

ARLINGTON GATEWAY

1325-1397 WEST LANE AVENUE | UPPER ARLINGTON, OHIO



PROPERTY SUMMARY

ARLINGTON GATEWAY
1325-1397 WEST LANE AVENUE

134,375 SF

Total Office Area

2Q 2023

Projected Completion

5

Floors

26,875 SF

Typical Floor Size

Free

On-Site Parking

866

Total Parking Spots

4.0/1,000

Overall Parking Ratio

PROPERTY SPECIFICATIONS

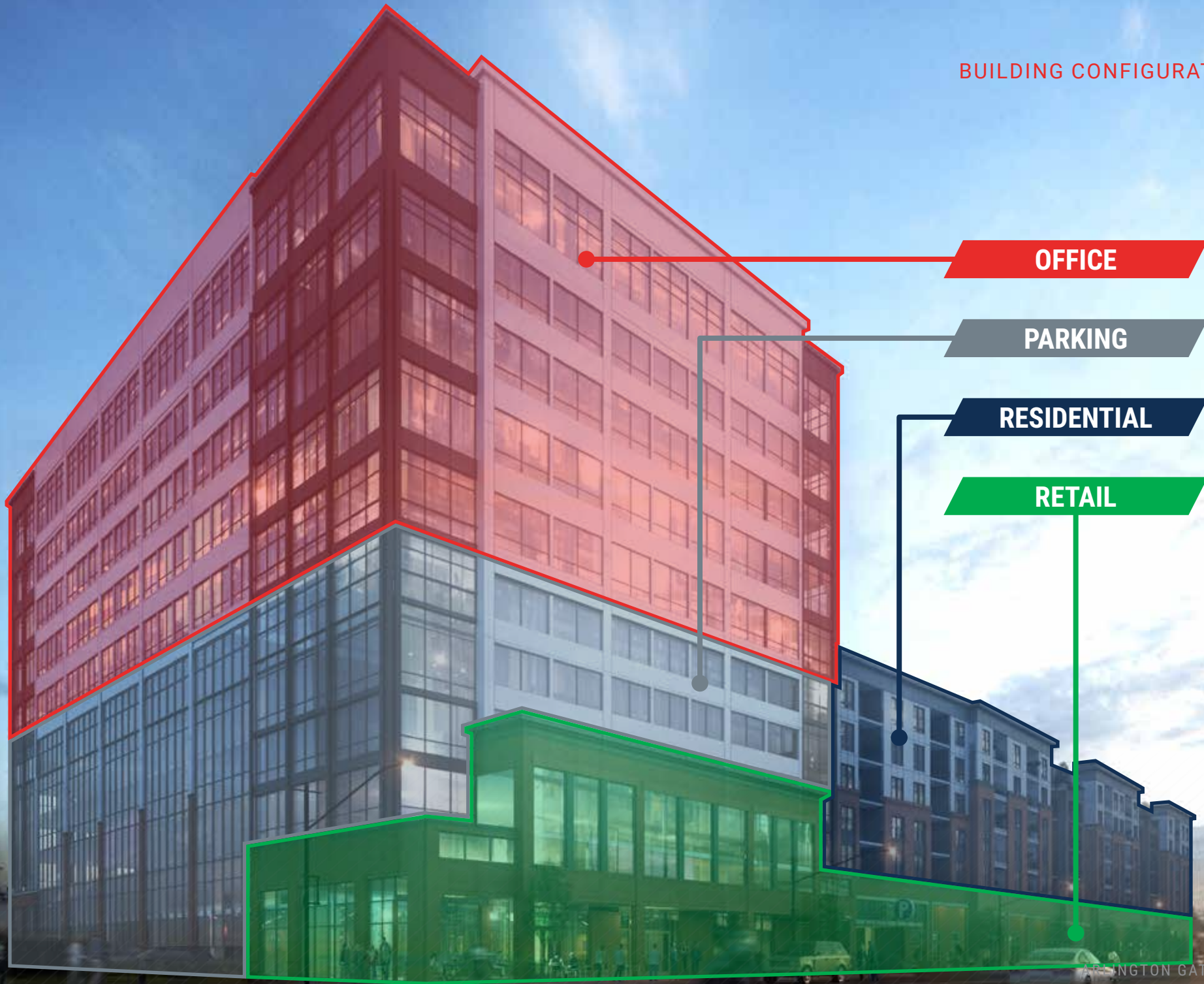
ASKING RATE	\$19.50 NNN
BUILDING CONTIGUOUS	134,375 SF
ESTIMATED OPERATING EXPENSES	\$9.50/SF



