

Wedgewood Office Park

3751 - 3847 Attucks Dr., Powell, Ohio 43065



COMMERCIAL REAL ESTATE SERVICES

For Lease: 638 SF , 667 SF & 1,333 SF Office Spaces
(Benchmark Offices affordable, newer office space for lease in Powell, OH)

lee-associates.com



Easy Leasing Process

- No hidden costs, lease terms start at just 18 months
- Expansion options for growing companies
- Short and simple lease documents

Affordable

- Starting at \$15.30/SF (Gross Rates)
- All CAM, Taxes, Water and Sewer included
- No city income tax!!!
- Customer pays only for own gas and electric, phone and data (Utilities are included in rent for Quad units only)

Location

- Convenient location off Sawmill Parkway at the intersection of Attucks Drive and Sawmill Road
- High growth area with numerous restaurants, banks, day care facilities, fitness centers, shops and grocery stores
- Four miles north of I-270, three miles east of Route 315

Standard Space Includes:

- Private entrance
- Individual offices
- Reception area / waiting room
- Conference room
- Private bathroom
- Kitchenette with microwave and refrigerator
- Storage closet
- The most efficient lighting and HVAC systems available on market, maintained by landlord
- Pre-wired for Spectrum Cable throughout
- Oak trim and six-panel solid oak doors
- Wall-to-wall carpeting
- Ceramic tile in kitchenette and bathroom
- Handicap accessible
- Abundant parking

Visit www.Benchmarkgrp.com for more details.

For more information, please call:



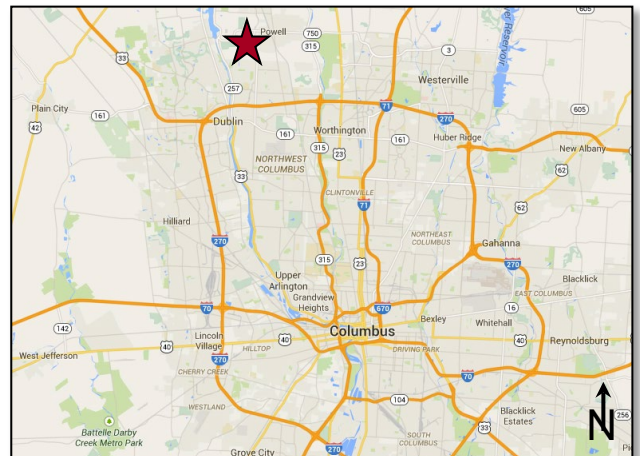
Dax A. Hudson

Founding Principal

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Lee & Associates – Columbus

6175 Emerald Parkway, Dublin, OH 43016

614.923.3300

local expertise.
national reach.
world class.

