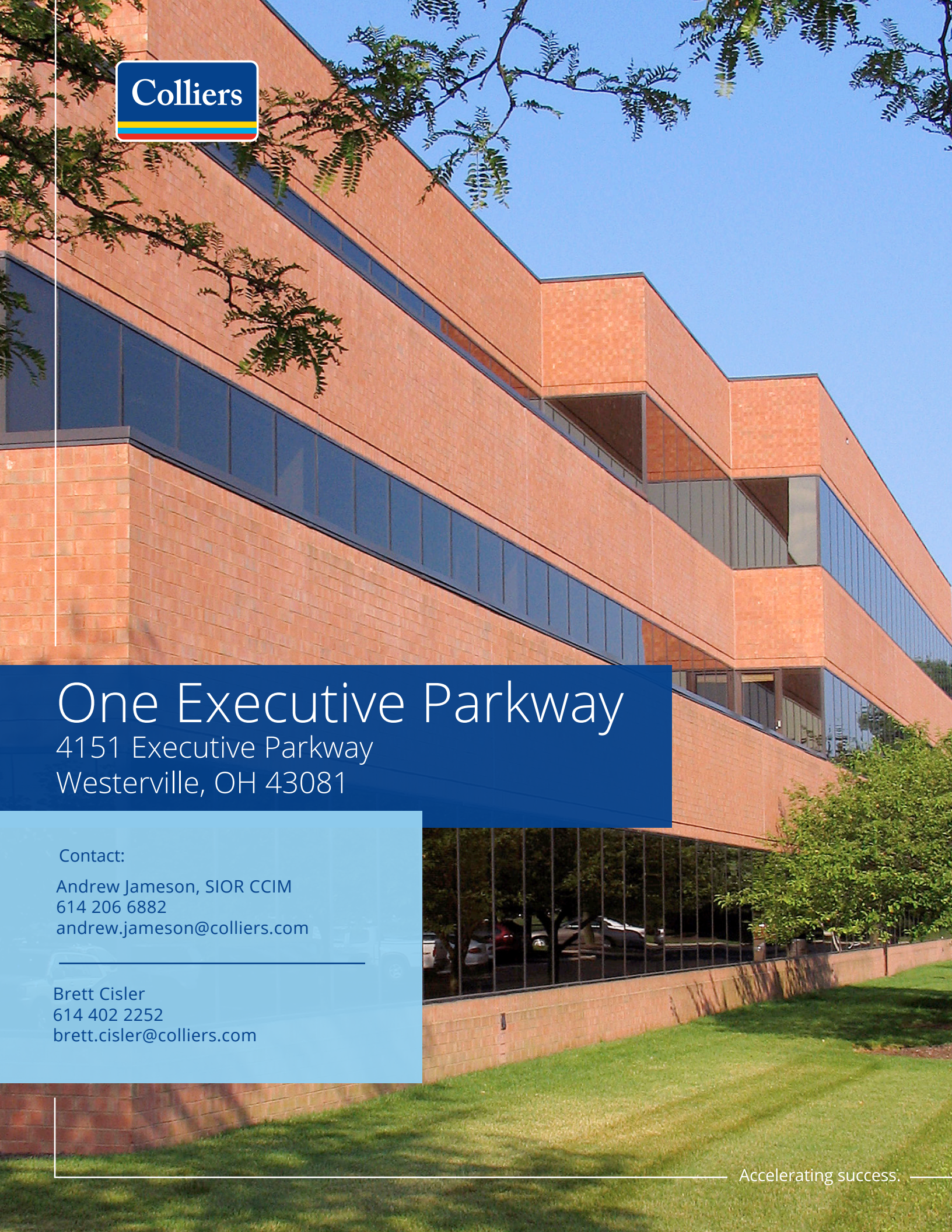


One Executive Parkway

4151 Executive Parkway
Westerville, OH 43081

Contact:

Andrew Jameson, SIOR CCIM
614 206 6882
andrew.jameson@colliers.com

Brett Cisler
614 402 2252
brett.cisler@colliers.com

One Executive Parkway

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 105	3,526	$11.00 NNN	Mostly open office	Click Here For Virtual Tour
Suite 150	8,272	$11.00 NNN	Mostly open office	
Suite 180	3,003	$11.00 NNN	Mostly open office	
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 360	1,474	$11.00 NNN	Mostly private offices	
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

