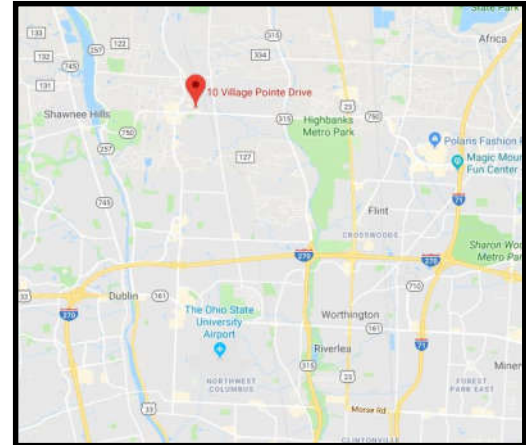


**FOR LEASE: \$8.25 PER SF NNN
10-106 VILLAGE POINTE DR.
POWELL, OH 43065**



Property Features

- Two office suites available, Unit 12 and 98.
- Well maintained, professional flex & office campus.
- 100% climate controlled, ADA Restrooms.
- Unit 12 has 1,200 +/- SF with 4 offices and a reception area.
- Unit 98 has 2,400 +/- SF with 2 offices and a warehouse with a 12'x12' drive-in door.
- Between Sawmill Parkway and Liberty Street.
- Operating expenses \$2.60 per SF.



BEST CORPORATE REAL ESTATE
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Customer Full**Industrial-Office/Warehouse****List Number:** 215013680**Status:** Active**List Price:** \$8.25**Original List Price:** \$8.25**Showing Start Date:** 04/28/2015**List Price Sqft:** \$0**VT:****Parcel #:** 319-426-02-016-003**Previous Use:** flex**Use Code:** 450 - OFFICE BLDG-CONDOMINIUM**Tax District:** 24 **Zoning:****For Sale:** No**For Lease:** Yes**Exchange:** No**Occupancy Rate:** 96**Mortgage Balance:****Gross Rental Income:****Assoc/Condo Fee:****Total Op Expenses:****NOI:****Taxes (Yrly):** 28,750**Tax Year:** 2014**Tax Incentive:****Assessment:****Addl Acc Cond:** None Known**Possession:** immediate**General Information****Address:** 10-106 Village Pointe Drive 90**Between Street:** Sawmill Parkway & Liberty Street**Subdiv/Cmplx/Comm:****Dist to Interchange:****Building Information****Sq Ft ATFLS:** 6,000**Bldg Sq Ft:** 60,976**# Floors Above Grnd:** 1**# of Docks:** 0**Year Built:** 1998**Ceiling Height Ft:****Minimum Sqft Avail:** 3,600**Acreage:** 4.93**# Units:** 1**# Drive-In Doors:** 0**Year Remodeled:****Max Ceiling Ht Feet:****Max Cont Sqft Avail:** 2,400**Lot Size:****Parking Ratio/1000:****Total Parking:****Bay Size:** x**Office Sq Ft:** 2,400**Tax Abatement:** No**Abatement End Date:**

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1: 90	2,400	08/27/2019	3:		
2: 16	3,600	05/18/2020	4:		

Financials**Lease Rate \$/Sq Ft:** 8.25**Expenses Paid by L:****T Reimburses L:** Building Insurance; Cam; Maint/Repairs; RE Taxes; Curr Yr Est \$/SF TRL: 2.5**T Contracts Directly:** Janitorial; Utilities**Curr Yr Est \$/SF TRL:** 2.5**Curr Yr Est \$/SF LL:****Term Desired:** 3-5 years

Will LL Remodel:

Finish Allow/SQFT \$:**Pass Exp Over BaseYr:** Yes

Exp Stop \$:

Features**Heat Fuel:** Gas**Heat Type:** Forced Air**Electric:****Services Available:** Electric; Gas; Sanitary Sewer; Storm Sewer; Water**Construction:** Frame; Masonry**Sprinkler:** None**Miscellaneous:****Alternate Uses:** Commercial; Office**New Financing:****MLS Primary PhotoSrc:** Realtor Provided**Property Description**

Very well maintained and professional flex & office campus located in Powell. Only 2 units available #16 with 3,600 SF and #90 with 2,400 SF and with 100% office space and kitchenette. Located between Sawmill Parkway and Liberty Street.

