



6260 Huntley Rd

Columbus, Ohio 43229

Property Features

- 7,375± SF Flex Building Available
- 5,825 SF of Office Space
- Two Garage Bays: 700 SF & 850 SF
- 12' x 12' Drive-in Doors with Electric Openers
- Space Can Be Leased with One Garage Bay or Both
- 17' Clear Height
- Reception Area & Kitchenette
- Four (4) 22' x 28' Classrooms (1 & 2 Combine and 3 & 4 Combine)
- Surveillance Cameras & Security System
- Secured Parking Lot with 60 Parking Spaces
- Convenient Access to I-71, I-270 & US-23 within 2 Miles

Lease Rate: \$10.15 SF/Yr (Modified Net)
OPEX: \$2.97 PSF



For more information:

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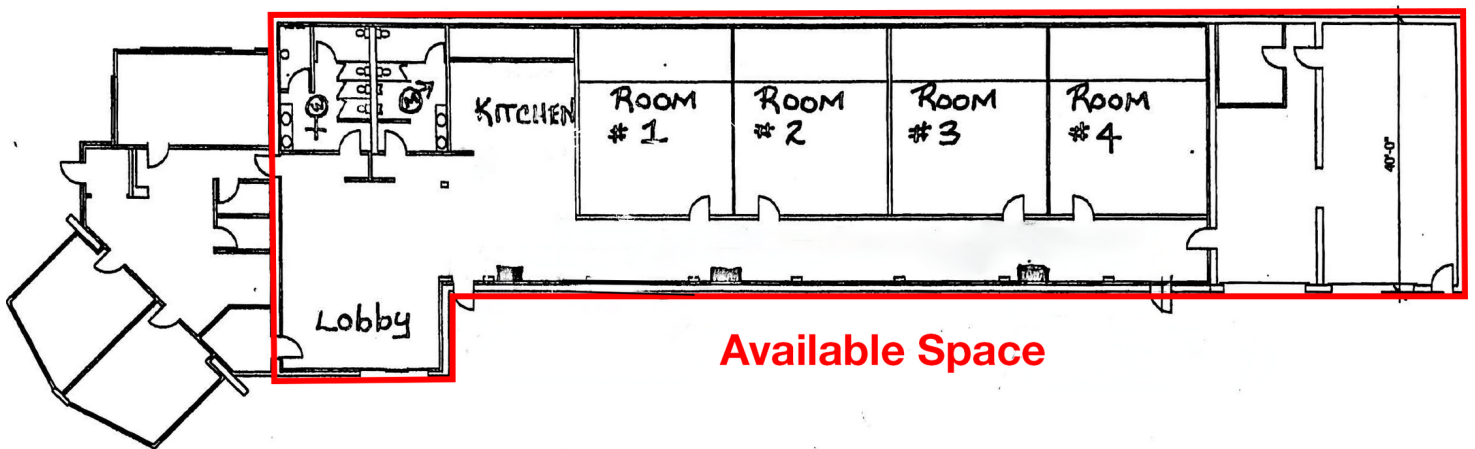
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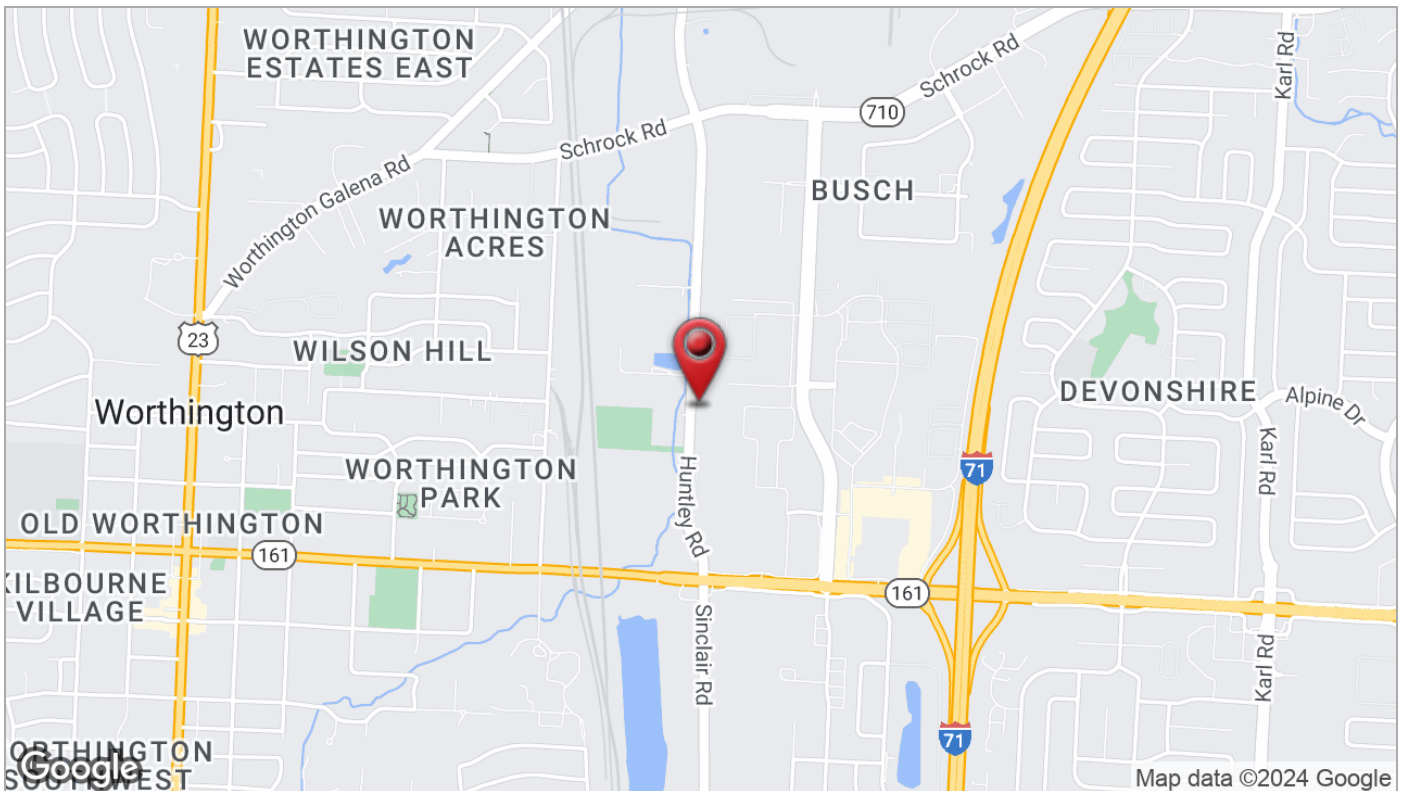
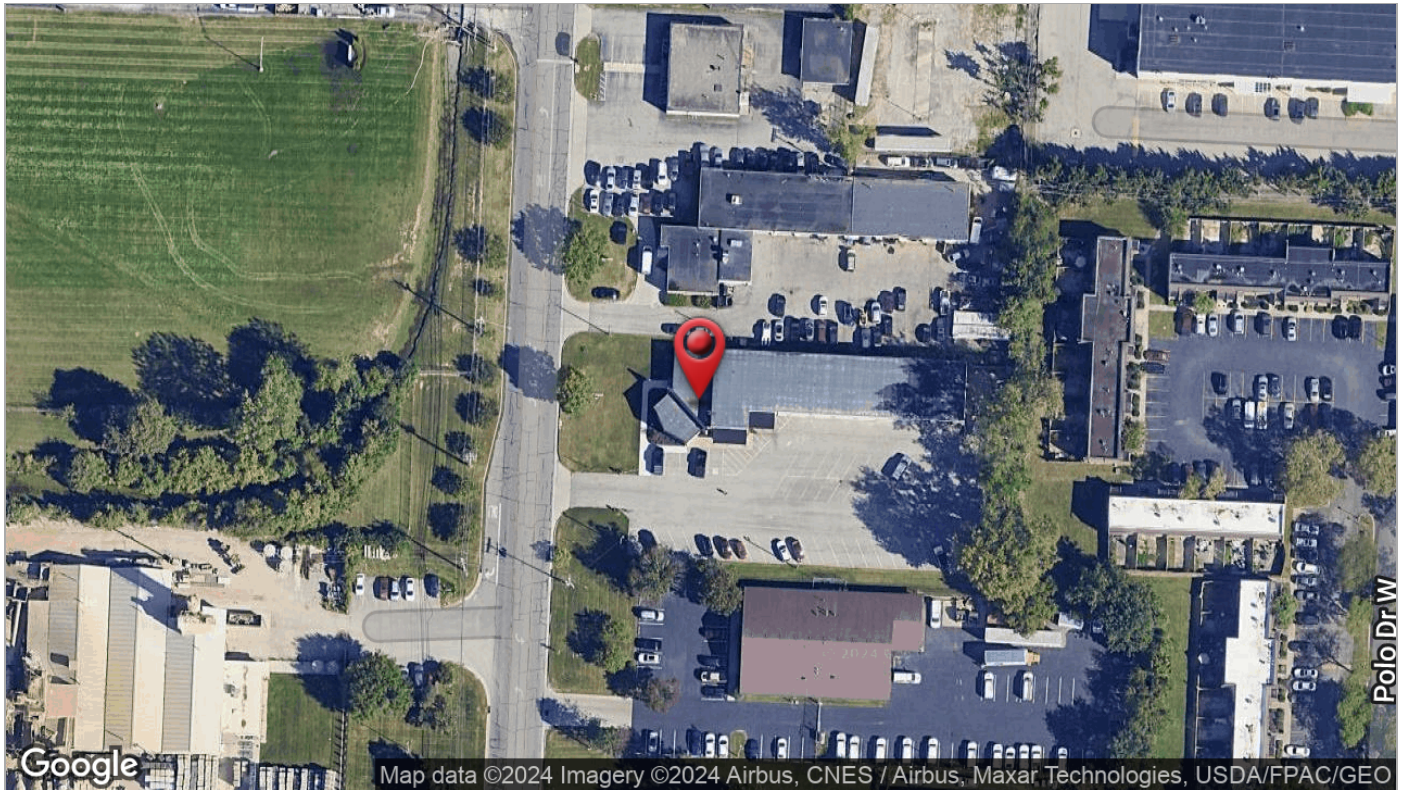
SPACE USE	LEASE RATE (SF/YR)	LEASE TYPE	OPEX (SF/YR)	SIZE (SF)	AVAILABILITY
Flex Space	\$10.15	Modified Net	\$2.97	6,525 - 7,375 SF	July 1, 2024

