

# FOR LEASE



## \$1,500/MONTH

### 192 Oak Street, Columbus, OH 43235


- Nice Office/Warehouse Space for Lease in Condominium Complex
- Located between Flint Road and Sancus Blvd
- 1,200 SF Ft Total with +/- 528 SF office space
- Warehouse space is +/- 672 SF
- 1 Drive-in Door, 2 Parking Spaces
- 2 Offices, Kitchenette area, and bathroom
- Great Opportunity for Small Business
- Available April 2023



BEST CORPORATE REAL ESTATE  
REBECCA WITHROW  
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EMAIL: RWITHROW@BESTCORPORATEREALESTATE.COM



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

<b>Agent Full</b>		<b>Industrial-Office</b>									
		<b>List Number:</b> 223001004		<b>Status:</b> Active <b>Listing Agreement Type:</b> Exclusive Right to Sell <b>Listing Service:</b> <b>Original List Price:</b> \$1,500		<b>List Price:</b> \$1,500 <b>Active on MLS:</b> 01/13/2023 <b>List Price Sqft:</b> VT:					
		<b>Parcel #:</b> 610-273506		<b>Previous Use:</b>		<b>Use Code:</b> 343 - LIGHT MFTG: OVER 30PERC OFF		<b>Tax District:</b> 610 <b>Zoning:</b>			
		<b>For Sale:</b> No		<b>For Lease:</b> Yes		<b>Exchange:</b> No		<b>Mortgage Balance:</b>			
		<b>Occupancy Rate:</b>		<b>0 Gross Rental Income:</b>		<b>Assoc/Condo Fee:</b>		<b>Total Op Expenses:</b> 0			
		<b>NOL:</b> 0		<b>Taxes (Yrly):</b>		<b>Tax Year:</b>		<b>Tax Incentive:</b>			
<b>Assessment:</b>		<b>Addl Acc Cond:</b> None Known		<b>Possession:</b>							
<b>General Information</b>											
<b>Address:</b> 192 Oak Street <b>Between Street:</b> Flint Road & Sancus Blvd <b>Subdiv/Cmplx/Comm:</b> <b>Dist to Interchange:</b>				<b>Unit/Suite #:</b> <b>City:</b> Columbus <b>County:</b> Franklin <b>Mult Parcels/Sch Dis:</b> No		<b>Zip Code:</b> 43235 <b>Corp Limit:</b> Columbus <b>Township:</b> None <b>Near Interchange:</b>					
<b>Building Information</b>											
<b>Sq Ft ATFLS:</b> <b>Bldg Sq Ft:</b> 10,800 <b># Floors Above Grnd:</b> 1 <b># of Docks:</b> 0 <b>Year Built:</b> <b>Ceiling Height Ft:</b>		<b>Minimum Sqft Avail:</b> 1,200 <b>Acreage:</b> <b># Units:</b> <b># Drive-In Doors:</b> 1 <b>Year Remodeled:</b> <b>Max Ceiling Ht Feet:</b>		<b>Max Cont Sqft Avail:</b> 1,200 <b>Lot Size:</b> <b>Parking Ratio/1000:</b> <b>Total Parking:</b> <b>Bay Size:</b> x <b>Office Sq Ft:</b> 528 <b>Tax Abatement:</b> No <b>Abatement End Date:</b>							
<b>Suite Number</b>		<b>SqFt</b>		<b>Date Avail</b>		<b>Suite #</b>		<b>Sqft</b>		<b>Date Avail</b>	
1:						3:					
2:						4:					
<b>Financials</b>											
