

4100 Horizons Drive
Columbus, OH 43220

For Sale



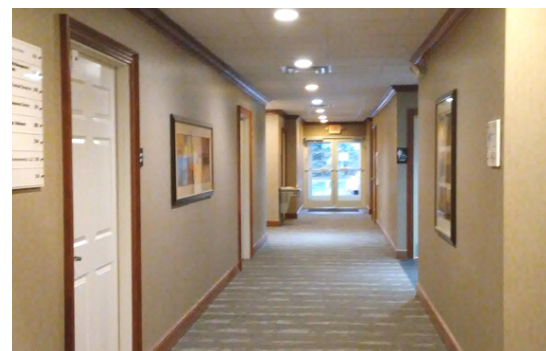
MULTI-TENANT OFFICE/MEDICAL OWNER/USER or INVESTMENT

Sales Price:
\$6,500,000

Cap Rate: 8% Year 1

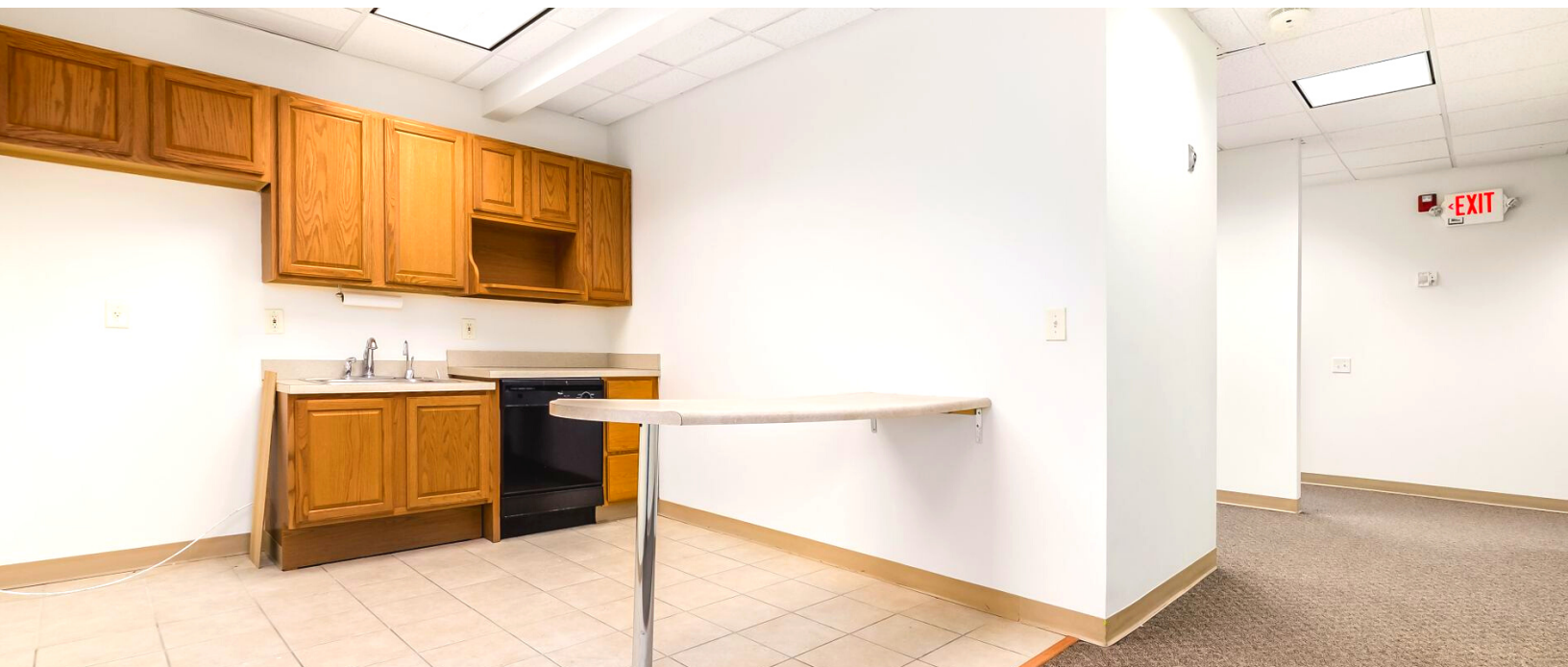
Occupancy: 100%
Seller could make up to
11,867 SF available to
occupy.

