

A photograph of the Arlingate Plaza building, a modern brick and metal structure with large glass windows. The building is set against a clear blue sky. In the foreground, there is a paved parking lot with a handicapped parking space marked with a wheelchair symbol. A small landscaped area with grass and a curved curb is also visible.

Flex Lease Opportunity

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Arlingate Plaza

1717-4189 Arlingate Ln, Columbus, OH Available for Lease

Arlingate Plaza offers office and flex opportunities with easy access to I-270 via Roberts Road and I-70 via Wilson Road.

Building amenities include:

- **I-270 signage opportunities**
- High parking ratio
- Drive-in door / dock combinations
- Wet sprinkler system
- Professionally managed by Colliers Columbus

For Lease

ArlingGate Plaza Speculative Flex / Warehouse Space

Availability and Size

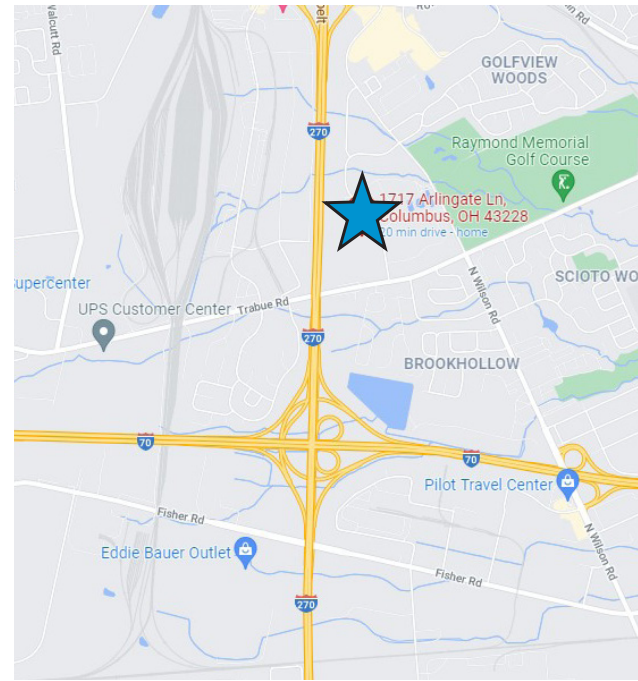
4181	4,060 - 16,930 RSF	Office space	\$13.95 Gross*
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**Includes operating expenses and utilities*

Availability and Size

4167/4185	10,194	Flex space	\$11.95 NNN
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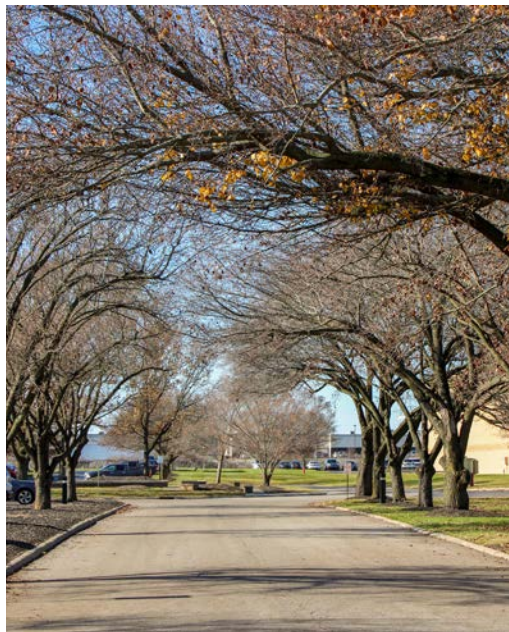
*Estimated Operating Expenses are \$3.99/SF for suites 4167 & 4185.
Utilities are separately metered.*



Aerial



Photo Gallery



Building Signage



The landlord recently completed painting the buildings and upgrading the tenant signage package. Example pictured above.

