

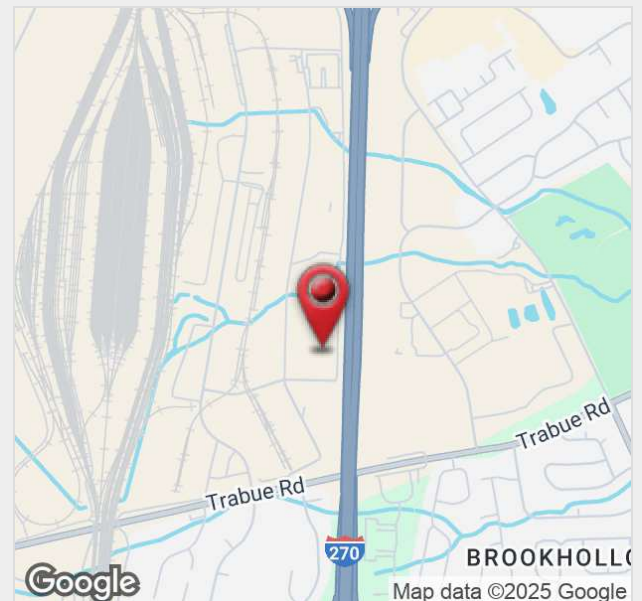
## 1785 O'Brien Road

Columbus, Ohio 43228

### Property Features

- 6,685 SF Office Space
- Open Floor Plan Includes 5 Private Offices
- Conference Room, Restrooms, IT Room & Kitchenette
- Ample Parking with 32 Spaces Available
- Signage Opportunity Available on Building & Front Door
- Direct Frontage Along I-270
- Convenient Access to I-270 & I-70
- Sublease Ending February 28, 2027

**Lease Rate: \$9.50 SF/Yr (Gross)**



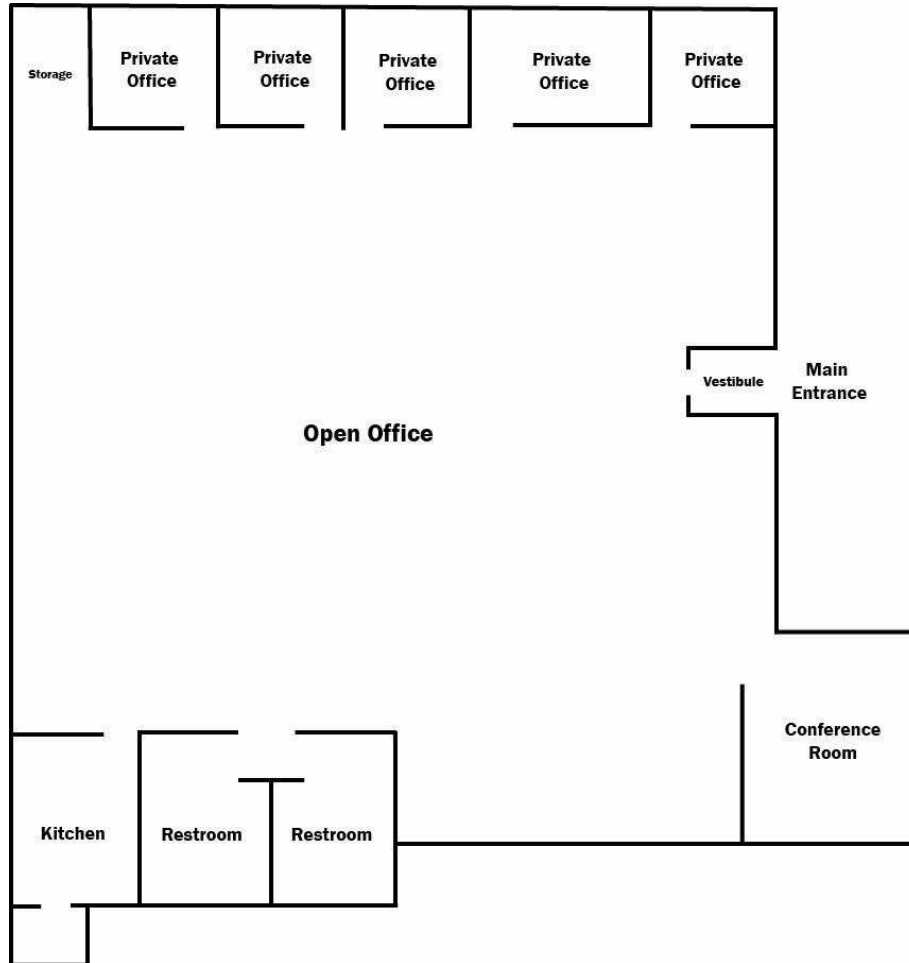
For more information:

