

Fully Stabilized Office Building, Close to Upper Arlington and The Ohio State University

921 CHATHAM LANE
COLUMBUS, OHIO

FOR SALE & LEASE



For information, please contact:

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NEWMARK

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921 CHATHAM LANE



OFFICE FOR SALE & LEASE

Chatham Office Park

921 CHATHAM LANE
COLUMBUS, OHIO

ASKING PRICE: \$4,300,000

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

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.

Other Highlights

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



921 CHATHAM LANE

51,627 SF +/-

TOTAL BUILDING SIZE

200 SF - 5,500 SF

AVAILABLE FOR LEASE

2.91 AC

PROPERTY SIZE

3

FLOORS

\$421,332.83

NET OPERATING INCOME



921 CHATHAM LANE



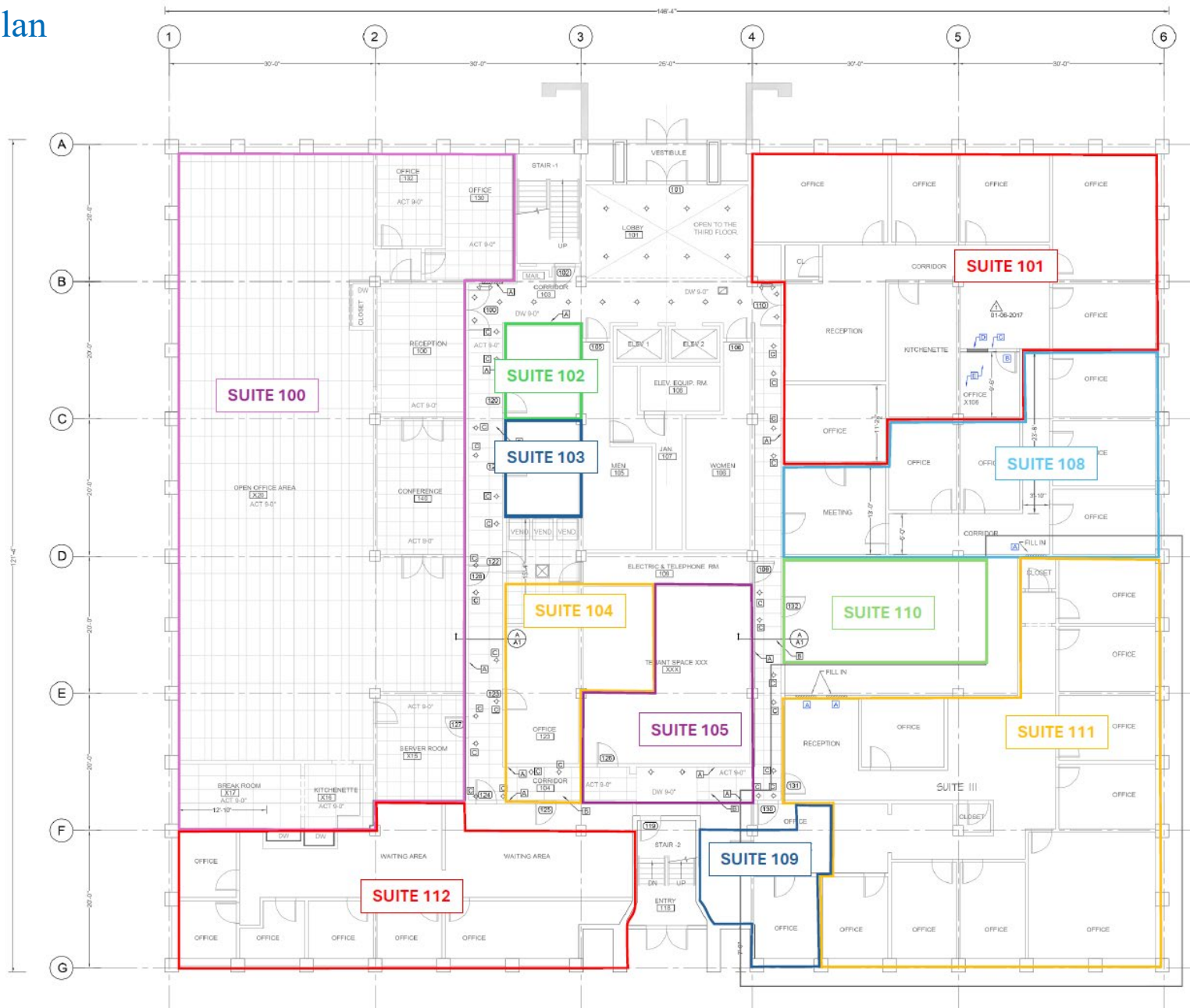
921 CHATHAM LANE



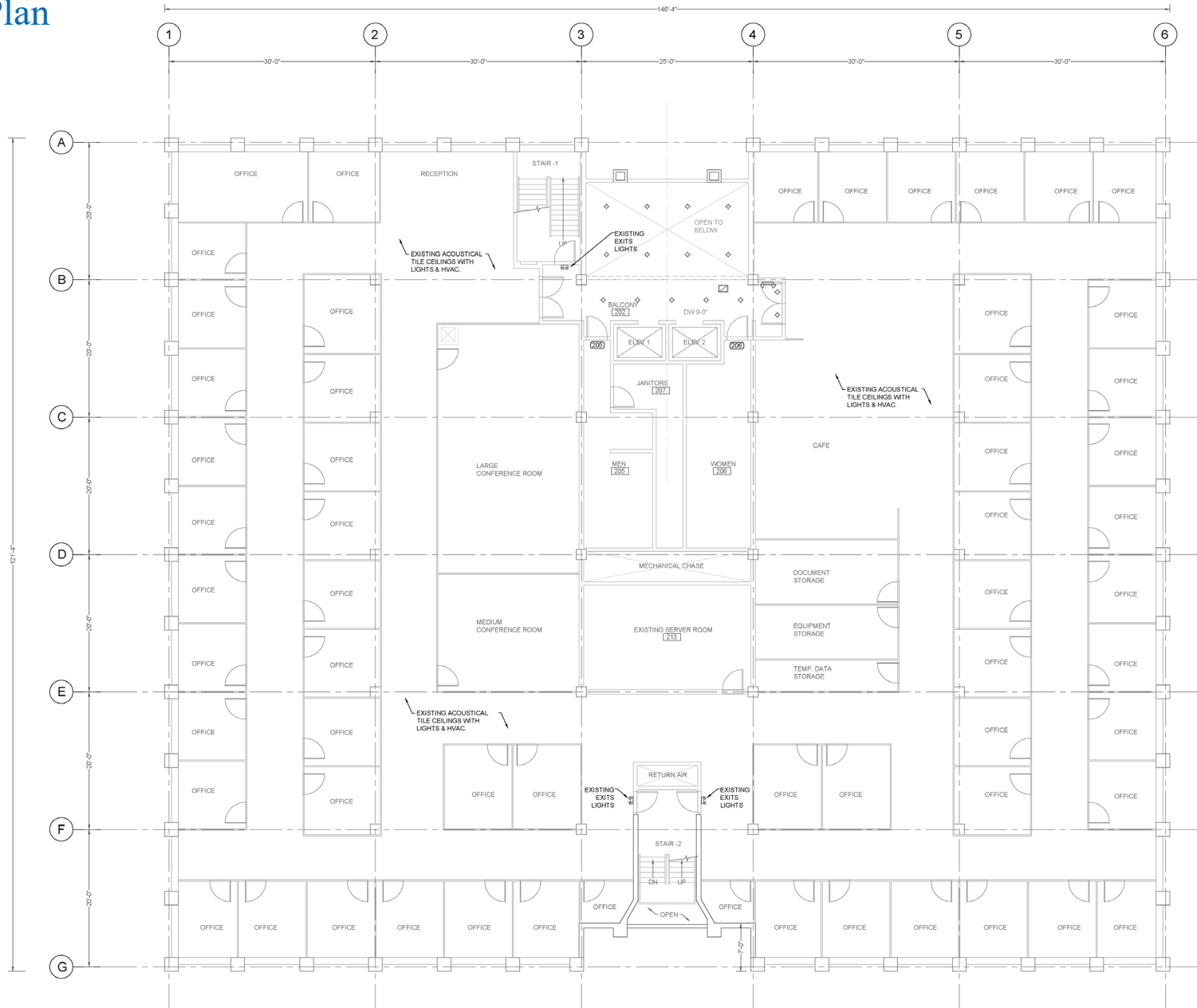
921 CHATHAM LANE



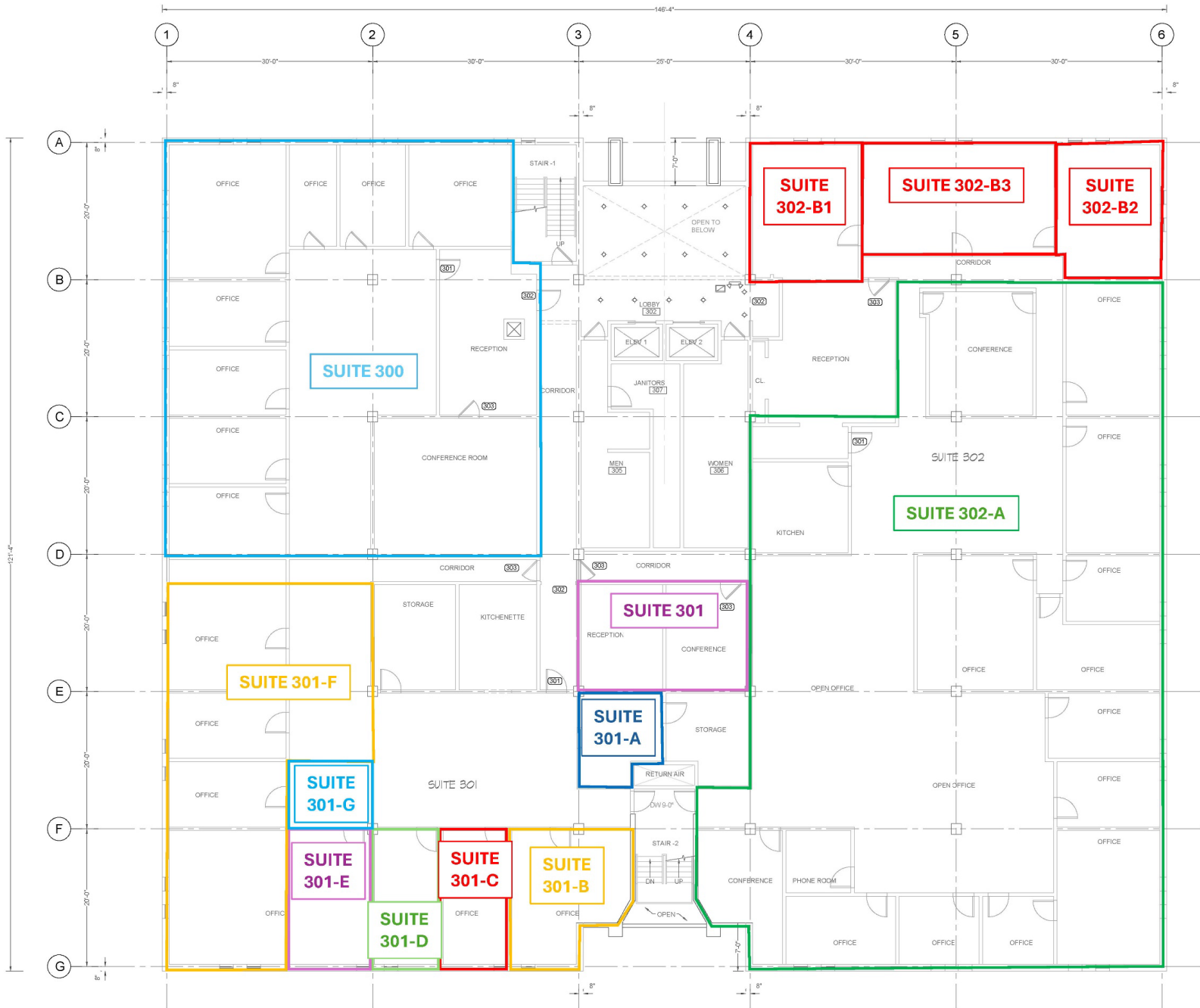
1st Floor Plan



2nd Floor Plan



3rd Floor



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 | | | |
| | 2nd Floor | | | | | | | | |
| | Suite 200 17,502 SF | | | | | | | | |
| 1st Floor | 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 |
| | | | | | | | | | |

921 CHATHAM LANE



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Area Demographics

| | 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 |

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