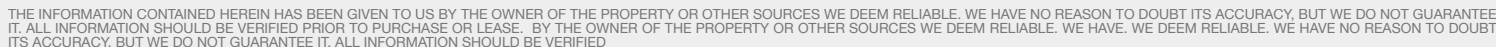
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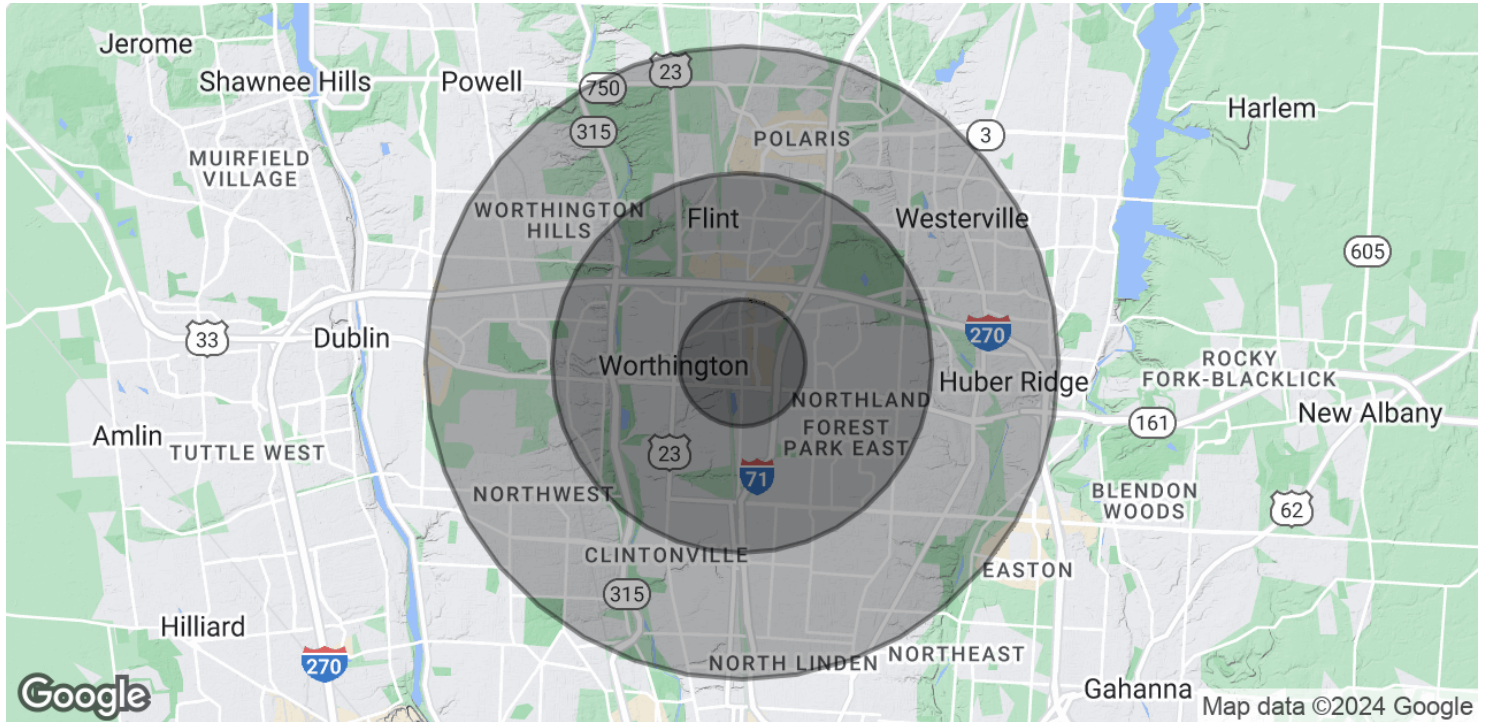












POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,869	109,367	265,150
Average Age	35.6	36.8	36.1
Average Age (Male)	36.1	35.5	35.0
Average Age (Female)	35.7	38.5	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,318	46,105	112,135
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$65,436	\$65,331	\$66,552
Average House Value	\$223,523	\$190,865	\$201,855

2020 American Community Survey (ACS)