

# Wedgewood Office Park

3751-3847 Attucks Drive, Powell, Ohio 43065



## For Lease

(Benchmark Offices presents affordable, brand new office space for lease in Powell, OH)

lee-associates.com



### 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

## Dax A. Hudson

### Principal

Office: 614.923.3300

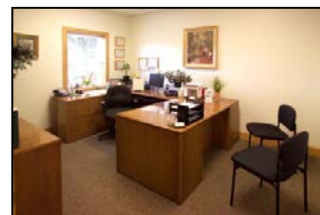
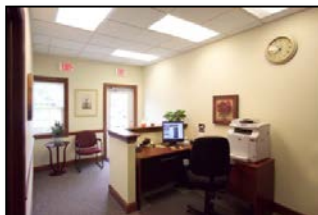
Mobile: 614.309.3409

[dax.hudson@lee-associates.com](mailto:dax.hudson@lee-associates.com)

Lee & Associates - Columbus

5100 Parkcenter Avenue, Suite 100

Dublin, OH 43017



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

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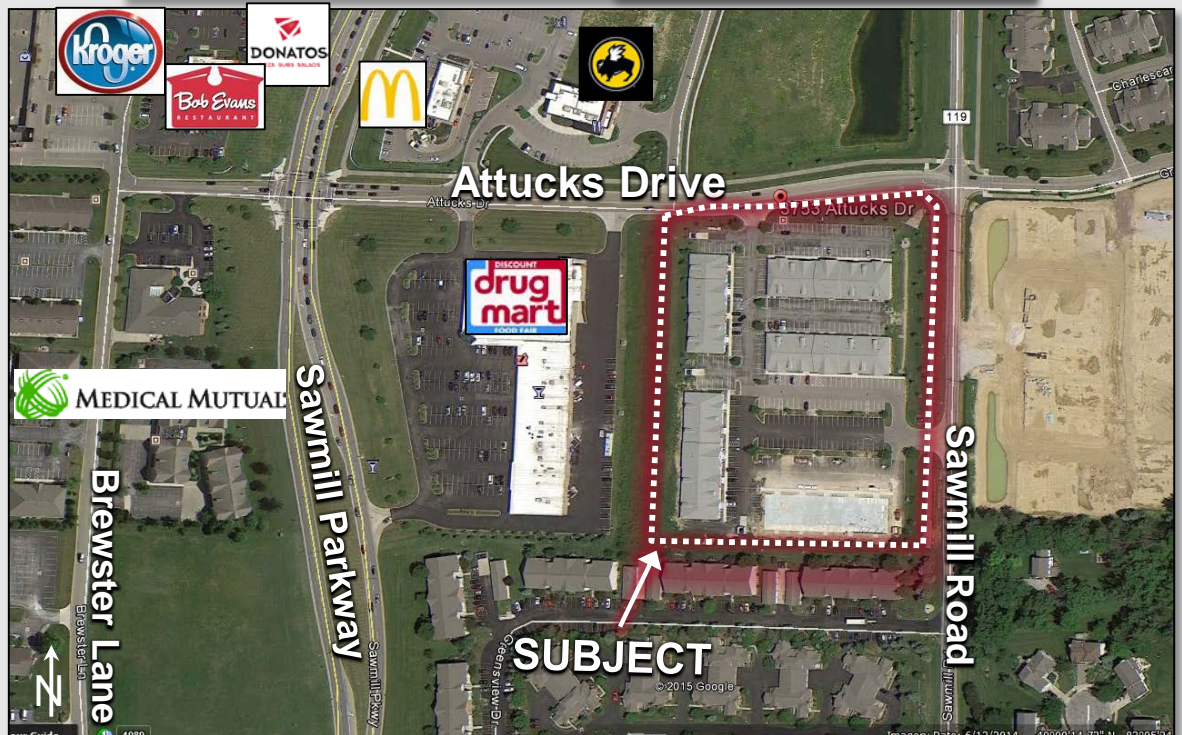
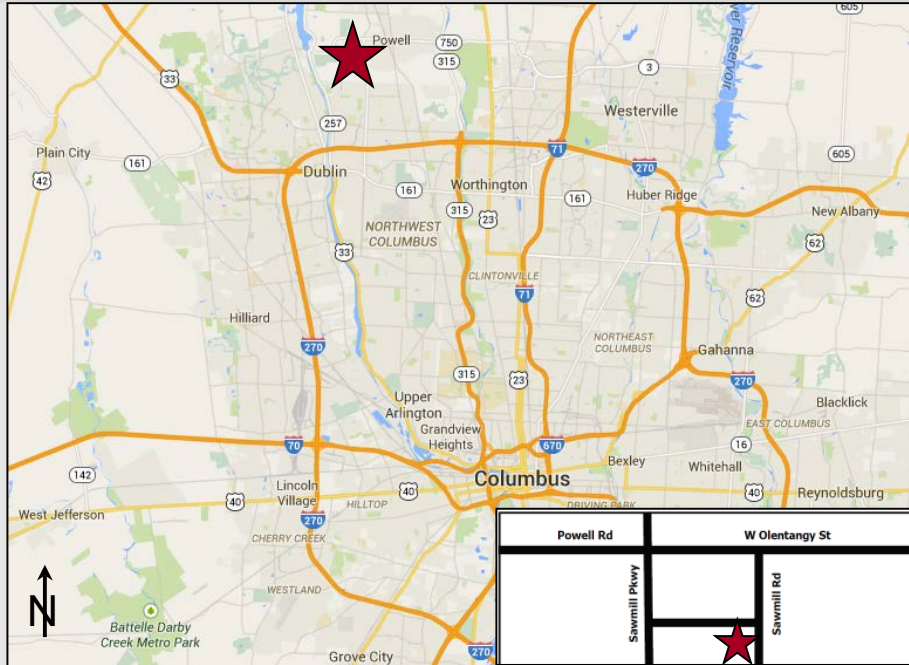
The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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5100 Parkcenter Avenue, Suite 100, Dublin, OH 43017

