

# FOR LEASE



## \$14.00 NNN

### 6044 Parkmeadow Lane, Hilliard, OH 43026

- Shell Space Build to Suit.
- Approximately 1,000 Sq Ft.
- Build Space Out To Your Preference.
- Excellent Visibility.
- Perfect for Law, Medical, Accounting, etc.
- Busy Intersection.
- C.A.M.: \$7.23/sq ft.
- TI or Free Rent Negotiable.
- End Unit Only.




**CLICK HERE FOR VIDEO**

BEST CORPORATE REAL ESTATE  
REBECCA WITHROW  
4608 SAWMILL ROAD  
COLUMBUS, OH 43220  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350 EX 111  
EMAIL: RWITHROW@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: 222025333		Status: Active
	Parcel #: 009478-80		List Price: \$14 VT:
	Use Code:	Tax District: 050	Previous Use: Office
	For Sale: No	For Lease: Yes	Zoning: Office
	Occupancy Rate: 0	Exchange: No	
	Gross Income: 0	Mortgage Balance:	
	Total Op Expenses: 0	Assoc/Condo Fee:	
	NOI: 0		
Tax Abatement: No		Abatement End Date:	Tax Incentive:
Taxes (Yrly): 31,289		Tax Year:	Possession: Immediate
Assessment:		Addl Acceptance Cond: None Known	

General Information

Address: 6044 Parkmeadow Lane	Unit/Suite #:	Zip Code: 43026
Between Street: Corner of Cosgray & Corner of Parkmeadow	City: Hilliard	Corp Limit: Hilliard
Complex:	County: Franklin	Township: None
Dist To Intersxn:	Mult Parcels/Sch Dis:	Near Interchange:

Building Information

Total Available Sqft: 1,000	Minimum Sqft Avail: 1,000	Max Cont Sqft Avail: 1,000
Building Sqft: 6,300	Acreage:	Lot Size:
# of Floors Above Gr: 1	# of Elevators: 0	Parking Ratio:
# of Docks: 0	# Drive-In Doors: 0	Total Parking:
Year Built: 2005	Year Remodeled:	Basement: No
Common Area Factor:	Ceiling Height Ft:	

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

Financials

Lease Rate \$/Sq Ft: 14	Term Desired:
Expenses Paid by L:	Will LL Remodel:
T Reimburses L: Curr Yr Est \$/SF TRL: 7	Finish Allow/SQFT \$:
T Contracts Directly:	Pass Exp Over BaseYr:
Curr Yr Est \$/SF TRL: 7	Exp Stop \$:
Curr Yr Est \$/SF LL:	

Features

Heat Fuel:
Heat Type:
Electric:
Services Available:
Building Type:
Construction:
Miscellaneous:
Alternate Uses:
New Financing:
MLS Primary PhotoSrc: Realtor Provided

Property Description

Build to your preference. Approximately 1,000 sq ft of future office space. Perfect for any professional office user. Owner will work with tenant on build out. Excellent visibility and parking available. Corner location provides convenient access. C.A.M. estimated at \$7.23 per sq ft.

Sold Info

Sold Date:	DOM: 594	SP:
		Sold Non-MLS: No
	Conccssns:	SlrAst:
	Concession Comments:	

Sold Non-MLS: No

February 21, 2024

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. © 2024 MLS and FBS. Prepared by Randy J Best on Wednesday, February 21, 2024 11:48 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



# 6044 Parkmeadow Lane Hilliard, OH 43123



BEST CORPORATE REAL ESTATE  
REBECCA WITHROW  
4608 SAWMILL ROAD  
COLUMBUS, OH 43220  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350 EX 111  
EMAIL: RWITHROW@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.



