

4100 Horizons Drive
Columbus, OH 43220

For Sale



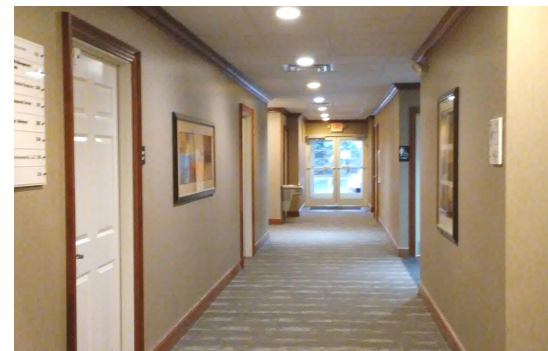
MULTI-TENANT OFFICE/MEDICAL OWNER/USER or INVESTMENT

Sales Price:
\$4,500,000

Cap Rate: 8%

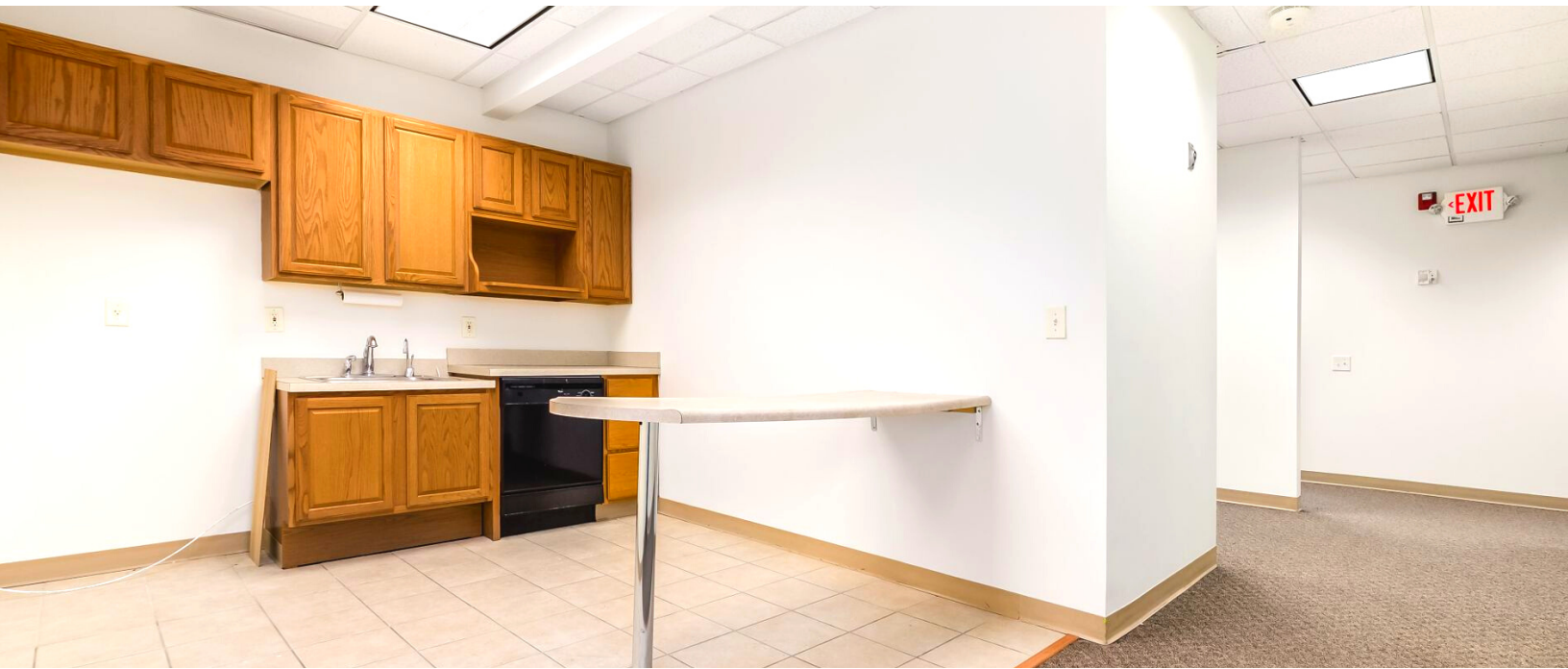
Occupancy: 84%

- 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

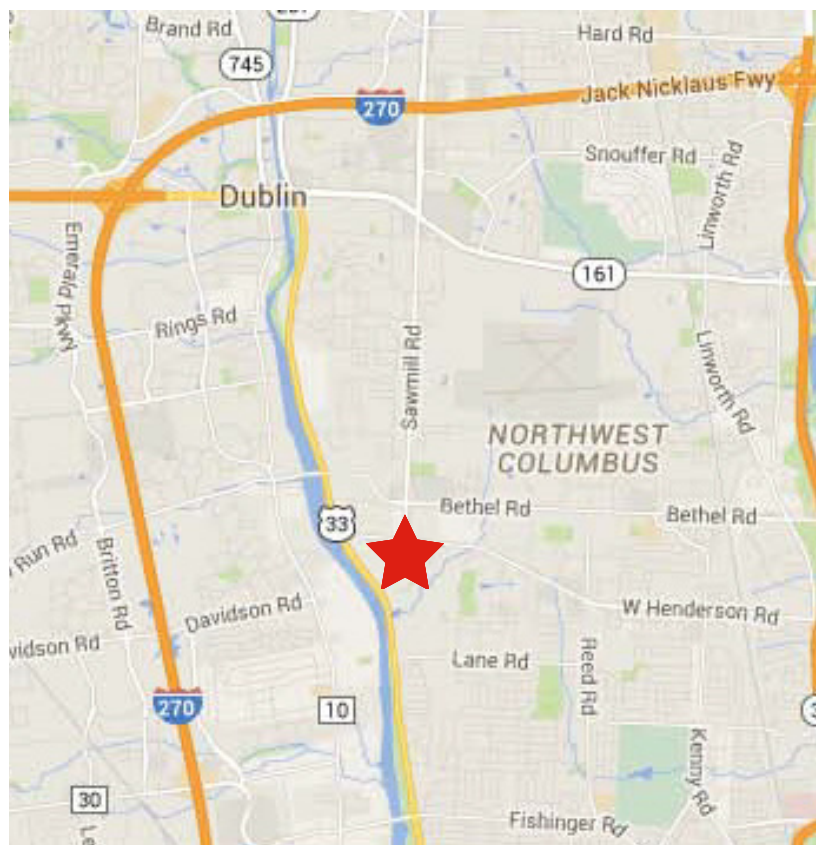
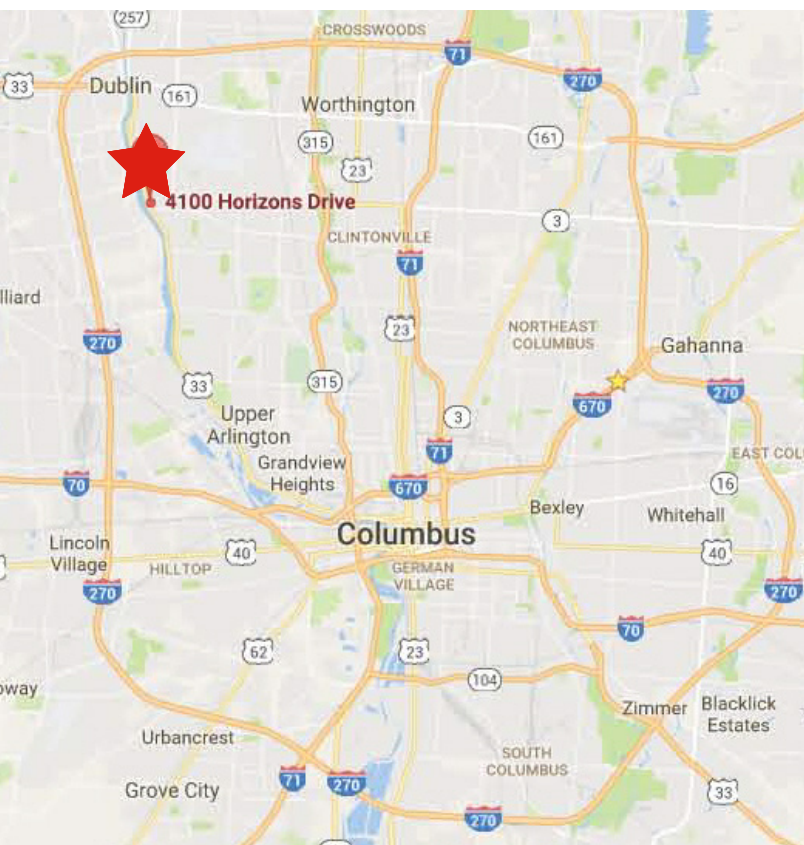


