

\$16.00 /SF Gross

For Lease

4770 Indianola Ave

Columbus , Ohio 43214

Office Space for Lease

- Affordable office space with multiple suites available
- Variety of sizes offered from small offices up to 3,800 SF
- Conveniently located right off of I-71 and Morse Rd
- 3-5 Year term desired
- Great Visibility, near interchange of I-71 and Morse Rd.
- Several common area breakrooms located in the building
- Tenant directory and building signage available



[Click here for Video](#)

BEST CORPORATE REAL ESTATE
JAMES MANGAS, CCIM
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-570-9488
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****List Number:** 220009793**Status:** Active**List Price:** \$12**Original List Price:** \$12**Showing Start Date:** 03/31/2020
VT:**Parcel #:** 010-057222**Previous Use:****Use Code:** 447 - OFFICE BLDG 1 AND 2 STORY**Tax District:** 010**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):** 23,113**Tax Year:** 2019**Possession:****Assessment:****Addl Acceptance Cond:** None Known**General Information****Address:** 4770 Indianola Avenue**Between Street:** Morse Rd & Indian Summer Drive**Complex:****Dist To Intersxn:****Unit/Suite #:****Zip Code:** 43214**City:** Columbus**Corp Limit:** Columbus**County:** Franklin**Township:** None**Mult Parcels/Sch Dis:****Near Interchange:****Building Information****Total Available Sqft:** 3,800**Minimum Sqft Avail:** 1,411**Max Cont Sqft Avail:** 3,800**Building Sqft:** 37,224**Acreage:** 1.05**Lot Size:****# of Floors Above Gr:** 2**# of Elevators:** 0**Parking Ratio:****# of Docks:** 0**# Drive-In Doors:** 0**Total Parking:****Year Built:** 1967**Year Remodeled:****Basement:****Common Area Factor:****Ceiling Height Ft:**

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

Financials**Lease Rate \$/Sq Ft:** 12**Expenses Paid by L:****Term Desired:****T Reimburses L:** Curr Yr Est \$/SF TRL: 0**Will LL Remodel:****T Contracts Directly:****Finish Allow/SQFT \$:****Curr Yr Est \$/SF TRL:** 0**Pass Exp Over BaseYr:****Curr Yr Est \$/SF LL:****Exp Stop \$:****Features****Heat Fuel:****Heat Type:** Forced Air**Electric:** Single Phase**Services Available:** Electric; Gas; Sanitary Sewer; Storm Sewer; Water**Building Type:****Construction:****Miscellaneous:****Alternate Uses:****New Financing:****MLS Primary PhotoSrc:** Realtor Provided**Property Description**

Affordable office space with multiple suites available. Lease rate \$12 to \$16 per SF, full service gross lease. Rate is dependent on term, size and floor.

Conveniently, located right off I-71 and Morse Rd in Clintonville area.

Sold Info**Sold Date:****DOM:** 211**SP:****Sold Non-MLS:** No**SlrCns:****SlrAst:****Sold Non-MLS:** No**October 27, 2020****Prepared by:** Randy J BestVideo and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2020 **MLS** and **FBS**. Prepared by Randy J Best on Tuesday, October 27, 2020 3:27 PM. The information on this sheet has been made available by the **MLS** and may not be the listing of the provider.



