

FOR LEASE

Available



\$ 18/SF FSG

3442 Riverside Drive, Upper Arlington, OH 43221

- Up to +/- 1,103 sq ft
- Prime location to Upper Arlington, Downtown Columbus, Grandview, Dublin, Hilliard, and Worthington
- Space offers 4 individual offices & shared space to include conference room, kitchenette area, etc.
- Well suited for professionals seeking private client services meeting space



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.

Agent Full		Office-Condominium	
	List Number: 223004588		Status: Active
	Listing Agreement Type: Exclusive Right to Sell		List Price: \$18
	Listing Service:		VT:
	Original List Price: \$18		
	Parcel #: 070-014096-00		Previous Use: Office
Use Code: 450 - OFFICE BLDG-CONDOMINIUM		Tax District: 070	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: No
Taxes (Yrly):		Tax Year:	Possession: 2/1/2023
Assessment:		Addl Acceptance Cond: None Known	

General Information

Address: 3442 Riverside Drive
 Between Street: Nottingham Rd & Eastcleft Dr
 Complex:
 Dist To Intersxn:
 Building Information

Unit/Suite #:
 City: Upper Arlington
 County: Franklin
 Mult Parcels/Sch Dis: No

Zip Code: 43221
 Corp Limit: Upper Arlington
 Township: None
 Near Interchange:

Building Information

Total Available Sqft: 1,103
 Building Sqft: 1,276
 # of Floors Above Gr: 1
 # of Docks: 0
 Year Built: 1985
 Common Area Factor:

Minimum Sqft Avail: 1,103
 Acreage:
 # of Elevators: 0
 # Drive-In Doors: 0
 Year Remodeled:
 Ceiling Height Ft:

Max Cont Sqft Avail: 1,103
 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: 18
 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

-Up to +/- 1,103 sq ft -Prime location to Upper Arlington, Dublin, Hilliard, and Worthington -Space offers 4 individual offices & shared space to include conference room, kitchenette area, etc. -Well suited for professionals seeking private client services meeting space

Agent to Agent Remarks

Dir Neg w/Sell Perm: No		Contact Name:	Contact Phone:
Listing Info			
Auction/Online BiddingY/N: No	Auction Date:	Sub Agency: No	SA Amount:
Sub Property Type: Condominium		LD: 02/22/2023	BB/TR Amount: 3 Percent
Listing Office: 01970			XD: 02/22/2024
Listing Member: 658025183 Lic #: 2016003356		Best Corporate Real Estate	614-559-3350
Agent Email: rwithrow@bestcorporaterealestate.com		Rebecca S Withrow	740-360-2342
Brokerage License #: 390701		Rebecca Withrow	Ofc Fax:
Sold Info		Showing Phone #: 614-559-3350 Ext 111	Agent Other Phone:
			Pref Agt Fax: 614-559-3390
			Addl Contact Info:

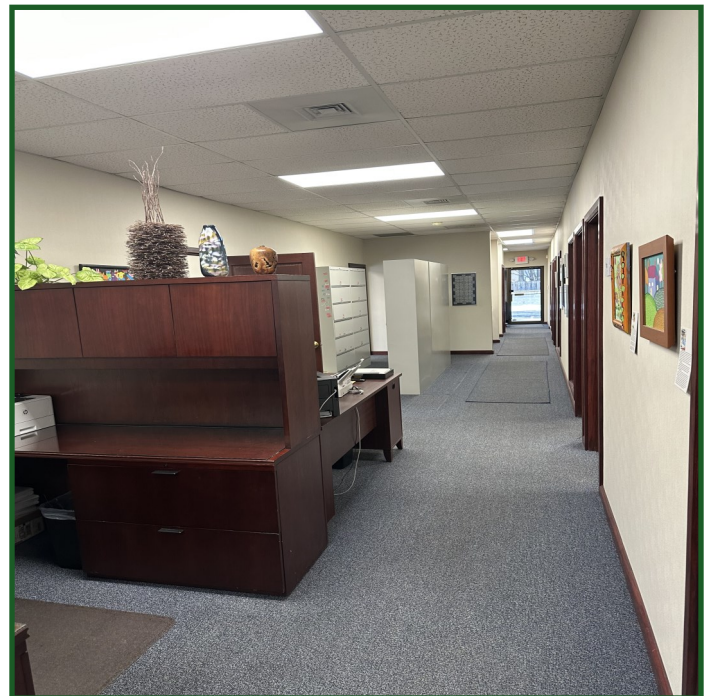
Under Contract Date:	Sold Date:	DOM: 139	SP:
Selling Office: -	Sold Terms:	CDOM: 139	Sold Non-MLS: No
Selling Member: -- Lic#		SlrCns:	SlrAst:
Selling Brokerage Lic #:		Concession Comments:	

