

FOR LEASE 5121 Forest Dr B, New Albany, OH



Paulina Canini

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2,454 SF

Available

\$20 / NNN

Lease Rate / Type

TI Allowance

Negotiable

Now

Available

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Kohr Royer Griffith Inc
Commercial Real Estate Services

Property Overview

5121 Forest Dr, Suite B, New Albany, OH 43054

Discover a premier leasing opportunity at 5121 Forest Drive, Suite B, a 2,454 SF Class A medical/professional office suite located within Smith's Mill Office Park in New Albany, Ohio. Situated in an 8,400 SF office building occupied by established healthcare and professional service providers, the suite has been exceptionally maintained since its original construction and offers a flexible layout suitable for a wide range of medical, wellness, and professional office users.

Nestled within the fully occupied Smith's Mill Office Park, the property offers a professional setting with convenient access to Johnstown Road and 161. The office building is positioned across from Mount Carmel New Albany and a newly completed traffic-driving retail center with Graeter's Ice Cream, Novacare, Timeless Skin Solutions, and First Bank of Central Ohio. Tenant Improvement (TI) allowances are available, with terms and amounts negotiable.

Property Highlights

- 2,454 SF Class A office suite for lease
- Prime New Albany location
- Flexible medical/professional office layout
- Negotiable TI allowance available
- Across from fully leased retail center

