

An aerial photograph of the Arlington Gateway building at dusk. The building is a multi-story structure with a prominent glass facade on the left side, reflecting the twilight sky. The interior lights are on, and the building's structure is visible through the glass. The right side of the building has a more solid, light-colored facade. The building is situated on a street corner, and the surrounding area includes other buildings, trees, and a few cars on the road. The sky is a mix of blue and orange, indicating the time is either dawn or dusk.

ARLINGTON

GATEWAY

**26,882 SQUARE FEET OF
NEW RETAIL SPACE IN
UPPER ARLINGTON, OHIO**

NEWMARK

KEY FACTS

ARLINGTON GATEWAY
1325-1397 W. LANE AVENUE

26,882 SF

Total Retail Area

Mixed-Use

Property

12

Floors

Free

On-Site Parking

869

Total Parking Spots

4.0/1,000 SF

Overall Parking Ratio

PROPERTY SUMMARY



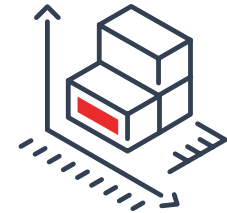
3,670 SF

Space Available



1

Suite Available



3,670

Max Contiguous



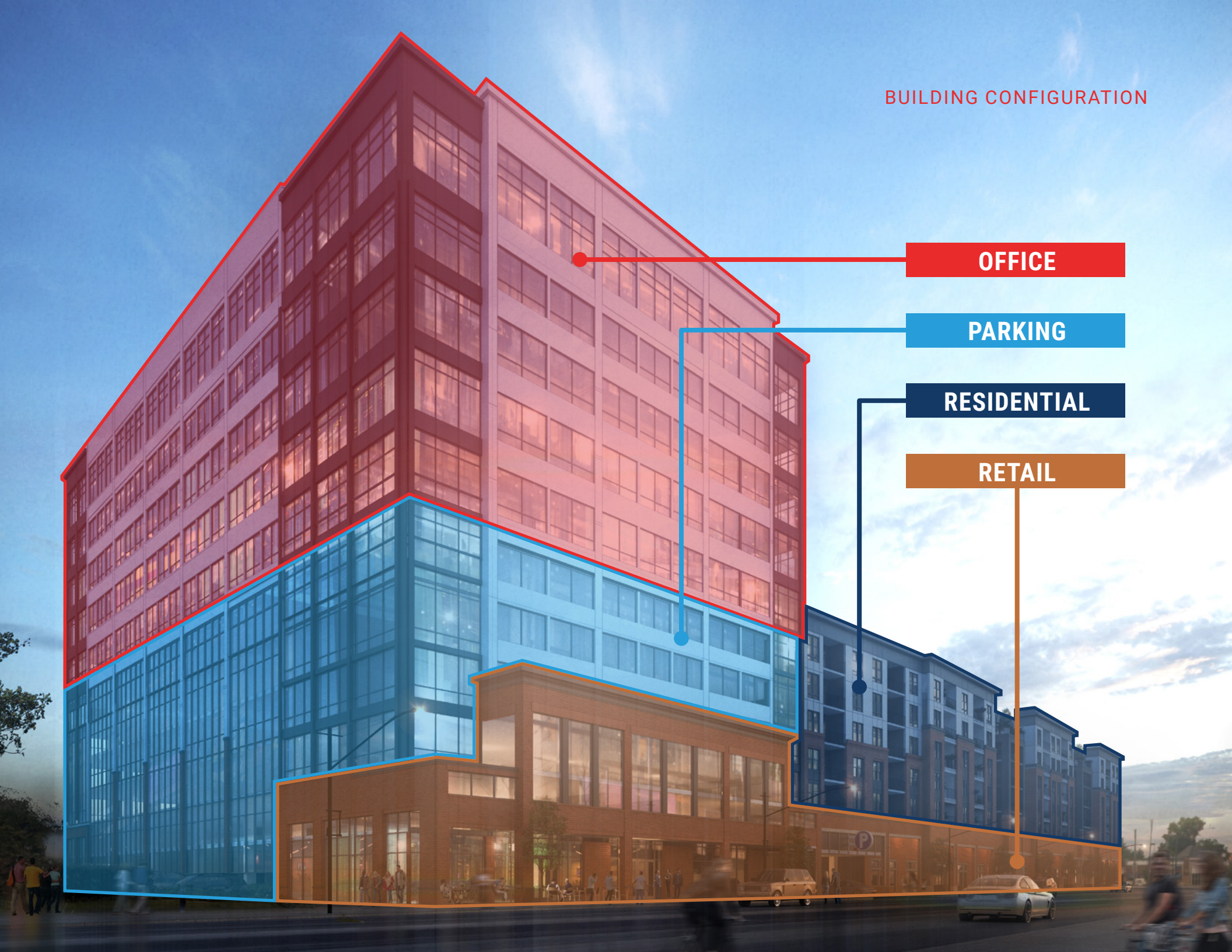
BUILDING CONFIGURATION

OFFICE

PARKING

RESIDENTIAL

RETAIL





PROPERTY HIGHLIGHTS

PROPERTY FEATURES

- First floor retail
- Mixed-Use property with tenants directly above
- Attached parking garage directly off of Lane Avenue
- Building signage available

AREA HIGHLIGHTS

- Highly visible along the Lane Avenue corridor
- In close proximity to The Ohio State University
- Immediately adjacent to Ohio State's planned Innovation District
- Ample shopping and dining within walking distance
- Easy freeway access, just a short distance to SR 315

