



Colliers

One Executive Parkway

4151 Executive Parkway
Westerville, OH 43081

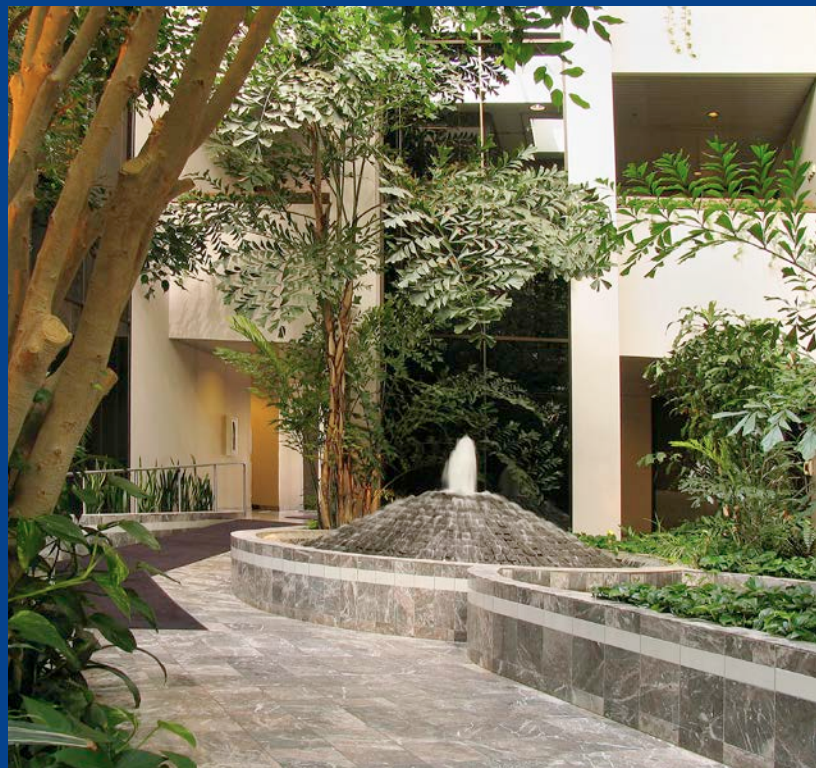
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Accelerating success.

Property Overview



One Executive Parkway is a three story, multi-tenant office building located in Westerville. The building consists of 119,925 square-feet and was built in 1987 and renovated in 1999. The estimated operating expenses are \$8.99.

Available Space

Suite	RSF	Rate/RSF/Yr	Comments	
Suite 100	2,621	\$11.00 NNN	Open office space	Click Here For Virtual Tour
Suite 110	3,788	\$11.00 NNN	Furniture available	Click Here For Virtual Tour
Suite 105	4,433	\$11.00 NNN	Mostly open office	Click Here For Virtual Tour
Suite 210	2,930	\$11.00 NNN	Mostly private offices	Click Here For Virtual Tour
Suite 215	3,244	\$11.00 NNN	Nice mix of open space and private offices	Click Here For Virtual Tour
Suite 300	13,636	\$11.00 NNN	Large suite on the third floor with private offices (divisible)	-
Suite 345	2,427	\$11.00 NNN	Open area with private offices	Click Here For Virtual Tour
Suite 370	1,023	\$11.00 NNN	Open area with private offices	Click Here For Virtual Tour

Building Details

General >

Address: 4151 Executive Parkway
Year Built: 1986
Est Operating Expenses: \$8.99 PSF

Building Area >

Total RBA: 119,925
Floors: 3
Floor Size: 40,000 SF

Parking >

Total Spaces: 575
Parking Ratio: 4.8/1,000

Elevators >

Passenger Elevators: 2
Freight Elevators: 1

Interior Office Finish >

Ceiling: Acoustic - drop ceiling/2x4 grid
Ceiling Height: 9'
Interior Doors: 8'
Door Dimensions: 3' x 8' or 9'
Hardware/Locks: Best "D" Keyway/ dark anodized aluminum
Lighting: T8/ two and three lamp

