

For Lease:

\$6.75 MG

664 N. Hague Avenue-Suite C

Columbus, OH 43204



Office/Warehouse

- +/- 6,440 Sq. Ft. Office Warehouse Unit.
- Includes +/- 1,500 Sq. Ft. Office.
- Space has 14' clear height with access to a shared dock and drive-in door.
- Large Fenced-In Parking Lot.
- Easy Access to I-70.
- Tenant reimburses landlord for sub-metered utilities.

 [Click here for Video](#)

BEST CORPORATE REAL ESTATE
JAMES MANGAS, CCIM
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
OFFICE: 614-559-3350 EXT. 15
EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM



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: 221010210	Status: Active Original List Price: \$6.75	List Price: \$6.75 VT:
Parcel #: 570-184657	Previous Use: Office Warehouse	
Use Code:	Tax District: 570	Zoning: M-2
For Sale: No	For Lease: Yes	Exchange: No
Occupancy Rate: 90		Mortgage Balance:
Gross Income:		Assoc/Condo Fee:
Total Op Expenses:		
NOI:		
Tax Abatement: No	Abatement End Date:	Tax Incentive:
Taxes (Yrly): 20,668	Tax Year: 2020	Possession:
Assessment:	Addl Acceptance Cond: None Known	

General Information

Address: 664 N Hague Avenue	Unit/Suite #:	Zip Code: 43204
Between Street: Harrison Road & Fisher Road	City: Columbus	Corp Limit: Columbus
Complex:	County: Franklin	Township: None
Dist To Intersxn:	Mult Parcels/Sch Dis:	Near Interchange:

Building Information

Total Available Sqft: 6,440	Minimum Sqft Avail: 6,440	Max Cont Sqft Avail: 6,440
Building Sqft: 65,622	Acreage: 3.39	Lot Size: 257' 551'
# of Floors Above Gr: 1	# of Elevators: 0	Parking Ratio:
# of Docks: 4	# Drive-In Doors: 1	Total Parking:
Year Built: 1964	Year Remodeled:	Basement:
Common Area Factor:	Ceiling Height Ft: 30	

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1: 664 Unit C	6,440	04/01/2021	3:		
2:			4:		

Financials

Lease Rate \$/Sq Ft: 6.75	Term Desired: 3-5
Expenses Paid by L:	Will LL Remodel: No
T Reimburses L: Cam; RE Taxes; Curr Yr Est \$/SF TRL: 6.75	Finish Allow/SQFT \$:
T Contracts Directly: Janitorial; Maint/Repairs; Utilities	Pass Exp Over BaseYr:
Curr Yr Est \$/SF TRL: 6.75	Exp Stop \$:
Curr Yr Est \$/SF LL:	

Features

Heat Fuel:
Heat Type: Forced Air
Electric: 3 Phase
Services Available: Electric; Gas; Sanitary Sewer; Storm Sewer; Water
Building Type:
Construction:
Miscellaneous:
Alternate Uses:
New Financing:
MLS Primary PhotoSrc: Realtor Provided

Property Description

+/- 6,440 Sq. Ft. Office Warehouse Unit with approx. +/- 1,500 Sq Ft of office. Space has 14' clear height with access to a shared dock and drive-in door. The building offers a large fenced parking lot and easy access to I-70. Tenant reimburses landlord for sub-metered utilities

Sold Info

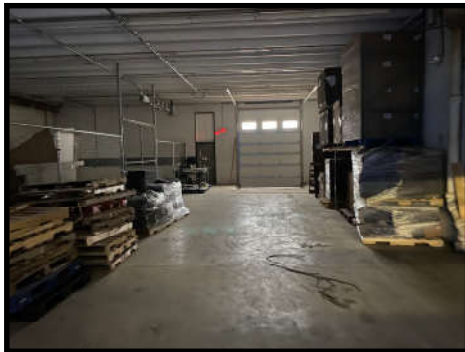
Sold Date:	DOM: 2	SP:
	SrCns:	Sold Non-MLS: No
Sold Non-MLS: No		SrAst:
April 08, 2021	Prepared by: Randy J Best	