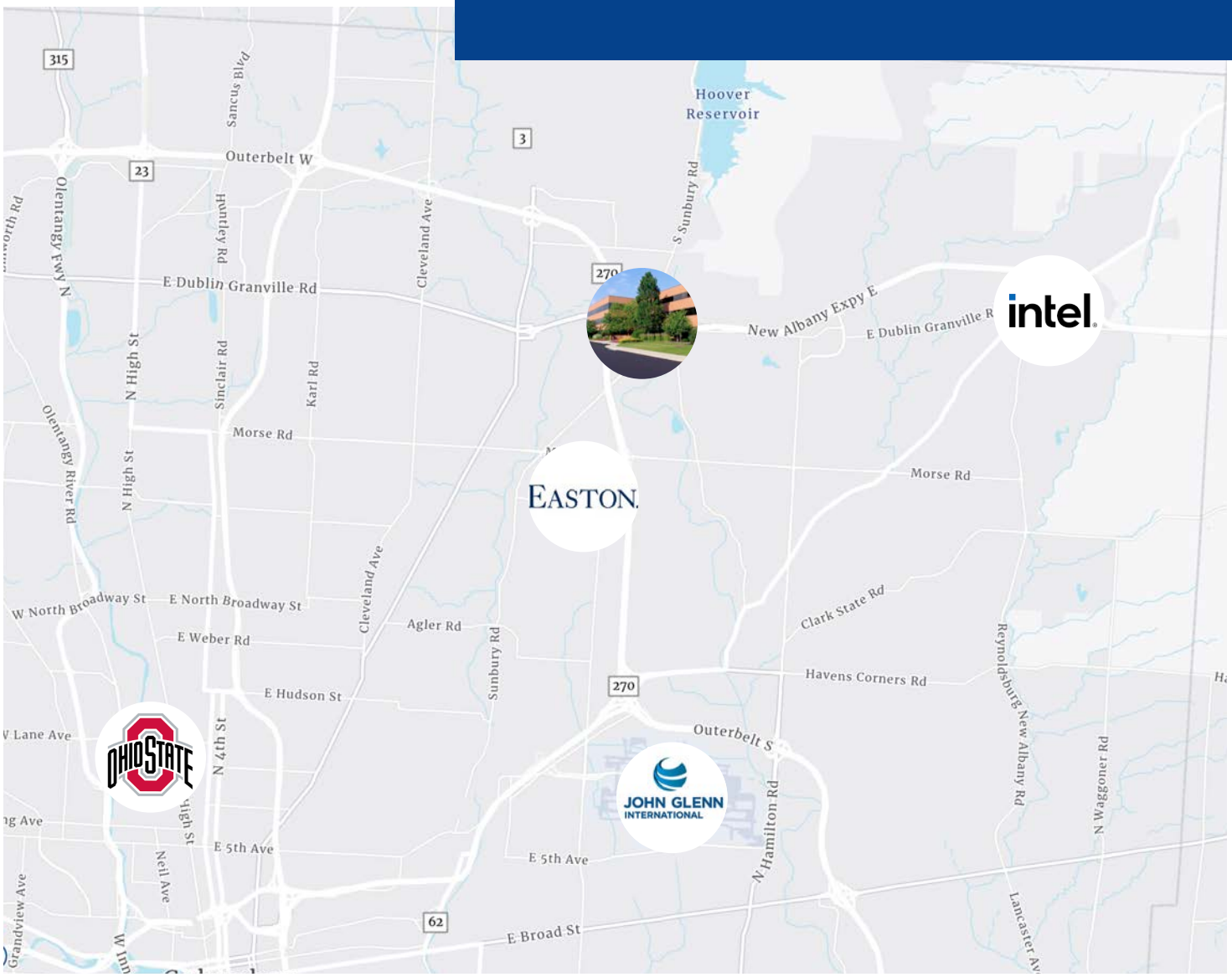
Fire & Life Safety >

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



Shopping & Dining at Easton

New Albany Business Park

Direct Access to SR-161/I-270

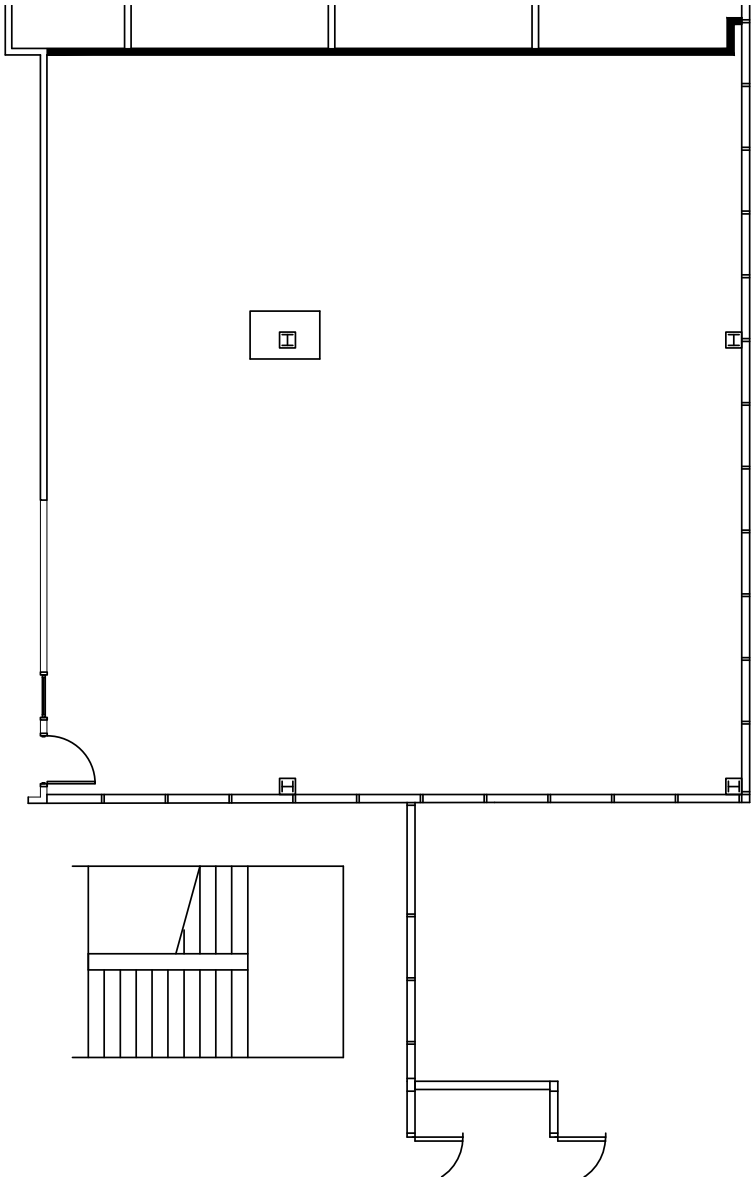
Hotels Nearby

Banks, Fitness and Wellness Options

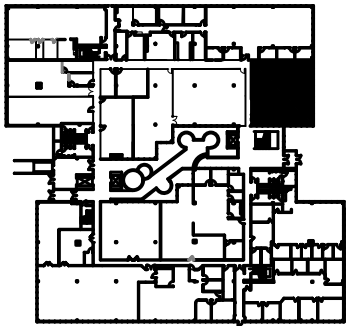
20 minutes to John Glenn CMH
20 minutes to downtown Columbus
10 minutes to New Albany
10 minutes to Easton Town Center