The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

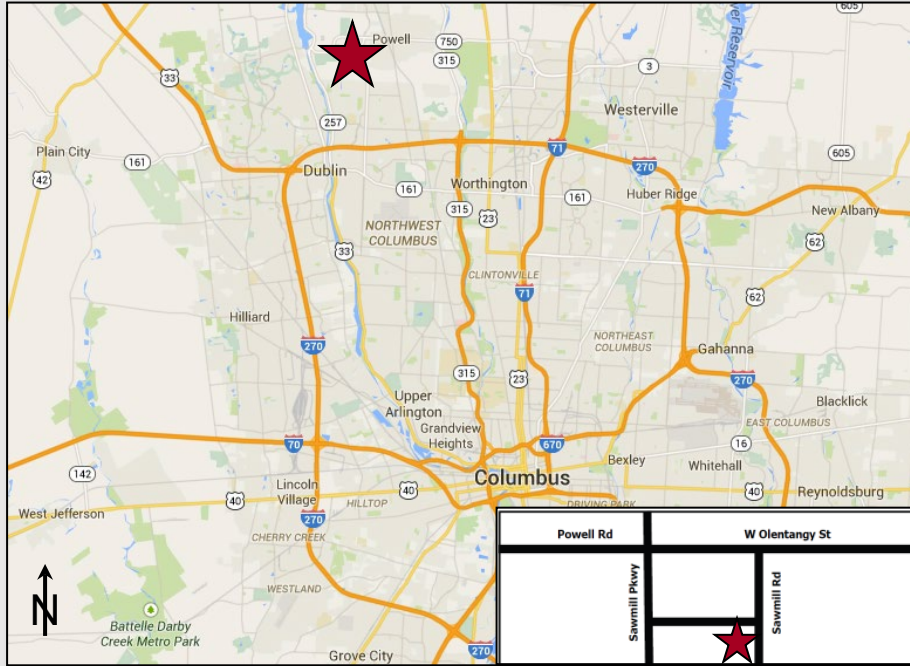
Wedgwood Office Park

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For Lease

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Wedgwood Office Park

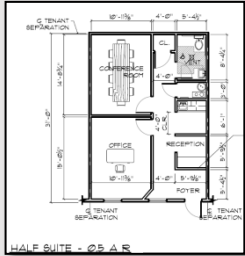
3751 - 3847 Attucks Dr., Powell, Ohio 43065

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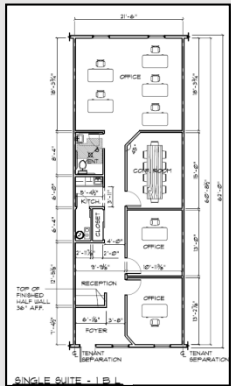
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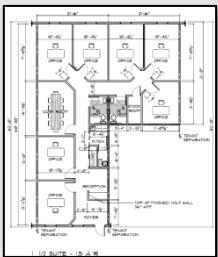
SAMPLE PLANS



