



# INVESTMENT OFFERING

8000 Ravines Edge Court  
Columbus, Ohio 43235

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# OFFERING

Property: 8000 Ravines Edge Court, Columbus, OH 43235  
3 story multi-tenant professional office/medical building  
30,003 rentable SF on 2.5 acres

Sale Price: \$6,500,000

Current Occupancy 100%

Cap Rate 7%

		2023		2024	
Projected Net Operating Income:		\$442,445		\$454,495	
Projected Returns:	Annual Cash Flow	\$113,075	9%	\$125,125	10%
	Annual Debt Reduction	\$128,657	10%	\$133,898	10%
	Tax Deduction	\$ 82,528	6%	\$ 80,484	6%
	Annual Appreciation	<u>\$195,000</u>	<u>15%</u>	<u>\$195,000</u>	<u>15%</u>
	Total Annual Return	\$519,260	40%	\$534,507	41%

# OFFERING

## Investment Highlights:

- Dynamic medical and office property
- Strong mix of office, medical and professional tenants
- High occupancy rate with new 10 year medical lease on main floor and long term Fortune 500 tenant in property since 2012
- Strong area demographics - dense and affluent population within easy drive time
- Repainted Building Main Lobby and installed new Restrooms and carpet on First Floor

## Property Description:

- Attractive, well maintained property with open, dramatic 2 story glass lobby
- 30,003 RSF 3 story building on 2.5 acres
- Built in 1986; remodeled and updated over the years including:
  - 2015 - new roof shingles, added solar panels
  - 2016 - new monument sign
  - 2019 - replaced lobby glass, repaired/sealed parking lot, upgraded exterior LED lighting
- 120 parking spaces (4/1,000)
- 24/7 card access for tenants; 1 passenger elevator
- Franklin County parcel #610-203549-00
- Zoning is Commercial CPD in the City of Columbus
- Property surrounded by gorgeous wooded setting with walk/bike trail at rear
- Less than 1 mile to I-270/SR 23 interchange



