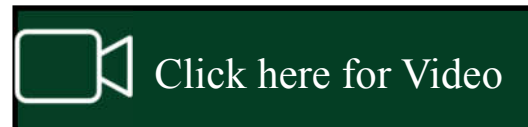


Grandview Area Medical Office Building
For Sale: \$2,095,000 or For Lease: \$15.00 per SF NNN
1550 Kenny Road
Columbus OH 43212



PROPERTY FEATURES:

- For sale or lease well-maintained office building with total +/- 12,074 SF
- Two suites available to lease: +/- 4,000 SF section or +/- 8,000 SF Section
- Or Tenant can combine both spaces for +/- 12,074 SF lease
- Estimated operating expenses are \$4.30/SF, includes real estate taxes.
- Approximately 1,500 sq. ft. of additional basement space for storage.
- Close to Downtown, Upper Arlington and OSU
- Property near upscale Grandview Yard project
- Year built 1987 and 1998



BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350
FAX: 614-559-3390
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



Customer Full

Office-Office



List Number: 218021336

Status: Active

List Price: \$2,095,000

Original List Price: \$2,095,000

Showing Start Date: 06/14/2018
VT:

Parcel #: 010-201402

Previous Use: Medical Offices

Use Code: 442 - MEDICAL OFFICES

Tax District: 010

Zoning:

For Sale: Yes

For Lease: Yes

Exchange: No

Occupancy Rate:

Mortgage Balance:

Gross Income: 0

Assoc/Condo Fee:

Total Op Expenses: 0

NOI: 0

Tax Abatement: No

Abatement End Date:

Tax Incentive:

Taxes (Yrly): 43,239

Tax Year: 2019

Possession:

Assessment:

Addl Acceptance Cond: None Known

General Information

Address: 1550 Kenny Road

Between Street: Fifth Avenue & King Avenue

Complex:

Dist To Intersxn: 0.75

Unit/Suite #:

Zip Code: 43212

City: Columbus

Corp Limit: Columbus

County: Franklin

Township: None

Mult Parcels/Sch Dis:

Near Interchange:

Building Information

Total Available Sqft: 12,074

Minimum Sqft Avail: 4,000

Max Cont Sqft Avail: 12,074

Building Sqft: 12,074

Acreage: 1.04

Lot Size:

of Floors Above Gr: 2

of Elevators: 0

Parking Ratio:

of Docks: 0

Drive-In Doors: 0

Total Parking: 45

Year Built: 1987

Year Remodeled:

Basement:

Common Area Factor:

Ceiling Height Ft:

	Suite Number	SqFt	Date Avail		Suite #	Sqft	Date Avail
1:	1	4,000	06/06/2019	3:			
2:	2	8,000	07/06/2019	4:			

Financials

Lease Rate \$/Sq Ft: 15

Expenses Paid by L:

T Reimburses L: Curr Yr Est \$/SF TRL: 0

T Contracts Directly:

Curr Yr Est \$/SF TRL: 0

Curr Yr Est \$/SF LL:

Term Desired:

Will LL Remodel:

Finish Allow/SQFT \$:

Pass Exp Over BaseYr:

Exp Stop \$:

Features

Heat Fuel:

Heat Type:

Electric:

Services Available:

Building Type:

Construction:

Miscellaneous:

Alternate Uses:

New Financing:

MLS Primary PhotoSrc: Realtor Provided

Property Description

For Sale or For Lease. Two spaces for lease or one large space for lease in medical office building. One section is apx. 4000 SF and the other section is apx 8,000 SF. The building is located in close proximity to Downtown, OSU Campus, and Upper Arlington as well as SR 315 and I-670. The space was medical office on the 1st and 2nd floors with record storage facility, mechanicals in lower level storage areas, 7.3% Cap Rate.