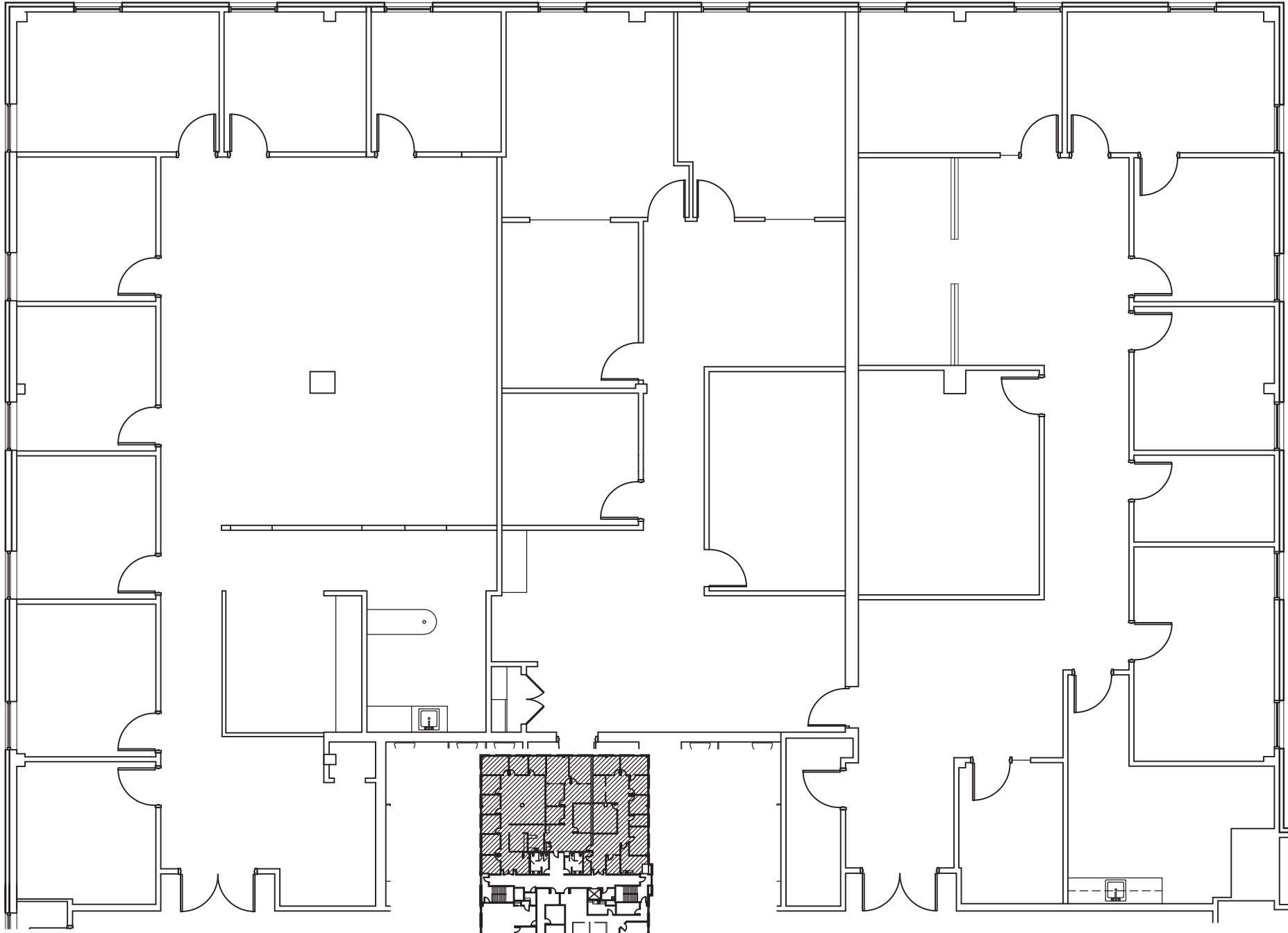
Brad Kitchen, SIOR (Owner/Agent)
614.545.2155
bkitchen@AlterraRE.com

Alterra Real Estate
614.365.9000
www.AltterraRE.com









Building Key Plan

SUITES 202, 204, 206 combined
7,905 SF

SECOND FLOOR N.T.S.