OFFICE SPACE AVAILABILITY

FLOORS 8 - 12	26,875 SF Floor Plates	Asking \$19.50/SF NNN	Occupancy 2Q 2023
---------------	------------------------	-----------------------	-------------------

BUILDING CONFIGURATION





PROPERTY HIGHLIGHTS

PROPERTY FEATURES



- First floor retail
- Mixed-Use property with tenants directly below
- Attached parking garage directly off of Lane Avenue
- Building signage available
- Private balcony on each floor with views of The Ohio State University and Downtown Columbus

AREA HIGHLIGHTS

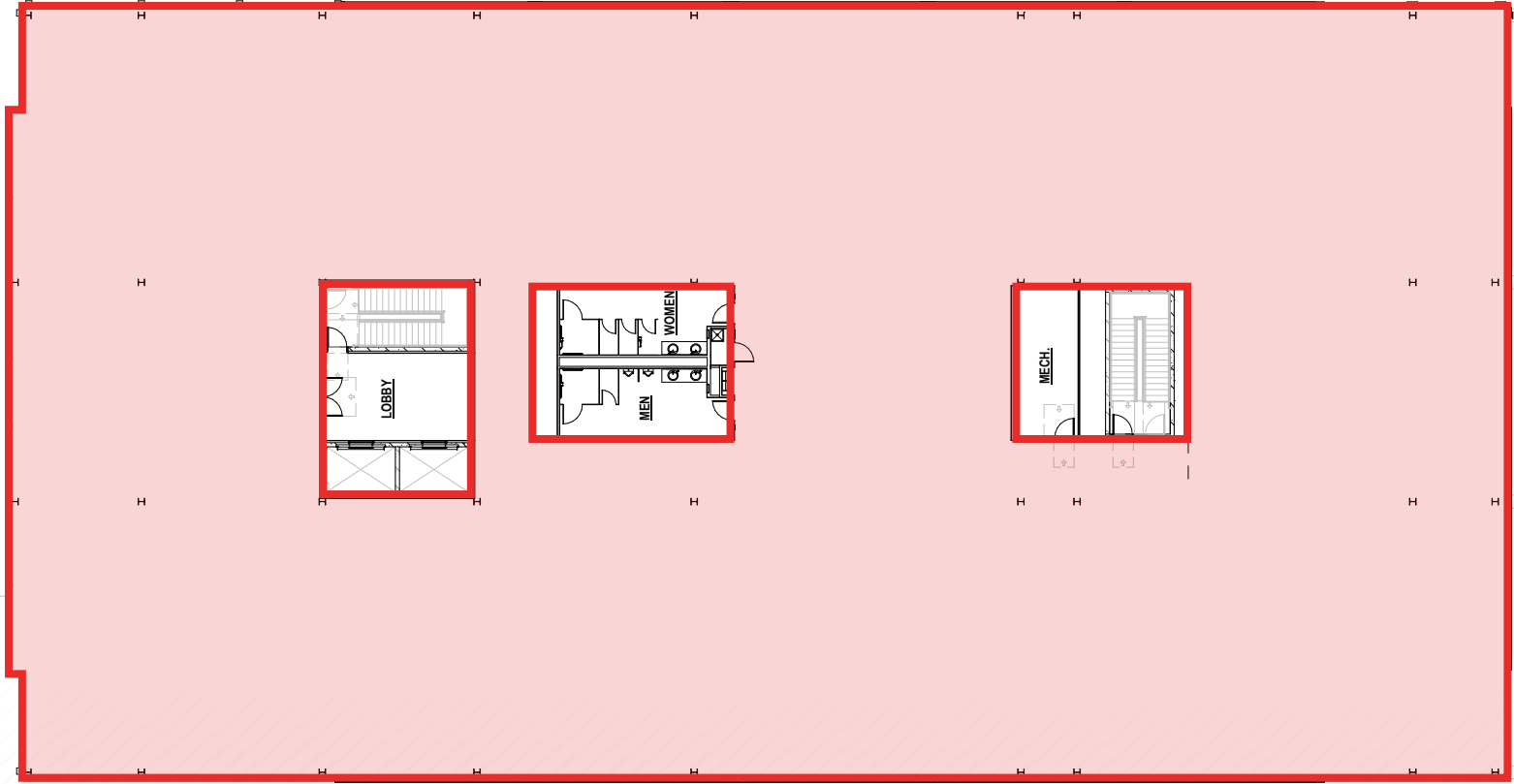


- Highly visible along the Lane Avenue corridor
- In close proximity to The Ohio State University
- Immediately adjacent to Ohio State's planned Innovation District
- Ample shopping and dining within walking distance
- Easy freeway access, just a short distance to SR 315