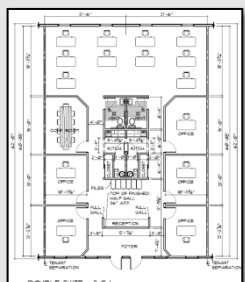
Half Unit



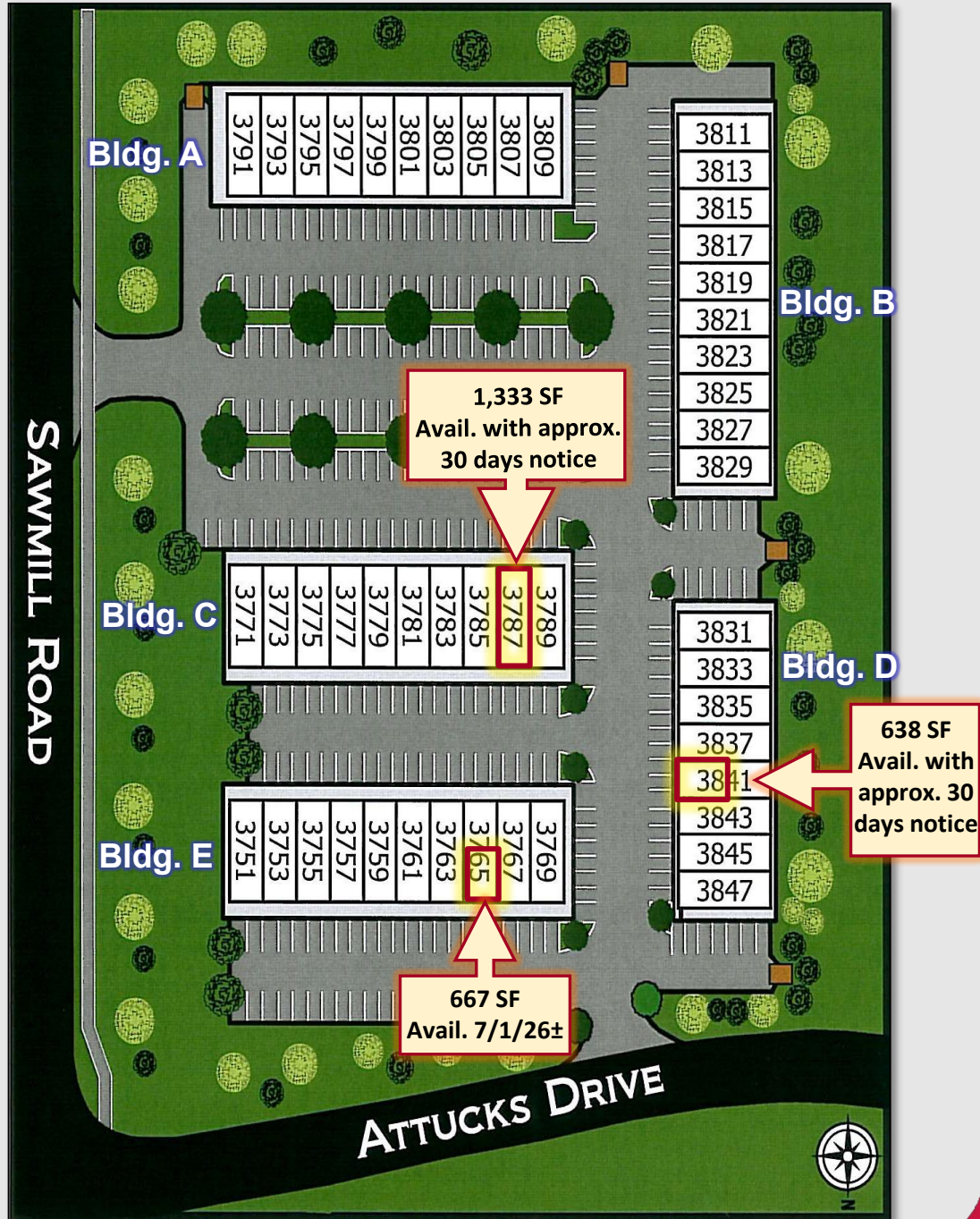
Single Unit



1&1/2 Unit



Double Unit



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3787 Attucks Dr. – Bldg. C

1,333 SF for \$1,700/Month

(Rent includes everything but gas, electric, janitorial & phone/data)

(Available with approx. 30 days notice)

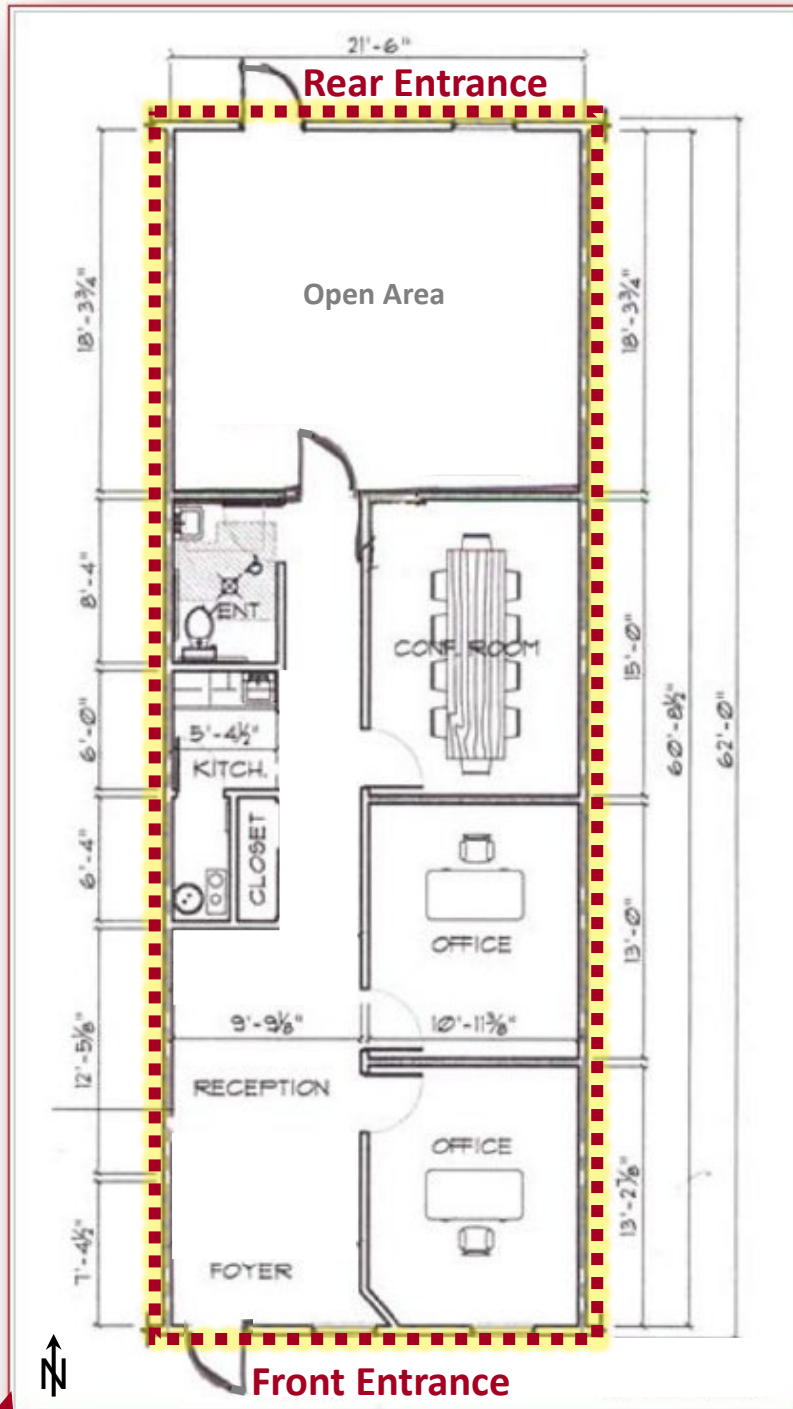
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Rear
Parking
Lot