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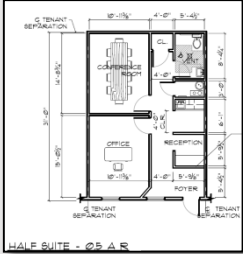
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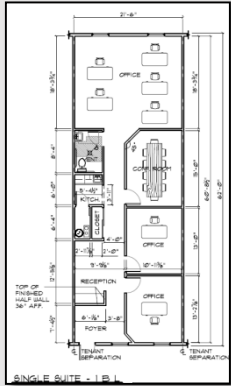
## For Lease

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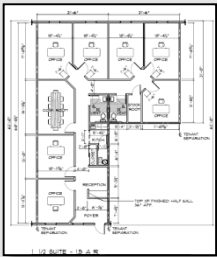
### SAMPLE PLANS



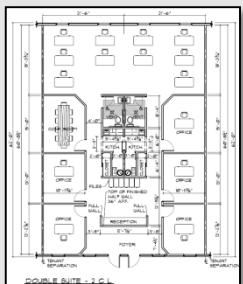
**Half Unit**



**Single Unit**



**1&1/2 Unit**



**Double Unit**

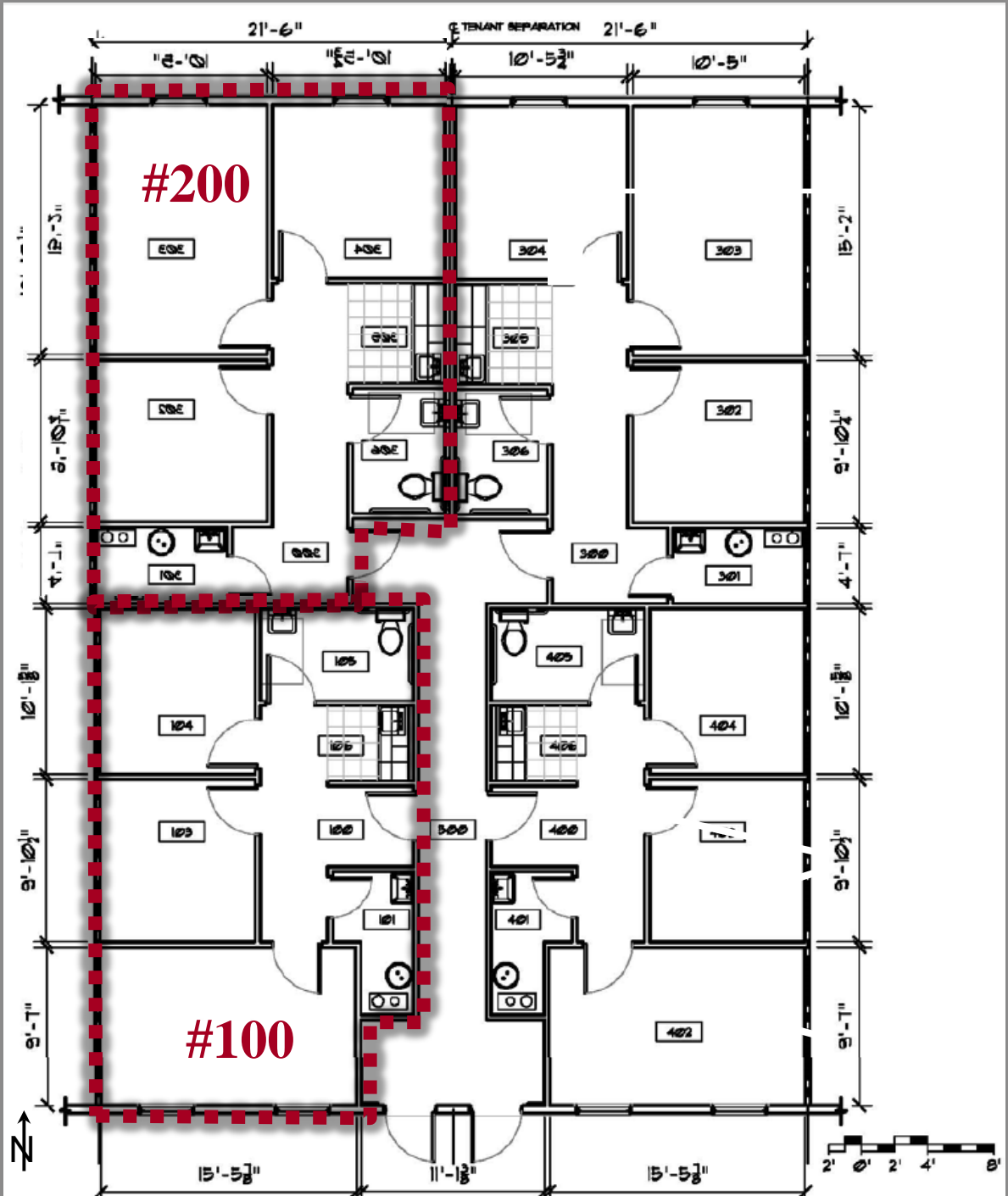