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2021 MLS and FBS. Prepared by Randy J Best on Thursday, April 08, 2021 11:13 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

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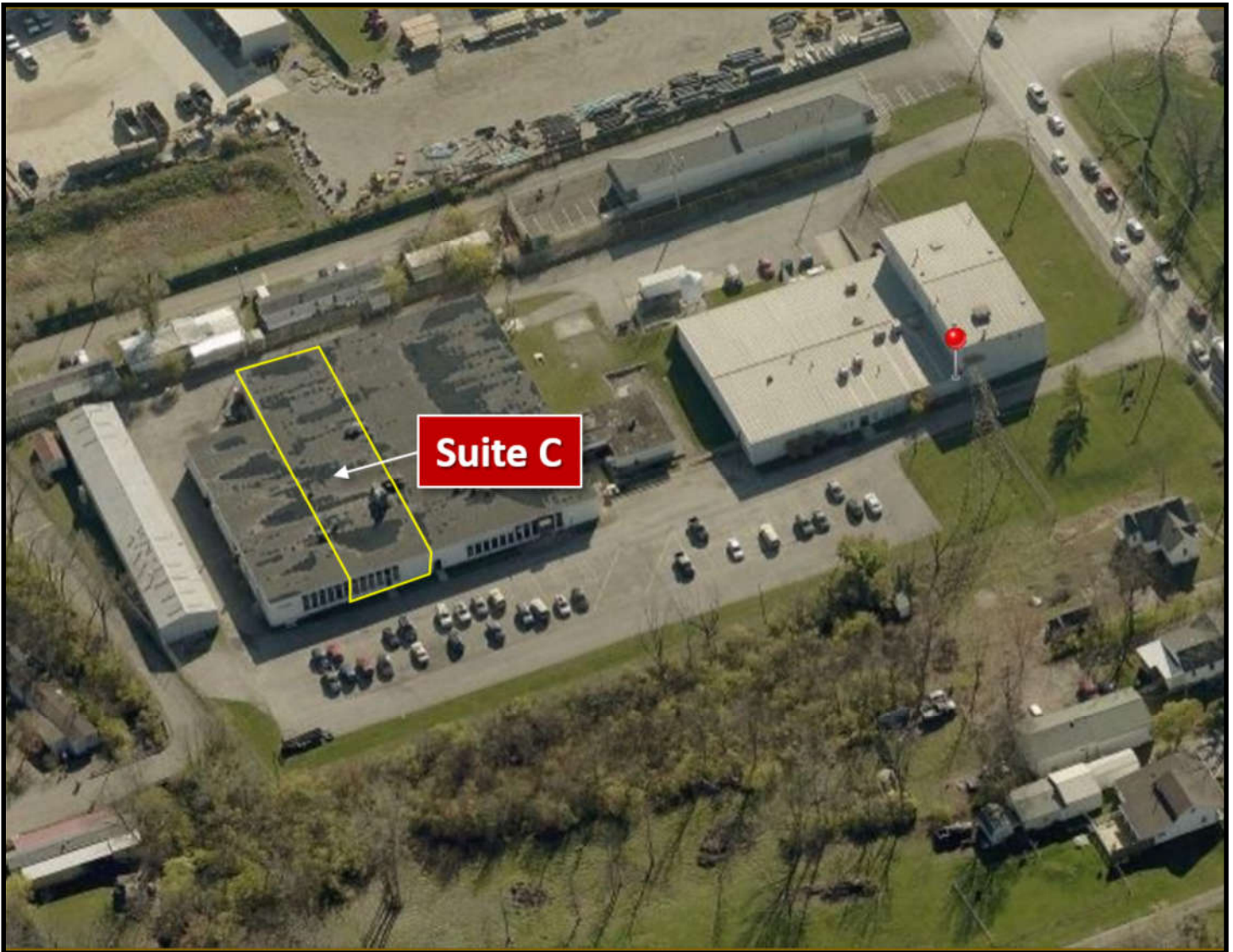
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Aerial



