



Property:

- ±2,453 SF second-floor office space available
- ±1,800 SF lower-level dental or office suite available
- Great view of wooded ravine with ample parking
- +/-63,000 average daily vehicle traffic (2023)

Location:

- Excellent north Columbus location
- Close proximity to a variety of restaurants, banks, and shopping
- ±1 mile to I-270 via N. High St./US-23



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Property Specifications:

- ±18,000 Sq. Ft., three-story, multi-tenant office condo building
- Situated on ±0.25 acres
- Well-maintained “Class B” building
- Built in 1990
- 3.8:1,000 car parking
- Zoned CPD: Commercial Planned District

Rate:

- \$11.95-\$12.95/Sq. Ft. NNN
- 2026 Estimated Operating Expenses; \$5.50/Sq. Ft. (taxes, insurance, CAM)
- Tenant to pay own utilities, trash removal and janitorial

Available:

Unit	Size SF	Max Avail	Rate	Floor
010	1,800	1,800	\$11.95 NNN	LL
220	2,453	2,453	\$12.95 NNN	2

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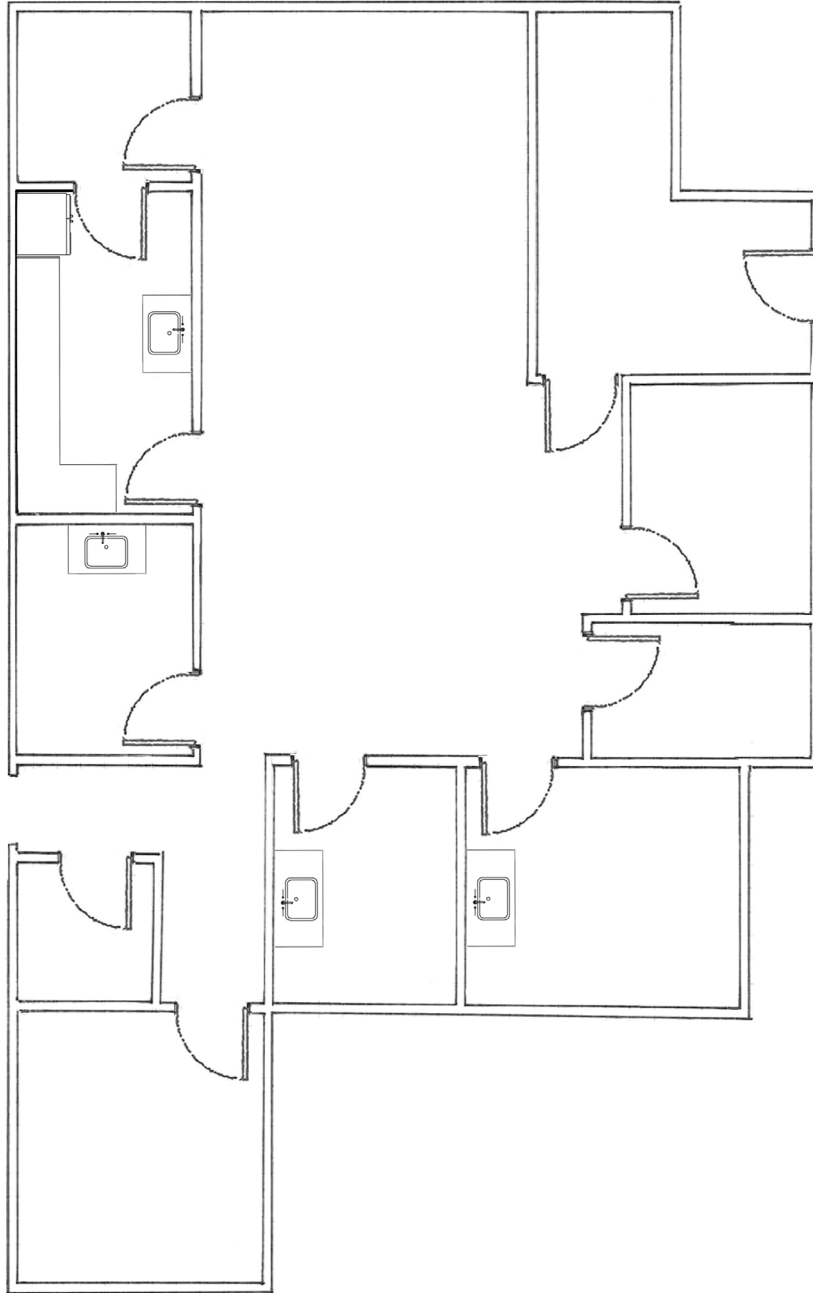




