

FOR LEASE



82 Village Pointe Drive, Powell, OH 43065

Office For Lease in Powell, Ohio

- **Unit 82** - 12,400+/- SF office suite available November 1st, 2025.
- Well maintained, professional flex & office campus.
- Two ADA restrooms, a kitchenette, and high ceilings.
- Lease rate of \$13.00 per SF
- Operating expenses \$3.75 per SF.

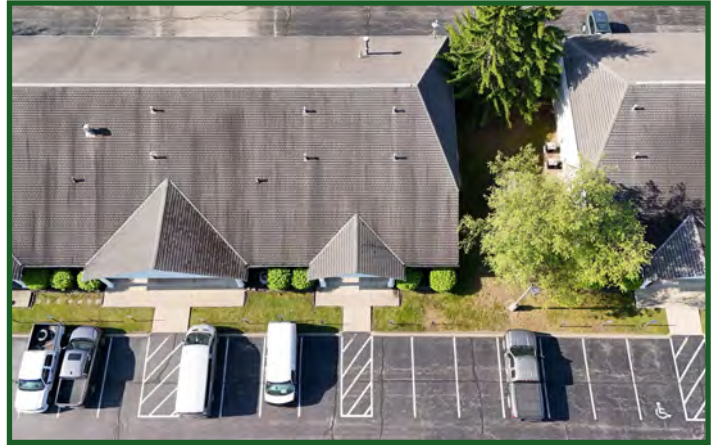


Click for video

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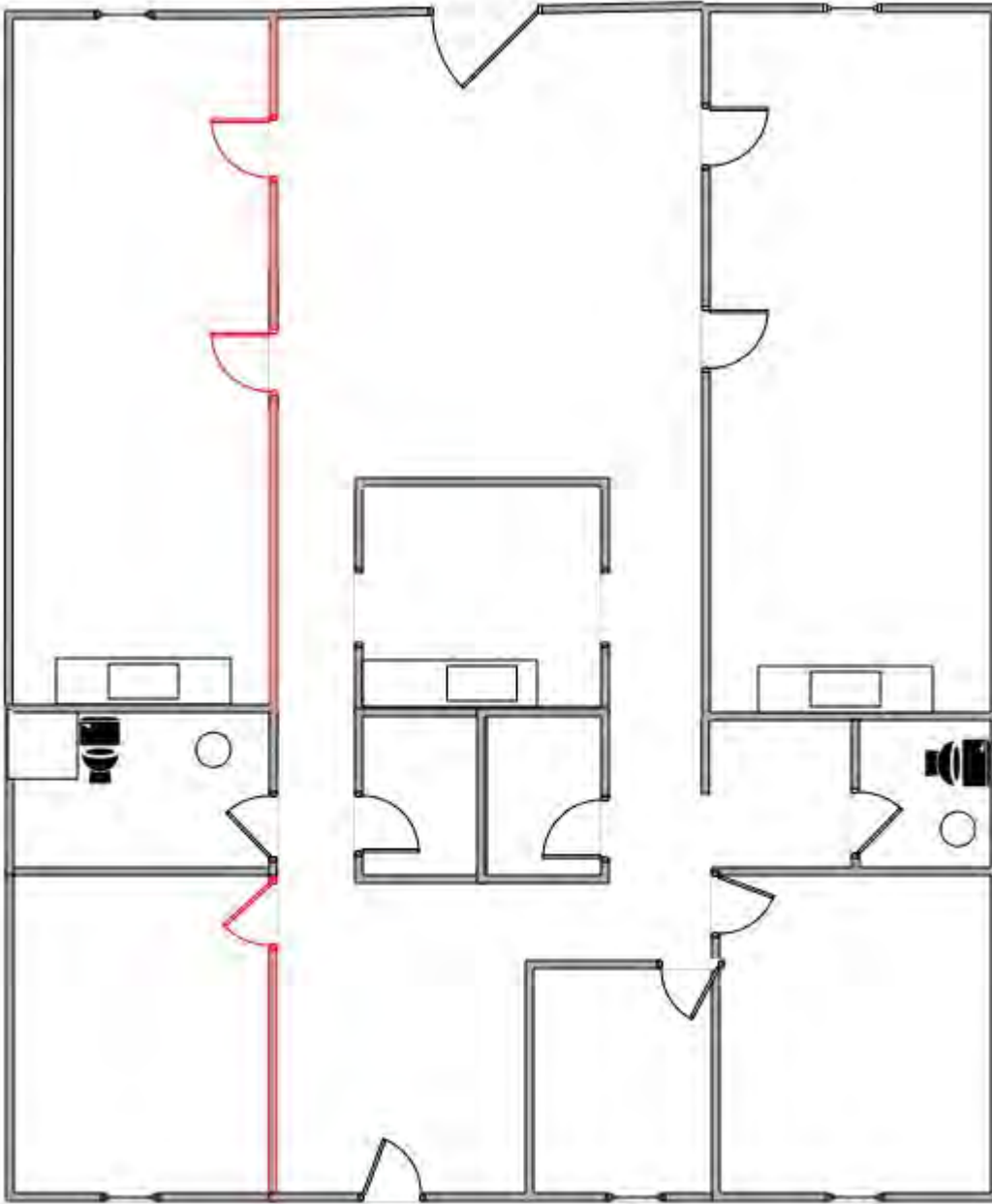
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*Line Drawings are Approximate