Sold Info

Sold Date:

DOM: 590

SP:

Sold Non-MLS: No

SlrCns:

SlrAst:

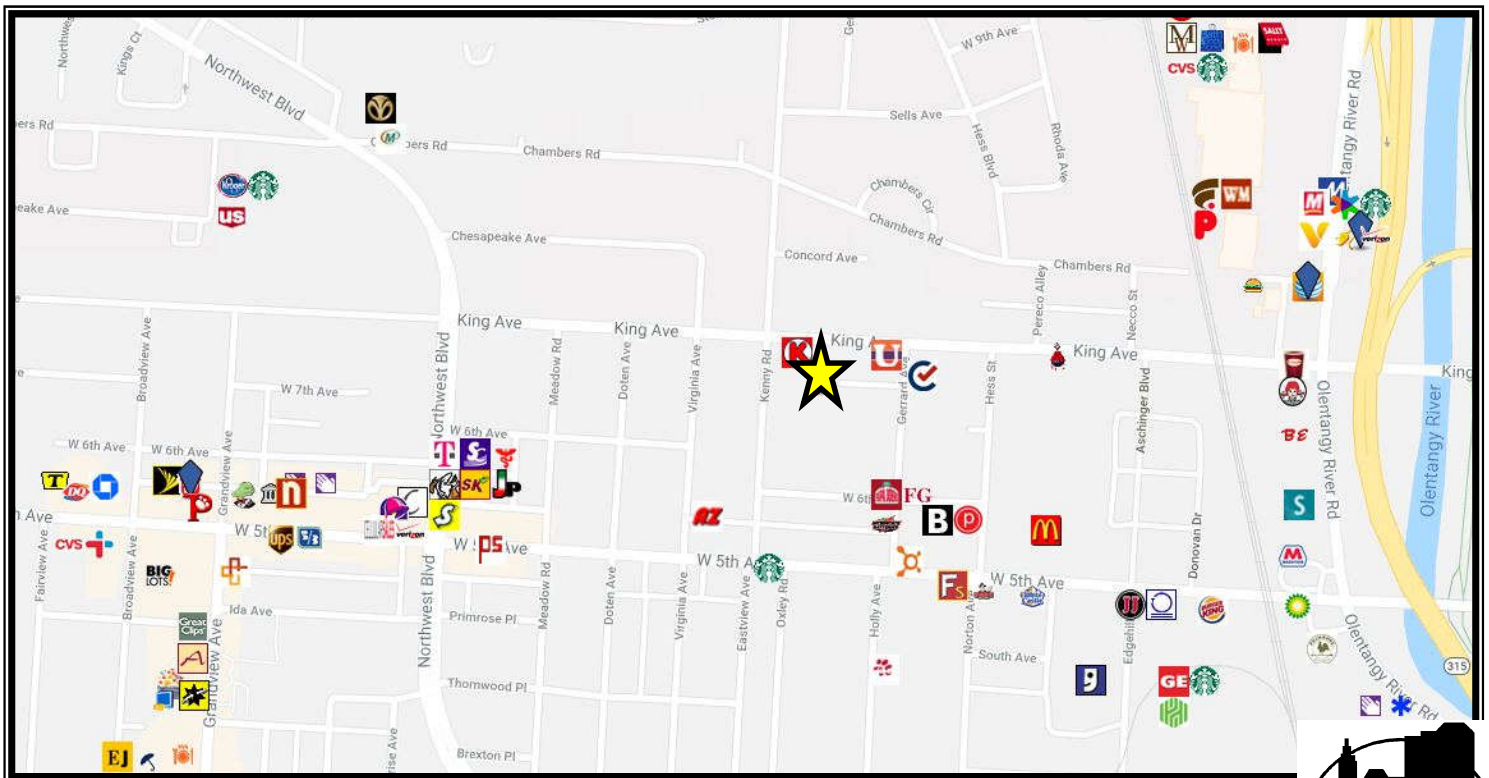
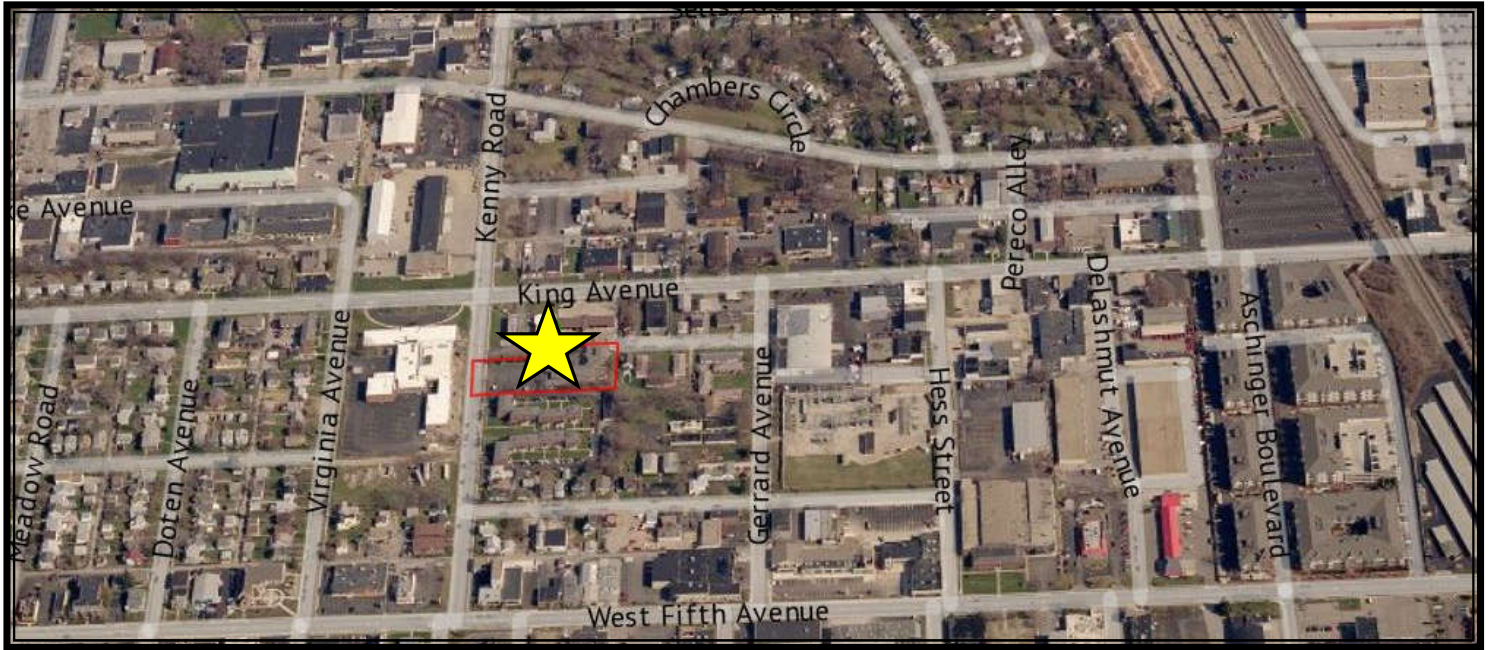
Sold Non-MLS: No

