



653 McCORKLE BLVD, WESTERVILLE, OH 43082

FOR SALE: \$569,000



Property Features:

- Hoff Woods Office Park
- Units E and F
- 5,760 sq ft Total with 2,500 sq ft of warehouse and 3,260 sq ft office
- Excellent clean building in well kept park
- High 20' ceilings with 2 overhead doors in warehouse
- Each condo unit measures 2,880 sq ft
- Condo fee is \$2,506 per quarter for both units

BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM
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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.

Hoff Woods Business Center Bldg 1 - 653 McCorkle Blvd

1

Westerville, OH 43081 | Delaware County | Greater Franklin County Market | North Submarket

38,400 SF Industrial - Flex/R&D Bldg with 5,760 SF

For Sale at \$569,000 (\$98.78 PSF)



Hoff Woods Office Park, Units E and F, two attached office/warehouse condo units 2,880 sq ft each, total of 5,760 sq ft with 3,260 sq ft of office and 2,500 sq ft of warehouse. Excellent clean buildings in well kept park. High 20' ceilings with 2 overhead doors in warehouse. Office space has open cubicle area along with private offices. Current real estate tax abatement until 2017 in effect. Condo fee is \$2,506 per quarter for both units.

Property **Flex/R&D**

Type

Bldg **38,400 SF**

Size

Status **Existing**

Year **2005**

Built

Clear **16.00 - 20.00 FT**

Height

Dock **0**

Doors

Drive- **9**

Ins

Office **17,550 (45.7%)**

SF

Sprinkler **Unknown Type**

Power **100 Amps/- /3 Phase**

HVAC **--**

Rail **No**

Parcel # **31734203001501; 31734203001503; 31734203001502; 317-342-03-001-802; 31734203001808; 31734203001506; 31734203001507; 317342-03001500; 31734203001500**

Land Area **9.00 Ac.**

Zoning **I**

Sublease **No**

% Occupied **85.1%**

Available SF **5,760 SF**

Max Contig **--**

Min Divisible **--**

Rental Rate **----**

Sale Price **\$569,000**

Price/SF **\$98.78 /SF**

Operating Exp/SF **--**

Taxes/SF **--**

Listing Company **Best Corporate Real Estate - Randy Best, CCIM (614) 559-3350x 12**

Best Corporate Real Estate - www.bestcorporaterealestate.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Date: 04/14/2015



North Ridge
Crossing
Shopping Center

INTEK WAY

Skladany Printing
Center & Business
Services

SITE



MCCORKLE BLVD

HOFF RD

TRESSLER DR

Westerville
Post Office
43082

FLOOR PLAN NOTES

WHERE STRUCTURAL BEAMS, DUCTWORK, ETC., PENETRATE RATED PARTITIONS, Gypsum wall board shall be scribed to fit tight and caulked to maintain the required rating of the assembly.

CONTRACTOR SHALL PROVIDE, MAINTAIN AND PROTECT LEVEL CONCRETE SLAB FLOOR CONDITIONS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

ALL CAULKING SHALL BE COORDINATED BY THE GENERAL CONTRACTOR. ITEMS THAT ADJUT TO WALL SHALL HAVE FINISH CAULK, AND SHALL INCLUDE, BUT NOT LIMITED TO: DOOR FRAMES, TOILETS, SINKS & CASEWORK. CAULK COLOR SHALL MATCH ADJACENT WALL COLOR UNLESS SPECIFIED OTHERWISE. SUBMIT COLOR SAMPLES FOR APPROVAL BY ARCHITECT.

GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING (FIRE RATED AS REQ'D) CONCEALED WITHIN THE WALL AS REQUIRED FOR ANY AND ALL ITEMS THAT MUST BE SECURED TO THE WALL.

ALL DIMENSIONS ARE FINISH FACE TO FINISH FACE, U.N.O.








INSTALL ALL DOOR ROUGH OPENINGS 4" FROM ADJACENT WALL, U.N.O...

GENERAL CONTRACTOR SHALL COORDINATE WITH FLOORING SUBCONTRACTOR TO INSTALL WALL BASE AT CASEWORK LOCATIONS AFTER CASEWORK HAS BEEN INSTALLED.