<b>Lease Rate \$/Sq Ft:</b> 15 <b>Expenses Paid by L:</b> <b>T Reimburses L:</b> Curr Yr Est \$/SF TRL: 0 <b>T Contracts Directly:</b> <b>Curr Yr Est \$/SF TRL:</b> 0 <b>Curr Yr Est \$/SF LL:</b>				<b>Term Desired:</b> <b>Will LL Remodel:</b> <b>Finish Allow/SQFT \$:</b> <b>Pass Exp Over BaseYr:</b> <b>Exp Stop \$:</b>							
<b>Features</b>											
<b>Heat Fuel:</b> <b>Heat Type:</b> <b>Electric:</b> <b>Services Available:</b> <b>Construction:</b> <b>Sprinkler:</b> <b>Miscellaneous:</b> <b>Alternate Uses:</b> <b>New Financing:</b> <b>MLS Primary PhotoSrc:</b> Realtor Provided											
<b>Property Description</b>											
Well maintained Office/Warehouse space for lease at \$1,500 per month plus utilities. Total of 1,200 SF with +/- 528 SF office space, and +/- 672 SF warehouse space. Also 1 drive-in door in back. Space includes 2 offices, kitchenette area, bathroom, and warehouse space in back. Tenant pays for their own utilities including electric, gas, and water. Owner is a licensed agent/broker in the state of Ohio. This unit will be available in April 2023.											
<b>Agent to Agent Remarks</b>											
<b>Dir Neg w/Sell Perm:</b> No		<b>Contact Name:</b>		<b>Contact Phone:</b>							
<b>Listing Info</b>											
<b>Auction/Online Bidding Y/N:</b> No <b>Sub Property Type:</b> Office <b>Listing Office:</b> 01970 <b>Listing Member:</b> 658020874 Lic #: 2019002160 <b>Agent EMail:</b> vtivin@bestcorporaterealestate.com <b>Brokerage License #:</b> 390701		<b>Auction Date:</b> <b>Sub Agency:</b> No <b>LD:</b> 01/12/2023 Best Corporate Real Estate Valerie Tivin Valerie Tivin <b>Showing Phone #:</b> 614-559-3350 Ext. 10		<b>SA Amount:</b> <b>BB/TR Amount:</b> 3 Percent <b>XD:</b> 01/13/2024 614-559-3350 614-716-8953		<b>VRC:</b> No <b>Ofc Fax:</b> <b>Agent Other Phone:</b> <b>Pref Agt Fax:</b> <b>Addl Contact Info:</b>					
<b>Sold Info</b>											
<b>Under Contract Date:</b> <b>Selling Office:</b> - <b>Selling Member:</b> - - Lic# <b>Selling Brokerage Lic #:</b>		<b>Sold Date:</b> <b>Sold Terms:</b>		<b>DOM:</b> 1 <b>CDOM:</b> 1 <b>SlrCns:</b> <b>Concession Comments:</b>		<b>SP:</b> <b>Sold Non-MLS:</b> No <b>SlrAst:</b>					
<b>Sold Non-MLS:</b> No <b>January 13, 2023</b>											
<b>Prepared by:</b> Randy J Best											
<b>Video and/or audio surveillance may be in use on this property.</b> Information is deemed to be reliable, but is not guaranteed. © 2023 MLS and FBS. Prepared by Randy J Best on Friday, January 13, 2023 9:30 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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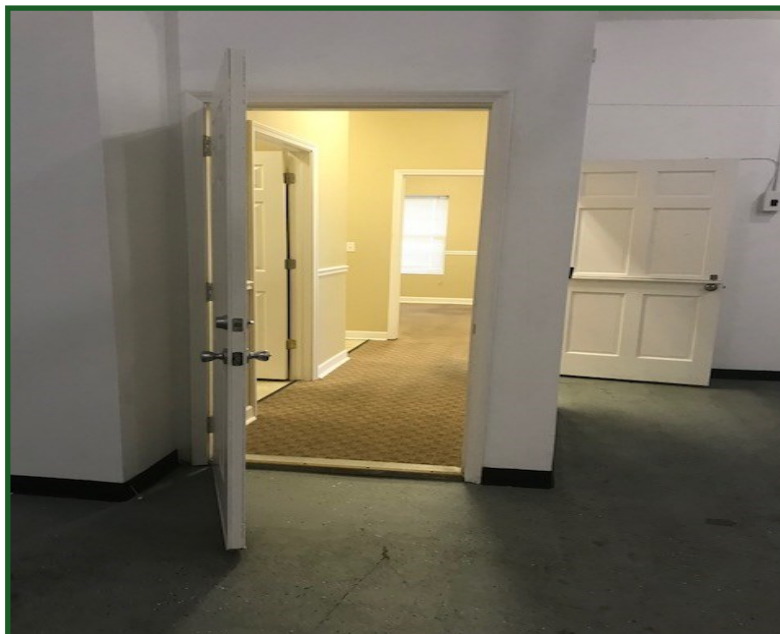


