



Colliers



For Lease

This property is owned by:



Primary Contacts

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Greater Columbus Region
2 Miranova Place
Suite 900
Columbus, OH 43215

1717-4189 Arlingate Lane Columbus, OH 43228

Flex Space Available Immediately

About this Property

Arlingate Plaza delivers versatile office and flex space in a highly accessible location, with seamless connectivity to I-270 via Roberts Road and I-70 via Wilson Road. This well-positioned property offers excellent visibility with I-270 signage opportunities, a high parking ratio, and functional loading with drive-in and dock door combinations, making Arlingate Plaza an ideal choice for efficiency, convenience, and growth. **246 striped parking spots with a parking ratio of 2.13/1,000 ± SF. There is additional auto and truck parking available.**

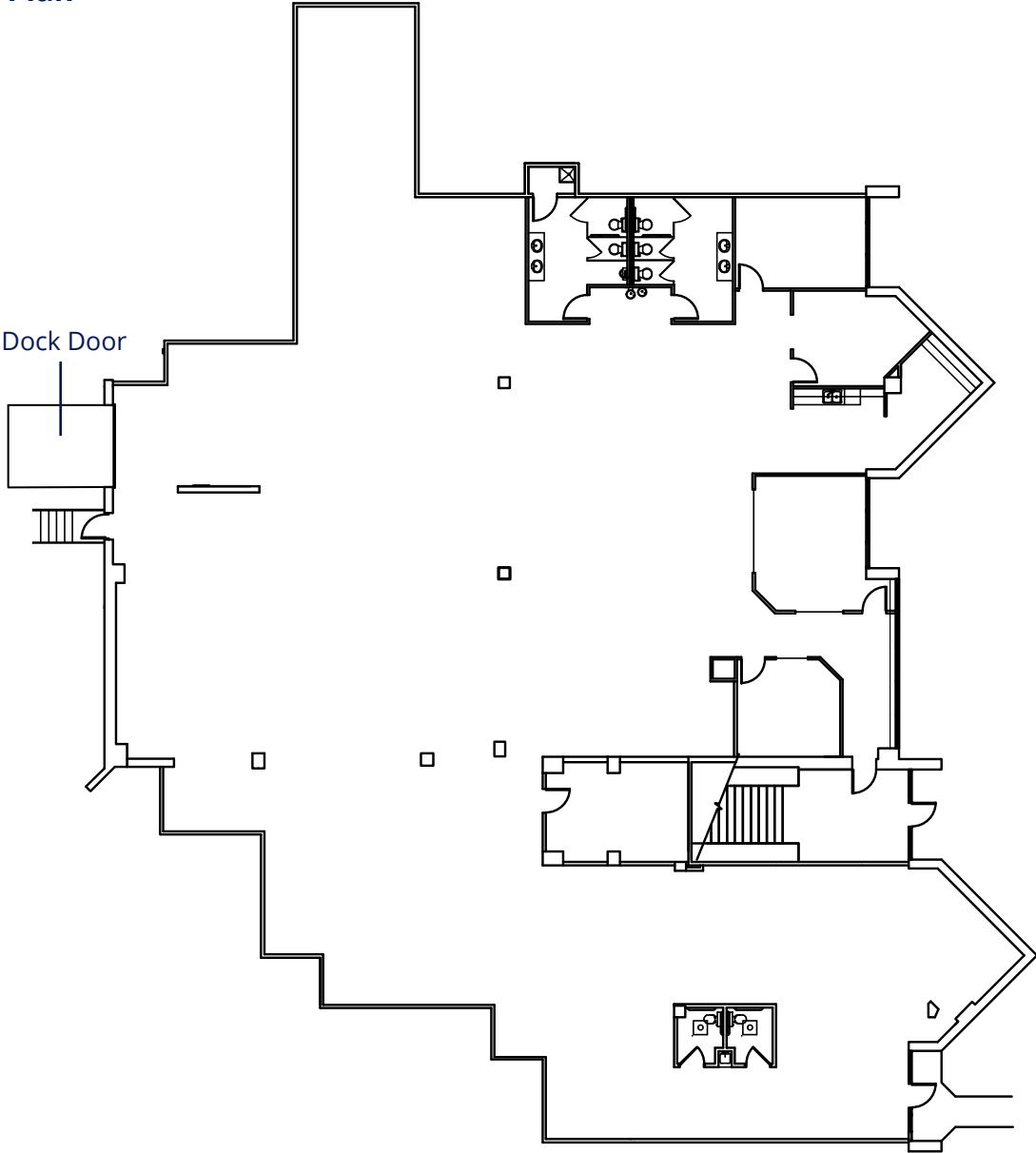
Available Flex Space

Suites	Total SF	Office SF	Dock Doors	Lease Rate	OPEX (est. 2026)	Availability
4167/4185	10,194 ± SF	1,000-5,000 ± SF	1	\$11.95/SF NNN	\$3.99/SF	Immediately

Property Details

- High parking ratio
- Wet sprinkler system
- 16’ clear height
- Fully climate controlled
- Additional office space available