Photos

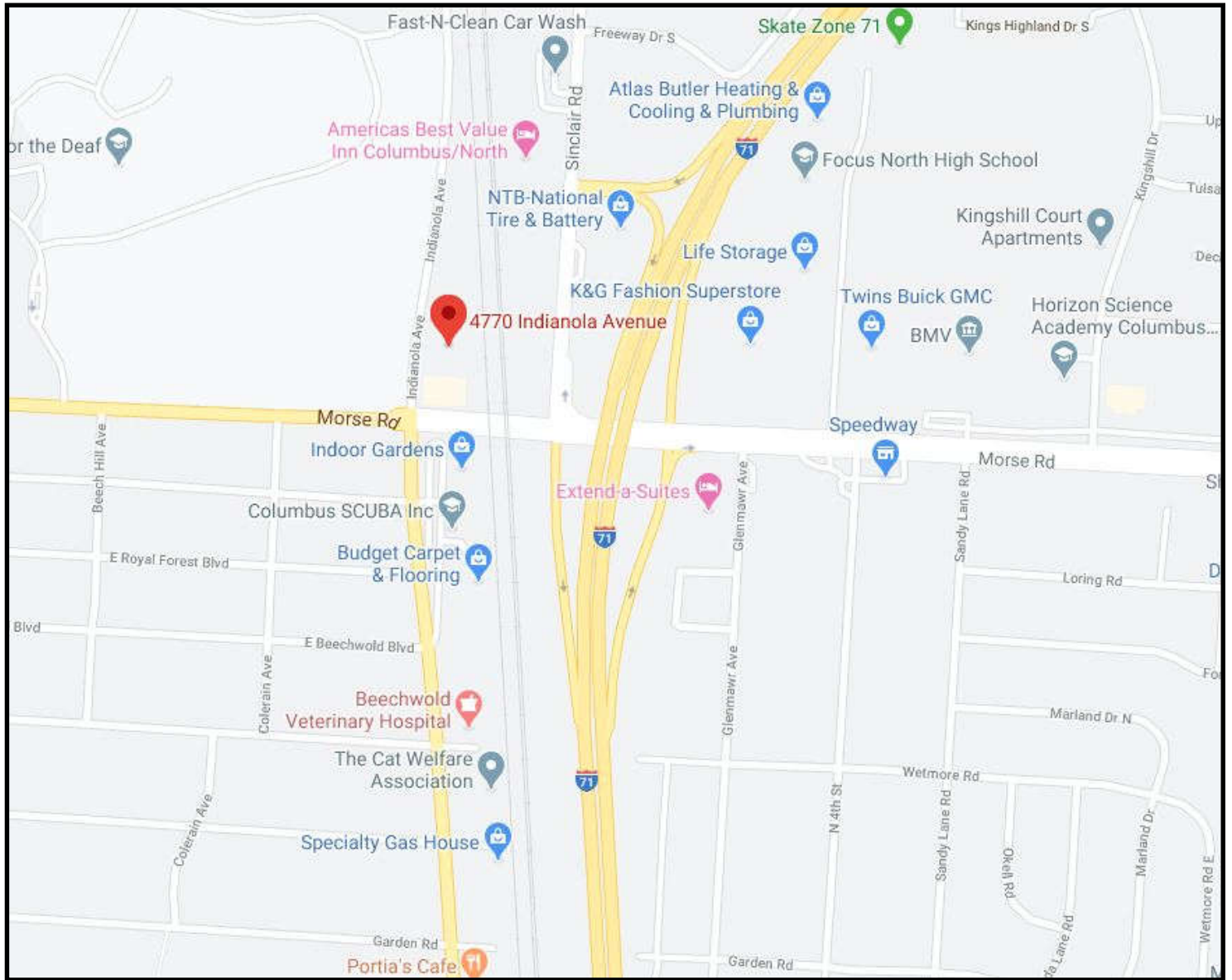


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Map



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