

FOR LEASE

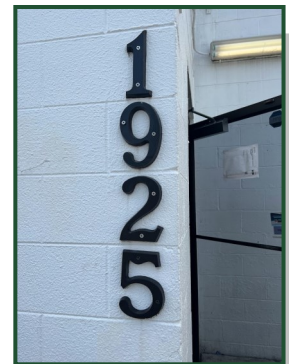
YOUR SIGN
HERE

1925

\$18/SF MG

1925 E Livingston Avenue, Columbus, OH 43209

- Approximately 2,000 SQ FT of office space available
- Price includes gas, electric, water, and security system
- Multi Tenant Building with parking in back
- Located at the corner of East Livingston Avenue and Alum Creek Drive
- New flooring
- 3 offices, 2 conference rooms, 2 restrooms, kitchen area, and reception
- Owner pays taxes, insurance, and major repairs over \$500.00



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Video

BEST CORPORATE REAL ESTATE
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Customer Full

Office-Office



List Number: 223014228 **Status:** Active **List Price:** \$18
Original List Price: \$18 **VT:**

Parcel #: 095078-00 **Previous Use:** office
Use Code: **Tax District:** 010 **Zoning:** Commercial
For Sale: No **For Lease:** Yes **Exchange:** No
Occupancy Rate: 0 **Mortgage Balance:**

Gross Income: **Assoc/Condo Fee:**
Total Op Expenses:
NOI:

Tax Abatement: No **Abatement End Date:** **Tax Incentive:**
Taxes (Yrly): **Tax Year:** **Possession:** immediate
Assessment: **Addl Acceptance Cond:** None Known

General Information

Address: 1925 E Livingston Avenue **Unit/Suite #:** **Zip Code:** 43209
Between Street: E Livingston Ave & Alum Creek Dr **City:** Columbus **Corp Limit:** Columbus
Complex: **County:** Franklin **Township:** None
Dist To Intersxn: **Mult Parcels/Sch Dis:** **Near Interchange:**

Building Information

Total Available Sqft: 2,000 **Minimum Sqft Avail:** 2,000 **Max Cont Sqft Avail:** 2,000
Building Sqft: 6,848 **Acreage:** **Lot Size:**
of Floors Above Gr: 1 **# of Elevators:** 0 **Parking Ratio:**
of Docks: 0 **# Drive-In Doors:** 0 **Total Parking:** 8
Year Built: 1950 **Year Remodeled:** 1973 **Basement:** No
Common Area Factor: **Ceiling Height Ft:**

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

Financials

Lease Rate \$/Sq Ft: 18 **Term Desired:**
Expenses Paid by L: **Will LL Remodel:**
T Reimburses L: Curr Yr Est \$/SF TRL: 0 **Finish Allow/SQFT \$:**
T Contracts Directly: **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:
Building Type:
Construction:
Miscellaneous:
Alternate Uses:
New Financing:
MLS Primary PhotoSrc: Realtor Provided

Property Description

Approximately 2,000 SQ FT of office space available Price includes gas, electric, water, and security system Multi Tenant Building with parking in back Located at the corner of East Livingston Avenue and Alum Creek Drive New flooring 3 offices, 2 conference rooms, 2 restrooms, kitchen area, and reception Owner pays taxes, insurance, and major repairs over \$500.00

Sold Info

Sold Date: **DOM:** 1 **SP:**
SrCns: **Sold Non-MLS:** No
Concession Comments: **SrAst:**

