



Benchmark Offices Presents.....

# WEDGEWOOD OFFICE PARK

Affordable, brand new office space for lease in Powell, Ohio



### Easy Leasing Process

- No hidden costs, lease terms start at just 1 year
- Expansion options for growing companies
- Short and simple lease documents

### Affordable

- Starting at \$14.40 per SF
- All CAM, Taxes, Water and Sewer included
- No city income tax
- Customer pays only for own gas and electric, phone and data (Utilities are included in rent for Quad units only)

### Location

- Convenient location off Sawmill Parkway at the intersection of Attucks Drive and Sawmill Road
- High growth area with numerous restaurants, banks, day care facilities, fitness centers, shops and grocery stores
- Four miles north of I-270, three miles east of Route 315

### Standard Space Includes:

- Private entrance
- Individual offices
- Reception area / waiting room
- Conference room
- Private bathroom
- Kitchenette with microwave and refrigerator
- Storage closet
- The most efficient lighting and HVAC systems available on market, maintained by landlord
- Pre-wired for AT&T and Time Warner Cable throughout
- Oak trim and six-panel solid oak doors
- Wall-to-wall carpeting
- Ceramic tile in kitchenette and bathroom
- Handicap accessible
- Abundant parking



For more information, please contact

**DAX HUDSON**

[dhudson@RuscilliRE.com](mailto:dhudson@RuscilliRE.com)

**(614) 923-3300**

Visit [www.BenchmarkOffices.com](http://www.BenchmarkOffices.com) for more details.

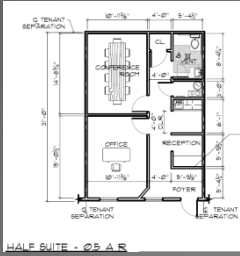
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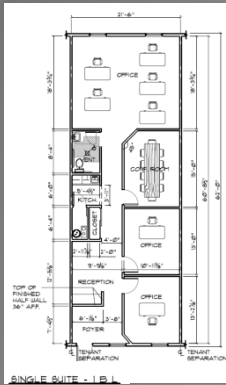
# Site Plan (with Vacancies)

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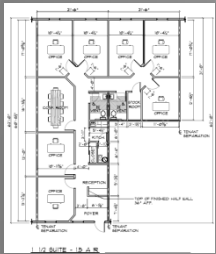
## SAMPLE PLANS



