



OFFICE BUILDING FOR LEASE

1025 Concord Ave, 2nd Floor Unit Columbus, OH 43212

Up to 1,800 sf of Office Space @ \$16 PSF NNN

Contact Leasing Agent: Ann Adams 614-483-2315 or Desmond Todd
614-202-9945



PRESENTED BY

Jeffrey T. Keller

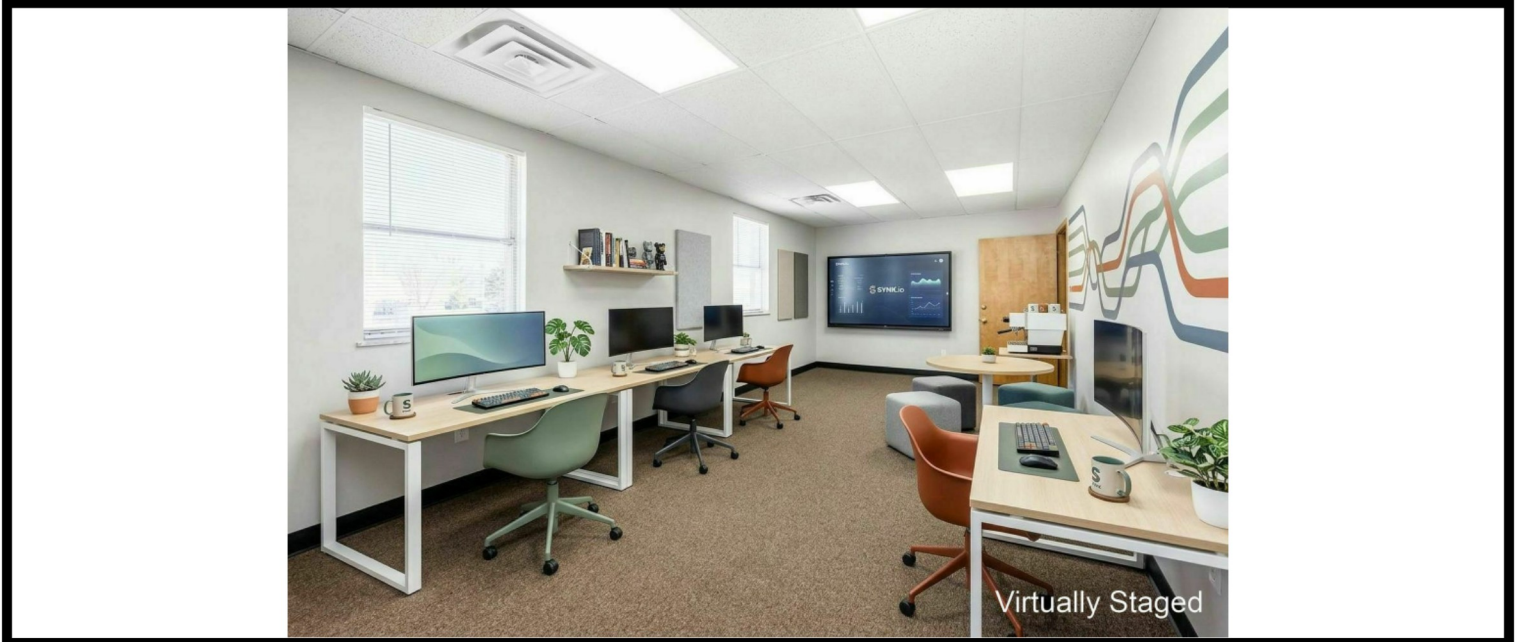
(614) 924-0410

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Upper Arlington Office | (614) 924-0410 | 1720 Zollinger Road, Suite 200, Upper Arlington, OH 43221

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PROPERTY DESCRIPTION

Exceptional commercial opportunity in the heart of the Grandview/Upper Arlington area! This 3,600 SF two-story building is permitted for office use and offers flexible lease options. Lease the entire building, a single floor ($\pm 1,800$ SF each), or select individual suites (approx. 500 SF each) on the upper level.

Ownership will negotiate completing modern upgrades, including new LVP flooring, lighting, paint, and select tenant improvements for flexible layouts. Restrooms are available on each floor, and the property includes ample on-site parking to support multiple tenants or a single user.

Perfect for professional offices, creative studios, medical/wellness practices, or boutique service firms, this space adapts easily to your needs. The upper level features a mix of open workspace and private offices, while the lower level provides versatile areas for reception, meeting rooms, or team environments.

Prime Grandview location just minutes from Ohio State University, Grandview Yard, and Downtown Columbus, with easy access to SR-315, I-670, and I-70/I-71. Surrounded by restaurants, retail, and business amenities, this is an ideal setting for companies seeking a central, connected location with growth potential.

