



4100 Horizons Drive
Columbus, OH 43220

100% LEASED MEDICAL
OFFICE BUILDING FOR SALE



BRADFORD KITCHEN, SIOR
614.545.2155
bkitchen@AlterraRE.com

AlterraRE.com

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Property Information



Investment Offering

- This property presents an opportunity to acquire a 100% leased medical office building at half of the replacement cost in a highly demanded growing and affluent community. The diverse rent roll with six tenants and staggered lease expirations, expense pass thru's and annual rent increases provides a nice stable investment with upside.
- Sale Price: \$6,595,000
- Current Occupancy: 100%
- Cap Rate: 8% Increasing to 9%+
- Building Size: 31,512 Gross SF; 30,661 Rentable SF on 2.0 acres
- New Roof and HVAC in 2025

Projected Net Income & Returns

	2026		2027	
Projected Net Operating Income	\$525,883		\$545,200	
Return from Cash Flow	\$209,854	16%	\$175,085	13%
Return from Debt Reduction	\$0	0%	\$126,352	10%
Return from Tax Deductions	\$139,695	11%	\$137,297	10%
Return from Annual Appreciation	\$197,850	15%	\$197,850	15%

Total Annual Return	\$547,400	42%	\$636,584	48%
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Upper Arlington

Upper Arlington, Ohio, is a thriving suburban community ideally positioned for commercial business development. Located just northwest of downtown Columbus, it offers a strategic location near major highways and The Ohio State University, making it attractive for professional services, medical offices, and retail enterprises. The city features several distinct business districts—such as Lane Avenue, Kingsdale, and Henderson Road—that provide a mix of office, retail, and dining options, with ongoing redevelopment enhancing their appeal. Upper Arlington is known for its affluent, highly educated population, which supports a strong local economy and creates demand for high-quality services and amenities. With walkable commercial areas, modern infrastructure, and a business-friendly environment, Upper Arlington presents a compelling opportunity for companies seeking visibility, accessibility, and a stable customer base in central Ohio.

Strategic Location

- Ideally located between Downtown Columbus and Dublin, offering convenient access to two of Central Ohio's most active business corridors. The property's central positioning allows tenants to efficiently serve clients and employees throughout the greater Columbus market.
- Excellent highway connectivity with immediate access to SR 161, I-270, and SR 315, providing direct routes to major submarkets including Worthington, Polaris, Easton, Hilliard, and Upper Arlington.
- Approximately 17 miles from John Glenn Columbus International Airport, supporting easy business travel and connectivity to major national markets.

Headquarters & Major Employers

- GOSH Enterprises, Inc. (Parent company of Charleys Philly Steaks)
- BIBIOP Asian Grill
- Central Ohio Primary Care
- Cameron Mitchell Restaurants
- Life Time Fitness
- Whole Foods Market and Giant Eagle
- The Ohio State University



Property Description

Discover a premier for-sale investment opportunity with this 31,512 SF building located in the thriving Columbus market. Situated at 4100 Horizons Drive, this well-positioned asset offers a versatile footprint ideal for office or medical ownership. The substantial square footage provides flexibility for a wide range of professional or healthcare uses, allowing an owner-user or investor to tailor the space to their operational or investment objectives. With strong market fundamentals and long-term value potential, this property presents an exceptional opportunity to acquire a strategic asset poised to meet the evolving demands of the office and medical sectors.

Location Description

Experience the strong professional and healthcare corridor surrounding 4100 Horizons Drive in Columbus—an exceptional location for office or medical ownership. Strategically positioned near leading medical institutions such as OhioHealth Riverside Methodist Hospital and The Ohio State University Wexner Medical Center, the area offers proximity to premier healthcare resources and a well-established professional ecosystem. The neighboring Upper Arlington community enhances the appeal with an array of dining, shopping, and recreational amenities, creating an attractive environment for employees, patients, and visitors alike. With convenient access to major highways and a proven demand for office and medical uses, this location provides a solid foundation for long-term ownership and investment success.



Tenant Overview



Central Ohio Primary Care

Central Ohio Primary Care is the largest physician-owned primary care medical group in the United States with over over 349 providers and 68 practice locations throughout central Ohio. This busy medical office at 4100 Horizons occupies 7,705 SF (25.5%) on the first floor and has a 10 year lease through 9/30/2027.

