

# FOR SALE OR LEASE



## \$ 950,000

### 585 Office Parkway, Westerville OH 43082

- Three Unit Office Building for Sale or Lease
- Complete building available
- New owner could occupy one unit or easily combine suites
- Total Building SF of 5,104
- Each Suite has a private entrance from the parking lot
- Convenient location only two miles from I - 71 and Polaris Parkway
- 6.7 parking spaces per 1,000 SF
- For lease at \$15.00/ SF NNN



[Click Here for Suite A Video](#)



[Click Here for Suite B Video](#)



[Click Here for Suite C Video](#)

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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.

## Customer Full

## Office-Office



List Number: 221034028

Status: Active

List Price: \$950,000  
VT:

Original List Price: \$1,100,000

Parcel #: 317-334-03-006-017

Previous Use: office

Use Code:

Tax District: 18

Zoning:

For Sale: Yes

For Lease: No

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: No

Taxes (Yrly): 15,911

Tax Year: 2020

Possession:

Assessment:

Addl Acceptance Cond: None Known

## General Information

Address: 585 Office Parkway A

Between Street: Hoff Rd &amp; Commerce Park Drive

Complex:

Dist To Intersxn: 2

## Building Information

Total Available Sqft: 5,104

Building Sqft: 5,104

# of Floors Above Gr: 1

# of Docks: 0

Year Built: 2004

Common Area Factor:

Unit/Suite #: A

City: Westerville

County: Delaware

Mult Parcels/Sch Dis:

Zip Code: 43082

Corp Limit: Westerville

Township: None

Near Interchange:

Minimum Sqft Avail: 5,104  
Acreage: 0.78  
# of Elevators: 0  
# Drive-In Doors: 0  
Year Remodeled:  
Ceiling Height Ft:

Max Cont Sqft Avail: 5,104

Lot Size:

Parking Ratio:

Total Parking: 34

Basement: No

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

## Financials

Lease Rate \$/Sq Ft: 0

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

Three unit office building available for sale with high end finishes. New owner could occupy one unit or easily combine suites.

## Sold Info

Sold Date:

DOM: 562

SP:

Sold Non-MLS: No

SlrCns:

SlrAst:

Concession Comments:

Sold Non-MLS: No

March 14, 2023

Prepared by: Randy J Best

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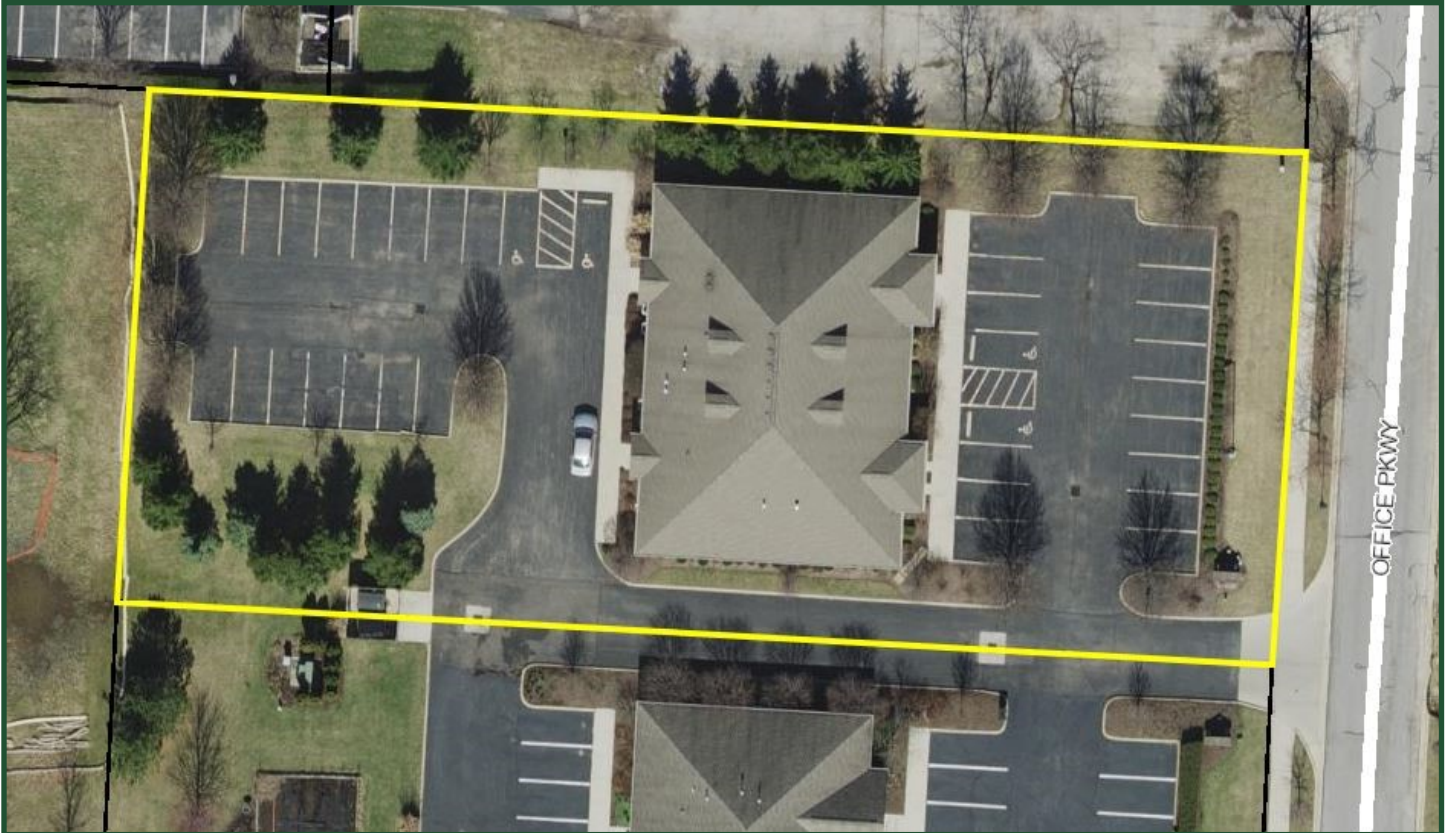