**6044 Parkmeadow Lane Hilliard, OH 43123**

## **Aerial View**



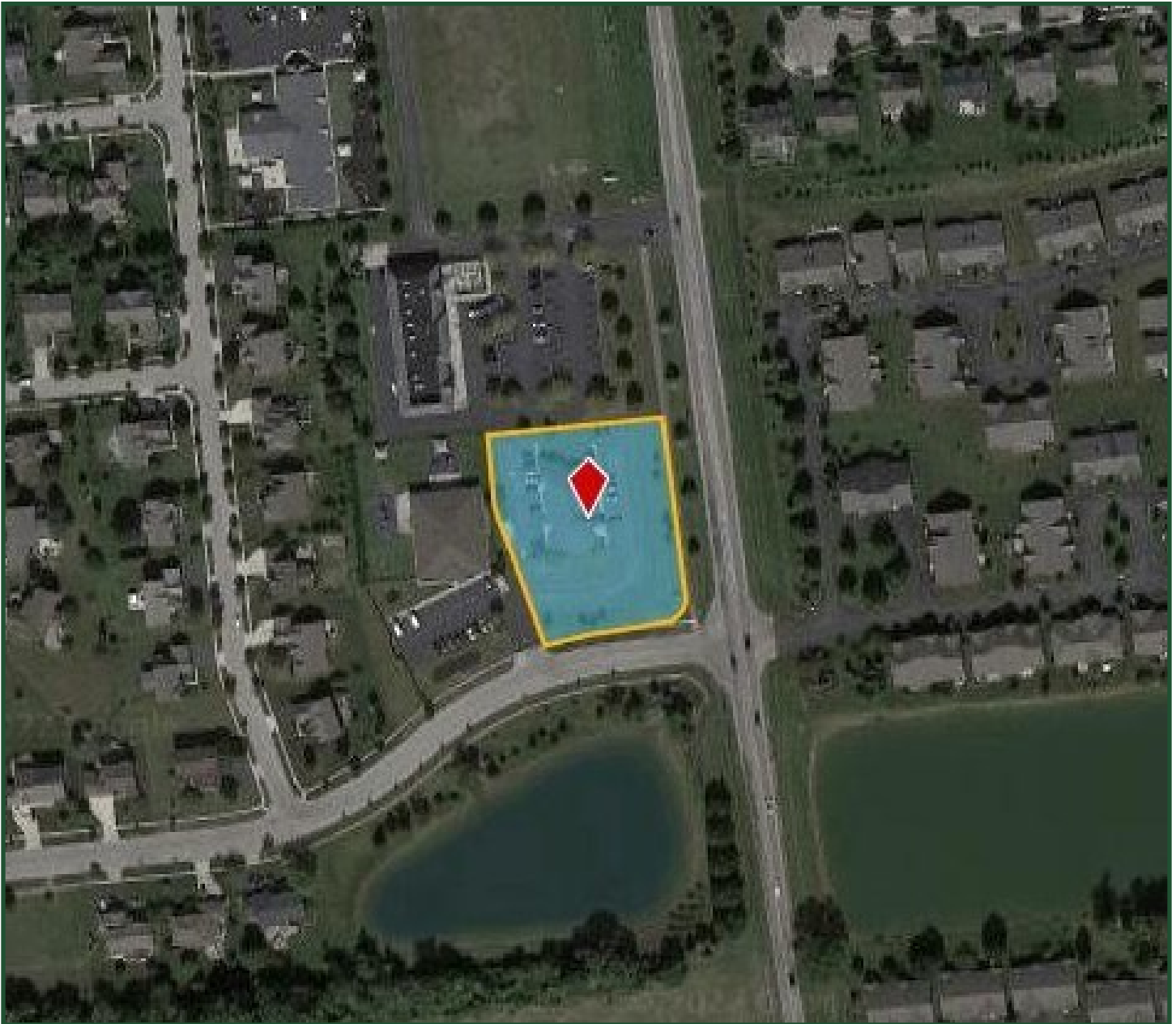
BEST CORPORATE REAL ESTATE  
REBECCA WITHROW  
4608 SAWMILL ROAD  
COLUMBUS, OH 43220  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350 EX 111  
EMAIL: RWITHROW@BESTCORPORATEREALESTATE.COM



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.

