

ARLINGTON GATEWAY

1325-1397 WEST LANE AVENUE | UPPER ARLINGTON, OHIO



PROPERTY SUMMARY

ARLINGTON GATEWAY
1325-1397 WEST LANE AVENUE

140,000 SF

Total Office Area

April 2021

Projected Completion

5

Floors

28,000 SF

Typical Floor Size

Free

On-Site Parking

784

Total Parking Spots

4.0/1,000

Overall Parking Ratio

PROPERTY SPECIFICATIONS

ASKING RATE	\$19.25 NNN
BUILDING CONTIGUOUS	140,000 SF
ESTIMATED OPERATING EXPENSES	\$9.50/SF



OFFICE SPACE AVAILABILITY

FLOORS 6 - 10	28,000 SF Floor Plates	Asking \$19.25/SF NNN	Occupancy April 2021
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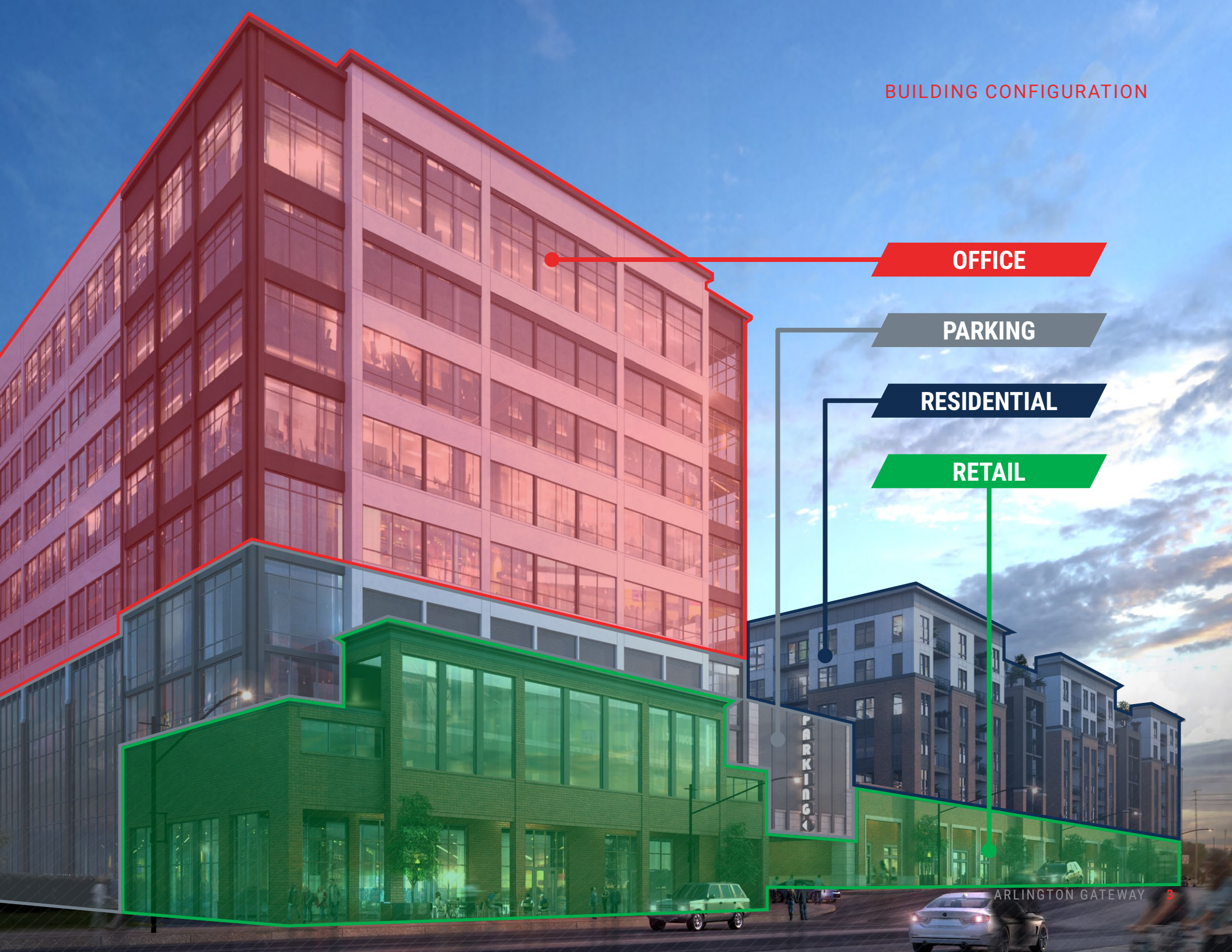
BUILDING CONFIGURATION