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**585 Office Parkway Westerville OH 43082**

## **Aerial View**



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## Parcel

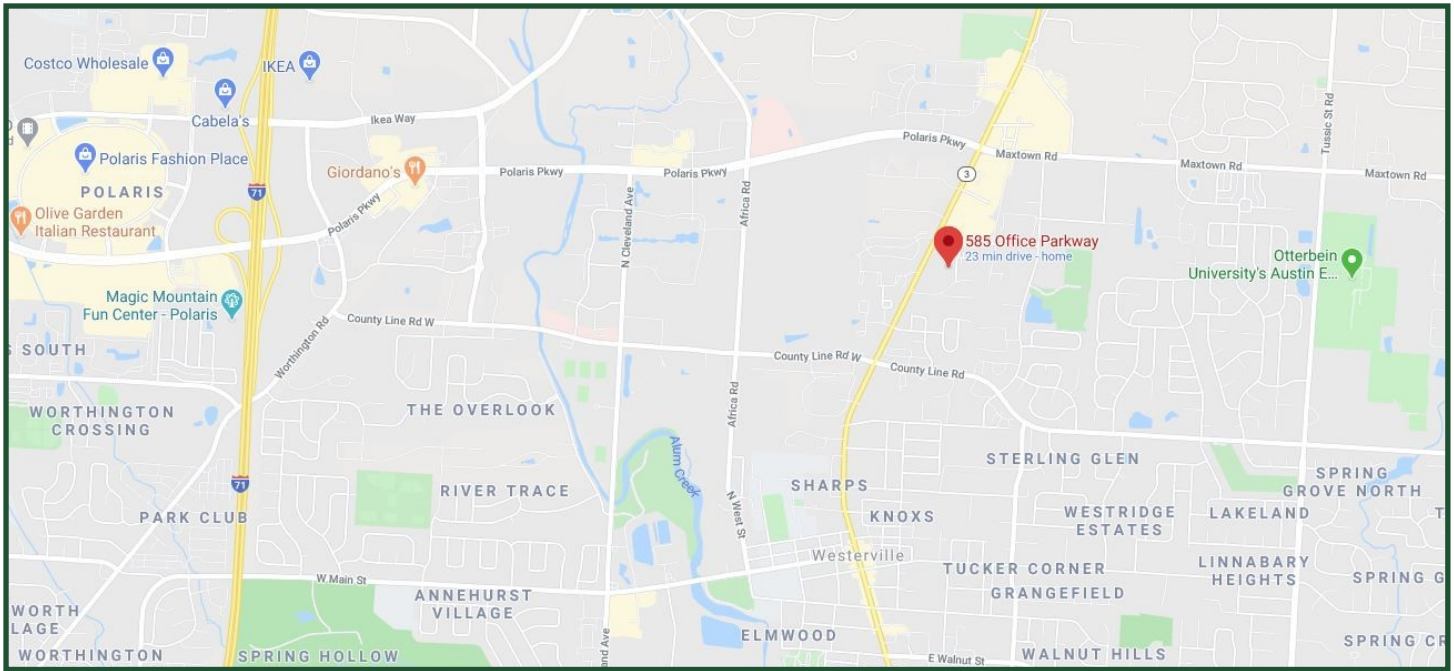


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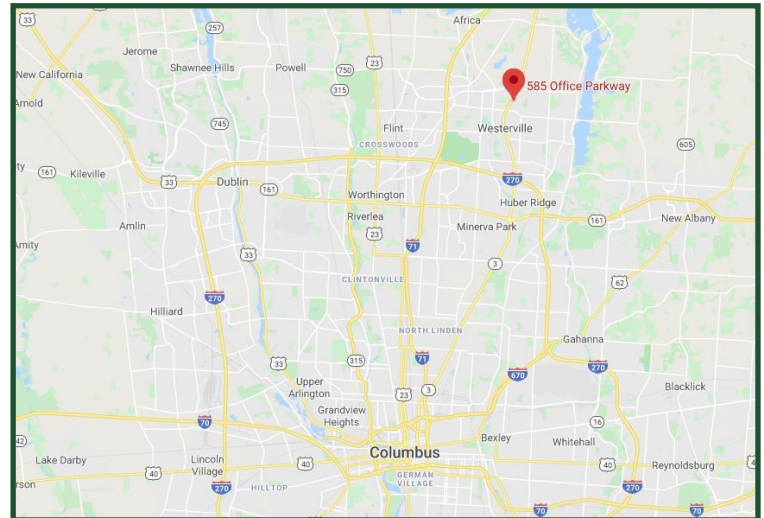
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## TRAFFIC COUNT

Street	Avg Daily Volume
N STATE STREET	16,483
HOFF ROAD	5,502
MCCORKLE BOULEVARD	9,553



## DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2021) 	7,232	69,548	190,212
Households (2021) 	2,739	25,703	74,632
Avg Household Income (2021) 	\$122,761	\$128,651	\$106,041

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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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