Freeway Visibility

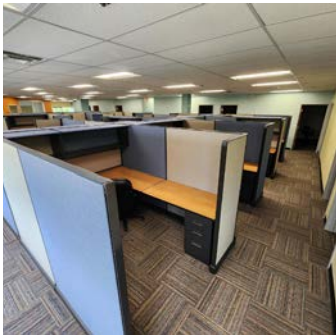
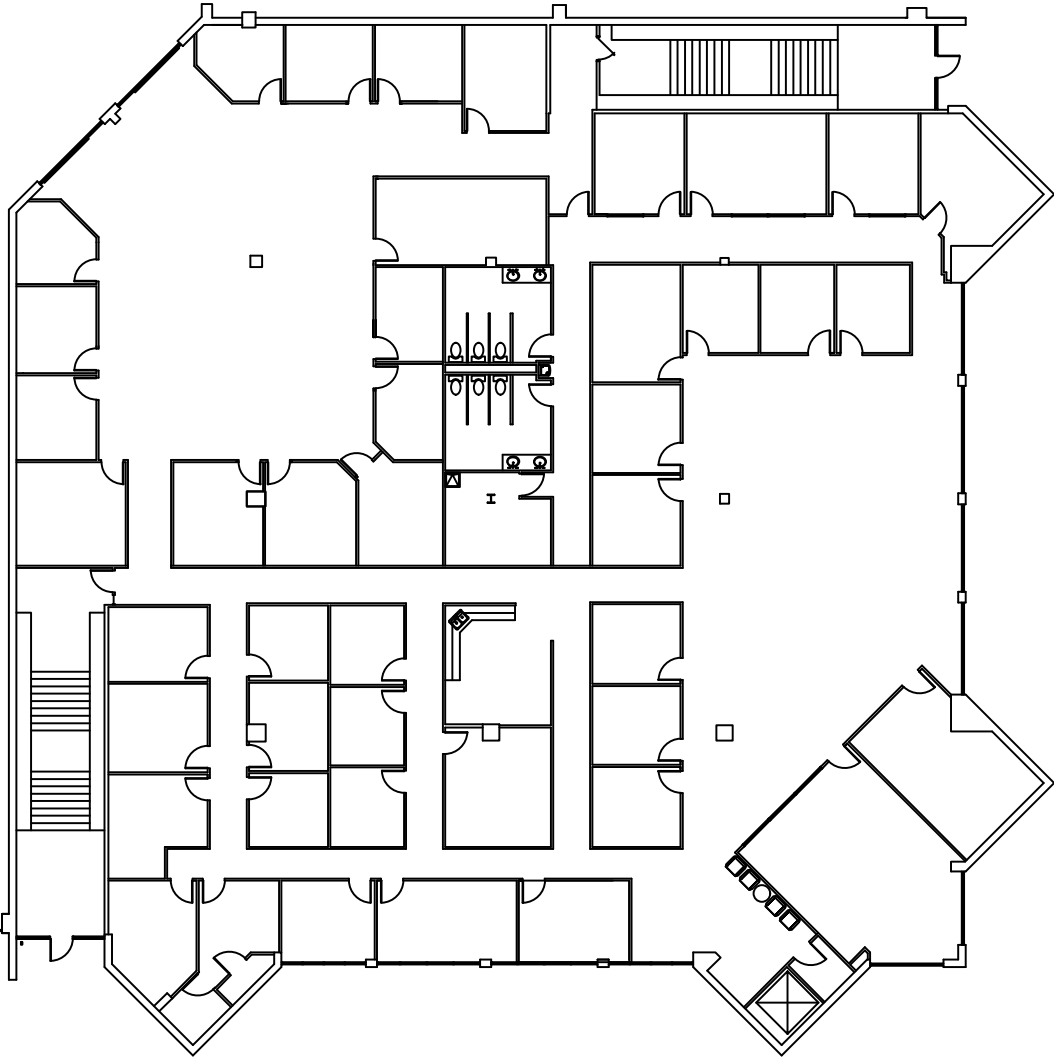


Arlingate Plaza has excellent visibility from I-270, with a traffic count of 116,000 vehicles per day.