Front
Parking
Lot



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3841-A Attucks Dr. – Bldg. D

638 SF for \$1,050/Month

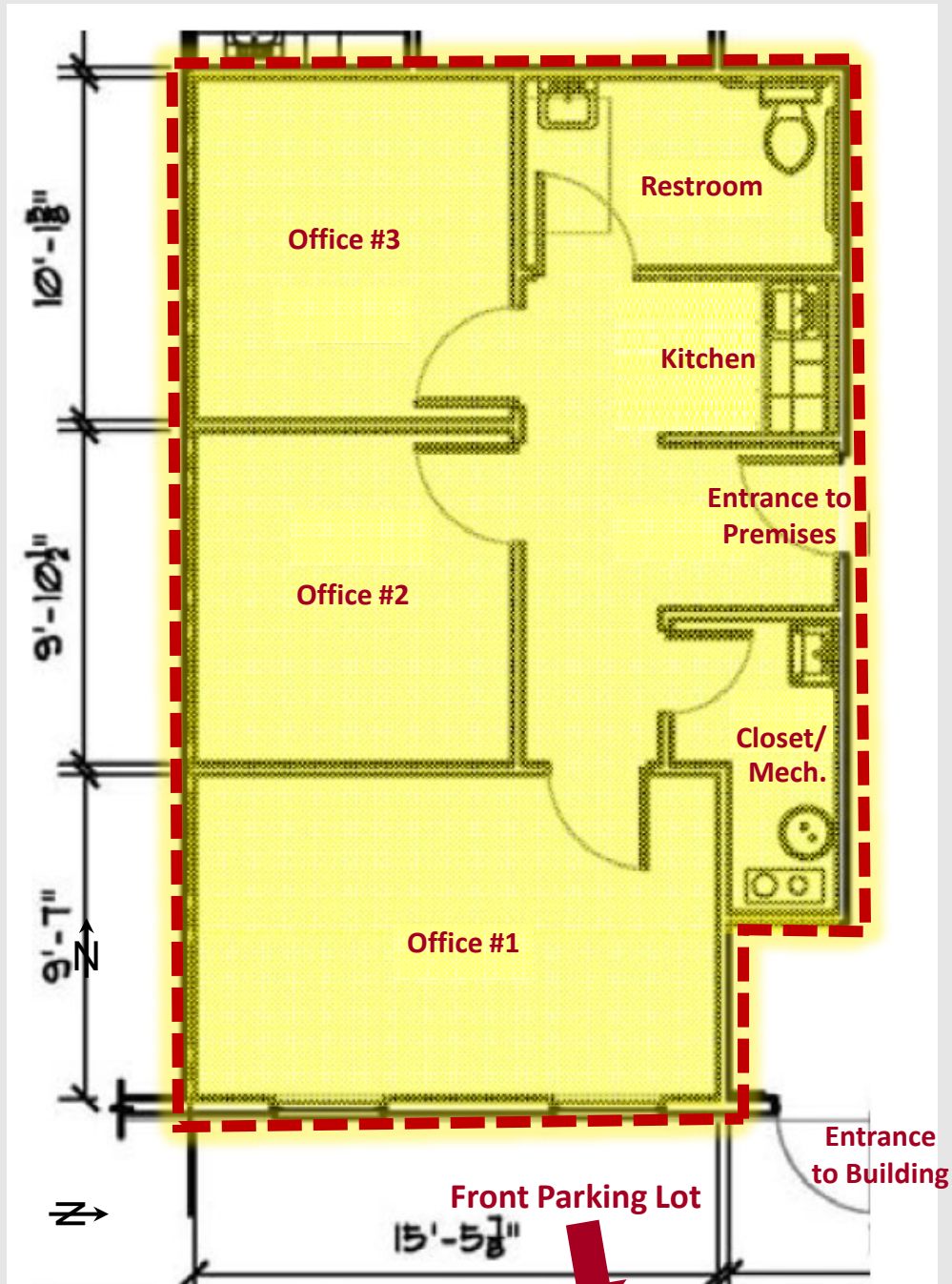
(Rent includes everything but janitorial & phone/data)