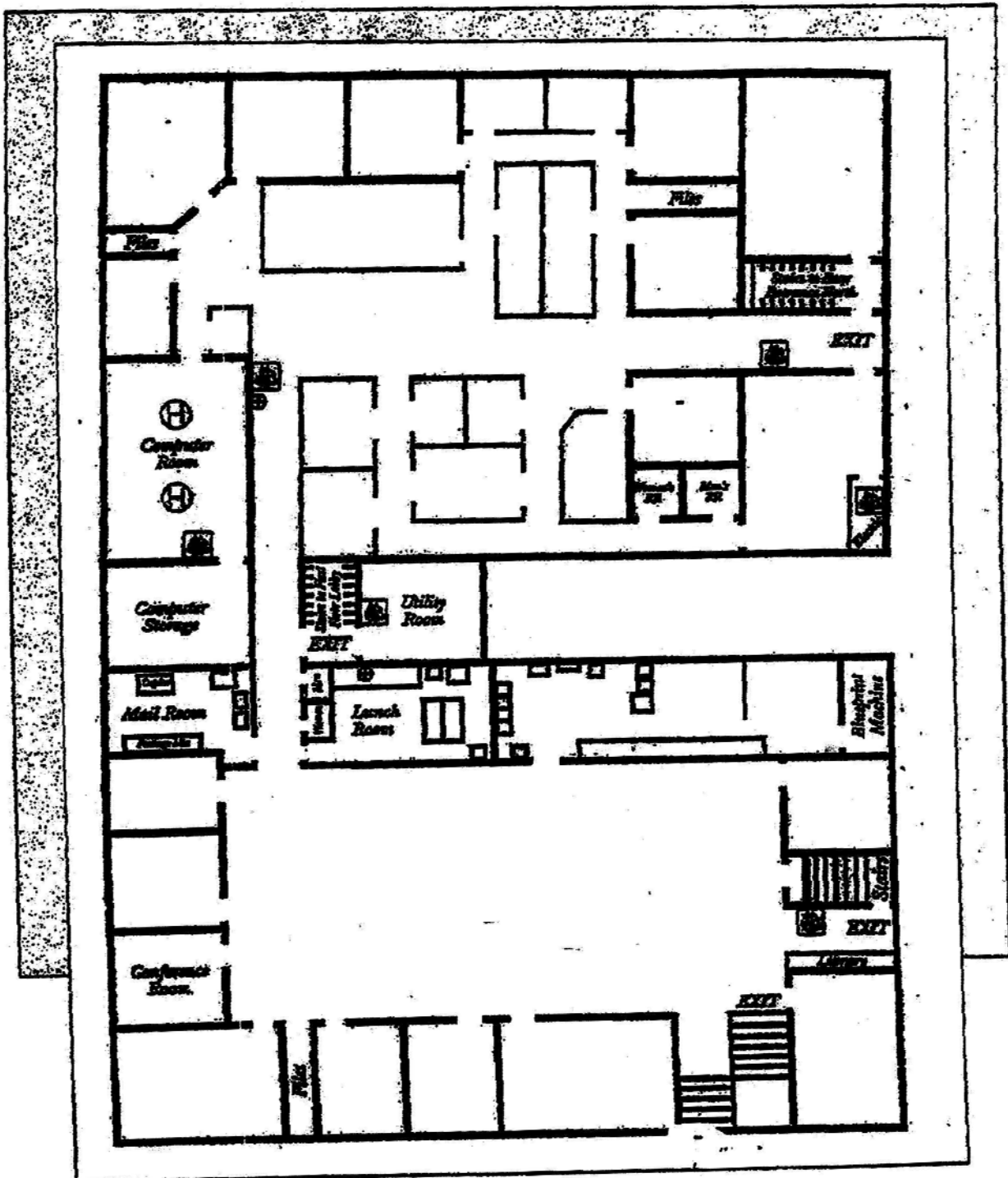
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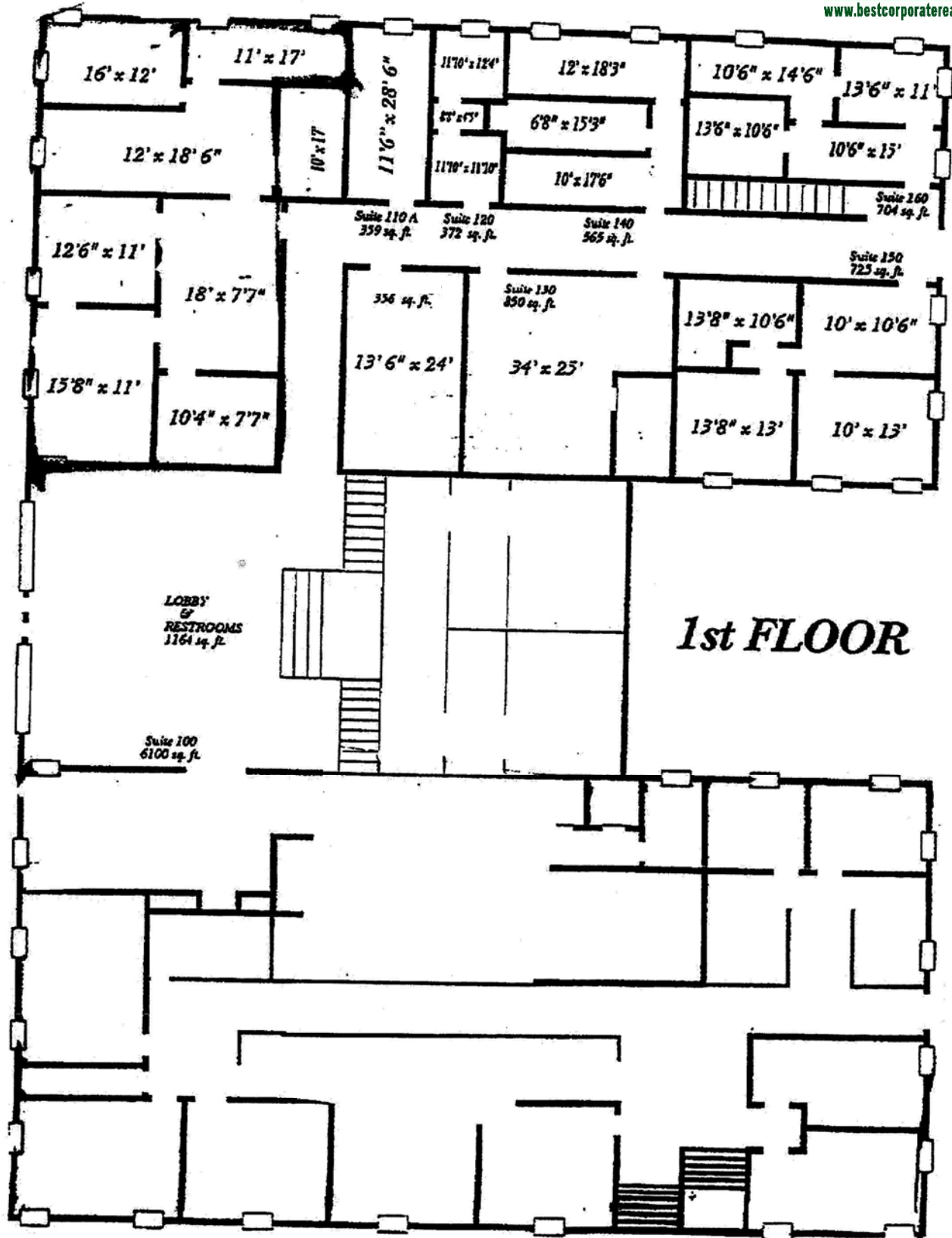
