

FOR LEASE



2588 Billingsley Rd, Columbus, OH 43235

Business Office Center at Sawmill & Billingsley

- Multi-unit business office complex
- +/- 1,200 sqft office with private entrance
- Located off Sawmill Rd, convenient to I-270
- Reception area with 2 private offices with large open area and 2 bathrooms
- Tenant responsible for gas, electric, & water



BEST CORPORATE REAL ESTATE
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We have no reason to doubt its accuracy, but we do not guarantee it.

Customer Full**Office-Office****List Number:** 221026215**Status:** Active**List Price:** \$12
VT:**Original List Price:** \$12**Parcel #:** 590-192146**Previous Use:** storage**Use Code:****Tax District:** 590**Zoning:** Commercial**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):** 10,577**Tax Year:** 2020**Possession:** 30 days**Assessment:****Addl Acceptance Cond:** None Known**General Information****Address:** 2588 Billingsley Road**Between Street:** Sawmill Road & Smoky Row Road**Complex:** Business Office Center at Sawmill & Billingsley**Dist To Intersxn:****Unit/Suite #:****City:** Columbus**County:** Franklin**Mult Parcels/Sch Dis:** No**Zip Code:** 43235**Corp Limit:** Columbus**Township:** None**Near Interchange:****Building Information****Total Available Sqft:** 1,200**Building Sqft:** 6,672**# of Floors Above Gr:** 1**# of Docks:** 0**Year Built:** 1982**Common Area Factor:****Minimum Sqft Avail:** 1,200**Acreage:** 0.68**# of Elevators:** 0**# Drive-In Doors:** 0**Year Remodeled:****Ceiling Height Ft:****Max Cont Sqft Avail:** 1,200**Lot Size:****Parking Ratio:****Total Parking:****Basement:** No

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1: 2588	1,200	08/02/2021	3:		
2:			4:		

Financials**Lease Rate \$/Sq Ft:** 1,200**Expenses Paid by L:** Building Insurance**T Reimburses L:** Curr Yr Est \$/SF TRL: 0**T Contracts Directly:** Utilities**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**

Multi-Unit Business office complex +/-1,200 Sq ft office with own private entrance located off of Sawmill Road, convenient to I-270. Reception area with 2 private offices and large open area and two bathrooms. Owner is currently updating for future tenant occupancy. Building signage and plenty of parking for an easy accessible small business location. Individually controlled HVAC system with front and rear entrances. Tenants pays all utilities.

Sold Info**Sold Date:****DOM:** 21**SP:****Sold Non-MLS:** No**SlrCns:****SlrAst:****Sold Non-MLS:** No**August 03, 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 Tuesday, August 03, 2021 10:56 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

