



3825 Columbus Road SW | Building A

Granville, OH 43023



Offering Summary

Lease Rate:	Negotiable
Building Size:	19,166 SF
Available SF:	19,166 SF
Lot Size:	34.67 Acres
Zoning:	M-1
APN:	019-043044-00.000

Property Overview

A standout office opportunity designed to make a lasting first impression. This well-maintained two-story office building offers 19,166 SF of professional space with a flexible layout that supports both private office needs and open workstation areas. Visitors are welcomed through a reception area with waiting room, while elevator access, professional interiors, and abundant natural light create a polished and functional work environment. Road and building signage opportunities add valuable visibility, and on-site parking, landscaped green space, walking paths, and open areas provide a campus-like setting that feels professional, practical, and inviting. This office building delivers the space, flexibility, and presentation today's businesses need to grow with confidence.

Location Overview

Located within Granville Business Park in Granville Township, the area offers a highly visible setting along Columbus Road with excellent access to SR-161, State Route 16, and I-70. With close proximity to the Intel New Albany Campus, Denison University, and John Glenn Columbus International Airport, this connected Granville location supports efficient travel for employees, clients, and regional business operations.



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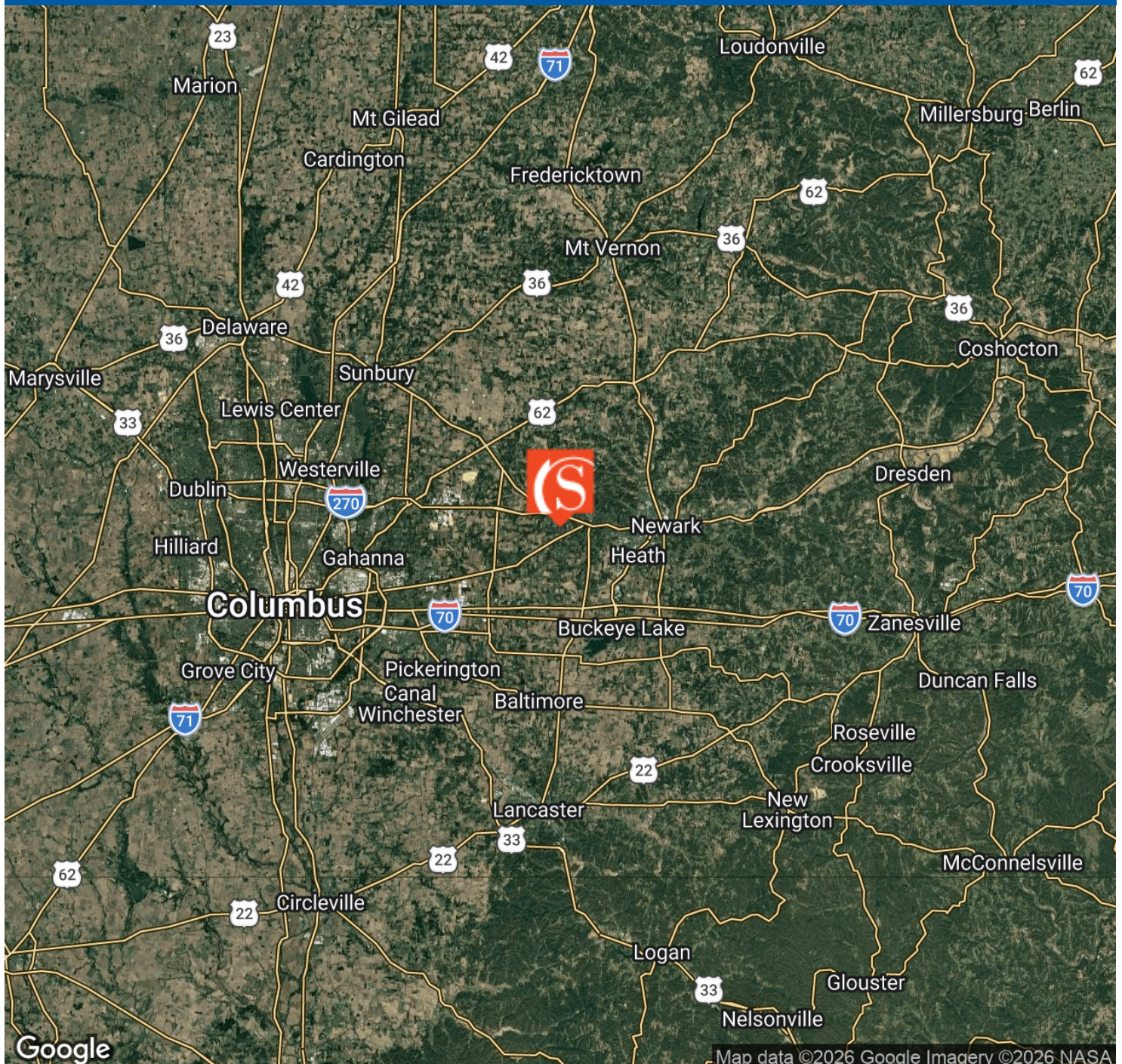
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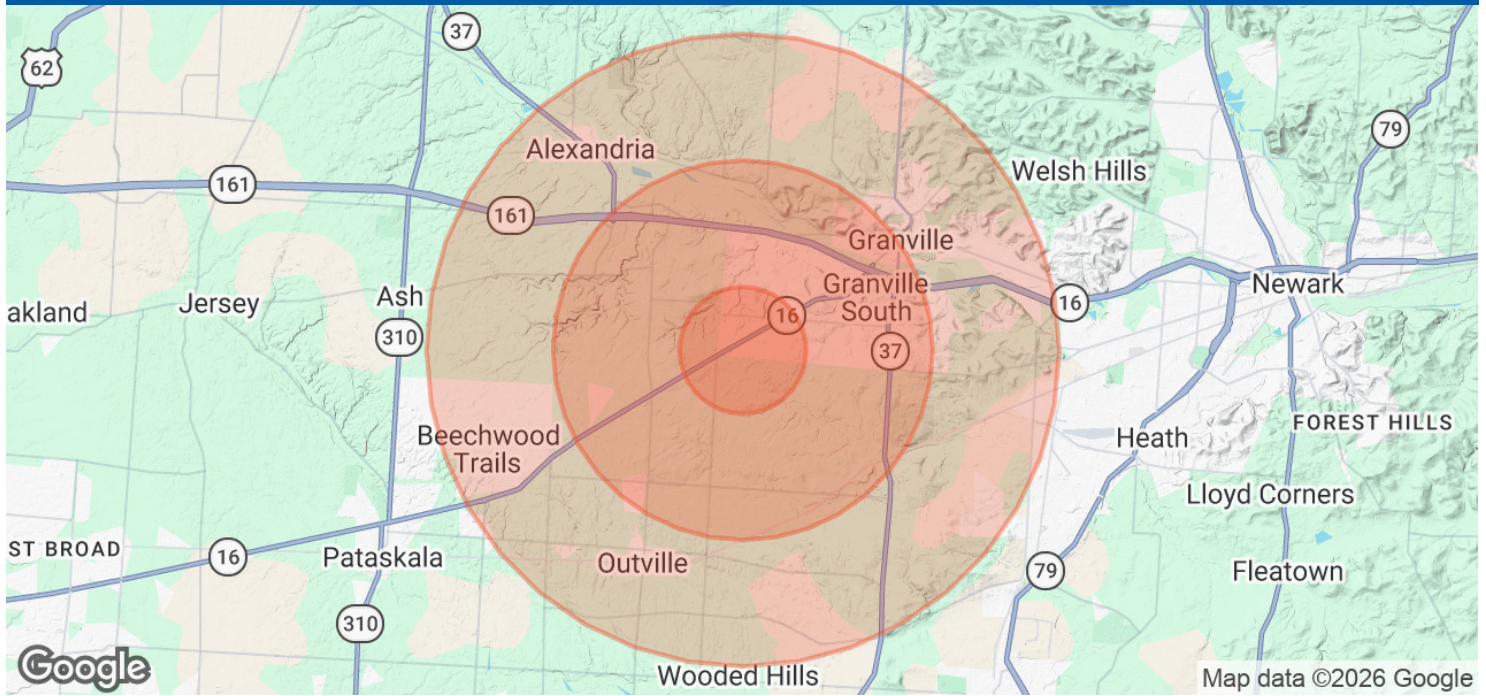
Information contained has been established from sources that we have no doubt as to accuracy, but we do not guarantee it.





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Population

	1 Mile	3 Miles	5 Miles
Total Population	650	7,189	24,222
Average Age	41.2	38.0	38.6
Average Age (Male)	39.0	36.7	37.3
Average Age (Female)	44.0	39.2	39.7

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	223	2,467	8,101
# of Persons per HH	2.9	2.9	3.0
Average HH Income	\$178,401	\$160,873	\$150,468
Average House Value	\$443,313	\$440,921	\$404,256

2023 American Community Survey (ACS)

