

OFFICE FOR LEASE

4390 REYNOLDS DR.

4390 Reynolds Drive, Hilliard, OH 43026



ECONOMIC DATA

LEASE RATE: \$11.00 SF/yr (NNN)

PROPERTY INFORMATION

COUNTY: Franklin
MARKET: Office/Warehouse
SUB-MARKET: Hilliard

BUILDING DATA

TOTAL BUILDING SF: 6,372 SF
YEAR BUILT: 1994
YEAR RENOVATED: 2009
ZONING: Flex Office/
warehouse

LISTING DATA

AVAILABLE SF: 6,372
OFFICE SF: Approx. 4,200

PROPERTY OVERVIEW

4,200 SF of Office Space
2,172 SF of Warehouse Space
1.34 Acres
* Excess land available for office/warehouse expansion (up to 8,640 SF)

PROPERTY HIGHLIGHTS

- Easy access to 270
- Additional land for expansion
- Close to Cemetery Rd Retail and Restaurants

Chip Sergakis
chip.sergakis@lee-associates.com
C 614.458.8238

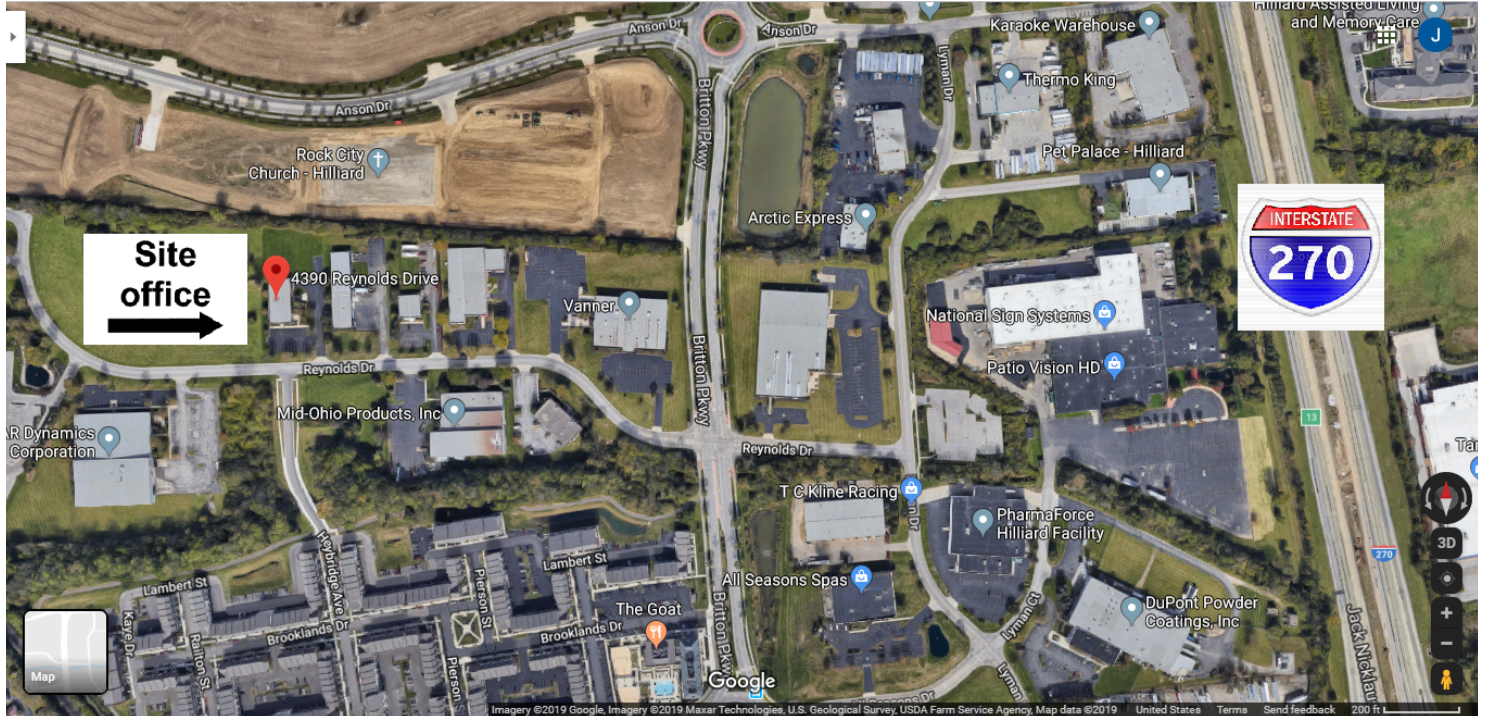
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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6175 Emerald Parkway | Dublin, OH 43016 | 614.923.3300 | lee-associates.com