January 24, 2020

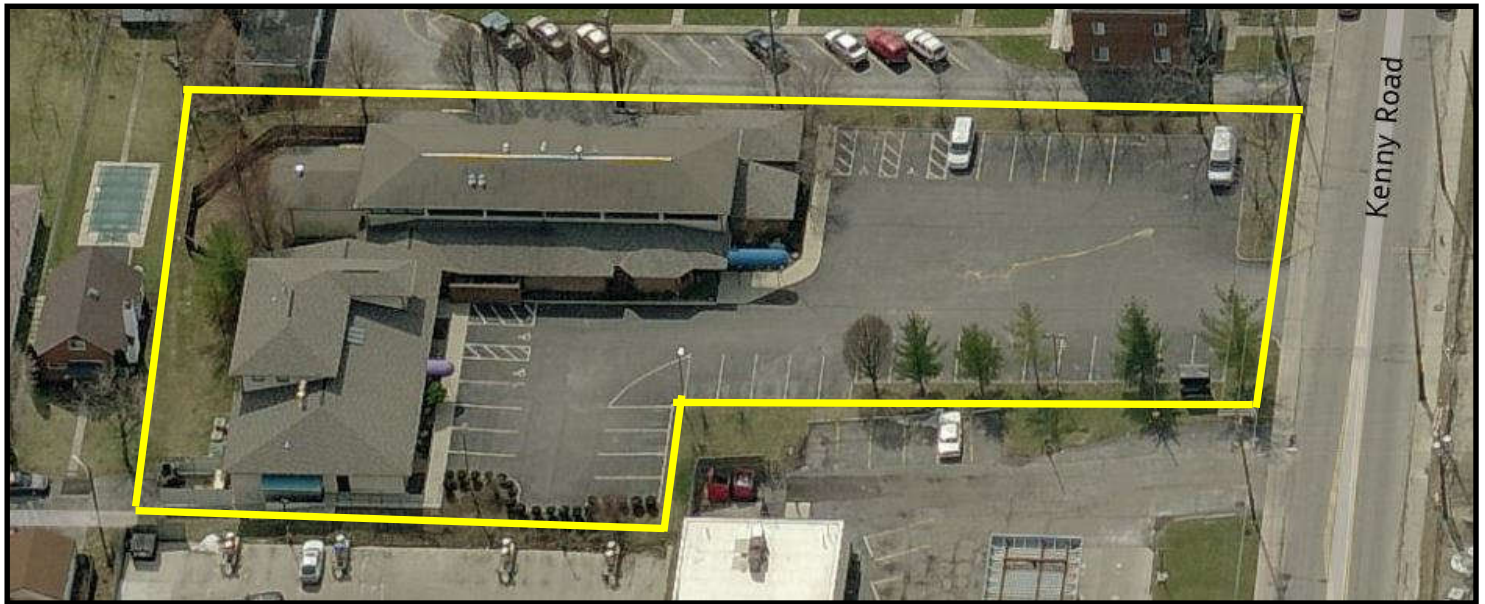
Prepared by: Randy J Best

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PHOTO TOUR