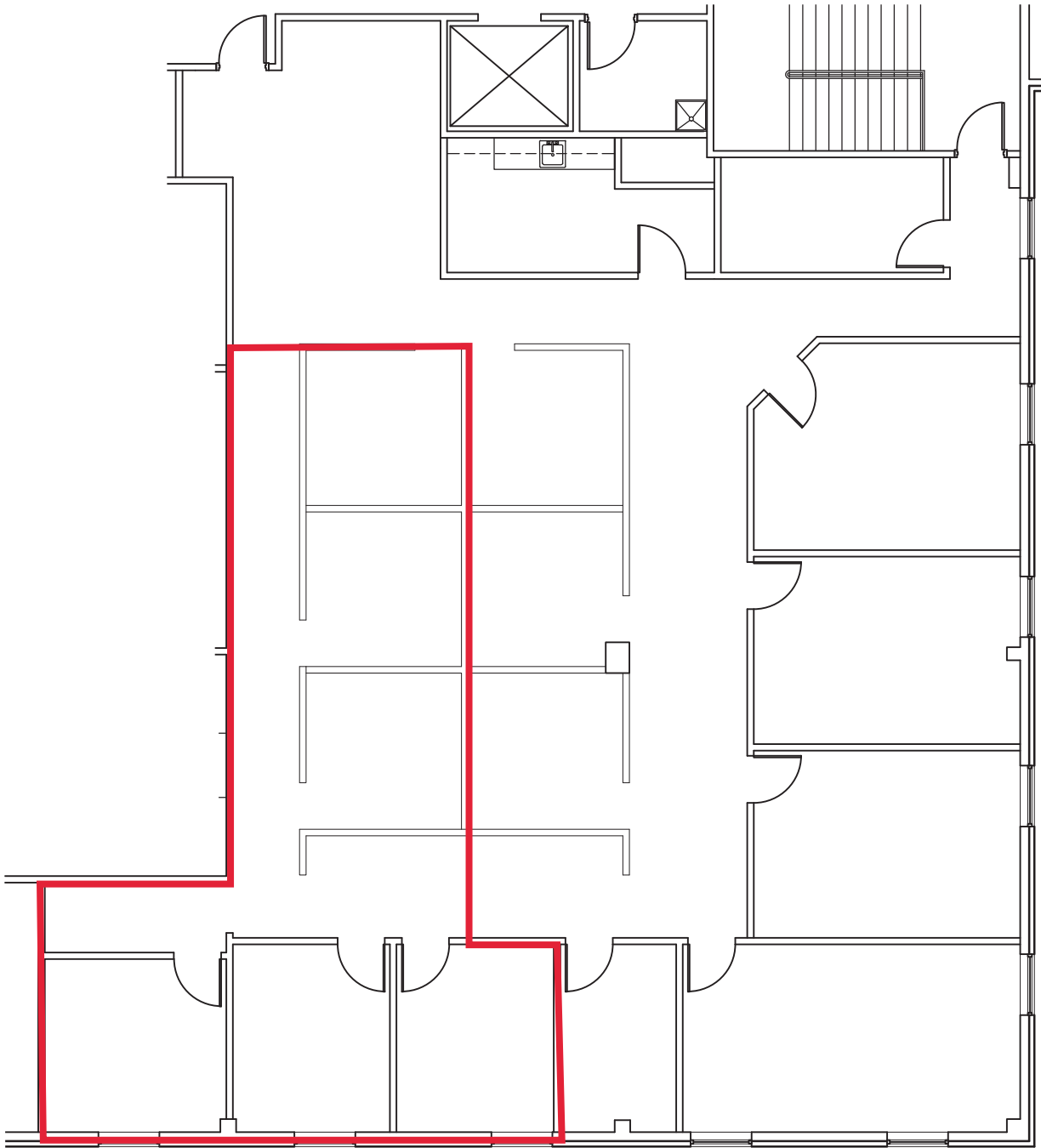
Marketing Plan For
Second Floor
4100 Horizons Dr.

CP carney
R ranker
ARCHITECTS ltd

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

MP-1

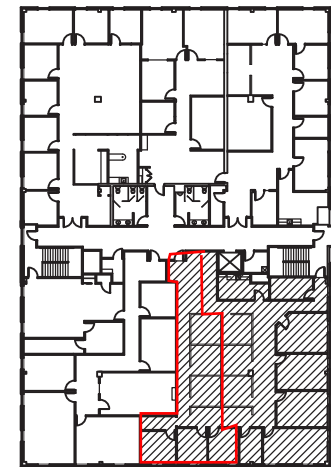
2-5-15



Floor Plan

N.T.S.