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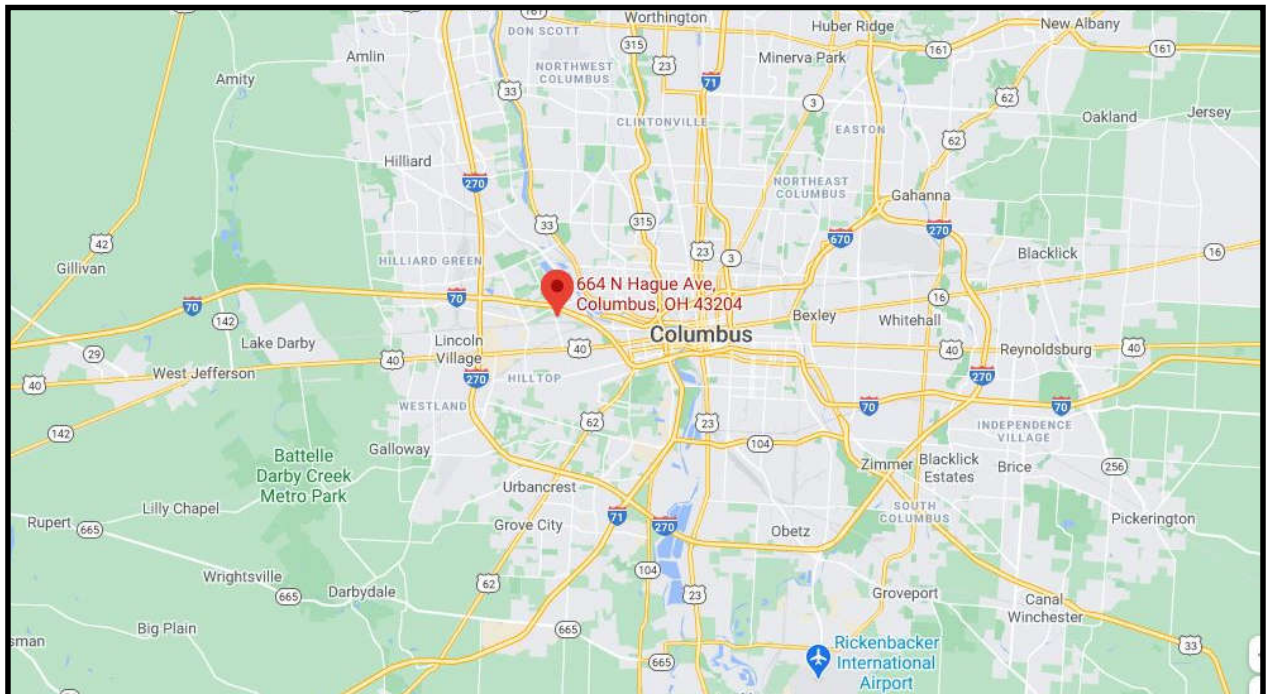
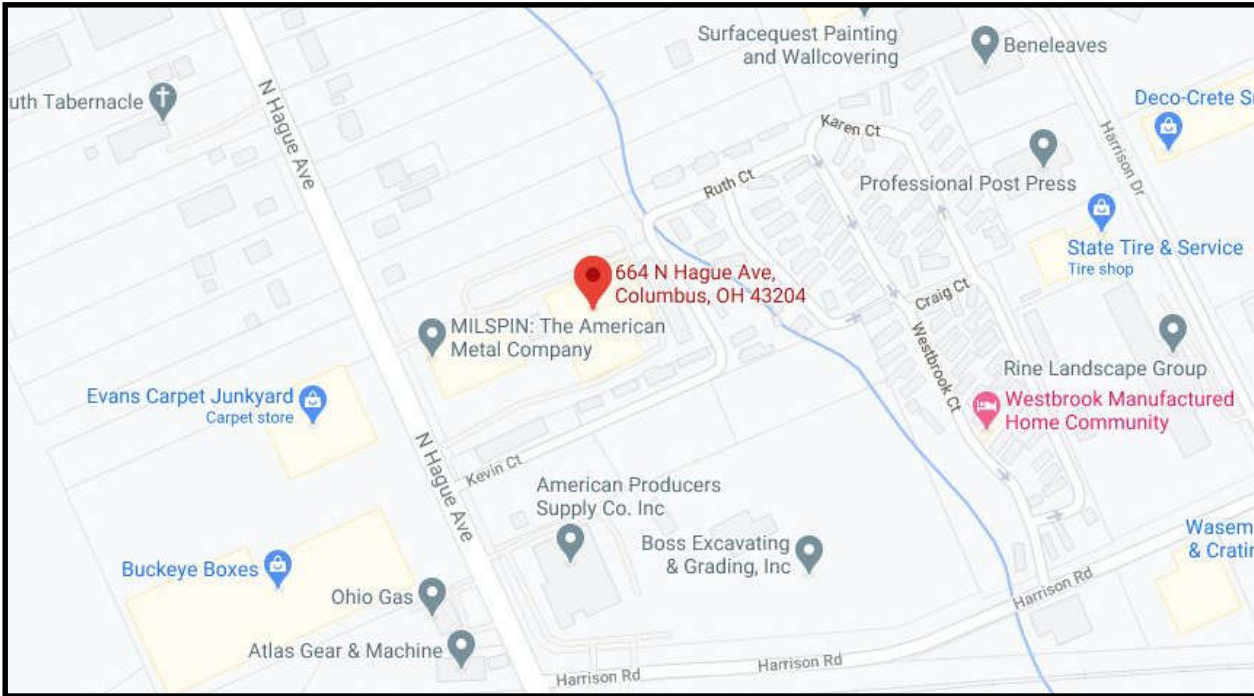
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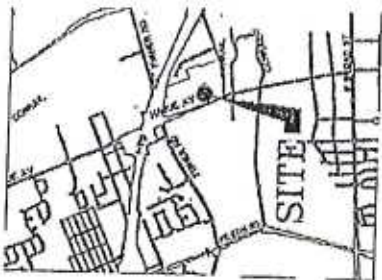
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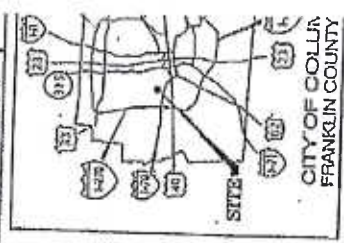
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ASSIGNMENT OF COMMERCIAL ADDRESSES WITHIN THE CITY OF COLUMBUS, OHIO