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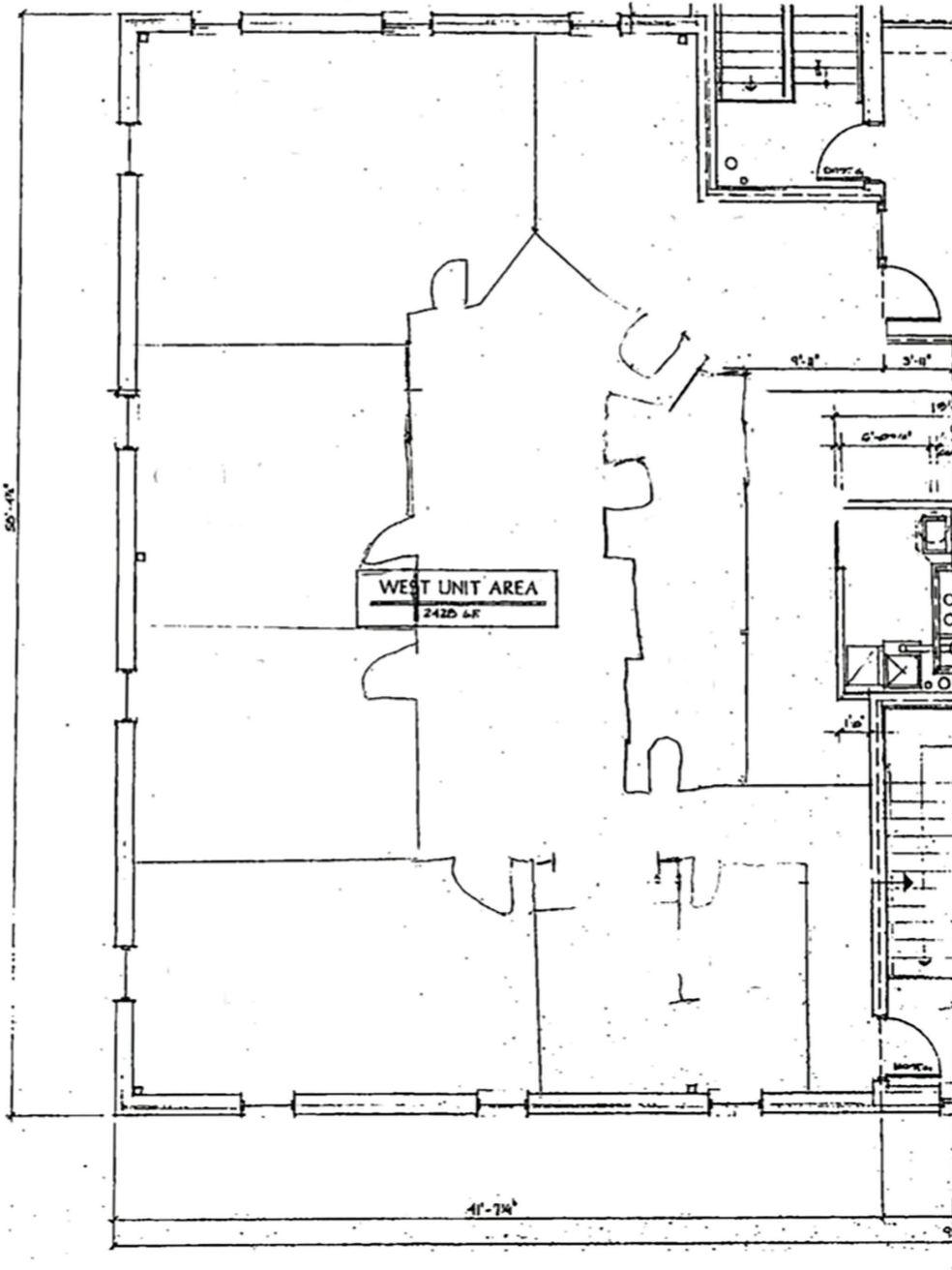




