

**For Lease: \$17.50/SF MG
1100 Beecher Crossing, Unit D
Columbus OH 43230**



PROPERTY FEATURES:

- Attractive first floor office space in Gahanna, OH
- Located off of N Hamilton Rd.
- High-end finishes with many private offices
- Multiple ADA bathrooms and entry doors
- Available SF is +/- 3,101 SF
- Can accommodate medical or general office use
- Fiber optic internet available in the building
- Virtual tour @ www.bestcorporaterealestate.com



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Customer Full**Office-Condominium**

List Number: 219041043

Status: Active

List Price: \$17.5

Original List Price: \$12.5

Showing Start Date: 10/30/2019

VT: [Click to View Virtual Tour](#)

Parcel #: 025-013360

Previous Use: Medical Office

Use Code:

Tax District: 025

Zoning:

For Sale: No

For Lease: Yes

Exchange: No

Occupancy Rate:

Mortgage Balance:

Gross Income:

Assoc/Condo Fee:

Total Op Expenses:

NOI:

Tax Abatement: No

Abatement End Date:

Tax Incentive:

Taxes (Yrly): 6,032.94

Tax Year: 2019

Possession: Jan 1, 2020

Assessment:

Addl Acceptance Cond: None Known

General Information

Address: 1100 Beecher Crossing D

Unit/Suite #: D

Zip Code: 43230

Between Street: Beecher Rd & E Johnstown Rd

City: Columbus

Corp Limit: Gahanna

Complex:

County: [Franklin](#)

Township: Mifflin

Dist To Intersxn: 1.5

Mult Parcels/Sch Dis: No

Near Interchange: US 62 + I-270

Building Information

Total Available Sqft: 3,101

Minimum Sqft Avail: 3,101

Max Cont Sqft Avail: 3,101

Building Sqft: 8,574

Acreage: 0.07

Lot Size:

of Floors Above Gr: 1

of Elevators: 0

Parking Ratio:

of Docks: 0

Drive-In Doors: 0

Total Parking:

Year Built: 2002

Year Remodeled:

Basement: No

Common Area Factor:

Ceiling Height Ft:

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1: D	3,101	01/01/2020	3:		
2:			4:		

Financials

Lease Rate \$/Sq Ft: 17.5

Expenses Paid by L:

Term Desired: 3 to 5 years

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

Will LL Remodel: Yes

T Contracts Directly: Janitorial; Utilities

Finish Allow/SQFT \$:

Curr Yr Est \$/SF TRL: 0

Pass Exp Over BaseYr:

Curr Yr Est \$/SF LL:

Exp Stop \$:

Features

Heat Fuel: Gas

Heat Type: Forced Air

Electric: Single Phase

Services Available: Electric; Gas; Sanitary Sewer; Storm Sewer; Water

Building Type: Multi Tenant

Construction: Frame

Miscellaneous: Air Condition; Handicap Access

Alternate Uses: Commercial

New Financing:

MLS Primary PhotoSrc: Realtor Provided

Property Description

Attractive first floor office space in Gahanna, OH. Located off of N Hamilton Rd. High-end finishes with many private offices and multiple ADA bathrooms and entry doors. Can accommodate medical or general office use

Sold Info

Sold Date:

DOM: 482

SP:

Sold Non-MLS: No

SlrCns:

SlrAst:

Sold Non-MLS: No

February 22, 2021

Prepared by: Randy J Best

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PHOTO TOUR



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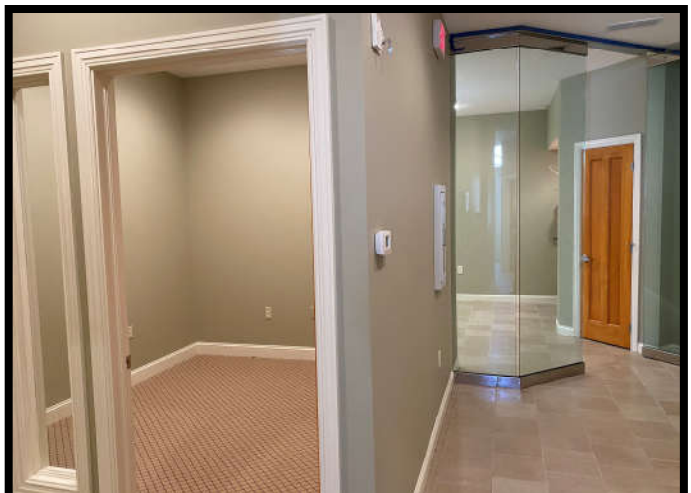
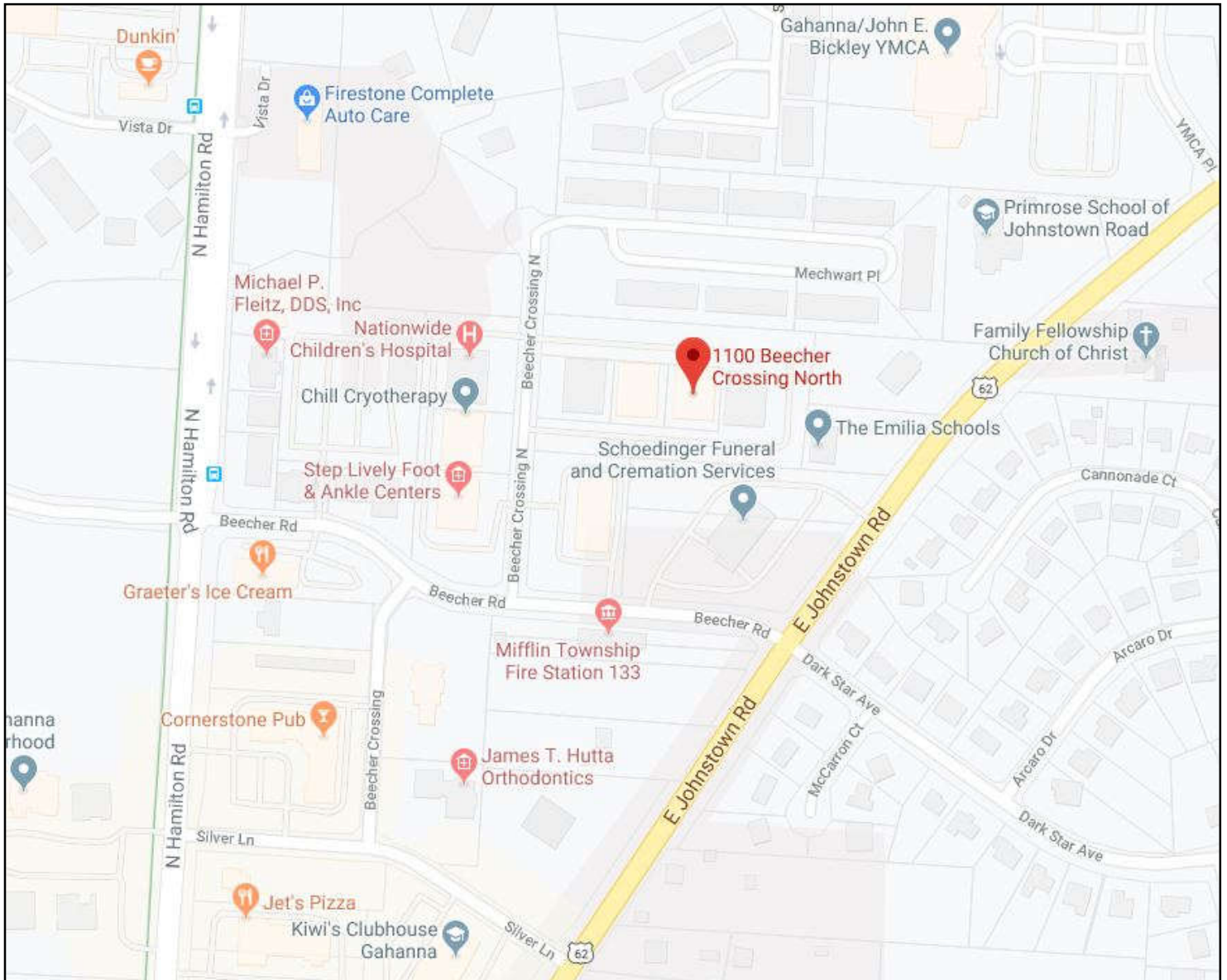