Sold Non-MLS: No
 July 10, 2023

Prepared by: Randy J Best

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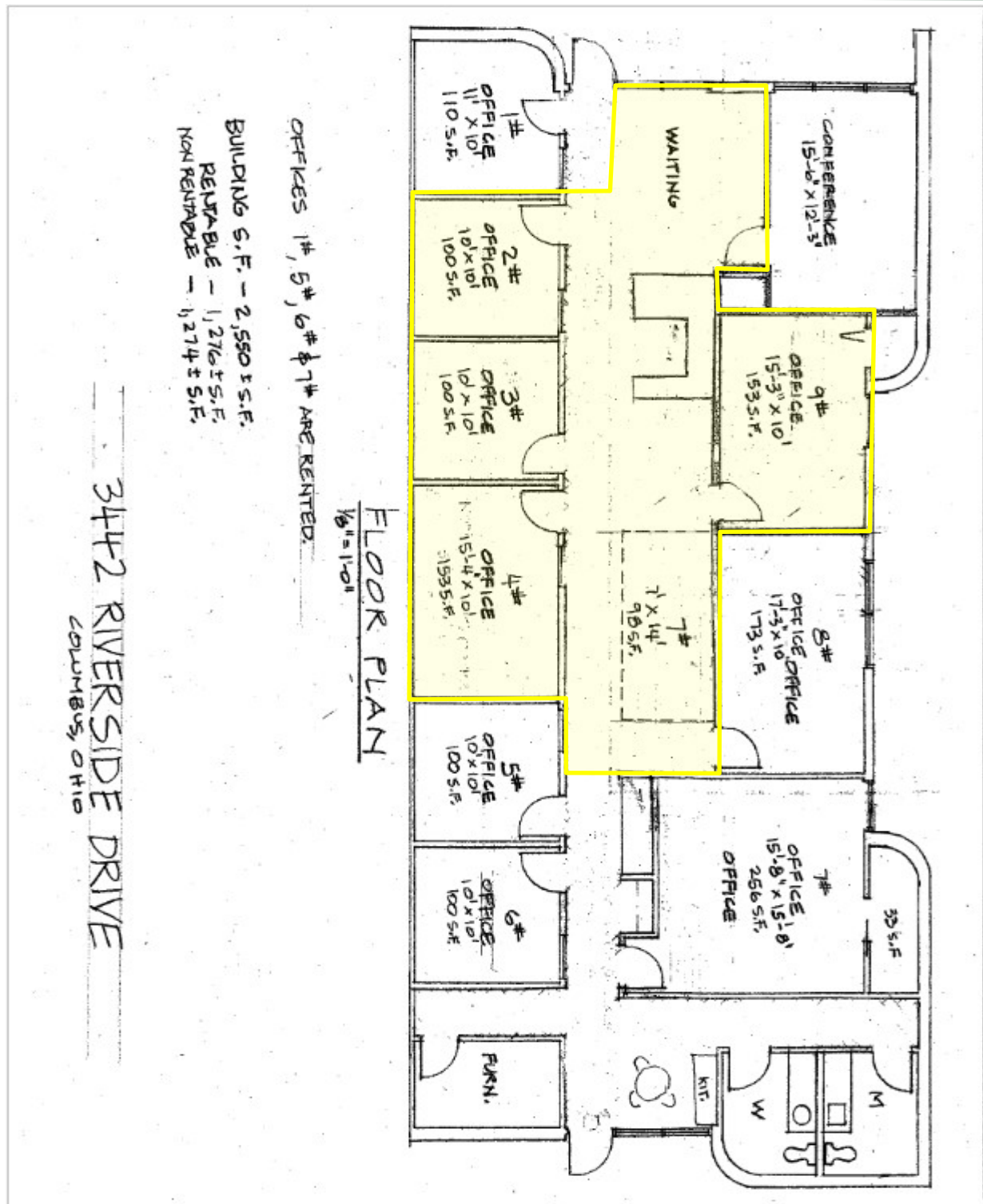