REFERENCE 1
 OTHER MAP RE
 CITY LAND USE MAP:
 GIS FACET NUMBER:



CITY OF COLUMBUS
 FRANKLIN COUNTY

HOUSE NUMBERS SHOWN ON PLATS ARE CERTIFIED TO BE CORRECT AS TO BUILDING & UTILITY.

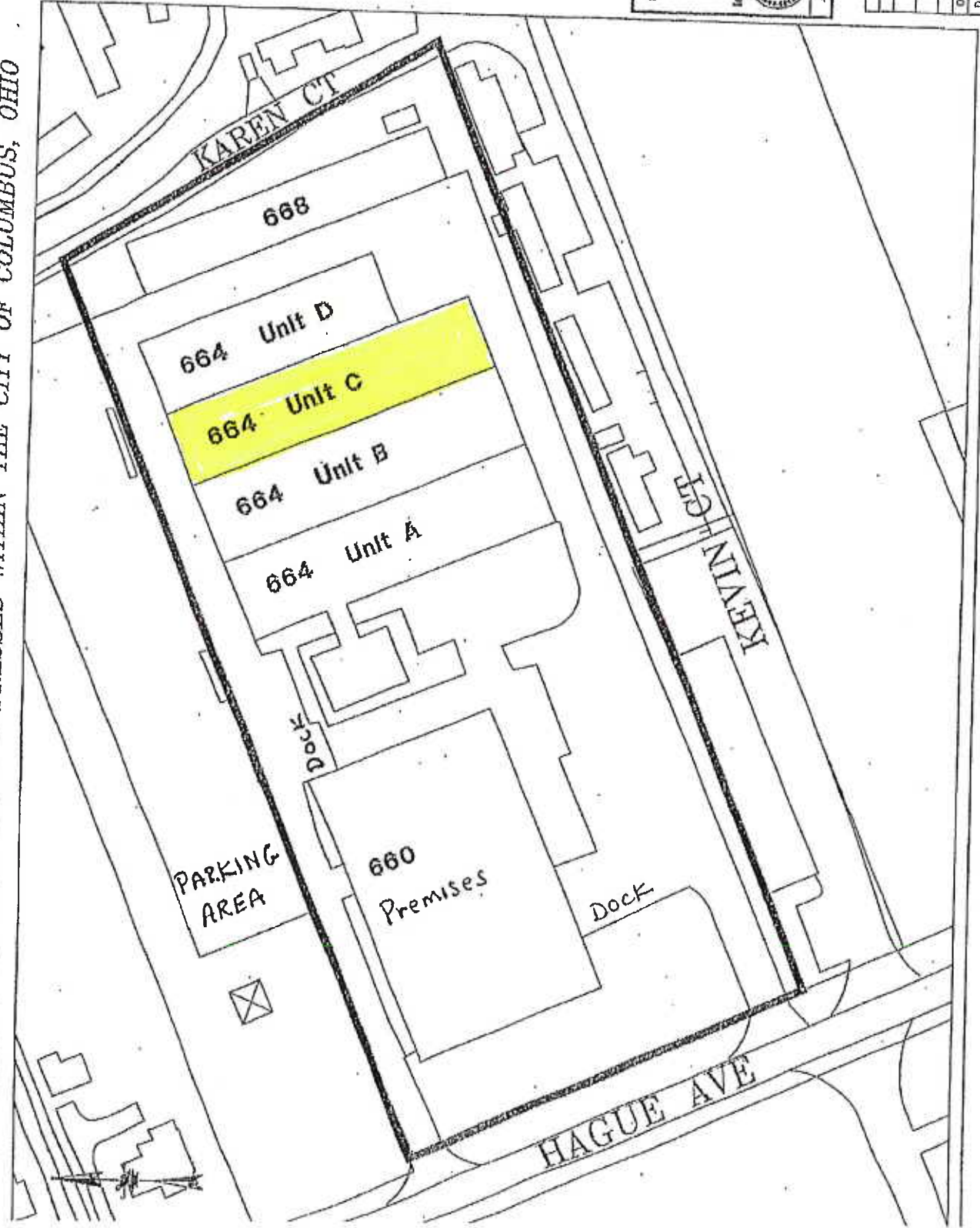
Issued by: *Patricia A. Auster, P.*
 PATRICIA A. AUSTER, P.
 DIVISION OF PLANNING
 100 N. FRONT ST.
 COLUMBUS, OH. 43215