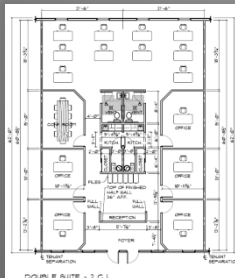
Half Unit



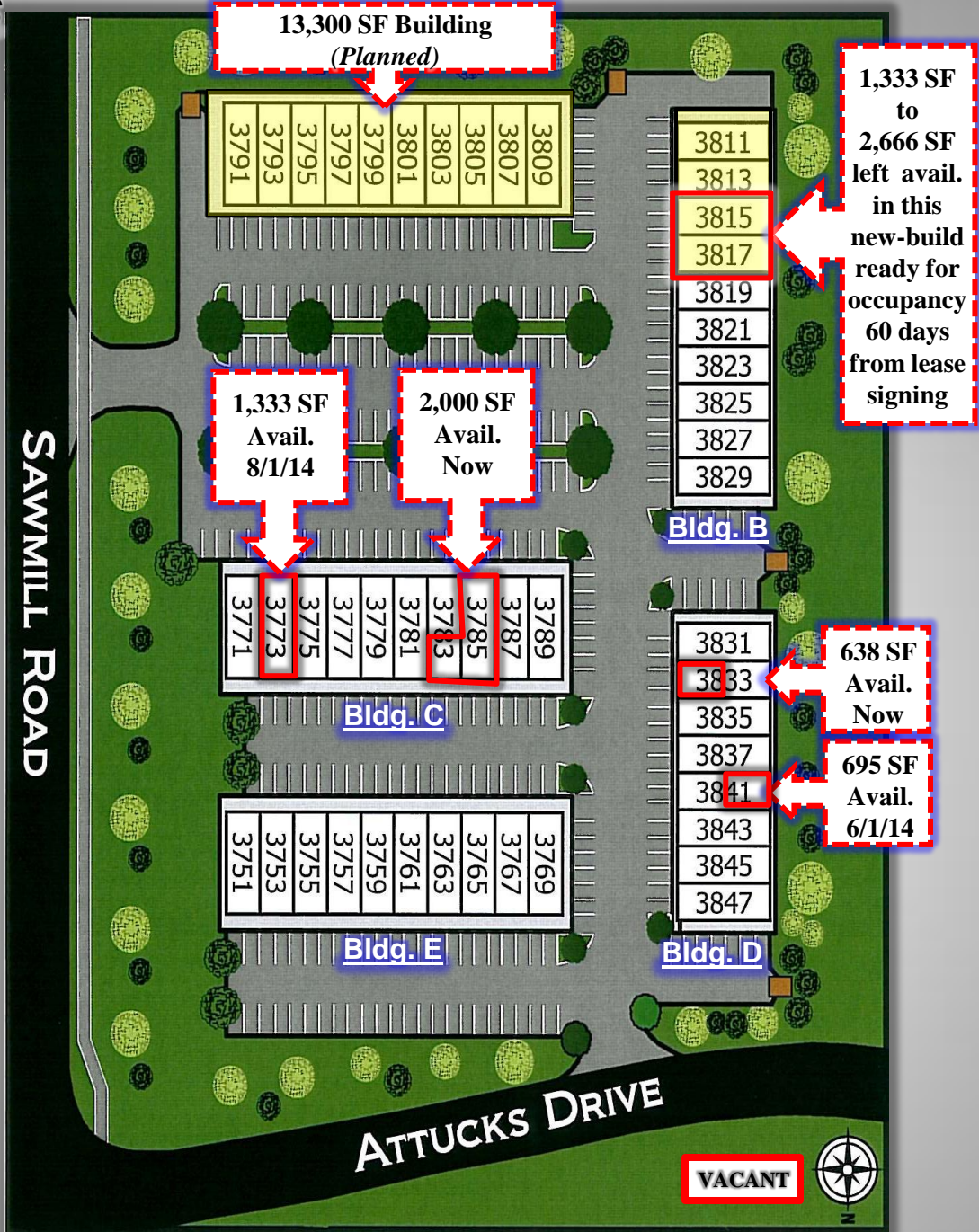
Single Unit



1&1/2 Unit



Double Unit



**WEDGEWOOD OFFICE PARK**  
**3751-3847 ATTUCKS DRIVE, POWELL, OH 43065**

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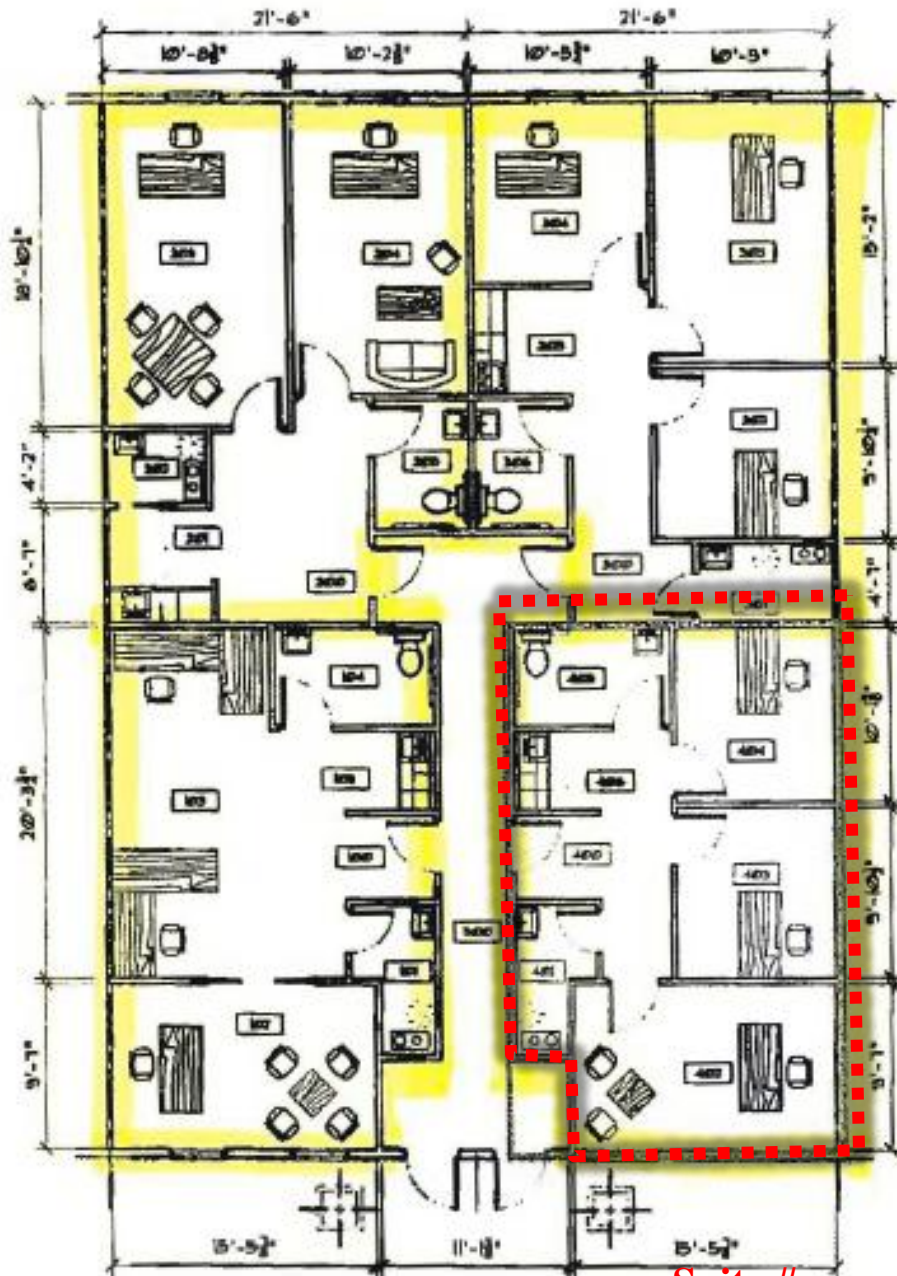
# Existing Vacancy Floor Plan

(3833-A Attucks Dr. – Bldg. D)

638 SF – Quad Unit

(\$960/Month – utilities included)

---Available for occupancy Now---



**HALF SUITES - 4 A**

SCALE 1/8" = 1'-0"

\* DIMENSIONS SHOWN ARE APPROXIMATE FINISHED DIMENSIONS

**Suite #**  
**3833-A**  
**638 SF**

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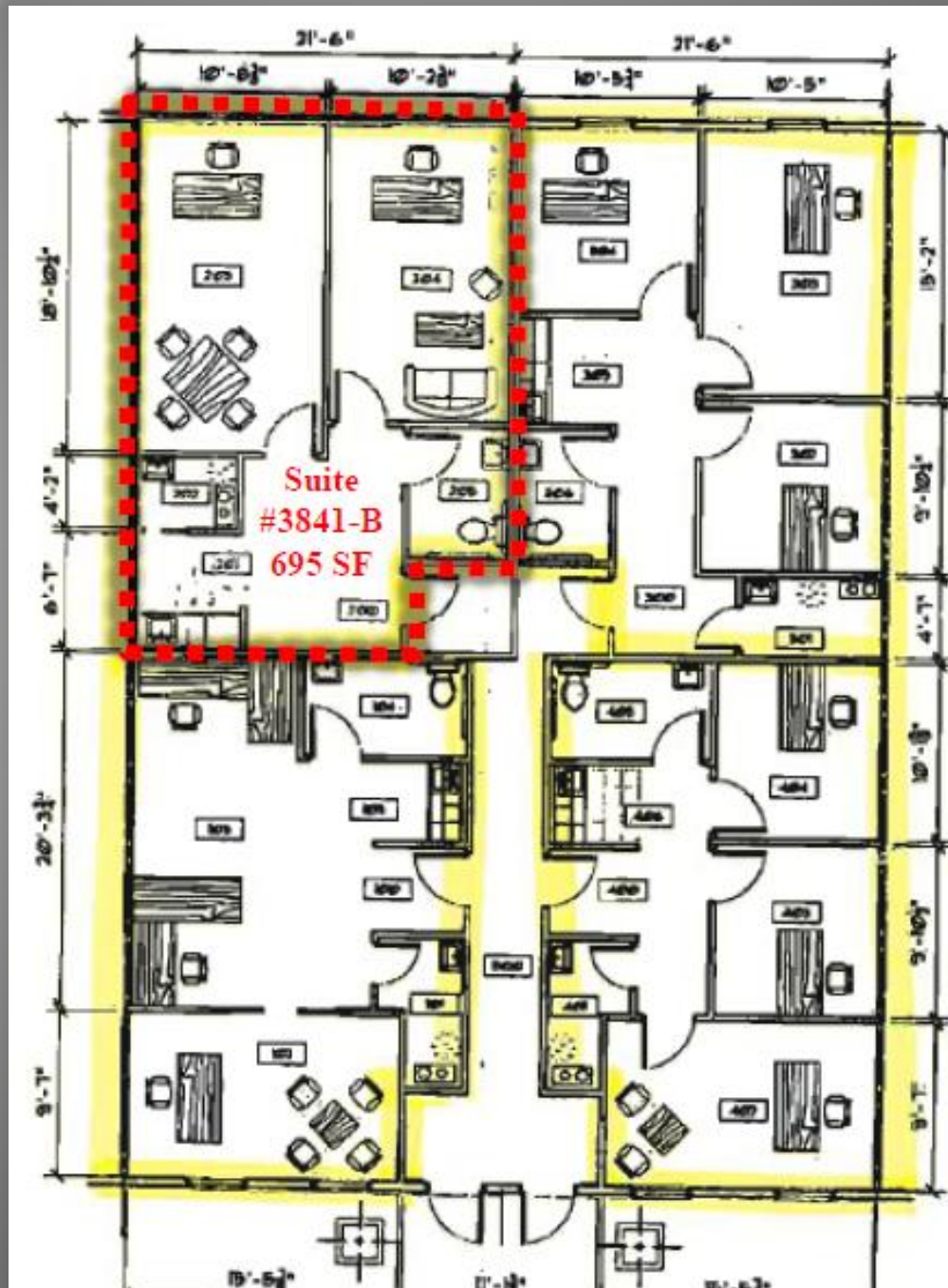
# Existing Vacancy Floor Plan