**6044 Parkmeadow Lane Hilliard, OH 43123**

## Parcel View

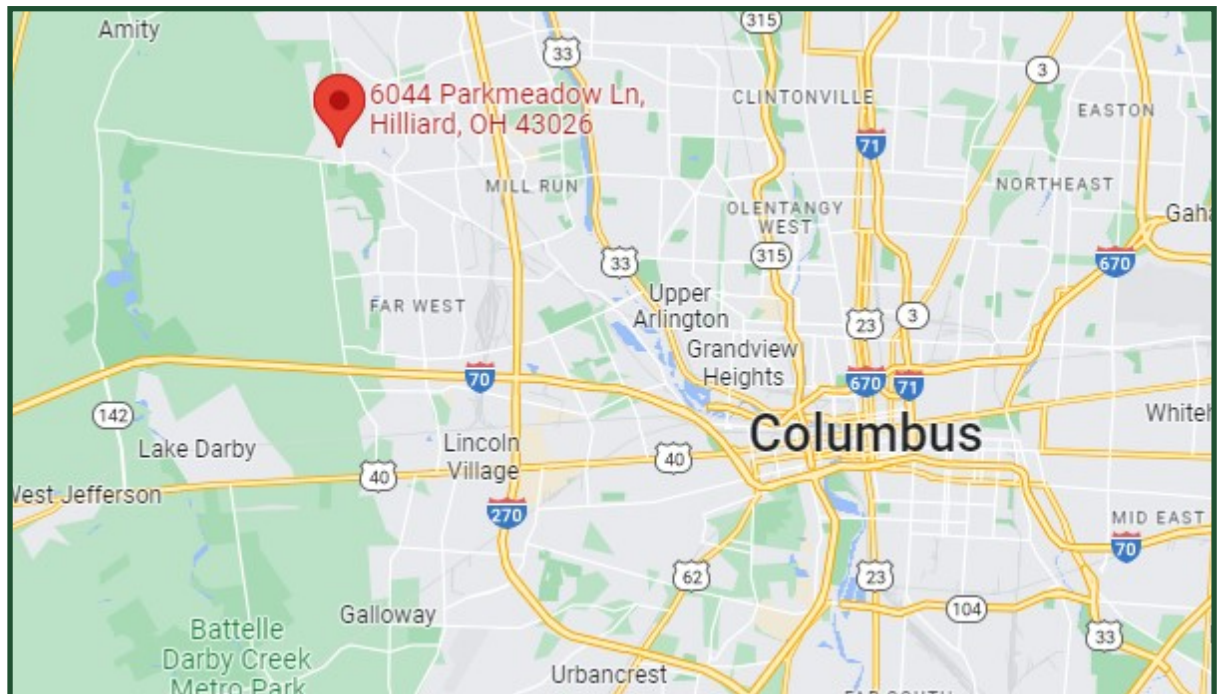
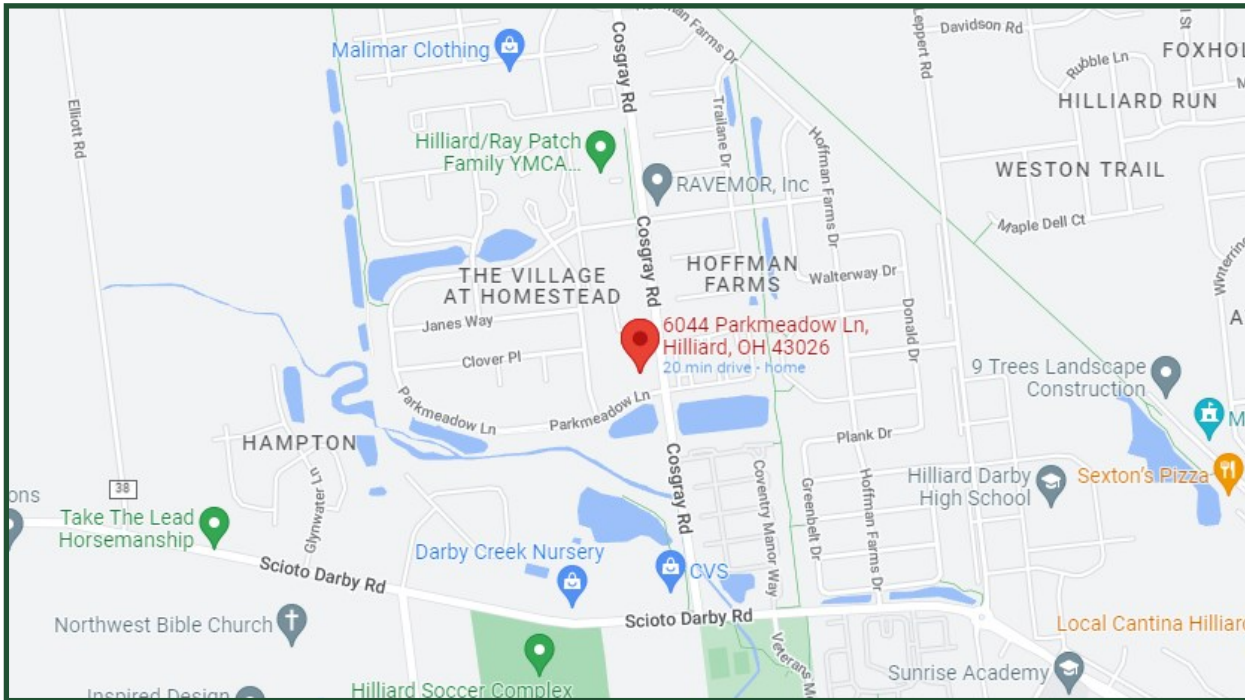