- 2 story professional multi-tenant office/medical property
- Tenants include medical, financial, office
- 31,512 Square Feet on 2 acres
- 114 parking spaces; monument signage
- Built in 2001
- Attractive and well-maintained
- Well located in Upper Arlington area between Downtown Columbus and Dublin with easy access to SR 161, I-270 and SR 315

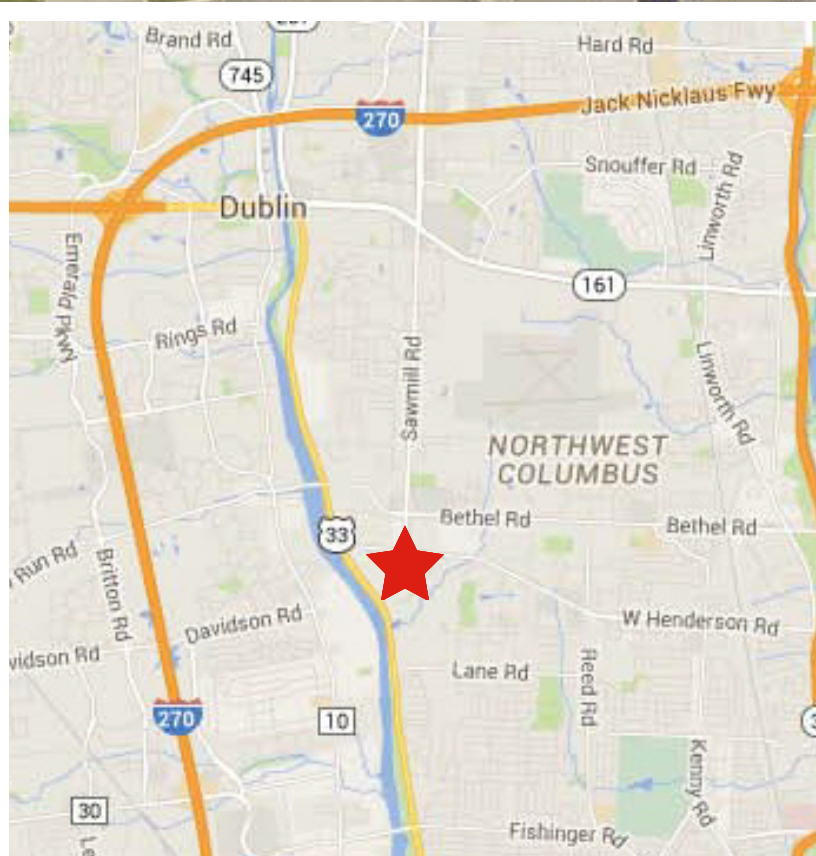


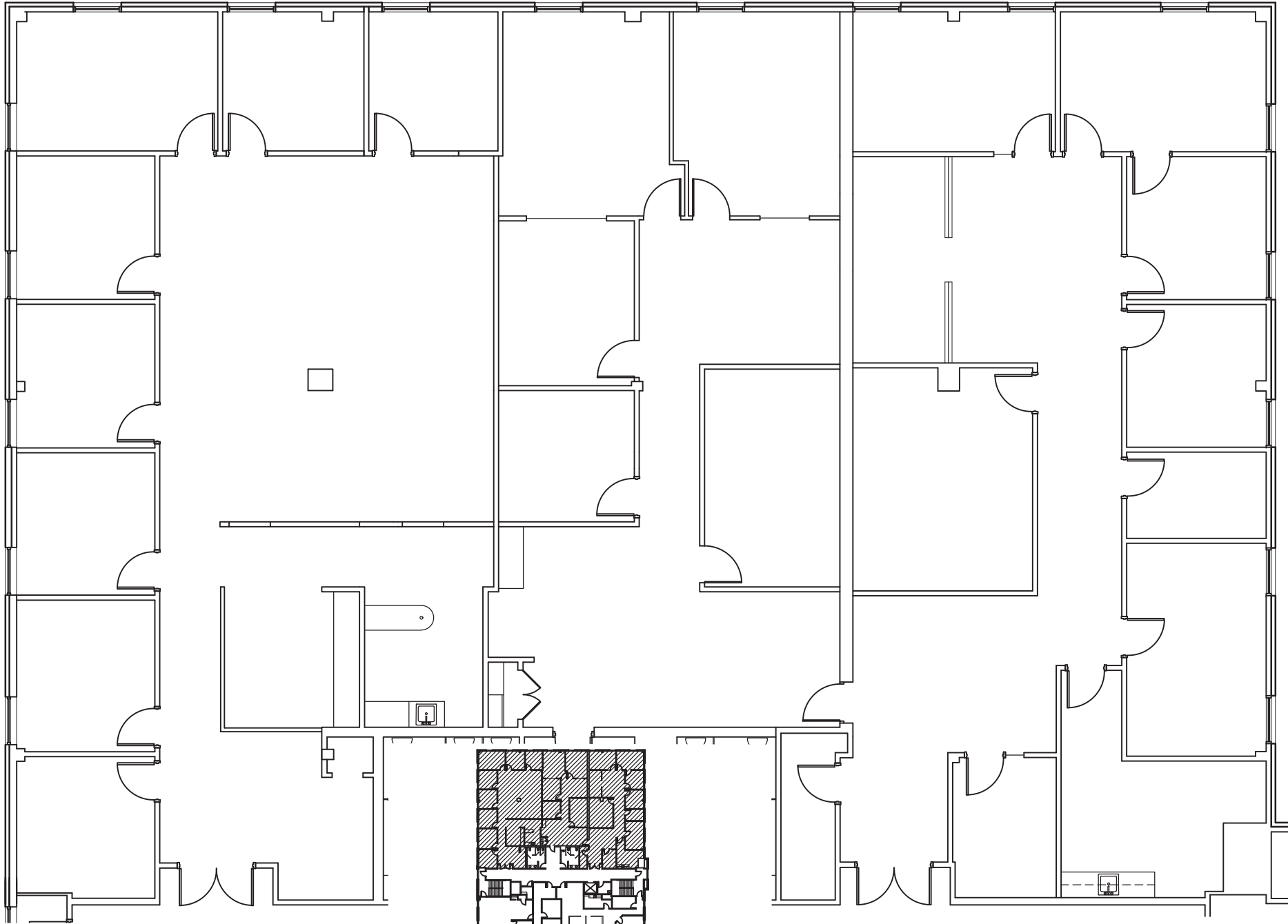
Brad Kitchen, SIOR (Owner/Agent)
614.545.2155
bkitchen@AlterraRE.com

Alterra Real Estate
614.365.9000
www.AltterraRE.com









Building Key Plan

SECOND FLOOR

N.T.S.

