

FOR LEASE



\$17.00/SF MG

480 Colonial Pkwy, Columbus, OH 43214

Medical Office for Lease in Columbus, Ohio

- CAM Charges Approximately +/- \$3.28/Sq Ft
- Main level space—handicap accessible.
- One story building with finished lower level.
- Shared entry space with owner of building.
- Common area conference area/break room.
- Approximately +/-2,200 Sq Ft available for lease.
- Space is in pristine condition, ready immediately.



Close Proximity to Riverside



Click Here for Video

REBECCA WITHROW, CCIM

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4608 SAWMILL ROAD, COLUMBUS, OH 43220 WWW.BESTCORPORATEREALESTATE.COM

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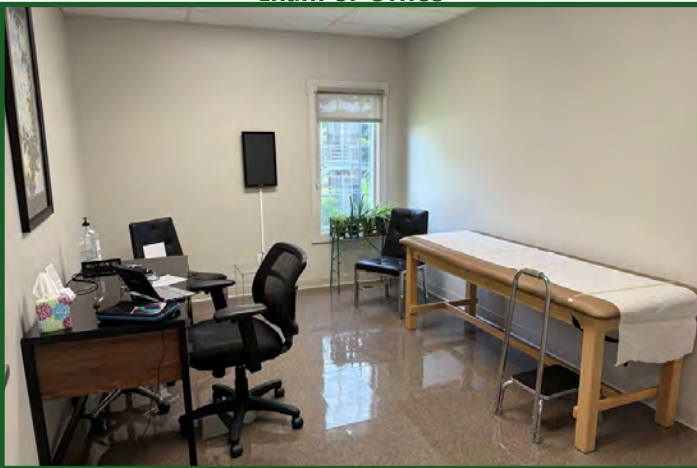
Waiting Room



Receptionist Space



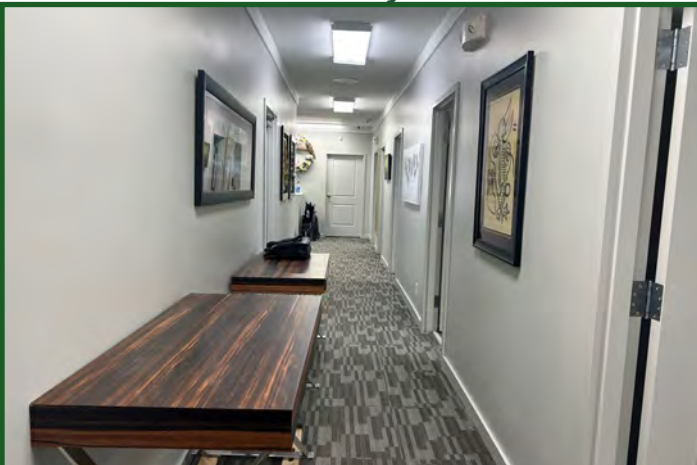
Exam or Office



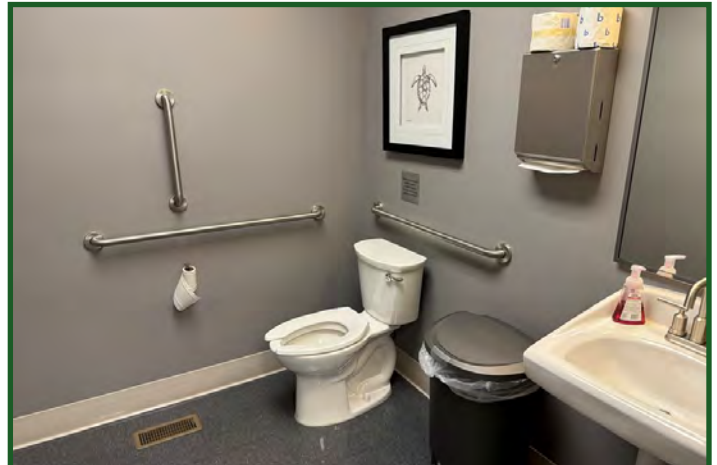
Receptionist Room



Hallway



Bathroom



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Property Information

LEGAL

| | |
|------------------------------------|----------------|
| Legal Property Description: | Office Suite |
| City: | Columbus |
| County: | Franklin |
| Lease Rate: | \$17.00/ SF MG |
| Parcel: | 010-146832 |
| Occupancy: | 72% |