Layout/Floor Plan



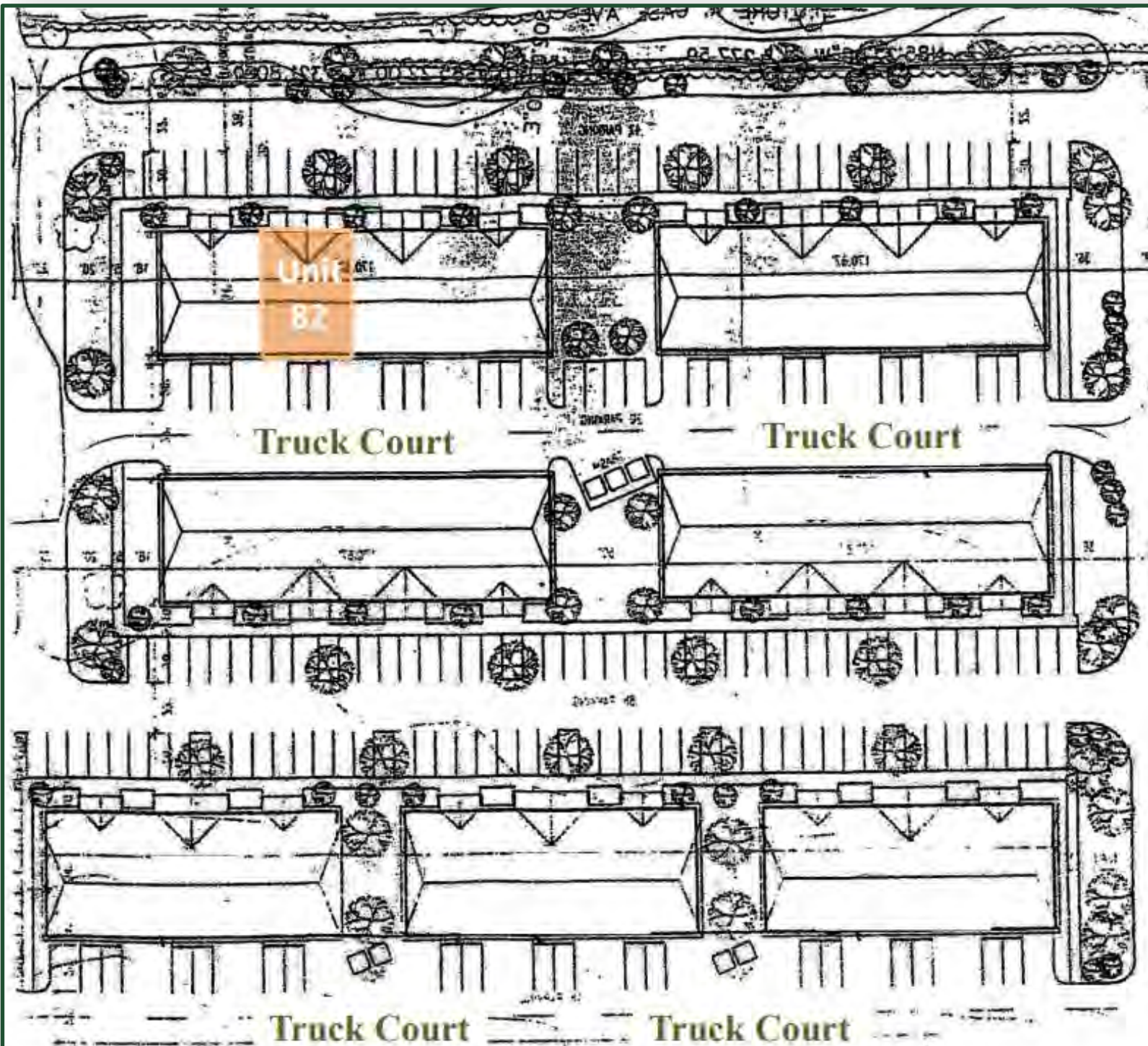
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Nearby Amenities



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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.

