



Colliers

735

TAYLOR ROAD | GAHANNA

Available For Sale & Lease



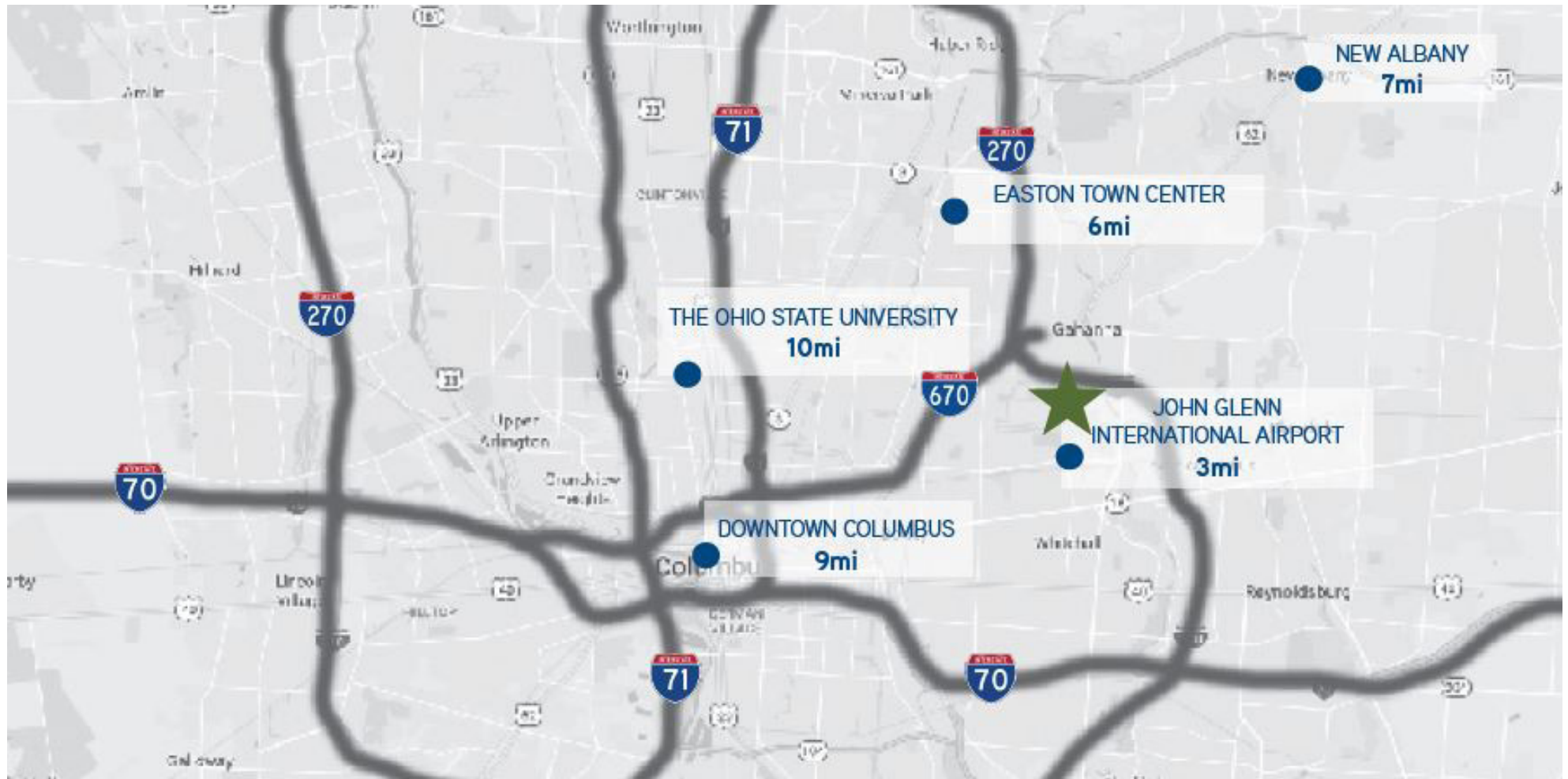
## AVAILABILITY FOR LEASE

Two-story, multi-tenant building built in 1999 and consisting of 32,340 square feet