Floor Plan

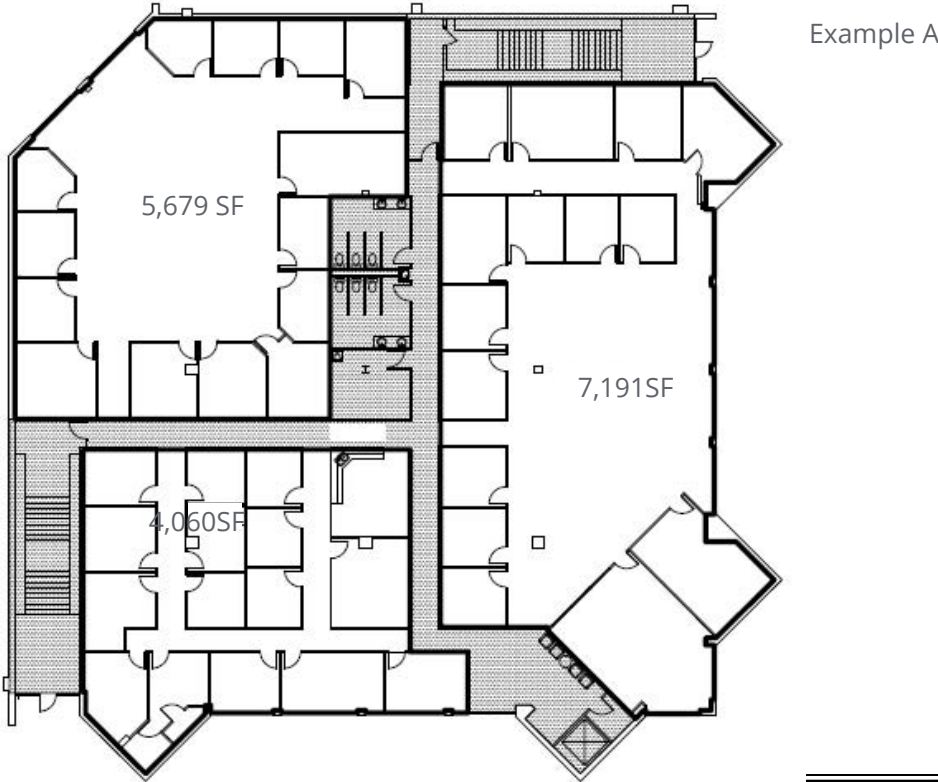
4181 - Second floor suite (office) - 16,930 SF

Move in ready! Furniture available.