# Existing Vacancy Floor Plan

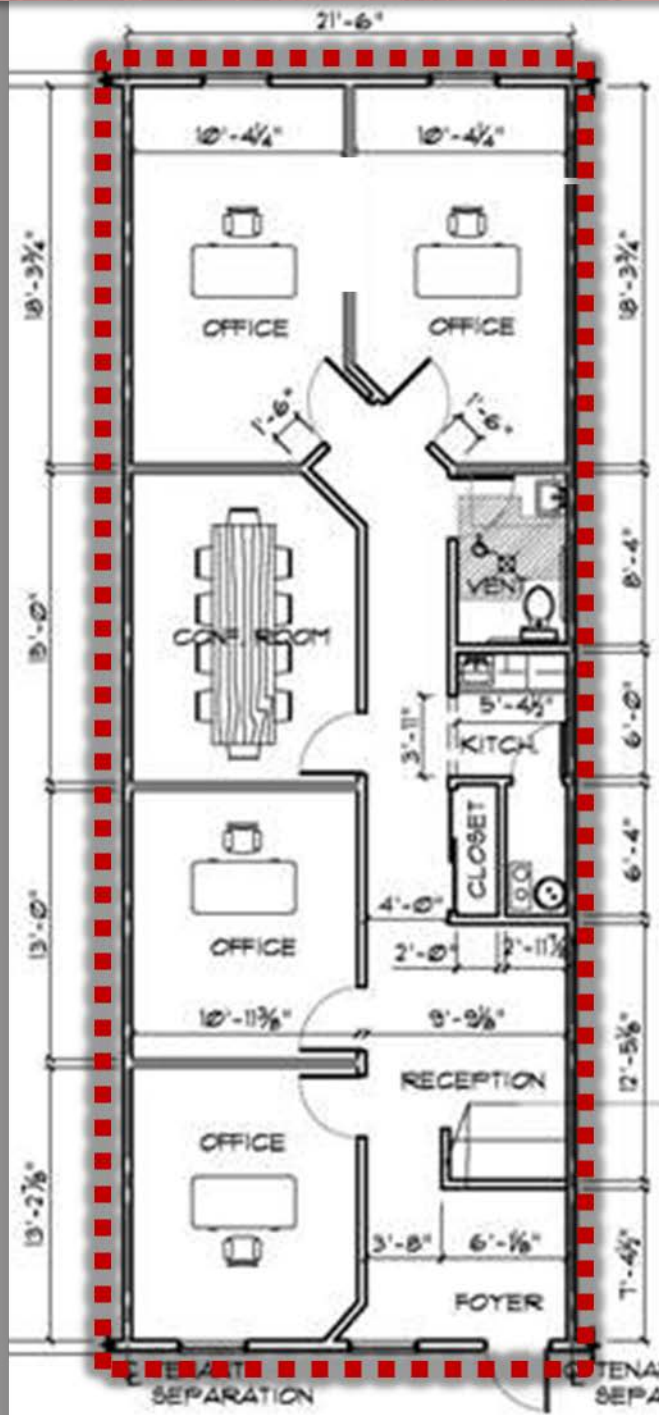
(3803 Attucks Dr. – Bldg. A – Quad Units)

Suite 100 – 638 SF & Suite #200 – 695 SF

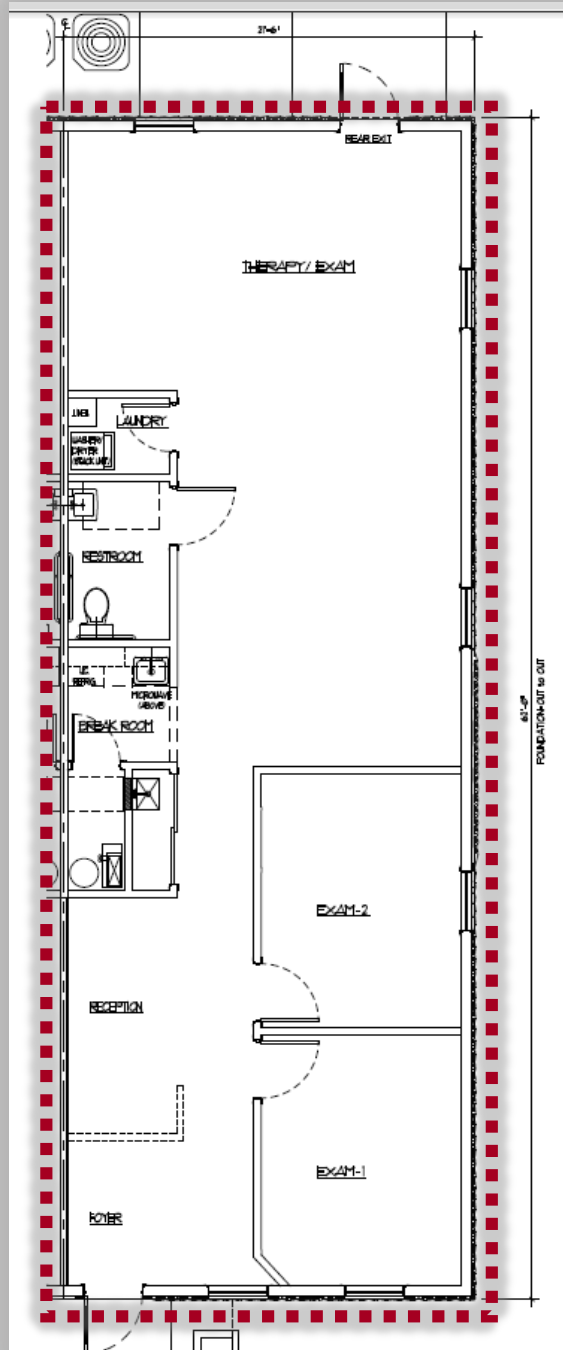
(each suite \$960/Month – utilities included)



