

FOR LEASE



\$5.60/SF MG

1064 Country Club Road, Columbus, Ohio 43227

Office Suite For Lease in Columbus, Ohio

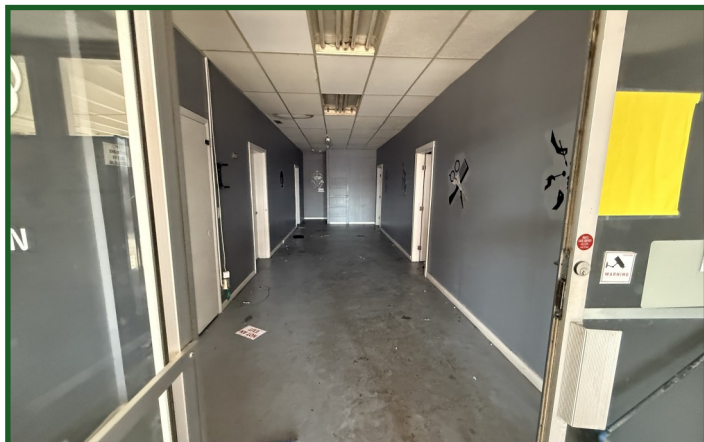
- Rare office suites opportunity located on Country Club Drive in Columbus, Ohio
- Master lease of several office suites
- Located on second floor of the building
- Tenant pays all utilities
- +/- 6,000 Square Feet Available
- Excellent proximity to Interstate 270 and John Glenn International Airport



BEST CORPORATE REAL ESTATE
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Property Information

LEGAL

Legal Property Description:	Office Suite for Lease
Price:	\$5.60/SF Modified Gross
Parcel Number:	010-000371
Occupancy:	54.25%

LAND

Land Acreage:	.736
Designated Use:	Office

STRUCTURAL

Building Square Footage:	+/- 13,122 Square Feet
Unit Square Footage:	+/- 6,000 Square Feet
Floors Above Ground:	2

ADDITIONAL INFO

Lot Specifics:	2nd Floor Office Suite
HVAC:	Central
Water System:	Columbus
Sewer System:	Columbus

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Floor Plan

*Line Drawings are Approximate



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Parcel View

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Nearby Amenities

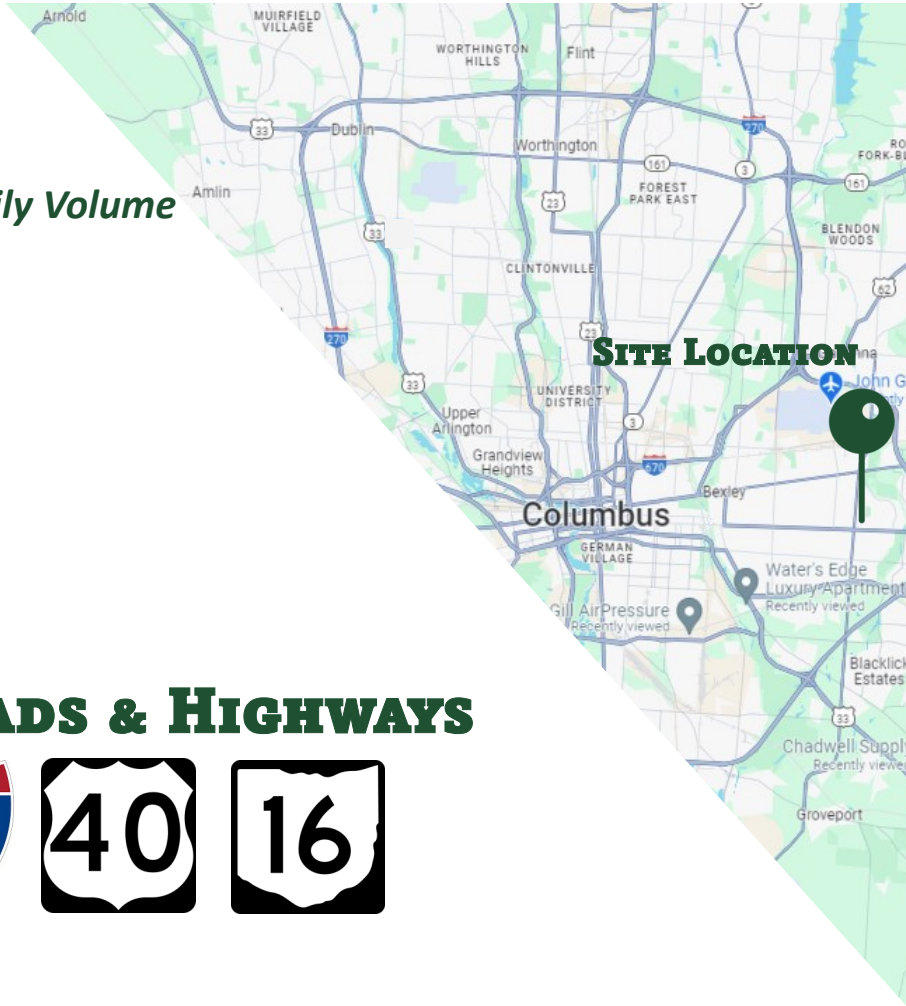


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TRAFFIC COUNT

Street	Avg Daily Volume
E Main Street (RT 40)	23,267
Country Club Road (South of 40)	3,765
Country Club Road (North of 40)	4,670



NEARBY MAJOR ROADS & HIGHWAYS



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		9,220	67,717	178,539
Households (2020)		5,015	35,378	78,081
Avg Household Income (2020)		\$46,893	\$45,111	\$54,319

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Disclaimer And Confidentiality Agreement - Continued -

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