(3841-B Attucks Dr. – Bldg. D)

695 SF – *Quad Unit*

(\$960/Month – *utilities included*)

---Available for occupancy 6/1/14---



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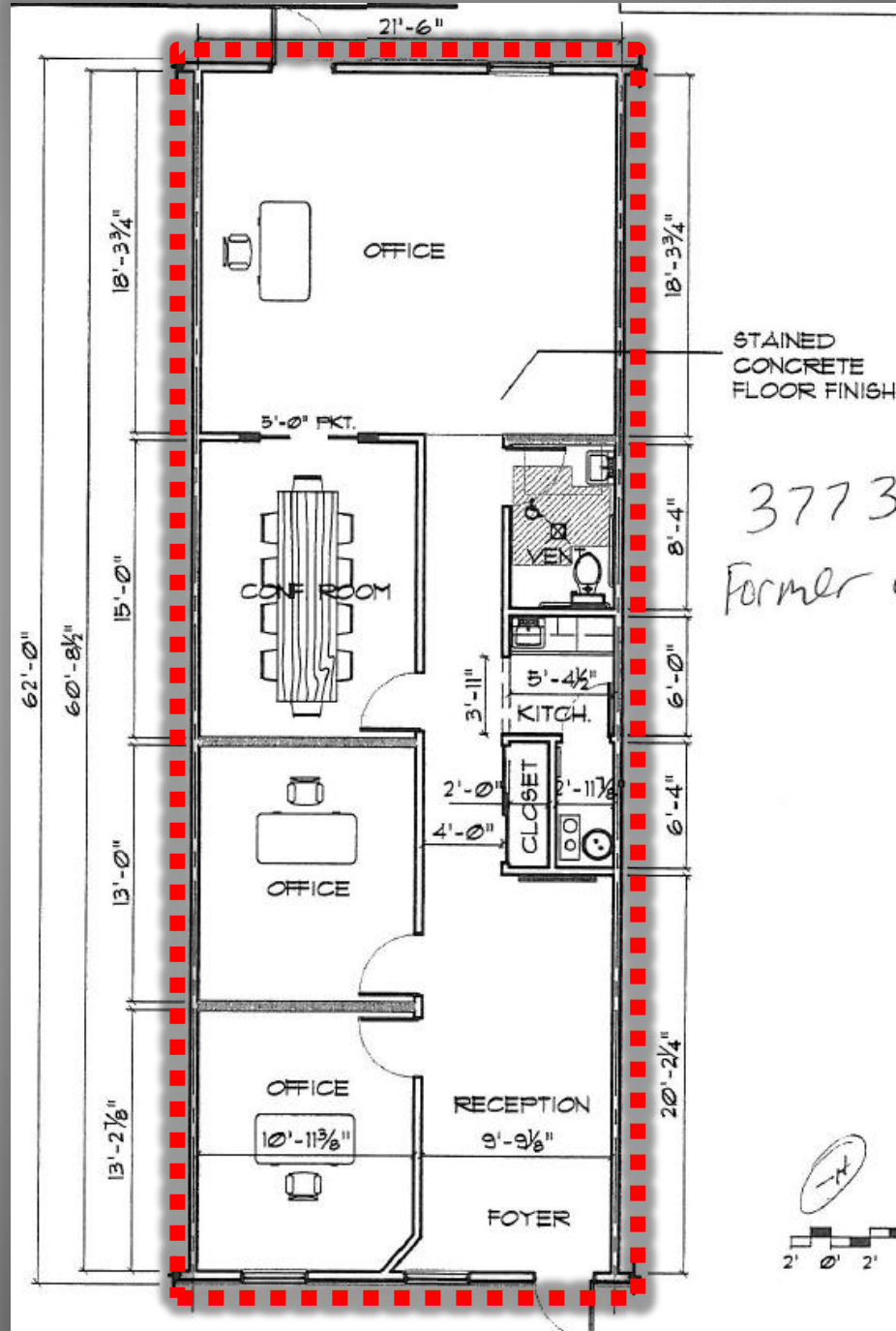
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# Existing Vacancy Floor Plan