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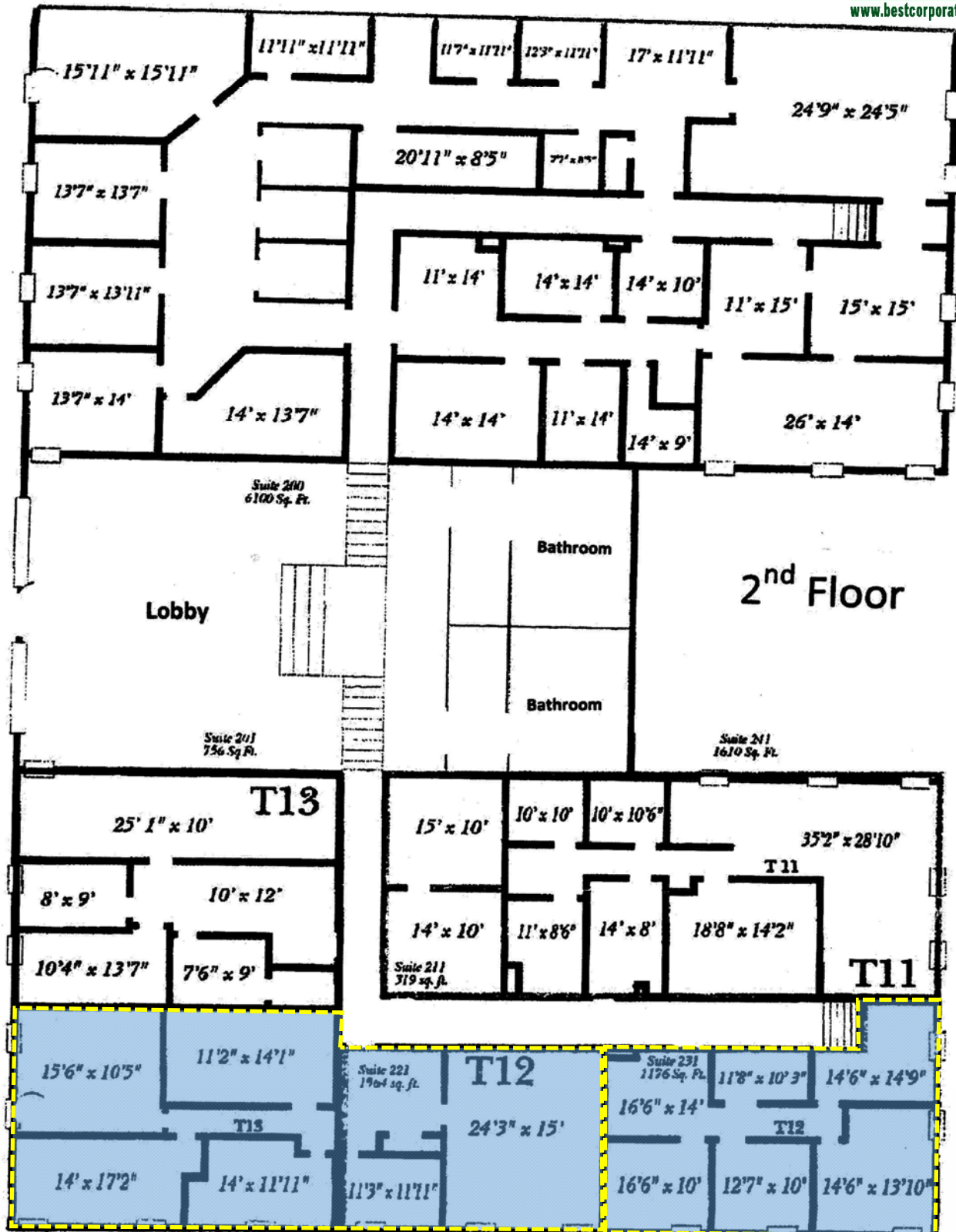
4770 Indianola Ave
Columbus, OH
Lower Level