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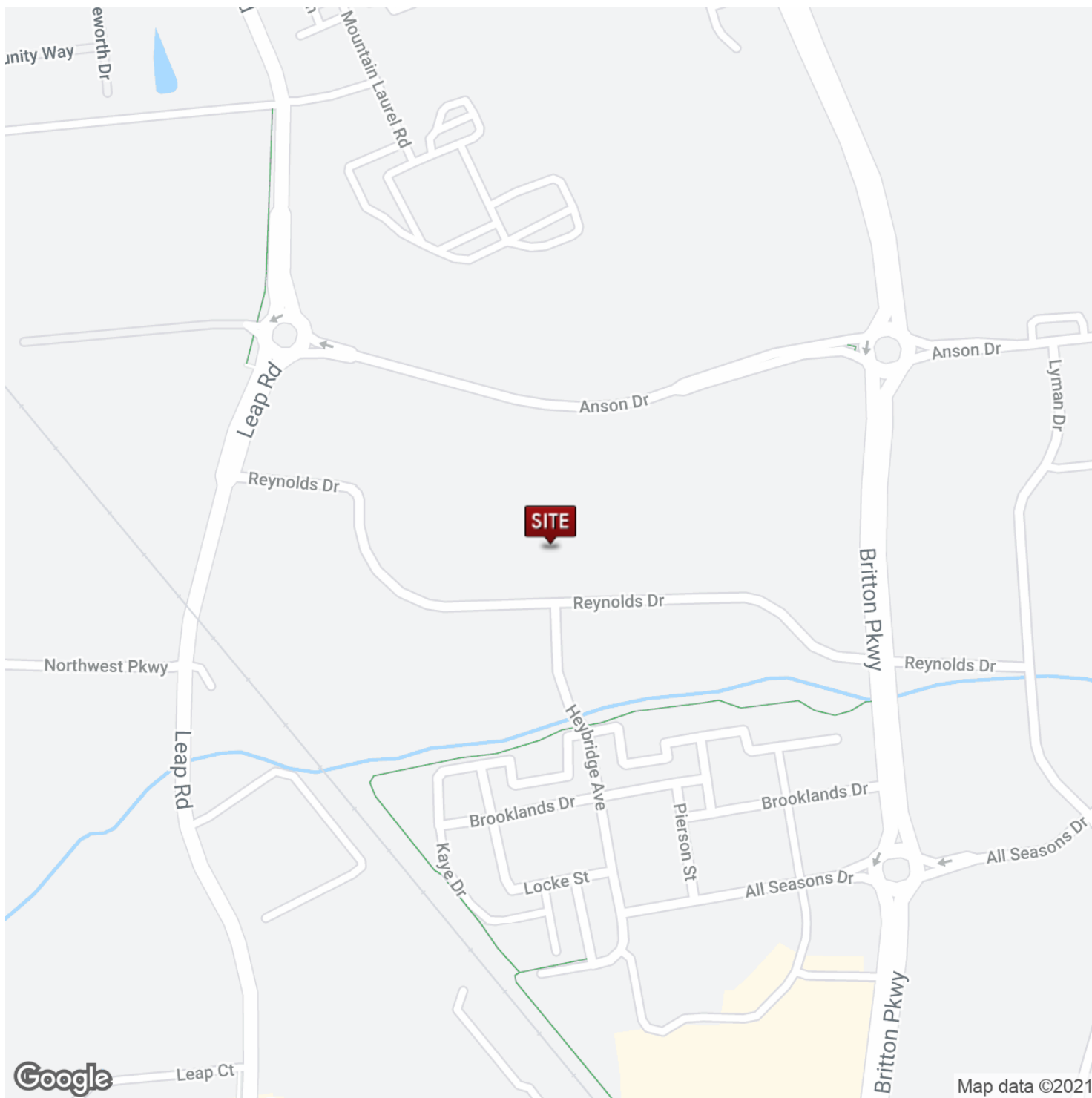
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