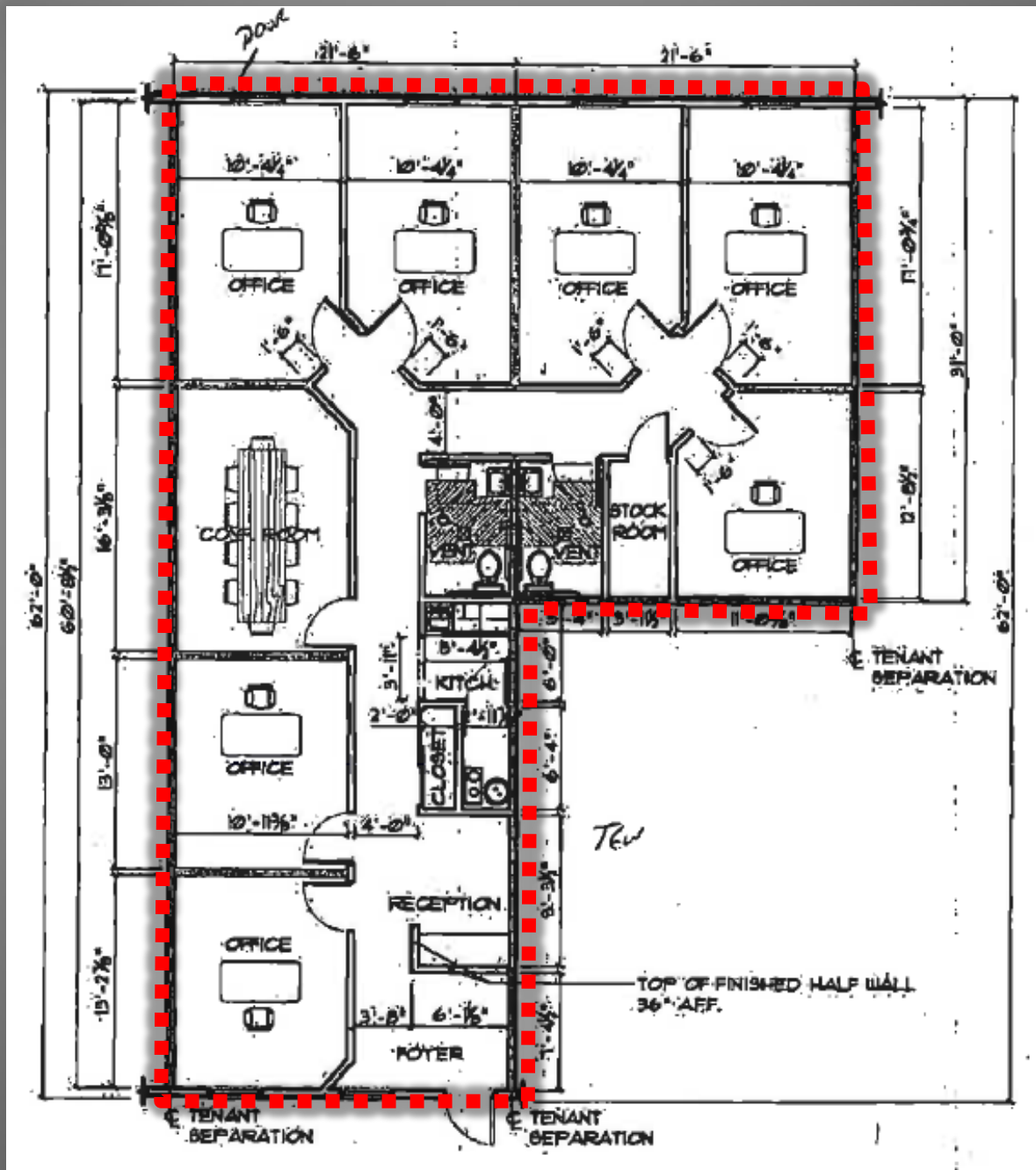
(3773 Attucks Dr. – Bldg. C)  
1,333 SF – Single Unit  
(\$1,600/Month – utilities not included)  
---Available for occupancy 8/1/14---



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# Existing Vacancy Floor Plan

(3785 Attucks Dr. – Bldg. C)  
 2,000 SF – 1.5 Unit  
 (\$2,425/Month – utilities not included)  
 ---Available for occupancy Now---



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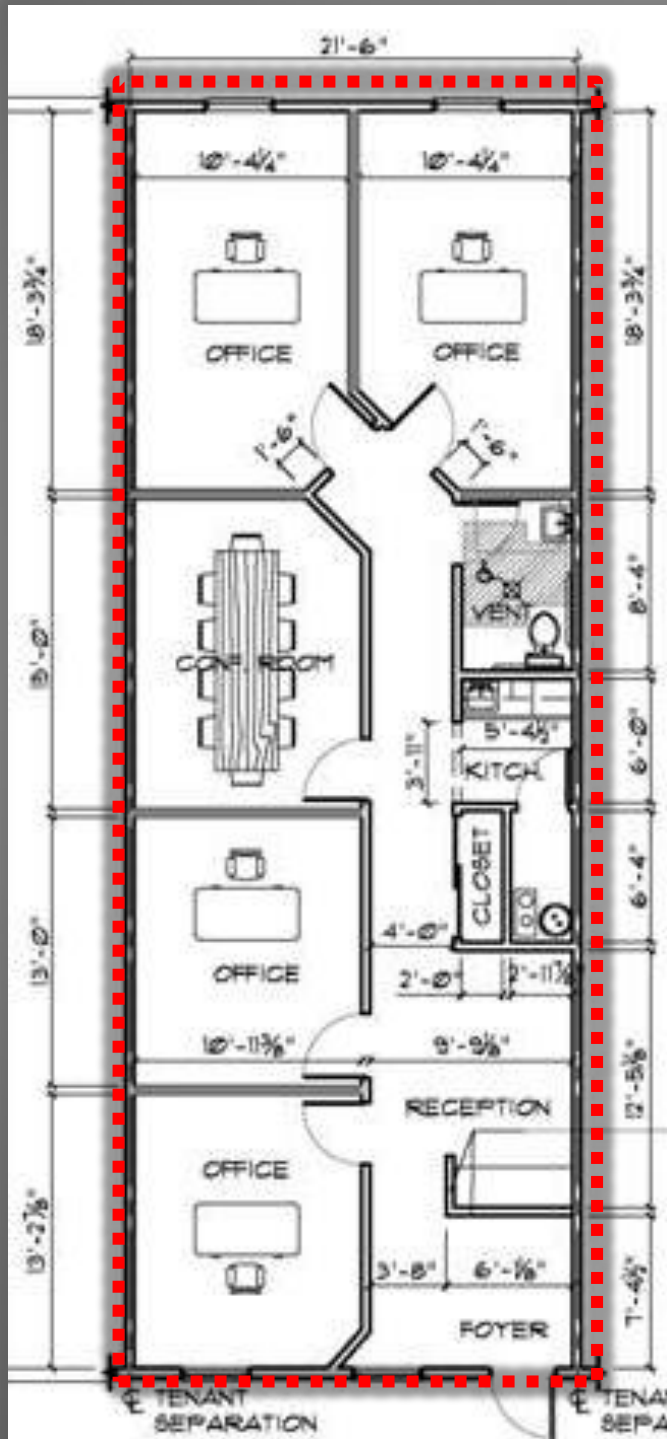
# Sample Floor Plan