<https://copc.com>



Pearson Vue

Pearson Vue is part of Pearson, the world's largest learning company with 35,000 employees across 70 countries worldwide. This location is a computer based testing center occupying 3,524 SF (11.7%) through 11/30/2030.

<https://www.home.pearsonvue.com>

<https://www.pearson.com>



VRG - Value Recovery Group

For thirty years, VRG Companies have served as a trusted advisor to government agencies and private clients on diverse and challenging projects, ranging from the management of distressed asset portfolios, to the design and implementation of critical financial programs. They occupy 7,905 SF at Horizons Drive and have a lease through 6/30/2030.

<https://www.valuerecovery.com>



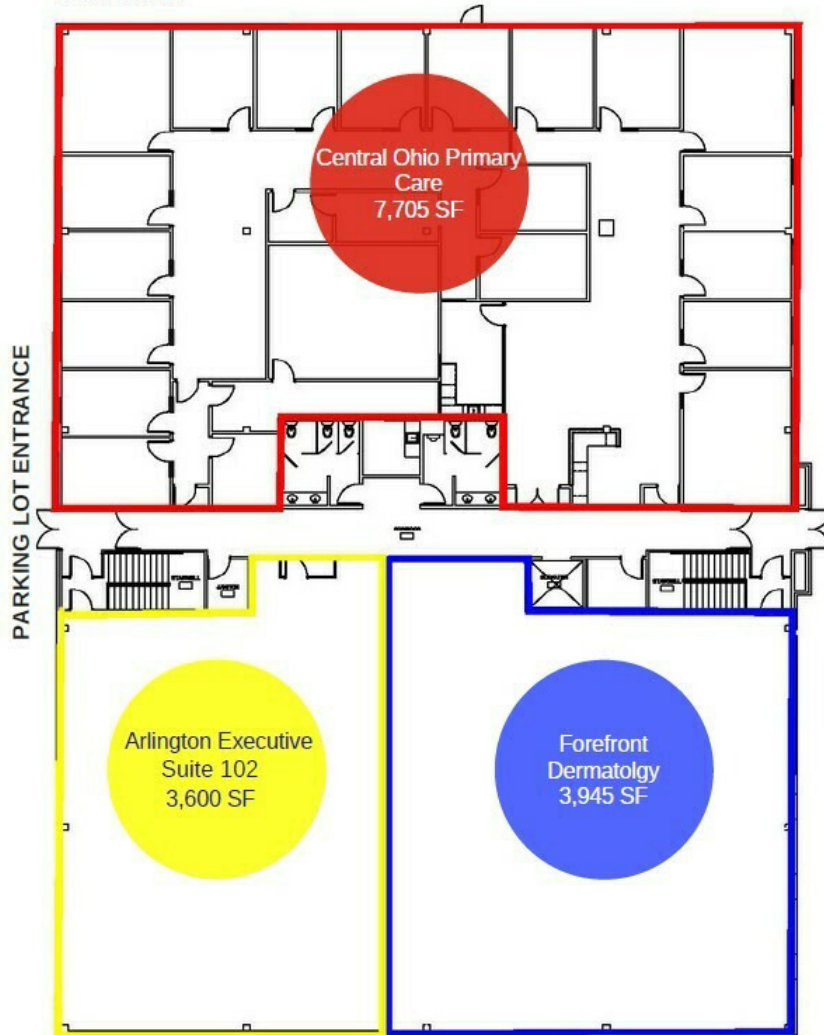
Forefront Dermatology

Board-certified medical, cosmetic, and surgical dermatologists with personalized care. We're here to meet all of your skin care needs with comprehensive dermatology. They occupy 3,945 SF at Horizons Drive and have a lease through 5/31/2034.