OFFICE

PARKING

RESIDENTIAL

RETAIL





PROPERTY HIGHLIGHTS

PROPERTY FEATURES



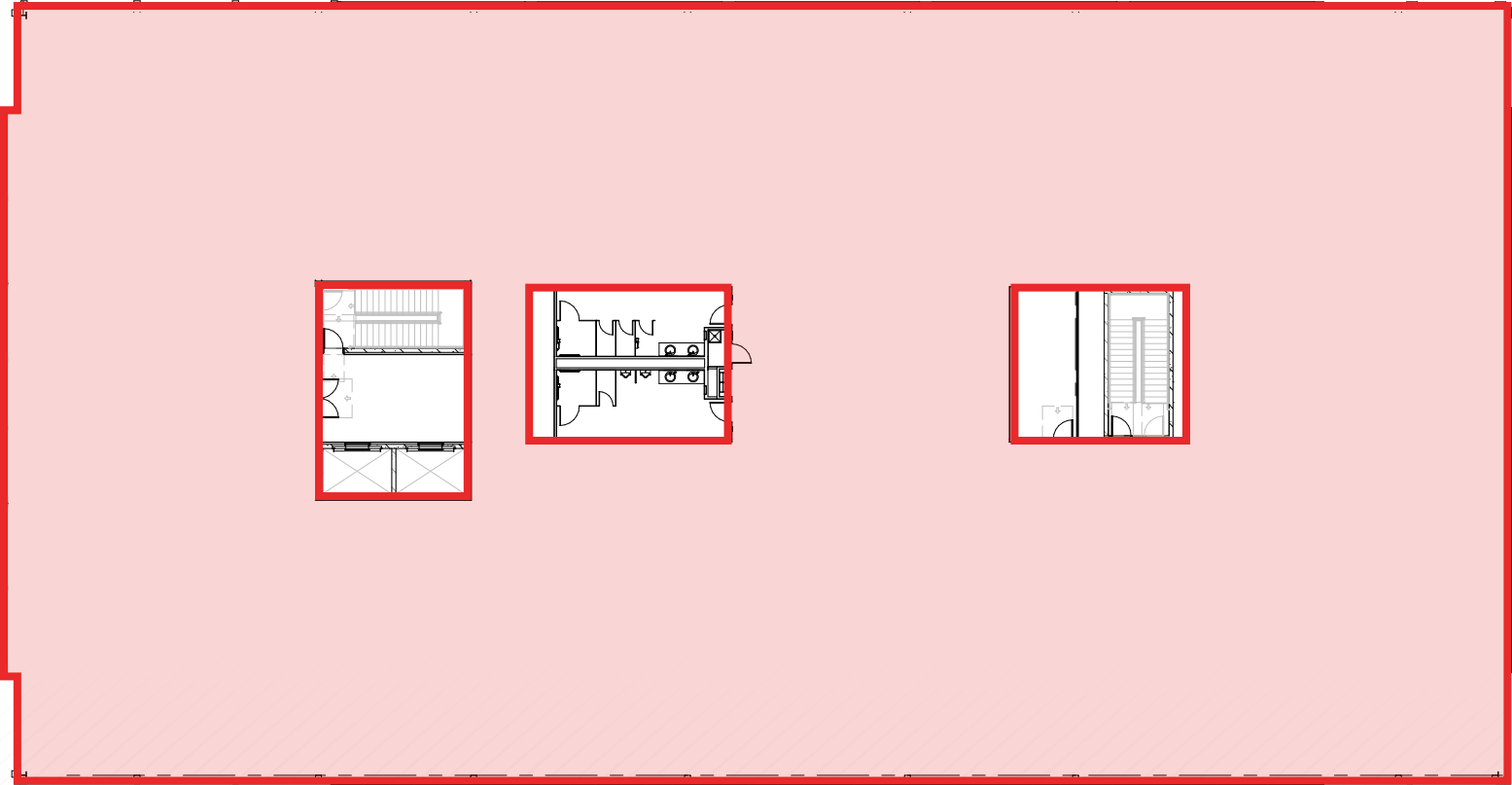
- First floor retail
- Mixed-Use property with tenants directly below
- Attached parking garage directly off of Lane Avenue
- Building signage available

