

Medical Office Space

- Currently Built out as a orthodontist office on two floors
- Total of 2,975 +/- SF available that can be demised to 1,500 SF
- Office furniture, built-ins, and medical equipment can be part of any sublease.
- Sublease available through 9/30/24
- Recently renovated interior ready for occupancy



BEST CORPORATE REAL ESTATE

JAMES MANGAS, CCIM

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Customer Full

Office-Medical

List Number: 220030500

Status: Active Original List Price: \$14

Showing Start Date: 09/03/2020

List Price: \$14

Term Desired: 4 Years

Parcel #: 070-013861 Previous Use: Orthodontist

Tax District: 070 Use Code: Zoning: Office For Sale: No Exchange: No For Lease: Yes Occupancy Rate: 0 Mortgage Balance:

Gross Income: 0 Assoc/Condo Fee:

Total Op Expenses: 0

NOI: 0

Tax Abatement: No **Abatement End Date:** Tax Incentive:

Taxes (Yrly): 38,503 Tax Year: 2019 Possession: Immediately

Zip Code: 43221

Assessment: Addl Acceptance Cond: None Known

General Information

Address: 1570 Fishinger Road 102 Unit/Suite #: 102

Between Street: Tremont Road & Pemberton Drive Corp Limit: Upper Arlington City: Upper Arlington

County: Franklin Complex: Township: None

Dist To Intersxn: 1 Mult Parcels/Sch Dis: No Near Interchange: SR 315 and Ackerman **Building Information**

Total Available Sqft: 2,975 Minimum Sqft Avail: 1,500

Max Cont Sqft Avail: 2,975 Building Sqft: 14,994 Acreage: 0.35 Lot Size: # of Floors Above Gr: 2 # of Elevators: 0 Parking Ratio: # Drive-In Doors: 0 # of Docks: 0 **Total Parking:** Year Built: 1981 Year Remodeled: Basement: No **Ceiling Height Ft:**

Suite Number SqFt Date Avail Suite # Date Avail Saft

1: 2,975 3: 2: 4:

Financials

Common Area Factor:

Lease Rate \$/Sq Ft: 14 Expenses Paid by L: Building Insurance; Cam; Maint/Repairs; RE Taxes; Utilities

Will LL Remodel: Yes T Reimburses L: Curr Yr Est \$/SF TRL: 0

Finish Allow/SQFT \$: T Contracts Directly: Janitorial Pass Exp Over BaseYr:

Curr Yr Est \$/SF TRL: 0 Exp Stop \$: Curr Yr Est \$/SF LL:

Features **Heat Fuel: Heat Type:** Electric:

Services Available: Electric; Water **Building Type:** Multi Tenant Construction: Masonry Miscellaneous: Air Condition Alternate Uses: Commercial

New Financing:

MLS Primary PhotoSrc: Realtor Provided

Property Description

Currently built-out an orthodontist office on two floors. Sublease is available through 9/30/24. Office furniture, built-ins, and medical equipment can be part of any

sublease.

Sold Info Sold Date: DOM: 1 SP:

Sold Non-MLS: No

SIrCns: SIrAst:

Sold Non-MLS: No September 03, 2020

Prepared by: Randy J Best

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For Lease

1570 Fishinger Road Columbus OH 43221



















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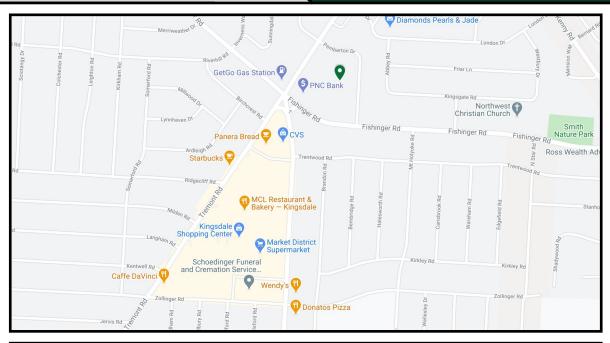
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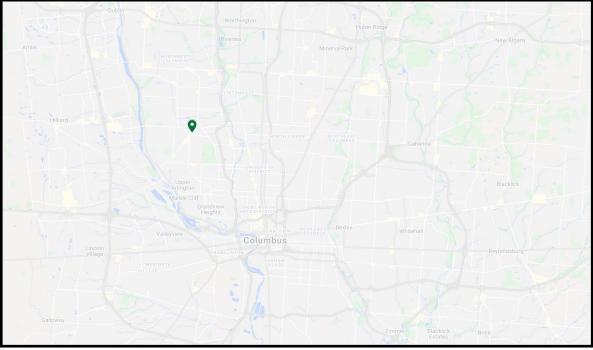
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Traffic Count Report

