

# FOR LEASE



## 5770 Karl Road, Columbus, OH 43229

- Medical office space for lease.
- Total of 2,516+/- Sq Ft.
- 3 Private offices, 1 exam room, lab and open work area.
- Large waiting area and front desk.
- 2 restrooms.
- ADA accessible.
- Cam estimated at \$4.60/SF



[Click Here for Video](#)

BEST CORPORATE REAL ESTATE  
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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-Medical**

**List Number:** 224012768      **Status:** Active      **List Price:** \$12 VT:  
**Original List Price:** \$12  
**Parcel #:** 010-025380-00      **Previous Use:**  
**Use Code:**      **Tax District:** 010      **Zoning:**  
**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:**  
**Taxes (Yrly):** 16,877.02      **Tax Year:**      **Possession:**  
**Assessment:**      **Addl Acceptance Cond:** None Known

**General Information**

**Address:** 5770 Karl Road  
**Between Street:** Sandalwood Pl & Karl Ct  
**Complex:**  
**Dist To Intersxn:**

**Unit/Suite #:**  
**City:** Columbus  
**County:** Franklin  
**Mult Parcels/Sch Dis:**

**Zip Code:** 43229  
**Corp Limit:** Columbus  
**Township:** None  
**Near Interchange:**

**Building Information**

**Total Available Sqft:** 2,516  
**Building Sqft:** 10,244  
**# of Floors Above Gr:** 1  
**# of Docks:** 0  
**Year Built:** 1980  
**Common Area Factor:**

**Minimum Sqft Avail:** 2,516  
**Acreage:** 1.09  
**# of Elevators:** 0  
**# Drive-In Doors:** 0  
**Year Remodeled:**  
**Ceiling Height Ft:**

**Max Cont Sqft Avail:** 2,516  
**Lot Size:**  
**Parking Ratio:**  
**Total Parking:**  
**Basement:**

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

**Financials**

**Lease Rate \$/Sq Ft:** 12  
**Expenses Paid by L:**  
**T Reimburses L:** Curr Yr Est \$/SF TRL: 5.24  
**T Contracts Directly:**  
**Curr Yr Est \$/SF TRL:** 5.24  
**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**

- Medical Office space for Lease - Total of 2,516+/- Sq Ft - 3 Private offices, 1 exam room, lab and an open work area - Large waiting area and front desk - 2 Restrooms - ADA accessible - Cam Estimated at \$4.60/Sq Ft

**Sold Info**

**Sold Date:**      **DOM:** 3      **SP:**  
**Concassns:**      **Sold Non-MLS:** No  
**Concession Comments:**      **StrAst:**

**Sold Non-MLS:** No

April 27, 2024

Prepared by: Randy J Best

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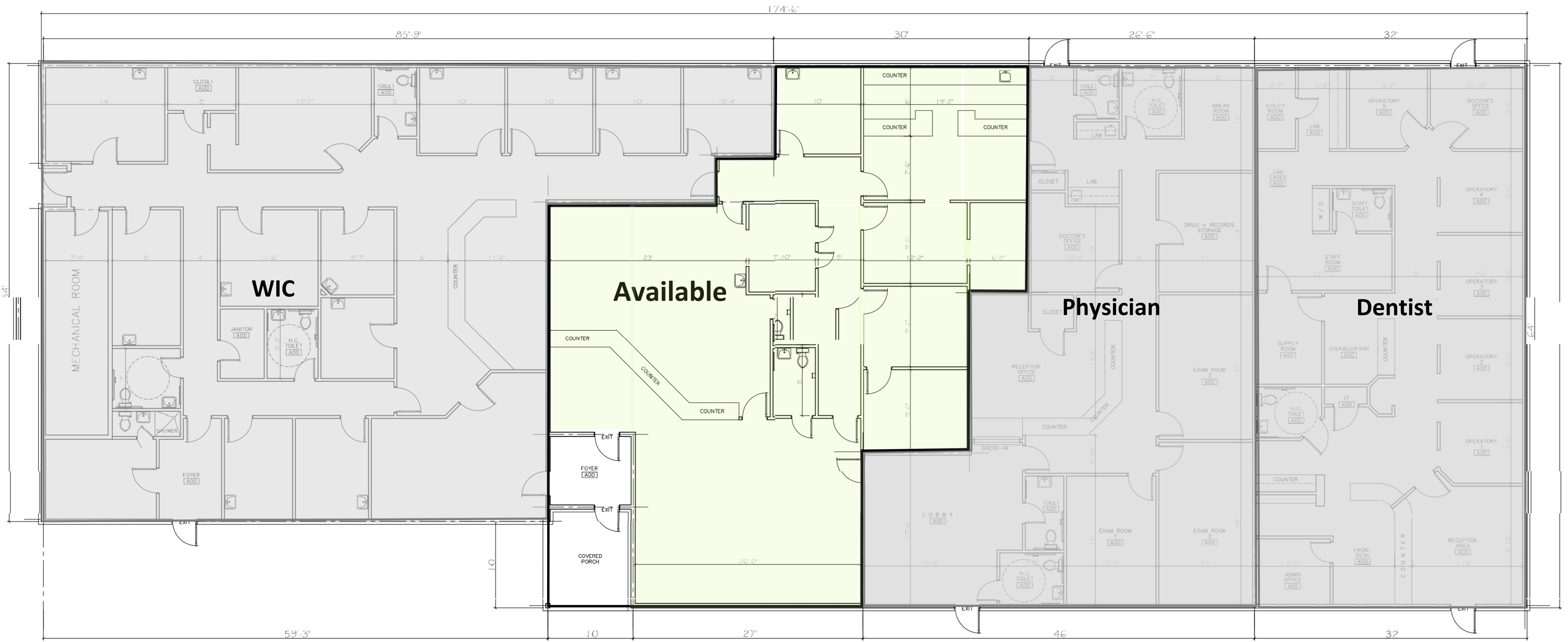
## Aerial