4770 Indianola Ave
Columbus, OH
First Floor



4770 Indianola Ave
Columbus, OH
Second Floor



Available

Available

Demographic Summary Report

4770 Indianola Ave, Columbus, OH 43214

Building Type: **Class C Office**
 Class: **C**
 RBA: **37,224 SF**
 Typical Floor: **19,000 SF**

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



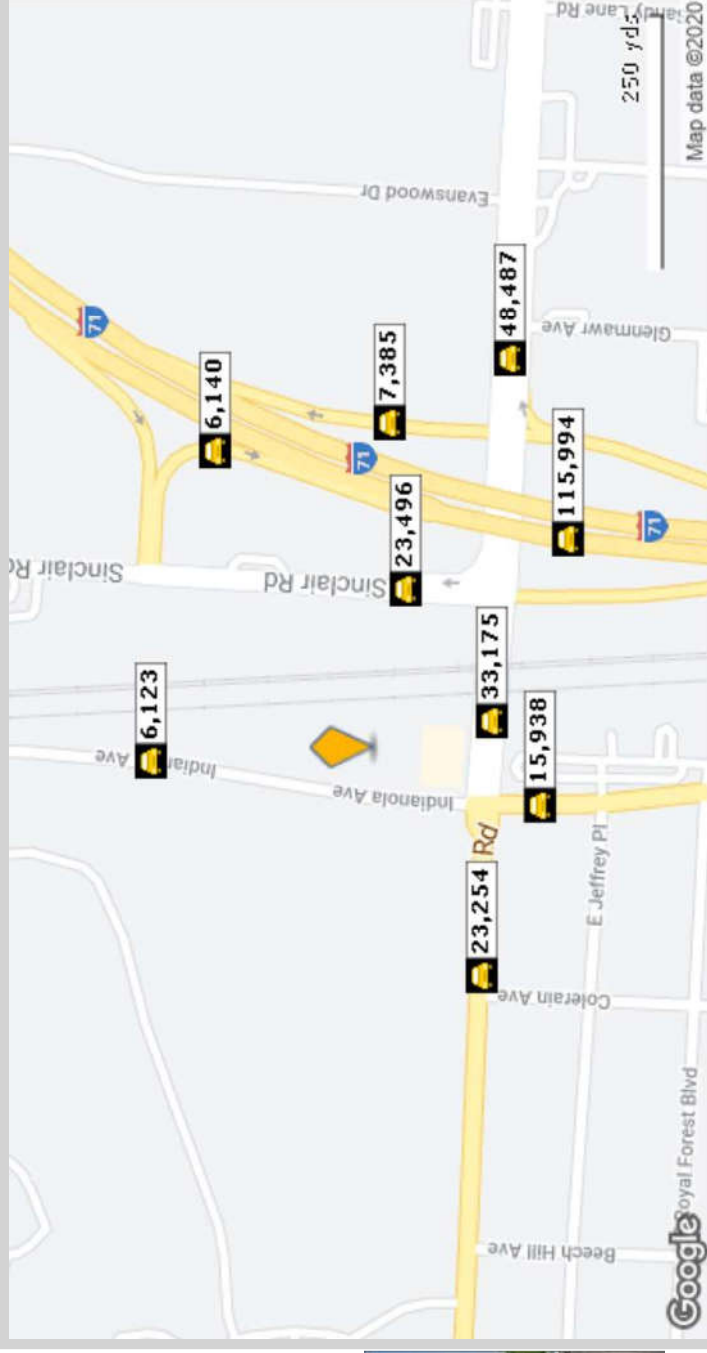
Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	15,155		146,866		373,311	
2019 Estimate	14,224		138,302		354,608	
2010 Census	12,287		122,264		327,634	
Growth 2019 - 2024	6.55%		6.19%		5.27%	
Growth 2010 - 2019	15.76%		13.12%		8.23%	
2019 Population by Hispanic Origin	637		9,768		20,818	
2019 Population	14,224		138,302		354,608	
White	10,920	76.77%	93,709	67.76%	228,288	64.38%
Black	2,422	17.03%	33,865	24.49%	91,350	25.76%
Am. Indian & Alaskan	33	0.23%	413	0.30%	1,008	0.28%
Asian	425	2.99%	5,649	4.08%	22,813	6.43%
Hawaiian & Pacific Island	6	0.04%	89	0.06%	199	0.06%
Other	417	2.93%	4,576	3.31%	10,951	3.09%
U.S. Armed Forces	10		62		168	
Households						
2024 Projection	7,463		64,971		153,481	
2019 Estimate	7,019		61,319		145,835	
2010 Census	6,148		55,111		137,037	
Growth 2019 - 2024	6.33%		5.96%		5.24%	
Growth 2010 - 2019	14.17%		11.26%		6.42%	
Owner Occupied	4,191	59.71%	32,625	53.21%	70,790	48.54%
Renter Occupied	2,828	40.29%	28,694	46.79%	75,045	51.46%
2019 Households by HH Income	7,021		61,318		145,834	
Income: <\$25,000	1,397	19.90%	13,778	22.47%	35,388	24.27%