Floorplans

Suite 100 - 2,621 RSF

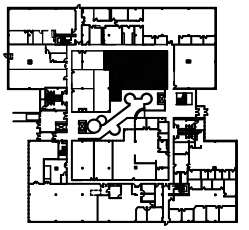






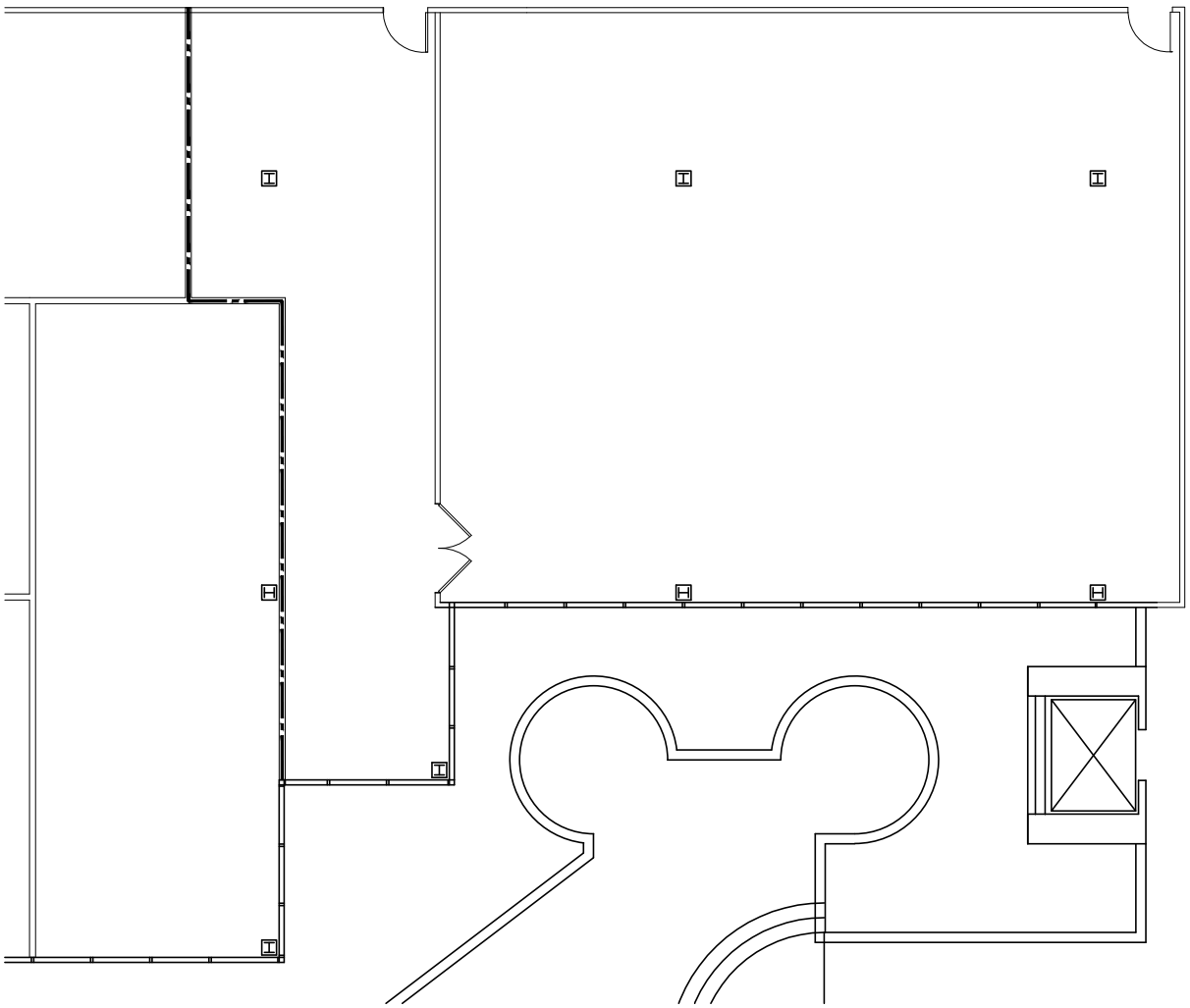
Floorplans

Suite 105 - 3,526 RSF



