

OFFICE FOR LEASE

200 SF TO 8,280 SF AVAILABLE FOR LEASE

4871-4891 Sawmill Rd, Columbus, OH 43235



ECONOMIC DATA

LEASE RATE: \$11.99 SF/yr (NNN)

PROPERTY INFORMATION

COUNTY: Franklin

SUBMARKET: Sawmill

BUILDING DATA

TOTAL BUILDING SF: 16,560 SF

YEAR BUILT: -2003

LISTING DATA

AVAILABLE SF: 200 - 8,280 SF

COMMENTS:

-Ample Parking -Fiber Optic lines are in place
-Attractive, 2-story brick building -Built in 2003
-Accessible to Dublin, Upper Arlington, Downtown
**Furniture Available at additional charge

Chip Sergakis
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PROPERTY OVERVIEW

-Ample Parking -Fiber Optic lines are in place -Attractive, 2-story brick building -Built in 2003 -Accessible to Dublin, Upper Arlington, Downtown **Furniture Available at additional charge

LOCATION OVERVIEW

Located near Dublin and Upper Arlington, this building offers easy accessibility to all parts of Northwest Columbus. Perfect for any professional business environment. Building offers access to training, web-meeting and is perfect for International Business as there are translation services available.

PROPERTY HIGHLIGHTS

- Easy access to Dublin, Upper Arlington, Downtown
- Fiber Optic
- Beautiful brick
- Furniture available at an additional charge

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Shell Space 1st Floor – 4,140 SF



Medical/Office 1st Floor – 4,140 SF



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**ION**

INNOVATIVE OFFICE NETWORK

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Welcome to ION - The Innovative Office Network!

ION is the ideal work place offering a professional atmosphere and great office support for motivated individuals. It provides a space of interaction and collaboration for small and large groups pursuing various business opportunities.

ION is conveniently located on the Northwest side of Columbus, Ohio, only a short distance from Dublin, Upper Arlington, and Worthington, near the intersection of Bethel and Sawmill Roads.



ION IS WITHIN:

- 15 min. of Downtown Columbus
- 20 min. of Port Columbus International Airport
- 2 min. of the OSU Airport and 10 min. of the OSU campus
- 5 min. of 315 and I-270

ION PRODUCTS AND SERVICES:

- Fully Furnished Private Offices, Meeting Rooms, Coworking Desks and Event Space
(Flexible terms and affordable rental and leasing rates)
- Virtual Office Services
- Spaces for Conferencing, Presentations, Training/Seminar Sessions, Social Gatherings and Networking Events
- Instant Worldwide Web-Based Video Conferencing
- Translation Services and Multi-Lingual Interpreting
- Localization of Software Products
- Professional Office Support
- Notary Services
- Catering Services from Local Vendors

This property is part of the ION Network! Look up 4871 Sawmill Rd on IONCoworking.com