TRAFFIC COUNT

Street	Avg Daily Volume
Liberty Road—Grace	6,370
Liberty Road, N Fawn	7,901
Liberty Road—Clairedan Drive	6,222

NEARBY MAJOR ROADS & HIGHWAYS



SITE LOCATION

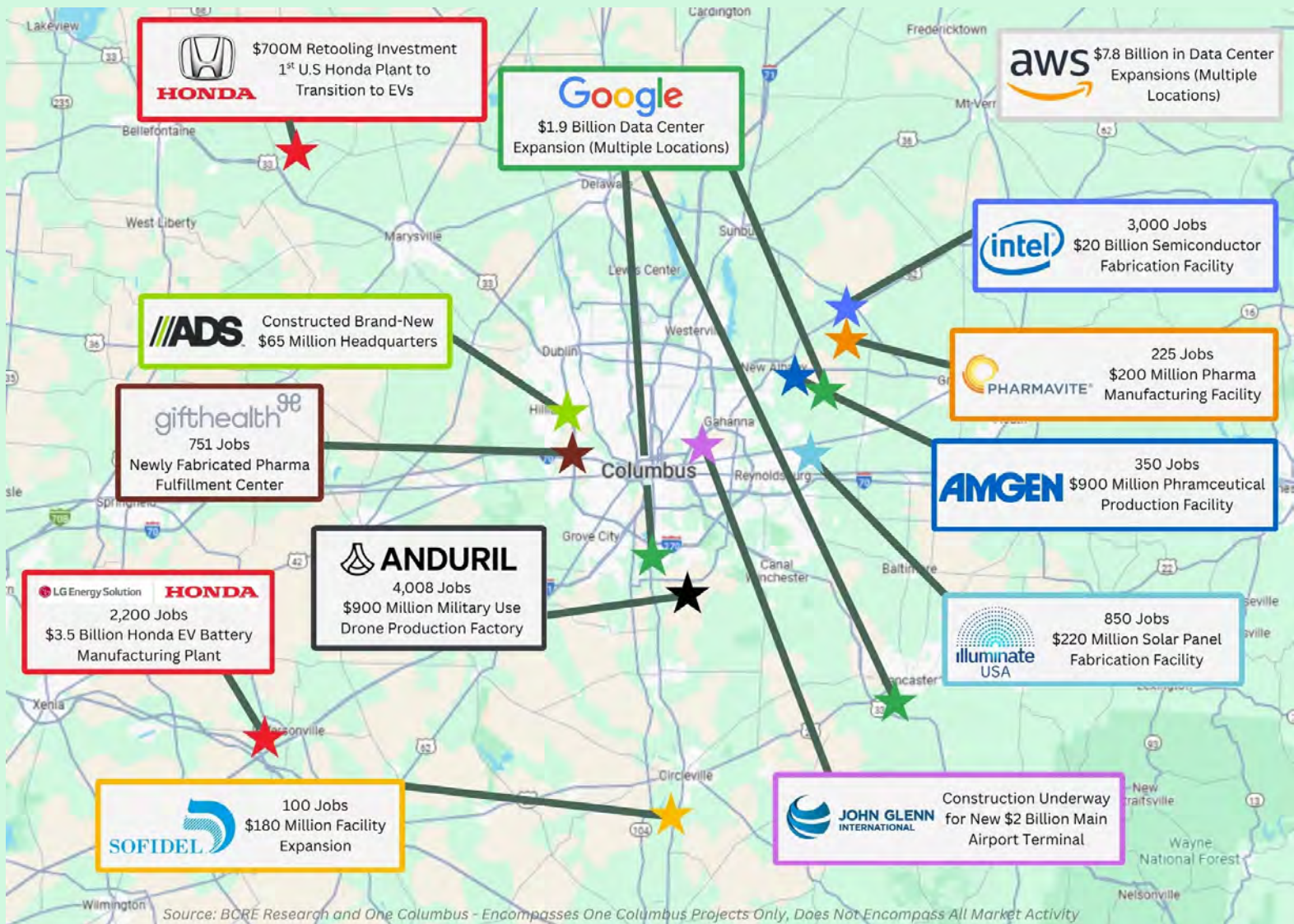
DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		6,984	29,342	76,826
Households (2020)		5,996	16,295	38,811
Avg Household Income (2020)		\$140,731	\$128,869	\$114,066

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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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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.

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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.

Disclaimer And Confidentiality Agreement - Continued -

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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.

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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.