KEY PLAN

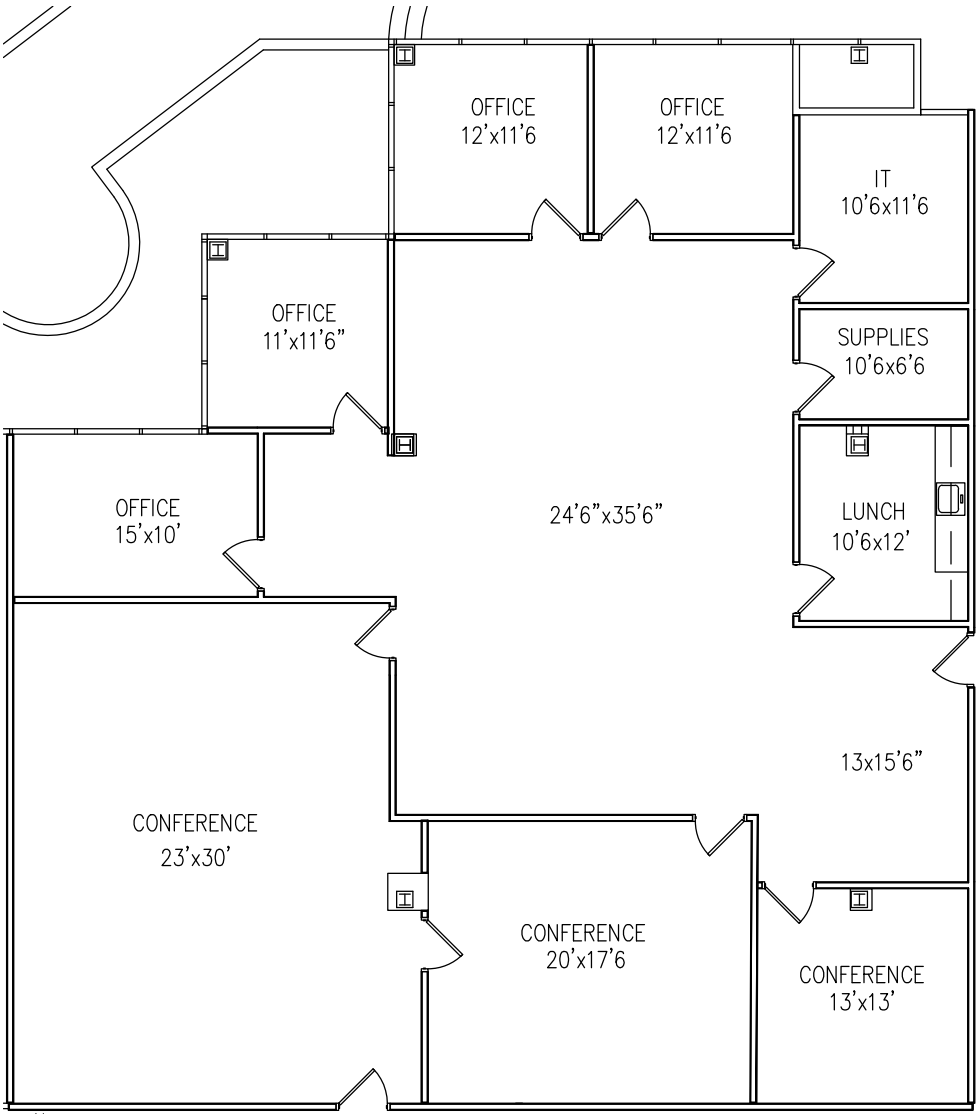
NOT TO SCALE



Floorplans

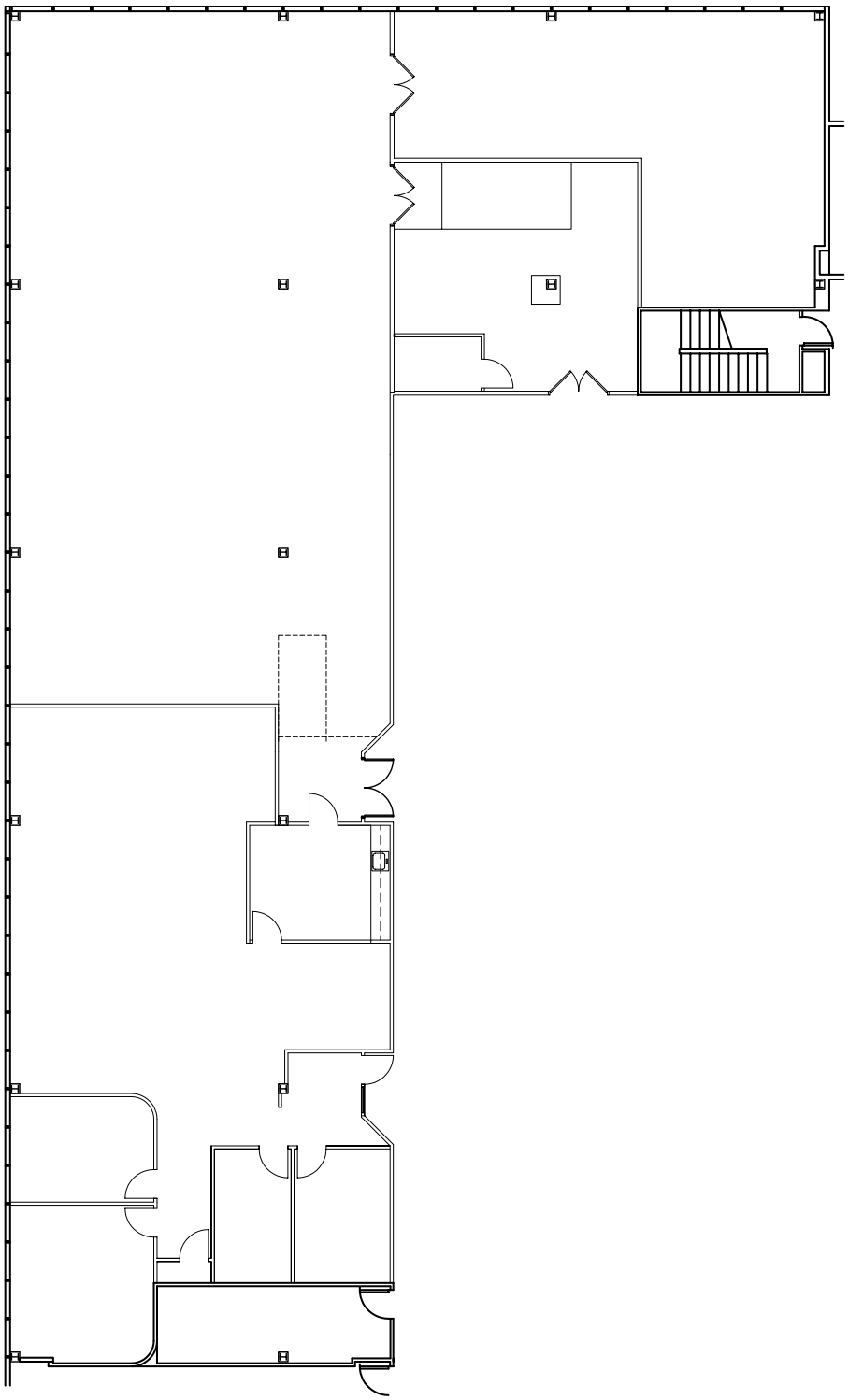
Suite 110 - 3,788 RSF