LAND

| | |
|-----------------|------------------------------|
| Acreage: | 0.762 |
| Use: | Multi-Tenant Office Building |

STRUCTURAL

| | |
|---------------------------------|----------|
| Building Square Footage: | 7,813 |
| Unit Square Footage: | +/-2,200 |
| Floors Above Ground: | 1 |
| Year Built: | 1984 |

ADDITIONAL INFO

Additional Space can be leased in lower level: negotiable

| | |
|--------------------------|---|
| Common Amenities: | Receptionist Area Conference Room and Waiting Area Break Room and Bathrooms |
|--------------------------|---|

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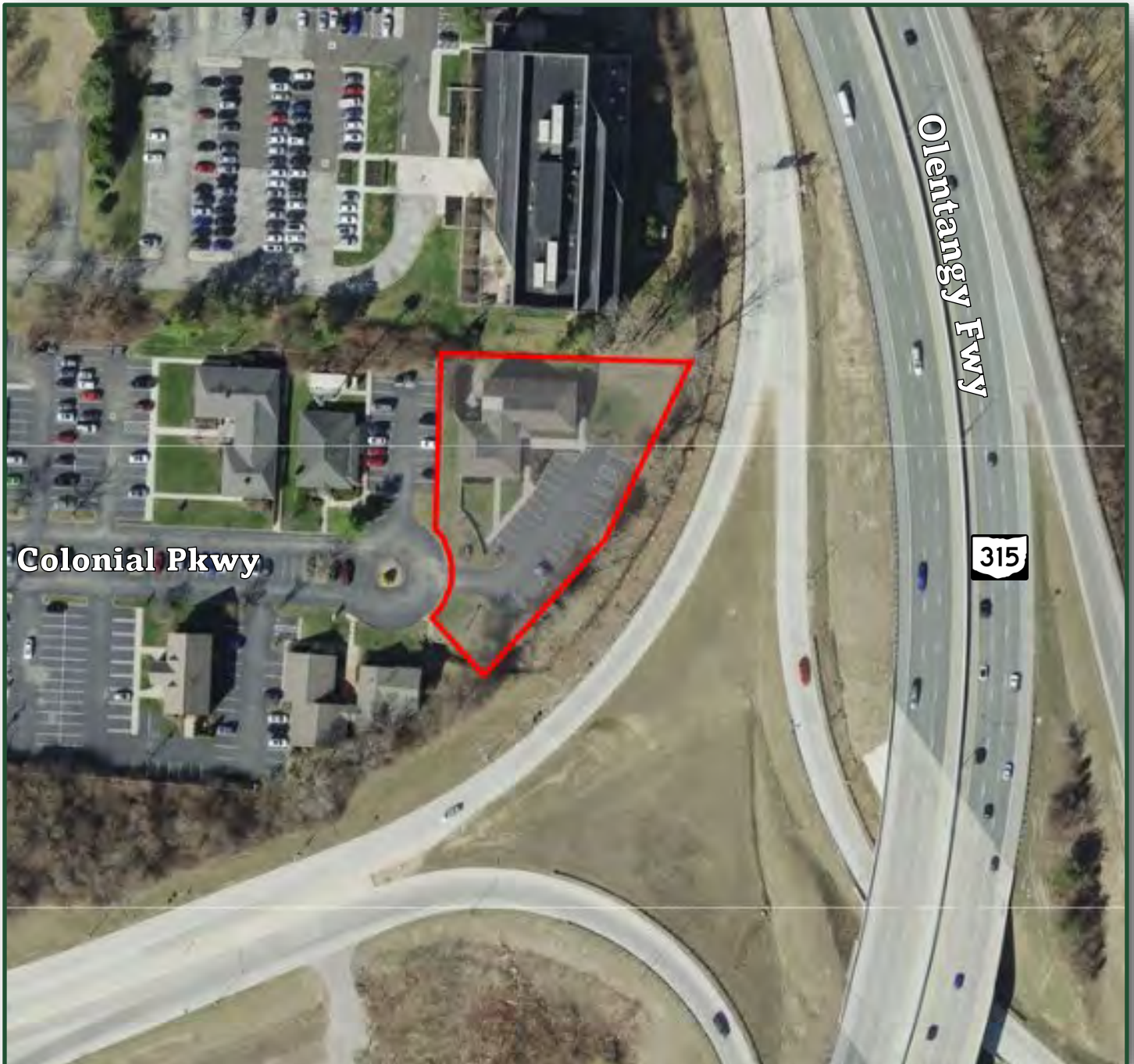