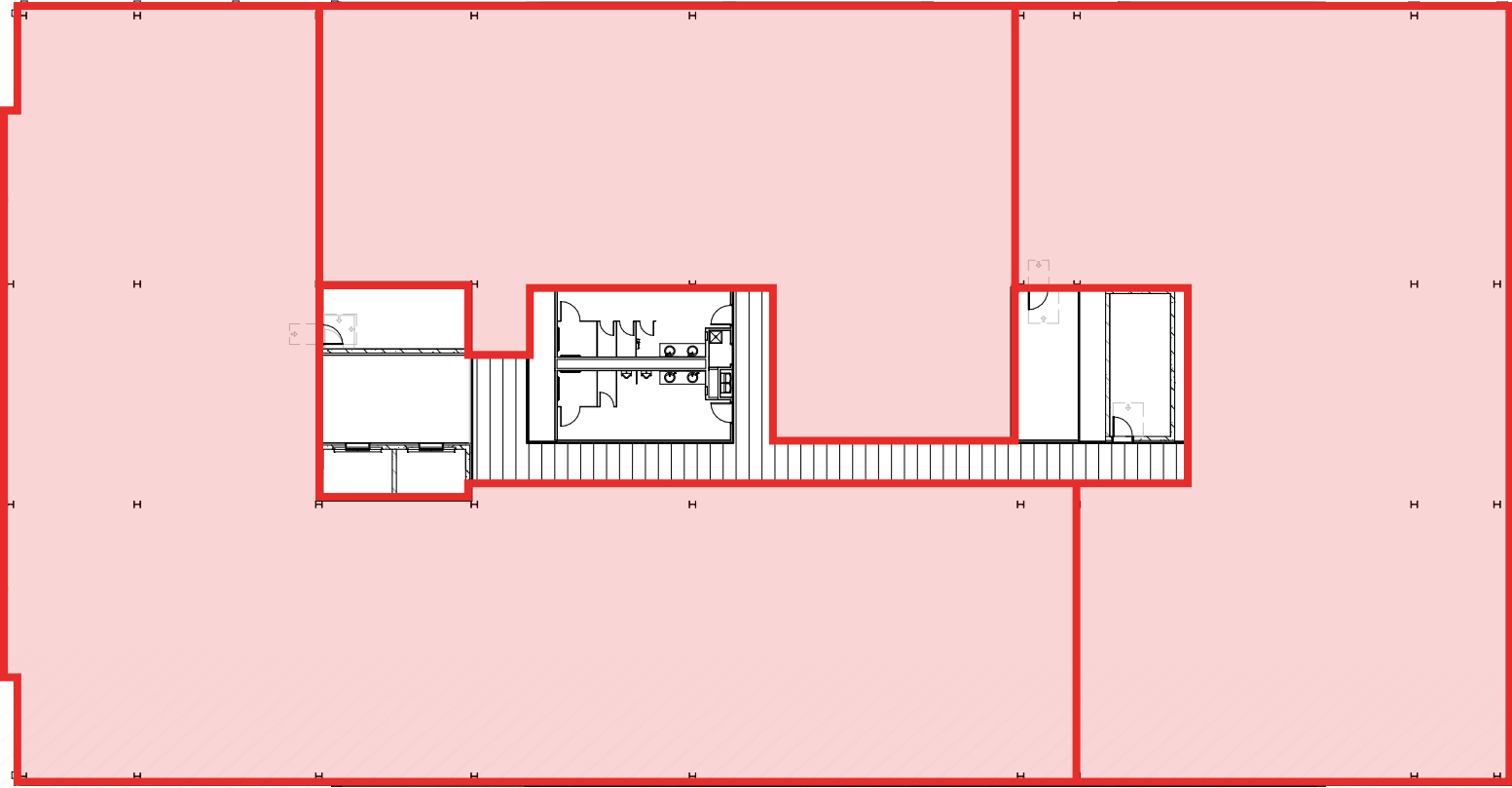
ACCESS DRIVE VIEW

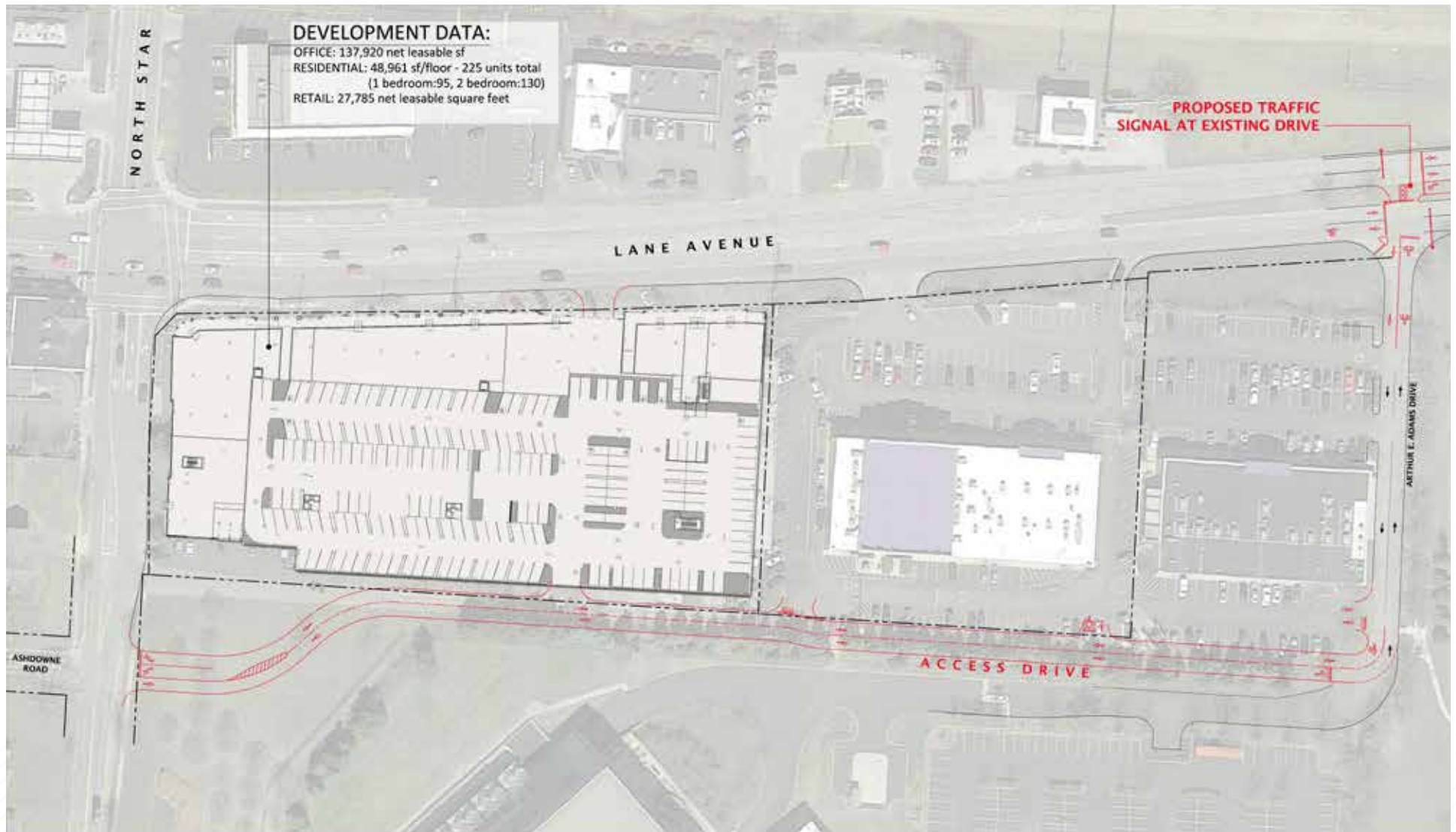


SINGLE TENANT



MULTI TENANT



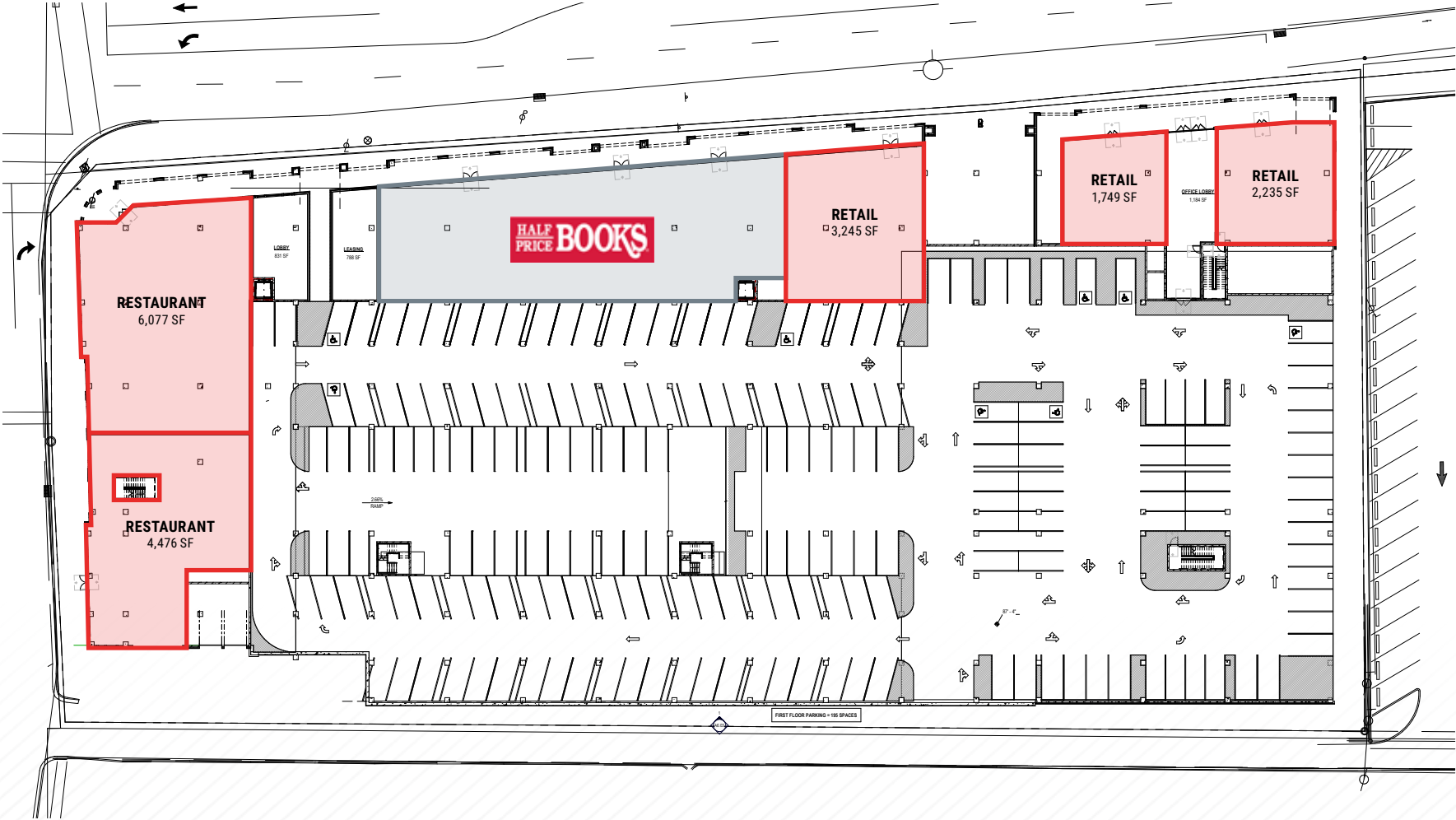


WEST BUILDING

23,799 SF of Retail

EAST BUILDING

3,986 SF of Retail



LOCAL AND AREA MAPS



8,632 VPD

20,532 VPD

33,335 VPD

ARLINGTON GATEWAY
1325-1397 WEST LANE AVENUE | UPPER ARLINGTON, OHIO

9,713 VPD

AREA HIGHLIGHTS

Kingsdale Shopping Center

Scioto Country Club

Ohio State
Innovation District

OhioHealth
Riverside Hospital

The Ohio State
University

Ohio Expo Center & State Fair

Grandview
Yard



THE OHIO STATE UNIVERSITY INNOVATION DISTRICT

