



MIKE MCNULTY / PARTNER

EXECUTIVE VICE PRESIDENT

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4261 MORSE ROAD

COLUMBUS, OH 43230

FREE STANDING 9,916 SQ FT, 2-STORY OFFICE BUILDING
FOR SUBLEASE

SUBLEASE HIGHLIGHTS

Free standing 9,916 square foot 2 story office building on Morse Road for sublease. Located East of I-270/Morse Road interchange, East of Stygler Road, at Cherry Way just west of Cherry Bottom intersection.

- **Outstanding free standing signage on Morse Road w/ fantastic traffic counts**
- **2.23 acre site with Gahanna walking trail and Big Walnut Creek**
- **Close to Easton Town Center and numerous amenities**
- **Extensive parking on site**

PROPERTY OVERVIEW

Fantastic office sublease opportunity at 4261 Morse Road. Located at Morse and Cherry Way just west of Morse and Cherry bottom intersection. Just east of the I - 270 Morse Road/Easton interchange. 9,916 square feet 2-story office with fantastic freestanding signage on Morse Road and Cherry Way entrance.

54 dedicated parking spaces. First floor - 2 conference rooms, work room/center, 3 large offices, Men & Women's restrooms, and 20 individual offices. Lower-level features large training room, separate large office/conference room, utility room, men and women's rest rooms, kitchenette, work room, 13 individual offices.

Originally built in 1995 for real estate office. Vacant and can be made available for immediate occupancy. Sub-lease asking rat of \$13.00 NNN through April of 2029. Well below the current rate of \$19.91 PSF NNN. 2023 NNN's totaled \$8.35

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PROPERTY FACTS

| | |
|----------------------------|-----------|
| Building Type: | Office |
| Year Built: | 1995 |
| Building Height: | 2 Stories |
| Building Size: | 10,027 SF |
| Building Class: | C |
| Typical Floor Size: | 5,158 SF |
| Unfinished Ceiling Height: | 10' |