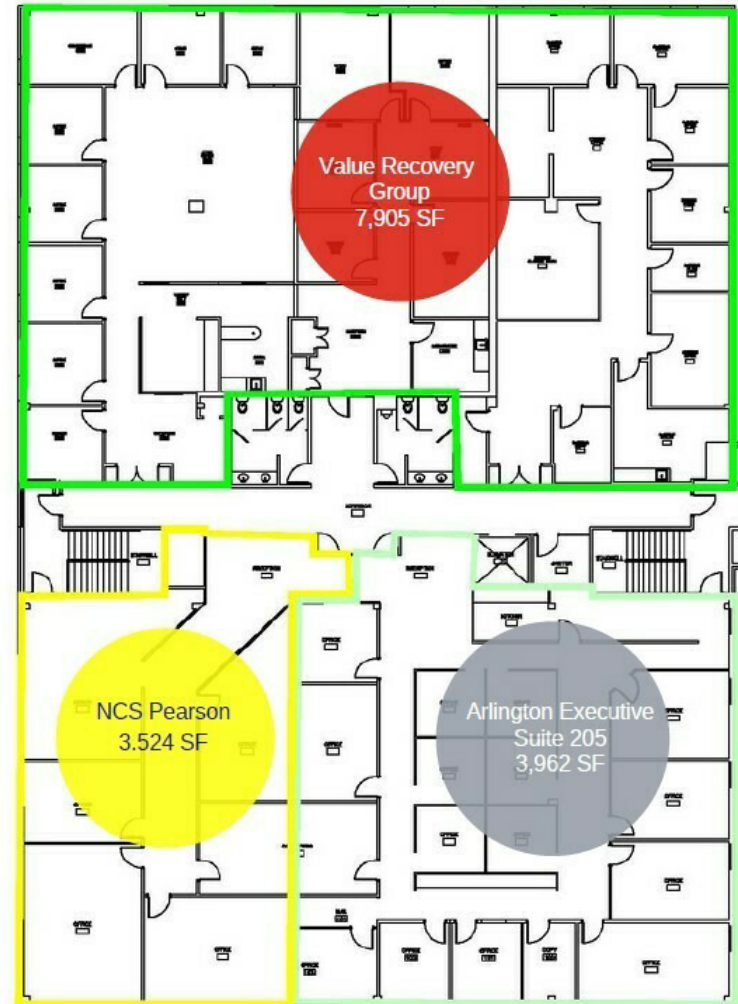
<https://www.forefrontdermatology.com/dermatology/columbus>

