



Flex Lease Opportunity

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Arlingate Plaza

4181 Arlingate Ln, Columbus, OH Available for Lease

Arlingate Plaza offers office and flex opportunities with easy access to I-270 via Roberts Road and I-70 via Wilson Road.

Building amenities include:

- **I-270 signage opportunities**
- 246 striped parking spots with a parking ratio of 2.13/1,000 ± SF.
Additional auto and truck parking available.
- Drive-in door / dock combinations
- Wet sprinkler system
- Professionally managed by Colliers Columbus

For Lease

ArlingGate Plaza Speculative Flex / Warehouse Space

Availability and Size

4181	4,060 - 16,930 RSF	Office space	\$13.95 Gross*
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**Includes operating expenses and utilities*

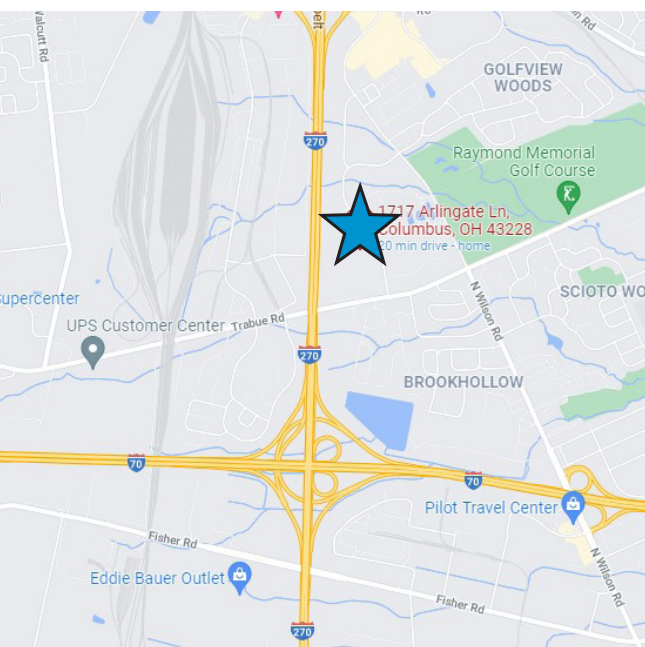


Photo Gallery

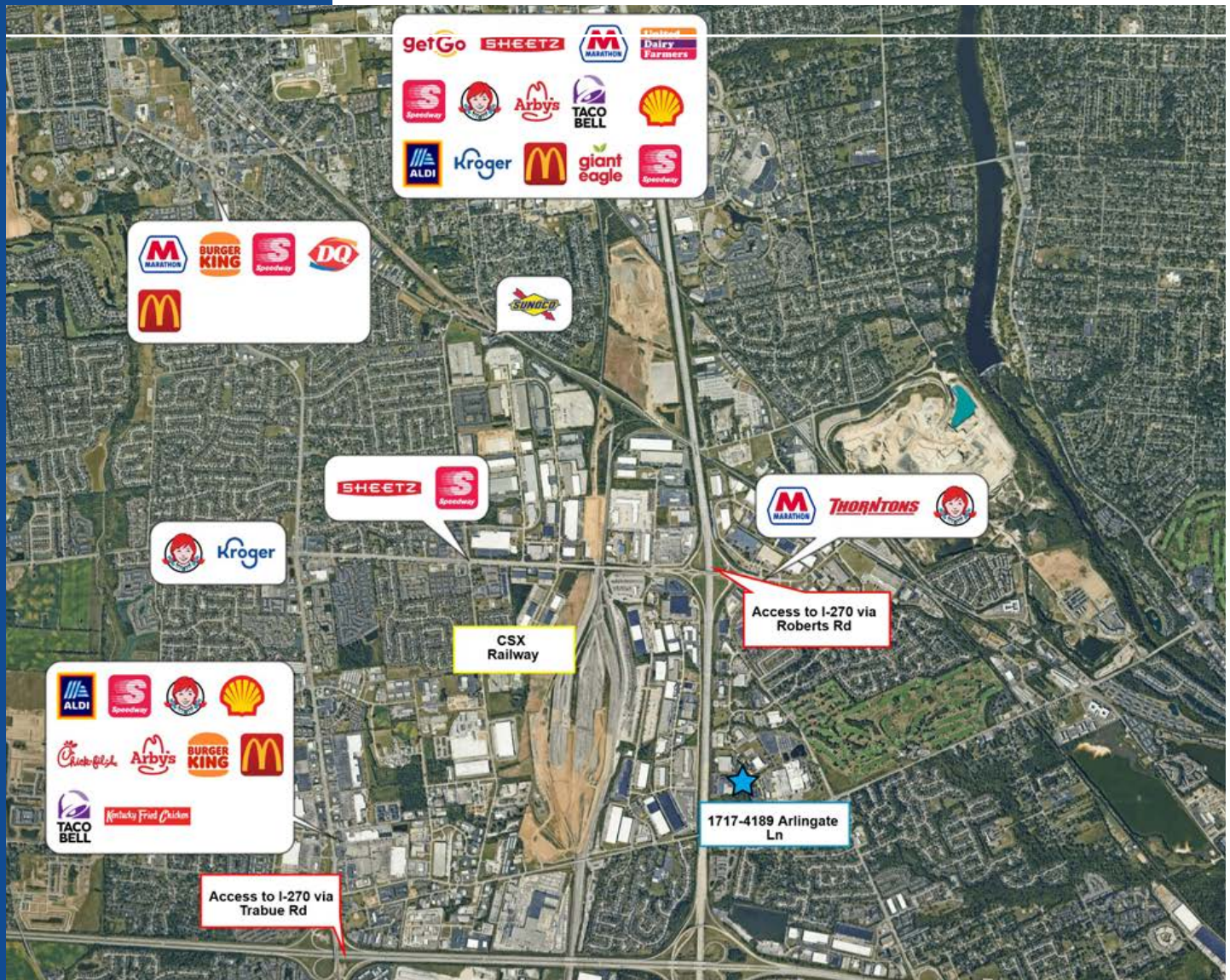


Freeway Visibility

ArlingGate Plaza has excellent visibility from I-270, with a traffic count of 116,000 vehicles per day.