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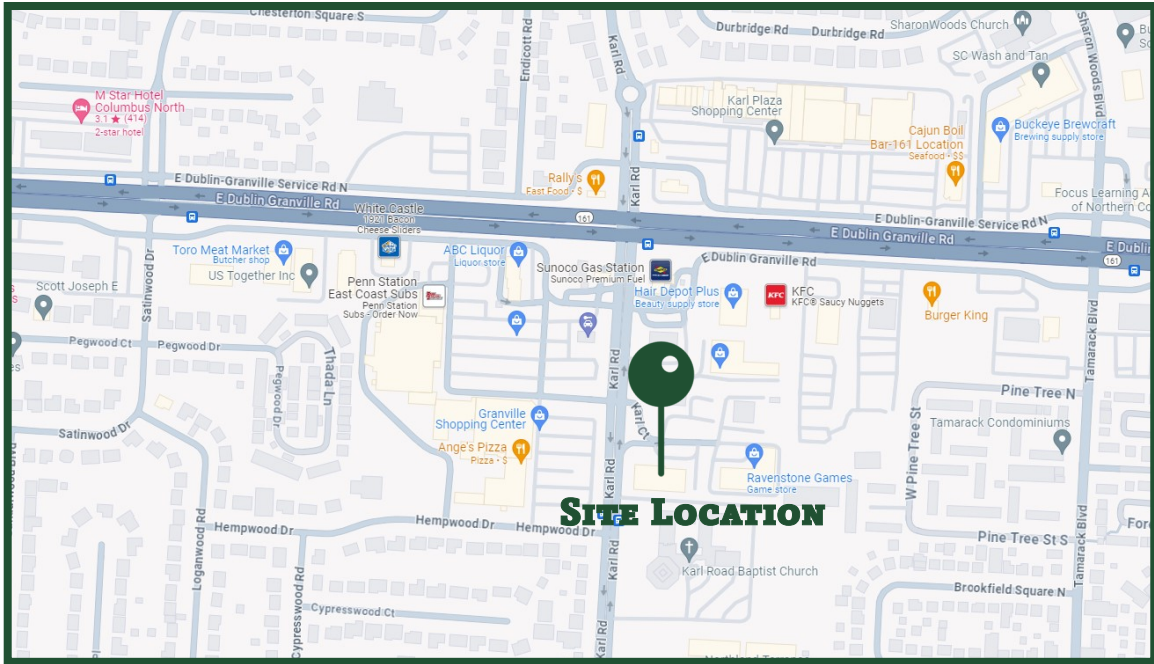
SUITE 400  
FLOOR PLAN  
SCALE 1/8"=12'

SUITE 300  
FLOOR PLAN  
SCALE 1/8"=12'

SUITE 200  
FLOOR PLAN  
SCALE 1/8"=12'

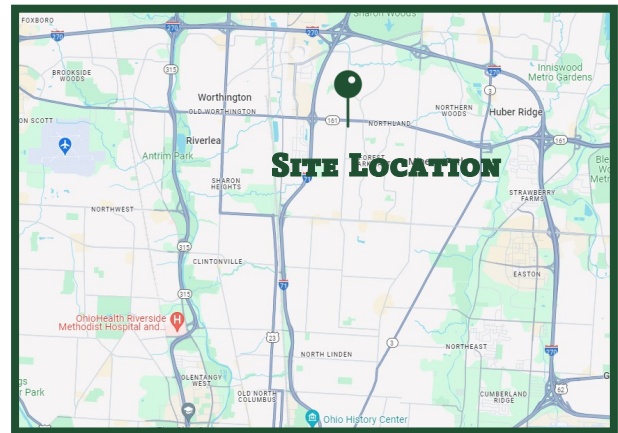
SUITE 100  
FLOOR PLAN  
SCALE 1/8"=12'








## NEARBY TRAFFIC COUNT (2023)

Street	Avg Daily Volume
KARL RD - KARL CT	17,979
KARL RD - E DUBLIN GRANVILLE RD	17,396
E DUBLIN GRANVILLE RD - KARL RD	31,987



## DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020) 	13,258	89,019	207,356
Households (2020) 	9,358	44,403	99,736
Avg Household Income (2020) 	\$55,193	\$52,971	\$63,758

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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. Central Ohio region is projected to reach a 3.15 million population by 2050.



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

 **WORTHINGTON**  
INDUSTRIES

 **FedEx**

 **Nationwide**

 **XPO**  
Logistics

 **CardinalHealth**

 **GAP**

 **intel**

 **AMERICAN**  
**ELECTRIC**  
**POWER**

 **Huntington**

 **Whirlpool**  
CORPORATION

 **DSW**  
DESIGNER SHOE WAREHOUSE

 **VERTIV**

 **HYPERION**  
Materials & Technologies

 **amazon**

 **Walmart**

 **TARGET**

 **Lbrands**

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

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