2nd Floor
Suite 203
1,339 SF



Building Key Plan

SECOND FLOOR

N.T.S.

Marketing Plan For
Suite 205
4100 Horizons Dr.

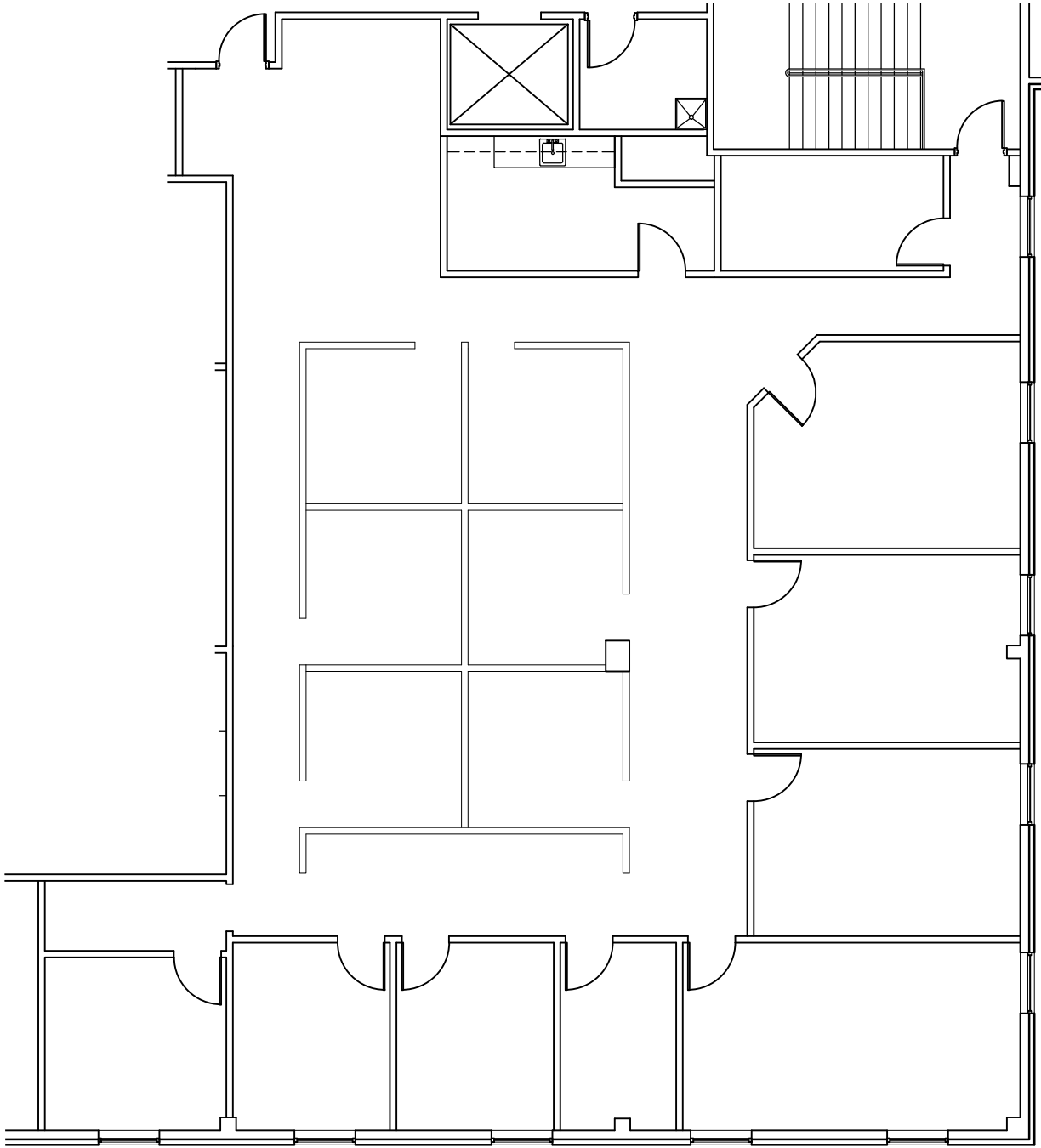
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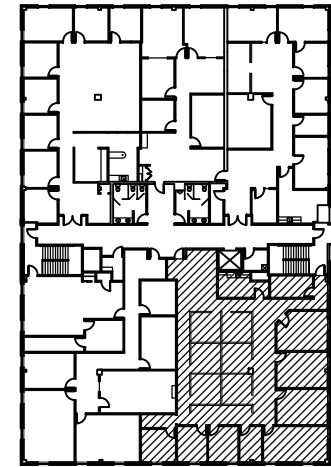
15229.010



Floor Plan

SUITE 205

N.T.S.