(3811-3817 Attucks Dr. – Bldg. B)

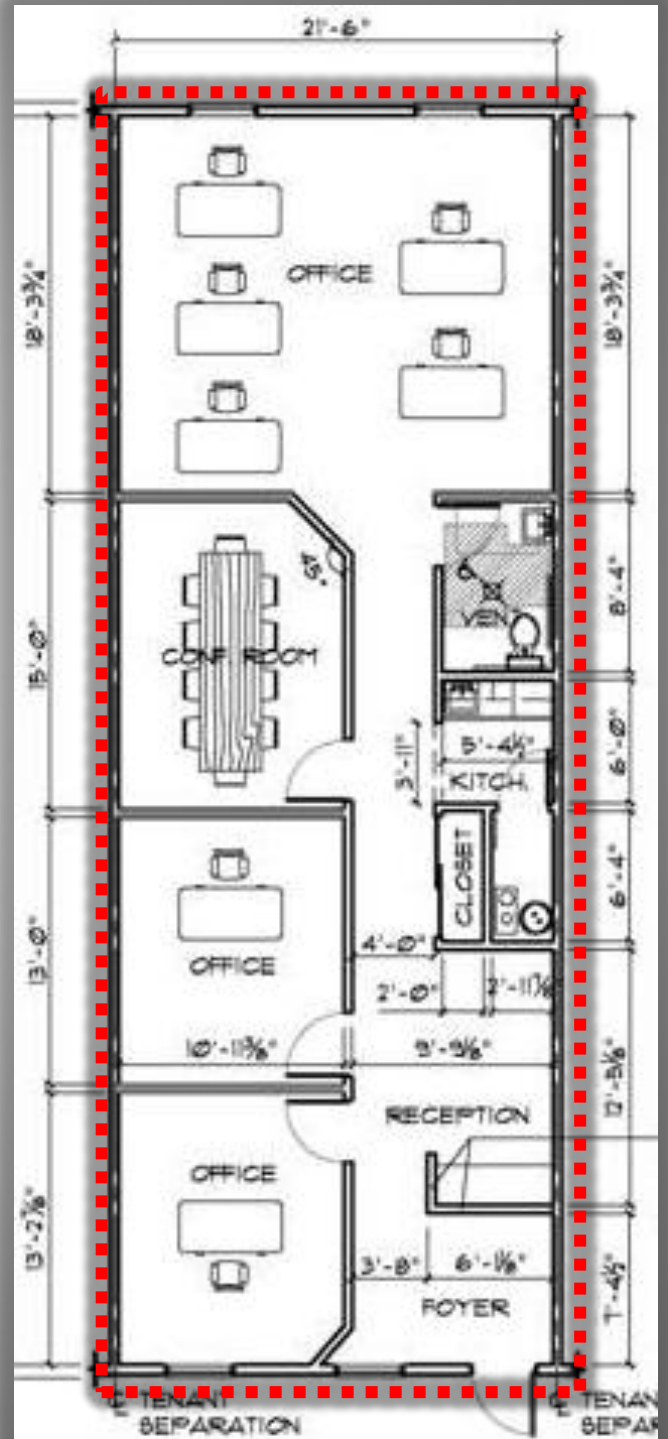
Single Unit – 1,333 SF Total

(starting at \$1,600/Month – utilities not included)

Other plans available at <http://www.benchmarkoffices.com/floorplans.htm>



OR



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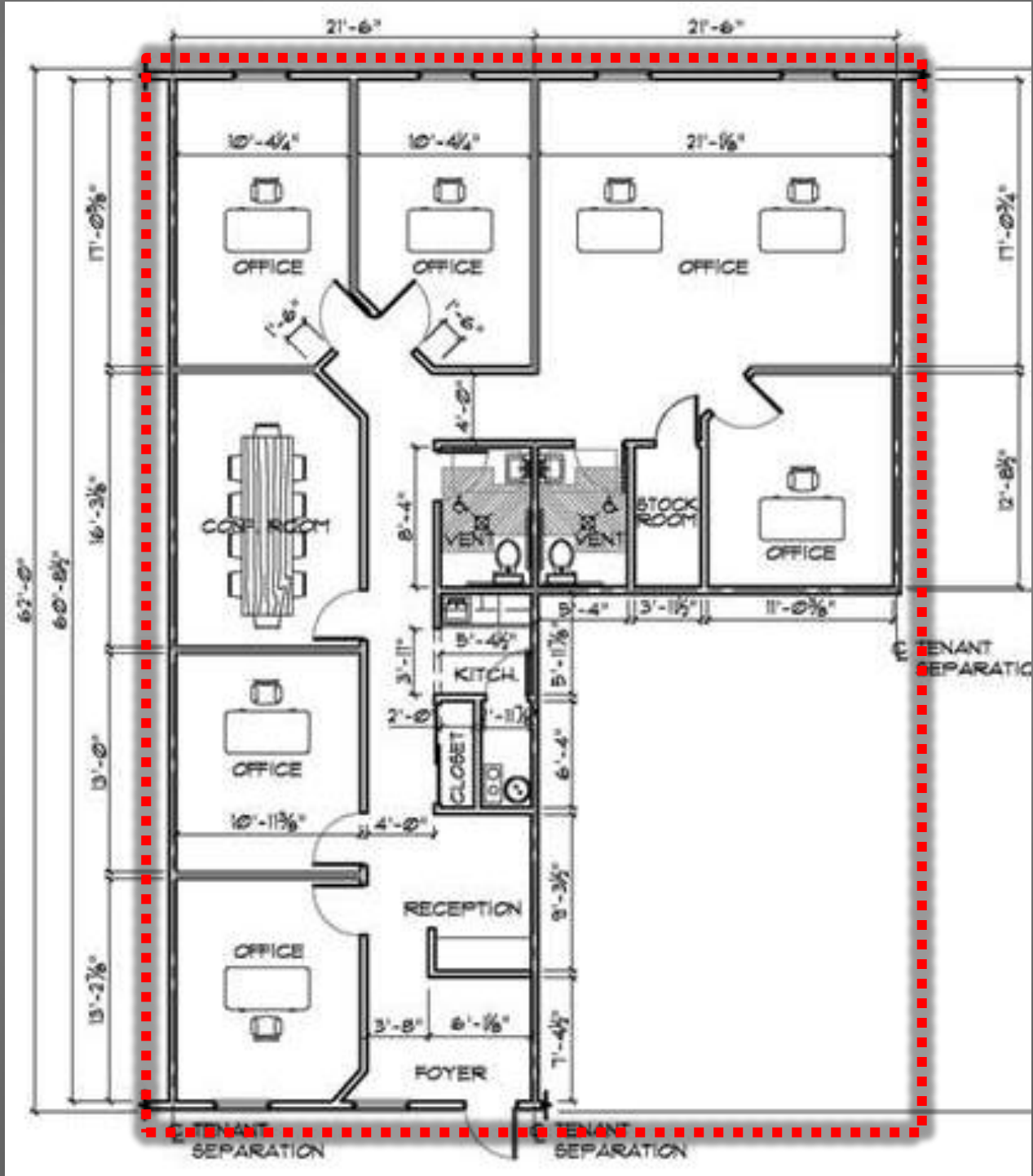
# Sample Floor Plan