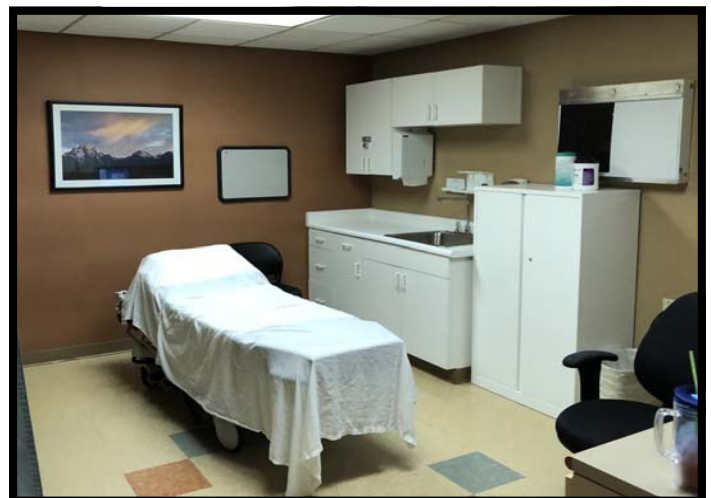


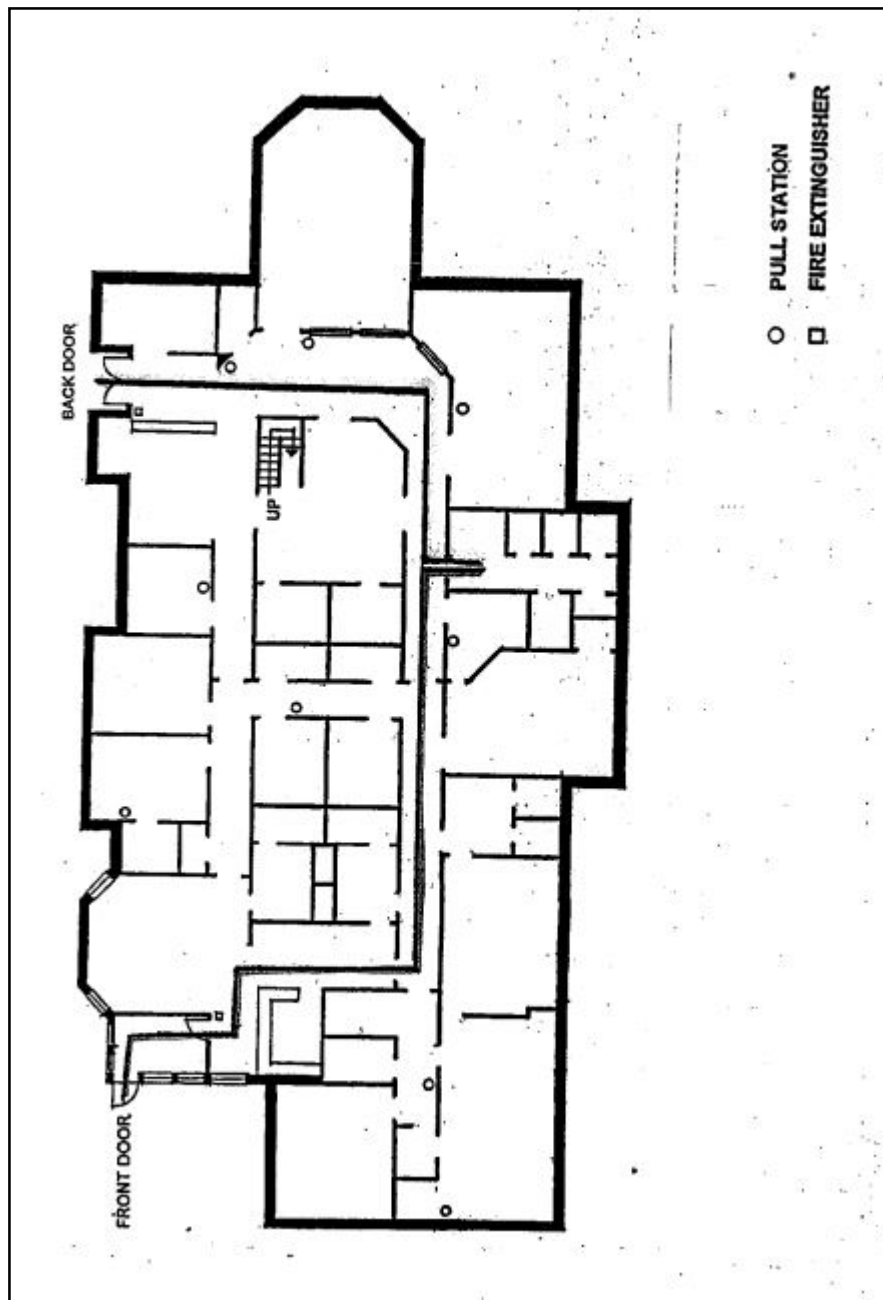
PHOTO TOUR