Property Floorplans

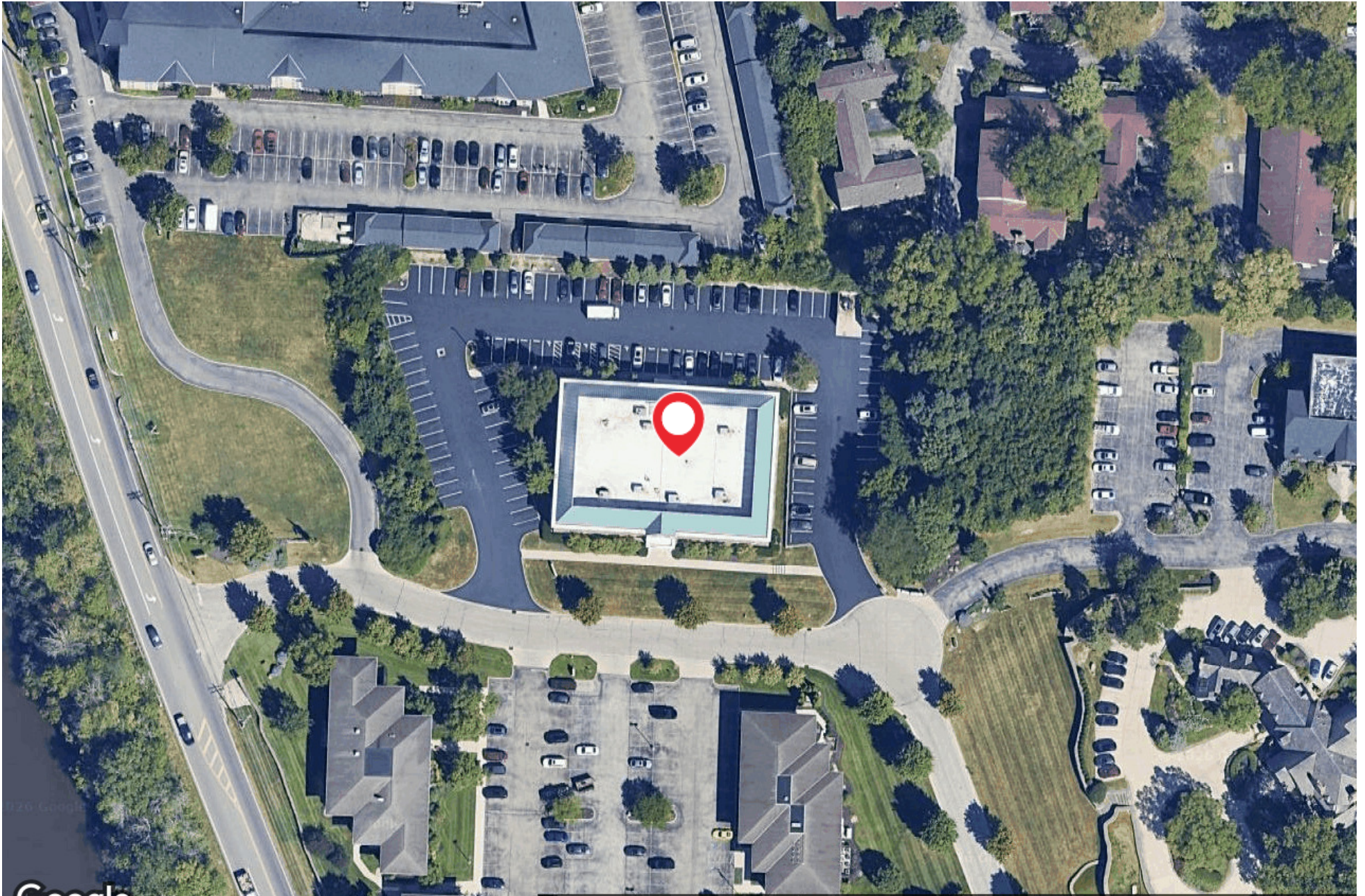
1st Floor



2nd Floor



Floor plans may not represent the current as-built.



Google

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Investment Analysis

Investment Analysis

4100 Horizons Drive
Columbus, Ohio



31,512 Sq Ft Gross Building Size
30,661 Sq Ft Rentable Area

	Size	Year 1	PSF	Year 2	PSF	Year 3	PSF	Year 4	PSF	Year 5	PSF
Gross Rental Revenue	30,661	\$729,786	\$23.80	\$749,103	\$24.43	\$769,076	\$25.08	\$789,569	\$25.75	\$810,557	\$26.44
Expense Reimbursement Revenue		\$28,943	\$0.94	\$33,600	\$1.10	\$38,350	\$1.25	\$43,195	\$1.41	\$48,137	\$1.57
EFFECTIVE GROSS REVENUE		\$758,729	\$24.75	\$782,703	\$25.53	\$807,426	\$26.33	\$832,764	\$27.16	\$858,694	\$28.01
OPERATING EXPENSES		(\$232,846)	(\$7.59)	(\$237,503)	(\$7.75)	(\$242,253)	(\$7.90)	(\$247,098)	(\$8.06)	(\$252,040)	(\$8.22)
NET OPERATING INCOME		\$525,883	\$17.15	\$545,200	\$17.78	\$565,173	\$18.43	\$585,666	\$19.10	\$606,654	\$19.79
DEBT SERVICE	<i>Interest Rate</i> <i>Interest Only Year 1</i>	6% (\$316,028)	(\$10.31)	5% (\$370,116)	(\$12.07)	5% (\$370,116)	(\$12.07)	5% (\$370,116)	(\$12.07)	5% (\$370,116)	(\$12.07)
TOTAL LEASING & CAPITAL COSTS		\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00
CASH FLOW AFTER DEBT SERVICE		\$209,854	\$6.84	\$175,085	\$5.71	\$195,057	\$6.36	\$215,551	\$7.03	\$236,538	\$7.71

Return From Cash Flow	\$209,854	16%	\$175,085	13%	\$195,057	15%	\$215,551	16%	\$236,538	18%
Return From Debt Reduction	\$0	0%	\$126,352	10%	\$132,817	10%	\$139,612	11%	\$146,755	11%
Return from Tax Deductions	\$139,695	11%	\$137,297	10%	\$134,776	10%	\$132,126	10%	\$129,340	10%
Return from Annual Appreciation	\$197,850	15%	\$197,850	15%	\$197,850	15%	\$197,850	15%	\$197,850	15%
Total Annual Return	\$547,400	42%	\$636,584	48%	\$660,500	50%	\$685,138	52%	\$710,483	54%
Total Cumulative Return	\$1,621,109	123%	\$2,257,693	171%	\$2,918,193	221%	\$3,603,331	273%	\$4,313,813	327%