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Aerial View



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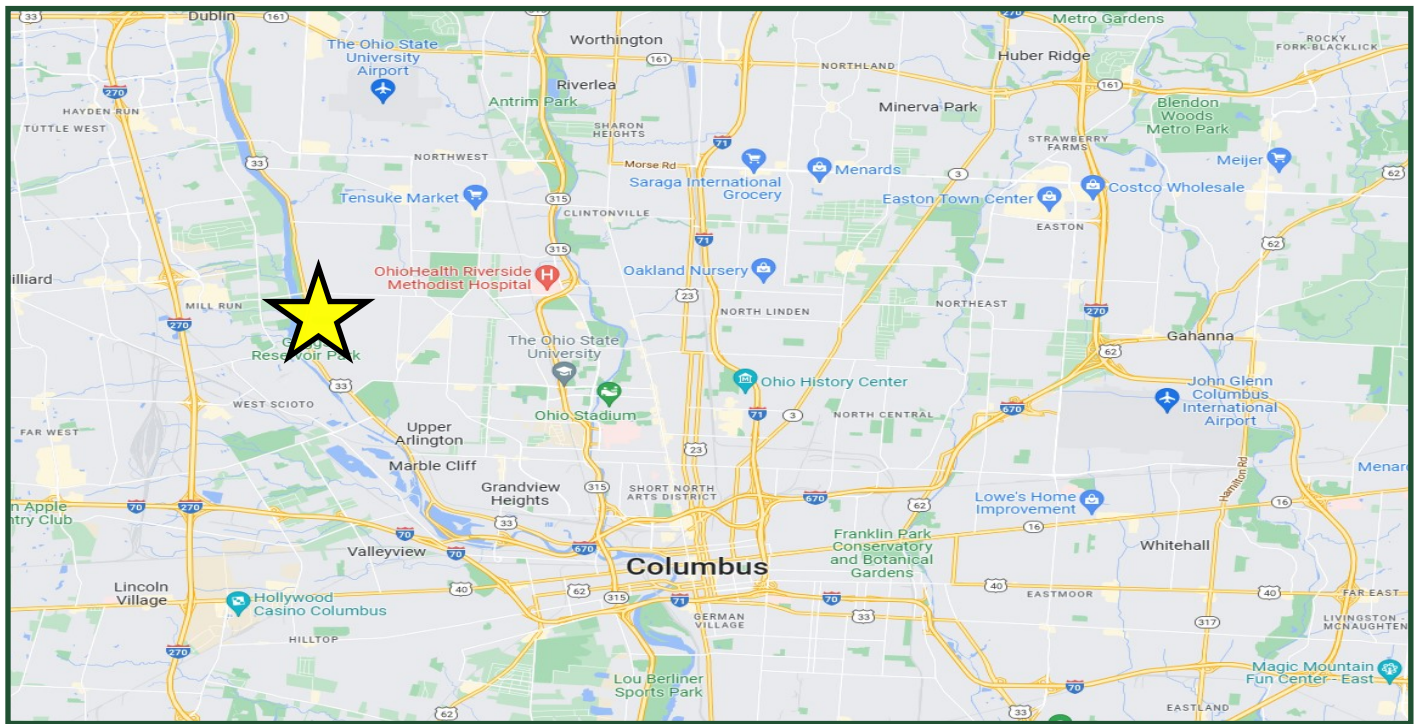
Amenities Page



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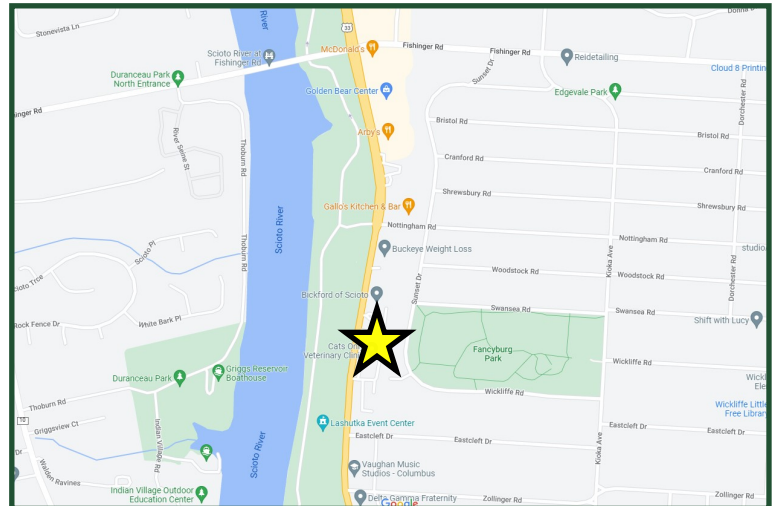


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TRAFFIC COUNT

Street	Avg Daily Volume
RIVERSIDE DR-FISHINGER RD	34,459
RIVERSIDE DR-CRAIGSWAY	23,569
RIVERSIDE DR-WICKLIFFE RD N	27,094



DEMOGRAPHICS

	WITHIN 2 MILE	WITHIN 5 MILES	WITHIN 10 MILES
Population (2022) 	31,486	303,408	943,607
Households (2022) 	13,202	128,271	386,515
Avg Household Income (2022) 	\$144,286	\$100,366	\$88,821

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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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