**Simon Kroos**

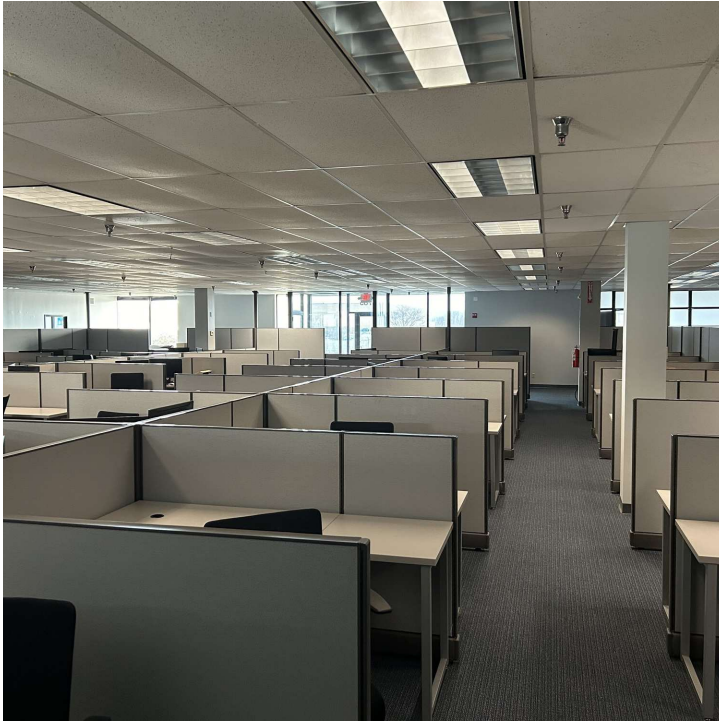
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