Purchase Price	\$6,595,000	\$209.29 PSF	5.00% Interest Rate
Initial Investment	\$1,319,000	20% Down Payment	25 Year Loan Amort
Cap Rate	8%	8.3%	8.6%
			8.9%

Prepared By: Brad Kitchen
Alterra Real Estate Advisors
614-365-9000

Disclaimer:

The information presented herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representations about it. It is your responsibility to independently confirm its accuracy and completeness.



Sale Comparables



4100 Horizons Drive

4100 Horizons Drive, Columbus, OH 43220

Price:	\$6,595,000	Bldg Size:	31,512 SF
Cap Rate:	8%	Year Built:	2001
Price/SF:	\$209.29		



125 Dillmont Drive

Columbus, OH 43235

Price:	\$5,349,851	Bldg Size:	14,210 SF
Cap Rate:	6.72%	Year Built:	1987
Price/SF:	\$376.48		



8050 E Main Street

Reynoldsburg, OH 43068

Price:	\$22,750,000	Bldg Size:	62,802 SF
Cap Rate:	6.49%	Price/SF:	\$362.25



3



6357 N Hamilton Rd

Westerville, OH 43081

Price:	\$3,300,000	Bldg Size:	10,000 SF
Year Built:	2016	Price/SF:	\$330.00



4



1051 Worthington Woods Loop Road

Columbus, OH 43085

Price:	\$3,673,335	Bldg Size:	11,838 SF
Year Built:	2007	Price/SF:	\$310.30



5



5775 N Meadows Drive

Grove City, OH 43123

Price:	\$10,200,000	Bldg Size:	40,257 SF
Cap Rate:	6%	Year Built:	2019
Price/SF:	\$253.37		



6



5000 Horizons Drive

Columbus, OH 43220

Price:

\$2,600,000

Bldg Size:

12,356 SF

Year Built:

1984

Price/SF:

\$210.42



7



1950 Arlingate Lane

Columbus, OH 43228

Price:

\$2,160,400

Bldg Size:

10,802 SF

Year Built:

1995

Price/SF:

\$200.00



8



8323 Walton Parkway

New Albany, OH 43054

Price:

\$12,861,405

Bldg Size:

68,356 SF

Year Built:

2001

Price/SF:

\$188.15





Demographics

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 4100 Horizons Dr, Columbus, OH 43220