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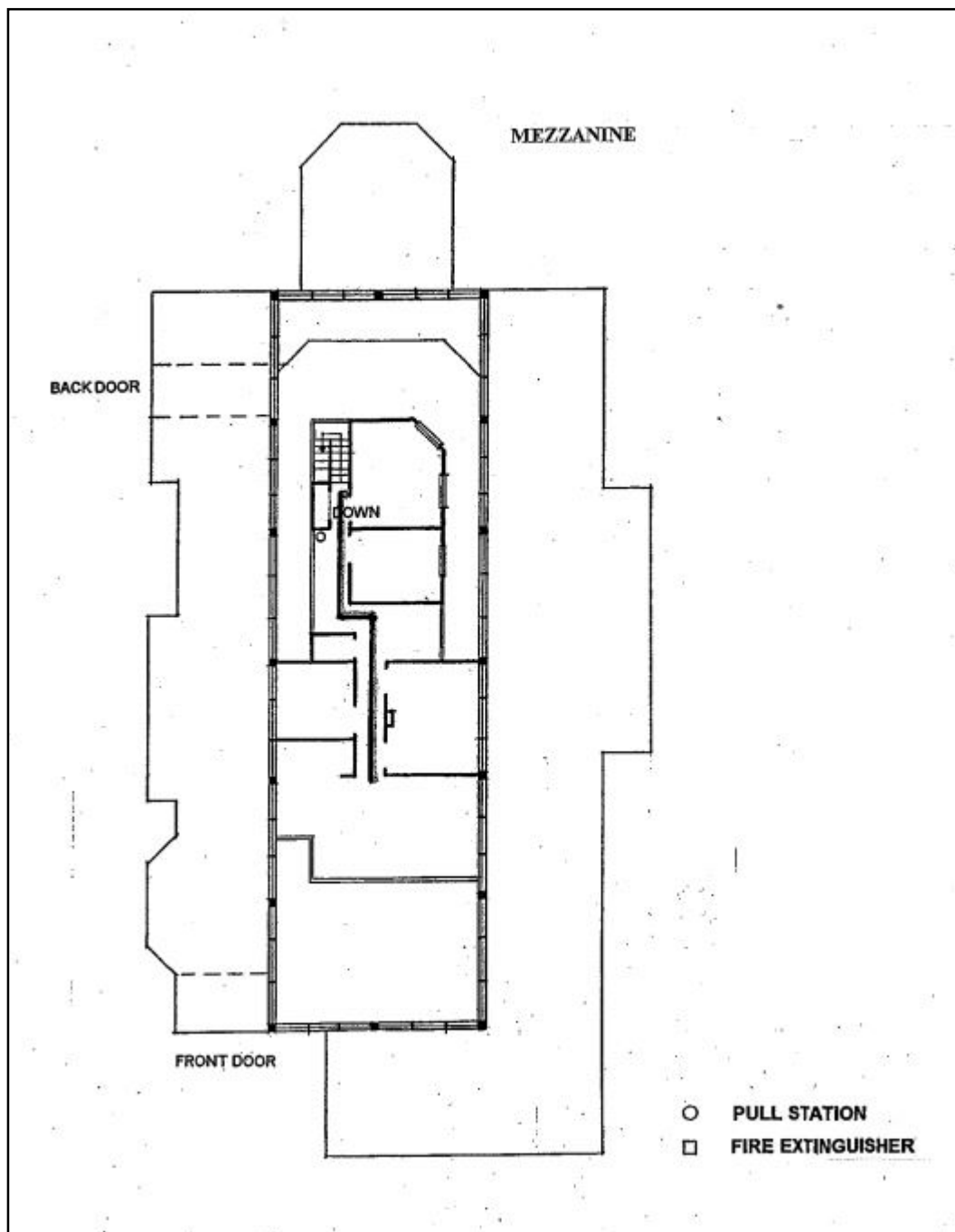
First Floor Layout
Suite, 8000 +/- SF Total
1 of 2