RETAIL RENDERINGS



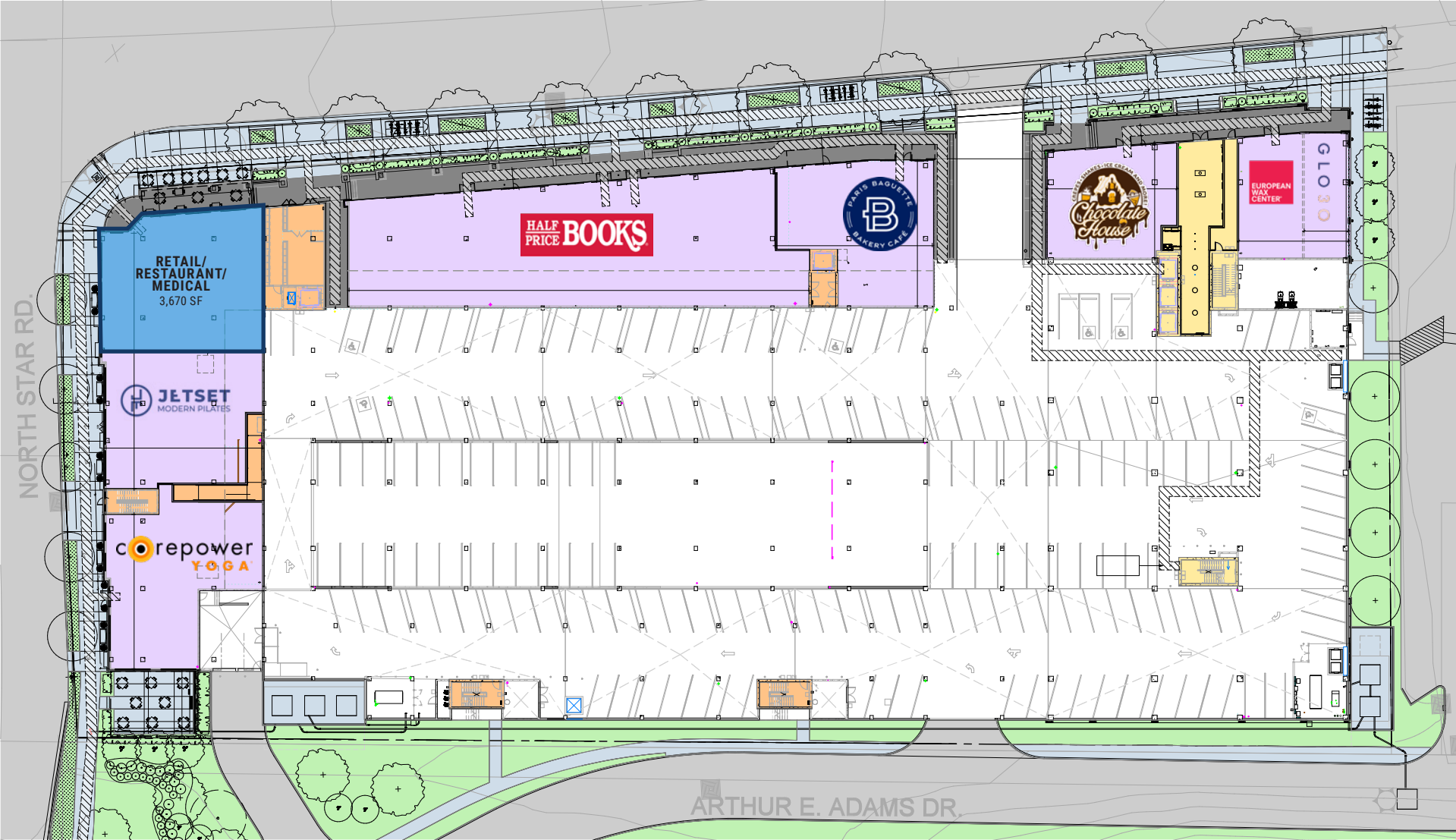
RETAIL RENDERINGS



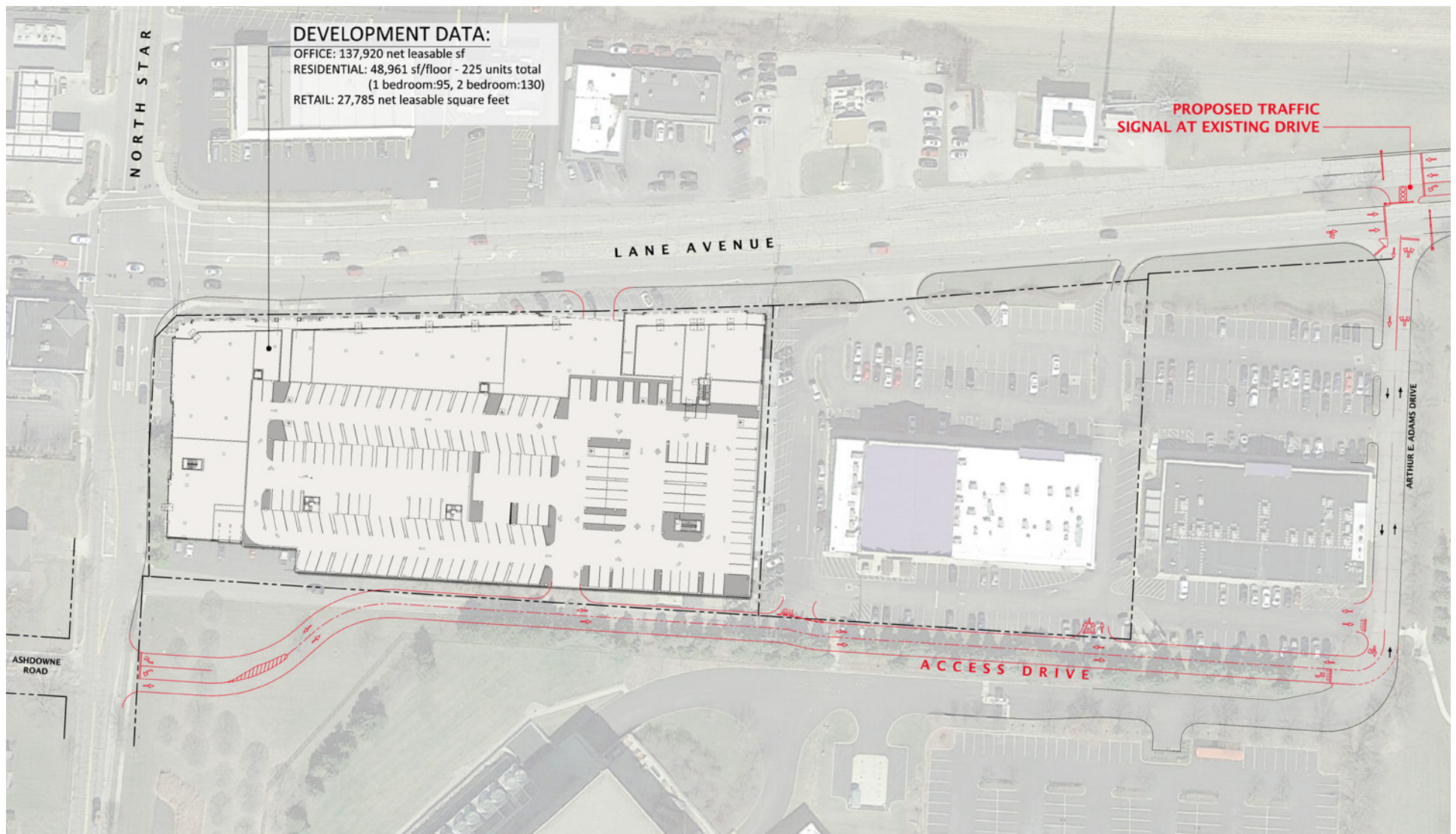
RETAIL RENDERINGS



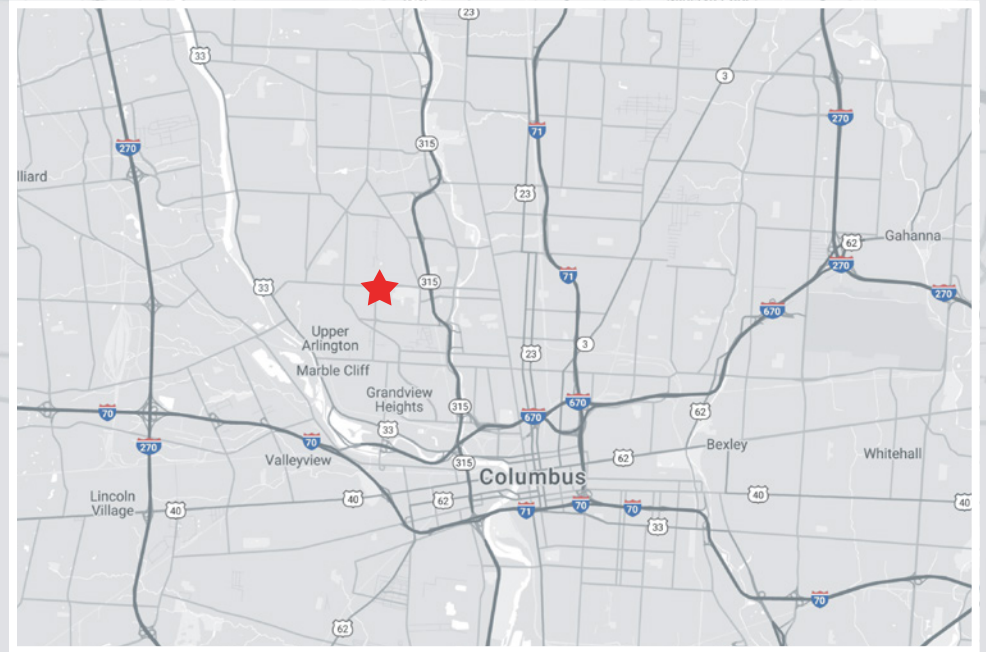
LEASING PLAN



SITE PLAN



LOCAL AND AREA MAPS



AREA HIGHLIGHTS

Kingsdale Shopping Center

OhioHealth
Riverside Hospital

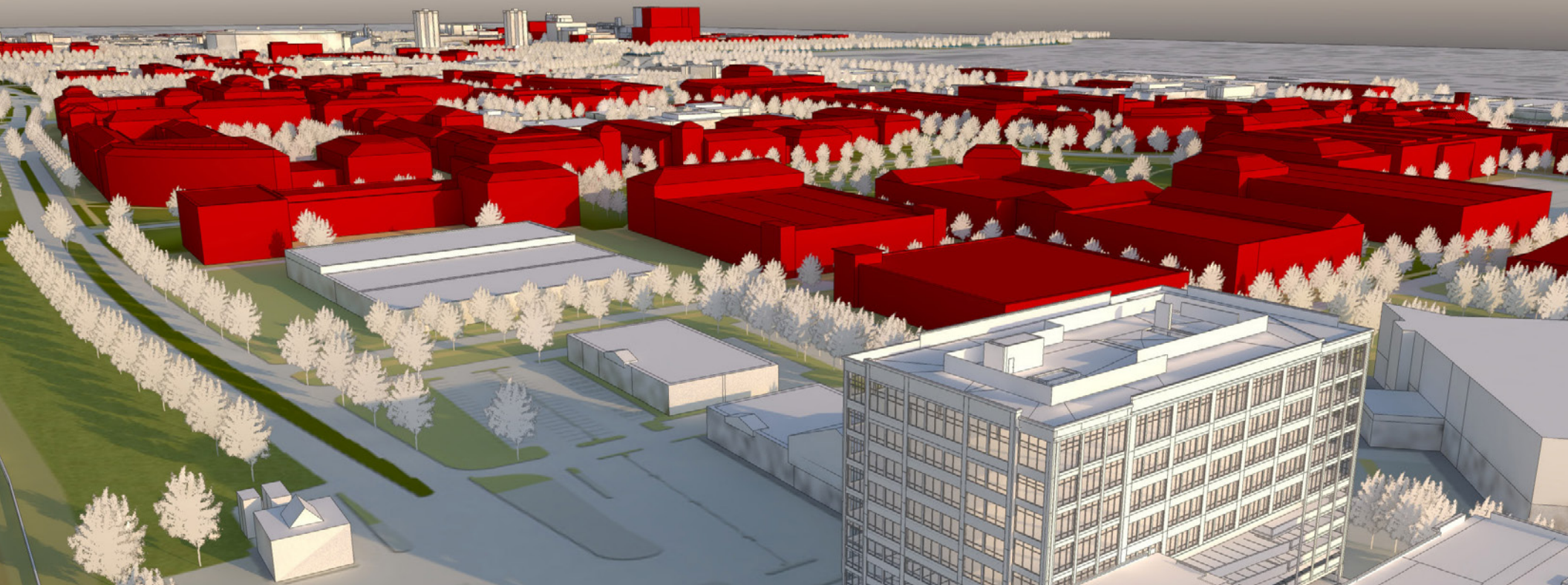
Scioto Country Club

The Ohio State
University

Ohio Expo Center & State Fair

Ohio State
Innovation District

Grandview
Yard



THE OHIO STATE UNIVERSITY INNOVATION DISTRICT