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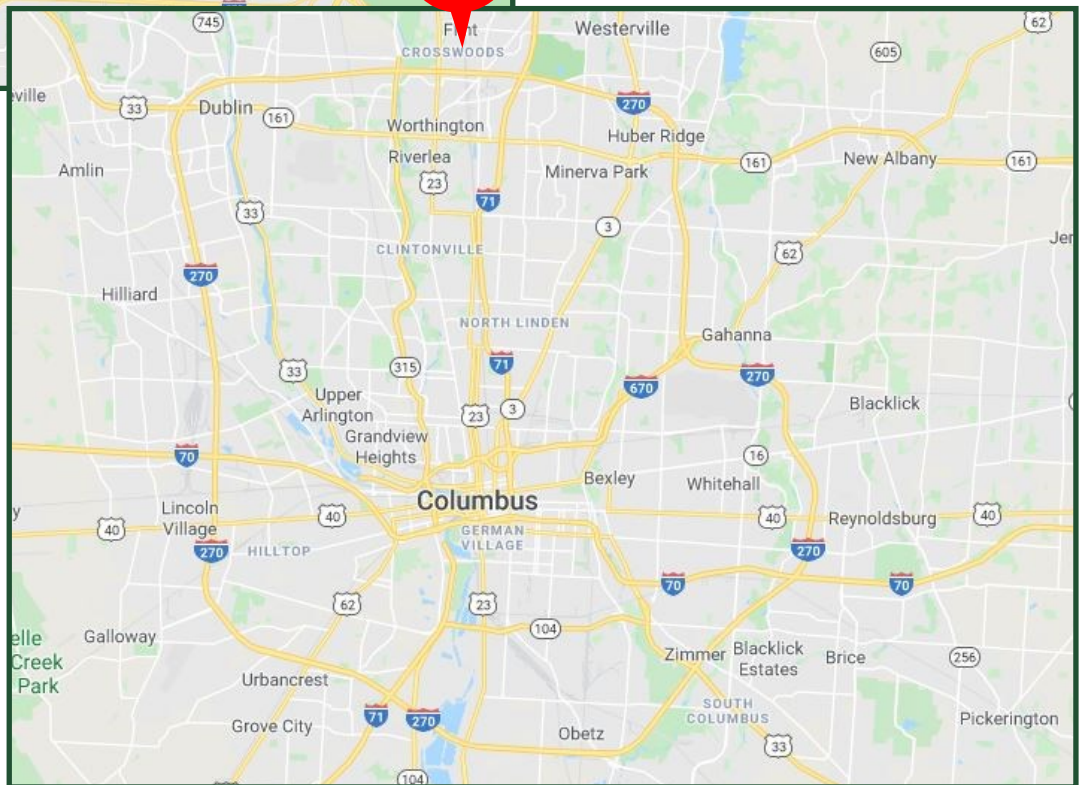
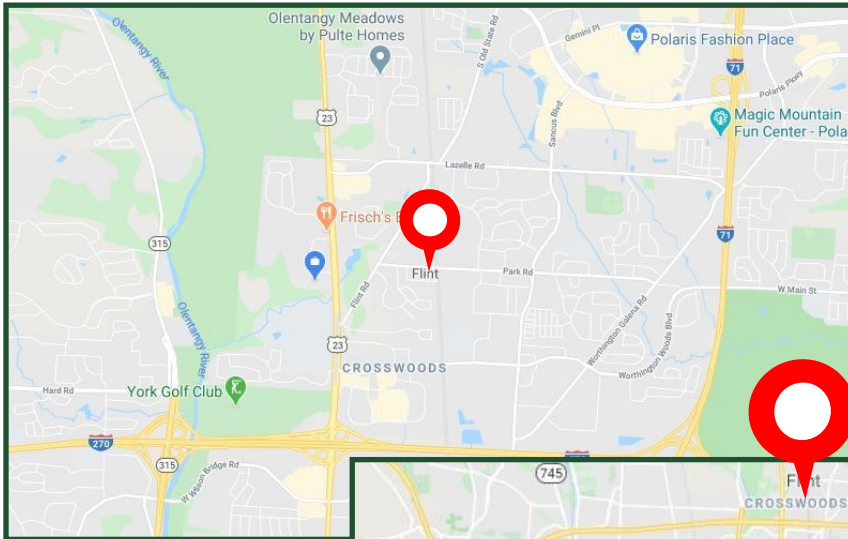


