



5089 WESTERVILLE RD, COLUMBUS, OH 43231

**FOR LEASE: \$8.00 PER SQ. FT.
MODIFIED GROSS**



Property Features:

- Two office suites available
- 3101 SF +/- space available on the first floor
- 5,664 SF +/- space available on 2nd floor
- High visibility location on Westerville Rd (SR3) between SR 161 & Morse Rd
- 3-5 year term desired



BEST CORPORATE REAL ESTATE
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.

Customer Full**Office-Office**

List Number: 217021387 **Status:** Active **List Price:** \$8
Original List Price: \$4.5 **Showing Start Date:** 06/19/2017
VT:
Parcel #: 600-105961-00 **Previous Use:**
Use Code: 447 - OFFICE BLDG 1 AND 2 STORY **Tax District:** 600 **Zoning:**
For Sale: No **For Lease:** Yes **Exchange:** No
Occupancy Rate: **Mortgage Balance:**
Gross Income: **Assoc/Condo Fee:**
Total Op Expenses:
NOI:
Tax Abatement: No **Abatement End Date:** **Tax Incentive:**
Taxes (Yrly): **Tax Year:** **Possession:**
Assessment: **Add Acceptance Cond:** None Known

General Information

Address: 5089 Westerville Road
Between Street: SR 161 & Morse Road
Complex:
Dist To Intersxn:

Unit/Suite #:
City: Columbus
County: Franklin
Mult Parcels/Sch Dis:

Zip Code: 43231
Corp Limit: Columbus
Township: None
Near Interchange:

Building Information

Total Available Sqft: 8,765
Building Sqft: 90,000
of Floors Above Gr: 2
of Docks: 0
Year Built:
Common Area Factor:

Minimum Sqft Avail: 3,101
Acreage:
of Elevators: 0
Drive-In Doors: 0
Year Remodeled:
Ceiling Height Ft:

Max Cont Sqft Avail: 5,664
Lot Size:
Parking Ratio:
Total Parking:
Basement:

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1: B	5,664	10/01/2019	3:		
2: A	3,100	03/01/2019	4:		

Financials

Lease Rate \$/Sq Ft: 8
Expenses Paid by L:
T Reimburses L: Curr Yr Est \$/SF TRL: 0
T Contracts Directly:
Curr Yr Est \$/SF TRL: 0
Curr Yr Est \$/SF LL:

Term Desired: 3-5 years
Will LL Remodel:
Finish Allow/SQFT \$:
Pass Exp Over BaseYr:
Exp Stop \$:

Features

Heat Fuel:
Heat Type:
Electric:
Services Available:
Building Type:
Construction:
Miscellaneous:
Alternate Uses:
New Financing:
MLS Primary PhotoSrc: Realtor Provided

Property Description

First floor office space available with +/- 3101 SF at \$8.00 SF. Excellent location on Westerville Rd between SR 161 and Morse Rd. High visibility. Also, 2nd floor suite is available for lease with +/- 5664 SF, MG.

Sold Info

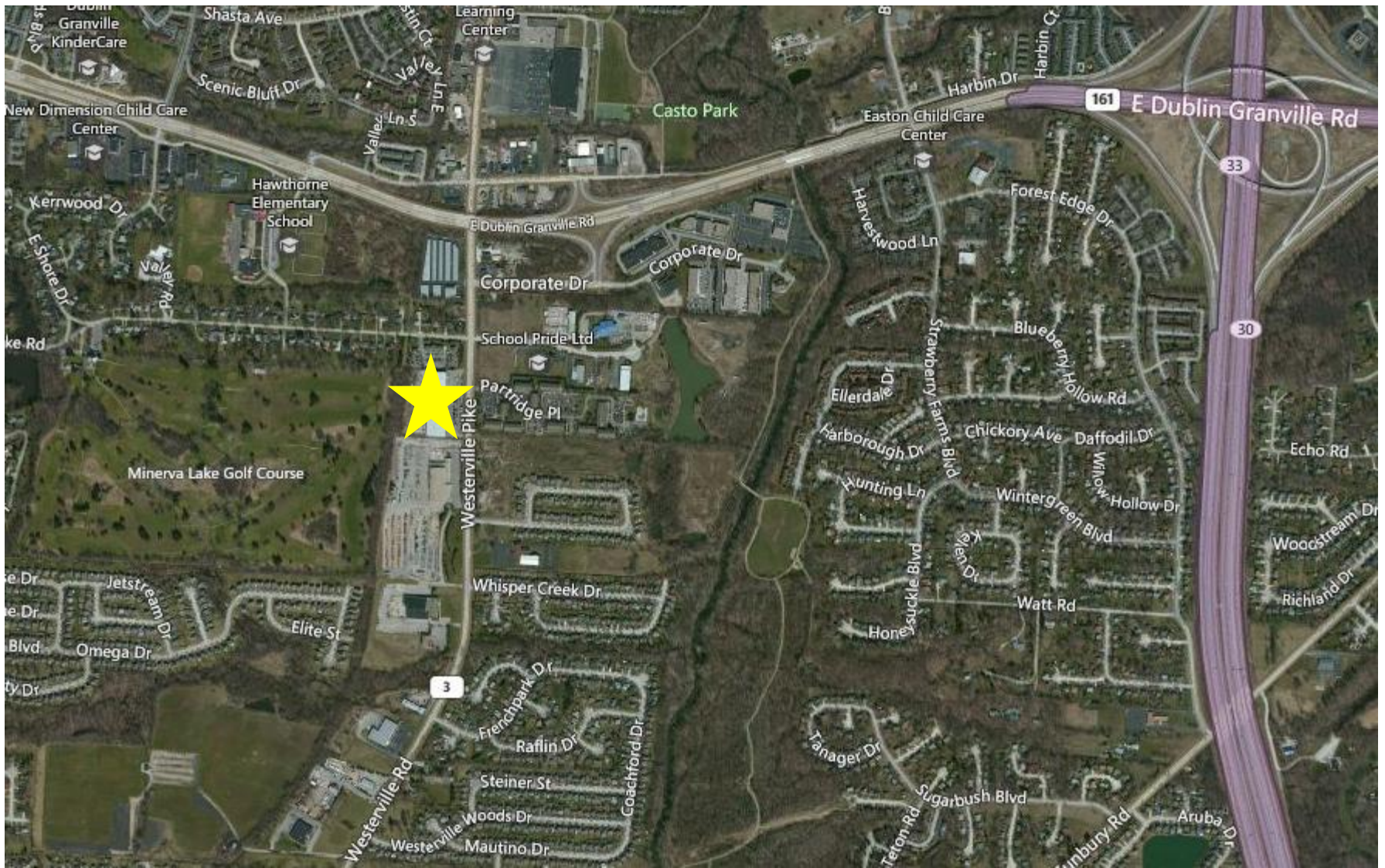
Sold Date: **DOM:** 828 **SP:**
Sold Non-MLS: No
SlrCns: **SlrAst:**