Area Access & Amenities



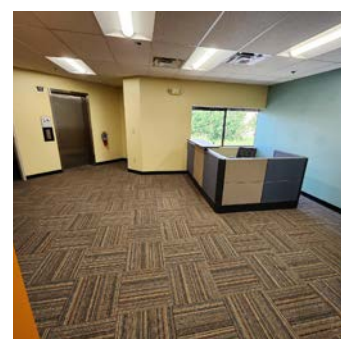
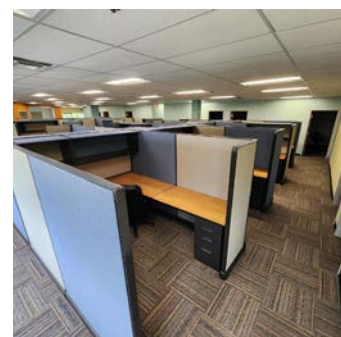
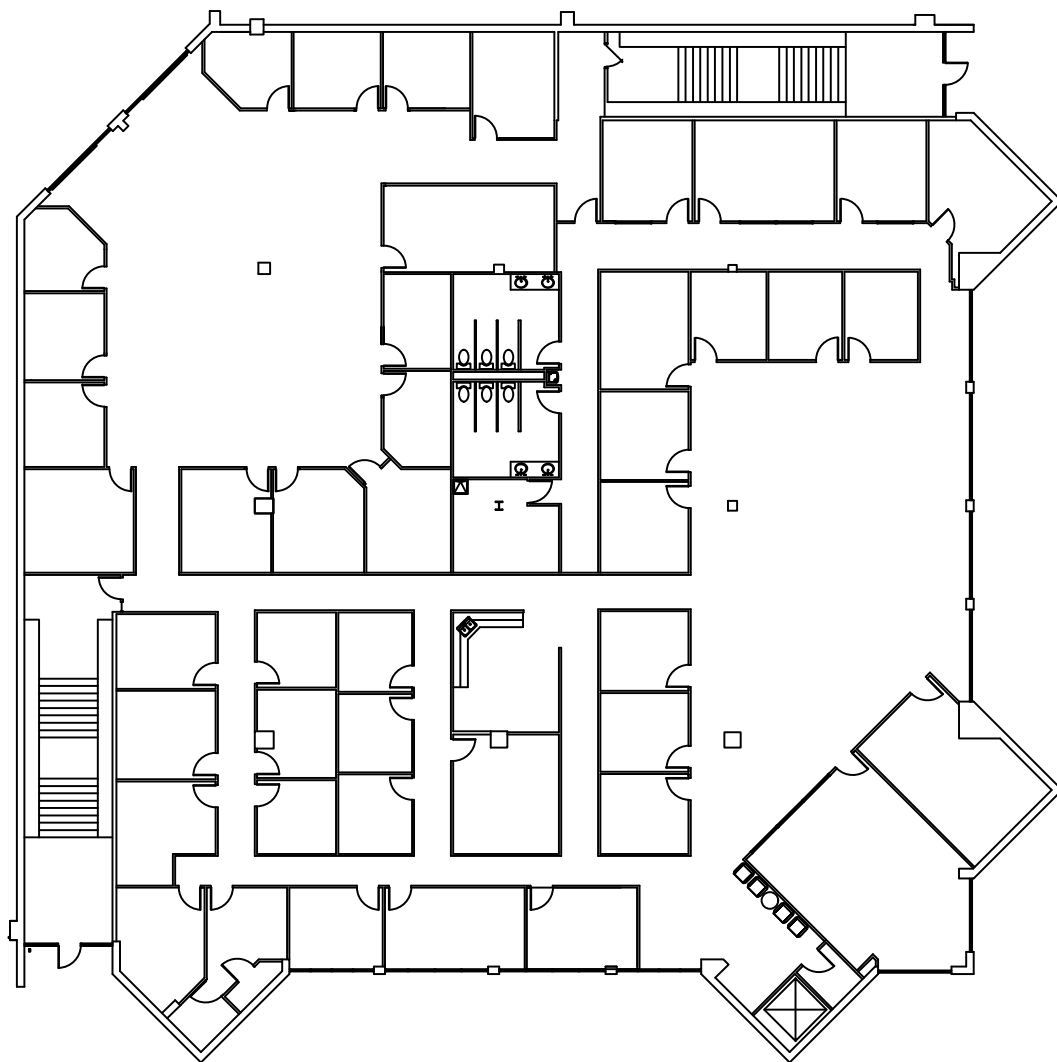
STRATEGIC LOCATION

- 1.4 Miles to I-270 (via Roberts Rd)
- 2.0 Miles to CSX Railway
- 3.3 Miles to I-70
- 8.2 Miles to Downtown Columbus
- 13.1 Miles to CMH Airport

