



**Rj BOLL Realty**  
Corporate Real Estate Services

**1335 Dublin Rd.**

Columbus, OH 43215

**OFFICE FOR LEASE**



**Property:**

- Multi-tenant office building complex
- Single offices & office suites up to  $\pm 4,020$  Sq. Ft.
- Completely renovated with suites overlooking Scioto River, bike and walking paths
- Large conference room available to all tenants plus a shared banquet hall that seats up to 75 guests
- Other individual suite sizes;  $\pm 625$  Sq. Ft.,  $\pm 969$  Sq. Ft.,  $\pm 1,282$  Sq. Ft.,  $\pm 2,313$  Sq. Ft.

**Location:**

- Great location, access to I-670, SR-315, I-70 and I-270
- $\pm 4$  miles to downtown Columbus
- Just west of the I-670 and US-33 interchange



**Michael D. Grenert, SIOR**

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**Rj BOLL Realty, Ltd.**

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**Property Specifications:**

- ±127,237 Sq. Ft. office building
- Situated on ± 9.41 acres
- Class B building
- Completely renovated
- 4 parking spaces/1,000 Sq. Ft.
- Zoned C-3 and LC-4
- 2 floors with elevators
- Rent includes all utilities and janitorial

**Rate:**

- \$17.95/Sq. Ft. FSG for general office space from ±625 Sq. Ft. - ±4,020 Sq. Ft.
- Individual office suites from \$200 - \$600 per month

**General:**

- Large conference room available to all Tenants plus a shared banquet hall that seats up to 75 guests

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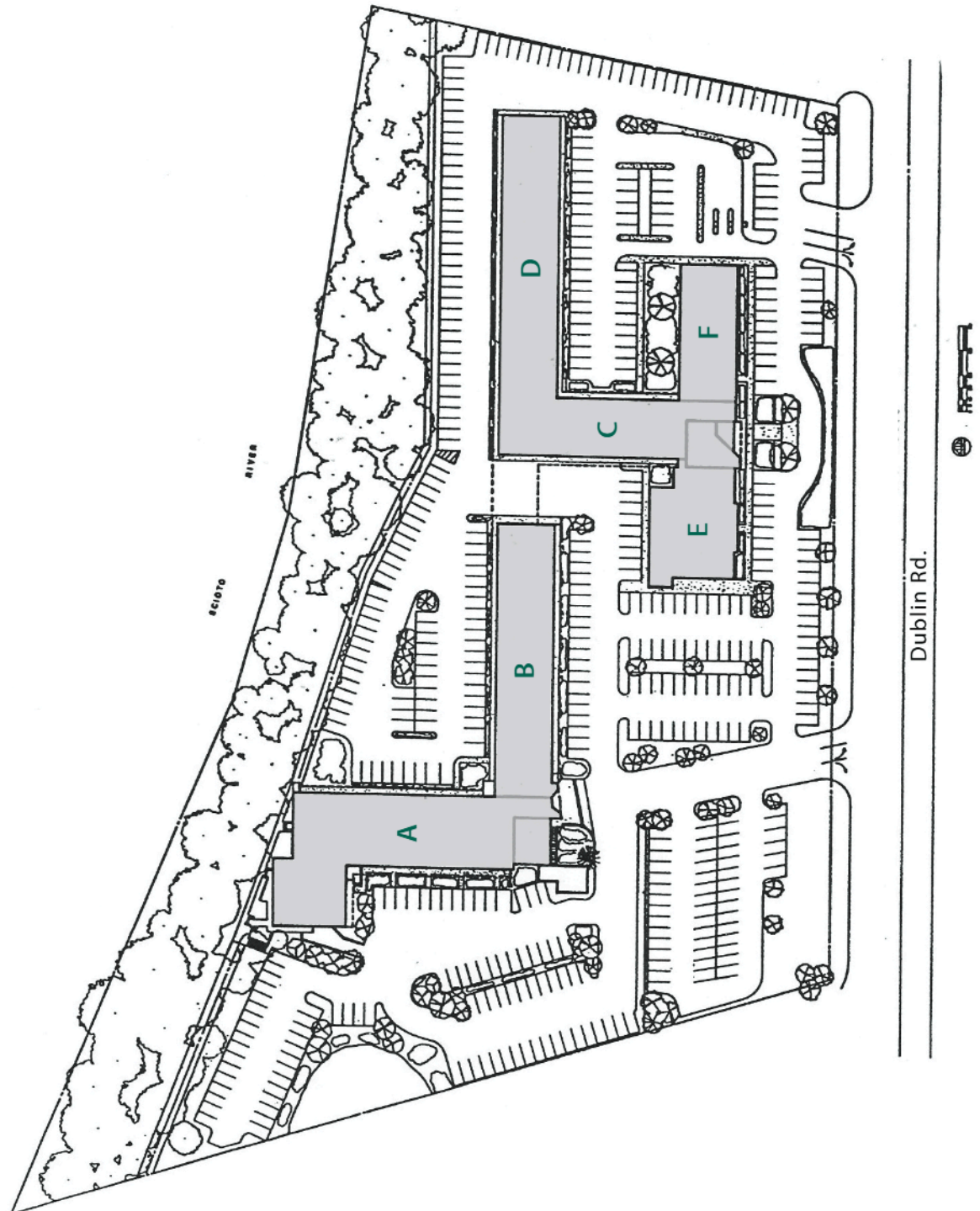