(Available with approx. 30 days notice)

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3765 Attucks Dr. – Bldg. E

667 SF for \$1,000/Month

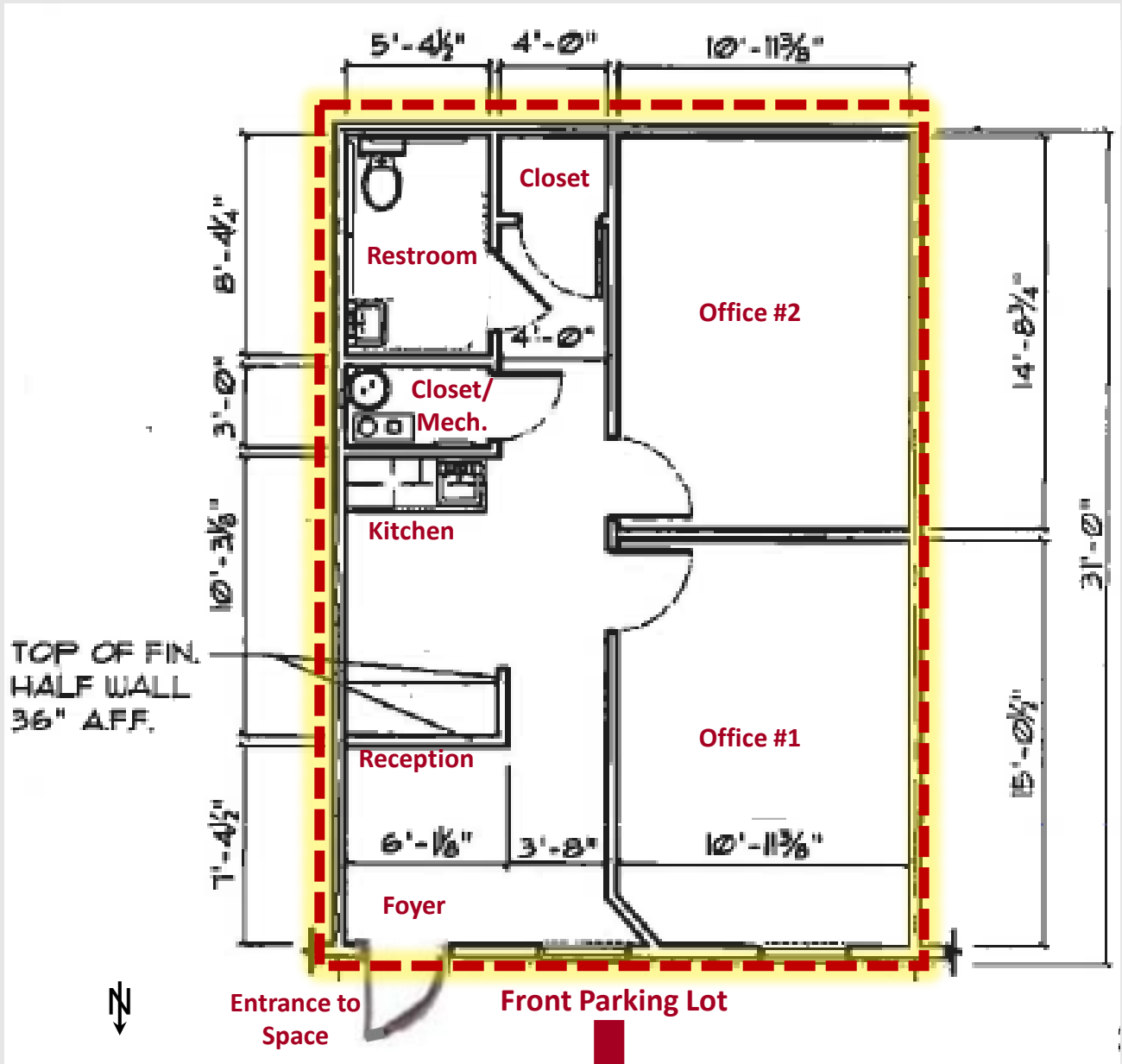
(Rent includes everything but gas, electric, janitorial & phone/data)