Communications >

Telecommunications: Time Warner, AT&T

Mechanical >

HVAC: Pneumatic, 7 RTU's
Energy Management System: Trane Tracer

Utilities >

Water: Ohio American Water
Electric: AEP Ohio
Gas: Volunteer Energy Services

Fire & Life Safety >

Systems: Honeywell/sprinkler

Building Access >

Building Hours: 6:30 AM - 8:00 PM M-F, 8:00 AM - 2:00 PM Sat.
After-Hours Access: 24 hours via access system (Prox cards)

Area Amenities

Auto Care

Captain Car Wash
Elite Auto Care
Firestone Master Care Center
Meineke Car Care Center
National Auto Care
Total Auto Care
Valvoline Instant Oil Change

Banks

Chase
Fifth Third
Heartland Bank
Huntington
Irwin Union Bank
Key Bank
National City Bank
Park National Bank
US Bank
Wes Banco Bank

Child Care

Children's World
Learning Center
Goddard School
La Petite Academy
Ready, Set, Grow

Golf

Big Walnut Golf Club
Clover Valley Golf Club
Jefferson Country Club
Lakes Golf & Country Club
Little Turtle Country Club
Medallion Club
New Albany Country Club
Winding Hollow Country Club

Grocery Stores

Giant Eagle
Kroger
Meijer

HEALTH CLUBS

Bally Total Fitness
California Fitness
Curves
Gold's Gym
Jenny Craig Weight Loss Center
Lakes Athletic Club
Life Time Fitness
Lifestyle Family Fitness
Optium Health & Fitness Center
Swim & Tennis Club
YMCA

Health Services

Children's Hospital
Dermatology & Skin Surgery
Center
Doctors Hospital of Columbus
Eye Designs New Albany
Gahanna Health Care Center
Grant Medical Center
Lens Crafters
Mount Carmel East
New Albany Family Health
Ohio Health Center
Rainbow Pediatrics
Riverside Methodist Hospital

Hotels

Baymont Inn and Suites
Comfort Suites
Courtyard Columbus Easton
Crowne Plaza Hotel
Extended Stay America
Hilton Columbus at Easton
Mariott ExecuStay Columbus

Salons

Charles Penzone Grand Salon
Chestnut Hill Beauty Salon
Kenneth's
New Albany Barber Salon
Salon Therapy
Willie's Barber Salon

Restaurants (Casual)

Asian Gourmet Sushi Bar
Bellacino's Pizza
Grinders
Bob Evans
Buffalo Wild Wings Grill & Bar
Chalet Pizza & Carry Out
Chi Thai Restaurant
Chipotle
Cici's Pizza
Eagle Pizza
First Watch
Gibby's New Albany Grill
Great Wall Chinese
Hoover Grill
Johnny Buccelli's
Long Horn Steakhouse
Long John Silver's
Max & Erma's

