



**5075 WESTERVILLE ROAD, WESTERVILLE, OHIO 43231**

**FOR LEASE \$10.00 PER SQ FT  
MODIFIED GROSS**



**Property Features:**

- Office Space Available on 1st Floor
- 3,101 Sq. Ft Total
- 3-5 Year Term Desired
- Separate Utilities
- Full Sprinkler System
- This property is situated in a 90,000 sq. ft. building located along Westerville Road
- Possession available May 1, 2017



BEST CORPORATE REAL ESTATE  
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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.

# 5075 Westerville

Westerville, OH 43231 | Franklin County | Northeast Market

90,000 SF Class B Office - General Bldg with 3,101 SF Available at \$10.00 MG



Affordable 1st floor office space available on Westerville road (SR3) and Morse Road. 3,101 sq ft is available for lease at \$10.00/sf modified gross. The office space has separate utilities and restrooms with a full sprinkler system.

Property Type **General Office**  
 Bldg Size **90,000 SF**  
 Status **Existing**  
 Year Built --

Land Area **0.00 Ac.**  
 Zoning --  
 Sublease **No**  
 % Occupied **96.55%**

Building Class **B**  
 Stories **2**  
 Typical Floor  
 Parking Spaces  
 Parking Ratio --  
 Tenancy **Multi-Tenant**

Available SF **3,101 SF**  
 Max Contig **3,101 SF**  
 Min Divisible **3,101 SF**  
 Rental Rate **\$10.00 MG**  
 Sale Price **Not for Sale**  
 Price/SF **Not for Sale**

Core Factor  
 Elevators  
 Parcel #

Operating Exp/SF **\$0.00 /SF**  
 Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
5075		3,101	3,101	3,101	\$10.00 MG		Yes		
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Listing Company **Best Corporate Real Estate - James Mangas CCIM (614) 559-3350x 15**



★ 5075 Westerville Road, Columbus, Ohio 43231

## Area Map



## **Disclaimer And Confidentiality Agreement**

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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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