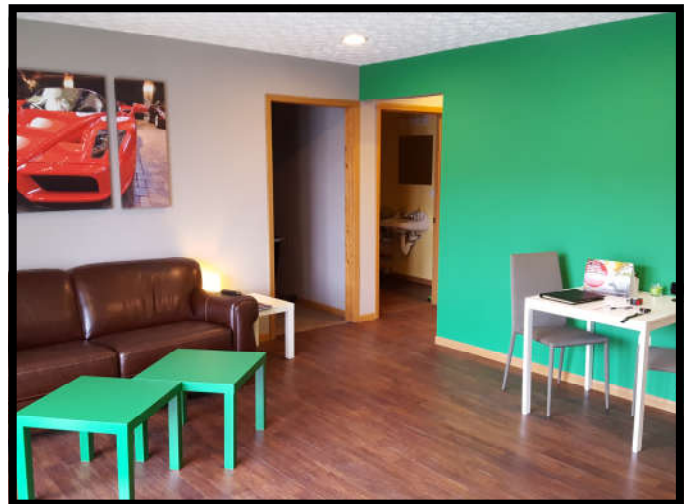
Sold Info**Sold Date:****DOM:** 1841**SP:****Sold Non-MLS:** No**SrCns:****SrAst:****Sold Non-MLS:** No**May 11, 2020****Prepared by:** Randy J Best

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PHOTO TOUR

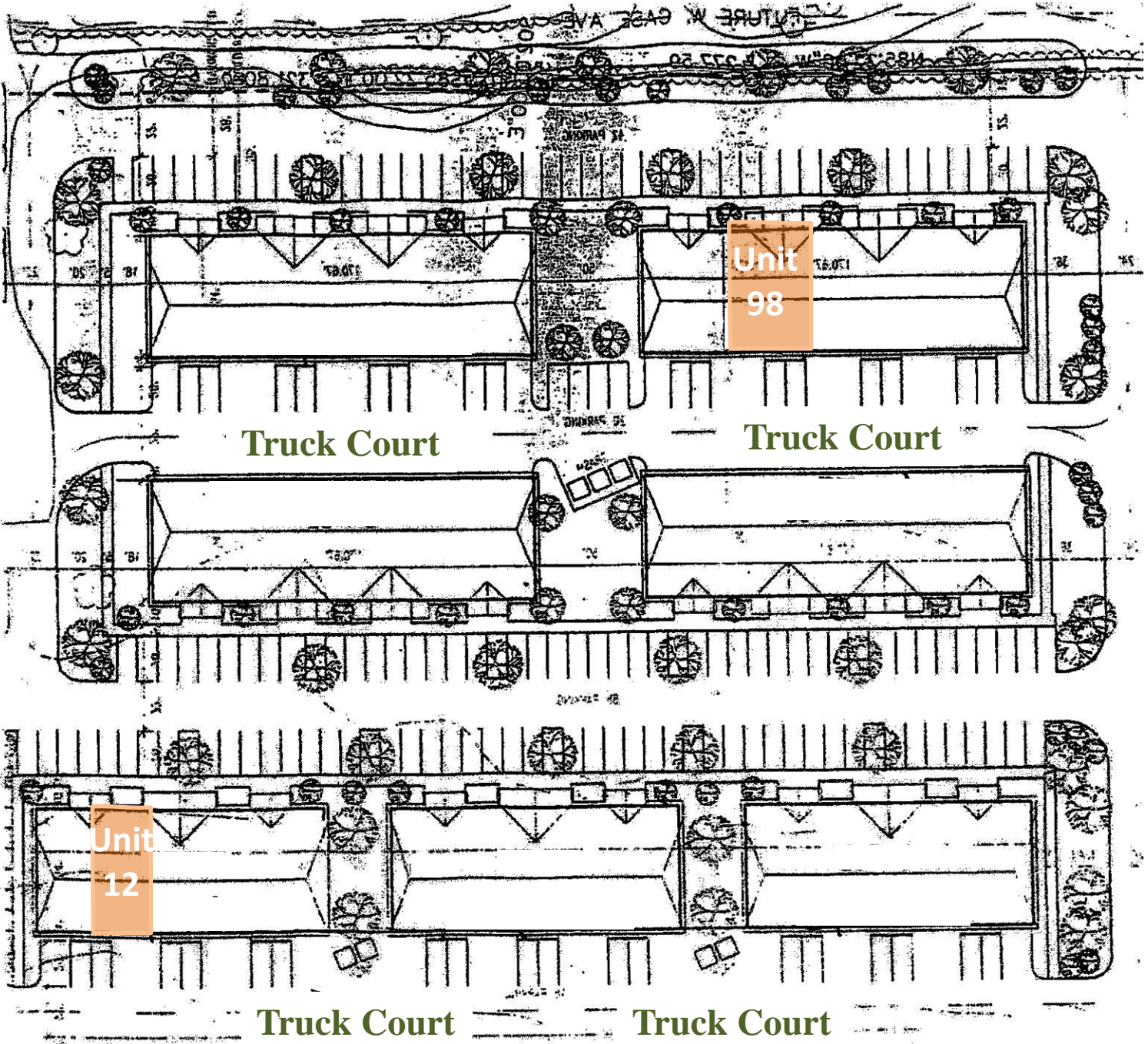


PHOTO TOUR



Village Pointe

1,200 SF & 2,400 SF Available
Office & Warehouse Suites



Retail Center

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