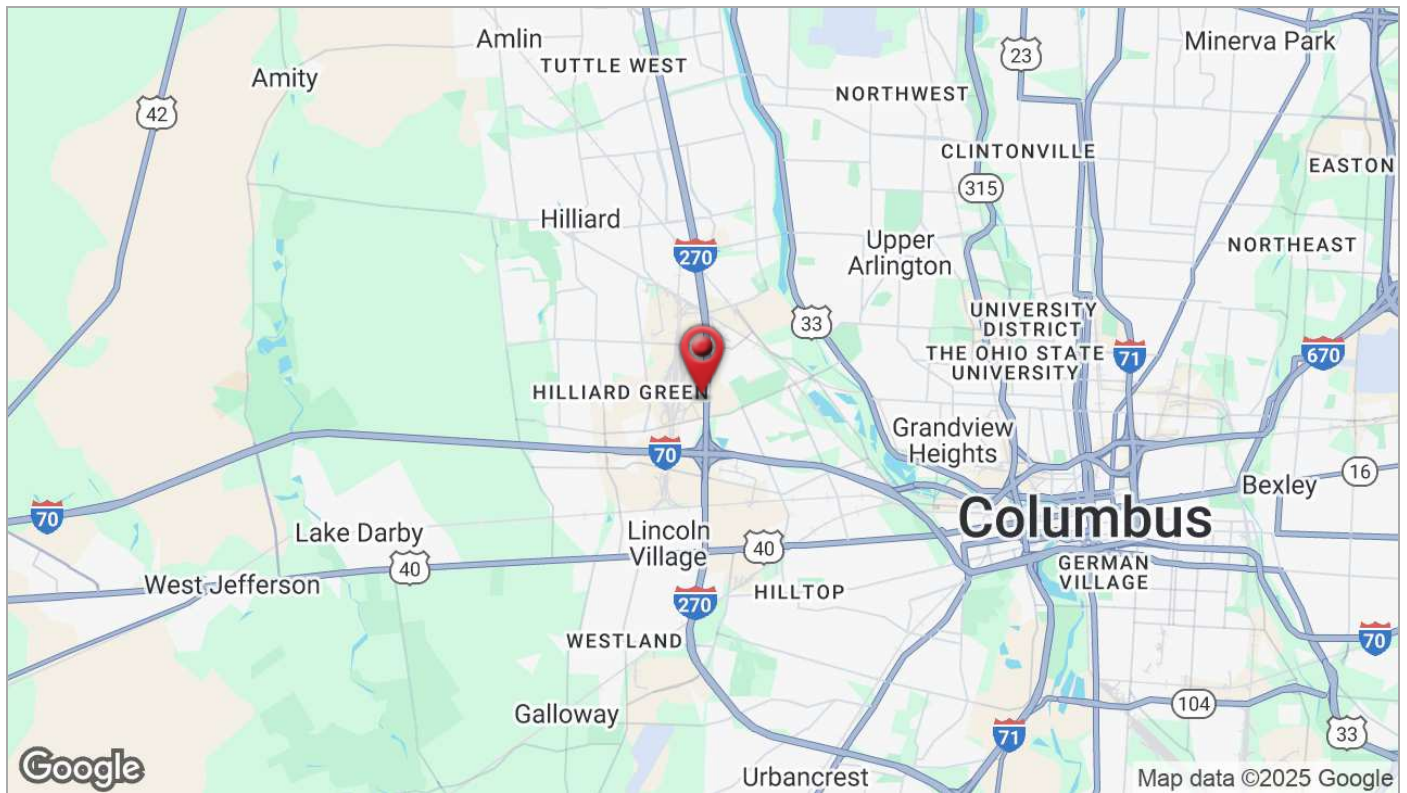
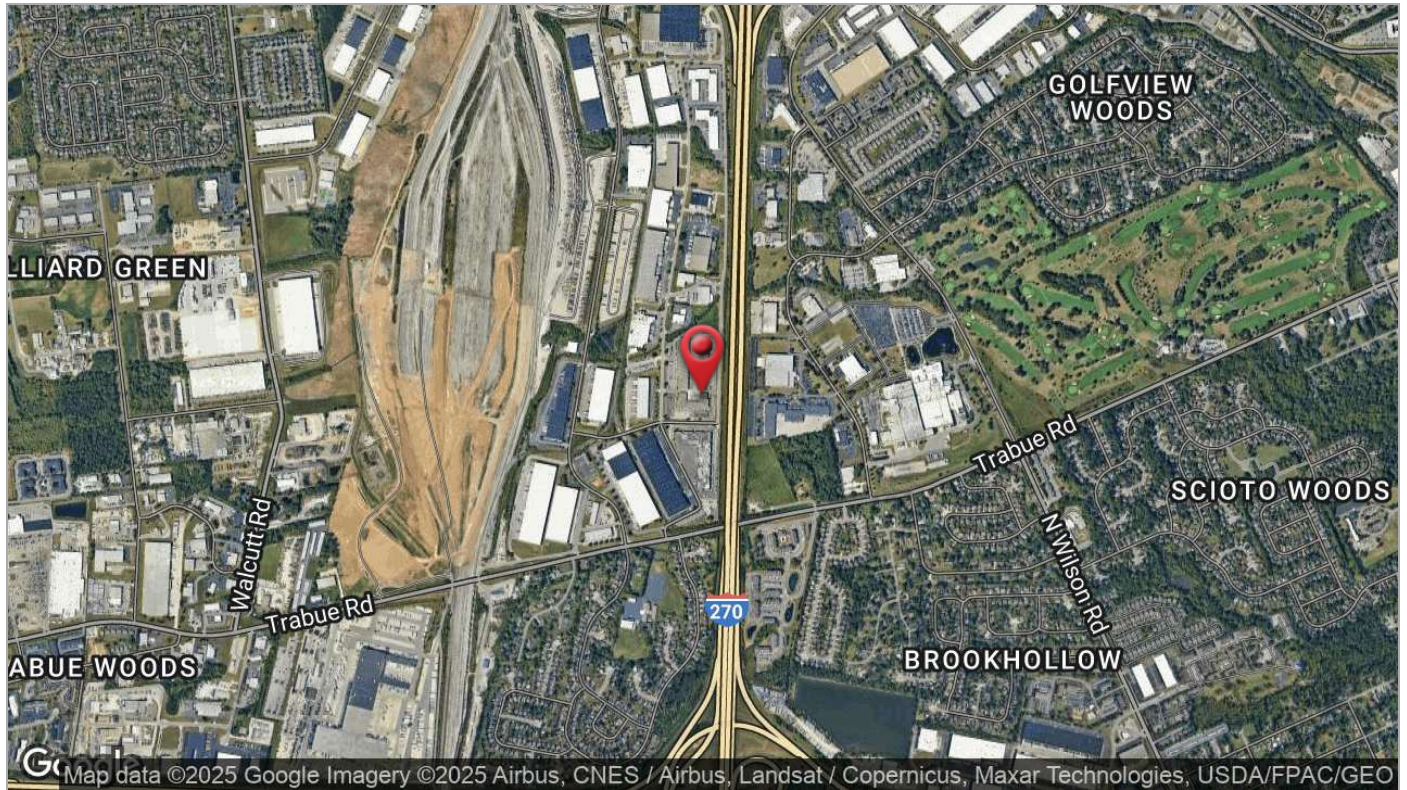
**Matt Gregory, SIOR, CCIM**