For Sale or Lease
1550 Kenny Road
Columbus OH 43212



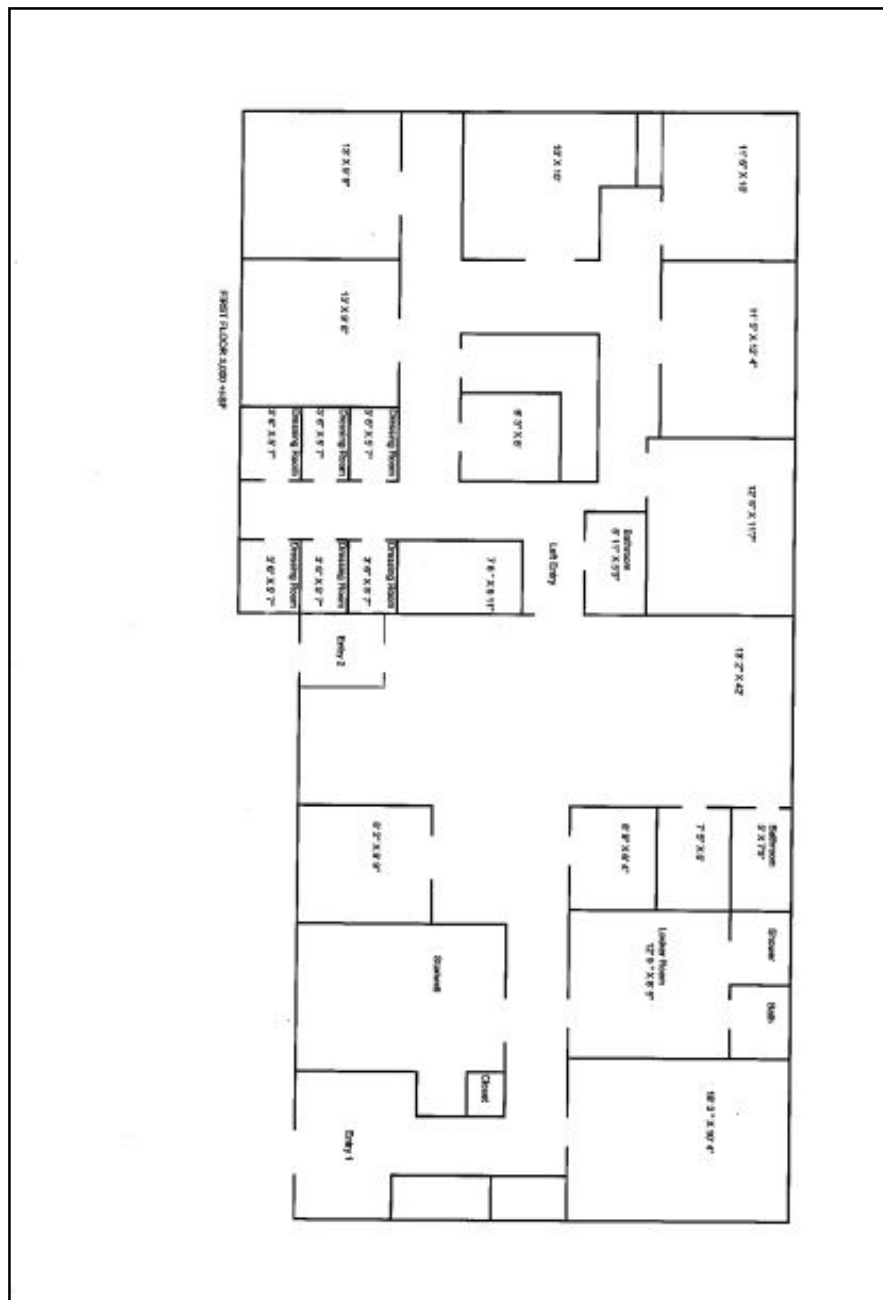
Second Floor Layout
Suite, 8000+/- SF Total
2 of 2