AREA HIGHLIGHTS

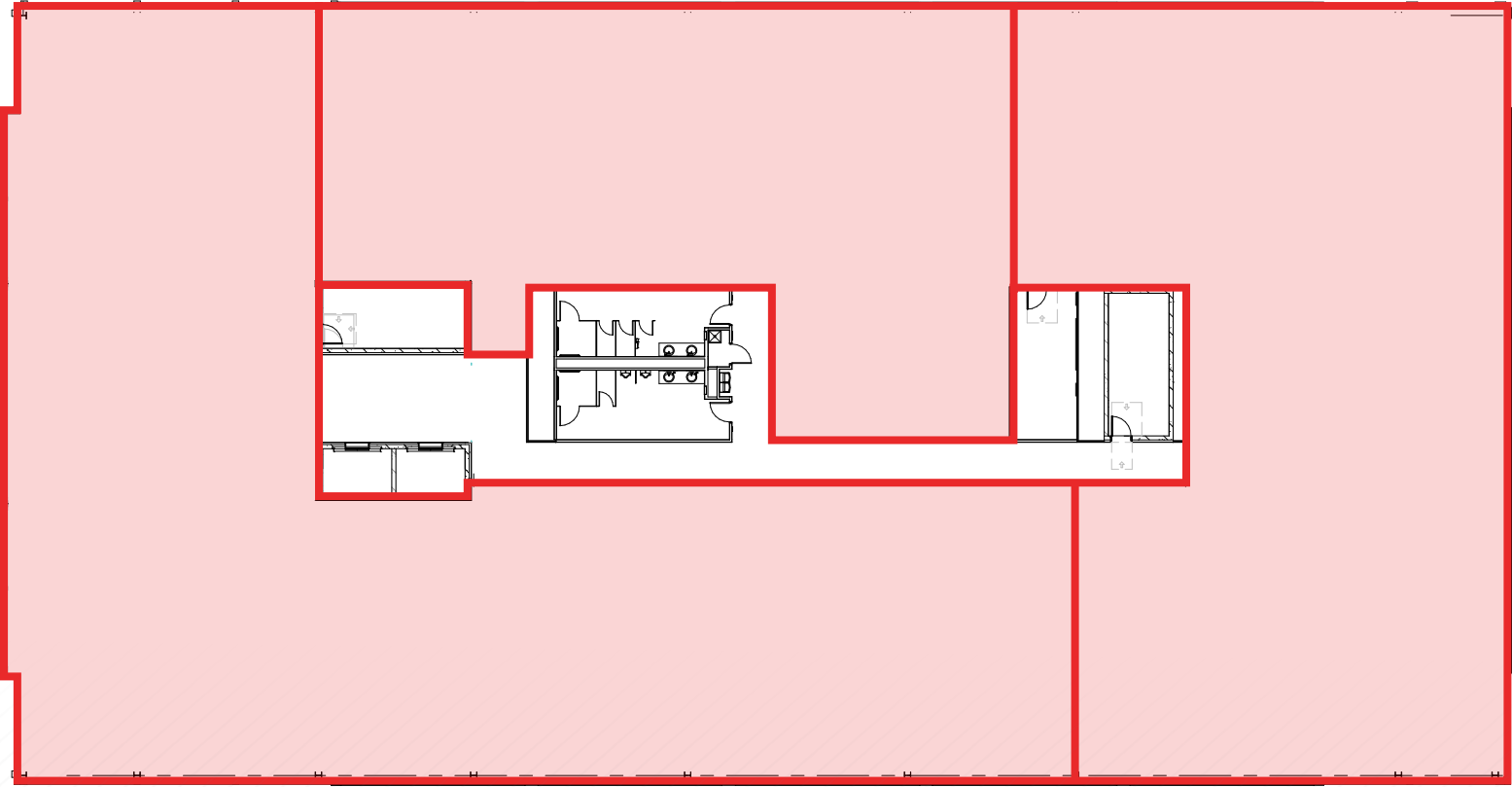


- Highly visible along the Lane Avenue corridor
- In close proximity to The Ohio State University
- Immediately adjacent to Ohio State's planned Innovation District
- Ample shopping and dining within walking distance
- Easy freeway access, just a short distance to SR 315