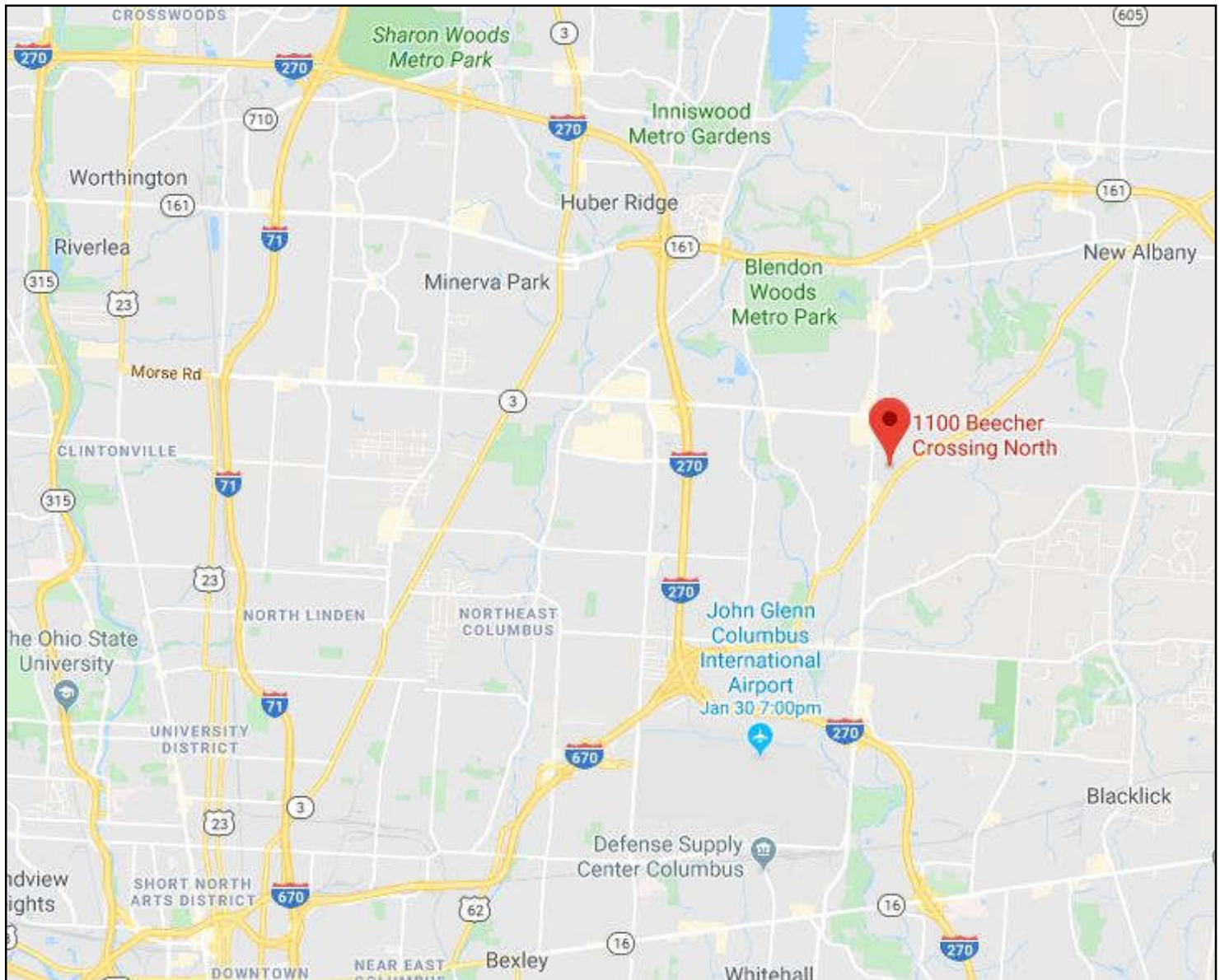
PHOTO TOUR



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Demographic Summary Report

Crossing Creek Office Park

1100 Beecher Crossing N, Columbus, OH 43230

Building Type: **Class C Office**

Class: **C**

RBA: **10,815 SF**

Typical Floor: **10,815 SF**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	10,436	73,295	183,061
2019 Estimate	9,970	69,059	172,136
2010 Census	9,689	61,309	150,692
Growth 2019 - 2024	4.67%	6.13%	6.35%
Growth 2010 - 2019	2.90%	12.64%	14.23%
2019 Population by Hispanic Origin	257	2,039	8,033
2019 Population	9,970	69,059	172,136
White	7,913 79.37%	53,681 77.73%	112,087 65.12%
Black	1,123 11.26%	8,766 12.69%	45,561 26.47%
Am. Indian & Alaskan	18 0.18%	135 0.20%	429 0.25%
Asian	687 6.89%	4,597 6.66%	8,722 5.07%
Hawaiian & Pacific Island	4 0.04%	25 0.04%	53 0.03%
Other	225 2.26%	1,855 2.69%	5,283 3.07%
U.S. Armed Forces	9	36	101
Households			
2024 Projection	4,641	29,885	73,873
2019 Estimate	4,440	28,149	69,481
2010 Census	4,355	24,975	61,016
Growth 2019 - 2024	4.53%	6.17%	6.32%
Growth 2010 - 2019	1.95%	12.71%	13.87%
Owner Occupied	2,862 64.46%	19,220 68.28%	42,390 61.01%
Renter Occupied	1,578 35.54%	8,929 31.72%	27,092 38.99%
2019 Households by HH Income	4,441	28,151	69,484
Income: <\$25,000	290 6.53%	2,219 7.88%	9,717 13.98%
Income: \$25,000 - \$50,000	638 14.37%	4,785 17.00%	13,906 20.01%
Income: \$50,000 - \$75,000	949 21.37%	5,276 18.74%	13,238 19.05%
Income: \$75,000 - \$100,000	639 14.39%	4,151 14.75%	10,064 14.48%
Income: \$100,000 - \$125,000	646 14.55%	3,837 13.63%	8,089 11.64%
Income: \$125,000 - \$150,000	365 8.22%	2,244 7.97%	4,434 6.38%
Income: \$150,000 - \$200,000	586 13.20%	2,703 9.60%	5,157 7.42%
Income: \$200,000+	328 7.39%	2,936 10.43%	4,879 7.02%
2019 Avg Household Income	\$106,161	\$107,562	\$90,613
2019 Med Household Income	\$88,438	\$85,813	\$70,816