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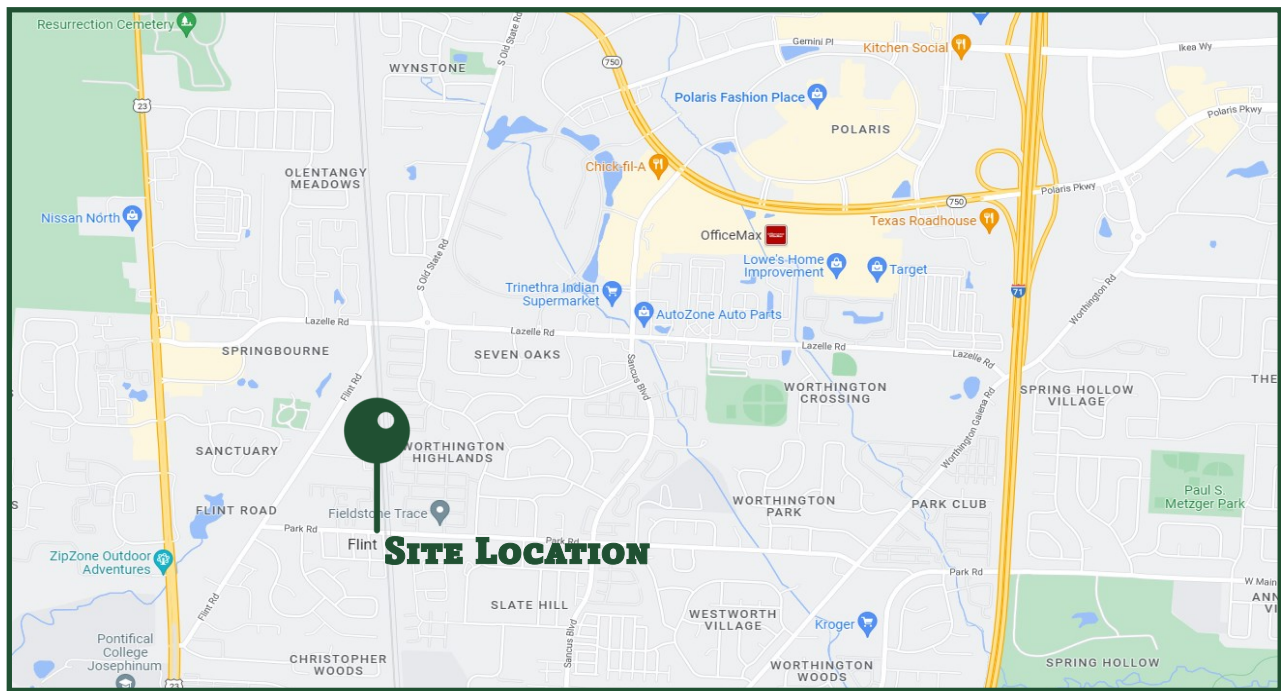
## Map



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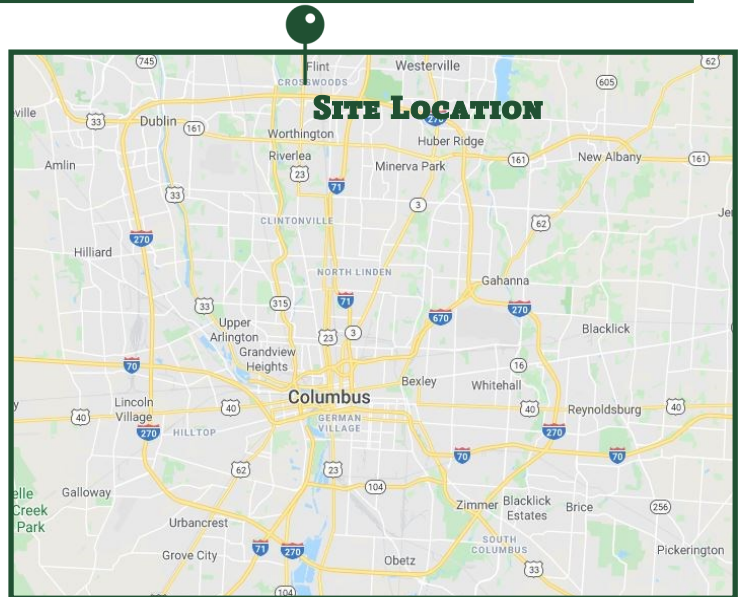


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## TRAFFIC COUNT

Street	Avg Daily Volume
FLINT RD- FOREST RIDGE DR	12,540
FLINT RD- BROWNSFELL DR	8,152
PARK ST- WEST ST	6,062



## DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2022) 	17,398	90,800	214,575
Households (2022) 	7,718	36,934	100,520
Avg Household Income (2022) 	\$96,013	\$110,266	\$104,321

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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



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

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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.

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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.

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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.

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