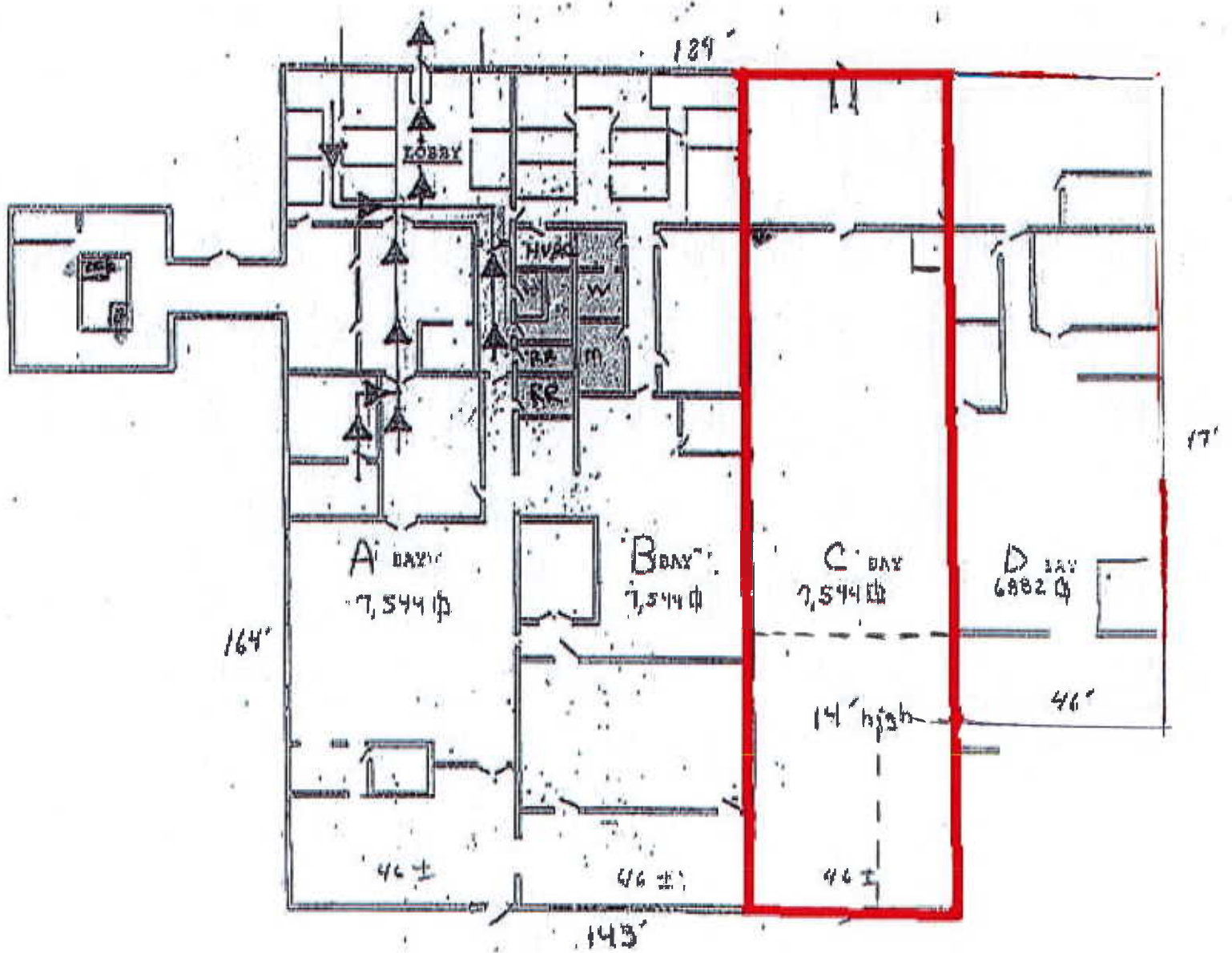
ADDRESS FILE NUMBER - 02

DEVELOPED BY:
 ENGINEERING CONSULTANTS

DONALD W DICK
RETAIL SHOPS &

ORIGINAL PARCEL NUMBER: NOT SET
 DRAWN BY: JPR
 CHECKED: CHC





Demographic Summary Report

660 N Hague

660-666 N Hague Ave, Columbus, OH 43204

Building Type: **Industrial**
 RBA: **65,622 SF**
 Land Area: **3.39 AC**
 Total Available: **0 SF**

