

Fully Stabilized Office Building, Close to Upper Arlington and The Ohio State University

921 CHATHAM LANE
COLUMBUS, OHIO

FOR SALE & LEASE



For information, please contact:

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NEWMARK

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921 CHATHAM LANE



OFFICE FOR SALE & LEASE

Chatham Office Park

921 CHATHAM LANE
COLUMBUS, OHIO

ASKING PRICE: \$4,300,000

LEASE RATE: \$21.00 Full Service
(OpEx: \$2.04/SF)

Location

Located just outside the City of Upper Arlington, 921 Chatham Lane is 15 minutes from downtown Columbus and I-270, 5 minutes to Battelle, The Ohio State University and Riverside Hospital. There is campus bus service at the corner.

Access

Conveniently located at Rt. 315 and Ackerman Rd. with immediate access to the highway. A traffic policeman is on duty during afternoon rush hour.

Other Highlights

- Updated Class B office space
- New HVAC system installed in 2020 with UV **germicidal irradiation lights in ductwork.**
- New roof in 2020
- LED Lights throughout the building
- Roof mounted solar panels (92) installed in 2020.
- ADA assisted entry and bathrooms, two elevators, snack room with vending machines, WiFi, security cameras and after-hours key card entry.
- 186 Parking Spaces



921 CHATHAM LANE

51,627 SF +/-

TOTAL BUILDING SIZE

200 SF - 5,500 SF

AVAILABLE FOR LEASE

2.91 AC

PROPERTY SIZE

3

FLOORS

\$421,332.83

NET OPERATING INCOME



921 CHATHAM LANE



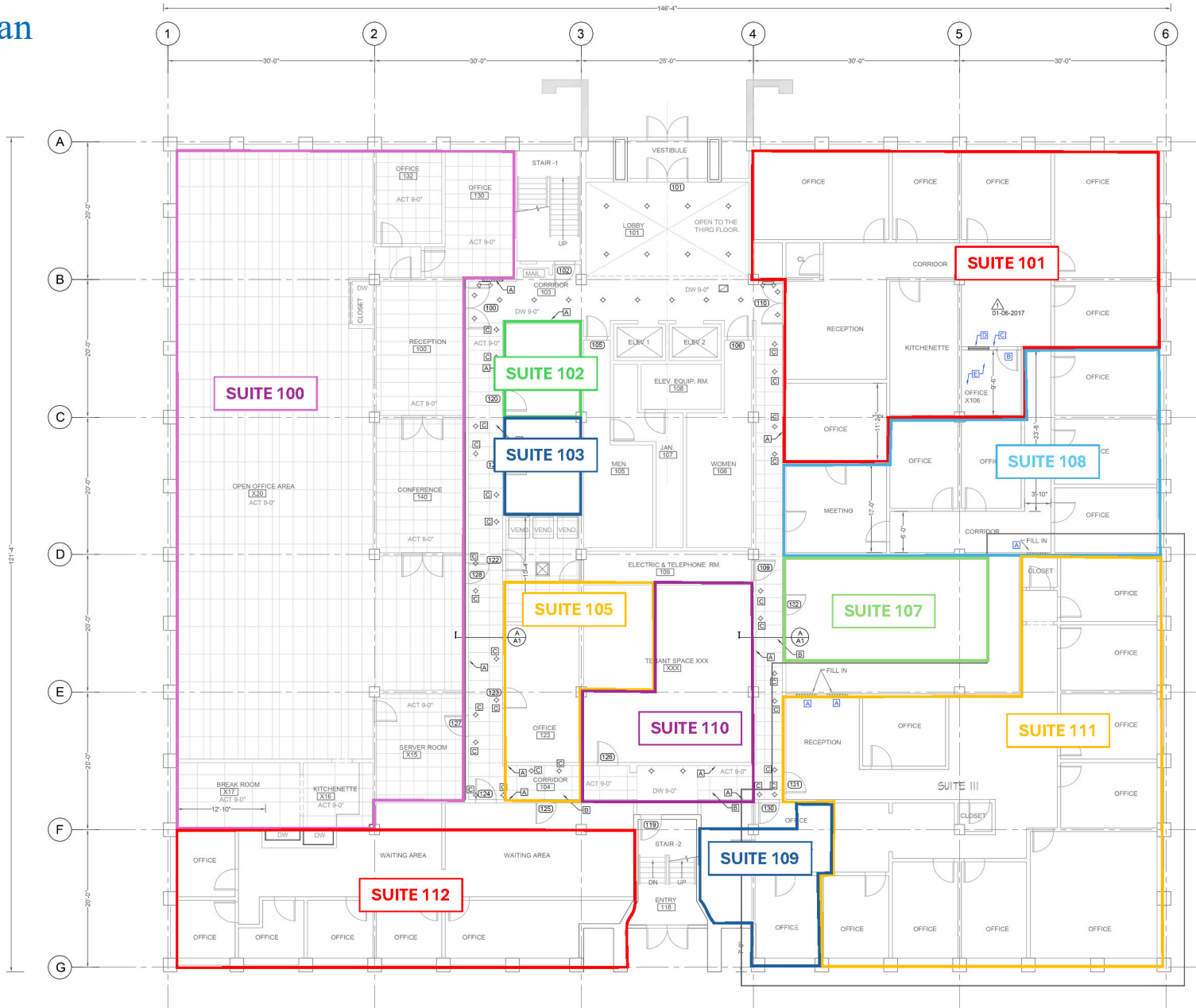
921 CHATHAM LANE



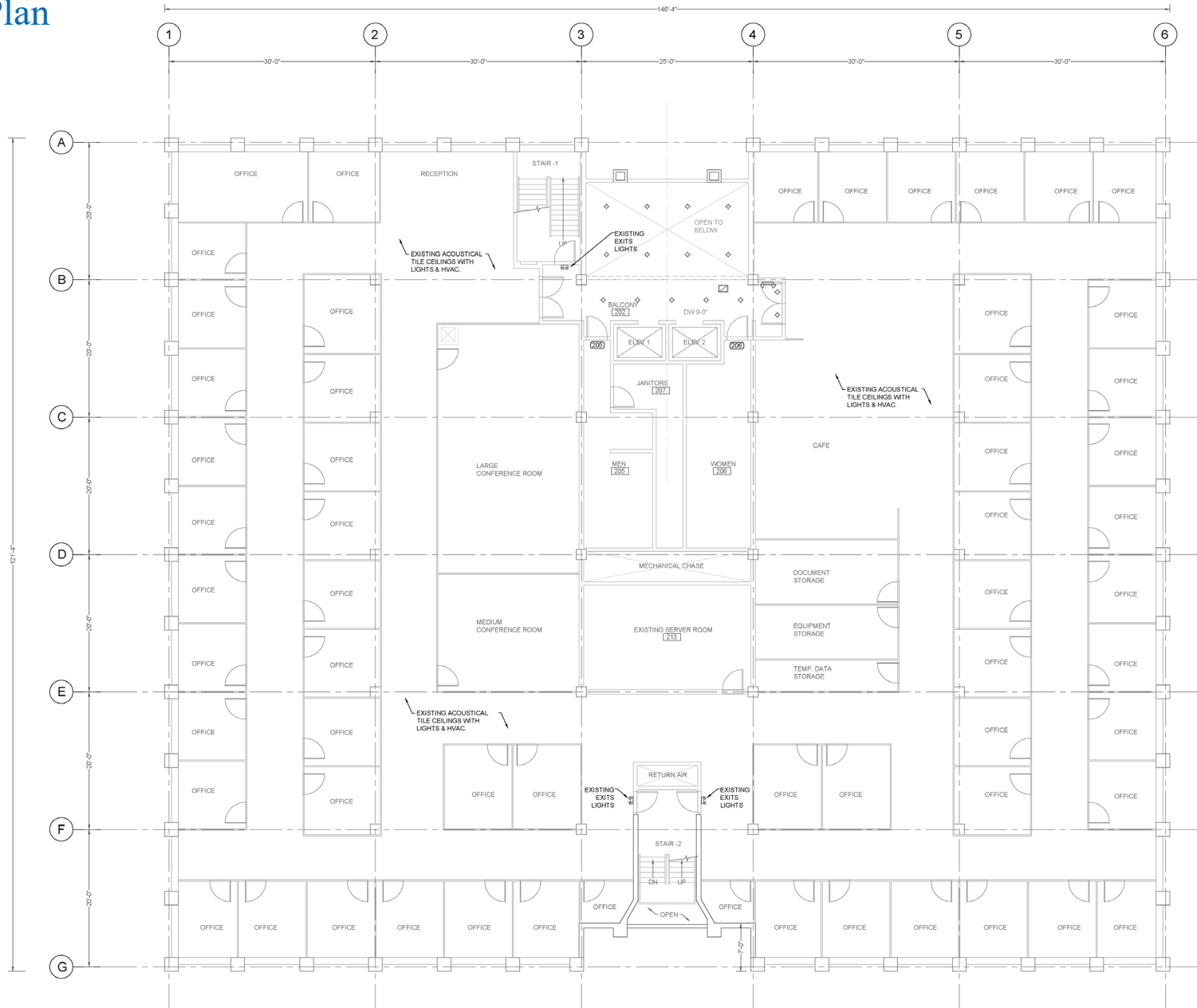
921 CHATHAM LANE



1st Floor Plan



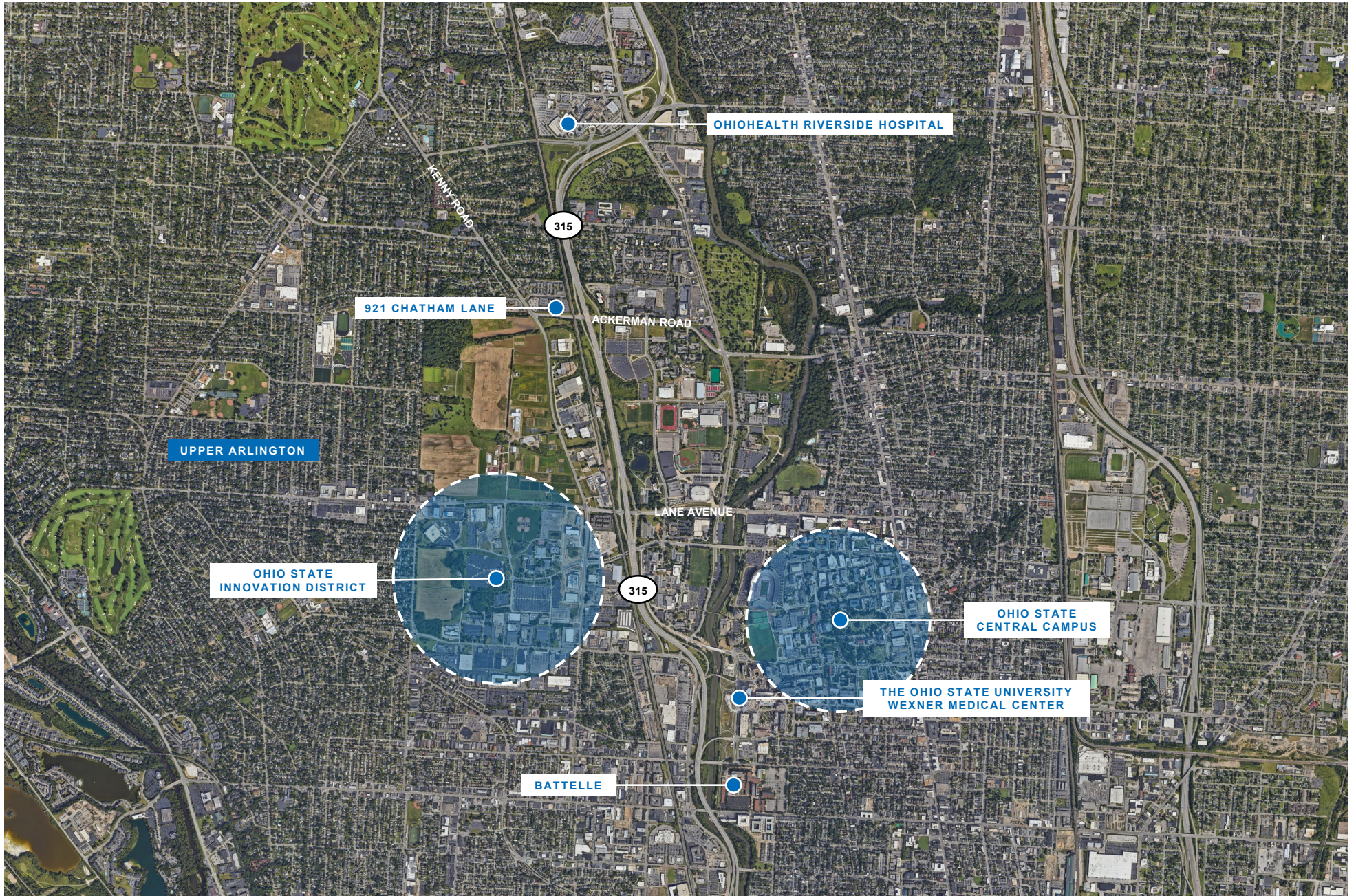
2nd Floor Plan



Stacking Plan

