

**FOR LEASE**



**\$11/SF NNN**

**2945 Donnylane Blvd, Columbus, OH 43235**

***Office for Lease in Columbus***

- +/- 2,600 Sf of Office Space for Lease.
- Located close to Bethel, Sawmill, and Riverside Drive.
- Can be demised
- Multiple offices, cathedral ceilings, and multiple conference rooms.
- NNN is +/- \$6.00/SF



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## Property Information

### LEGAL

Legal Property Description:	<b>Commercial Condominium Office</b>
Price:	<b>\$11/SF</b>
Parcel:	<b>590-203366-00</b>
Occupancy:	<b>100%</b>

### LAND

Land Acreage:	<b>.0708 AC</b>
Current Zoning:	<b>Commercial</b>
Designated Use:	<b>Office Space — Commercial</b>

### STRUCTURAL

Building Square Footage:	<b>2,660 Sq Ft</b>
Unit Square Footage:	<b>2,660 Sq Ft</b>
Floors Above Ground:	<b>1</b>
Year Built:	<b>1985</b>

### ADDITIONAL INFO

Drive-in Doors:	<b>0</b>
# of Docks:	<b>0</b>
Lot Specifics:	<b>Association Condo Fee: \$500</b>
HVAC:	<b>Traditional</b>
Water System:	<b>City</b>
Sewer System:	<b>City</b>

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## Estimated Drive Times

### Local Locations

### Drive Time in Minutes (Miles Away)

Closest Gas Station (GetGo)	<1(.2)
Closest Grocery Store (Market District)	<1(.2)
Closest Restaurant (Panini Opa)	<1(.2)
Closest Pharmacy (CVS)	<1 (.2)
Closest Hospital (OhioHealth Riverside Methodist)	12 (5.2)
Closest POI (Bridge Park)	9 (3.7)

### Regional Locations

The Ohio State University	12 (5.2)
Downtown Columbus	19 (12)
Easton Town Center	25 (17)
Polaris Mall	18 (12.2)
Lower.com Field (Columbus Crew)	19 (11.4)
Nationwide Arena (Blue Jackets)	18 (11)
North High Street (Location)	18 (11.5)
Columbus Zoo and Aquarium	15 (7.5)
Zoombezi Bay Waterpark	15 (7.5)
Franklin Park Conservatory	26 (15.5)
COSI	21 (12.5)

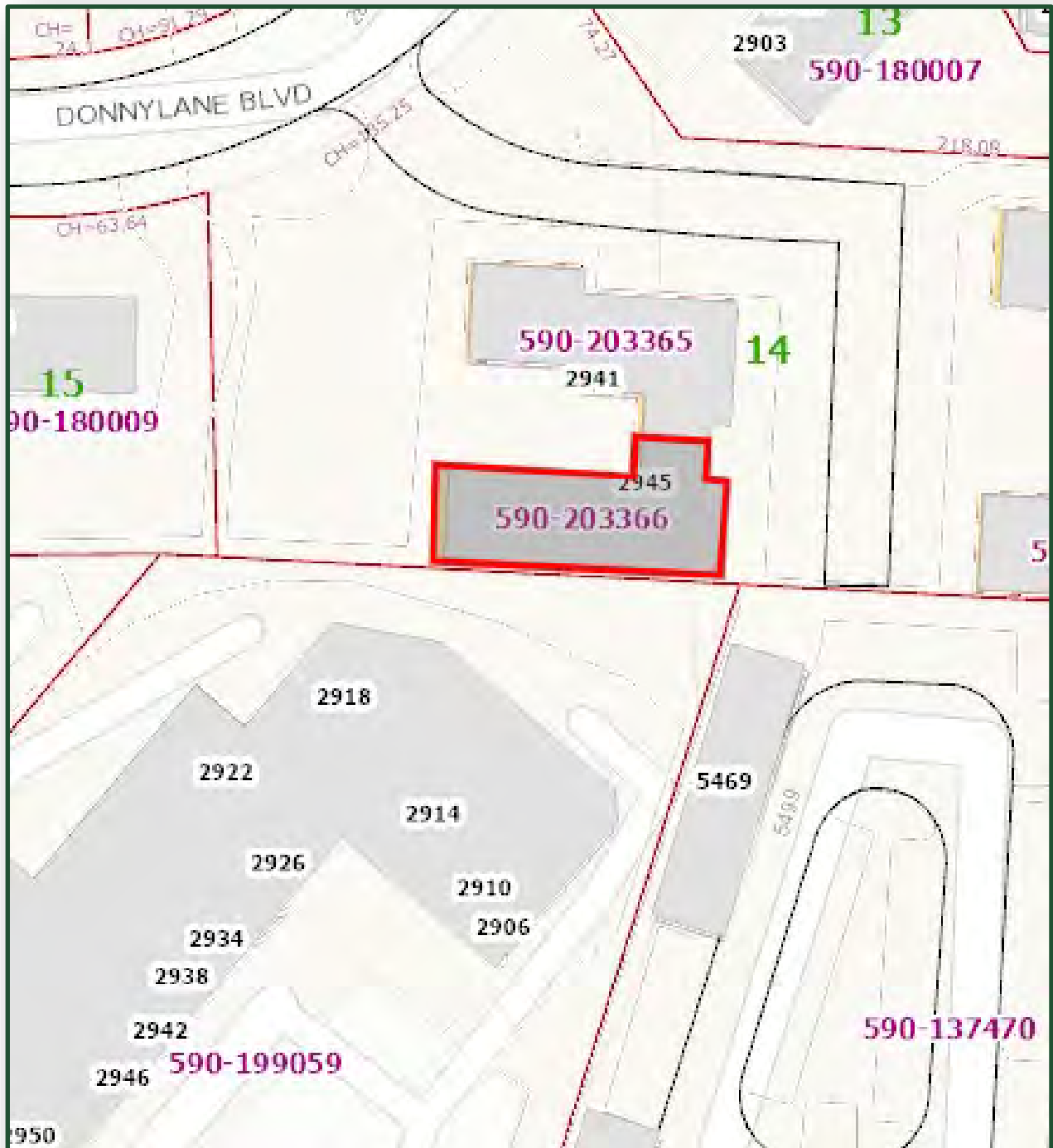
[GOOGLE MAPS \(Link\)](#)