Mi Mexico

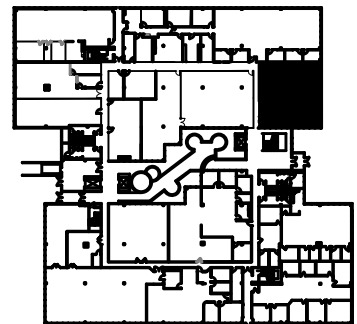
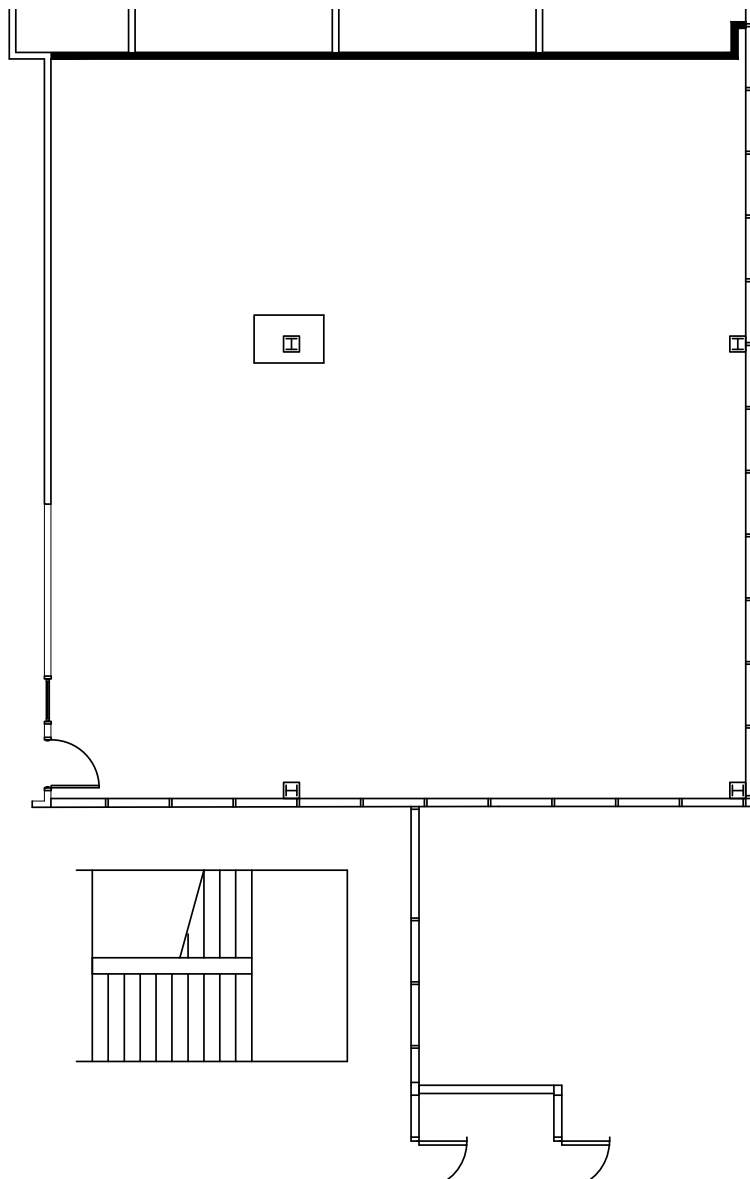
Milano's Italian Experiences
O'Charley's
Panera Bread
Pizza Pan
Rotolo's Pizza
Rusty Bucket Corner Tavern
Salsarita's
Scrambler Marie's
Smackies Smokehouse
Starbucks
Tim Hortons

Restaurants (Upscale)

Bon Vie Bistro & Wine Bar
Brio Tuscan Grille
Café Istanbul
McCormick & Schmick's
Seafood
Mitchell's Ocean Club
P.F. Chang's China Bistro
Smith & Wollensky

