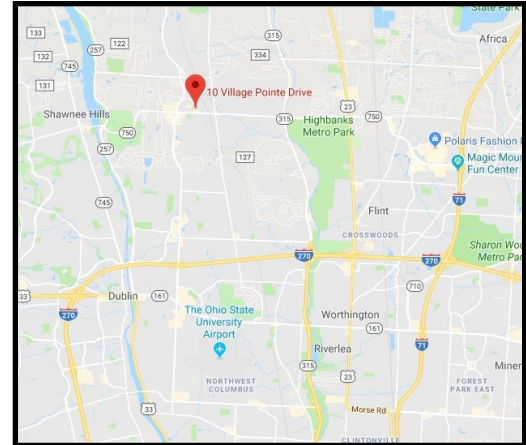


**FOR LEASE: \$8.25 PER SF NNN  
10-106 VILLAGE POINTE DR.  
POWELL, OH 43065**



## Property Features

- Office & Office warehouse suites available.
- Well maintained, professional flex & office campus.
- 100% climate controlled, ADA Restrooms.
- Unit 106 has 2,400 +/- SF with 2 offices and a warehouse with a 12'x12' drive-in door.
- Unit 90 has 2,400 +/- SF with 100% office and 2 bathrooms.
- Between Sawmill Parkway and Liberty Street.



 [Click Here for Video](#)

BEST CORPORATE REAL ESTATE  
JAMES MANGAS, CCIM  
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UPPER ARLINGTON, OH 43221  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350 EXT. 15  
EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM



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.

**Customer Full****Office-Office**

<b>List Number:</b>	<b>Status:</b> Incomplete <b>Original List Price:</b> \$8.25	<b>List Price:</b> \$8.25 <b>VT:</b>
<b>Parcel #:</b>	<b>Tax District:</b>	<b>Previous Use:</b>
<b>Use Code:</b>	<b>For Lease:</b> Yes	<b>Zoning:</b>
<b>For Sale:</b> No	<b>Occupancy Rate:</b>	<b>Exchange:</b> No
<b>Gross Income:</b>	<b>Assoc/Condo Fee:</b>	
<b>Total Op Expenses:</b>	<b>NOI:</b>	
<b>Tax Abatement:</b>	<b>Abatement End Date:</b>	<b>Tax Incentive:</b>
<b>Taxes (Yrly):</b>	<b>Tax Year:</b>	<b>Possession:</b>
<b>Assessment:</b>	<b>Addl Acceptance Cond:</b>	

**General Information**

<b>Address:</b> 90 Village Pointe Drive	<b>Unit/Suite #:</b>	<b>Zip Code:</b> 43065
<b>Between Street:</b> Sawmill Parkway & Liberty Street	<b>City:</b> Powell	<b>Corp Limit:</b>
<b>Complex:</b>	<b>County:</b> Delaware	<b>Township:</b>
<b>Dist To Intersxn:</b>	<b>Mult Parcels/Sch Dis:</b>	<b>Near Interchange:</b>

**Building Information**

<b>Total Available Sqft:</b> 2,400	<b>Minimum Sqft Avail:</b> 2,400	<b>Max Cont Sqft Avail:</b> 2,400
<b>Building Sqft:</b> 60,796	<b>Acreage:</b>	<b>Lot Size:</b>
<b># of Floors Above Gr:</b> 1	<b># of Elevators:</b> 0	<b>Parking Ratio:</b>
<b># of Docks:</b> 0	<b># Drive-In Doors:</b> 0	<b>Total Parking:</b>
<b>Year Built:</b>	<b>Year Remodeled:</b>	<b>Basement:</b>
<b>Common Area Factor:</b>	<b>Ceiling Height Ft:</b>	

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

**Financials**

<b>Lease Rate \$/Sq Ft:</b> 8.25	<b>Term Desired:</b>
<b>Expenses Paid by L:</b>	<b>Will LL Remodel:</b>
<b>T Reimburses L:</b>	<b>Finish Allow/SQFT \$:</b>
<b>T Contracts Directly:</b>	<b>Pass Exp Over BaseYr:</b>
<b>Curr Yr Est \$/SF TRL:</b>	<b>Exp Stop \$:</b>
<b>Curr Yr Est \$/SF LL:</b>	

**Features**

<b>Heat Fuel:</b>
<b>Heat Type:</b>
<b>Electric:</b>
<b>Services Available:</b>
<b>Building Type:</b>
<b>Construction:</b>
<b>Miscellaneous:</b>
<b>Alternate Uses:</b>
<b>New Financing:</b>
<b>MLS Primary PhotoSrc:</b>

**Property Description**

Office suite available. Well maintained, professional flex & office campus. 100% climate controlled, ADA Restrooms. Unit 90 has 2,400 +/- SF with 100% office and 2 bathrooms. Between Sawmill Parkway and Liberty Street. Operating expenses \$3.00 per SF. Available immediately.

**Sold Info**

<b>Sold Date:</b>	<b>DOM:</b> 2	<b>SP:</b>
		<b>Sold Non-MLS:</b> No
	<b>SlrCns:</b>	<b>SlrAst:</b>

**Sold Non-MLS: No**

April 28, 2021

Prepared by: Randy J Best

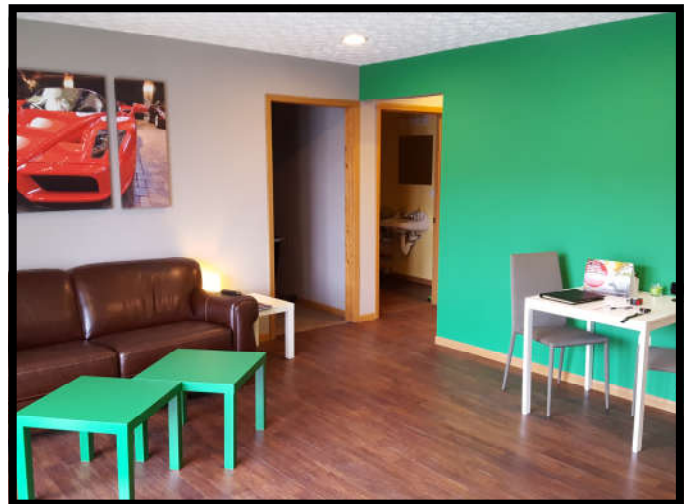
Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2021 MLS and FBS. Prepared by Randy J Best on Wednesday, April 28, 2021 11:47 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



# PHOTO TOUR



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# COLUMBUS

## Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. 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.



2,230,960  
residents



826,729  
households



\$63,498  
median household  
income

**#1**

Opportunity  
City

**#4**

City to Start  
a Business

**#5**

City for  
Entrepreneurs  
& Startups

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

FORBES MAGAZINE

## Top Employers



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