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Aerial View



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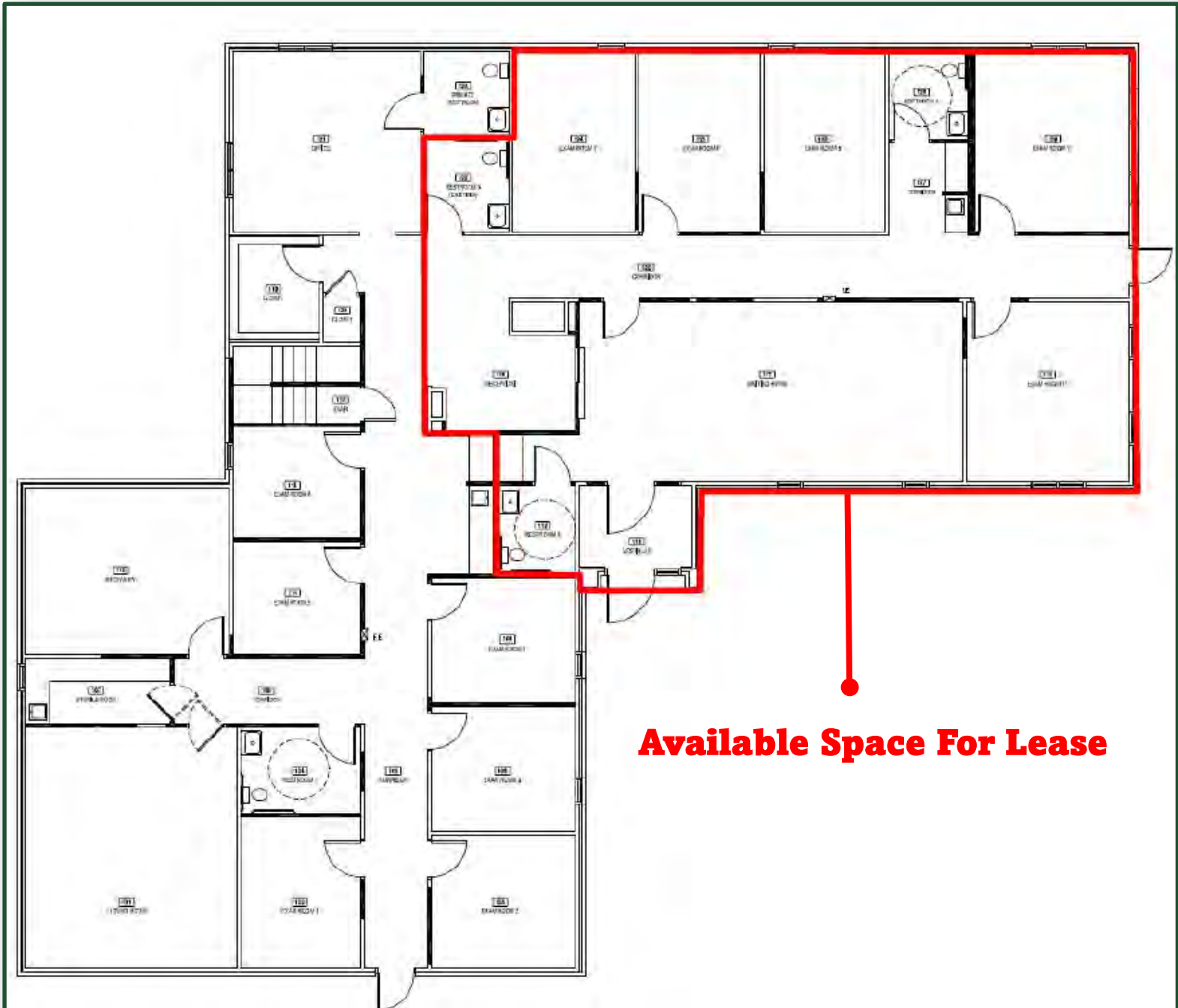
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First Floor



