



## **Black Feather**

8620 OH-161 Rt, Plain City, OH 43064



**Joe Craft**

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## Black Feather

\$16.00 /SF/YR

Black Feather offices located at 8620 OH-161, offers a modern professional office environment in Plain City, Ohio. This fully remodeled 2024 building provides private offices and large suites with abundant natural light throughout. Featuring hardwood floors, high ceilings, reception area and modern finishes, the interiors create a bright, open atmosphere that inspires collaboration, networking, and productivity. Conveniently located on Route 161 and near US Route 33 and 42, the location provides easy access to nearby amenities between Plain City and Dublin....

- Great location on 161 between Dublin and Plain City
- Lots of natural light and area to work outside
- 6 executive size offices 15'x15'. plus reception
- Large Conference Room Seats 10
- High Speed Connectivity - Cabled-Wireless
- Plenty of off Street - 14 plus



Rental Rate: \$16.00 /SF/YR

Min. Divisible: 1,500 SF

Property Type: Office

Building Class: B

Rentable Building Area: 3,000 SF

Year Built: 1860

Cross Streets: Warner Road

Walk Score @: 2 (Car-Dependent)

Taxes: \$0.15 USD/SF/MO

Operating Expenses: \$0.28 USD/SF/MO

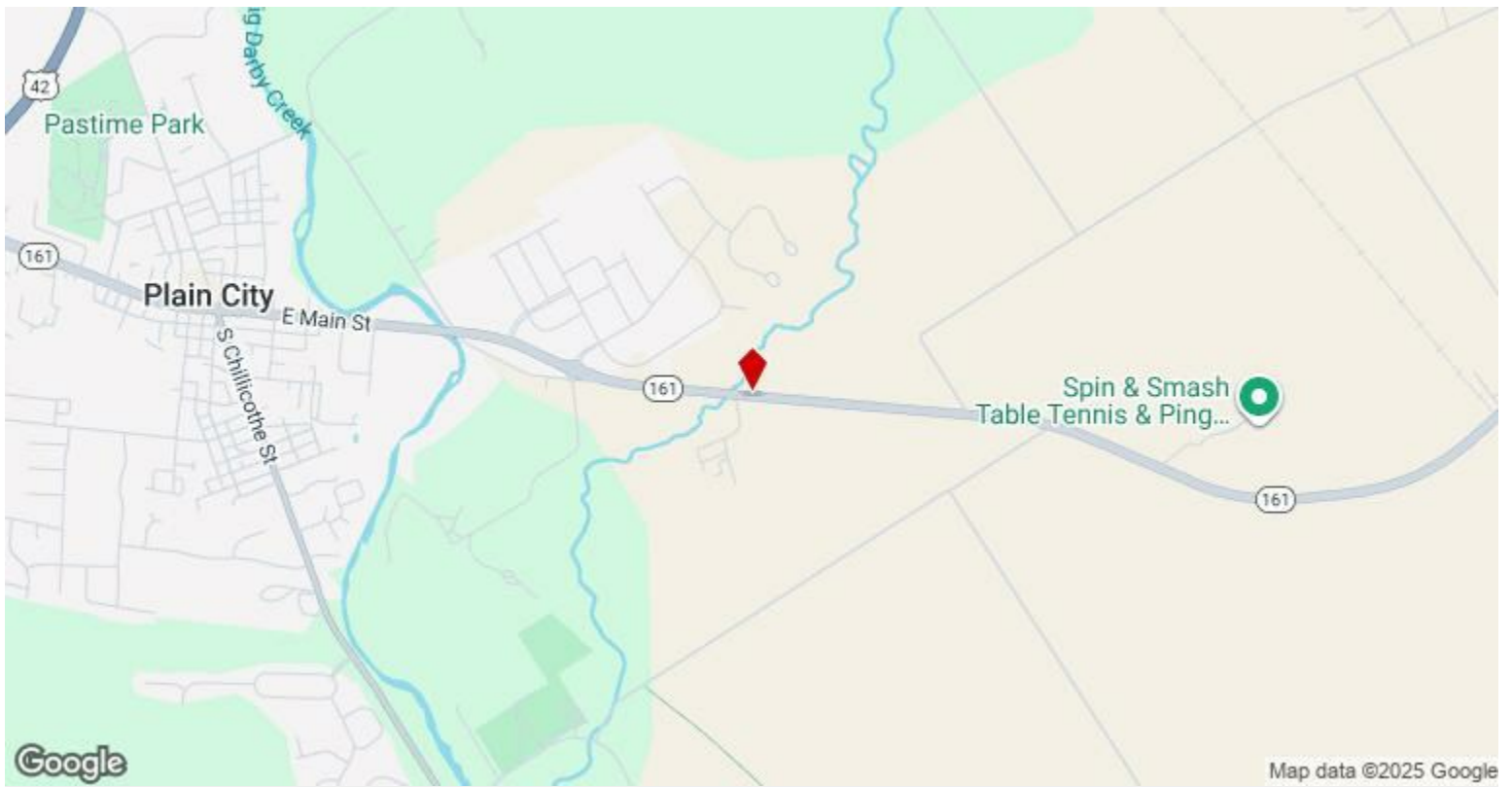
Rental Rate Mo: \$1.33 /SF/MO

## 1st Floor

1

|                 |                   |
|-----------------|-------------------|
| Space Available | 1,500 - 3,000 SF  |
| Rental Rate     | \$16.00 /SF/YR    |
| Date Available  | December 01, 2025 |
| Service Type    | Triple Net (NNN)  |
| Space Type      | Relet             |
| Space Use       | Office            |
| Lease Term      | 3 - 10 Years      |

6 executive size offices with large conference room (seats 10), 3 full Bathrooms, 2 car garage, basement, newly renovated. Rates vary based on square footage leased.



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# Property Photos



Front 4



Side 2

# Property Photos



# Property Photos



Front Daytime



Desk East

# Property Photos



Deck West



Reception

# Property Photos



Reception



Kitchen

# Property Photos



Kitchen



Kitchen / Conference

# Property Photos



# Property Photos



# Property Photos



# Property Photos



Office 1



Staircase

# Property Photos



Office 2



Office 2

# Property Photos



# Property Photos



# Property Photos



# Property Photos



# Property Photos



## Property Photos



Front