For Sale or Lease
1550 Kenny Road
Columbus OH 43212



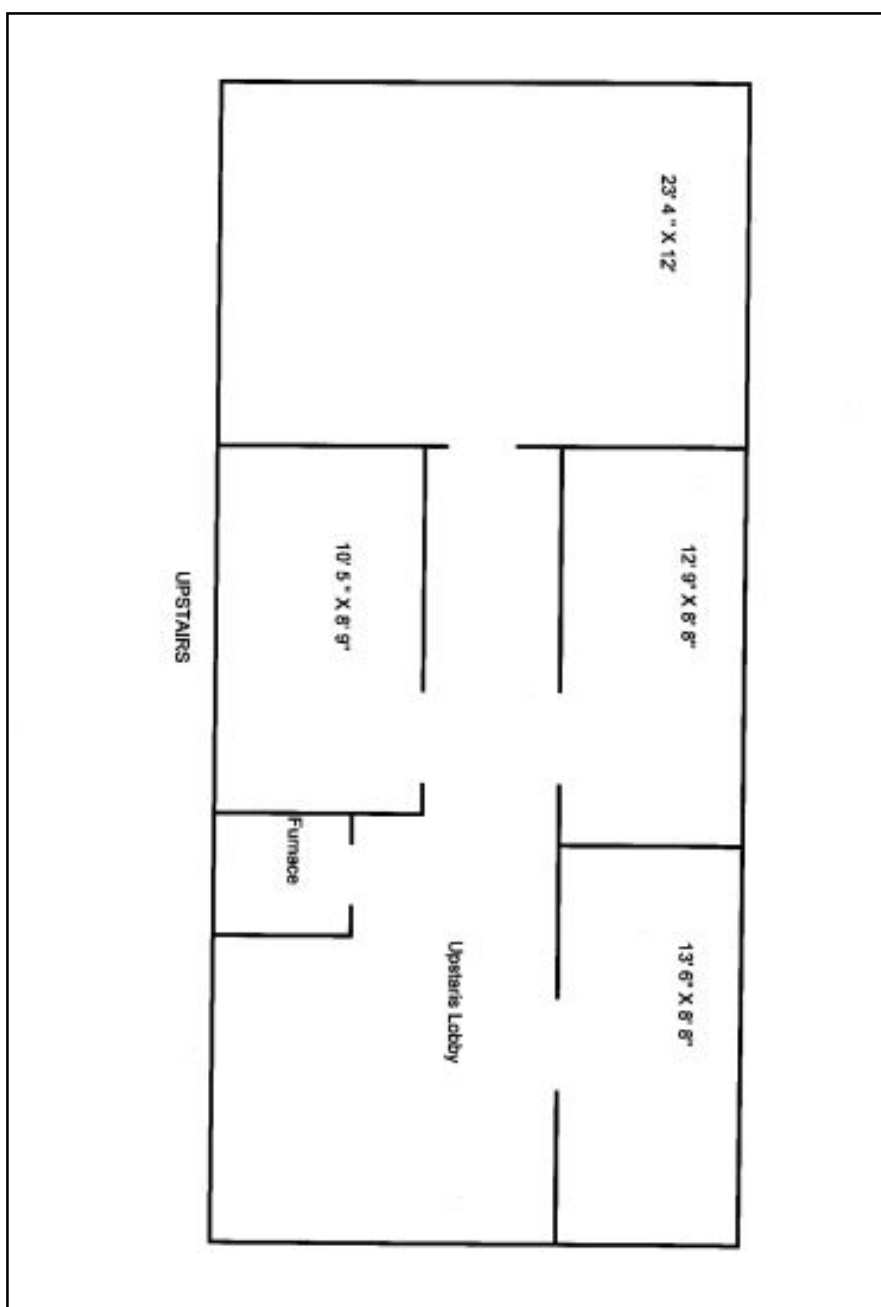
First Floor Layout
Suite, 4,000 +/- SF Total
1 of 2



