

# FOR LEASE



**\$7.00/SF MG**

**1064 Country Club Road, Columbus, Ohio 43227**

## ***Office Suite For Lease in Columbus, Ohio***

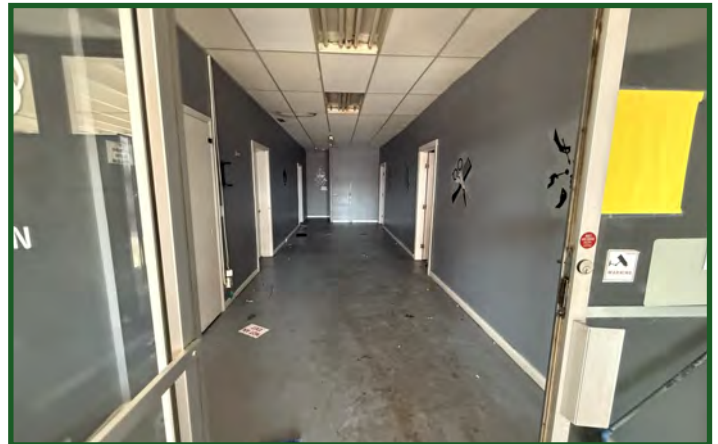
- Rare office suites opportunity located on Country Club Drive in Columbus, Ohio
- Master lease of several office suites
- Located on second floor of the building
- Tenant pays all utilities
- +/- 6,000 Square Feet Available
- Excellent proximity to Interstate 270 and John Glenn International Airport



BEST CORPORATE REAL ESTATE  
VALERIE TIVIN  
4608 SAWMILL ROAD  
COLUMBUS, OH 43220  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350 EXT 110  
EMAIL: VTIVIN@BESTCORPORATEREALESTATE.COM



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## **Property Information**

### **LEGAL**

<b>Legal Property Description:</b>	<b>Office Suite for Lease</b>
<b>Price:</b>	<b>\$7.00/SF Modified Gross</b>
<b>Parcel Number:</b>	<b>010-000371</b>
<b>Occupancy:</b>	<b>0%</b>

### **LAND**

<b>Land Acreage:</b>	<b>.736</b>
<b>Designated Use:</b>	<b>Office</b>

### **STRUCTURAL**

<b>Building Square Footage:</b>	<b>+/- 13,122 Square Feet</b>
<b>Unit Square Footage:</b>	<b>+/- 6,000 Square Feet</b>
<b>Floors Above Ground:</b>	<b>2nd Floor</b>

### **ADDITIONAL INFO**

<b>Drive-in Doors:</b>	<b>0</b>
<b># of Docks:</b>	<b>0</b>
<b>Lot Specifics:</b>	<b>2nd Floor Office Suite</b>
<b>HVAC:</b>	<b>Central</b>
<b>Water System:</b>	<b>Columbus</b>
<b>Sewer System:</b>	<b>Columbus</b>

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## Parcel View

\*Line Drawings are Approximate



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## Nearby Amenities



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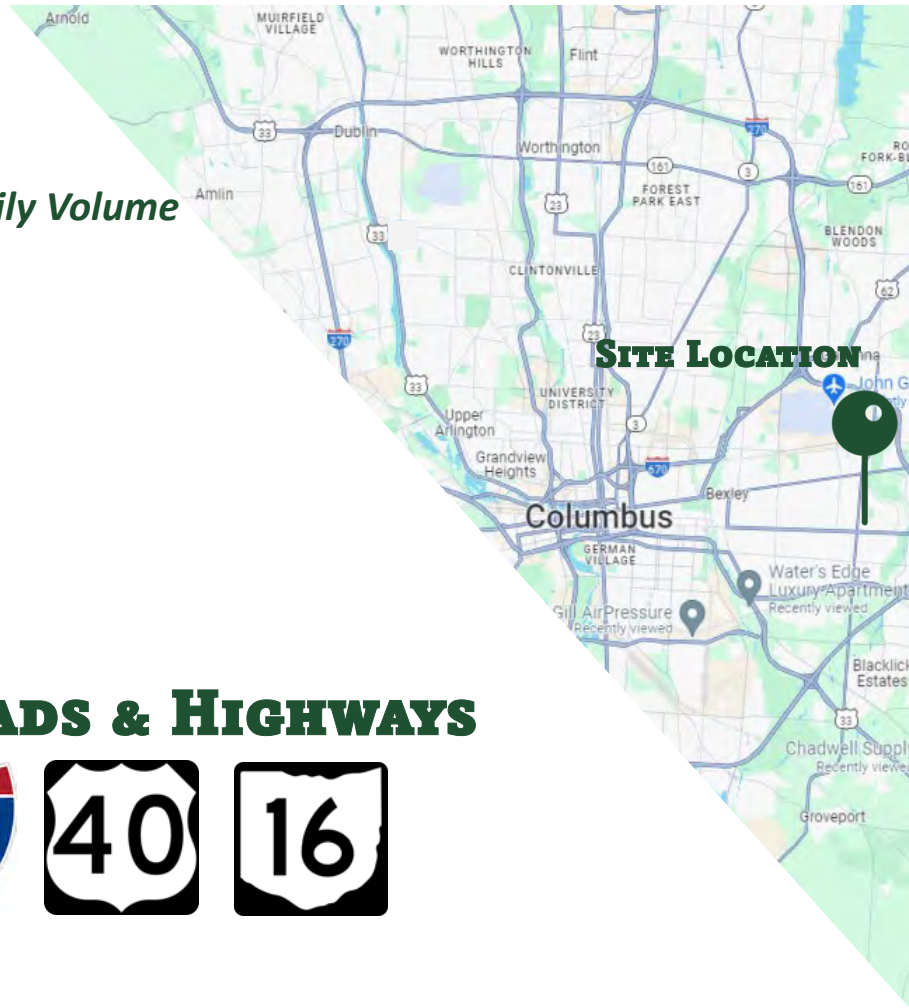
# TRAFFIC COUNT

*Street* *Avg Daily Volume*

**E Main Street (RT 40) 23,267**

**Country Club Road  
(South of 40) 3,765**

**Country Club Road  
(North of 40) 4,670**



## NEARBY MAJOR ROADS & HIGHWAYS



## DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		<b>9,220</b>	<b>67,717</b>	<b>178,539</b>
Households (2020)		<b>5,015</b>	<b>35,378</b>	<b>78,081</b>
Avg Household Income (2020)		<b>\$46,893</b>	<b>\$45,111</b>	<b>\$54,319</b>

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Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

## **Disclaimer And Confidentiality Agreement - Continued -**

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By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization.

Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

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