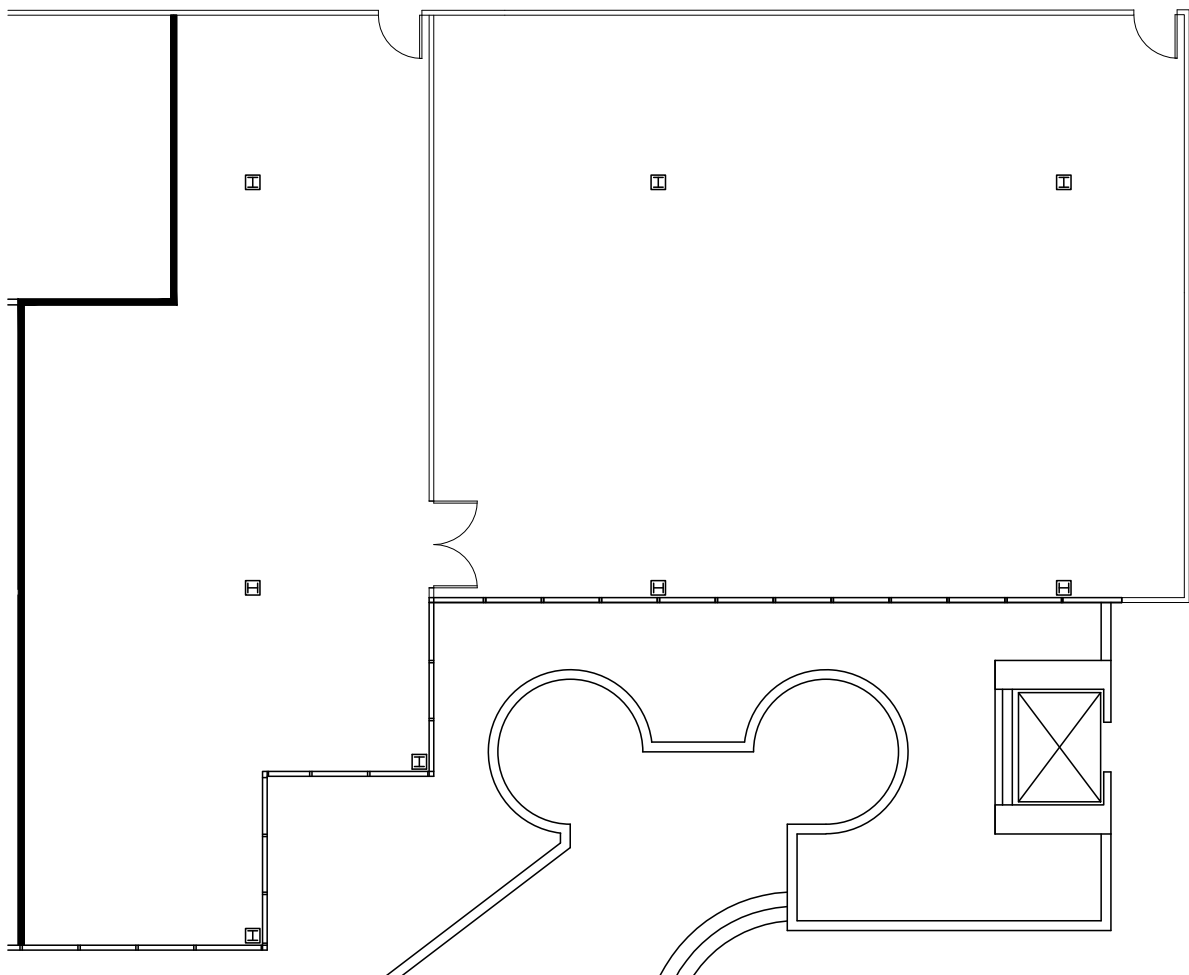
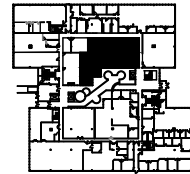
Floorplans