SINGLE TENANT



MULTI TENANT

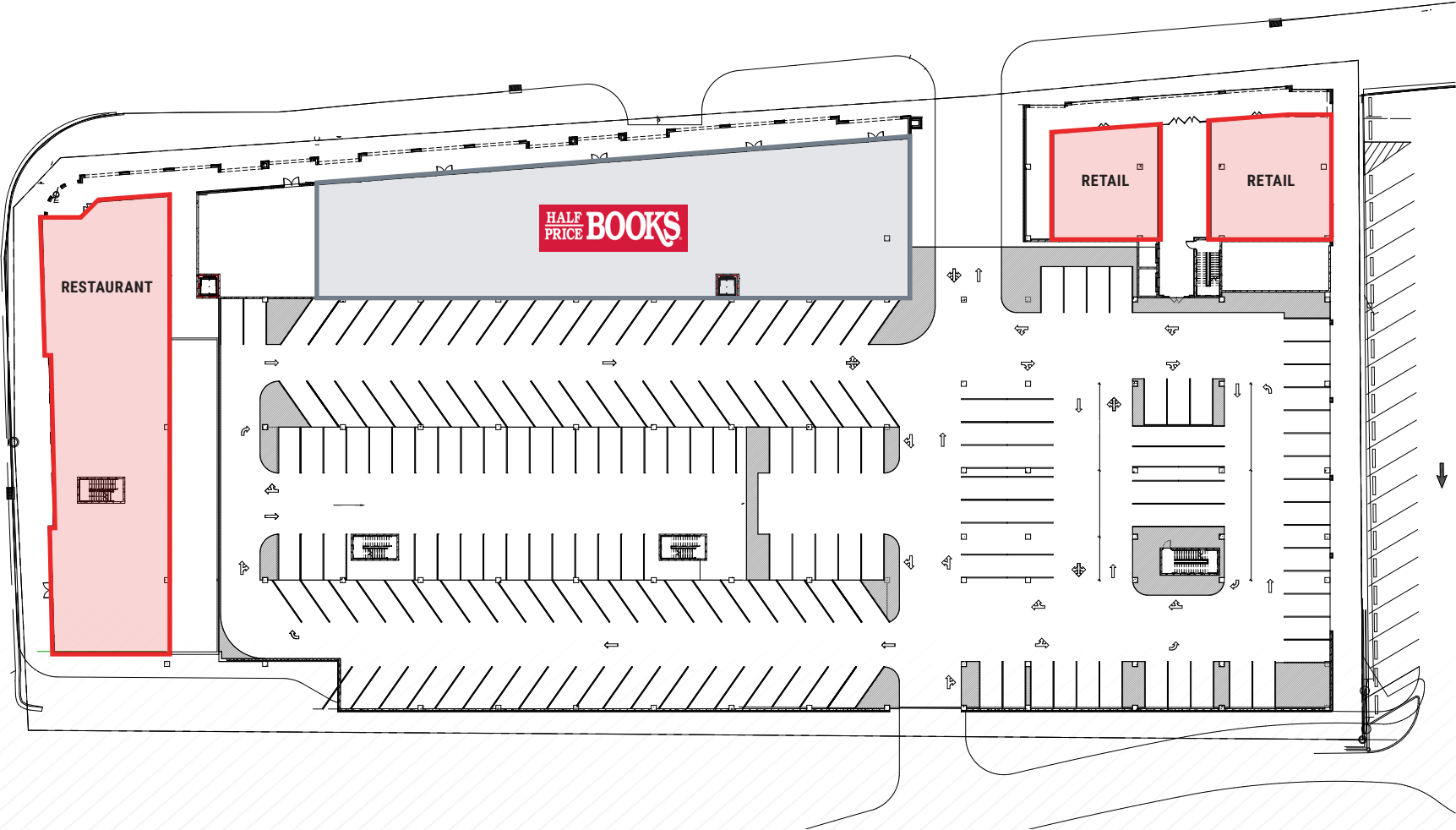


WEST BUILDING

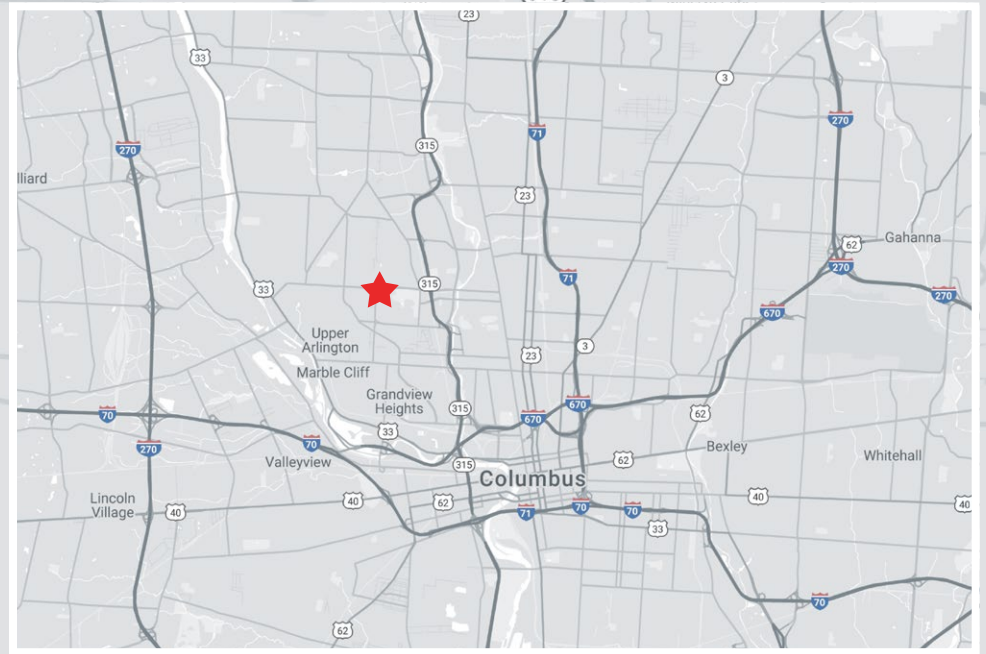
23,500 SF of Retail

EAST BUILDING

5,500 SF of Retail



LOCAL AND AREA MAPS



ARLINGTON GATEWAY
1325-1397 WEST LANE AVENUE | UPPER ARLINGTON, OHIO

AREA HIGHLIGHTS

**OhioHealth
Riverside Hospital**

Kingsdale Shopping Center

**The Ohio State
University**

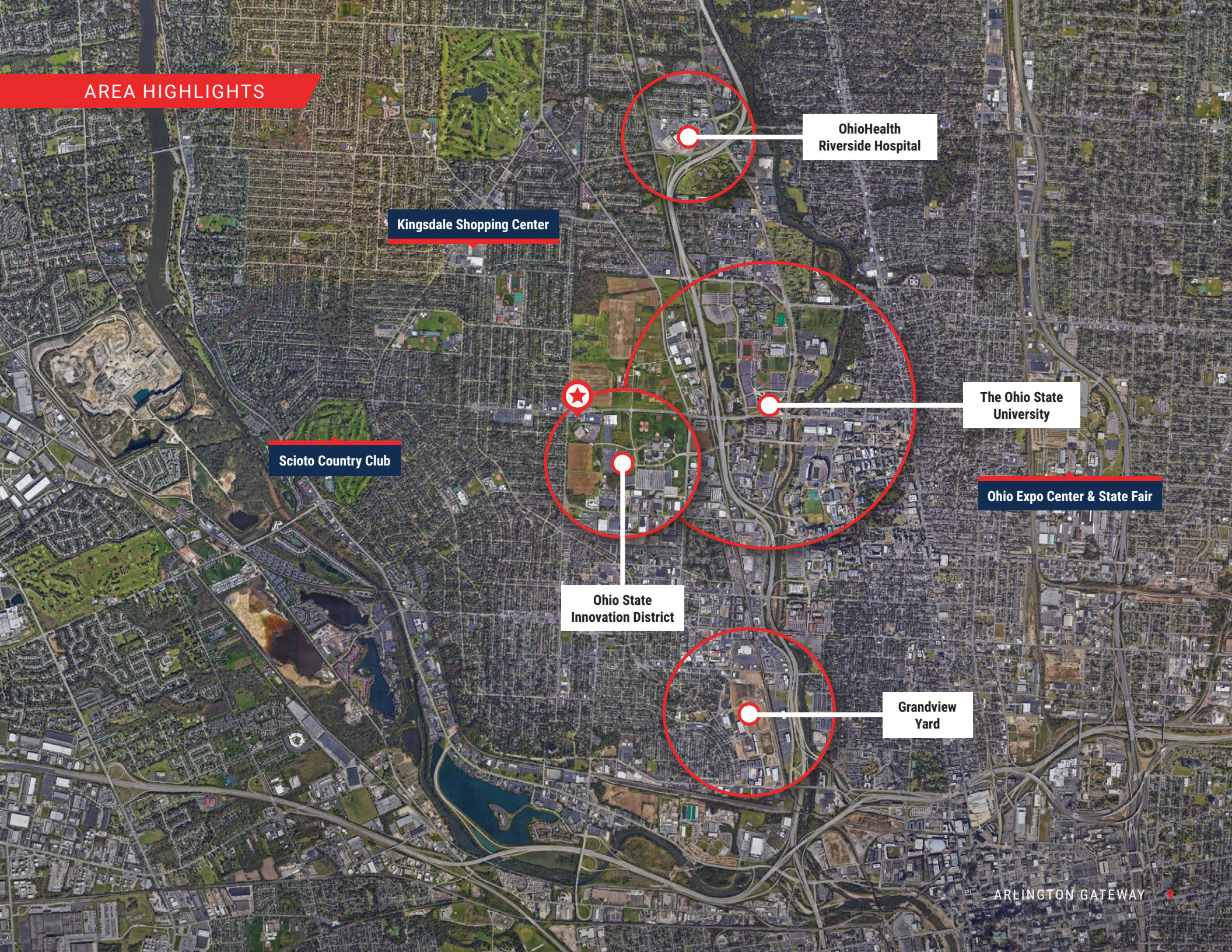
Scioto Country Club

Ohio Expo Center & State Fair

**Ohio State
Innovation District**

**Grandview
Yard**

ARLINGTON GATEWAY





THE OHIO STATE UNIVERSITY INNOVATION DISTRICT

A proposed innovation district is in the planning stages on Ohio State's west campus, located west of Kenny Road and south of Lane Avenue, with two buildings 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.

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.

The two new buildings will join the Wexner Medical Center West Campus Ambulatory Center Facility as fixtures on west campus. The ambulatory center, to be located south of the Kenny and Carmack roads intersection, is currently in its design phase. The facility will be approximately 400,000 square feet and will include central Ohio's first proton therapy treatment facility.

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, Kinneer 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



42.2
MEDIAN
AGE



74.0%
BACHELOR'S
DEGREE



\$105,907
MEDIAN
INCOME



	FIVE-MILE RADIUS	THREE-MILE RADIUS	ONE-MILE RADIUS
POPULATION	328,939	136,900	12,083
HOUSEHOLDS	142,388	32,938	5,625
INCOME	\$51,126	\$59,612	\$77,455
HOME VALUE	\$189,294	\$279,515	\$376,745

FOR MORE INFORMATION

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Newmark Knight Frank 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.