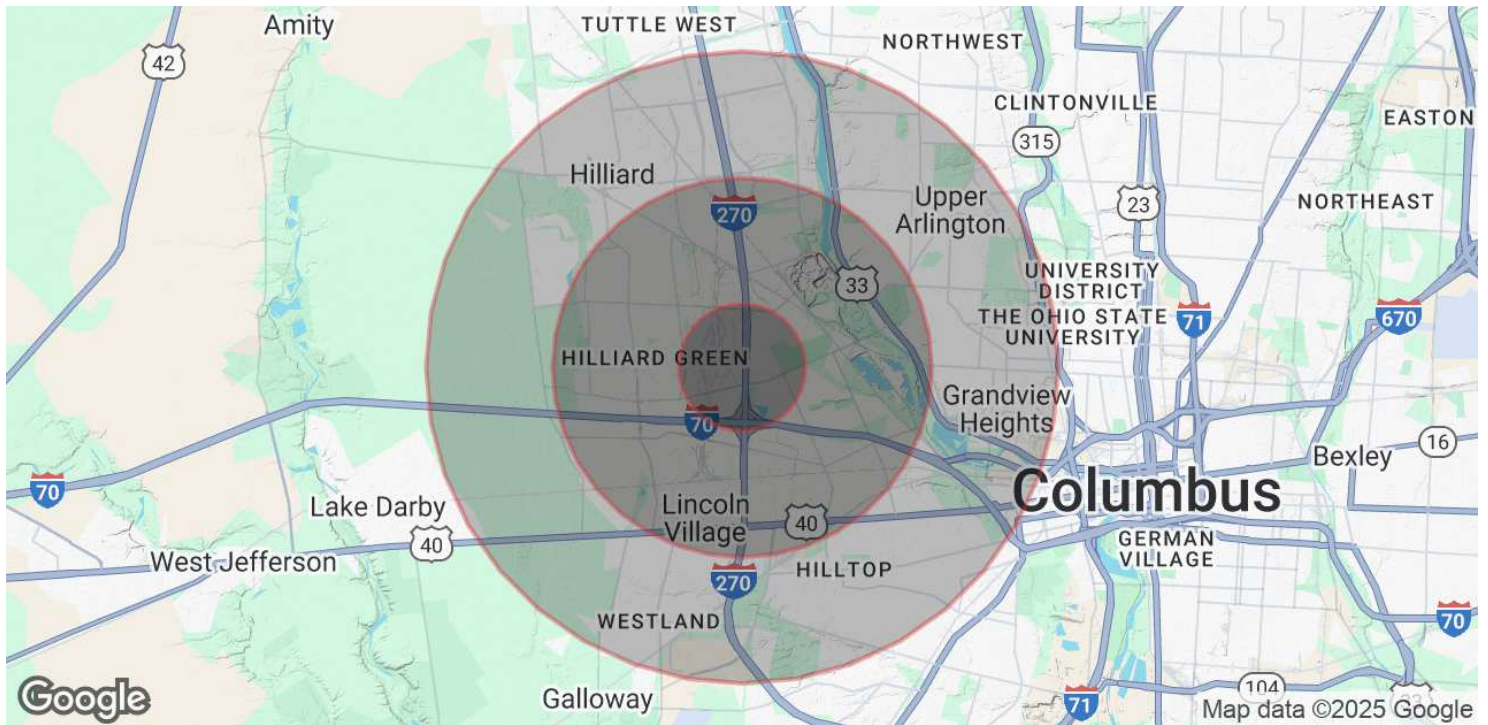
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
1785 O'Brien Rd	Office Building	\$9.50 SF/YR	Gross	6,685 SF	VACANT







<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	4,893	81,399	258,106
Average Age	36	37	37
Average Age (Male)	36	36	36
Average Age (Female)	36	38	38
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,041	33,832	105,612
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$106,450	\$107,759	\$108,821
Average House Value	\$294,968	\$328,853	\$346,170

Demographics data derived from AlphaMap