Suite 100 - 2,621 RSF



Floorplans

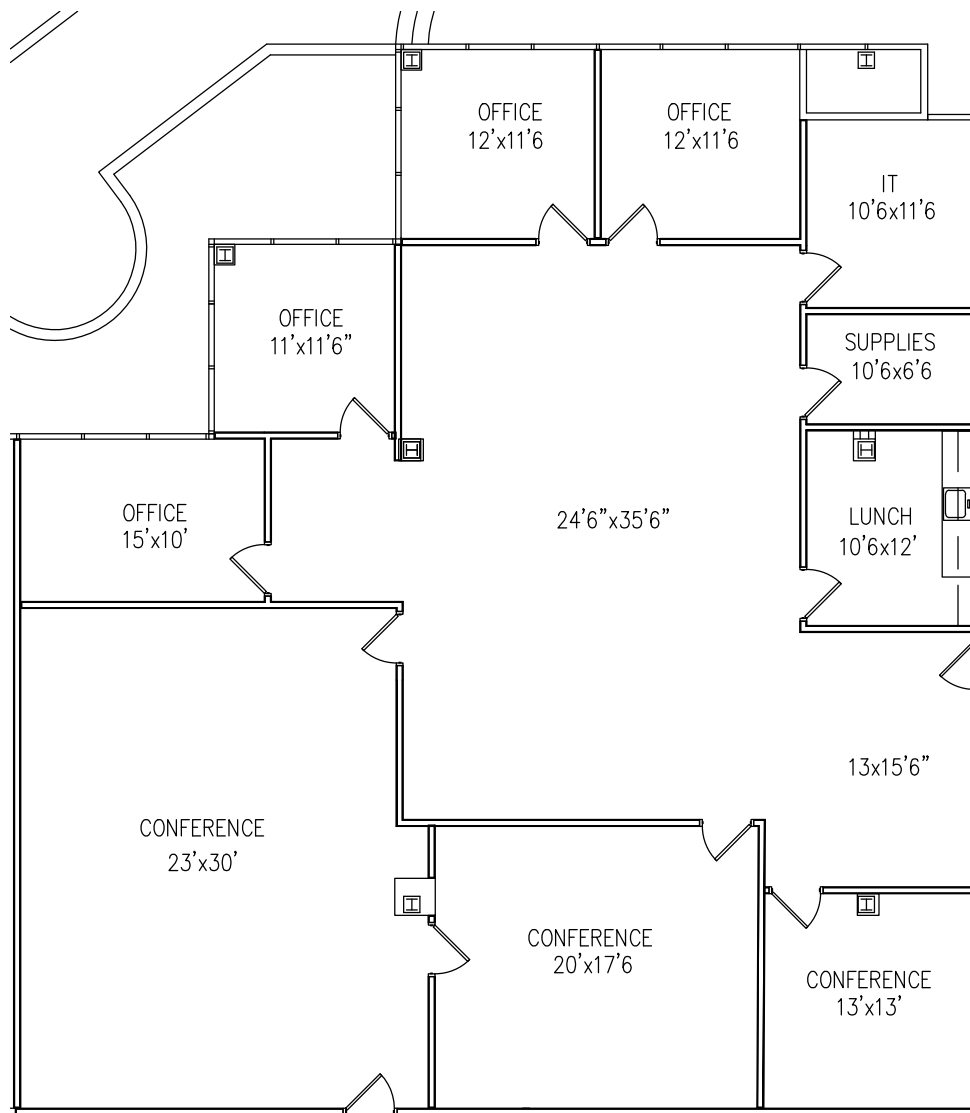
Suite 105 - 4,433 RSF



Floorplans

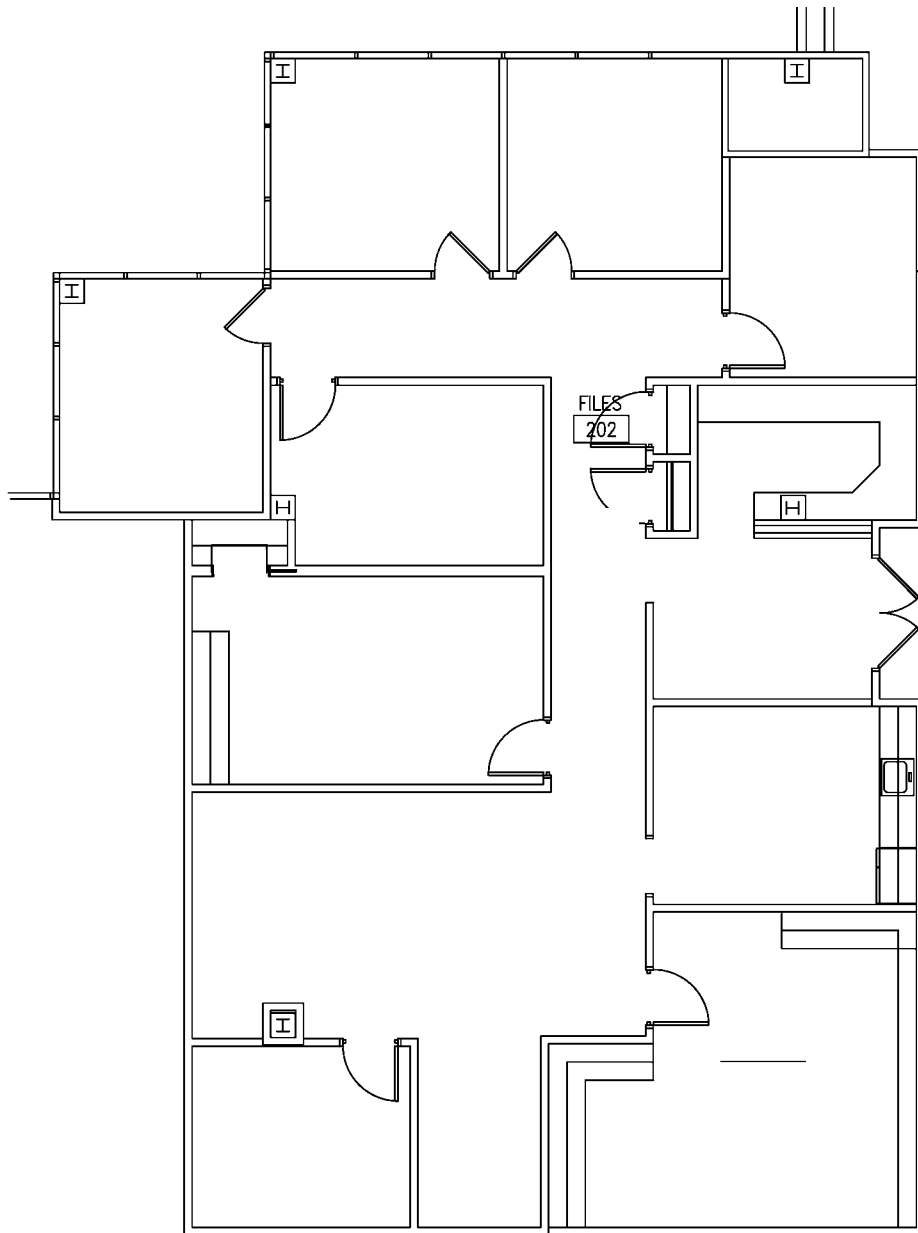
Suite 110 - 3,788 RSF

Furniture Available