Traffic Count Report

Crossing Creek Office Park

1100 Beecher Crossing N, Columbus, OH 43230

Building Type: Class C Office

Class: C

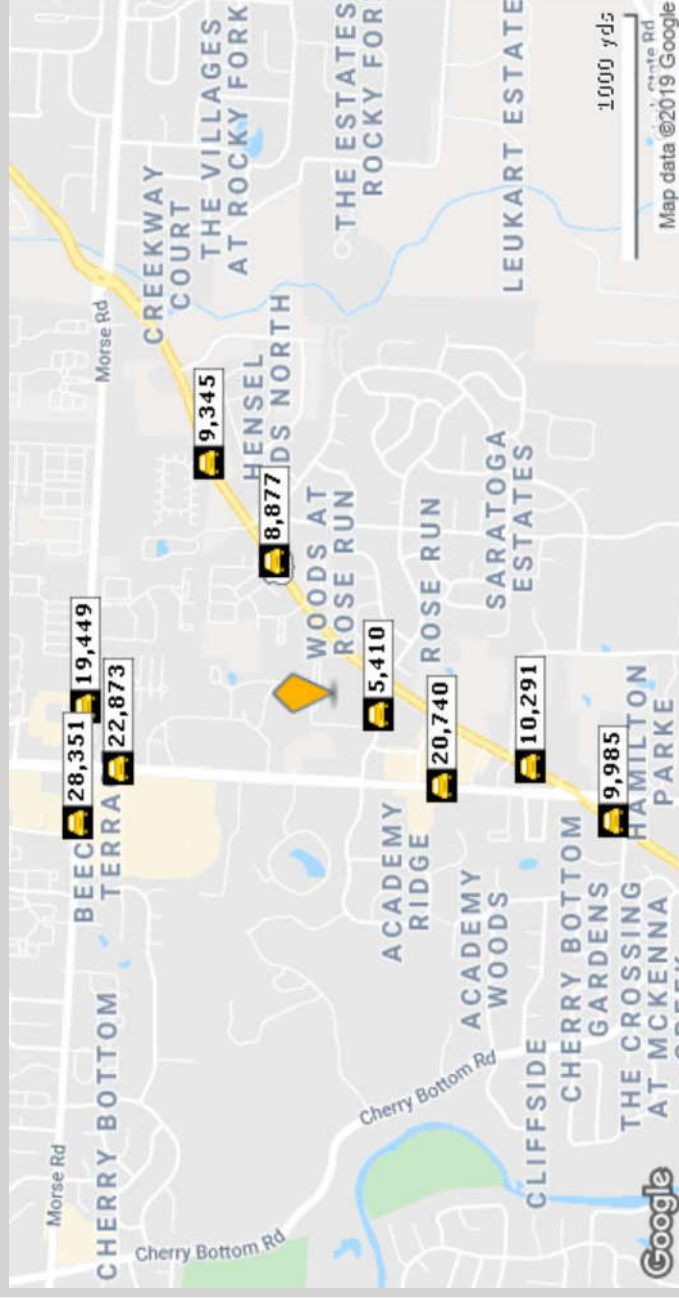
RBA: 10,815 SF

Typical Floor: 10,815 SF

Total Available: 0 SF

% Leased: 100%

Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Beecher Rd	Beecher Xing N	0.03 W	2018	5,410	MPSI	.10
2 N Hamilton Rd	Silver Ln	0.06 N	2018	20,740	MPSI	.32
3 E Johnstown Rd	Grove Dr	0.03 SW	2018	8,877	MPSI	.35
4 E Johnstown Rd	Clotts Rd	0.05 NE	2018	10,291	MPSI	.48
5 N Hamilton Rd	Stoneridge Ln	0.07 S	2015	20,880	MPSI	.55
6 N Hamilton Rd	Stoneridge Dr	0.07 S	2018	22,873	MPSI	.55
7 Morse Rd	Polo Club Dr	0.03 E	2018	19,449	MPSI	.60
8 E Johnstown Rd	Windward Way	0.02 NE	2018	9,345	MPSI	.63
9 Morse Rd	Stoneridge Dr	0.02 E	2018	28,351	MPSI	.69
10 E Johnstown Rd	Commission Dr	0.03 SW	2018	9,985	MPSI	.71



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10/30/2019

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