**Existing Vacancy Floor Plan**  
**(3781 Attucks Dr. – Bldg. C)**  
**1,333 SF – Single Unit**  
**(\$1,650/Month – utilities not included)**



**Existing Vacancy Floor Plan**  
**(3769 Attucks Dr. – Bldg. E)**  
**1,333 SF – Single Unit**  
**(\$1,700/Month – utilities not included)**

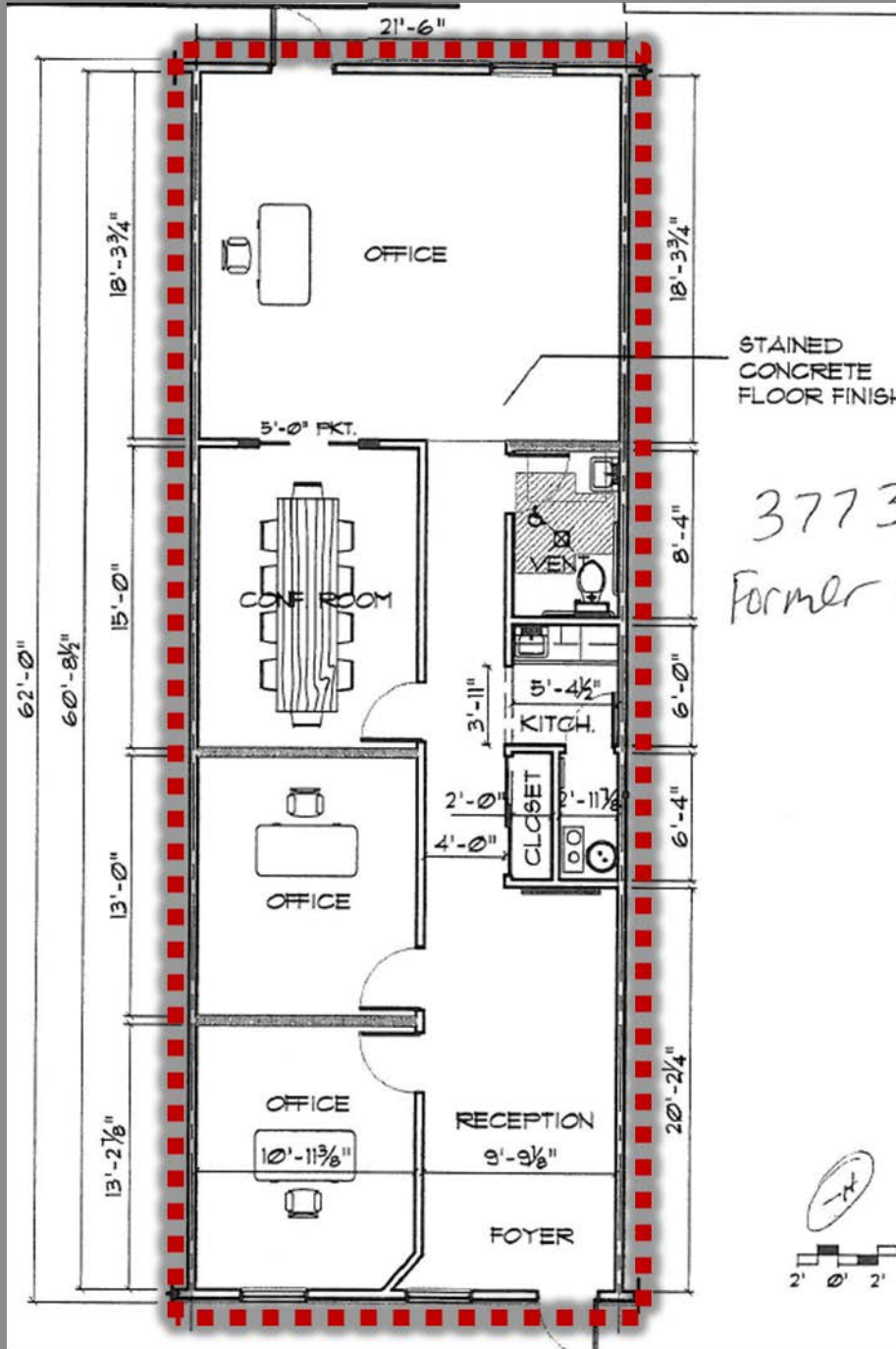


# Existing Vacancy Floor Plan

(3773 Attucks Dr. – Bldg. C)