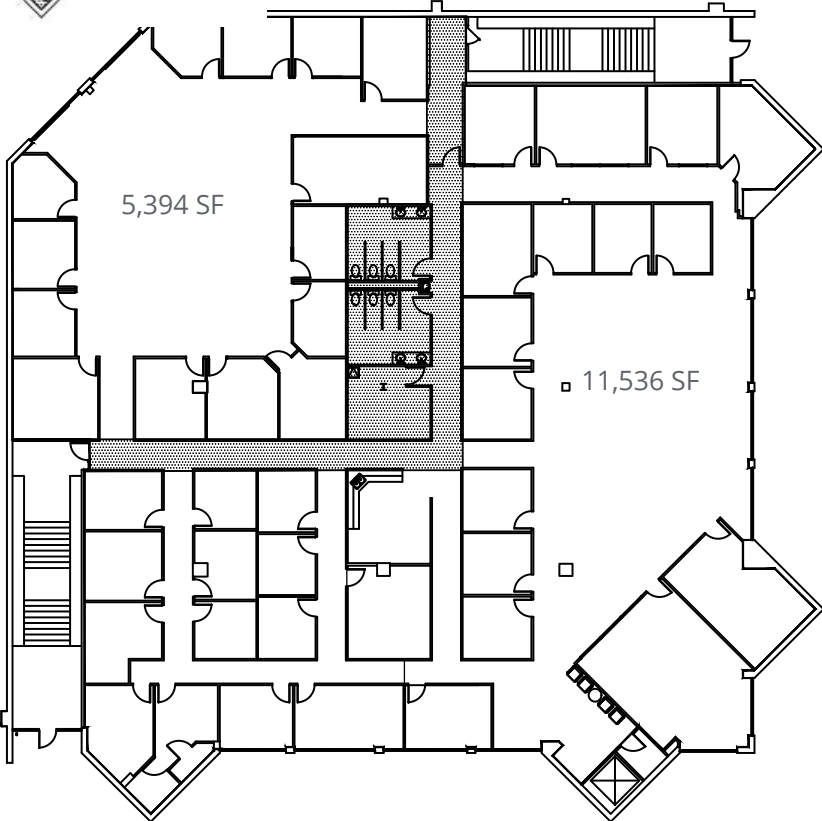


Floor Plan

4181 - Second floor suite demised (proposed)

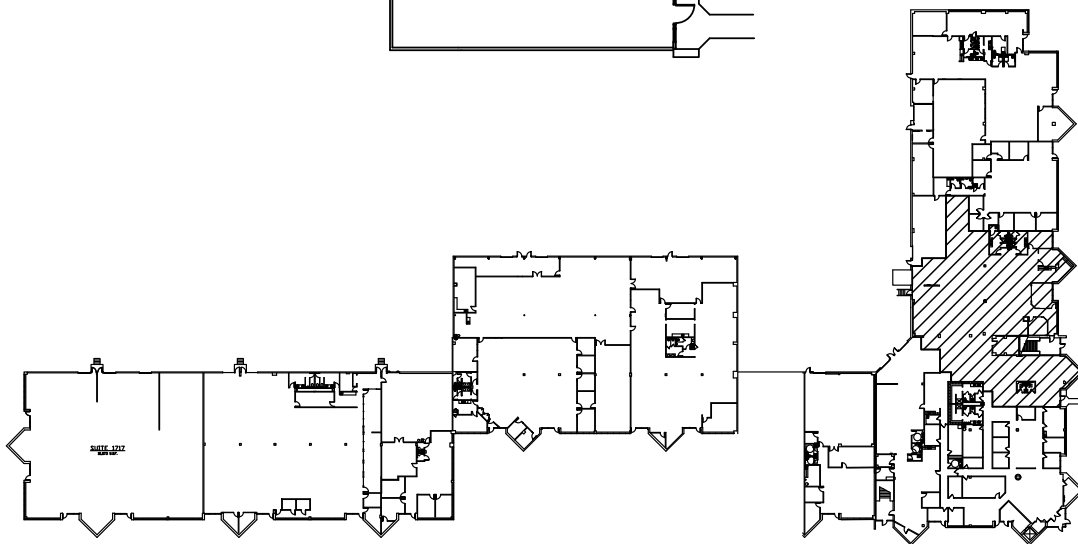
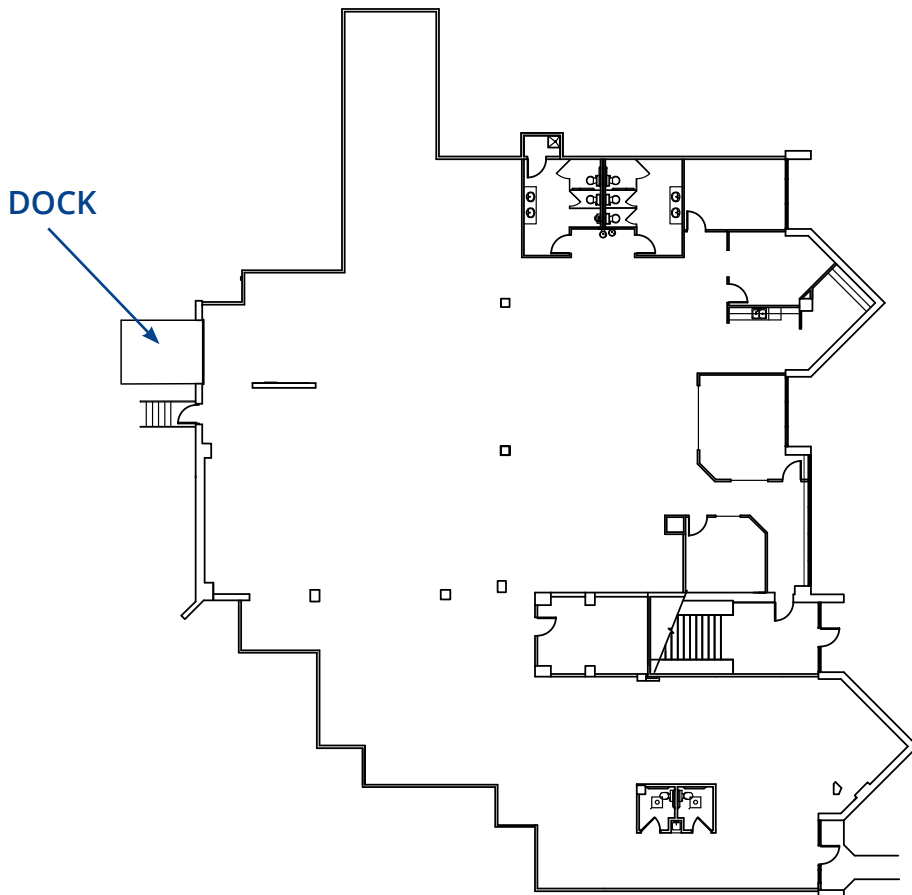