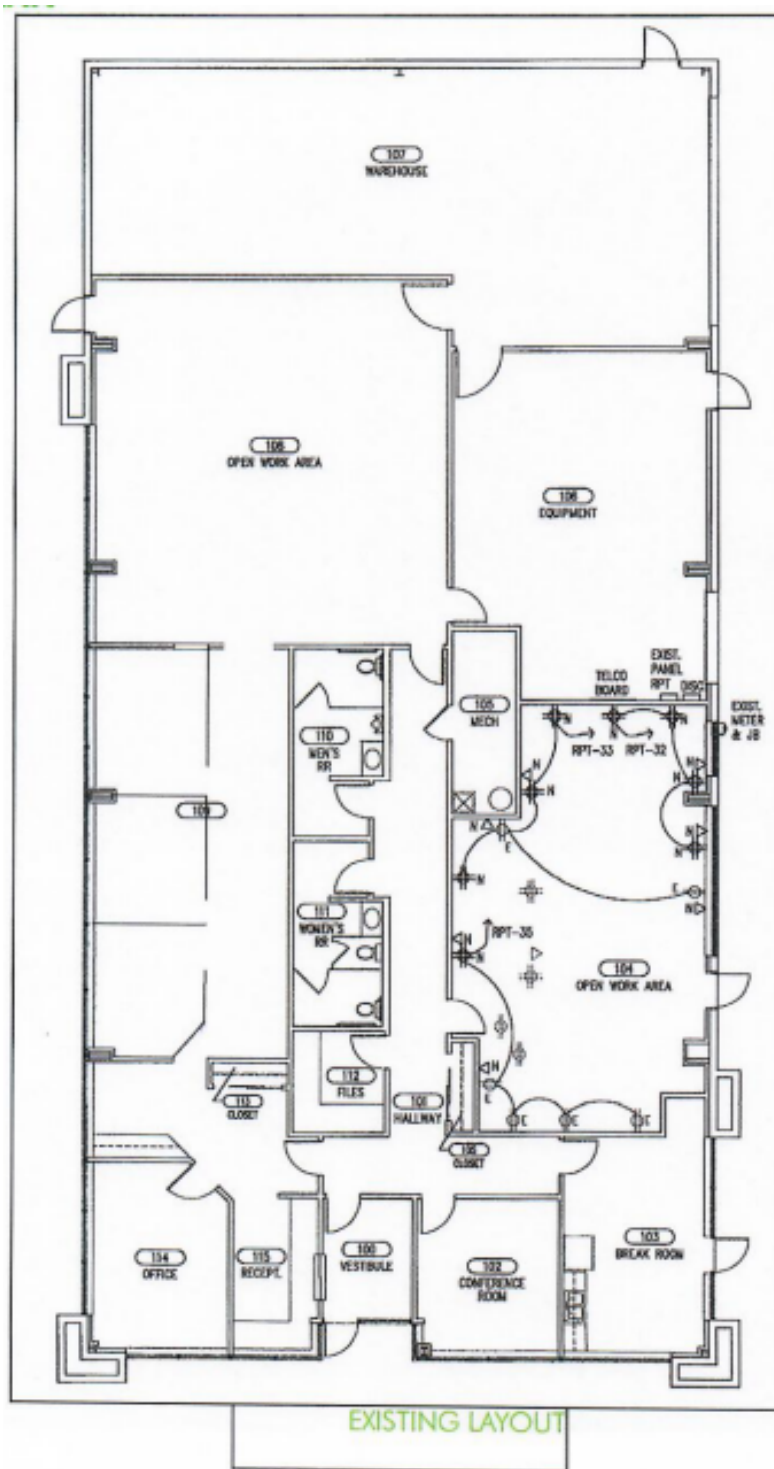
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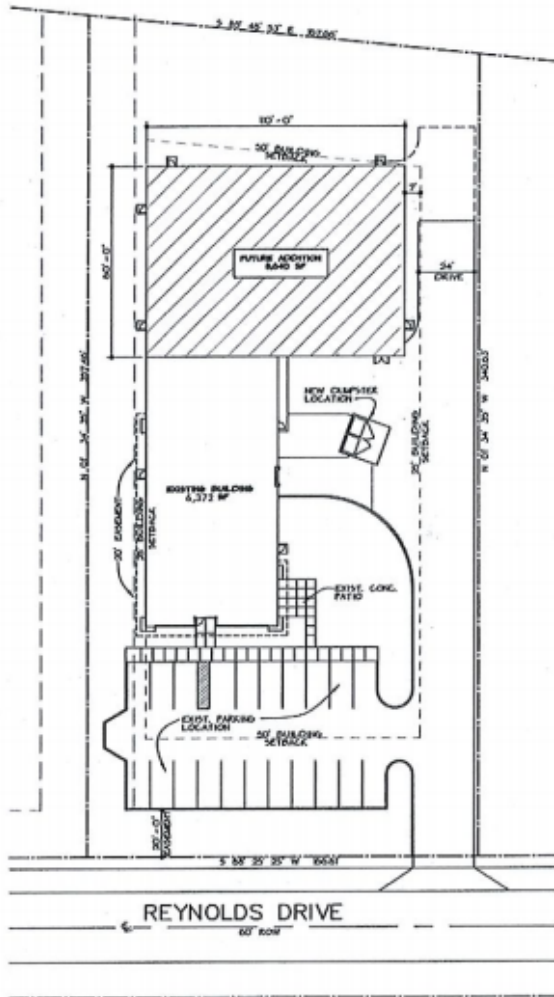