| SUITE                                          | RSF   | RATE/RSF/YR | COMMENTS                                      |
|------------------------------------------------|-------|-------------|-----------------------------------------------|
| 100                                            | 3,105 | \$18.95 MG  | Mostly private offices                        |
| 110                                            | 3,900 | \$18.95 MG  | Mostly open space                             |
| 120/140                                        | 8,440 | \$18.95 MG  | Mostly open space, directly off main entrance |
| Suite 100-140 can be combined up to 15,445 RSF |       |             |                                               |
| 210                                            | 2,570 | \$18.95 MG  | Mostly private offices                        |
| 230                                            | 3,772 | \$18.95 MG  | Fully furnished, move in ready suite          |
| 250                                            | 1,135 | \$18.95 MG  | Mostly private offices                        |

## BUILDING AMENITIES

- New ownership
- Updated common area
- High quality office space with easy I-270 access at Hamilton Road
- Located in the Gahanna Offcenter and less than 10 minutes from the Airport, Downtown, Westerville, Easton and Reynoldsburg
- Lease terms of three to five years available
- Lease rate is MG with a base year for expenses



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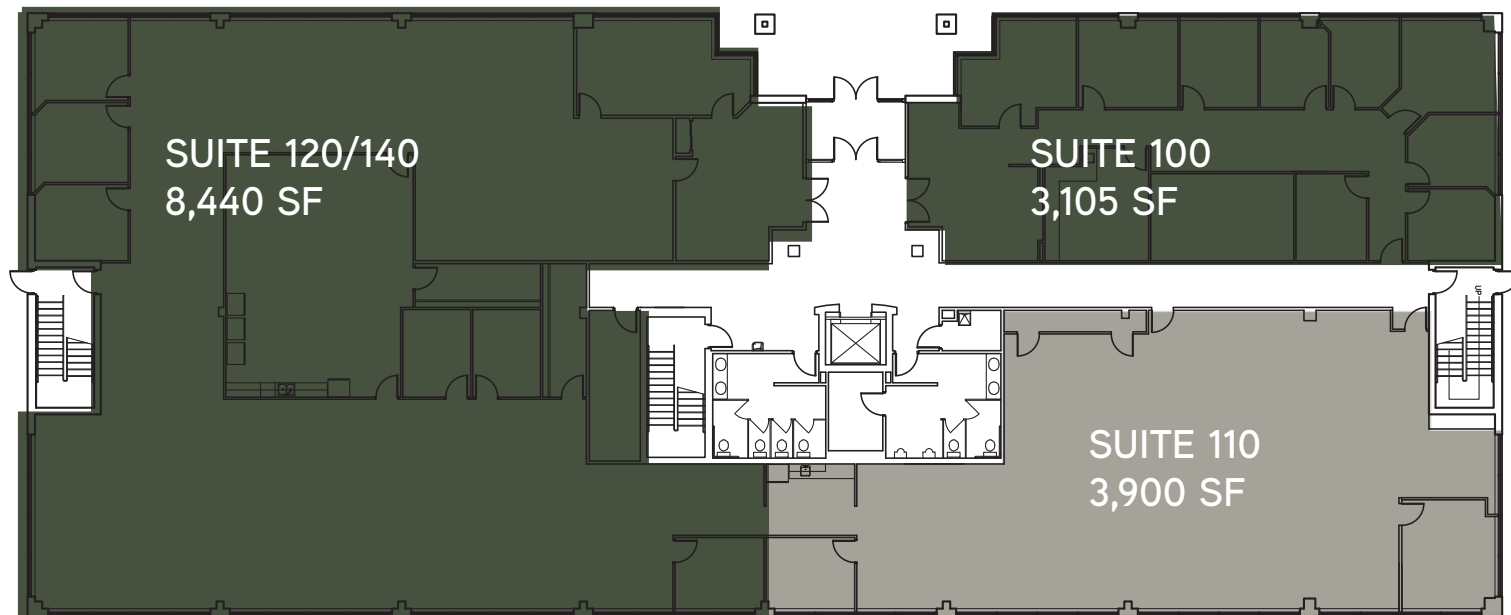
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SAMPLE TENANT FINISHES