Single Unit – 1,333 SF Total

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



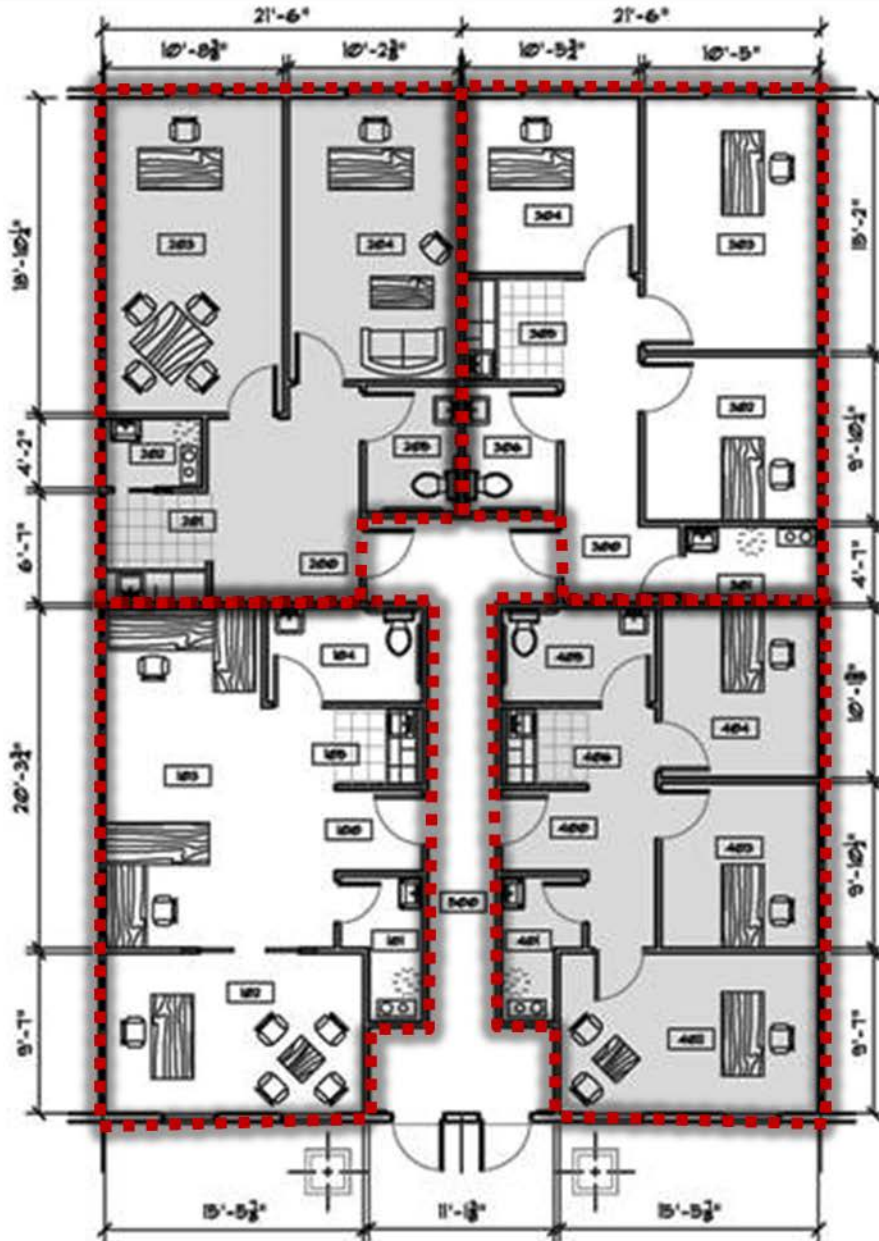
# Sample Floor Plans

(3791-3809 Attucks Dr. – Bldg. A)

Quad Units – 638 SF to 695 SF Total

(starting at \$960/Month – utilities included)