Floor Plan

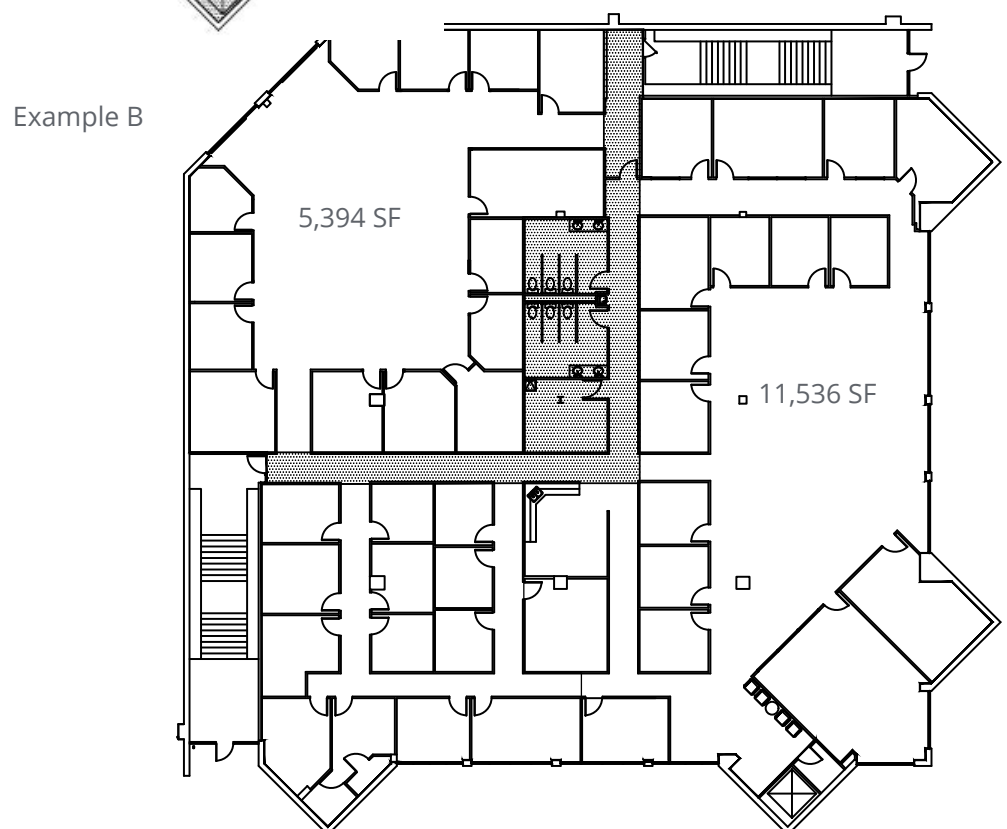
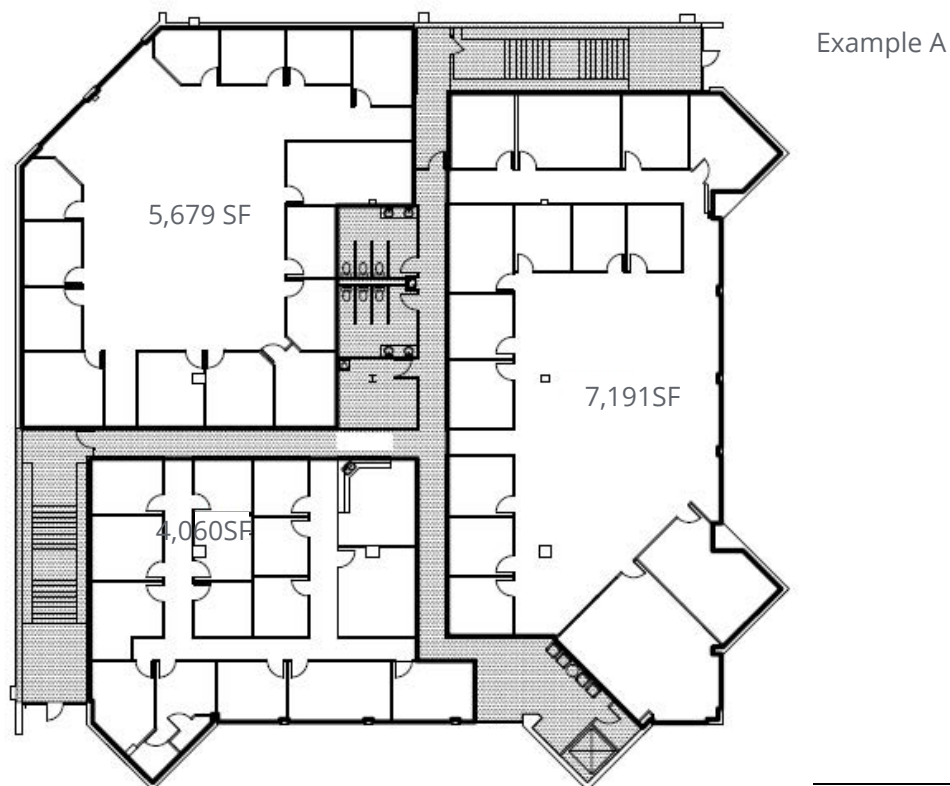
4181 - Second floor - Turnkey Office Space. Move-In Ready

16,930 SF of fully built-out, furnished office space - eliminating buildout costs & months of lead time



Floor Plan

4181 - Second floor suite demised (proposed)





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