



# 735 CERAMIC PL

Westerville, OH 43081

LEASE



**LEASE RATE**      **\$12.00 SF/YR**

### OFFERING SUMMARY

Available SF:	460 - 4,256 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Lot Size:	2.3 Acres
Year Built:	1991
Building Size:	34,000 SF
Renovated:	2004
Zoning:	PID-Planned Industrial Dist

### LOCATION OVERVIEW

The property is located in a primarily office area with some retail along W Schrock Road. It is located in close proximity to Mount Carmel St. Ann’s hospital. There is easy access to I-270. The elevation is at street level and the terrain is flat. The traffic is normal and multiple public utilities are available.

### PROPERTY HIGHLIGHTS

- 4,200 SF available 1st floor
- 500 SF available 1st floor
- 2,500 SF can be made available on 2nd floor
- Flexible floor plans

### PROPERTY WEBSITE

[bit.ly/735CeramicPl](http://bit.ly/735CeramicPl)

CBC-ASPIRE.COM

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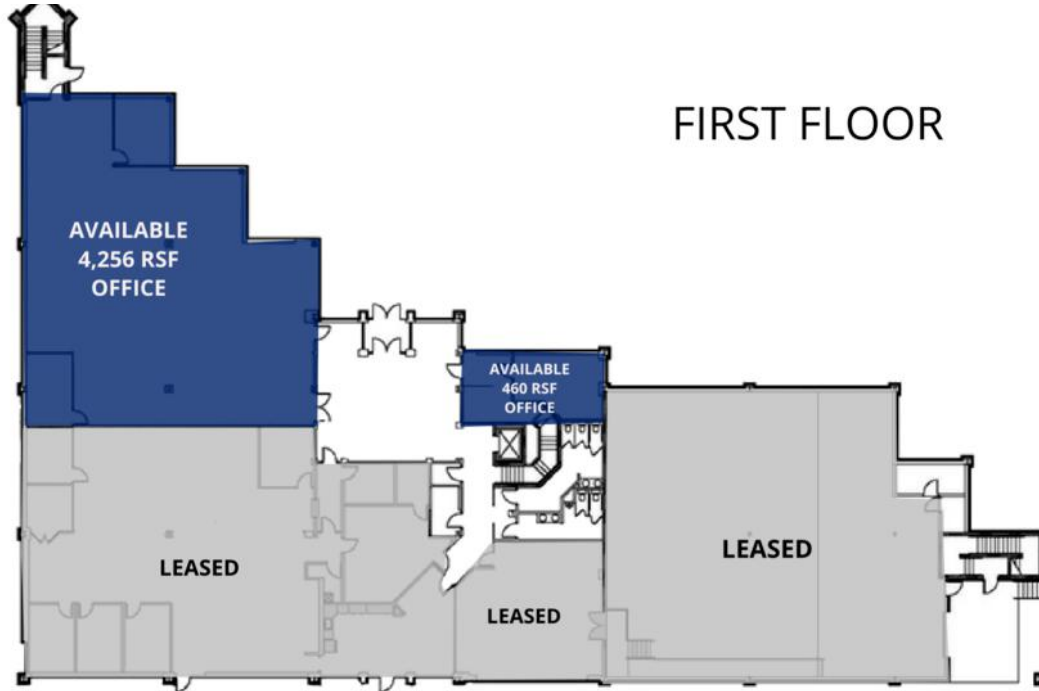
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All sizes are based on approximate RSF using a 1.107 Common Area Factor

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
First Floor Office 1	Available	4,256 SF	NNN	\$12.00 SF/yr	4,256 RSF Office
First Floor Office 2	Available	460 SF	NNN	\$12.00 SF/yr	460 RSF Office

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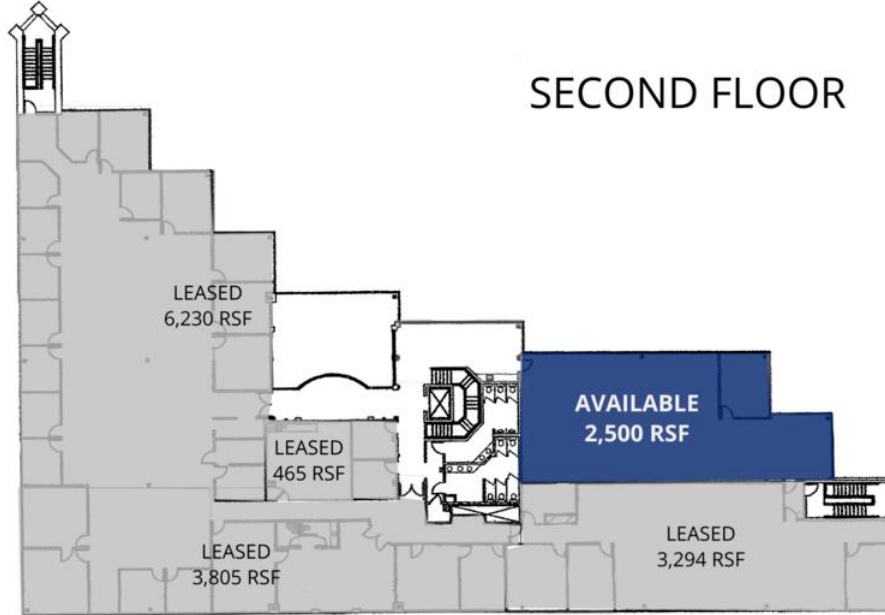
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## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Second Floor Office 1	Available	2,500 SF	NNN	\$12.00 SF/yr	2,500 RSF Office

