and Zoombezi Bay
- Kinsale Country Club
- Wedgewood Country Club
- Powell Farmers Market
- Olentangy Caverns
- Stratford Ecological Center
- Ohio Wildlife Center

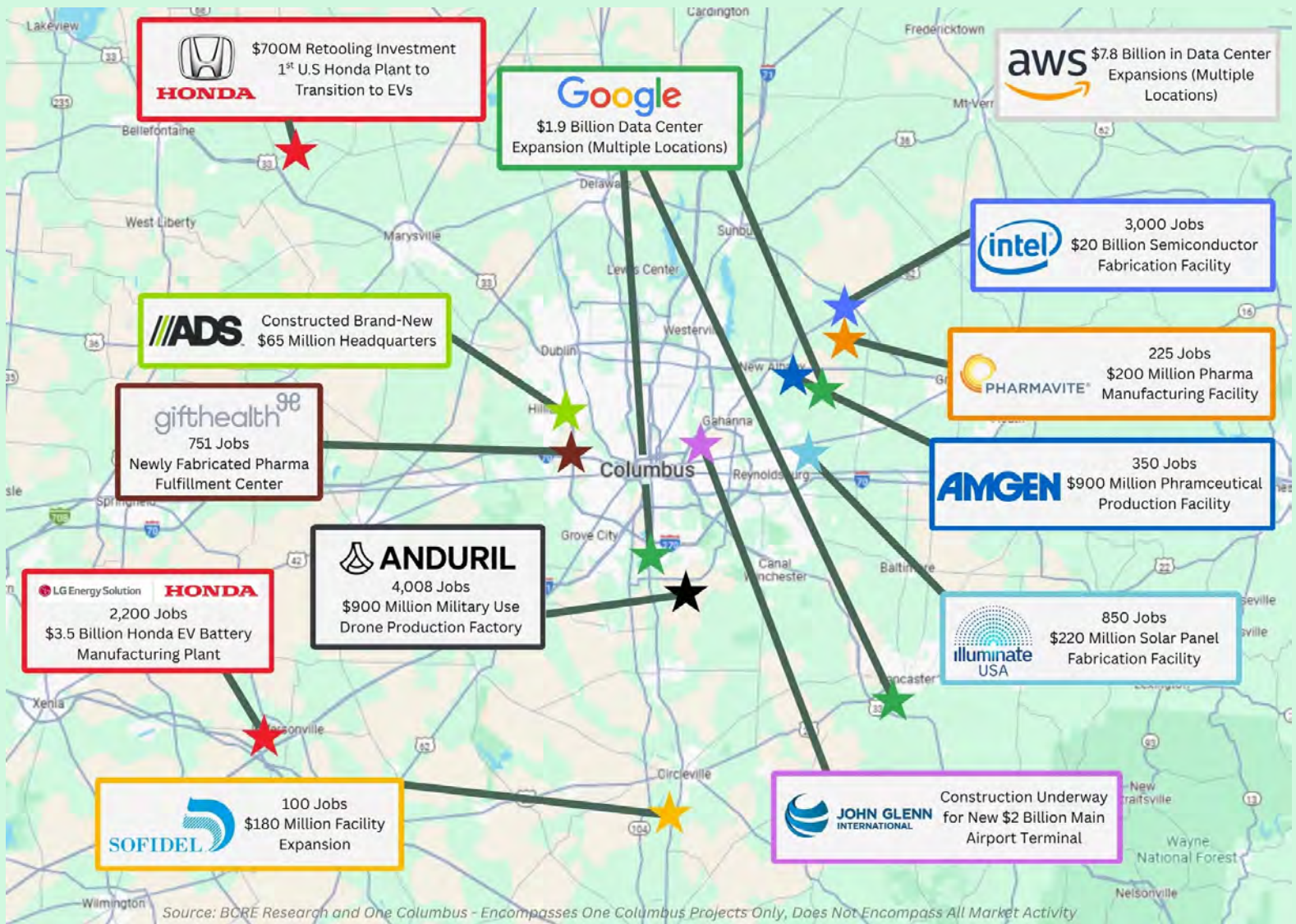
Top Employers



THE INFORMATION/IMAGES WERE GATHERED FROM www.reynoldsburg.gov, www.wikipedia.com, and census.gov

This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

BEST CORPORATE REAL ESTATE
 JAMES MANGAS, CCIM
 4608 SAWMILL ROAD
 COLUMBUS, OH 43220
 WWW.BESTCORPORATEREALESTATE.COM
 PHONE: 614-559-3350 EXT 115
 EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM



Disclaimer And Confidentiality Agreement

Best Corporate Real Estate has been retained as the broker regarding the sale/lease of this property/business.

This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

Although the information contained herein is believed to be correct, Best Corporate Real Estate, the Owner, and their officer's, agents and/or employees disclaim, any and all liability for representations, warranties, and or guarantees, expressed and/or implied, contained herein, or any omissions from the information being provided. This includes any additional oral or written communication made available to the recipient.

This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

By accepting this information, the potential prospect and/or the prospect's broker agree that the property information is confidential. Duplication or photocopying (all or in part) is not permitted. Best Corporate Real Estate deems this information reliable but cannot be made accountable for its accuracy. The owner of the property/business reserves the right to make any change, to add, delete, or modify the information at any time. The Owner reserves the right to reject any potential offer at any time without notice. This property information is not to be construed as an offer, a contract, or commitment.

The potential purchaser and or purchaser's broker is not allowed to communicate, interview, or represent to tenant/employee's that the property/business is for sale/lease.

No representation is made by Best Corporate Real Estate or Owner as to the accuracy or completeness of the information or photographs contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the property/business.

Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

Disclaimer And Confidentiality Agreement - Continued -

Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization.

Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.