Sold Non-MLS: No

May 16, 2023

Prepared by: Randy J Best

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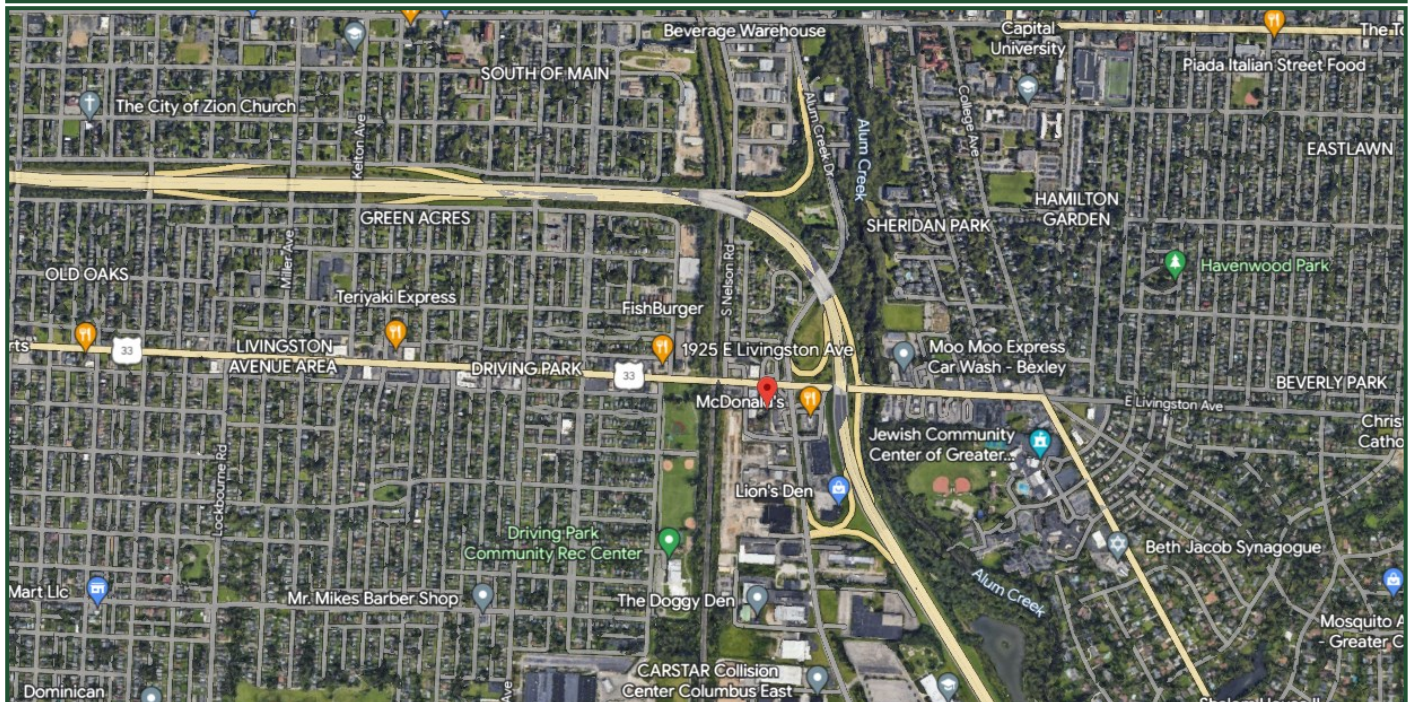
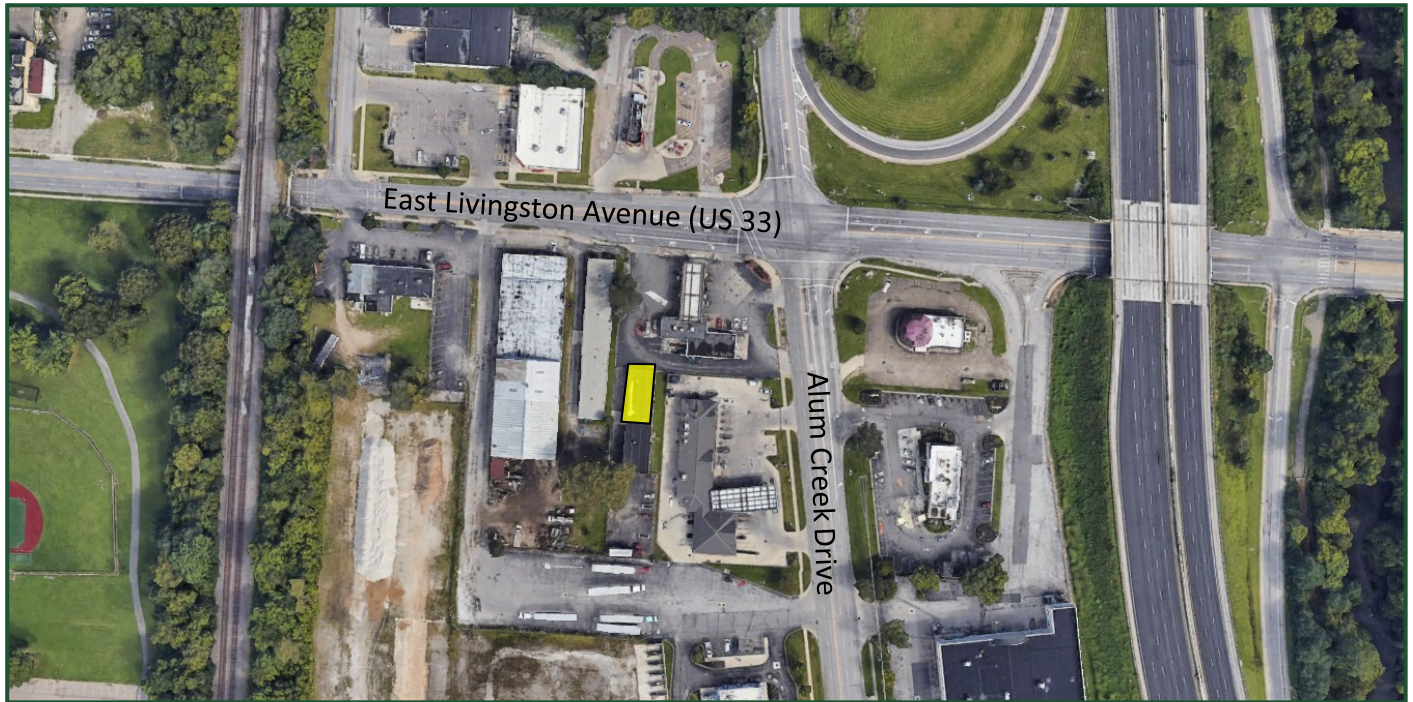
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Aerial



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COLUMBUS

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.



2,230,960
residents



826,729
households



\$63,498
median household
income

#1

Opportunity
City

#4

City to Start
a Business

#5

City for
Entrepreneurs
& Startups

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

FORBES MAGAZINE

Top Employers

 **WORTHINGTON INDUSTRIES**

 **FedEx**

 **Nationwide**

 **XPO Logistics**

 **CardinalHealth**

 **GAP**

 **intel**

 **AMERICAN ELECTRIC POWER**

 **Huntington**

 **Whirlpool CORPORATION**

 **DSW DESIGNER SHOE WAREHOUSE**

 **VERTIV**

 **HYPERION**
Materials & Technologies

 **amazon**

 **Walmart**

 **TARGET**

 **Lbrands**

Intel to invest \$20 billion into Central Ohio that will employ approximately 3,000 workers.

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