



3386-3400 Snouffer Road
Columbus, OH 43235

100 % LEASED
OFFICE BUILDING FOR SALE / LEASE



BRADFORD KITCHEN, SIOR
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AlterraRE.com



Property Highlights

- Two freestanding office/medical buildings located in the highly desirable Dublin area, offering flexibility for a variety of professional or healthcare-related uses.
- Prominent monument signage provides strong visibility and branding opportunities along the roadway.
- Currently configured as an autism treatment center, featuring specialized buildout suitable for therapy, education, or clinical operations.
- Fenced outdoor playground area already in place, ideal for daycare, therapy programs, or other child-focused services.
- Versatile layout and zoning allow for multiple potential uses, including general office, medical or behavioral health services, daycare, autism or therapy programs, and drug and alcohol treatment facilities.
- Functional, move-in-ready improvements that can reduce upfront buildout costs for users with similar operational needs.

Offering Summary

Sale Price	\$4,299,000
Lease Rate	\$11.95 SF/yr (Net)
CAM	\$4.31 / SF
Number of Units	2
Available SF	10,814 - 21,628 SF
Lot Size	3.042 Acres
Building Size	21,628 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	6,816	100,953	348,872
Total Population	15,097	243,995	857,122
Average HH Income	\$97,377	\$140,483	\$122,320



Property Description

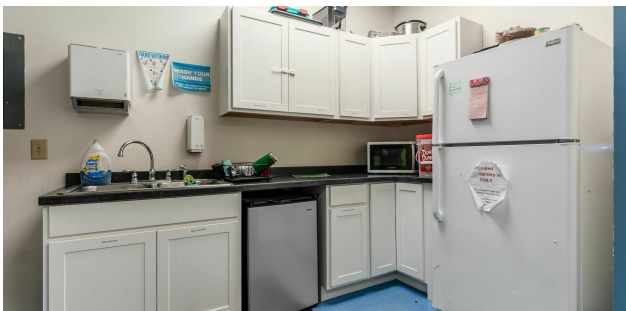
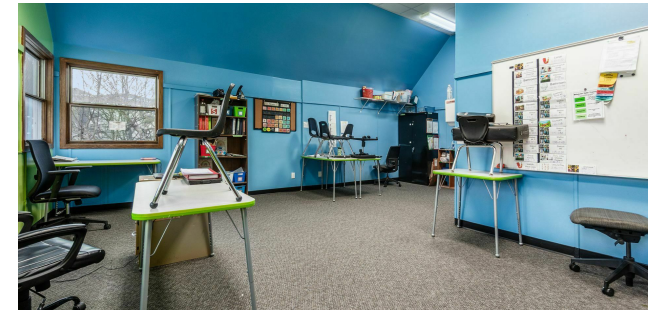
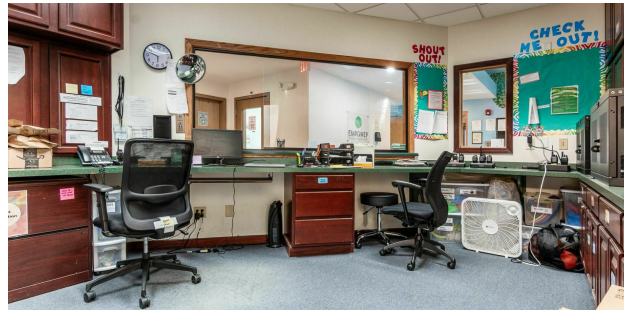
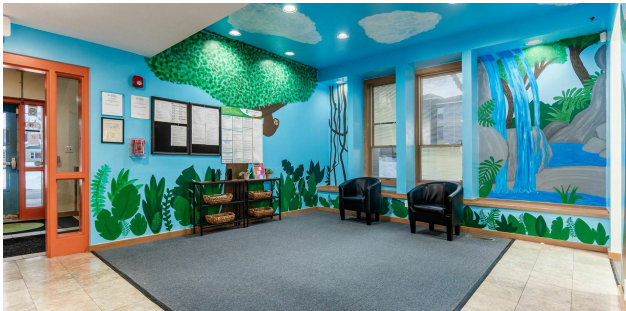
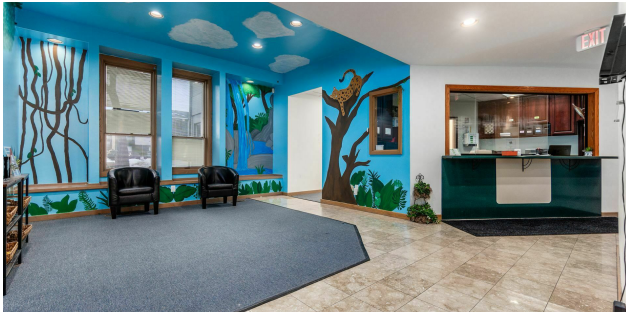
Discover the vibrant amenities surrounding the property at 3386 - 3400 Snouffer Road, Columbus, Ohio 43235, ideally positioned in the Northwest Columbus/Worthington submarket. This location offers convenient access to major retail and dining corridors, including Polaris Fashion Place, a regional shopping destination featuring national retailers, restaurants, and entertainment venues.