Income: \$25,000 - \$50,000	1,677	23.89%	15,399	25.11%	35,296	24.20%
Income: \$50,000 - \$75,000	1,511	21.52%	11,399	18.59%	26,012	17.84%
Income: \$75,000 - \$100,000	989	14.09%	7,842	12.79%	17,740	12.16%
Income: \$100,000 - \$125,000	723	10.30%	5,340	8.71%	12,130	8.32%
Income: \$125,000 - \$150,000	329	4.69%	2,512	4.10%	5,963	4.09%
Income: \$150,000 - \$200,000	234	3.33%	2,675	4.36%	6,967	4.78%
Income: \$200,000+	161	2.29%	2,373	3.87%	6,338	4.35%
2019 Avg Household Income	\$68,428		\$70,095		\$70,651	
2019 Med Household Income	\$56,316		\$52,846		\$51,915	



Traffic Count Report

4770 Indianola Ave, Columbus, OH 43214

Building Type: Class C Office
 Class: C
 RBA: 37,224 SF
 Typical Floor: 19,000 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 Morse Rd	Indianola Ave	0.05 W	2018	33,175	MPSI	.07
2 Sinclair Rd	Morse Rd	0.05 S	2018	24,248	MPSI	.09
3 Sinclair Rd	Morse Rd	0.05 S	2017	23,496	MPSI	.09
4 Indianola Ave	Morse Rd	0.03 N	2018	15,938	MPSI	.10
5 Indianola Ave	Morse Rd	0.19 S	2018	6,123	MPSI	.13
6 Morse Rd	Colerain Ave	0.01 W	2018	23,254	MPSI	.14
7 I-71	Morse Rd	0.04 N	2018	115,994	MPSI	.16
8 I-71	Morse Rd	0.08 SW	2014	7,385	AADT	.18
9 I-71	Morse Rd	0.16 S	2014	6,140	AADT	.19
10 Morse Rd	Glenmawr Ave	0.02 E	2018	48,487	MPSI	.23



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3/31/2020

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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