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



## HALF SUITES - 4 A

SCALE 1/8" = 1'-0"

• DIMENSIONS SHOWN ARE APPROXIMATE FINISHED DIMENSIONS



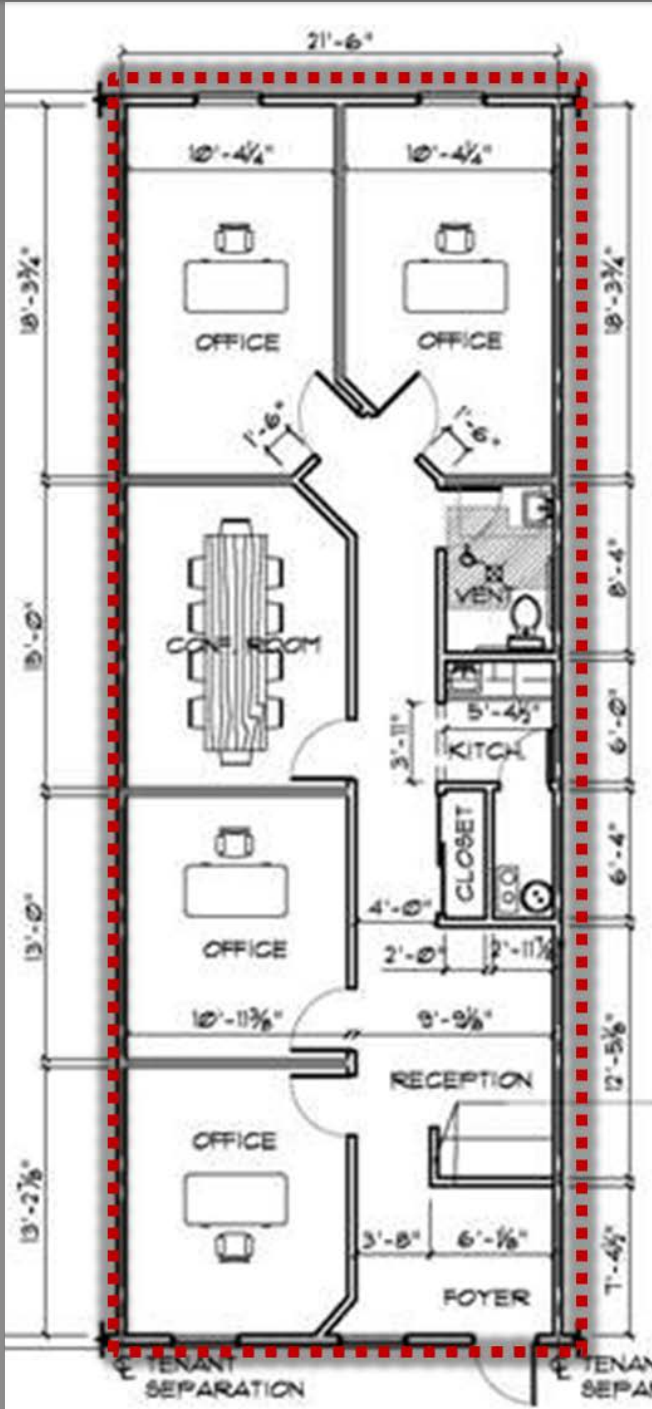
# Sample Floor Plans

(3791-3817 Attucks Dr. – Bldg. A or B)

