

# FOR LEASE



**\$14/SF MG**

**1295 Worthington Woods Blvd, Columbus, OH 43085**

- Total of +/- 1,350 SF of office space available for lease
- Large windows give the space ample natural light
- Newly remodeled with new carpet, paint, LVT, and restrooms
- Landlord will pay water
- Monument signage available
- 3 private offices, 2 restrooms, and a reception area



**Click Here for Video**

BEST CORPORATE REAL ESTATE  
NOAH KAHKONEN  
4608 SAWMILL ROAD  
COLUMBUS, OH 43220  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350 EX 117  
EMAIL: NKAHKONEN@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: 223003896

Status: Active  
Original List Price: \$14List Price: \$14  
VT:

Parcel #: 610-207079-00

Use Code:

Tax District: 610

Previous Use:

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  
Taxes (Yrly): 3,024.58  
Assessment:Abatement End Date:  
Tax Year:  
Addl Acceptance Cond: None KnownTax Incentive:  
Possession:

## General Information

Address: 1295 Worthington Woods Boulevard  
Between Street: Pingue Dr & Oakmeadows Dr  
Complex:  
Dist To Intersxn:Unit/Suite #:  
City: Columbus  
County: Franklin  
Mult Parcels/Sch Dis:Zip Code: 43085  
Corp Limit: Franklin  
Township: None  
Near Interchange:

## Building Information

Total Available Sqft: 1,350  
Building Sqft: 1,350  
# of Floors Above Gr: 1  
# of Docks: 0  
Year Built: 1986  
Common Area Factor:Minimum Sqft Avail: 1,350  
Acreage:  
# of Elevators: 0  
# Drive-In Doors: 0  
Year Remodeled:  
Ceiling Height Ft:Max Cont Sqft Avail: 1,350  
Lot Size:  
Parking Ratio:  
Total Parking:  
Basement: No

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

## Financials

Lease Rate \$/Sq Ft: 14  
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

Total of +/- 1,350 SF of office space available for lease Large windows give the space ample natural light Newly remodeled with new carpet, paint, LVT, and restrooms Landlord will pay water Monument signage available 3 private offices, 2 restrooms, and a reception area

## Sold Info

Sold Date: DOM: 1

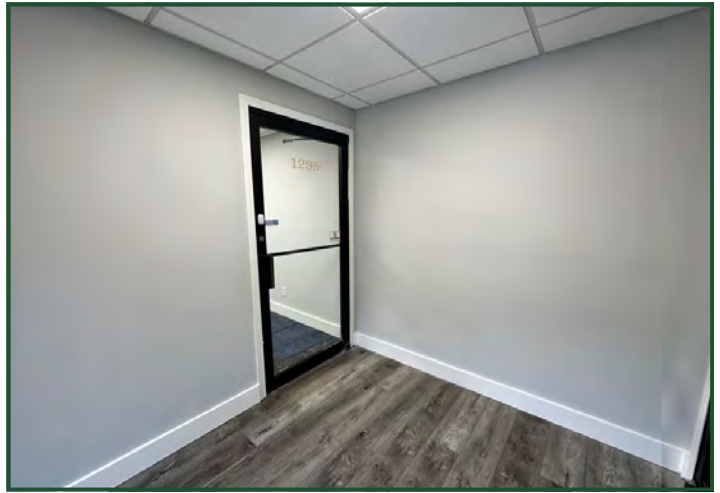
SP:  
Sold Non-MLS: No  
SirAst:SirCns:  
Concession Comments:Sold Non-MLS: No  
February 15, 2023

Prepared by: Randy J Best

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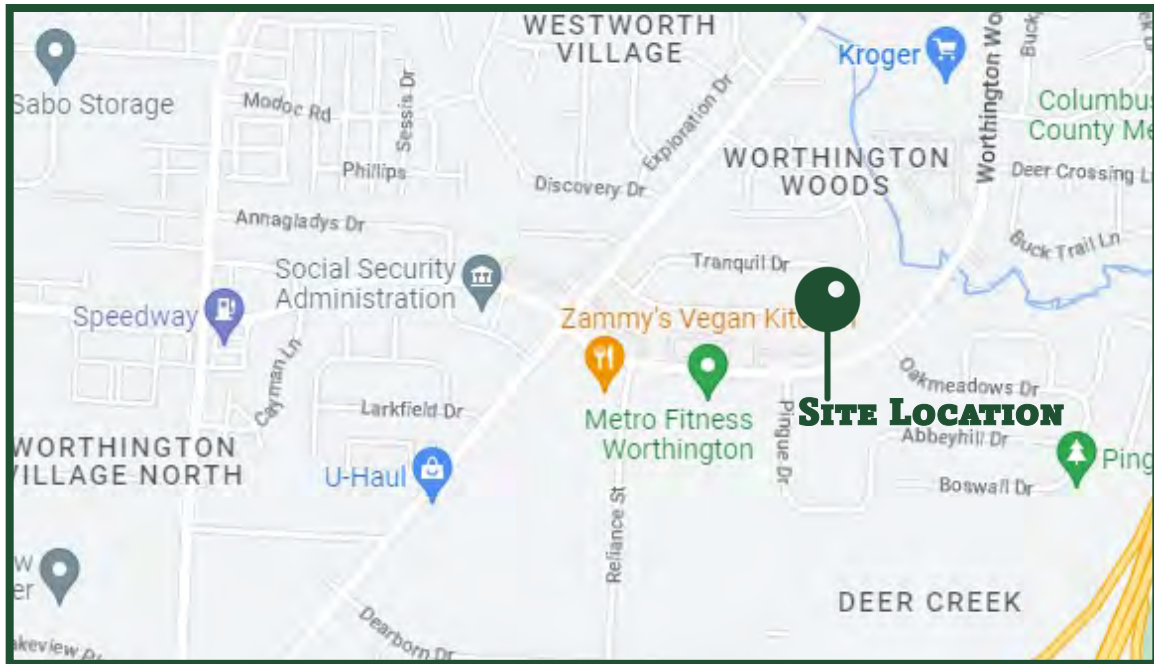
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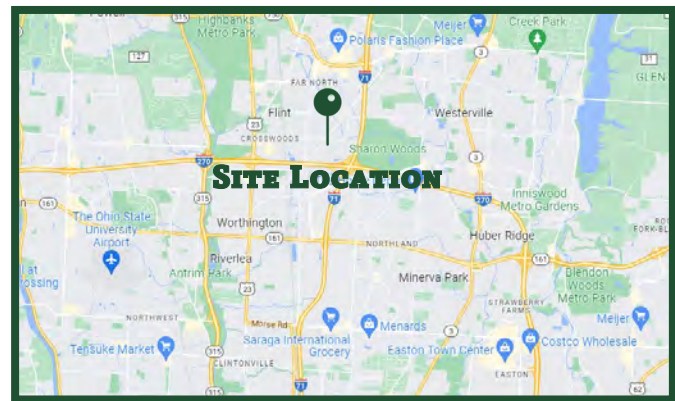


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## TRAFFIC COUNT

Street	Avg Daily Volume
WORTHINGTON GALENA RD – DEARBORN RD	21,195
PARK RD - WORTHINGTON TRCELN	9,049
WORTHINGTON WOOD - SANCUS BLVD	10,585



## DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2022)		12,927	106,516	273,637
Households (2022)		5,437	44,038	110,189
Avg Household Income (2022)		\$84,307	\$90,354	\$98,324

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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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