Property Summary

Available SF:	2,454 SF
Lease Rate:	\$20 SF
Lease Type:	NNN
CAM Rate:	\$2.37 SF



Photos - Lobby & Front Office Area

5121 Forest Dr, Suite B, New Albany, OH 43054



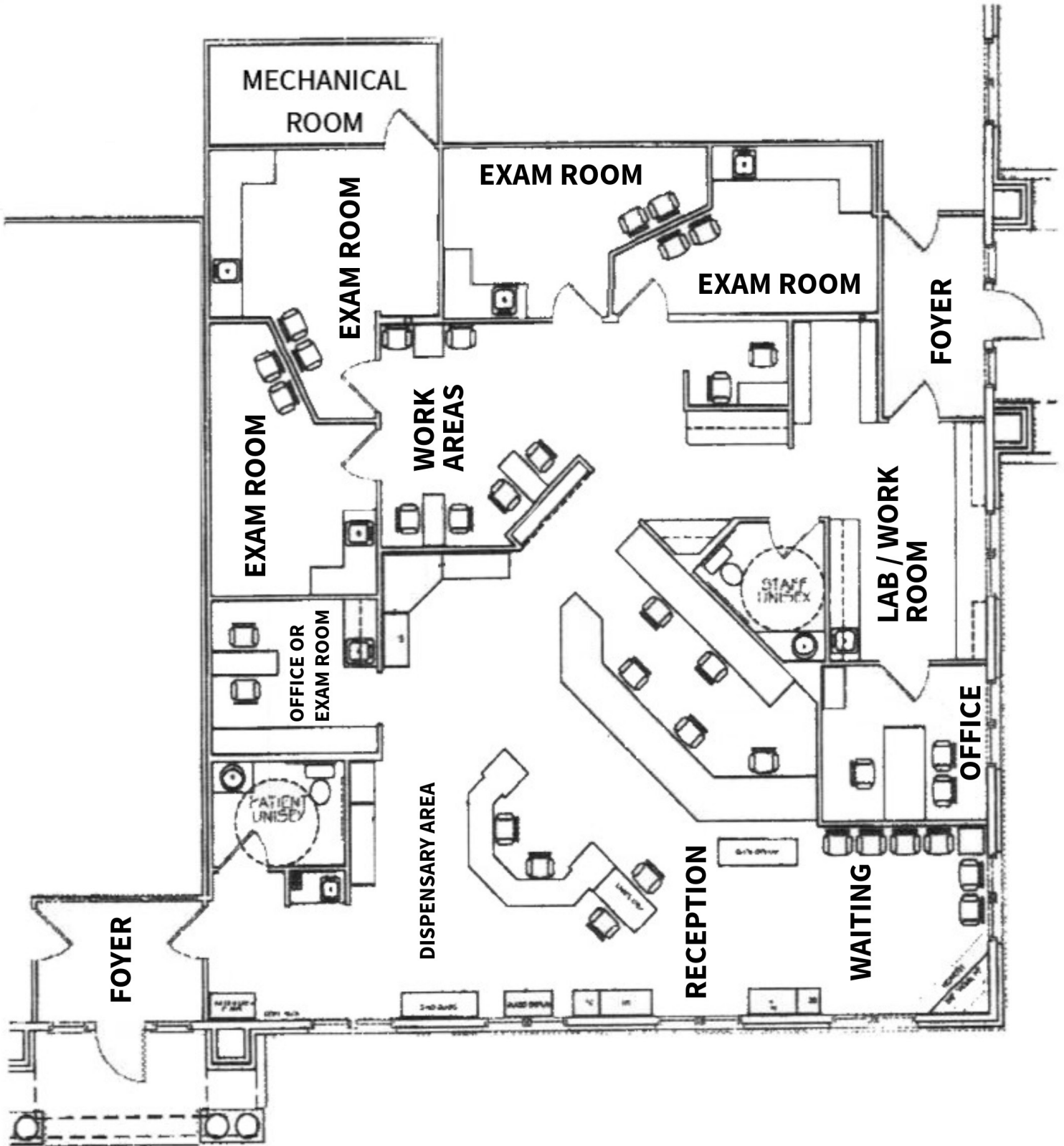
Photos - Interior Rooms

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Floor Plan

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About New Albany

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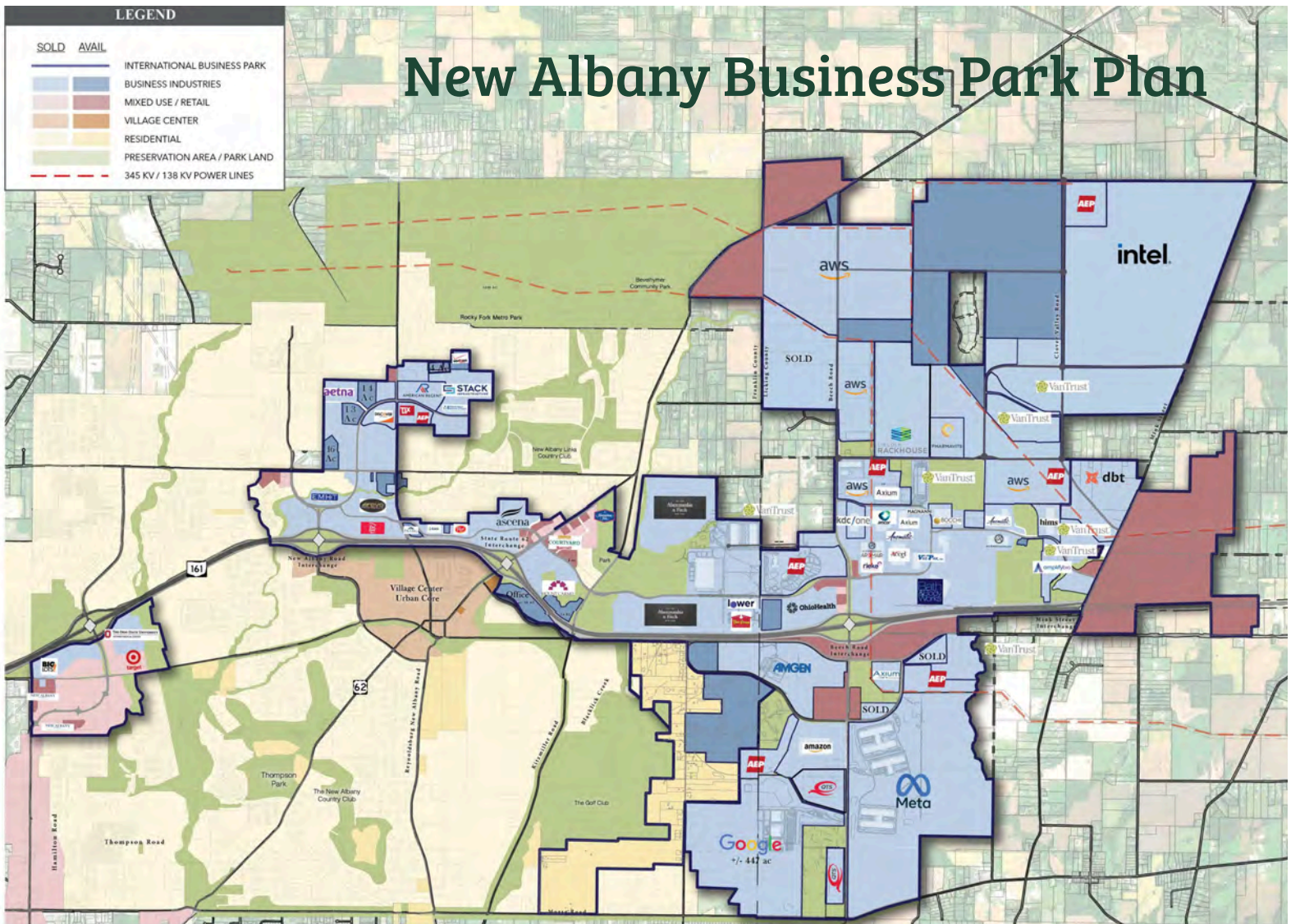
Area Employers

# Emp	Company
3000	Intel (expected)
2700	Abercrombie & Fitch
1784	Big Lots HQ
1643	Discover Financial Services
1200	Meta Data Center
1200	Google
1000	Amazon Fulfillment Center
950	Axiom Plastics
800	lower.com

Demographic Snapshot

Within 5 miles

Population	50,657
Households	19,797
Avg HHI	\$95,042



Schedule a Tour

Ready to see the space in person?

Contact Paulina today and don't miss out on this incredible space!



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Offering Memorandum

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KRG in compliance with all applicable fair housing and equal opportunity laws.