

# 2939 Kenny Rd - Office Space Next to OSU



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**Kohr Royer Griffith Inc**  
Commercial Real Estate Services

# Property Overview

## 2939 Kenny Rd, Columbus, OH 43221

Just steps from Ohio State's main campus, 2939 Kenny Rd is a standout leasing opportunity in a quiet, professional setting. Located at the northwest corner of the Kenny Rd office park, the building offers a secluded site with signalized access and easy connectivity to SR 315.

Flexible suite options are available on both the first and second floors. Second-floor suites can be combined for larger footprints, and a few smaller offices are also available for those seeking a more compact space.

Tenants benefit from prominent signage and access to a beautifully landscaped courtyard shared with the surrounding complex.

## Property Highlights

- Located directly next door to The Ohio State University
- Kenny Rd sees nearly 20K VPD
- Common kitchen available to building tenants

## Property Summary

**Lease Rate:** \$17.50 SF/yr - \$20.00 SF/yr(Full Service)

**Building SF:** 20,547 SF

**Available SF:** 1,496 & 1,587 SF

**Traffic Count:** 19,335 (2024)

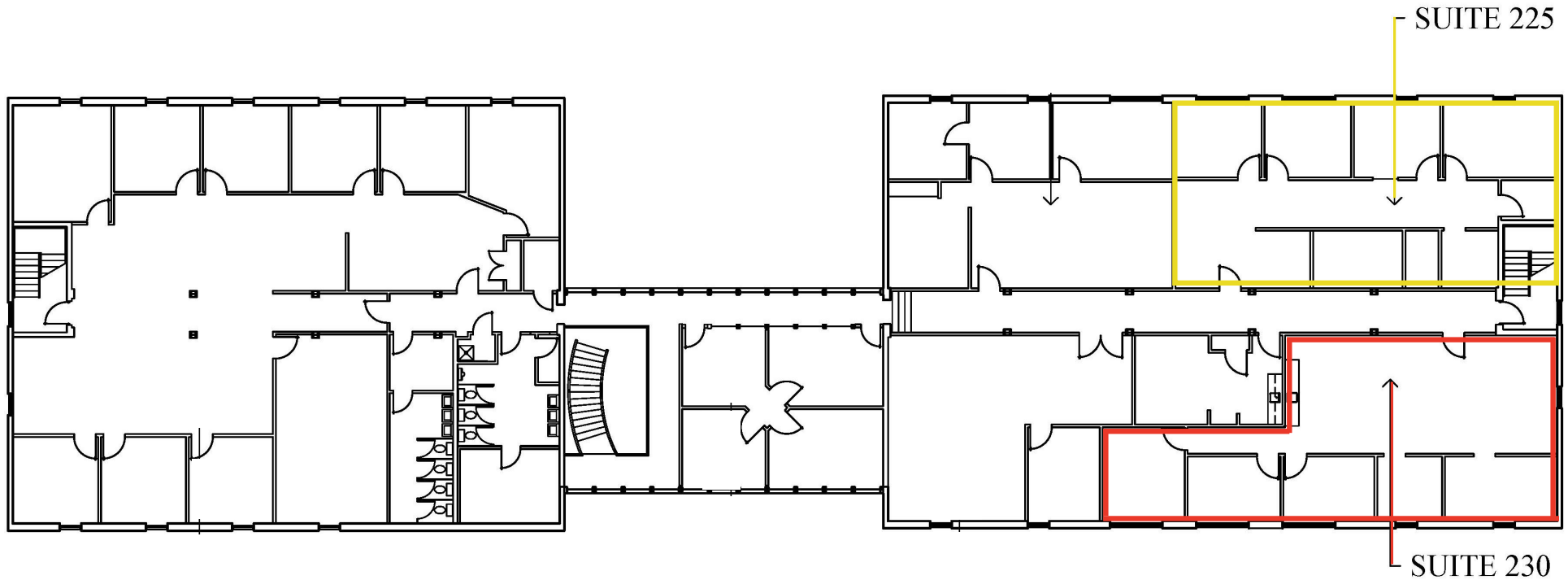
**Traffic Count St:** Kenny Rd at Ackerman Rd)



# Interior Photos - Lobby Renovated Recently



# 2nd Floor Availability



## AVAILABLE SUITES

| Suite # | SF Available | Rate          | Type         | Description                         |
|---------|--------------|---------------|--------------|-------------------------------------|
| 225     | 1,496        | \$17.50 SF/yr | Full Service | Several offices and workspace areas |
| 230     | 1,587        | \$17.50 SF/yr | Full Service | Five offices and large open area    |

# Area Map



Kenny Rd Campus



University Area

# Market Overview - Upper Arlington/OSU



## Demographic Snapshot

|            | 2 miles   | 5 miles  |
|------------|-----------|----------|
| Population | 60,601    | 344,046  |
| Households | 25,035    | 150,277  |
| Avg HHI    | \$102,514 | \$86,813 |
| Businesses | 5,851     | 27,886   |
| Employees  | 72,417    | 313,638  |

# Contact Us



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For more information, please contact:



**PAUL BLOOMFIELD, CCIM**

O: 614-255-4375

E: [pbloomfield@krgre.com](mailto:pbloomfield@krgre.com)



**ERIC MORTON**

O: 614-255-4380

E: [emorton@krgre.com](mailto:emorton@krgre.com)



**JOHN ROYER, CRE, SIOR**

O: 614-255-4374

E: [jroyer@krgre.com](mailto:jroyer@krgre.com)

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