Furniture Available



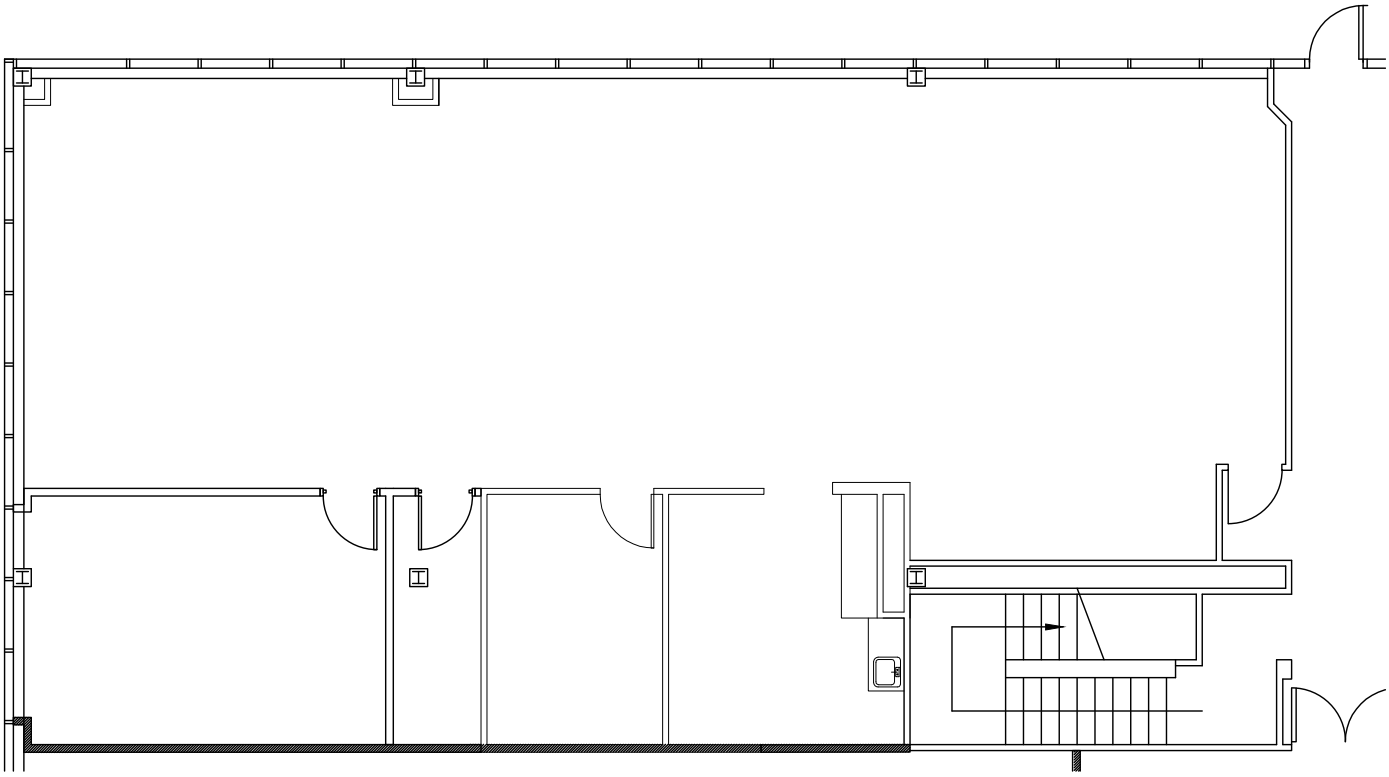
Floorplans

Suite 150 - 8,272 RSF



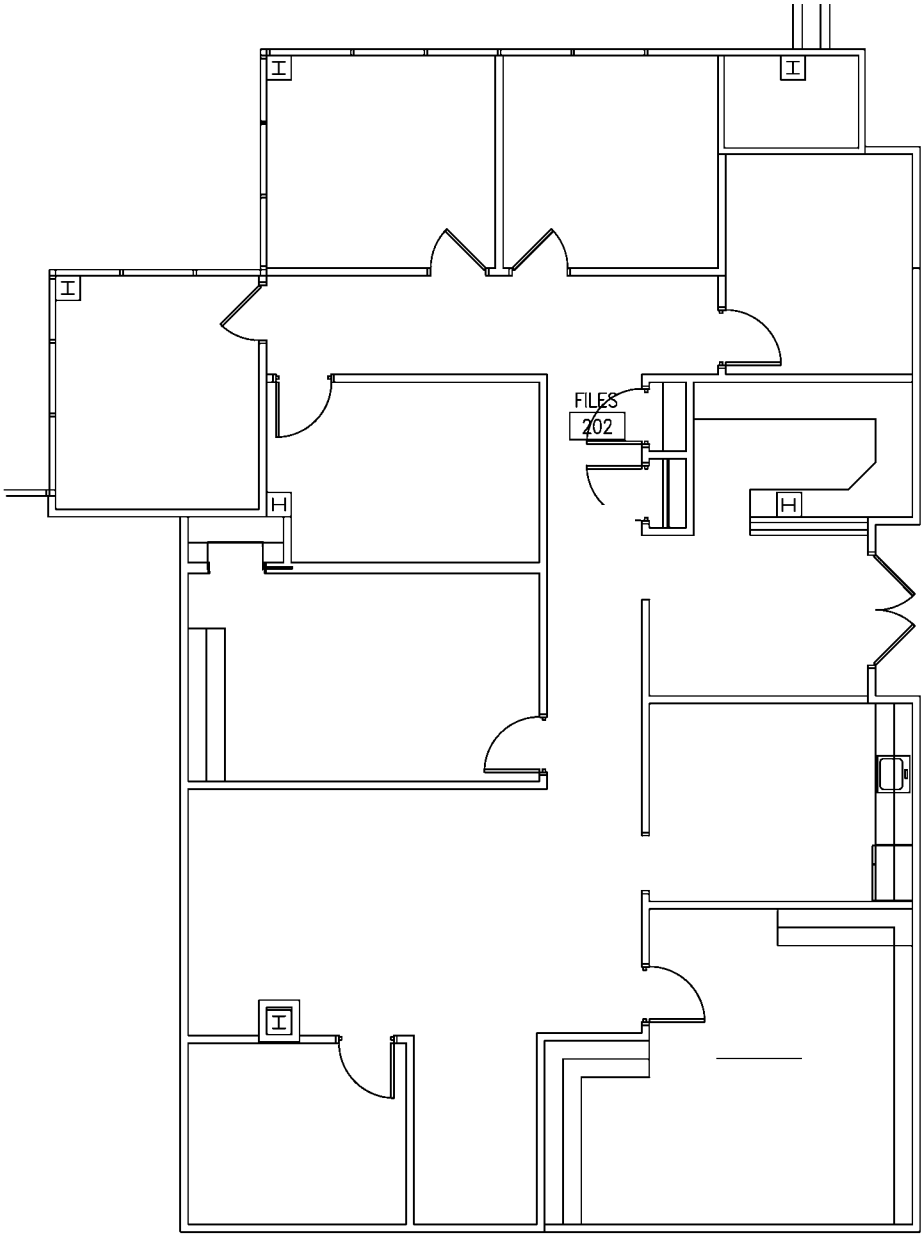