Available Space For Lease

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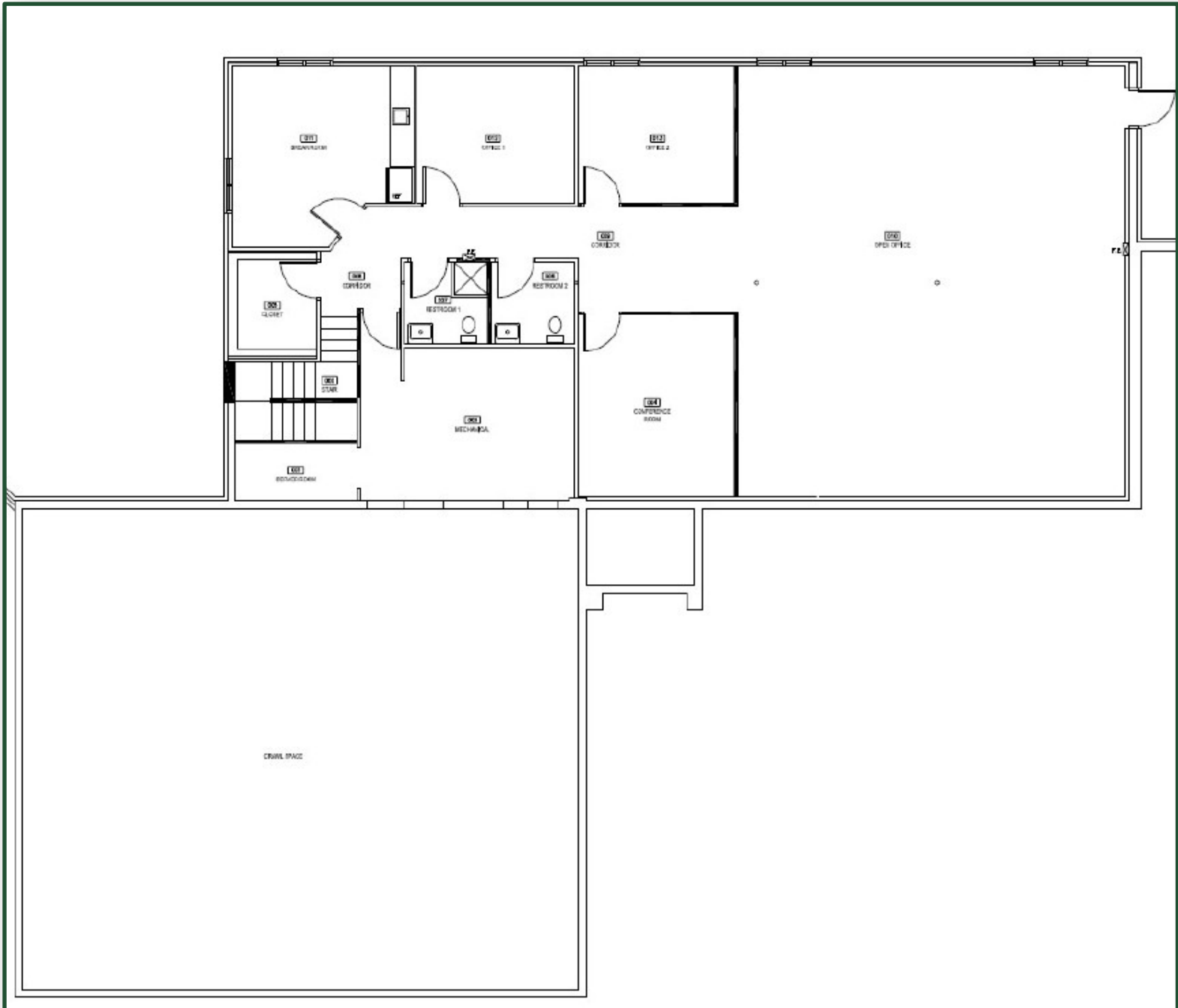
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Lower Floor