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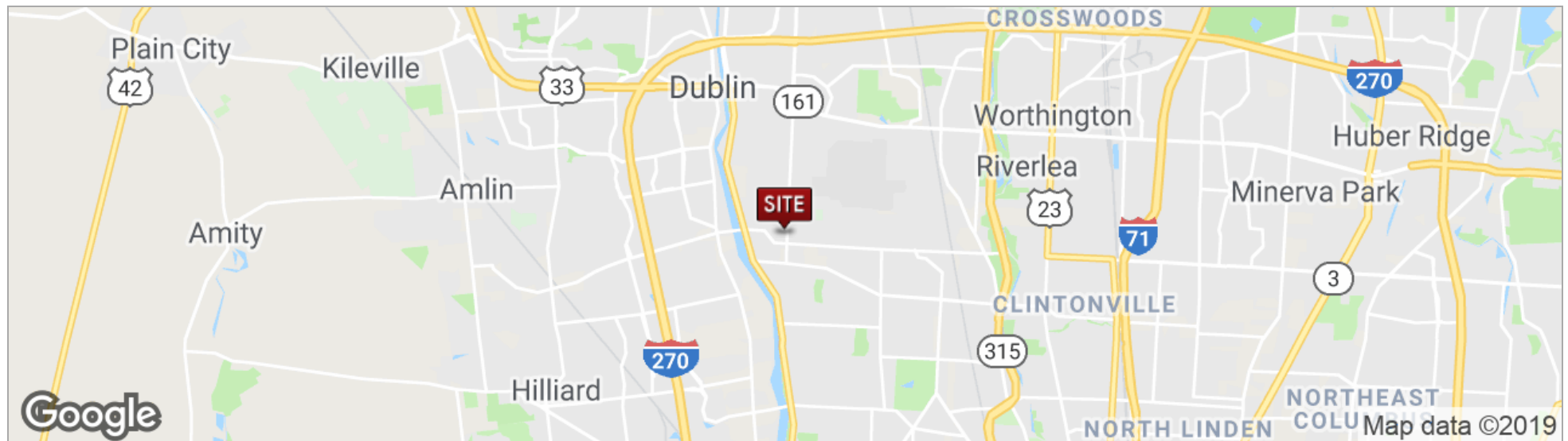
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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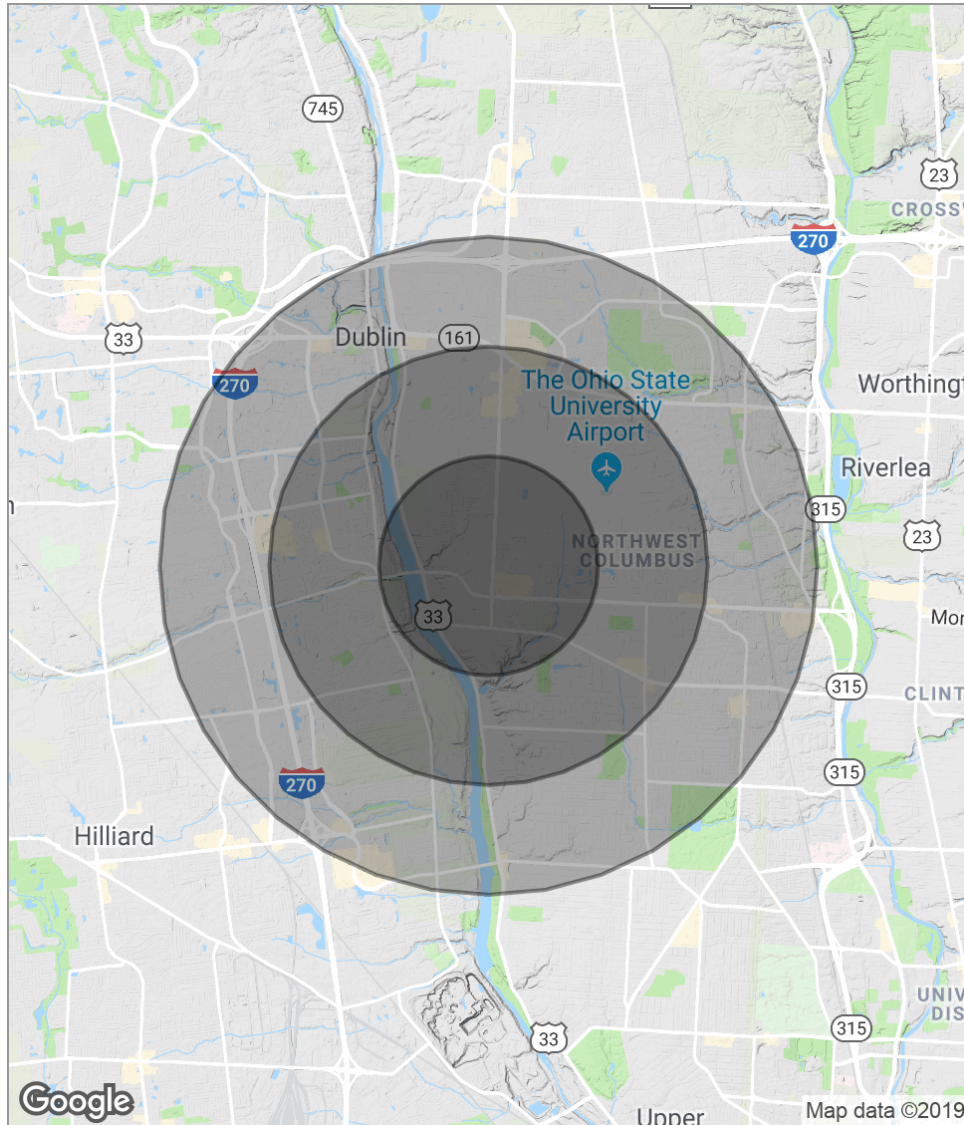
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	13,984	41,460	82,038
Median age	32.4	34.8	36.3
Median age (Male)	32.3	34.1	35.5
Median age (Female)	32.9	36.2	37.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,403	18,463	36,164
# of persons per HH	2.2	2.2	2.3
Average HH income	\$67,834	\$81,524	\$83,721
Average house value	\$206,942	\$251,266	\$264,025

* Demographic data derived from 2010 US Census

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