Floorplans

Suite 180 - 3,003 RSF



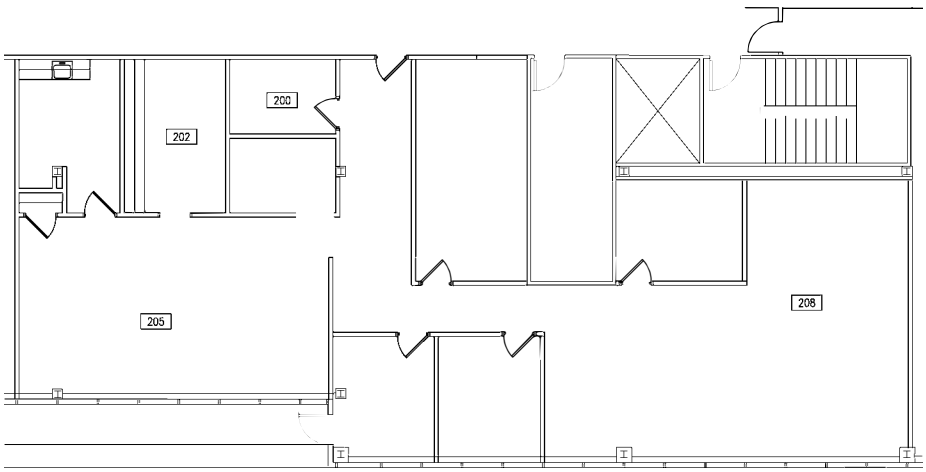
Floorplans

Suite 210 - 2,930 RSF



Floorplans

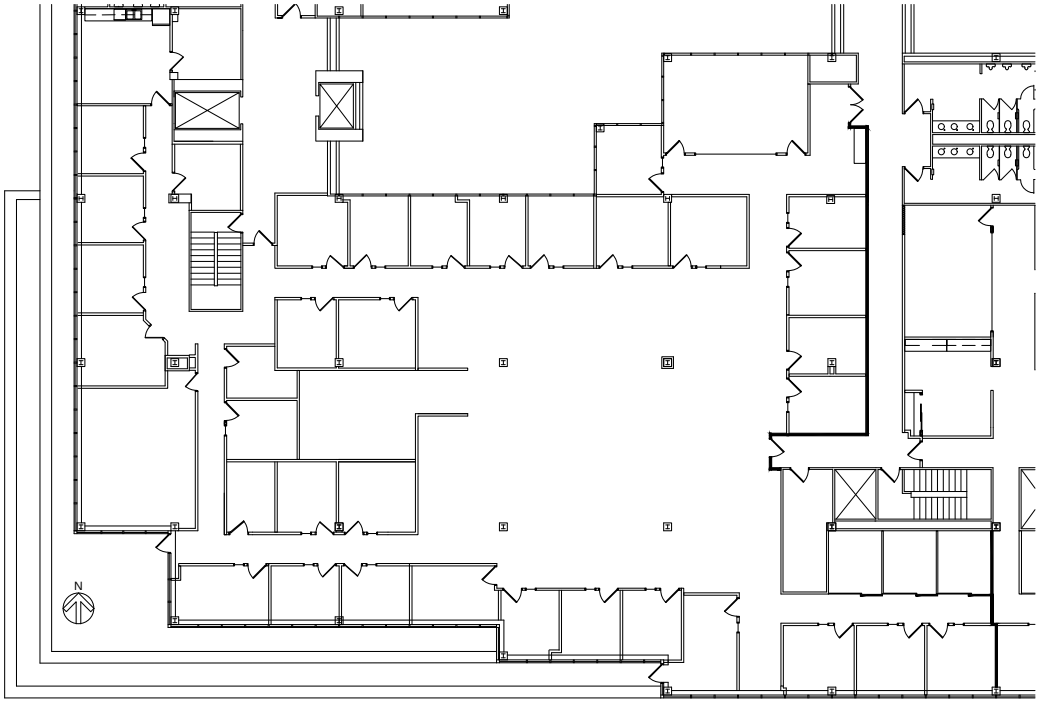