Warehse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	10,414	122,648	347,800
2020 Estimate	9,911	116,231	330,542
2010 Census	8,911	101,595	290,720
Growth 2020 - 2025	5.08%	5.52%	5.22%
Growth 2010 - 2020	11.22%	14.41%	13.70%
2020 Population by Hispanic Origin	1,080	9,577	25,299
2020 Population	9,911	116,231	330,542
White	7,893 79.64%	90,017 77.45%	255,689 77.35%
Black	1,264 12.75%	15,862 13.65%	42,086 12.73%
Am. Indian & Alaskan	59 0.60%	626 0.54%	1,384 0.42%
Asian	257 2.59%	5,202 4.48%	20,383 6.17%
Hawaiian & Pacific Island	6 0.06%	124 0.11%	275 0.08%
Other	432 4.36%	4,401 3.79%	10,725 3.24%
U.S. Armed Forces	3	45	153
Households			
2025 Projection	3,923	51,138	142,098
2020 Estimate	3,741	48,523	134,850
2010 Census	3,410	42,780	119,049
Growth 2020 - 2025	4.87%	5.39%	5.37%
Growth 2010 - 2020	9.71%	13.42%	13.27%
Owner Occupied	1,828 48.86%	22,793 46.97%	61,807 45.83%
Renter Occupied	1,913 51.14%	25,730 53.03%	73,043 54.17%
2020 Households by HH Income	3,740	48,523	134,850
Income: <\$25,000	1,181 31.58%	11,732 24.18%	30,989 22.98%
Income: \$25,000 - \$50,000	1,030 27.54%	11,230 23.14%	29,984 22.24%
Income: \$50,000 - \$75,000	786 21.02%	9,199 18.96%	24,397 18.09%
Income: \$75,000 - \$100,000	357 9.55%	5,171 10.66%	16,310 12.09%
Income: \$100,000 - \$125,000	120 3.21%	3,746 7.72%	11,803 8.75%
Income: \$125,000 - \$150,000	141 3.77%	2,163 4.46%	7,286 5.40%
Income: \$150,000 - \$200,000	80 2.14%	2,200 4.53%	6,597 4.89%
Income: \$200,000+	45 1.20%	3,082 6.35%	7,484 5.55%
2020 Avg Household Income	\$51,954	\$75,238	\$76,062
2020 Med Household Income	\$40,825	\$53,126	\$56,005

