

A large, three-dimensional sign for 'OH PARK' is mounted on the red metal siding of a building. The 'O' is significantly larger than the 'h' and 'PARK'. The sign is white with a red outline and is set against a clear blue sky with light clouds.

OH PARK

*NNN Leased
Investment Offering*

**15+ ACRES INCLUDING OH PARK FACILITIES
NEAR JOHN GLENN
COLUMBUS INTERNATIONAL AIRPORT**

760-840

STELZER ROAD
COLUMBUS, OH

Investment Highlights



20 Year NNN Lease:

17 Years Remaining on 20-Year True NNN lease with 2% annual escalations.



Location:

Located near and serving Port Columbus - John Glenn International Airport. Port Columbus enplaned and deplaned 8M+ passengers in 2018 and is investing over \$2 billion in expansion in the coming years.



Property

Total of 15.026 acres on 3 parcels with 1 operations office building, 1 car wash detailing building and 1 fleet admin building. 1,846 marked parking spaces with overflow capacity of 2,200+.



Future Upside Potential:

Tenant has the option to buy property in year 5 of the lease. Potential tremendous upside opportunity for buyer.



National Tenant:

A premier parking management company with over 500 locations across the United States. Servicing airports, medical centers, universities and hotels.



**AVISON
YOUNG**

Tenant Profile



ProPark Columbus LLC, a single entity lessee, DBA OhPark Airport Parking operates at 760 & 840 Stelzer Road.

Propark is a premier parking management company providing parking services for more than 500 locations in markets across the United States, including New York, Washington D.C., Boston, Cambridge, San Francisco, Los Angeles, Oakland, Palo Alto, San Antonio, Houston, Cleveland, Jacksonville, Reno, Hartford, Stamford and New Haven.

Propark is an experienced parking services provider, offering parking solutions for industries of all types. Propark offers a wide variety of parking management services, including valet, garage management, operations, and shuttle transportation services for:

- Airport parking management
- Class A Office parking Management
- Healthcare parking management
- Hospitality parking management
- Municipal parking management
- Residential parking management
- Retail parking management
- Stadium parking management
- University parking management
- Parking Real Estate Assessment, Investment and Purchasing



Columbus Overview

Columbus is the State Capital of Ohio. With a population of approximately 2 million people in the Metropolitan Statistical Area (MSA), the City of Columbus is the 15th largest in the nation and the third largest in the Midwest. Columbus' tremendous growth as a business center, reputation as a prominent location for millennials, and its attractive tax benefits have turned the heads of many key national and international business leaders.

Columbus also consistently ranks as one of the best places for raising families, and its cost of living and cost of doing business remain below the national average. The city has also consistently enjoyed one of the lowest unemployment rates compared to other Midwestern cities, as well as the national average, making the city a stand-out in business growth.