A master planned innovation district is in the building stages on Ohio State's west campus, located west of Kenny Road and south of Lane Avenue, with facilities that will support research and technology commercialization. This project will deliver a space to learn, incubate, accelerate, grow and partner with local businesses and the broader community.

Nationwide Children's Hospital, in partnership with OSU, has broken ground on their \$100M gene therapy factory at the corner of Lane Avenue and Kenny Road. The 185,000-square-foot facility is 100,000 square feet larger than initial estimates.

The emerging district underscores the university's Framework 2.0 plan, the main idea of which is to establish a denser campus at the epicenter of a large, growing city.

DISTRICT HIGHLIGHTS

- 9-12 million square feet
- Will contain mixed-use development along with residential units for up to 4,000 people
- Area bordered by Lane Avenue to the south, Kinnear Road to the north, Kenny Road to the east and North Star Road to the west

AREA RETAILERS



ARLINGTON GATEWAY | UPPER ARLINGTON, OHIO | AREA SNAPSHOT

THE CITY OF UPPER ARLINGTON



40.2
MEDIAN
AGE



79.8%
BACHELOR'S
DEGREE



\$155,167
MEDIAN
INCOME



	FIVE-MILE RADIUS	THREE-MILE RADIUS	ONE-MILE RADIUS
POPULATION	357,783	153,705	12,288
HOUSEHOLDS	156,759	66,238	5,680
INCOME	\$65,476	\$73,708	\$85,987
HOME VALUE	\$352,325	\$466,698	\$644,172

FOR MORE INFORMATION

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Newmark and Kohr Royer Griffith have been engaged as the exclusive leasing representatives for 1325-1397 West Lane Avenue. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of lease and availability are subject to change or withdrawal without notice.

NEWMARK