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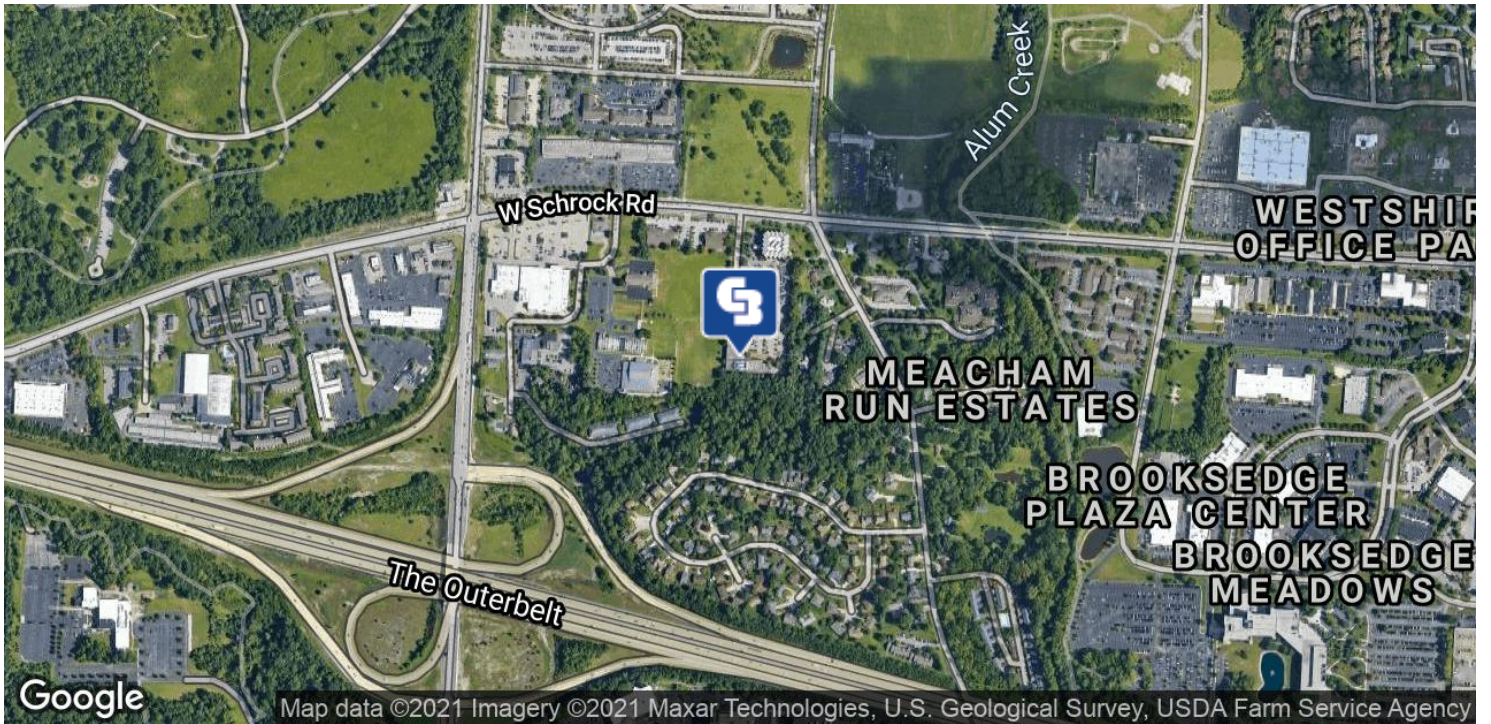
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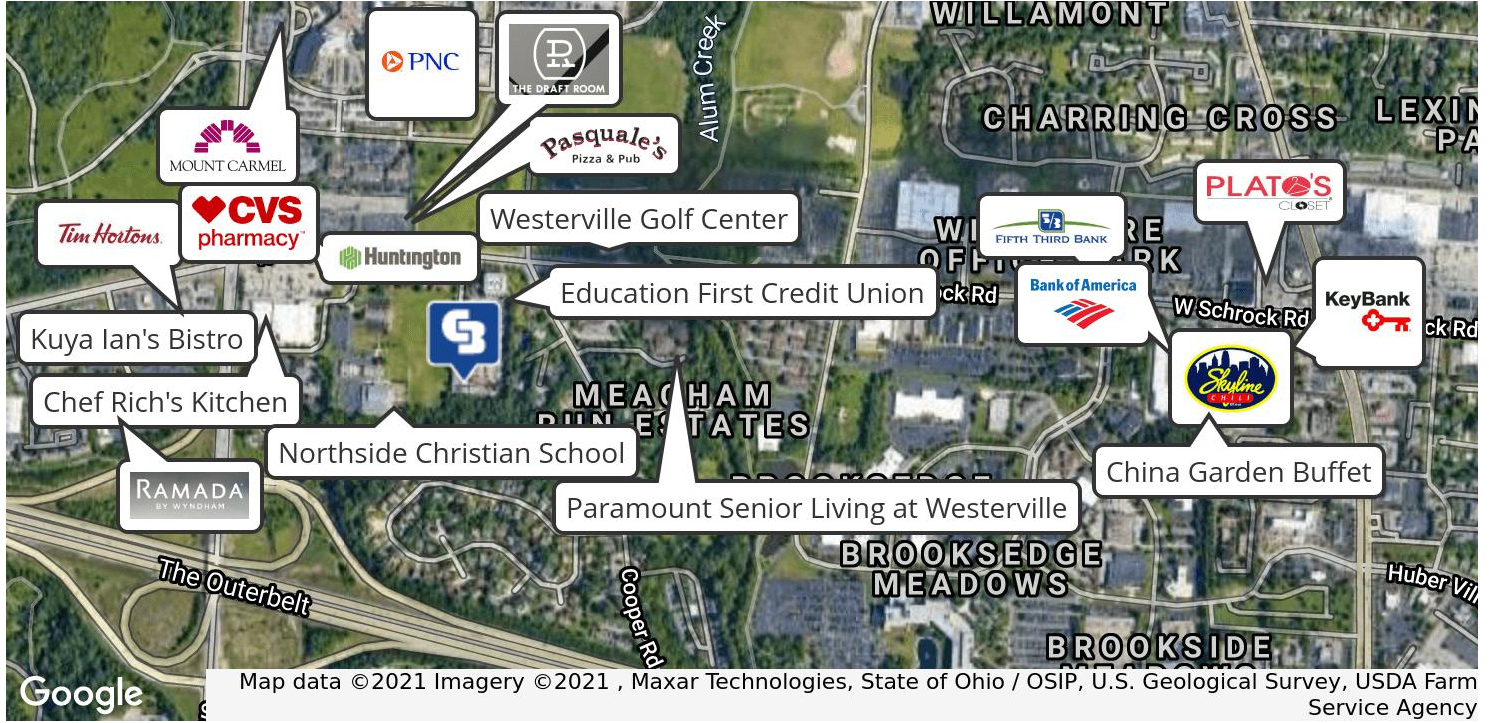
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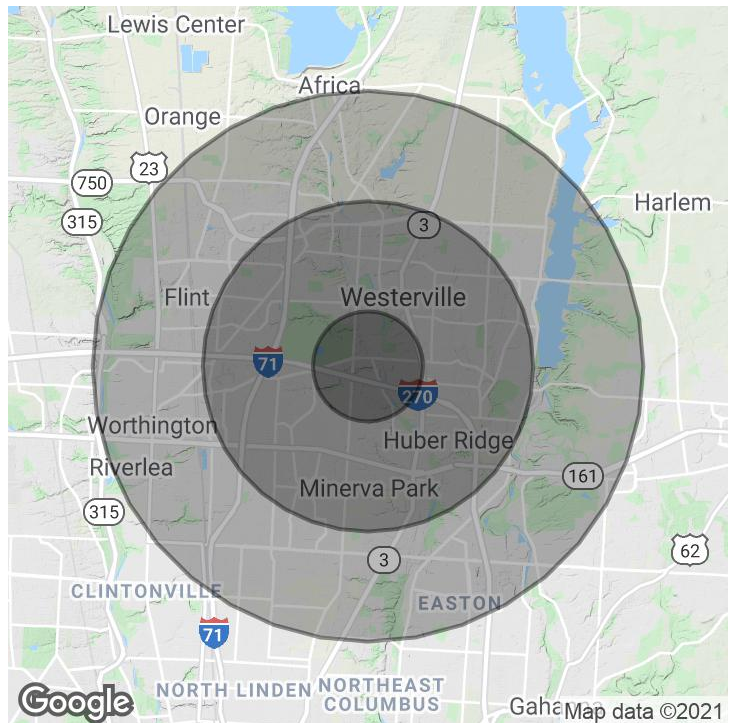


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,889	103,473	238,339
Average age	34.3	35.0	35.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,837	40,847	94,961
# of persons per HH	2.3	2.5	2.5
Average HH income	\$60,011	\$64,087	\$68,655
Average house value	\$166,321	\$174,722	\$199,169

\* Demographic data derived from 2010 US Census

CROSS STREETS	DIR	YEAR	COUNTS
Cleveland Ave & W Schrock Rd	N	2010	47,880 ADT
W Schrock Rd & Lauffer Rd	E	2012	21,670 ADT



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