

CUSHMAN &  
WAKEFIELD

CRANEL

BELOW MARKET RATE FOR POLARIS OFFICE SPACE

4,841 SF OFFICE SPACE AVAILABLE - \$20/SF FS

3,600 SF AIR-CONDITIONED DEAD STORAGE SPACE  
AVAILABLE - \$10.00/SF FS

998 GEMINI  
PKWY

COLUMBUS, OH 43240



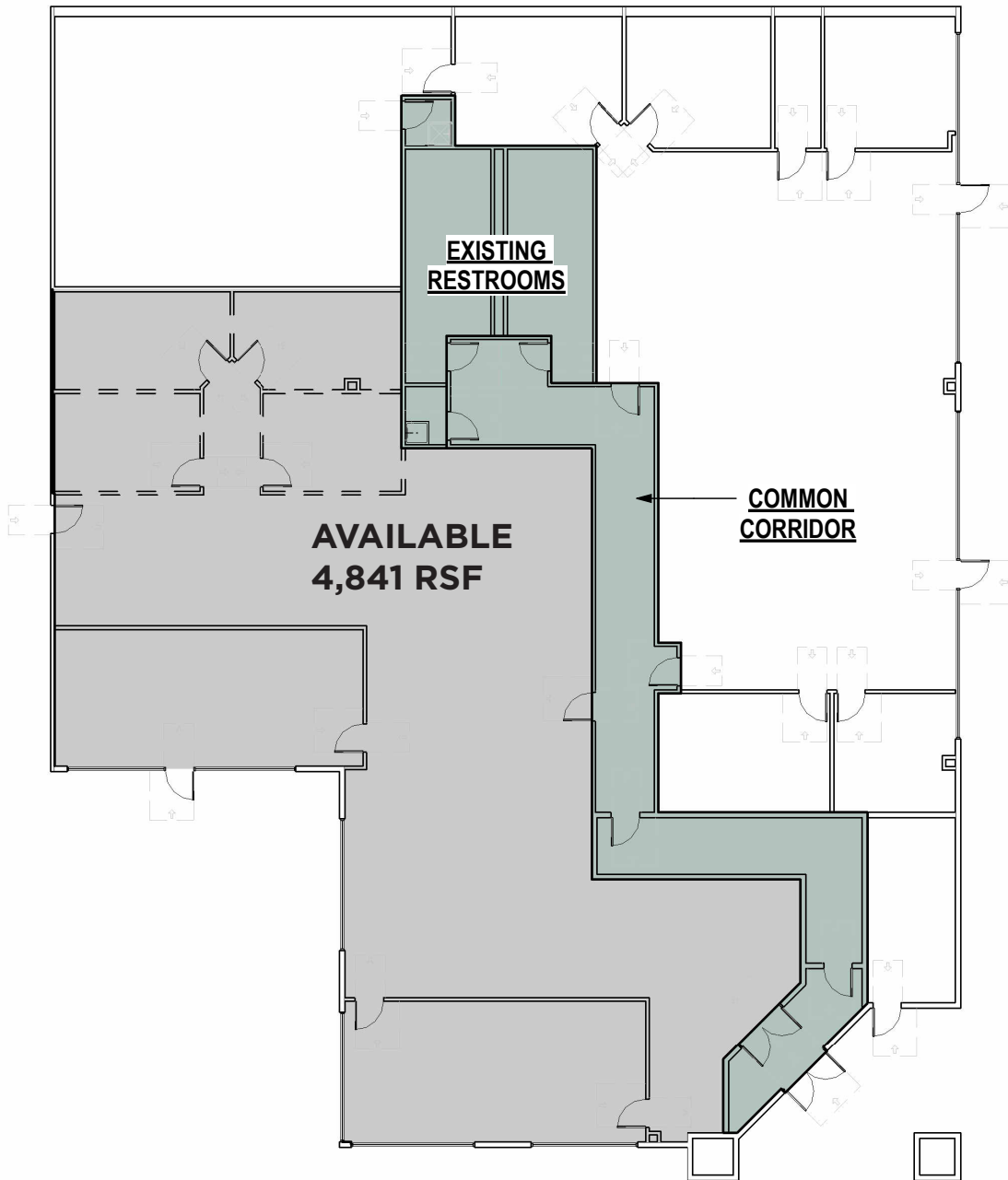


# ABOUT THE BUILDING FEATURES

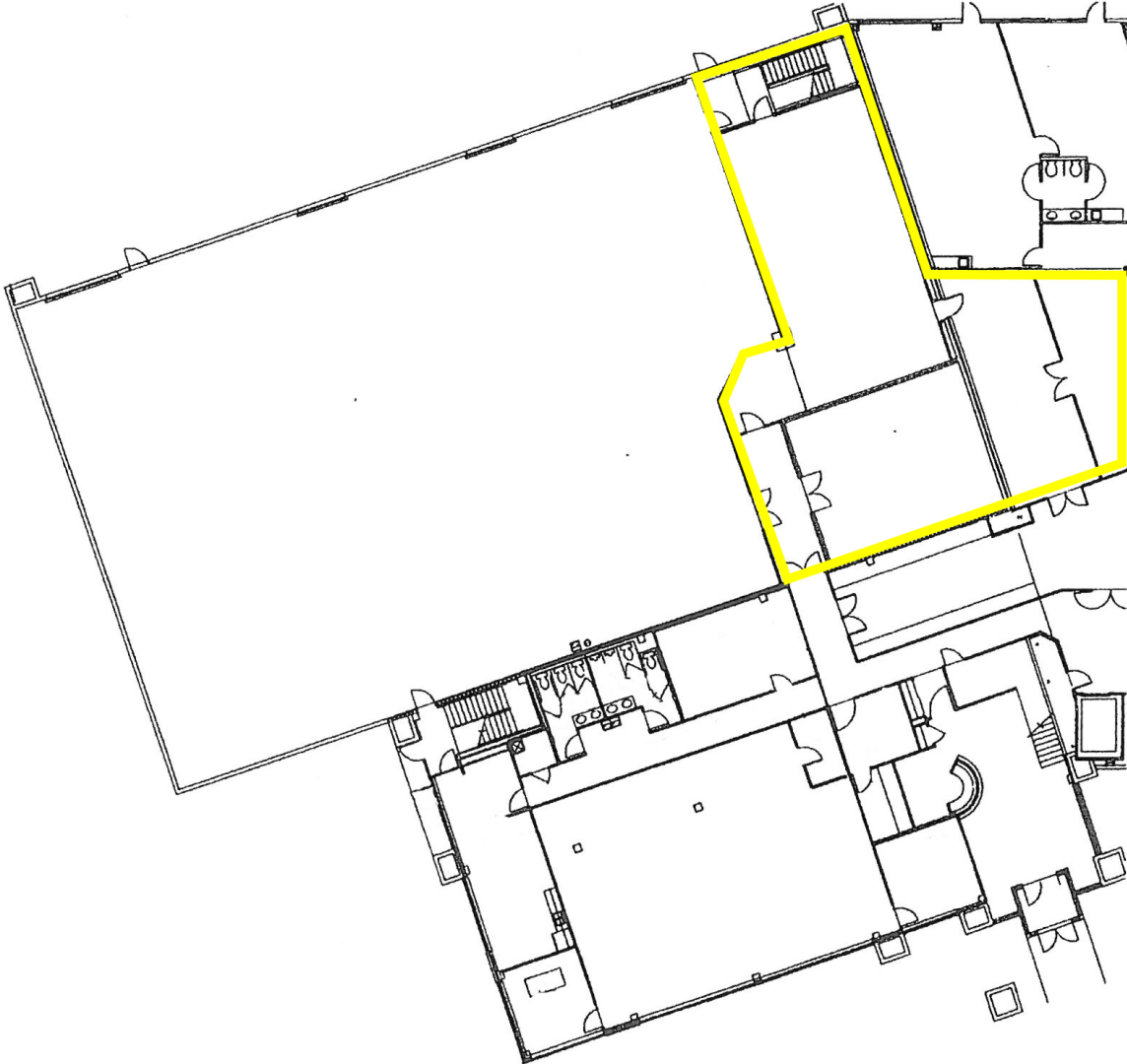
- 4,841 SF office space available at \$20.00/SF FS with base year expense stop
- 3,600 SF dead storage space available at \$10.00/SF FS
- Highly visible & easily accessible to Polaris Pkwy
- Owner-occupied
- Prime location near intersection of Polaris Pkwy & Gemini with easy access to Chase, Polaris Fashion Place and I-71
- Shopping, restaurants & entertainment options within a minute's drive
- Beautifully landscaped building with attractive pond providing a professional corporate image
- Well cared for, owner managed building