SUITES 202, 204, 206 combined
7,905 SF

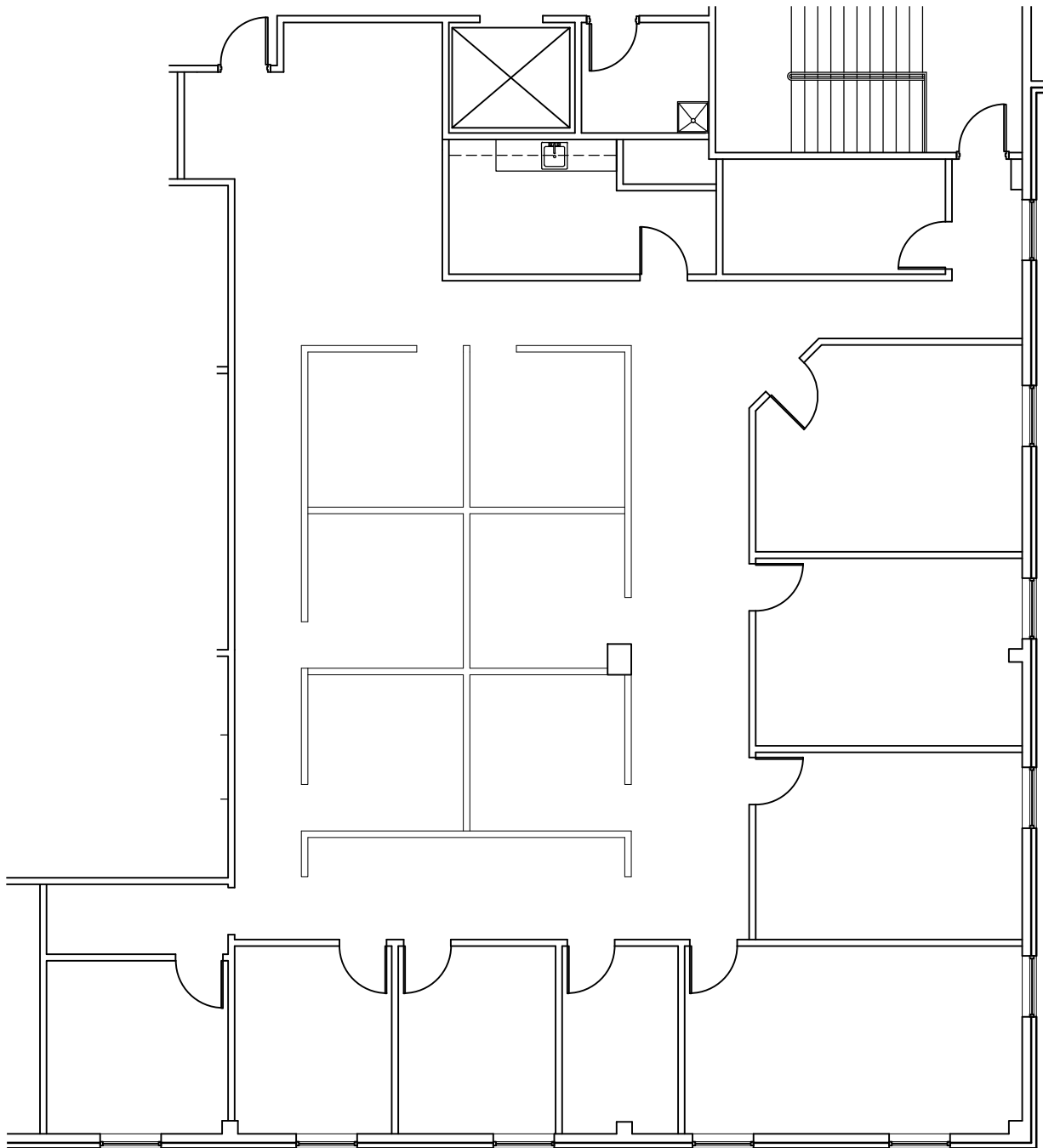
CP carney
K ranker
ARCHITECTS ltd

5980 Wilcox Place Suite J
Dublin, OH 43016
Ph: 614-792-1000
Fax: 614-792-1001
mail@carneyranker.com

Marketing Plan For
Second Floor
4100 Horizons Dr.

2-5-15

MP-1

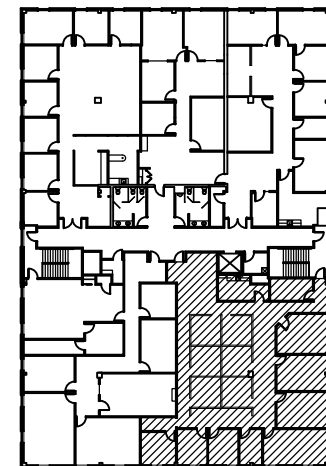


Floor Plan

SUITE 205

N.T.S.

2nd Floor
Suite 205
3,982 SF



Building Key Plan

SECOND FLOOR

N.T.S.

Marketing Plan For
Suite 205
4100 Horizons Dr.

2-5-15

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