CODED-NOTES

- 1 8" DIA. CONCRETE FILLED STEEL PIPE POLLARD
- 2 LINE OF PRE-ENGINEERED STRUCTURE. REFER TO MFG. DRAWINGS FOR DETAILS AND SPECS.
- 3 INSULATED OVERHEAD DOORS PER MFG SPEC.
- 4 4" CONCRETE APPROPNE SLOPE AWAY FROM BUILDING
- 5 18" DEPRESSED CONCRETE APPROPNE. SLOPE AREA TO DRAIN
- 6 ENTRANCE CANOPY
- 7 OPEN PASSTHRU WINDOWS W/ WOOD SILLS
- 8 42" HIGH GUARDRAIL (6") 20 GA. METAL STUDS @ 16" O.C. PROVIDE GMB BOTH SIDES AND 1x WOOD CAP

FLOOR LEGEND

-  5" WD. STUCCO WALL W. 3" STUCCO STONE 3'-0" AB. FIN. GRAPE
 AND STUCCO WALL COMPOSITE FINISH ABOVE SEE SECTION 1/ /A5.01
 8" CMU WALL- TO UNDERSIDE OF STRUCTURE
 8" CMU FIREWALL (3 HOURS)- TO STRUCTURE ABOVE
 PARTITION- TO FRAMING ABOVE (GMB 6" AB. CLG.)
 HEADER @ FRAMED OPENING
 INSULATED FIXED WINDOW UNIT

- ROOM NAME
- ROOM NAME & NUMBER
- NEW DOOR & NUMBER
- PLAN NOTE
- WALL TYPE TAG, SEE SCHEDULE FOR DESCRIPTION.
- CASEWORK TAG-- REFER TO DET. / A7.01 FOR ELEVATION
- WINDOW TAG, REFER TO DETAIL / A7.01
- EQUIPMENT TAG
- PLUMBING TAG
- ENLARGED PLAN & DETAIL TAG, INDICATES DRAWING #1 ON SHEET A1.1
- ELEVATION TAG, INDICATES ELEVATION #1 ON SHEET A1.1
- SECTION TAG, INDICATES SECTION #1 ON SHEET A1.1

New Offices for
MJ Engineering & Consulting
 635 Park Meadow Road
 Westerville, Ohio 43081
 ATTN: Graham T Wand PE
 (614)891-6111

Builder
Duff Construction, LLC
6030 Africa Road
Galena, Ohio 43021
Cell: 774-6517
Attn: Joe Duff

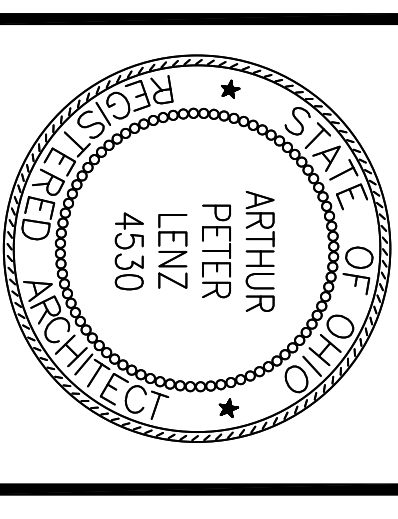
**NEW OFFICES ~ MJ ENGINEERING
RECONSTRUCTION & ALTERATION
653 MACCORKLE ROAD
WESTERVILLE, OHIO 43081**

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A. PETER LENZ AIA
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515 Hartford Street
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614-840-0844 voice
614-841-0814 fax

Architecture Space Planning

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project number
06-010
sheet number