(3811-3817 Attucks Dr. – Bldg. B)

1.5 Unit – 2,000 SF Total

(starting at \$2,425/Month – utilities not included)

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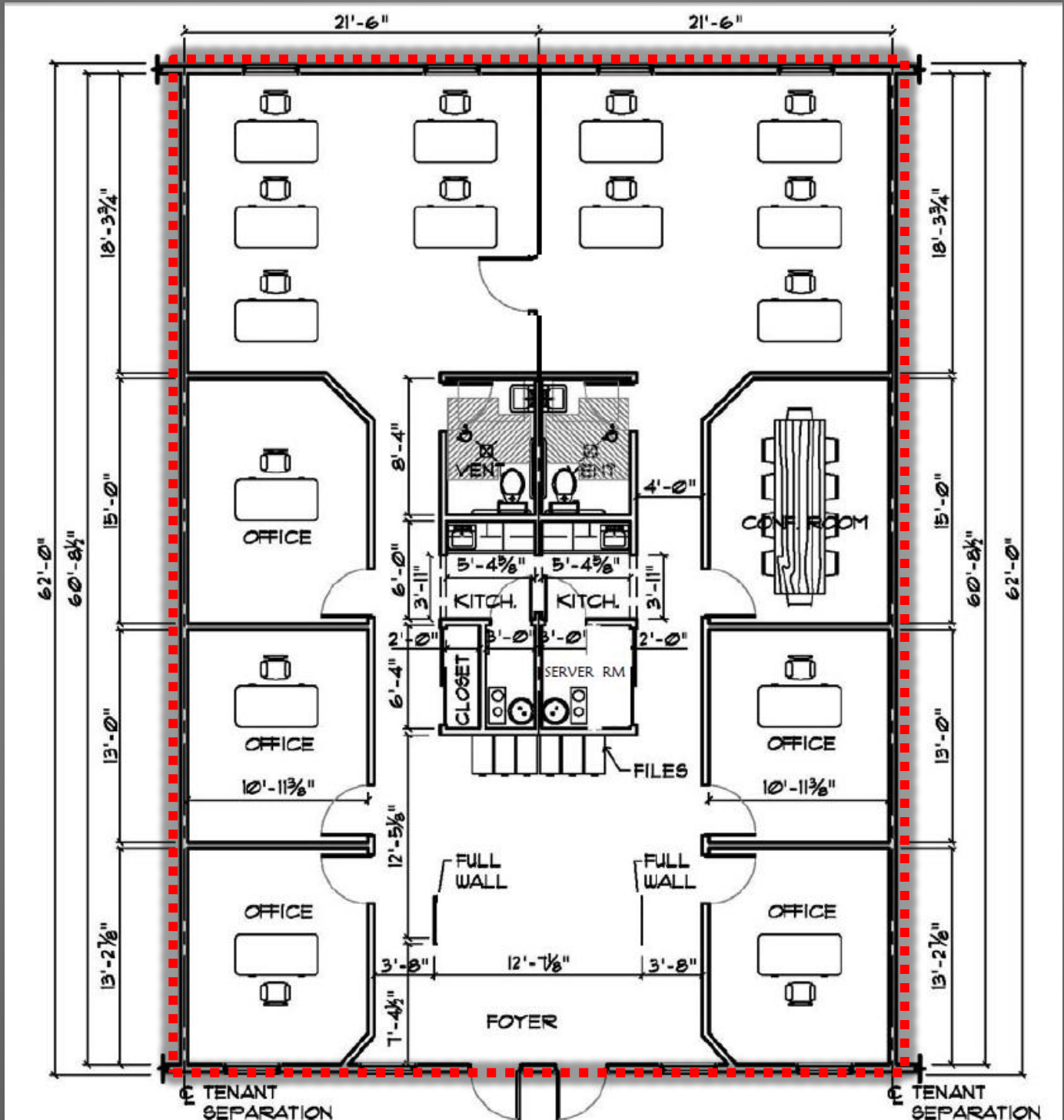
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# Sample Floor Plan