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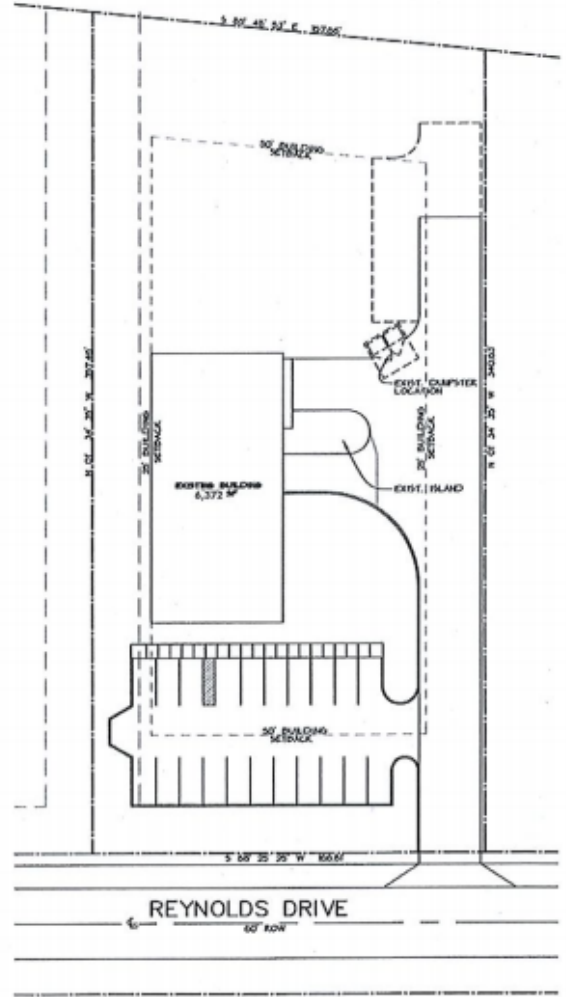
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SITE PLAN