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	500 - 1,800 SF
Building Size:	3,600 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,498	4,679	11,179
Total Population	2,371	7,177	19,172
Average HH Income	\$72,210	\$76,384	\$94,161

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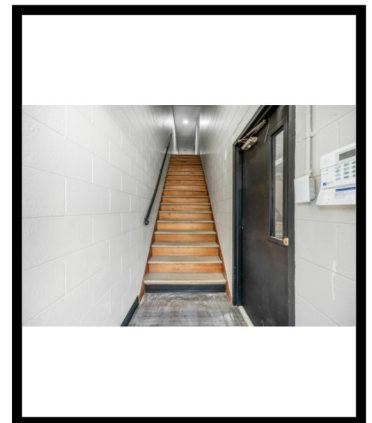
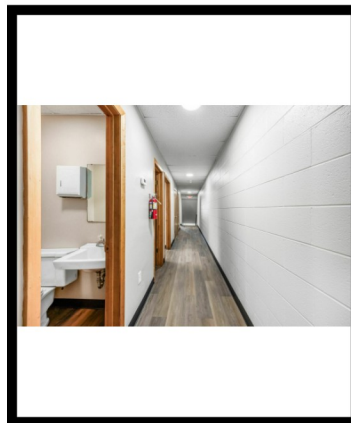
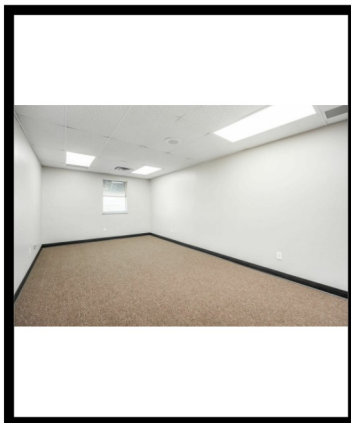
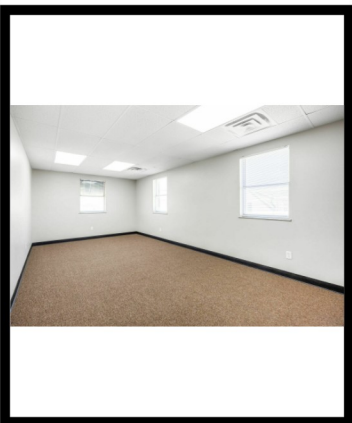
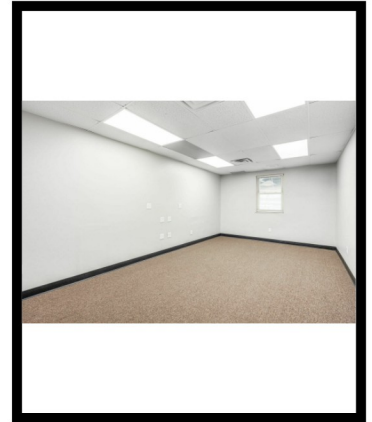
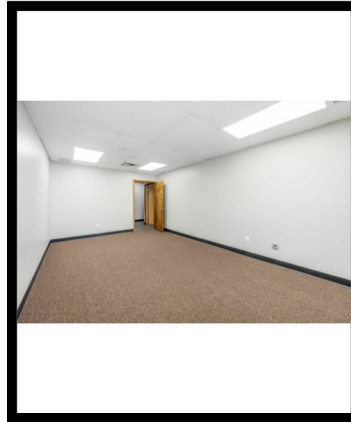
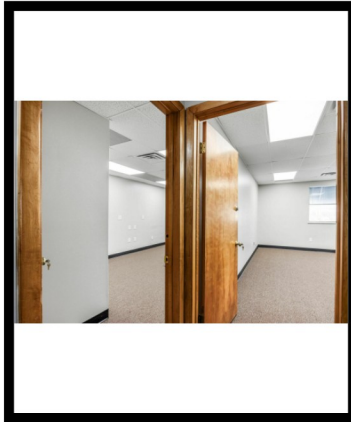
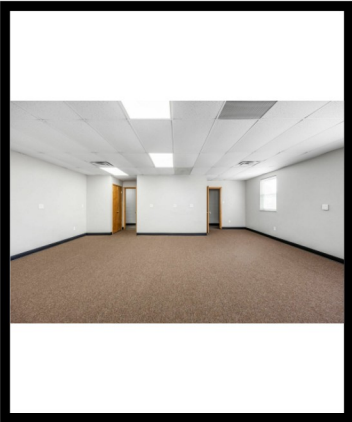
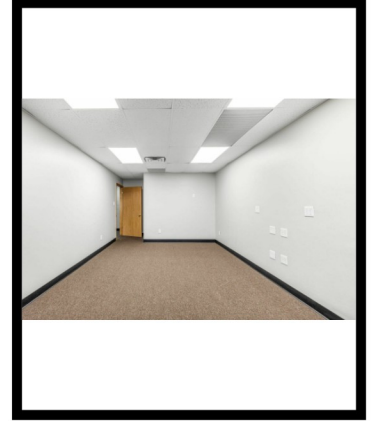
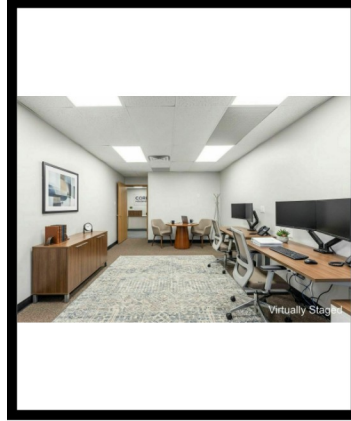
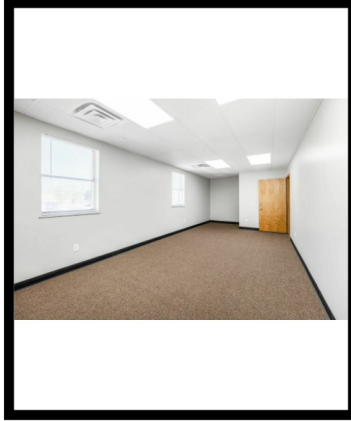
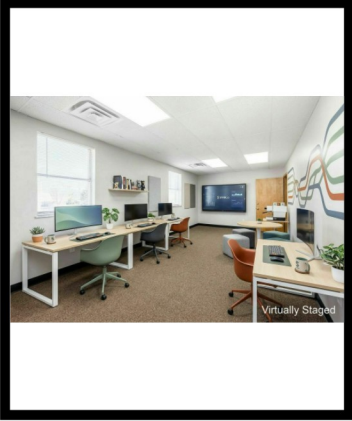