CITY, STATE
Columbus, OH

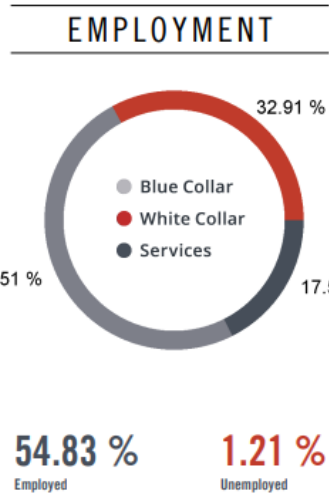
POPULATION
107,961

AVG. HHSIZE
2.30

MEDIAN HH INCOME
\$79,285

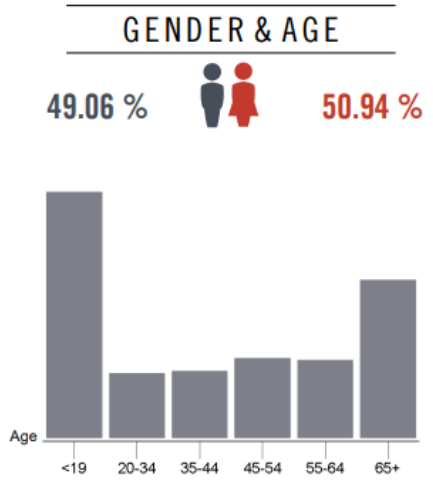
HOME OWNERSHIP

Renters:	19,812
Owners:	28,121



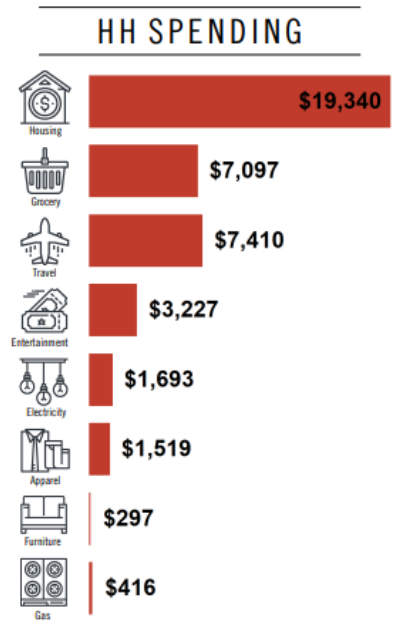
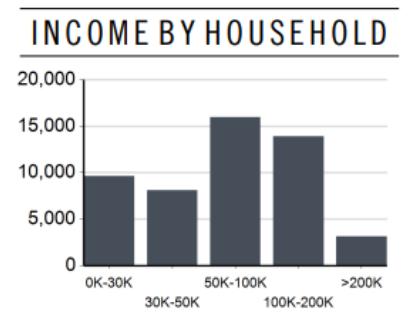
EDUCATION

High School Grad:	15.06 %
Some College:	19.11 %
Associates:	5.52 %
Bachelors:	62.30 %



RACE & ETHNICITY

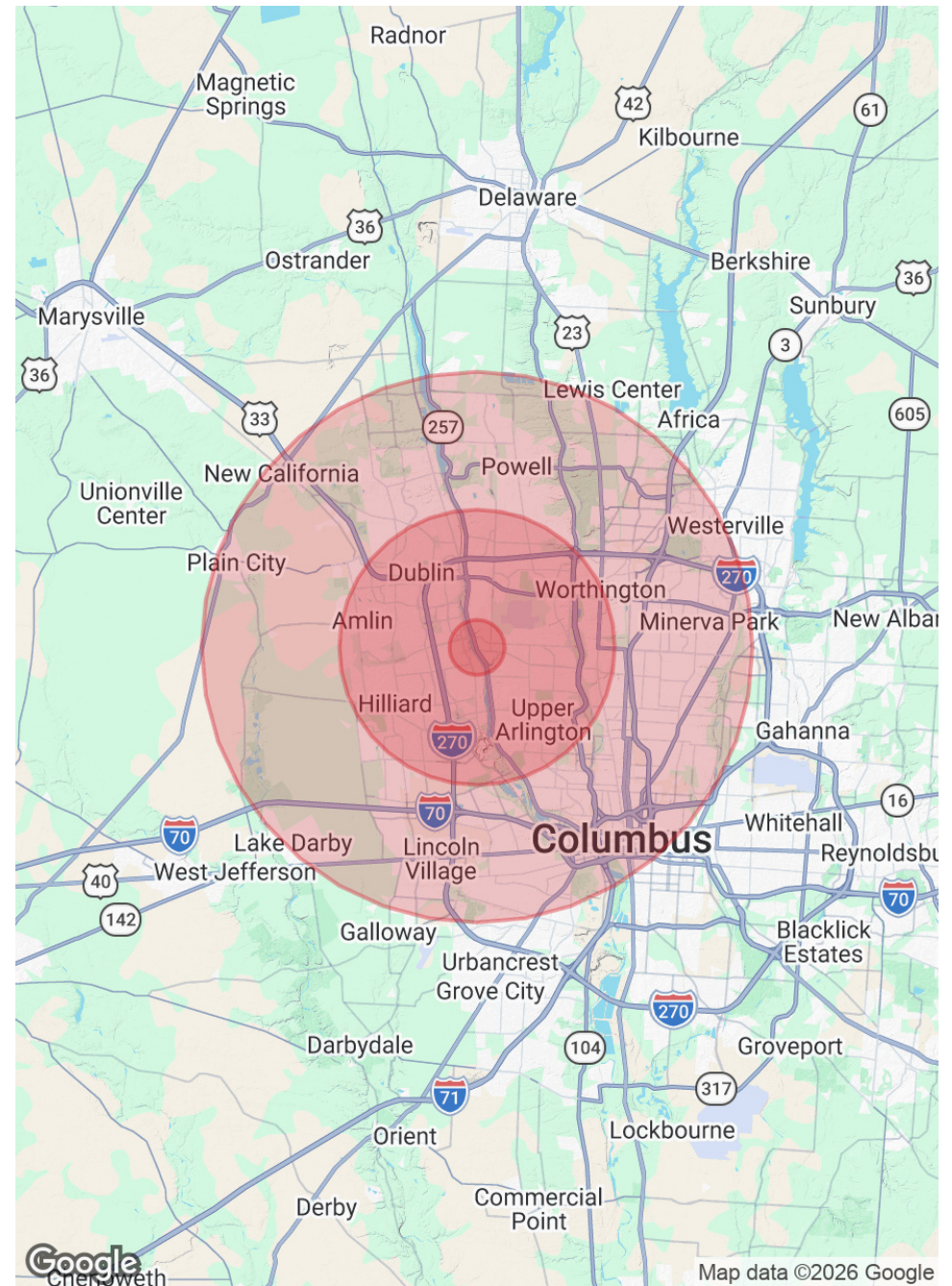
White:	75.92 %
Asian:	8.70 %
Native American:	0.01 %
Pacific Islanders:	0.03 %
African-American:	3.18 %
Hispanic:	6.50 %
Two or More Races:	5.66 %