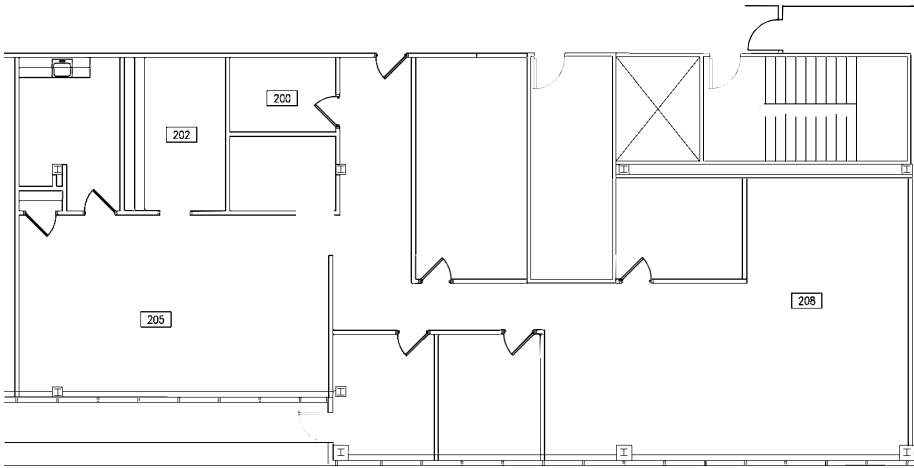
Floorplans

Suite 210 - 2,930 RSF

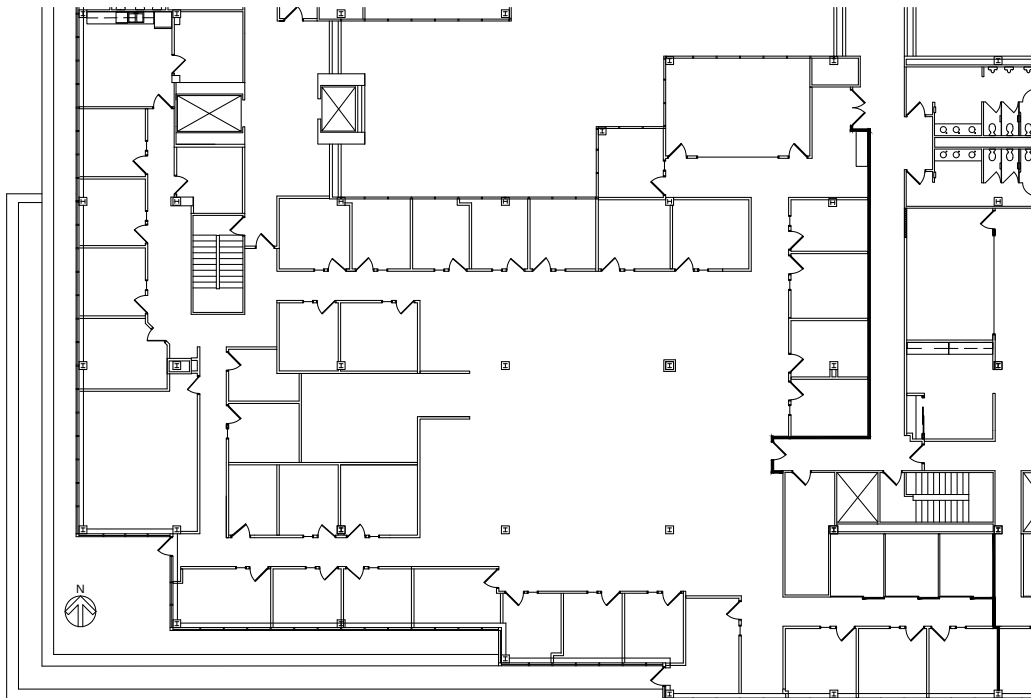


Floorplans

Suite 215 - 3,244 RSF

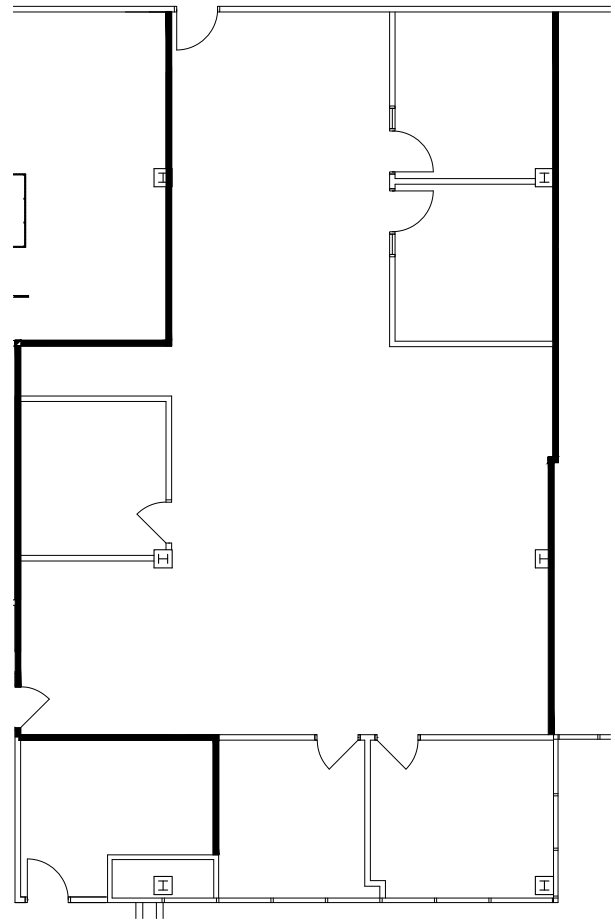