**(3811-3817 Attucks Dr. – Bldg. B)**  
**Double Unit – 2,666 SF Total**  
*(starting at \$3,200/Month – utilities not included)*  
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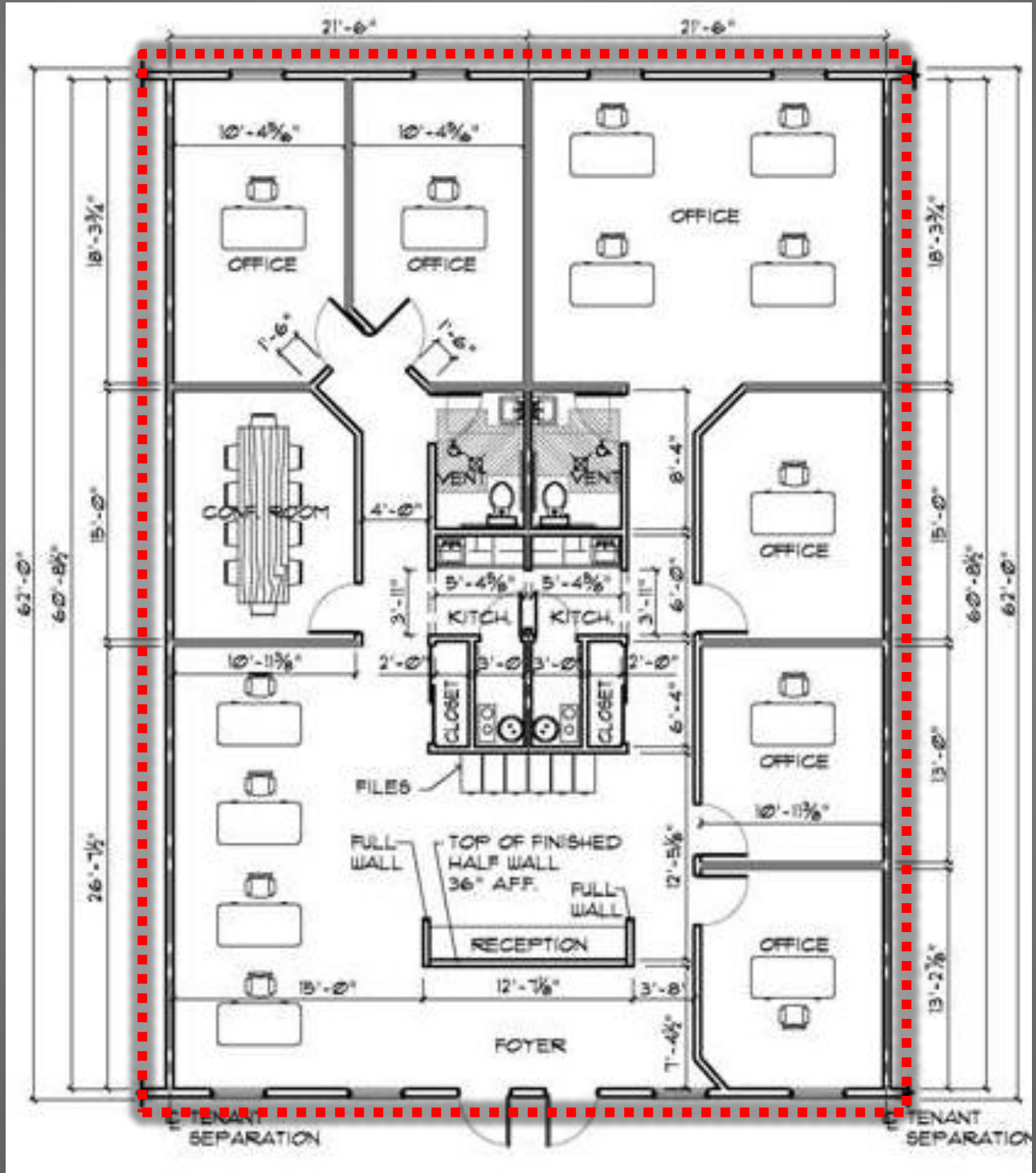
# Sample Floor Plan

(3811-3817 Attucks Dr. – Bldg. B)