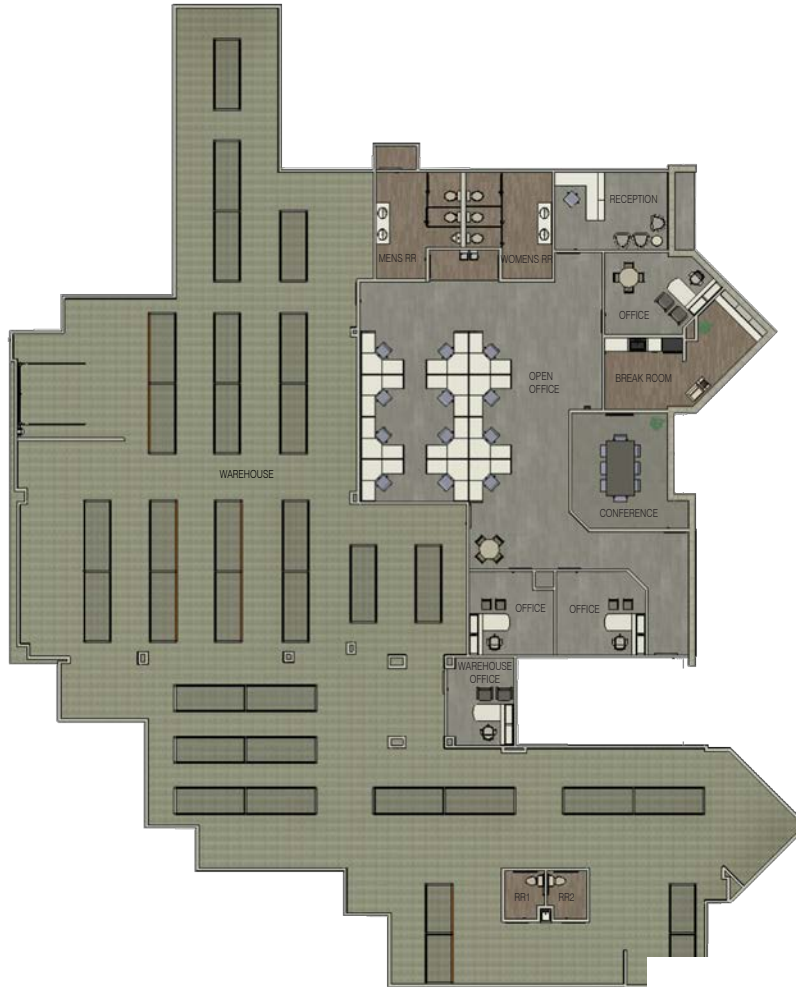
As Built Floor Plan



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Proposed Floor Plan

Spec Suite Layout



3D Overview

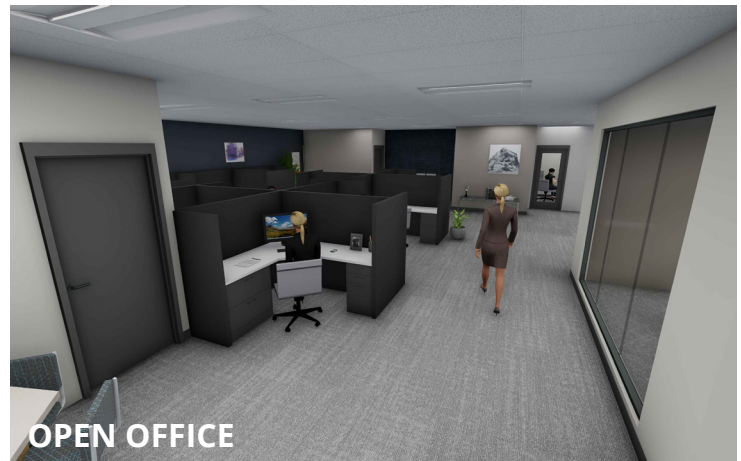
Proposed Spec Suite



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Spec Suite - Interior Renderings

Proposed Spec Suite



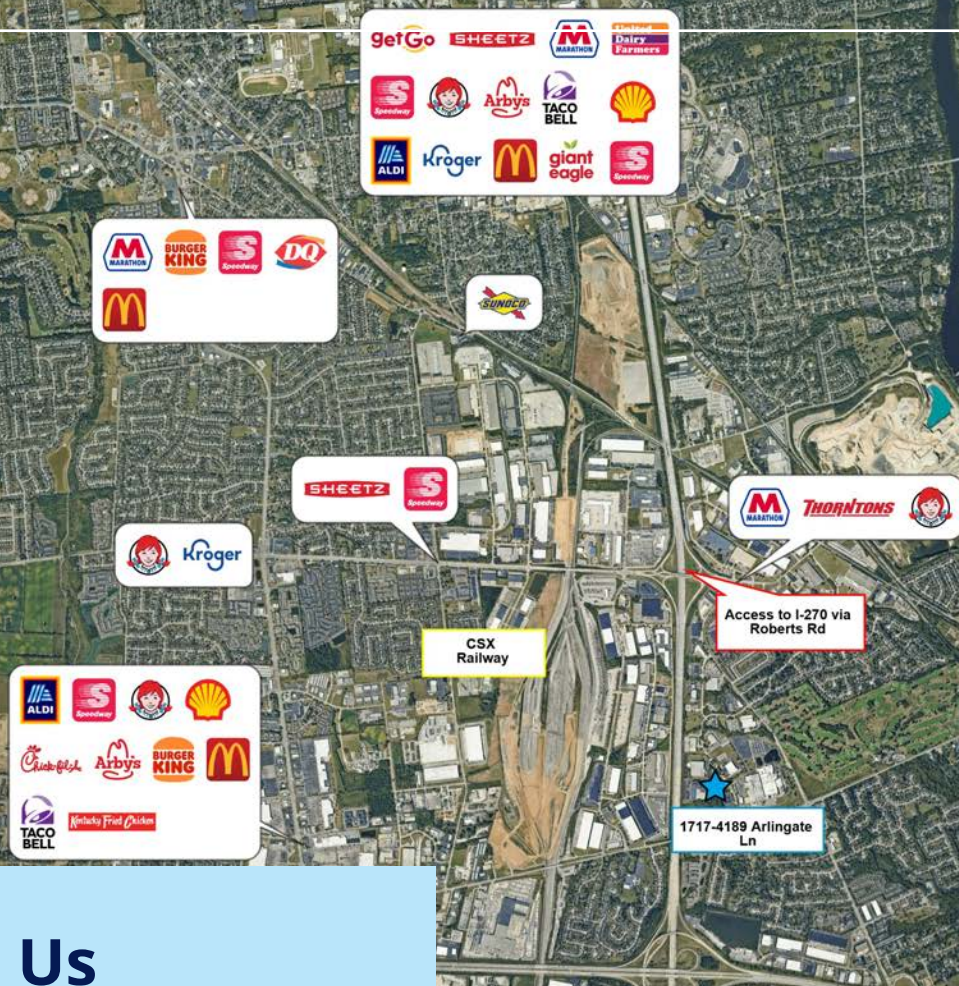
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Freeway Visibility

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



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Contact Us

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Area Access & Amenities

Distances

I-270 via Roberts Rd	1.4 miles
CSX Railway	2 miles
I-70 via I-270	3.3 miles
Downtown Columbus	8.2 miles
CMH Airport	13.1 miles

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