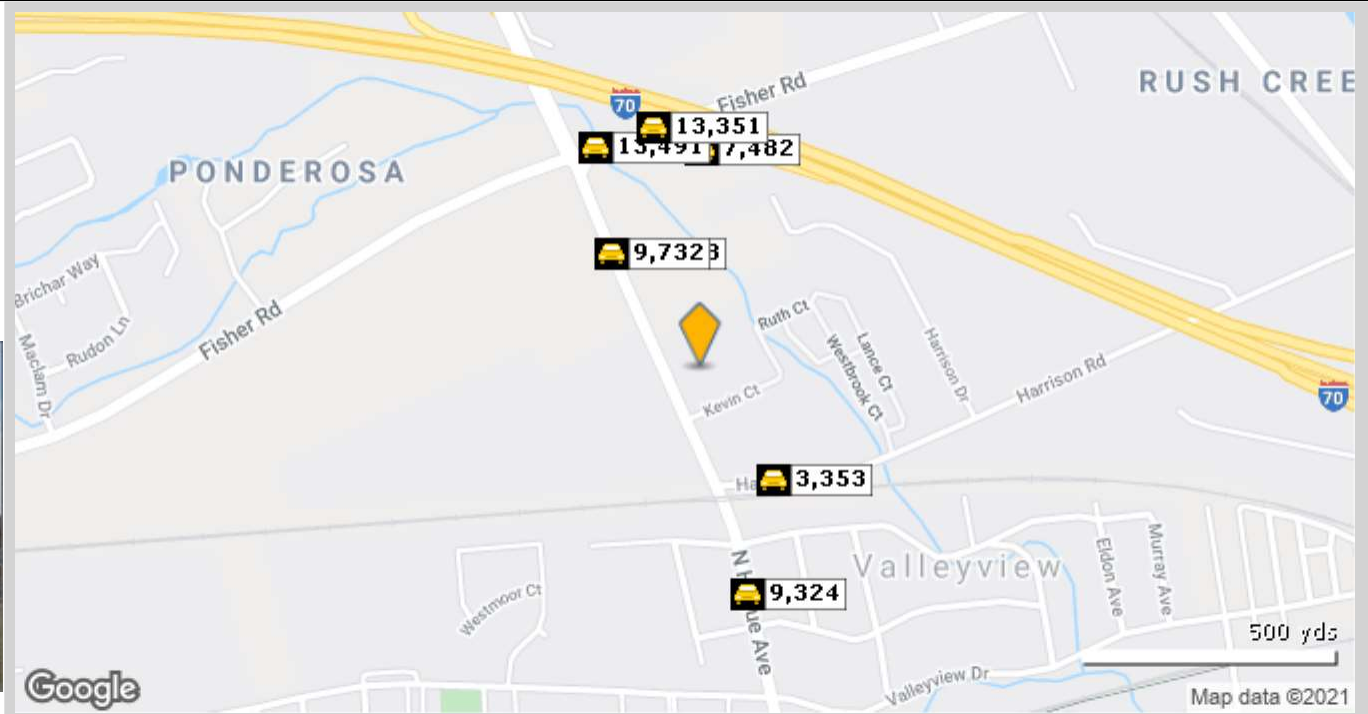


Traffic Count Report

660 N Hague

660-666 N Hague Ave, Columbus, OH 43204

Building Type: **Industrial**
 RBA: **65,622 SF**
 Land Area: **3.39 AC**
 Total Available: **0 SF**
 Warehouse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Harrison Rd	N Hague Ave	0.07 W	2018	3,743	MPSI	.15
2	Harrison Rd	N Hague Ave	0.07 W	2020	3,353	MPSI	.15
3	Hague Avenue	Fisher Rd	0.12 NW	2020	10,223	MPSI	.17
4	N Hague Ave	Fisher Rd	0.12 NW	2018	9,732	MPSI	.17
5	I- 70	Fisher Rd	0.04 NW	2014	7,482	AADT	.25
6	N Hague Ave	Elliott Ave	0.03 S	2018	9,132	MPSI	.26
7	N Hague Ave	Elliott Ave	0.03 S	2020	9,324	MPSI	.26
8	Fisher Rd	N Hague Ave	0.03 W	2020	13,519	MPSI	.28
9	Fisher Rd	N Hague Ave	0.03 W	2018	13,491	MPSI	.28
10	Fisher Road	I- 70	0.03 E	2020	13,351	MPSI	.28



COLUMBUS OHIO REGIONAL OVERVIEW



Columbus Ohio Region is a growing metropolitan area of 2.1 million people. Columbus has grown 9.3% since the last census in 2010. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. It spans an eight county region with 4,000 square miles.

The greatest concentration is in Franklin County where 1.2 million people reside. Since 2010, the Region has led the Midwest across the economic categories of population, GDP and job growth. There are many Fortune 1000 companies headquartered in the region: American Electric Power, The Limited, Wendy's, Nationwide, Chase Bank, Cardinal Health, Scotts, Net Jets, Worthington Industries, and Battelle, are just to name a few. In addition, Amazon has set up multiple distribution centers and Facebook is in the process of building a new brand new 750 million data center.