The property is also just minutes from the Bethel Road and Sawmill Road corridors, known for their wide variety of restaurants, professional services, and everyday conveniences, as well as the historic Worthington area, which offers local dining, shops, and community events. Nearby parks, walking paths, and recreational amenities throughout Dublin and Northwest Columbus further enhance the area's appeal, while the Scioto River corridor and regional trail systems provide additional outdoor opportunities.

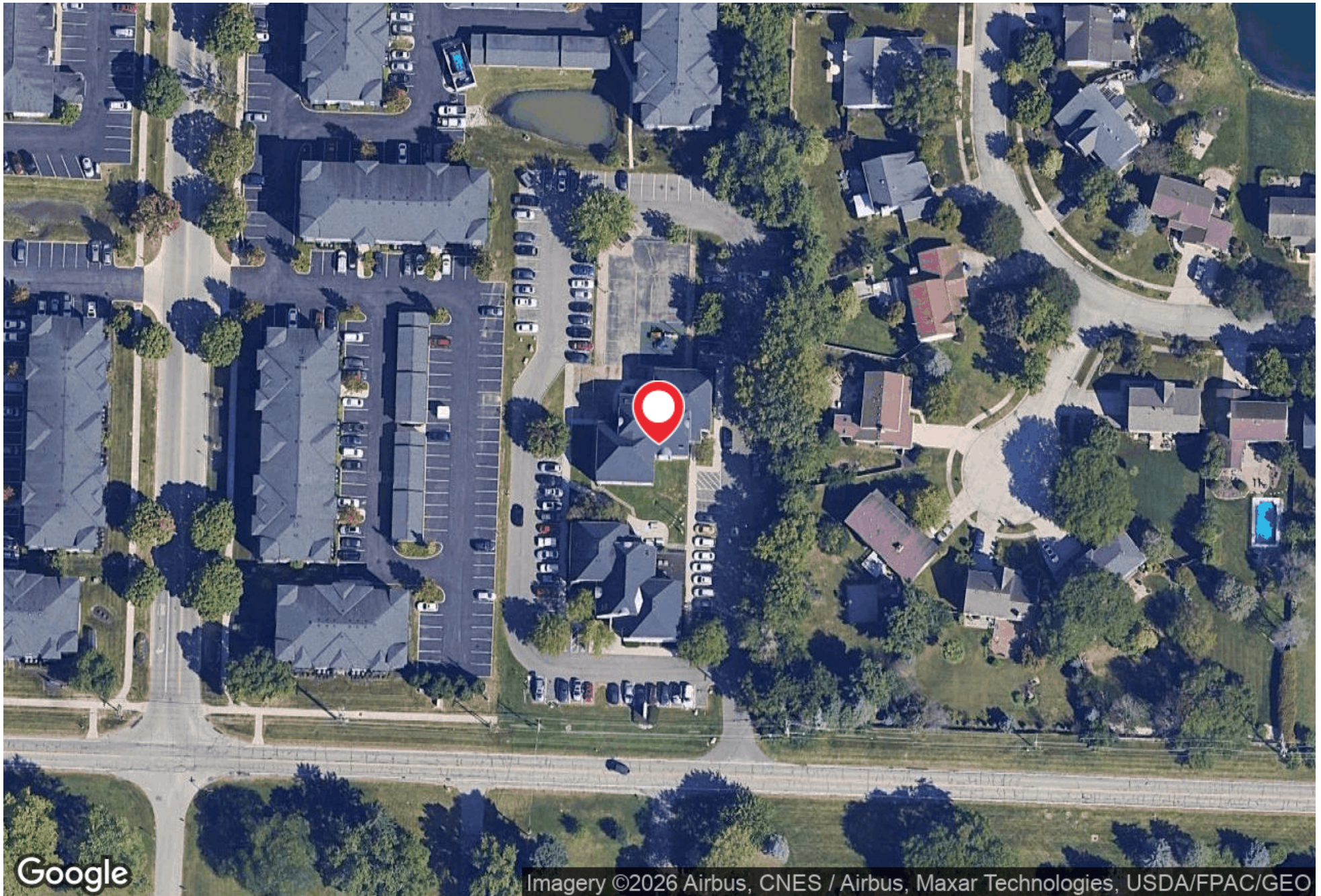
With quick access to Interstate 270, tenants and visitors benefit from efficient connectivity to Dublin, Worthington, Downtown Columbus, and John Glenn Columbus International Airport, making commuting and regional travel convenient.

This strategic Northwest Columbus location offers a strong balance of accessibility, established neighborhoods, retail and dining amenities, and proximity to major employment centers, making it an attractive setting for office, medical, or service-oriented users.









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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)

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