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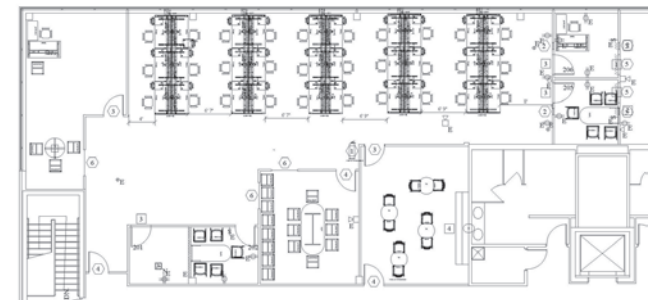
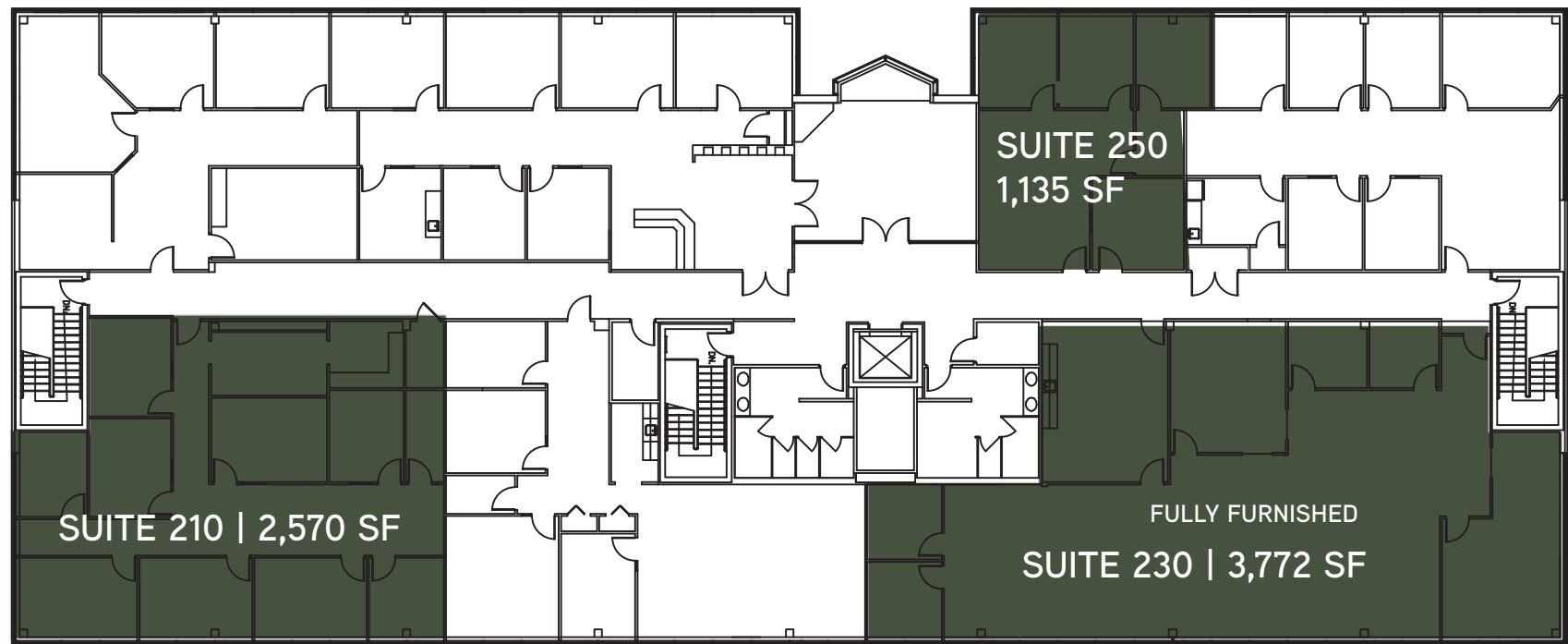
## FIRST FLOOR - UP TO 15,445 SF



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## SECOND FLOOR



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2ND FLOOR FURNITURE

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