# PROPERTY PHOTOS

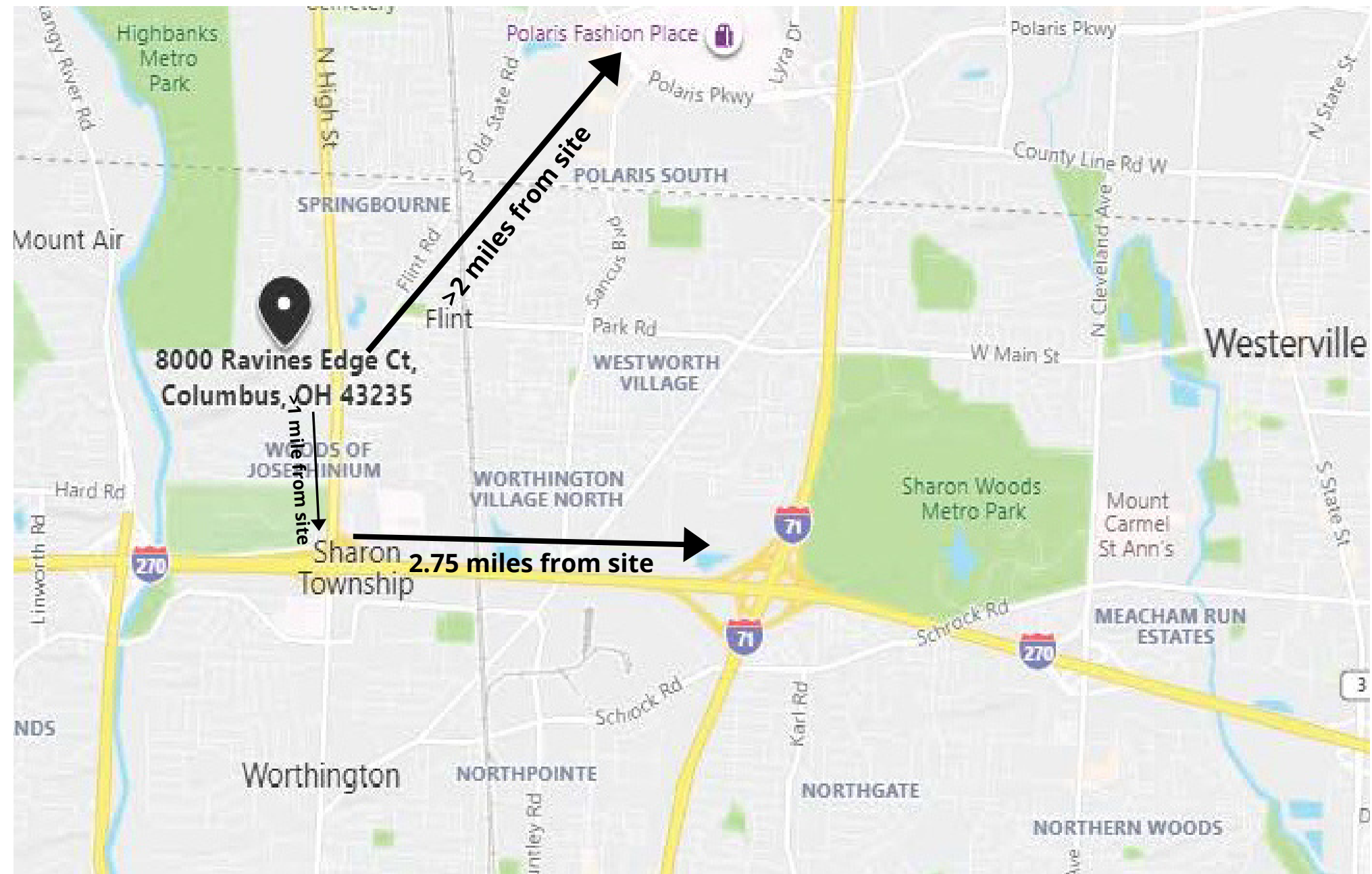




# PROPERTY AERIAL



# AREA MAP



# TENANT PROFILES



<https://perez-morris.com/>

Perez Morris is a minority-owned business law firm headquartered in Columbus, Ohio with offices in Pennsylvania, New York, New Jersey, Connecticut and Massachusetts, and attorneys licensed to practice across the country. They provide general counsel, business litigation, and commercial transactional services nationwide. This busy legal office has been located at 8000 Ravines Edge Ct since August 2018 occupying the entire 3rd floor of 10,744 SF (25.5% of the building).