date 1-10-07

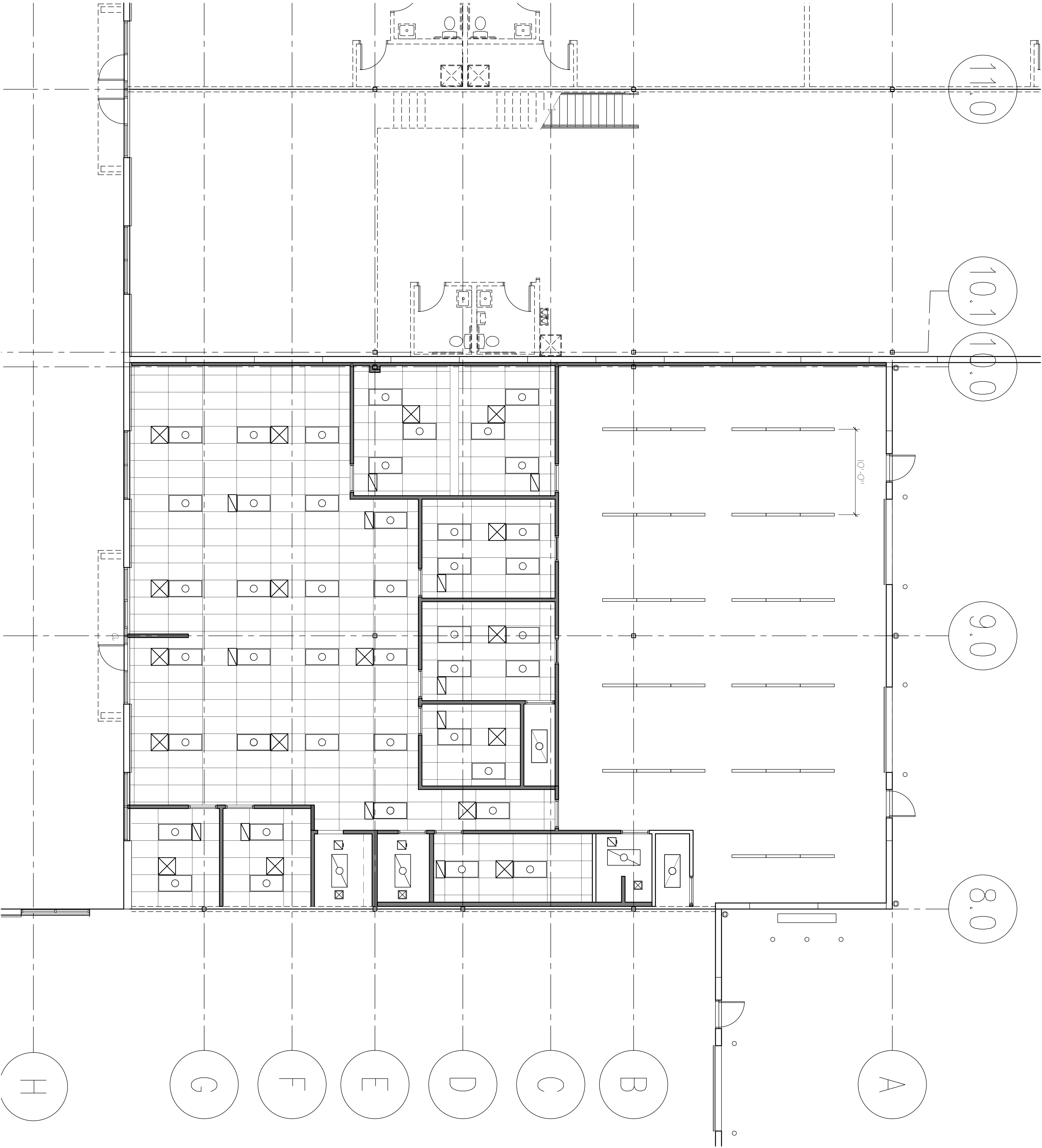
CEILING PLAN NOTES

ALL HVAC, FIRE SUPPRESSION, AND ELECTRICAL LIGHTING DESIGNS SHALL BE DESIGN/BUILD. THIS PLAN IS FOR GENERAL LOCATION ONLY, AND IS INTENDED ONLY FOR DESIGN INTENT.

REFER TO MECHANICAL DOCUMENTS FOR HVAC SPECIFICATIONS, GENERAL CONTRACTOR SHALL PROVIDE ANY REQUIRED FIRE-PULL STATIONS, LIGHT STROBE UNITS, AND THERMOSTATS ETC. IF REQUIRED, GENERAL CONTRACTOR SHALL SUBMIT PLANNED LOCATION TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

CEILING HEIGHT REFER TO REFLECTED CEILING PLAN.
ALL COMMON AREA LIGHT FIXTURES SHALL BE GANGED AND CONTROLLED WITH ONE OR MORE SWITCHES @ EA. ENTRY POINT.
REFER TO ELECTRICAL POWER AND LIGHTING PLANS FOR SWITCH AND OUTLET LOCATIONS, EMERGENCY LIGHTING, AND FIRE DETECTION.

- 1 CHAIN HUNG, 2x4 (4) BULB FLUORESCENT FIXTURE & BALLAST
- 2 GYPSUM WALL BOARD LIGHT COVE
- 3 2x4 LAY-IN CEILING AND GRID
- 4 DRYWALL CEILING
- 5 AREA OPEN TO STRUCTURE ABOVE



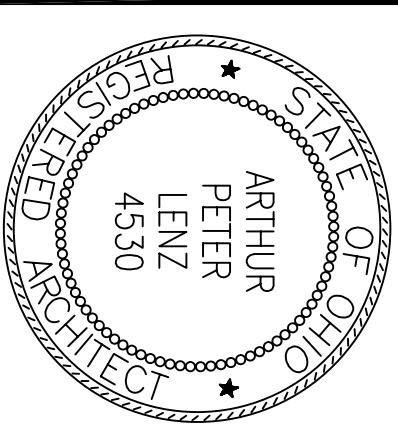
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Architecture Space Planning



date	revisions
10-10-07	Finalized 2

project number
06-010

sheet number

date 1-10-07

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