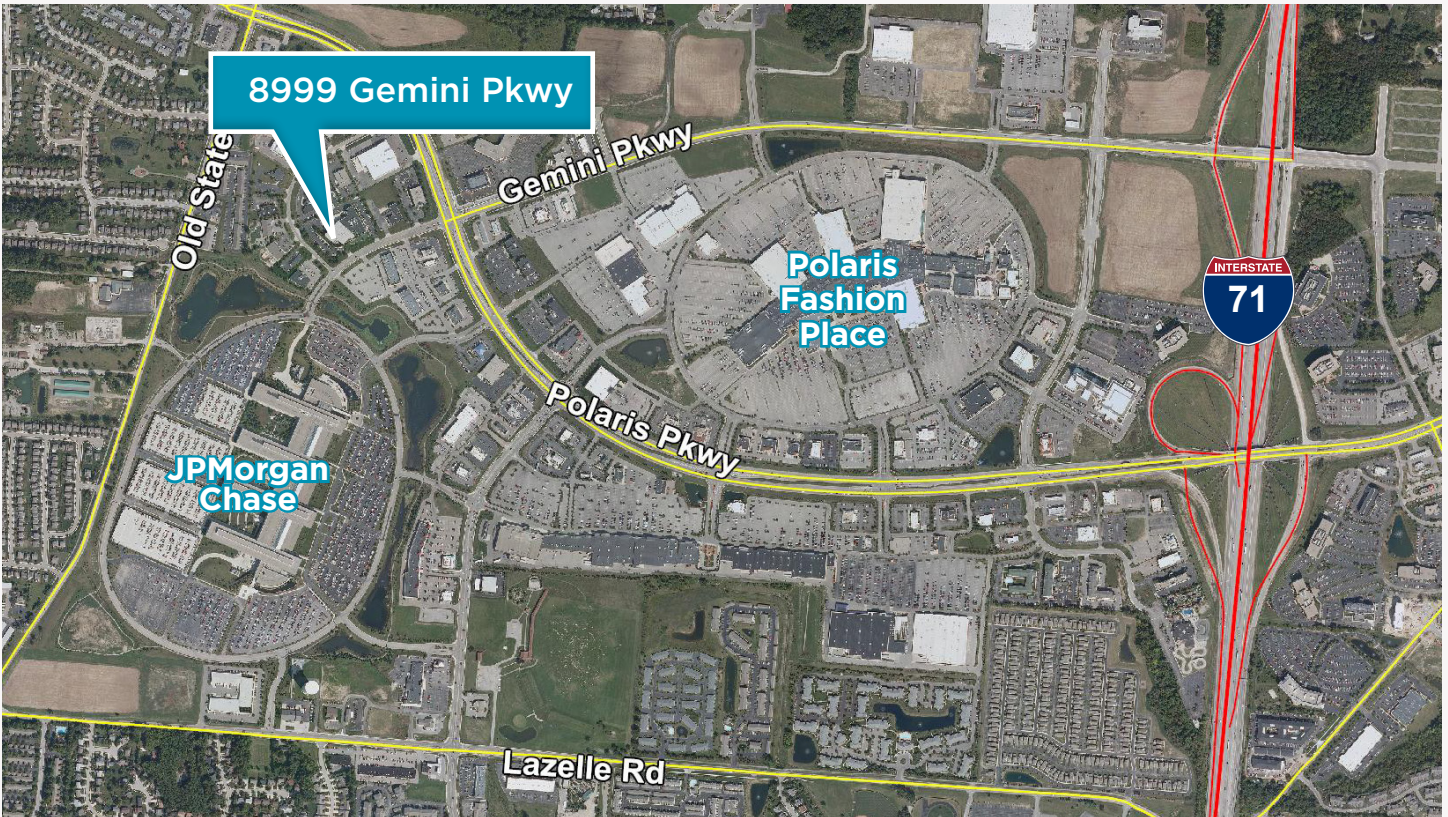


# 4,841 SF OFFICE SPACE



SUITE 120  
3,600 SF DEAD STORAGE SPACE





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