<https://bostterms.com/>

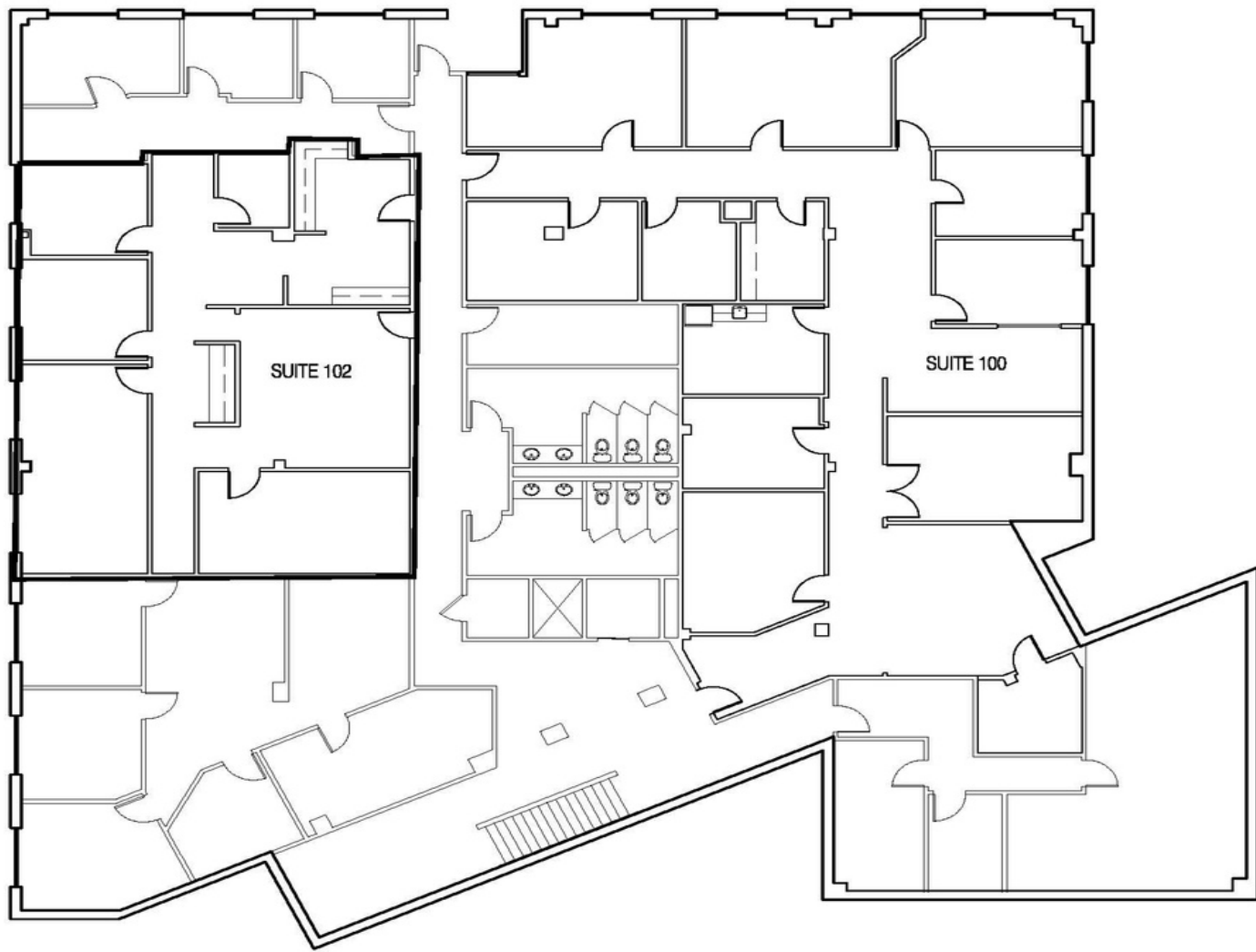
The Boster Center offers a spectrum of services including MS-certified nursing support, MS-specific infusion services and soon-to-come MS clinical trial options. Dr. Boster is a world-renowned MS specialist and his clinic provides multiple sclerosis consultations for other providers and patient initiated second opinions. This center opened in March 2020 at 8000 Ravines Edge, occupying 6,037 SF on the main floor.



<http://nscorp.com/>

Norfolk Southern Corporation (NYSE: NSC) is one of the nation's premier transportation companies. Its Norfolk Southern Railway Company subsidiary operates approximately 19,500 route miles in 22 states and the District of Columbia, serves every major container port in the eastern United States, and provides efficient connections to other rail carriers. Norfolk Southern is a major transporter of industrial products, including chemicals, agriculture, and metals and construction materials. In addition, the railroad operates the most extensive intermodal network in the East and is a principal carrier of coal, automobiles, and automotive parts. Norfolk Southern has been a tenant at 8000 Ravines Edge since 2012.