Dan Buck Complex 1570 Fishinger Rd, Upper Arlington, OH 43221 Building Type: Class C Office Class: C Sundridge Dr Stoneygate Ln. RBA: 11,500 SF Typical Floor: 5,750 SF <u>_</u> 359 Total Available: 1,366 SF % Leased: 88.12% Rent/SF/Yr: \$19.00 <u>-</u> 535 Pemberton Dr London Dr Riverhill Rd Friar Ln **10,515 17,190** Kingsgate Rd 9,188,690 <u>-</u>362 Lynnhaven O **10,757** Fishinger Rd = 11,716 ager Rd 250 yds Ardleigh elgee Trentwood Rd Map data @2020 Avg Daily Count Volume Miles from Street **Cross Street** Cross Str Dist Year Volume Type Subject Prop Pemberton Drive Fishinger Rd 0.05 S 2020 362 **MPSI** .06 **MPSI** .09 Tremont Rd Pemberton Dr 0.08 NE 2020 10,515 Fishinger Rd 2020 **MPSI** .10 Northwest Blvd 0.02 NW 16,690 Tremont Rd Birchcrest Rd 0.05 SW 2020 9,354 MPSI .13 5 Tremont Rd Birchcrest Rd 2018 MPSI .13 0.05 SW 9.188 6 Fishinger Rd Northwest Blvd 0.03 SE 2020 **MPSI** .13 17,190 Tremont Rd 0.04 NW 2020 359 **MPSI** .16 London Dr 8 Tremont Rd Birchcrest Rd 0.01 NE 2020 10.757 **MPSI** .18 Inverness Way Sunningdale Way 2020 535 **MPSI** .22 0.01 NE Fishinger Rd Chaucer Dr 0.04 E 2014 11,716 **AADT** .23



9/2/2020

Demographic Summary Report

Dan Buck Complex

1570 Fishinger Rd, Upper Arlington, OH 43221

Building Type: Class C Office

Total Available: 1,366 SF Class: C % Leased: 88.12% RBA: 11,500 SF Rent/SF/Yr: \$19.00

Typical Floor: 5,750 SF



Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	10,538		124,988		346,168	
2020 Estimate	10,127		119,478		329,129	
2010 Census	9,715		109,468		290,263	
Growth 2020 - 2025	4.06%		4.61%		5.18%	
Growth 2010 - 2020	4.24%		9.14%		13.39%	
2020 Population by Hispanic Origin	223		4,071		15,541	
2020 Population	10,127		119,478		329,129	
White	8,667	85.58%	100,344	83.99%	248,839	75.61%
Black	153	1.51%	3,997	3.35%	45,075	13.70%
Am. Indian & Alaskan	13	0.13%	232	0.19%	819	0.25%
Asian	1,093	10.79%	12,069	10.10%	24,788	7.53%
Hawaiian & Pacific Island	2	0.02%	28	0.02%	154	0.05%
Other	199	1.97%	2,808	2.35%	9,454	2.87%
U.S. Armed Forces	0		58		213	
Households						
2025 Projection	4,711		57,374		149,894	
2020 Estimate	4,528		54,795		142,417	
2010 Census	4,353		50,493		126,745	
Growth 2020 - 2025	4.04%		4.71%		5.25%	
Growth 2010 - 2020	4.02%		8.52%		12.36%	
Owner Occupied	3,304	72.97%	27,418	50.04%	69,180	48.58%
Renter Occupied	1,224	27.03%	27,377	49.96%	73,237	51.42%
2020 Households by HH Income	4,528		54,796		142,417	
Income: <\$25,000	398	8.79%	9,154	16.71%	28,612	20.09%
Income: \$25,000 - \$50,000	678	14.97%	10,271	18.74%	30,228	21.22%
Income: \$50,000 - \$75,000	664	14.66%	8,709	15.89%	24,533	17.23%
Income: \$75,000 - \$100,000	508	11.22%	6,850	12.50%	17,325	12.16%
Income: \$100,000 - \$125,000	640	14.13%	5,418	9.89%	13,508	9.48%
Income: \$125,000 - \$150,000	475	10.49%	3,943	7.20%	8,792	6.17%
Income: \$150,000 - \$200,000	587	12.96%	4,283	7.82%	8,680	6.09%
Income: \$200,000+	578	12.77%	6,168	11.26%	10,739	7.54%
2020 Avg Household Income	\$118,522		\$99,571		\$85,046	
2020 Med Household Income	\$100,625		\$72,779		\$61,971	



9/2/2020



Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.











\$63,498 median household income



Opportunity City



City to Start a Business



City for Entrepreneurs & Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

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Top Employers





























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