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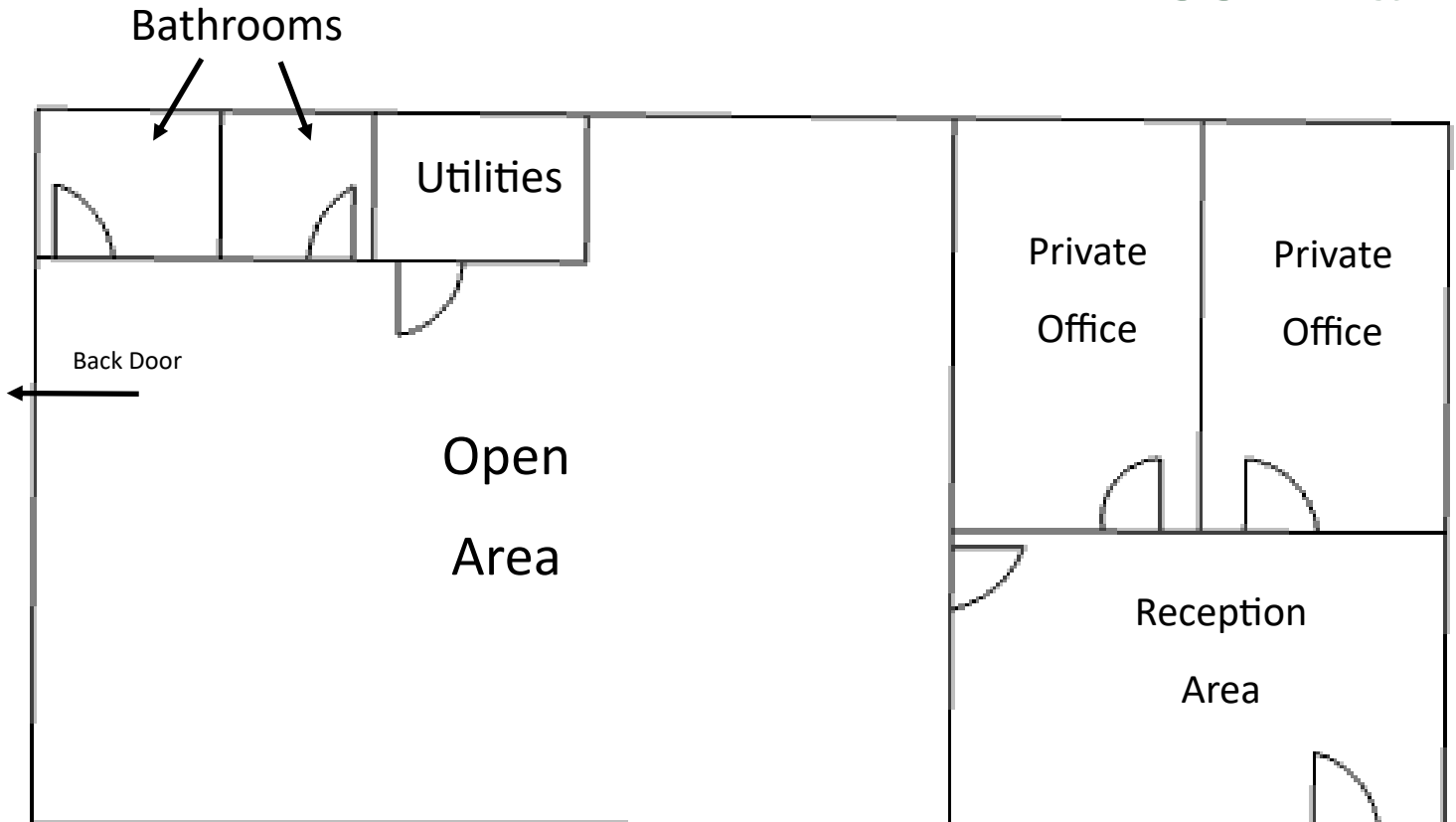
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Floor Plan