# PROPERTY FLOORPLAN - 1ST FLOOR



floor plan

first floor

1/16"=1'-0"

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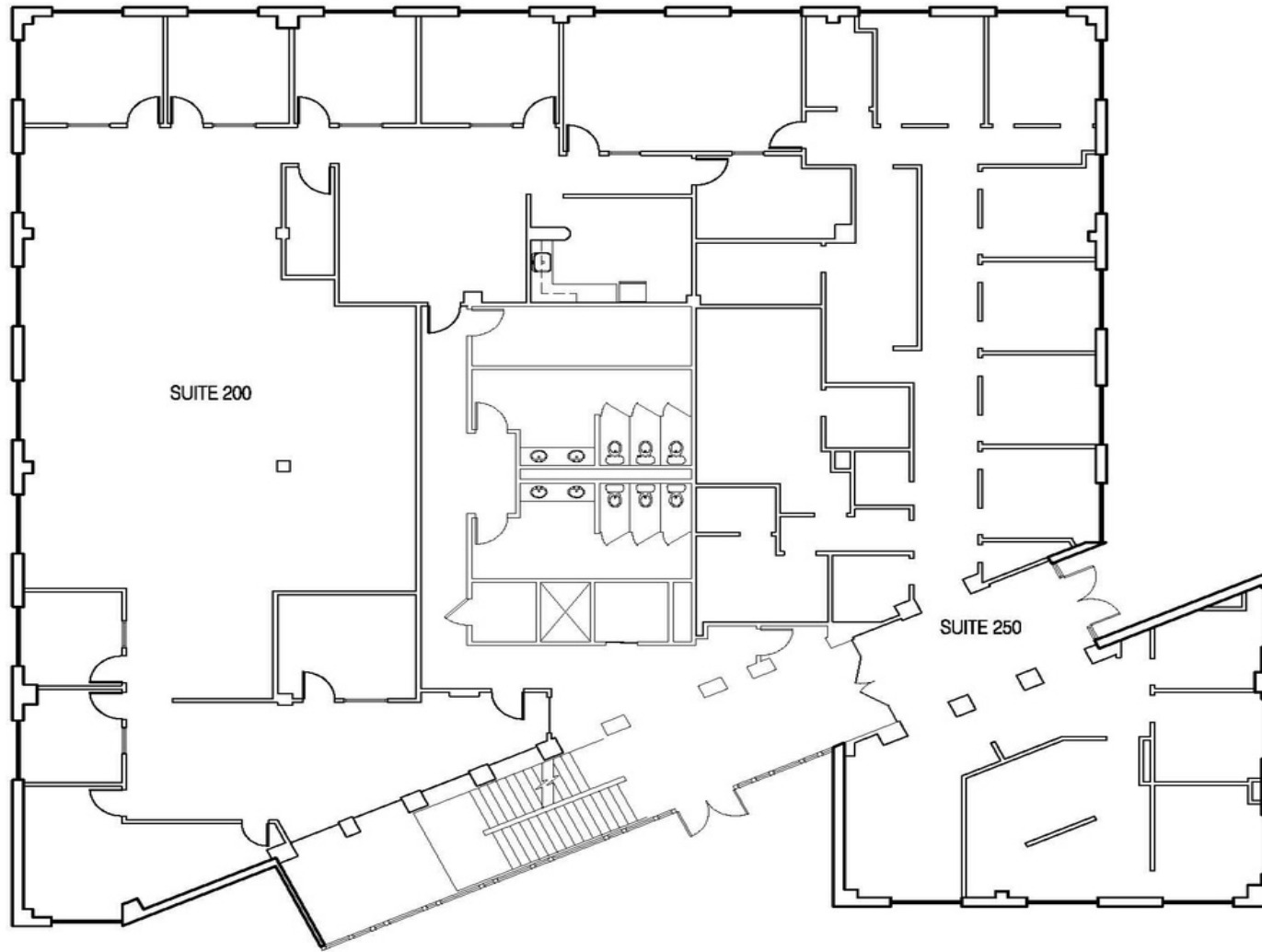
Existing Building Drawings For  
**8000 Ravines Edge Court**  
Suite 100 & 102

Columbus, OH

**A1.0**  
19-361



# PROPERTY FLOORPLAN - MAIN FLOOR



floor plan

second floor

1/16"=1'-0"

3RD FLOORPLAN NOT AVAILABLE

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**A2.0**  
19-361

Existing Building Drawings For  
**8000 Ravines Edge Court**  
Suite 200 & 250

Columbus, OH