(Available approximately 7/1/26)

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Asking Rent Summary

| Unit Type | SF | Gross Monthly Rent | Gross Annual Rent | Gross Rate/SF |
|--|-------|--------------------|-------------------|---------------|
| Half Unit (Utilities Not Included) | 667 | \$1,000 | \$12,000 | \$17.99 |
| Quad Half Unit (Utilities Included) | 667 | \$1,050 | \$12,600 | \$18.89 |
| Quad #A [front] (Utilities Included) | 638 | \$1,050 | \$12,600 | \$19.75 |
| Quad #B [rear] (Utilities Included) | 695 | \$1,050 | \$12,600 | \$18.13 |
| Single Unit (Utilities Not Included) | 1,333 | \$1,700 | \$20,400 | \$15.30 |
| Single Unit - End (Utilities Not Included) | 1,333 | \$1,800 | \$21,600 | \$16.20 |
| Single Unit Medical (Utilities Not Included) | 1,333 | \$1,850 | \$22,200 | \$16.65 |
| Single Unit Medical - End (Utilities Not Included) | 1,333 | \$1,900 | \$22,800 | \$17.10 |
| 1.5 Unit (Utilities Not Included) | 2,000 | \$2,600 | \$31,200 | \$15.60 |
| 1.5 Unit - End (Utilities Not Included) | 2,000 | \$2,725 | \$32,700 | \$16.35 |
| 1.5 Unit Medical (Utilities Not Included) | 2,000 | \$2,800 | \$33,600 | \$16.80 |
| 1.5 Unit Medical - End (Utilities Not Included) | 2,000 | \$2,875 | \$34,500 | \$17.25 |
| 2.0 Unit (Utilities Not Included) | 2,666 | \$3,400 | \$40,800 | \$15.30 |
| 2.0 Unit - End (Utilities Not Included) | 2,666 | \$3,550 | \$42,600 | \$15.98 |
| 2.0 Unit Medical (Utilities Not Included) | 2,666 | \$3,650 | \$43,800 | \$16.43 |
| 2.0 Unit Medical - End (Utilities Not Included) | 2,666 | \$3,750 | \$45,000 | \$16.88 |

Note:

- Rates above, which are subject to change at anytime, do not include janitorial, phone, data, electric or gas.
- However, "Quad" unit rates do include electric and gas.
- **Each tenant is responsible for applying for, and paying for, a Change of Use and Certificate of Zoning Compliance from Liberty Township (estimated cost of \$75) & conducting any fire marshal inspections required by the Township.**

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