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## Parcel View



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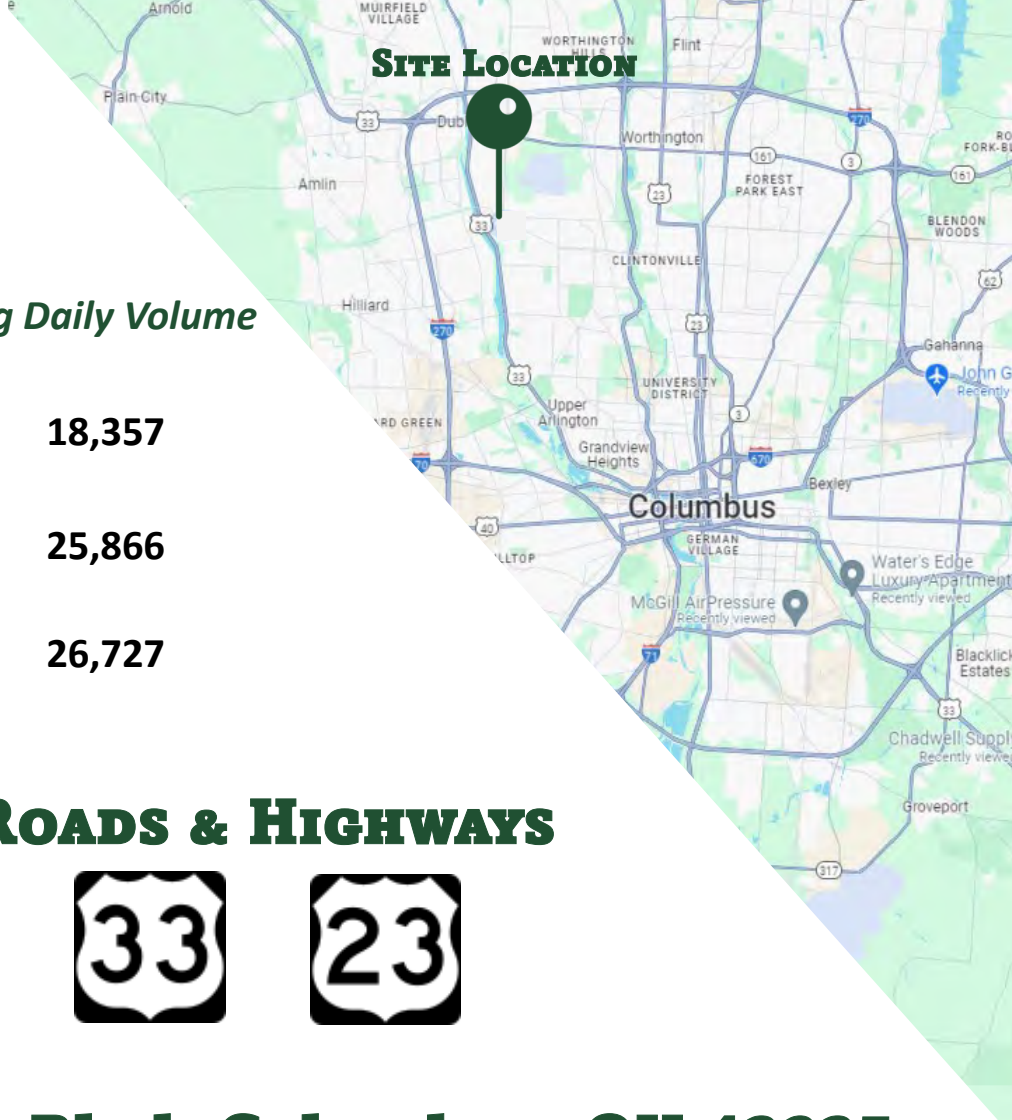
## Nearby Amenities



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## SITE LOCATION



## TRAFFIC COUNT

Street	Avg Daily Volume
Sawmill Road (N&S)	18,357
Bethel Road (EB)	25,866
Hayden Road (WB)	26,727

## NEARBY MAJOR ROADS & HIGHWAYS



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### DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		9,014	59,428	145,797
Households (2020)		7,848	33,729	77,080
Avg Household Income (2020)		\$86,357	\$84,679	\$86,558

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# THE CITY OF COLUMBUS

## Regional Overview

Columbus Ohio region is a rapidly growing metropolitan of over 2.2 million people. Columbus has grown over 12% between 2010 and 2020 and is expected to grow even more in the coming years. 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. Central Ohio region is projected to reach a 3.15 million population by 2050.



2,230,960

Residents (2024)



826,729

Households (2024)



\$63,498

Median Income (2024)

#1

Opportunity City

#4

City to Start a Business

#5

City for Entrepreneurs and Startups

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

FORBES MAGAZINE

## Top Investors and Employers



THE INFORMATION/IMAGES WERE GATHERED FROM [www.columbusregion.com](http://www.columbusregion.com) and The One Columbus Organization

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.



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