A master planned innovation district is in the building stages on Ohio State's west campus, located west of Kenny Road and south of Lane Avenue, with facilities that will support research and technology commercialization. This project will deliver a space to learn, incubate, accelerate, grow and partner with local businesses and the broader community.

Nationwide Children's Hospital, in partnership with OSU, has broken ground on their \$100M gene therapy factory at the corner of Lane Avenue and Kenny Road. The 185,000-square-foot facility is 100,000 square feet larger than initial estimates.

The emerging district underscores the university's Framework 2.0 plan, the main idea of which is to establish a denser campus at the epicenter of a large, growing city.

DISTRICT HIGHLIGHTS



- 9-12 million square feet
- Will contain mixed-use development along with residential units for up to 4,000 people
- Area bordered by Lane Avenue to the south, Kinneer Road to the north, Kenny Road to the east and North Star Road to the west

AREA RETAILERS



ARLINGTON GATEWAY | UPPER ARLINGTON, OHIO | AREA SNAPSHOT

THE CITY OF UPPER ARLINGTON



42.2
MEDIAN
AGE



74.0%
BACHELOR'S
DEGREE



\$105,907
MEDIAN
INCOME



	FIVE-MILE RADIUS	THREE-MILE RADIUS	ONE-MILE RADIUS
POPULATION	328,939	136,900	12,083
HOUSEHOLDS	142,388	32,938	5,625
INCOME	\$51,126	\$59,612	\$77,455
HOME VALUE	\$189,294	\$279,515	\$376,745

FOR MORE INFORMATION

WAYNE HARER, CCIM, SIOR

Executive Managing Director

+1 614 883 1051

wayne.harer@ngkf.com

CORY KOOPERMAN, CCIM

Director

+1 614 883 1035

cory.kooperman@ngkf.com

JOHN ROYER

President

+1 614 255 4374

jroyer@krgre.com

Newmark Knight Frank and Kohr Royer Griffith have been engaged as the exclusive leasing representatives for 1325-1397 West Lane Avenue. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of lease and availability are subject to change or withdrawal without notice.