Building Key Plan

SECOND FLOOR

N.T.S.

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R ranker**
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Marketing Plan For
Suite 205
4100 Horizons Dr.

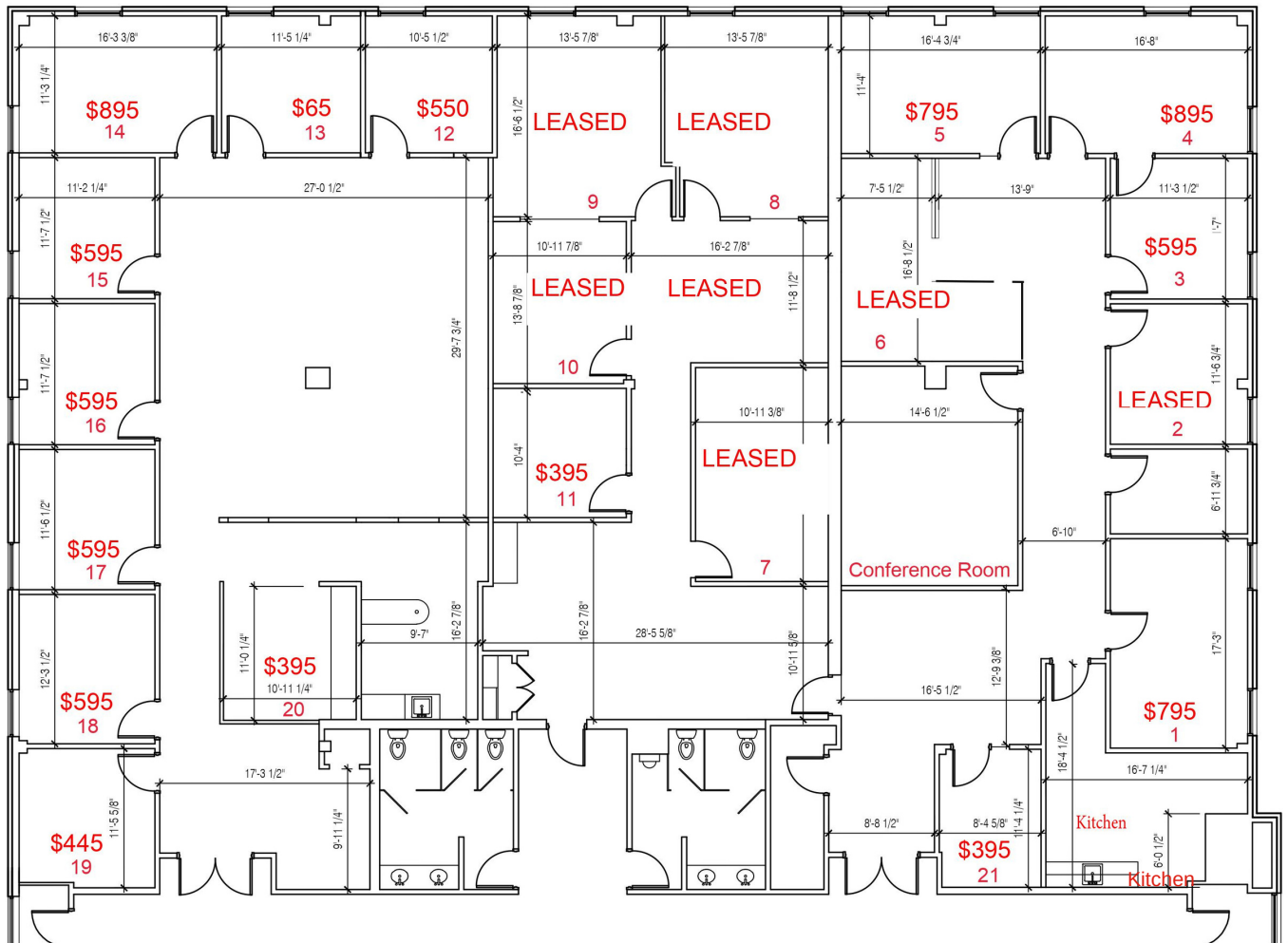
2-5-15

MP-1
15229.010

4100 Horizons Drive
Columbus, OH 43220

For Lease

SUITE LAYOUT & AVAILABLE OFFICES



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