Example B



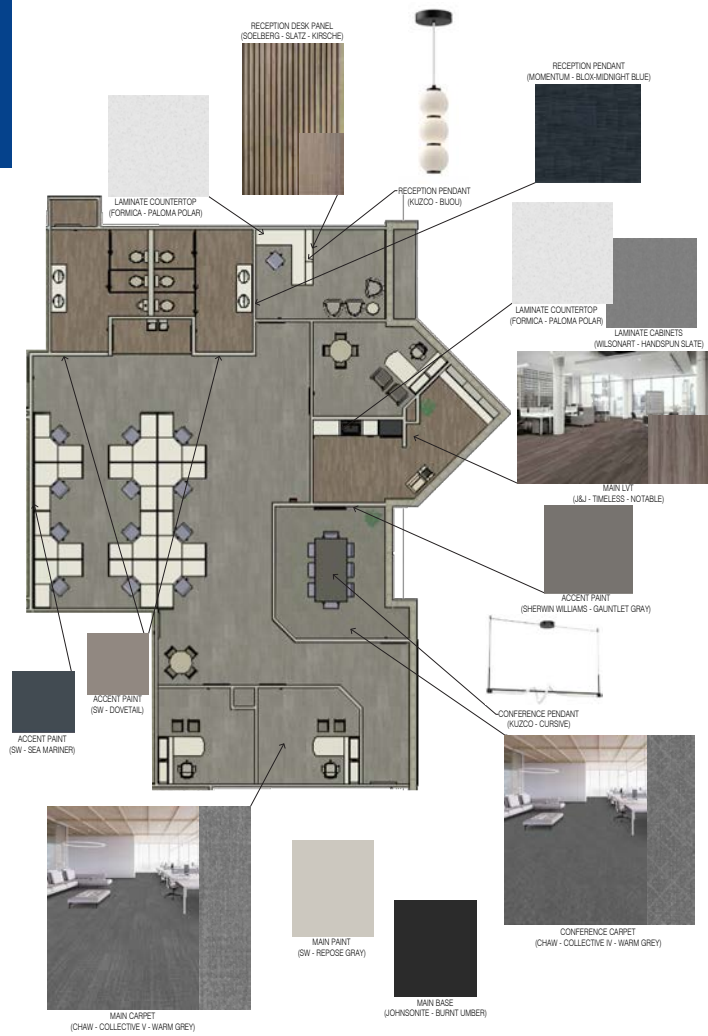
Floor Plan

Suite 4167 & 4185 - 10,194 SF



Space is mostly warehouse with 16' clear height.

Spec Suite (proposed)



Spec Suite (proposed)