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Trade Aerial



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REGIONAL BENEFITS

*Line Drawings are Approximate



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LESS THAN 5 MINUTES FROM
OHIO STATE UNIVERSITY

5 MILES FROM DOWNTOWN
COLUMBUS AND I-270 OUTER BELT

CLOSE PROXIMITY TO HIGH
TRAFFIC ROUTE 315, WITH EXIT

NEIGHBORS OHIO HEALTH
RIVERSIDE MAIN HOSPITAL

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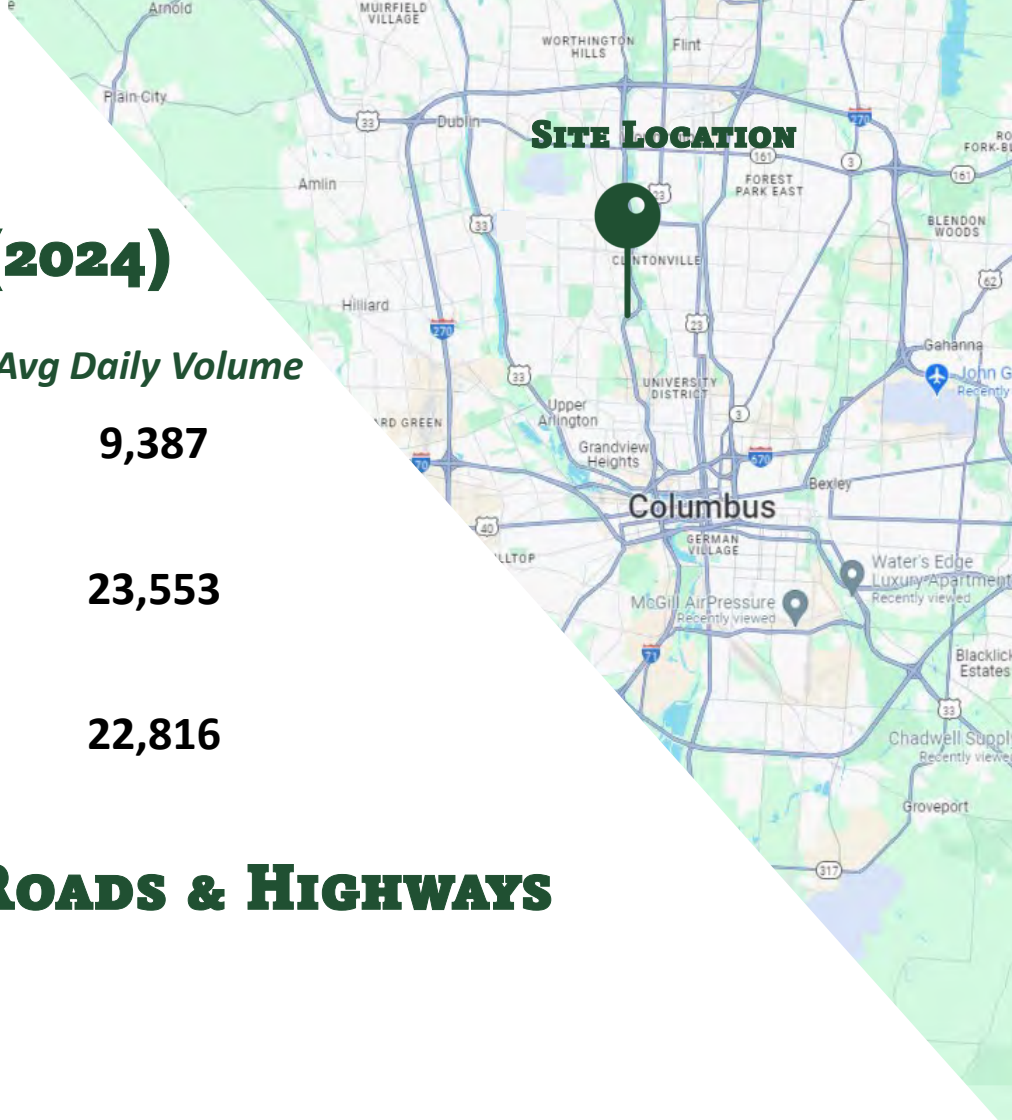


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TRAFFIC COUNT (2024)

| Street | Avg Daily Volume |
|--|------------------|
| Ramp from SR315 SB To Olentangy River Rd | 9,387 |
| Olentangy River Rd - Latham Ct | 23,553 |
| Olentangy River Rd - Thomas Ln | 22,816 |