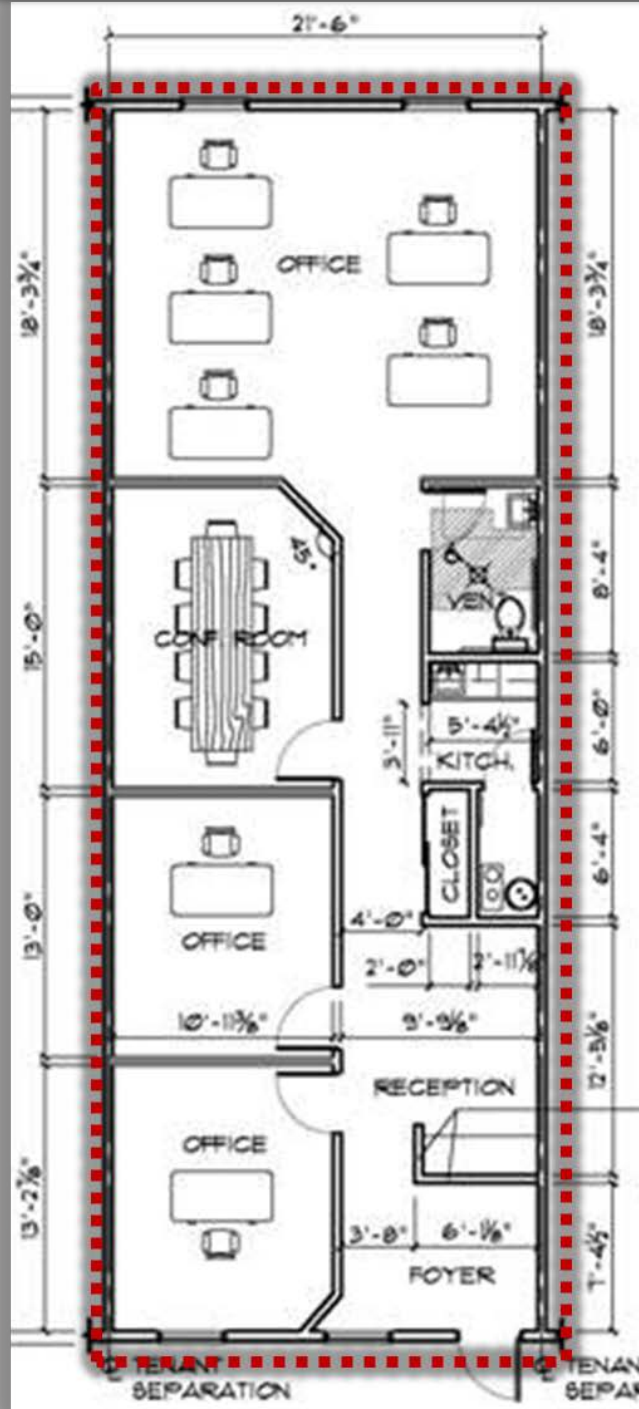
Single Unit – 1,333 SF Total

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

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



OR



# Wedgewood Office Park

## Sample Photos of Benchmark's Build Out



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

# Wedgewood Office Park

## Asking Rent Summary

### Wedgewood Rent Schedule

Unit Type	SF	Monthly	Annual	Per SF
Half Unit <i>(Utilities Not Included)</i>	667	875	10,500	15.74
Quad Half Unit <i>(utilities incl.)</i>	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 <i>(Utilities Not Included)</i>	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 <i>(Utilities Not Included)</i>	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 <i>(Utilities Not Included)</i>	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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