BEST CORPORATE REAL ESTATE  
REBECCA WITHROW  
4608 SAWMILL ROAD  
COLUMBUS, OH 43220  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350 EX 111  
EMAIL: RWITHROW@BESTCORPORATEREALESTATE.COM



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.

# 6044 Parkmeadow Lane Hilliard, OH 43026



BEST CORPORATE REAL ESTATE  
REBECCA WITHROW  
4608 SAWMILL ROAD  
COLUMBUS, OH 43220  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350 EX 111  
EMAIL: RWITHROW@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.



# 6044 Parkmeadow Lane, Hilliard, 43206



BEST CORPORATE REAL ESTATE  
RANDY BEST, CCIM, SIOR  
4608 SAWMILL ROAD  
COLUMBUS, OH 43220  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350 EXT 112  
EMAIL: RBEST@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.

# 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



Intel to invest \$20 billion into Central Ohio that will employ approximately 3,000 workers.



## **Disclaimer And Confidentiality Agreement**

Best Corporate Real Estate has been retained as the broker regarding the sale/lease of this property/business.

This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

Although the information contained herein is believed to be correct, Best Corporate Real Estate, the Owner, and their officer's, agents and/or employees disclaim, any and all liability for representations, warranties, and or guarantees, expressed and/or implied, contained herein, or any omissions from the information being provided. This includes any additional oral or written communication made available to the recipient.

This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

By accepting this information, the potential prospect and/or the prospect's broker agree that the property information is confidential. Duplication or photocopying (all or in part) is not permitted. Best Corporate Real Estate deems this information reliable but cannot be made accountable for its accuracy. The owner of the property/business reserves the right to make any change, to add, delete, or modify the information at any time. The Owner reserves the right to reject any potential offer at any time without notice. This property information is not to be construed as an offer, a contract, or commitment.

The potential purchaser and or purchaser's broker is not allowed to communicate, interview, or represent to tenant/employee's that the property/business is for sale/lease.

No representation is made by Best Corporate Real Estate or Owner as to the accuracy or completeness of the information or photographs contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the property/business.

Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.