*Double Unit – 2,666 SF Total*

*(starting at \$3,200/Month – utilities not included)*

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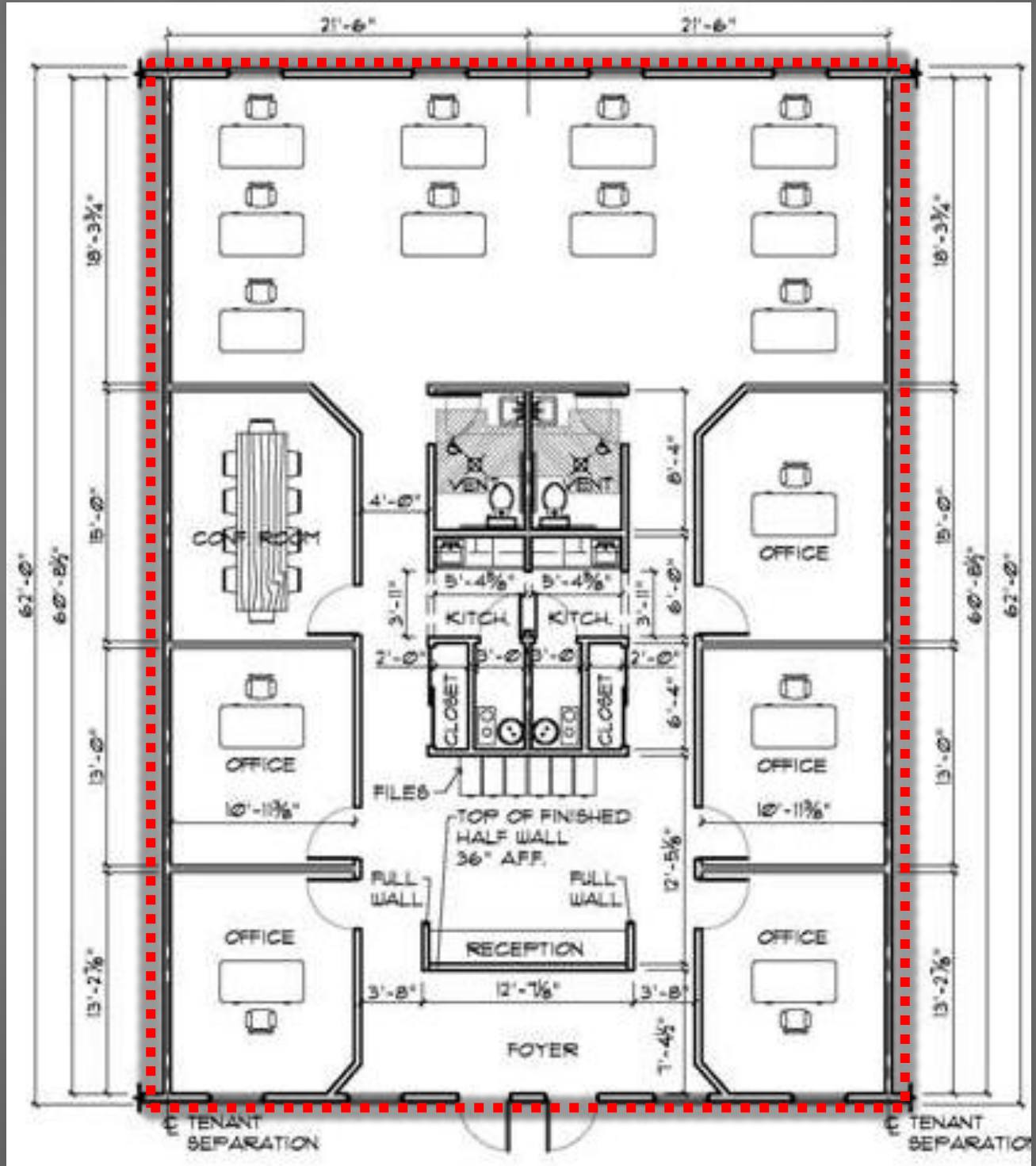
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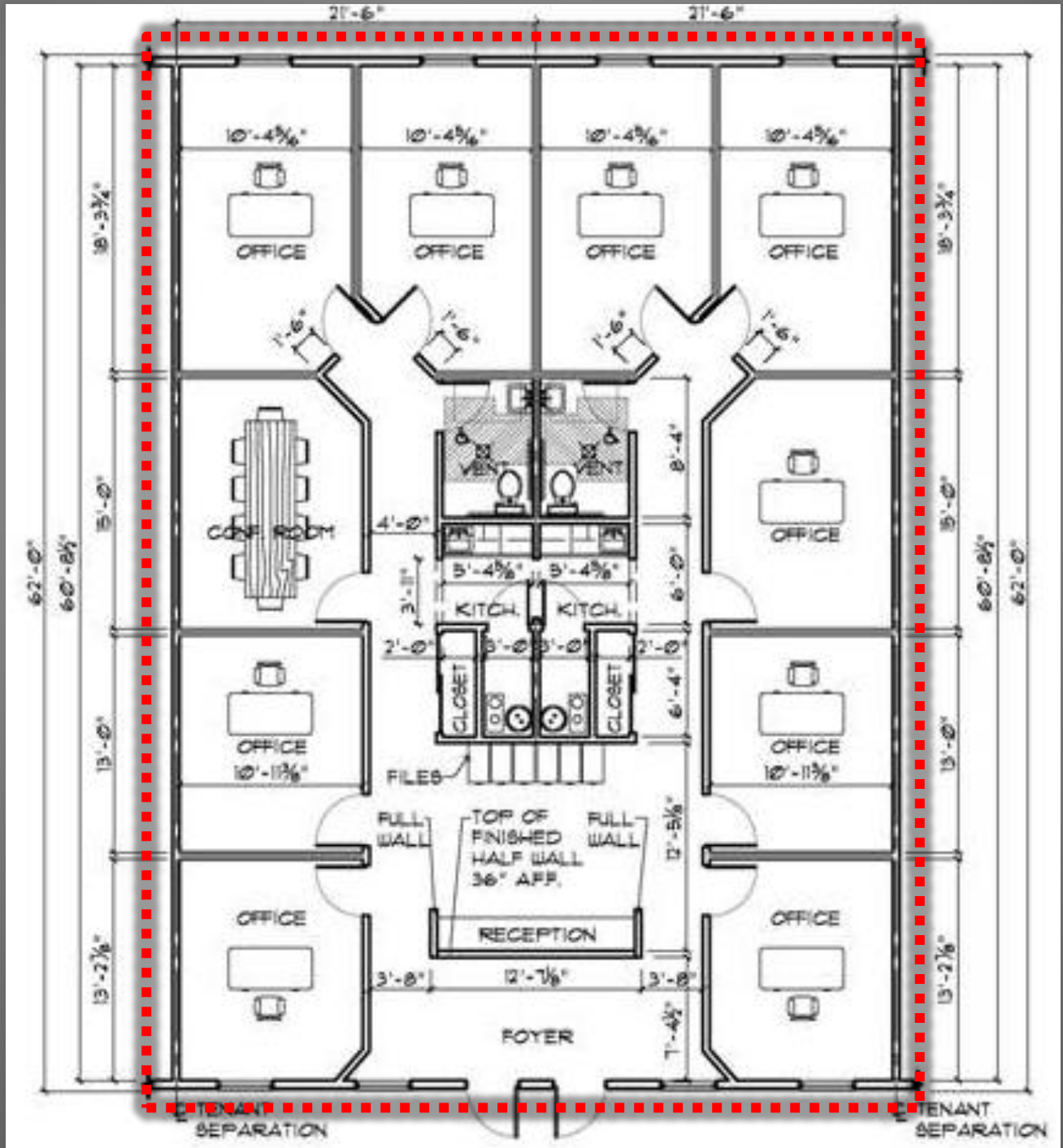
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# Wedgewood Office Park

## Sample Photos of Benchmark's Build Out



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# Wedgewood Office Park Rent Schedule

## Wedgewood Rent Schedule

4/23/2009

Unit Type	SF	Monthly	Annual	Per SF
Half Unit (Utilities Not Included)	667	875	10,500	15.74
Quad Half Unit (utilities incl.)	667	960	11,520	17.27
Quad Suite 100	638	960	11,520	18.06
Quad Suite 200	695	960	11,520	16.58
Quad Suite 300	695	960	11,520	16.58
Quad Suite 400	638	960	11,520	18.06
Single Unit (Utilities Not Included)	1,333	1,600	19,200	14.40
Single Unit Center	1,333	1,650	19,800	14.85
Single Unit End	1,333	1,700	20,400	15.30
Single Unit Medical	1,333	1,700	20,400	15.30
Single Unit Medical Center	1,333	1,750	21,000	15.75
Single Unit Medical End	1,333	1,800	21,600	16.20
1.5 Unit (Utilities Not Included)	2,000	2,425	29,100	14.55
1.5 Unit Center	2,000	2,500	30,000	15.00
1.5 Unit End	2,000	2,575	30,900	15.45
1.5 Unit Medical	2,000	2,575	30,900	15.45
1.5 Unit Medical Center	2,000	2,650	31,800	15.90
1.5 Unit Medical End	2,000	2,725	32,700	16.35
2.0 Unit (Utilities Not Included)	2,666	3,200	38,400	14.40
2.0 Unit Center	2,666	3,300	39,600	14.85
2.0 Unit End	2,666	3,400	40,800	15.30
2.0 Unit Medical	2,666	3,400	40,800	15.30
2.0 Unit Medical Center	2,666	3,500	42,000	15.75
2.0 Unit Medical End	2,666	3,600	43,200	16.20

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