Sold Non-MLS: No

September 24, 2019

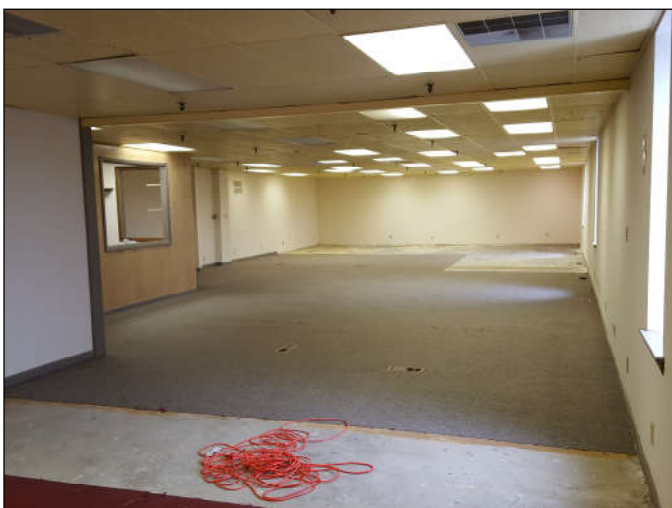
Prepared by: Randy J Best

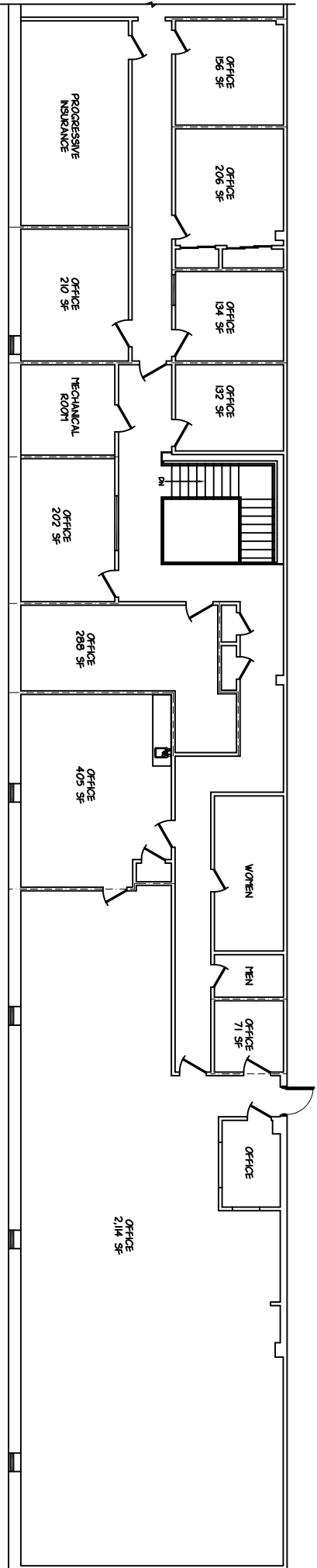
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5075-5095 Westerville Road, Westerville, OH

5089 WESTERVILLE RD
COLUMBUS OH 43231





FLOOR PLAN

SCALE: NONE

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