Suite 300 - 13,636 RSF

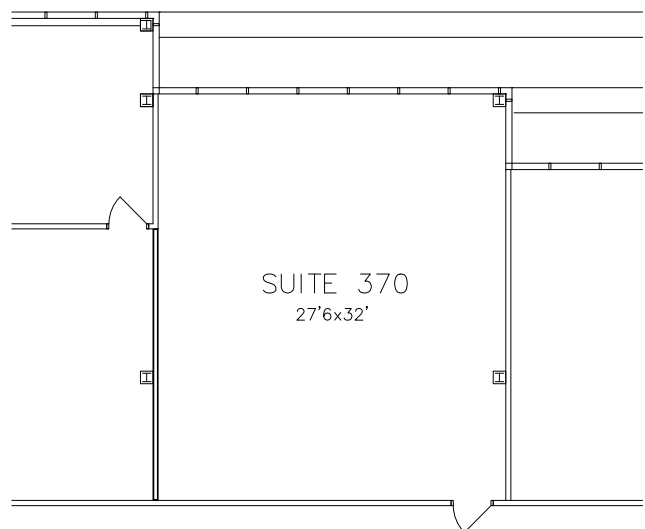


Floorplans

Suite 345 - 2,427 RSF



Suite 370 - 1,023 RSF





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