Population	1 Mile	5 Miles	10 Miles
Total Population	12,477	242,319	886,382
Average Age	39	39	37
Average Age (Male)	38	38	36
Average Age (Female)	41	40	38

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	5,185	103,129	360,538
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$113,986	\$133,035	\$112,027
Average House Value	\$431,374	\$427,380	\$358,205

2020 American Community Survey (ACS)





Bradford Kitchen, SIOR

bkitchen@AlterraRE.com

Direct: **614.545.2155** | Cell: **614.327.4366**

Professional Background

When Brad Kitchen incorporated Alterra Real Estate Advisors in late 1999, he wanted to provide the best service to his clients by providing a consultative versus transactional approach to buying, selling and managing commercial real estate. Focusing on personal service, communication with clients, intelligently structuring deals, and paying greater attention to the details, he believed he could help investors maximize their return on investment and help clients minimize their commercial real estate costs. Two decades later, the concept clearly works, and Brad and Alterra have the awards, satisfied clients and results to prove it.

During his career, Brad has performed services for clients including managing the acquisition and disposition of facilities nationally, asset management, investment advisory, strategic portfolio analysis, facility planning and much more. Brad's degrees in both Finance and Real Estate from The Ohio State University, coupled with his experience in commercial real estate, have allowed him to represent a wide range of notable clients including BMW Financial, Data General, General Electric, Huntington National Bank, LCI International (Qwest), U.S. Health and numerous others.

He also has the unique perspective of being a property owner which makes him much more effective at understanding the needs of landlords and tenants and implementing effective solutions. Brad has led the acquisition of over \$50 million worth of commercial real estate properties and is the managing investor of most of these real estate ventures.

Brad and his team of hands-on agents assess client needs and then work harder and smarter to make the best deal possible for their clients. Alterra is consistently listed as one of the top commercial real estate producers by CoStar Group and it is that drive, determination and engagement that placed Alterra in the # 4 spot on Business First's 2009 Fast 50 list (fastest growing 50 companies in Central Ohio), and #23 on the 2010 list, as well as Business First naming Brad one of the top 40 business people in Columbus under the age of 40 in 2003. Brad also has the distinction of having the largest commercial real estate transaction in Columbus in 1996.

He developed and instructed several commercial real estate courses at the Columbus Board of Realtors, including a required course titled "The Basics of Commercial Real Estate: Procedures and Practices". He also served as Chairman of the national SIOR Education Committee and on many committees in the commercial division of the Columbus Board of Realtors. Other real estate related organizations Brad is associated with include:

Brad is actively engaged in charitable and community organizations including the Columbus Chamber of Commerce Logistics Council, Capital Square Rotary, Columbus Museum of Art and Columbus Humane.

"We're on it!" is more than advertising to Brad Kitchen. It's the way he lives life and takes care of business.

Memberships

SIOR (Society of Industrial and Office Realtors)

CCIR (Columbus Commercial, Industrial & Investment Realtors)

ARC (Association of I-270 Corridor Realtors)

Alterra Real Estate Advisors - OH

3 Easton Oval, Suite 120

Columbus, OH 43219

614.365.9000