PROPOSED SITE PLAN



EXISTING SITE PLAN

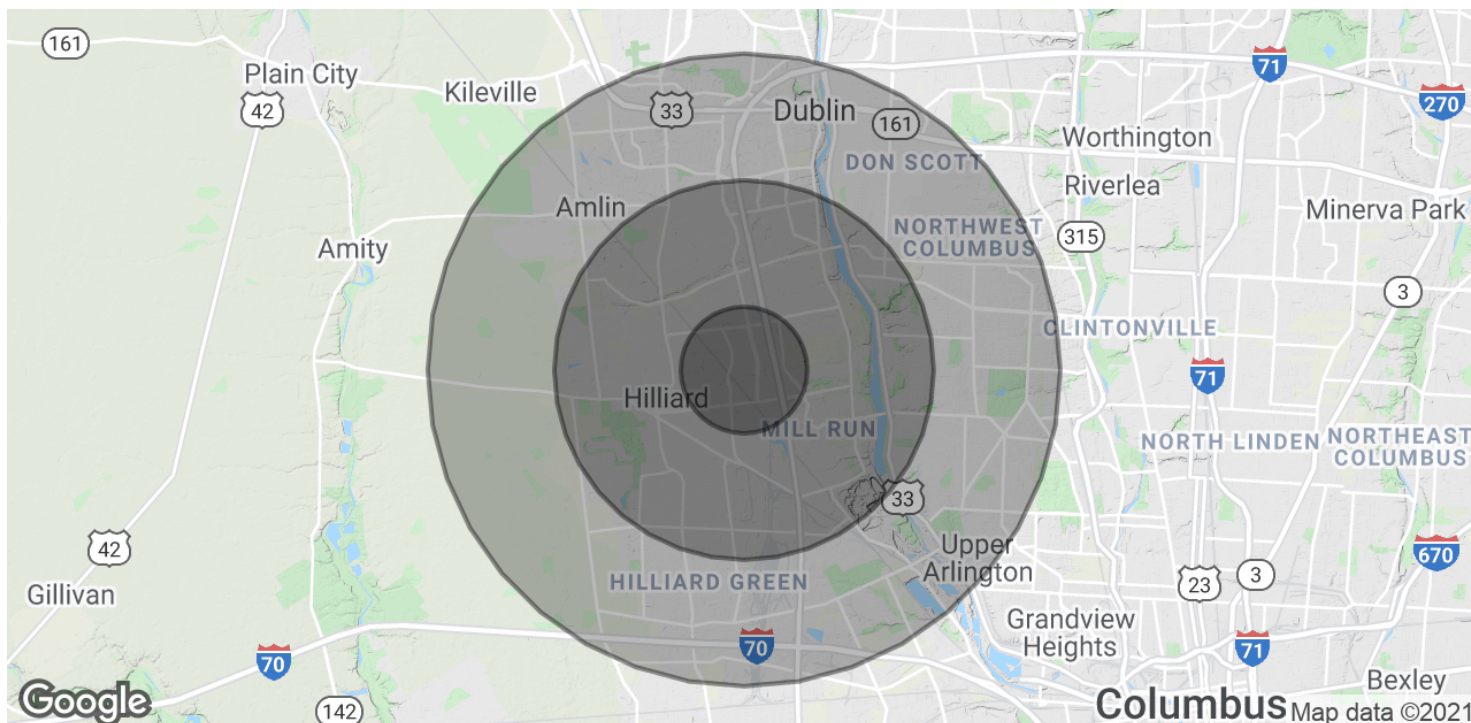
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,178	67,889	177,316
Median age	36.4	35.7	34.8
Median age (Male)	33.6	34.7	34.0
Median age (Female)	38.0	36.4	35.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,913	26,199	71,852
# of persons per HH	2.7	2.6	2.5
Average HH income	\$88,892	\$87,985	\$85,415
Average house value	\$254,428	\$216,760	\$241,571

* Demographic data derived from 2010 US Census

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Lease Rate	\$11.00 SF/YR
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LOCATION INFORMATION

Building Name	4390 Reynolds Dr.
Street Address	4390 Reynolds Drive
City, State, Zip	Hilliard, OH 43026
County	Franklin
Market	Office/Warehouse
Sub-market	Hilliard
Cross-Streets	Britton Pkwy
Township	Norwich TWP
Side of the Street	North
Road Type	Paved
Market Type	Large
Nearest Highway	I-270
Nearest Airport	CMH

BUILDING INFORMATION

Building Class	B
Occupancy %	100.0%
Tenancy	Single
Ceiling Height	14 ft
Number of Floors	1
Year Built	1994
Year Last Renovated	2009
Gross Leasable Area	6,372 SF
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Warehouse
lot Frontage	166.8 ft
Lot Depth	357.46 ft
Power	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	3.7
Number of Parking Spaces	24

UTILITIES & AMENITIES

Handicap Access	Yes
Number of Elevators	0
Number of Escalators	0
Central HVAC	Yes

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