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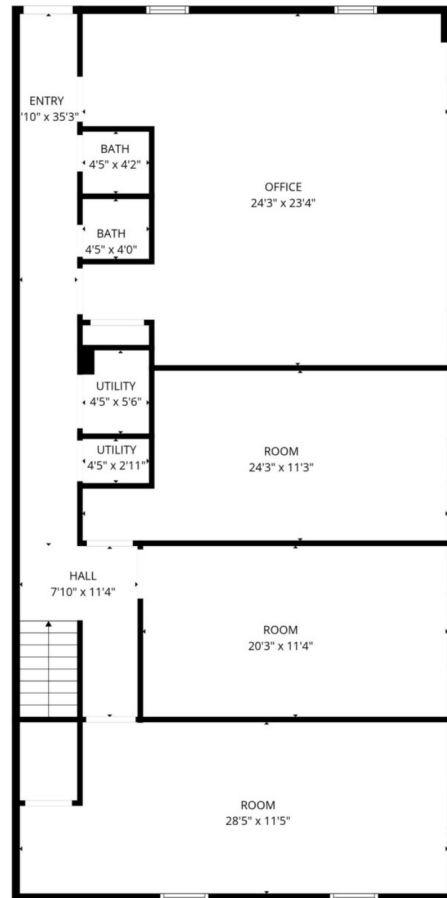
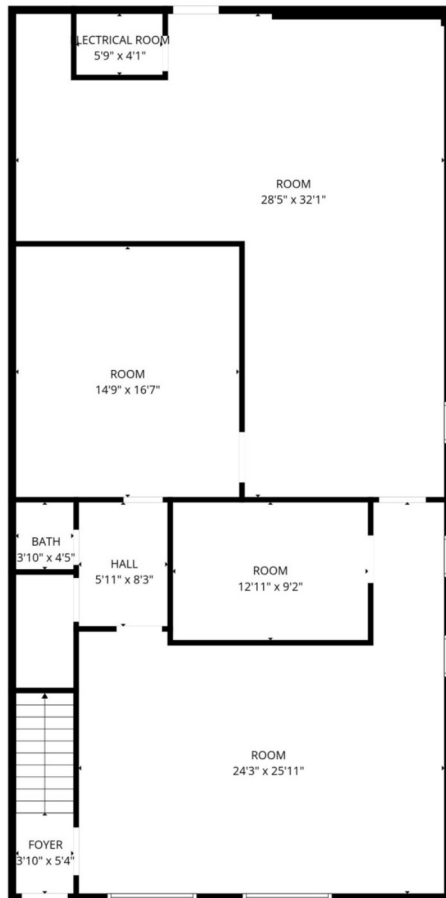
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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DISCLAIMER

The information presented in this marketing package is believed to be accurate, but it is not guaranteed. The buyer shall investigate the property to determine its suitability for the buyer's requirements.

Real Estate Opportunity and its agents do not have the authority to bind the seller to any terms, whether in writing or orally. Only written and signed communication between the buyer and the seller shall be considered part of any contract between the buyer and the seller.

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