For Sale or Lease
1550 Kenny Road
Columbus OH 43212



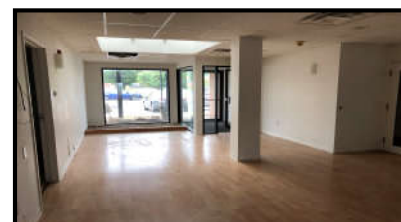
Second Floor Layout
Suite, 4,000 +/- SF Total
2 of 2



Demographics Summary

Building Type: **Class B Office**
Class: **B**
RBA: **12,500 SF**
Typical Floor: **6,250 SF**

Total Available: **0 SF**
% Leased: **100%**
Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	18,828		151,155		372,065	
2018 Estimate	17,740		143,492		352,170	
2010 Census	15,471		132,061		321,768	
Growth 2018 - 2023	6.13%		5.34%		5.65%	
Growth 2010 - 2018	14.67%		8.66%		9.45%	
2018 Population by Hispanic Origin	615		5,987		15,111	
2018 Population	17,740		143,492		352,170	
White	15,120	85.23%	112,483	78.39%	239,523	68.01%
Black	777	4.38%	16,292	11.35%	82,912	23.54%
Am. Indian & Alaskan	57	0.32%	441	0.31%	1,272	0.36%
Asian	1,416	7.98%	10,401	7.25%	17,055	4.84%
Hawaiian & Pacific Island	4	0.02%	53	0.04%	293	0.08%
Other	367	2.07%	3,821	2.66%	11,116	3.16%
U.S. Armed Forces	3		67		111	
Households						
2023 Projection	9,948		64,982		158,107	
2018 Estimate	9,338		61,473		149,548	
2010 Census	8,132		56,426		137,073	
Growth 2018 - 2023	6.53%		5.71%		5.72%	
Growth 2010 - 2018	14.83%		8.94%		9.10%	
Owner Occupied	2,785	29.82%	19,886	32.35%	66,918	44.75%
Renter Occupied	6,554	70.19%	41,587	67.65%	82,629	55.25%
2018 Households by HH Income	9,338		61,474		149,548	
Income: <\$25,000	1,805	19.33%	18,302	29.77%	43,734	29.24%
Income: \$25,000 - \$50,000	2,300	24.63%	12,397	20.17%	34,159	22.84%
Income: \$50,000 - \$75,000	1,668	17.86%	10,356	16.85%	25,503	17.05%
Income: \$75,000 - \$100,000	1,246	13.34%	5,948	9.68%	15,098	10.10%
Income: \$100,000 - \$125,000	904	9.68%	4,674	7.60%	10,951	7.32%
Income: \$125,000 - \$150,000	311	3.33%	2,401	3.91%	5,412	3.62%
Income: \$150,000 - \$200,000	527	5.64%	3,201	5.21%	6,799	4.55%
Income: \$200,000+	577	6.18%	4,195	6.82%	7,892	5.28%
2018 Avg Household Income	\$79,053		\$74,157		\$68,904	
2018 Med Household Income	\$58,281		\$50,087		\$47,307	

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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