NEARBY MAJOR ROADS & HIGHWAYS



DEMOGRAPHICS

| | | WITHIN 1 MILE | WITHIN 3 MILES | WITHIN 5 MILES |
|-----------------------------|--|---------------|----------------|----------------|
| Population (2023) | | 6,993 | 83,818 | 248,186 |
| Households (2023) | | 6,421 | 48,636 | 126,161 |
| Avg Household Income (2023) | | \$82,761 | \$64,600 | \$58,576 |

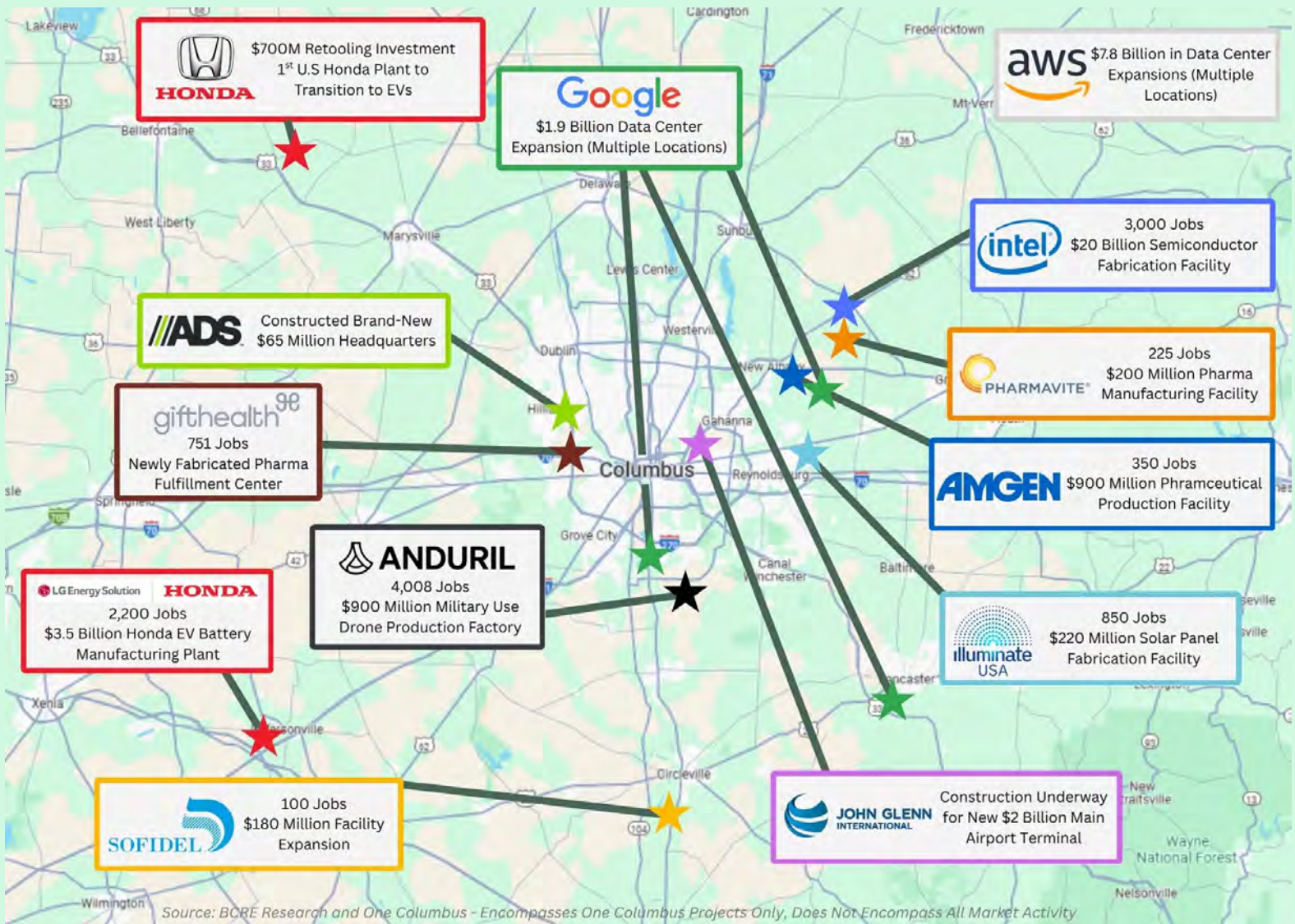
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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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