* NOT TO SCALE

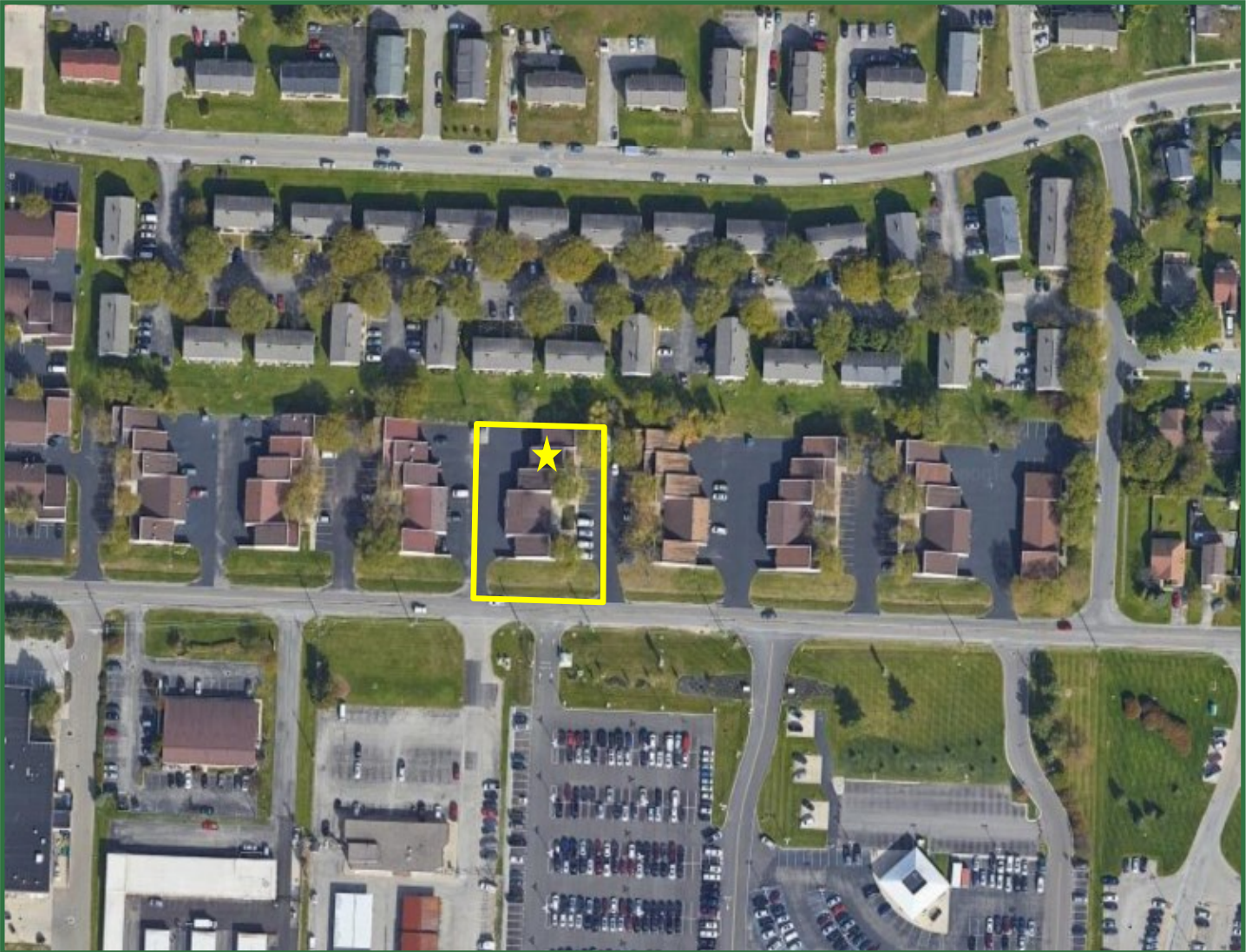
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Aerial View



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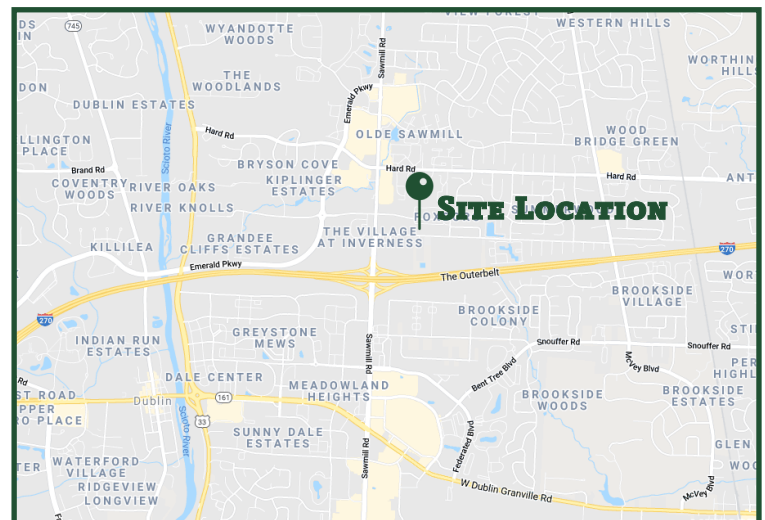


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TRAFFIC COUNT

Street	Avg Daily Volume
BILLINGSLEY ROAD	13,452
SAWMILL ROAD	60,653
I-270	148,732



DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2021) 	15,314	84,963	226,467
Households (2021) 	6,419	33,543	93,931
Avg Household Income (2021) 	\$106,095	\$129,793	\$125,632

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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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