3rd Floor	Suites: 300 4,200 SF 302-A 5,523 SF	Suite 301-A 412 SF	AVAILABLE Suite 301-B 311 SF	Suite 301-C 200 SF	Suite 301-D 200 SF	Suites: 301-E 200 SF 301-F 1,230 SF 301-G 150 SF 302-B1 360 SF 302-B2 380 SF			
	2nd Floor								
	Suite 200 17,502 SF								
1st Floor	Suite 100 5,223 SF	Suite 101 2,465 SF	AVAILABLE Suite 105 452 SF	Suite 107 816 SF	Suite 108 1,305 SF	Suite 109 416 SF	AVAILABLE Suite 110 519 SF	Suite 111 2,700 SF	Suite 112 1,630 SF

921 CHATHAM LANE



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Area Demographics

	1 Mile	3 Miles	5 Miles
Population	9,978	163,187	352,019
Projected Population	9,965	164,325	355,672
Population Growth	0.5%	1.0%	1.2%
Median age	34.3	33.7	34.8
College Educated	64%	60%	46%
Daytime Employees	11,967	127,948	289,720
Households	4,857	69,853	153,556
Median Income	\$49,742	\$67,864	\$59,556
Median Home Value	\$292,014	\$334,215	\$255,406
Median Year Built	1965	1959	1964

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