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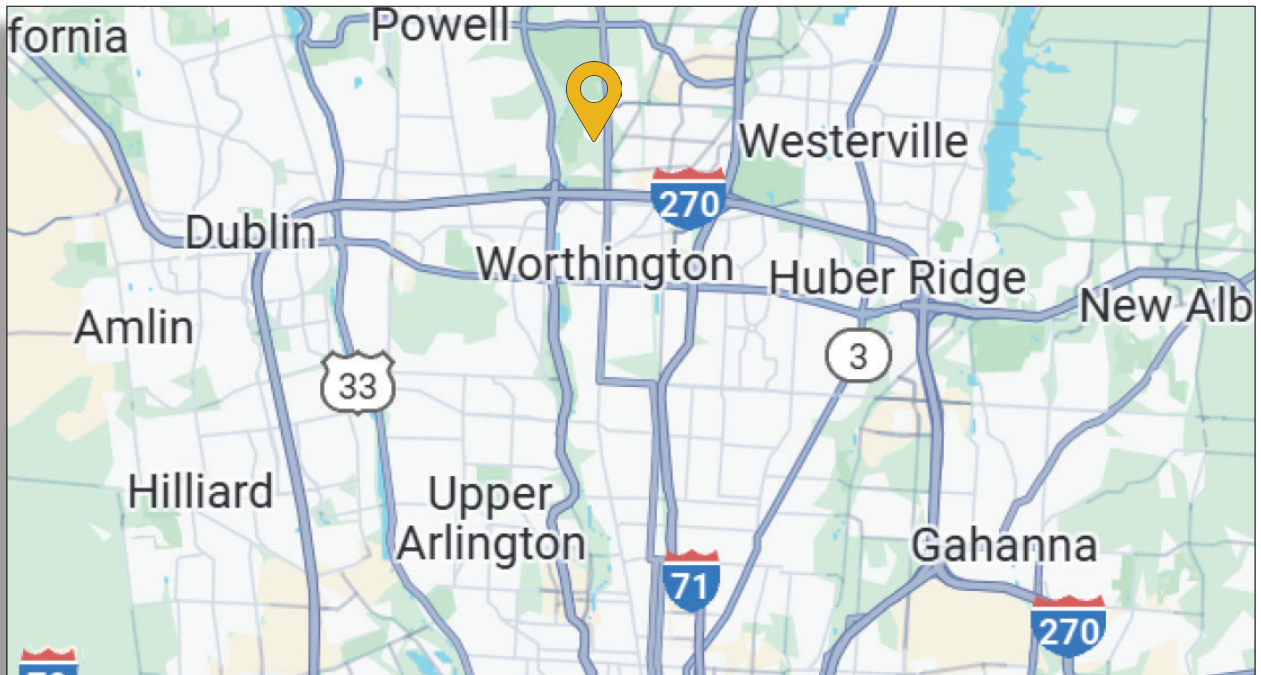
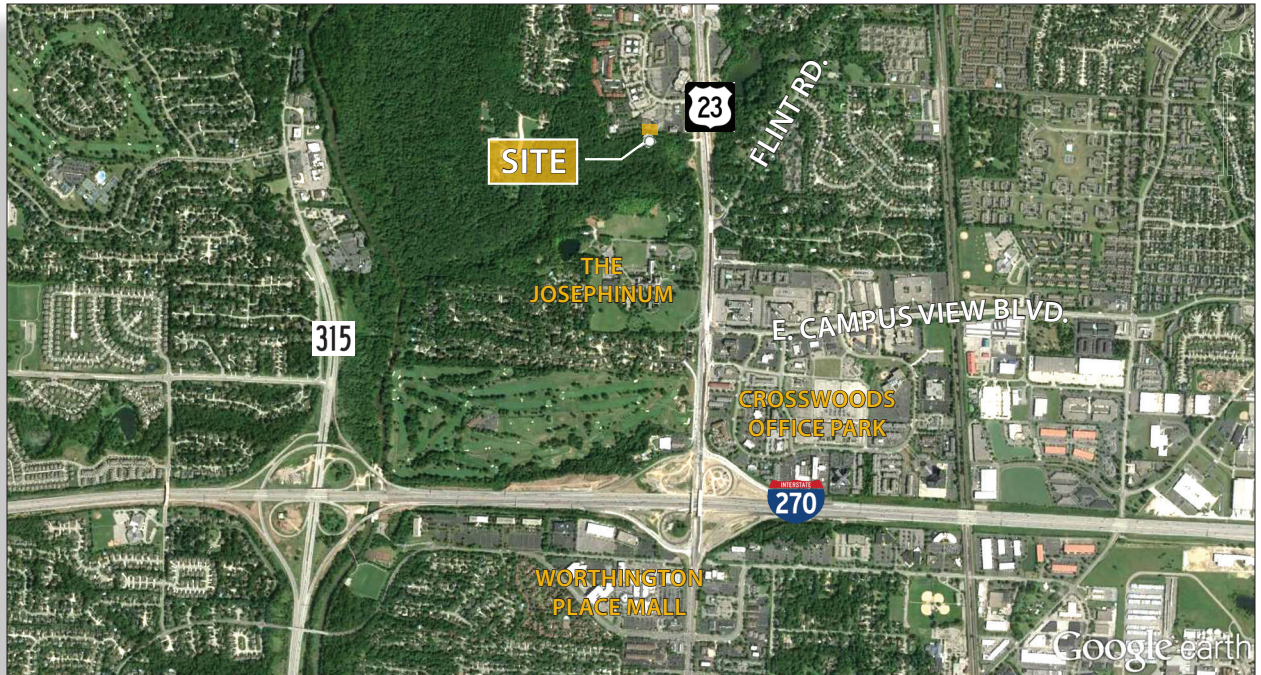




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