Columbus has a diverse well-balanced stable economy. Market Watch named Columbus as the 7th best place to do business in the United States. Residents take pride in their communities, and have a small town charm with the amenities of a large cosmopolitan city. Although Columbus sports is probably best known for The Ohio State Buckeyes, the area is home to two major league sports teams: Columbus Blue Jackets (hockey) and the Columbus Crew (soccer). They both have their own arena and stadium, respectively. It is also home to AAA's baseball league, the Columbus Clippers, who play in the new Huntington Ballpark in the Arena District.

Additional Region quick facts:

- 30 Plus nationally recognized colleges and universities including THE Ohio State University
- 147,000 College and graduate students are currently enrolled in the region.
- Port Columbus International Airport provides service to 33 destinations daily.
- 50 Million Smart City Grant Awarded for Future IT and tech growth!
- Enhanced freight rail connections to east coast ports through the Rickenbacker terminal, provide shipments from all over the world.
- Home to one of PGA's top golf event, The Memorial Tournament.
- Approximately 30 individual Arts & Music Organizations like Columbus Symphony, Columbus Museum of Art, Wexner Center, Ballet Met, Opera Columbus and numerous music venues.

The Columbus Region will continue to grow because of its innovation, well-balanced economy and its centralized location. According to Insight 2050, Central OH is projected to grown by more than 500,000 people by 2050!

Source: Columbus Chamber of Commerce

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