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**SITE PLAN**



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**PHOTOGRAPHS**



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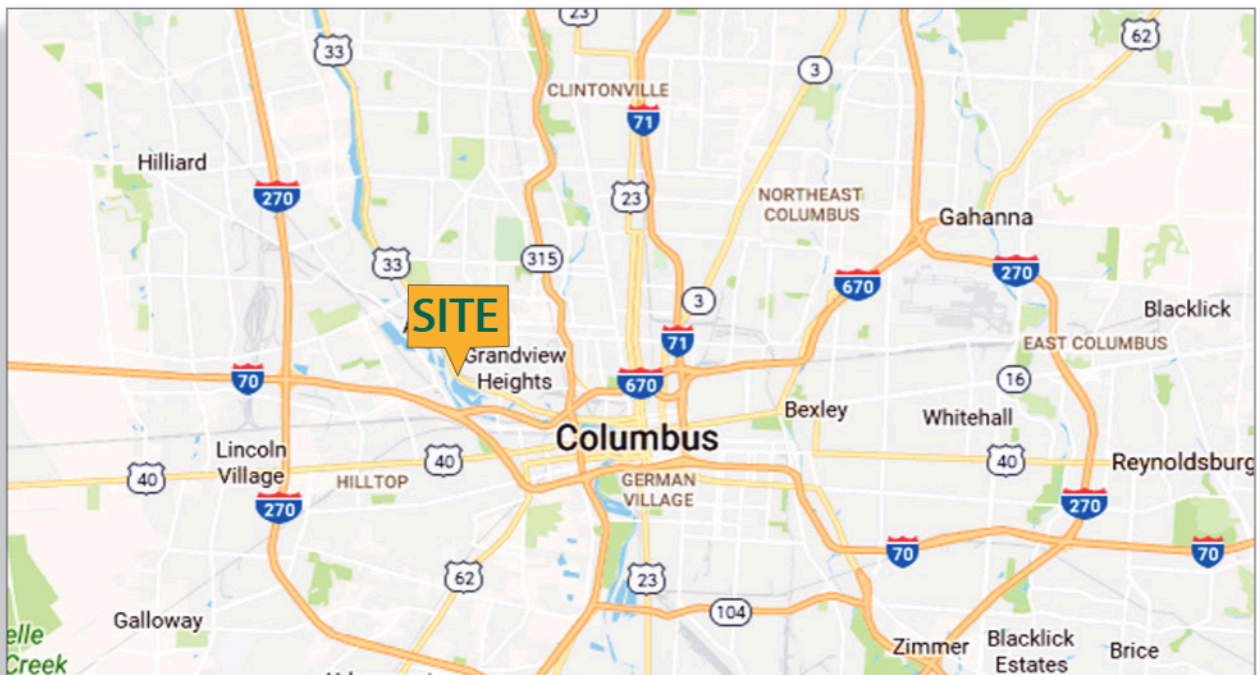


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**MAPS**



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