Suite 215 - 3,244 RSF







Suite 300 - 13,636 RSF

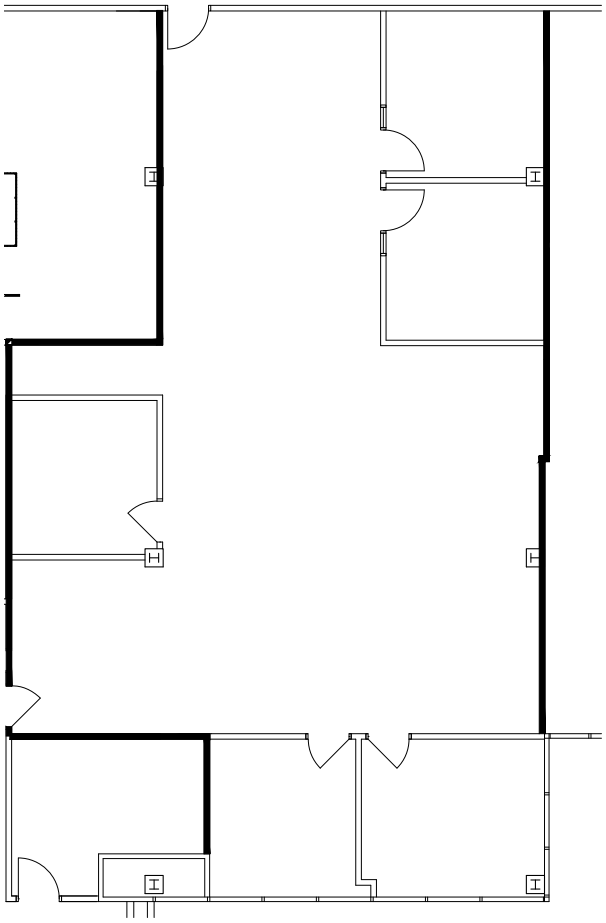


Floorplans

Suite 345 - 2,427 RSF

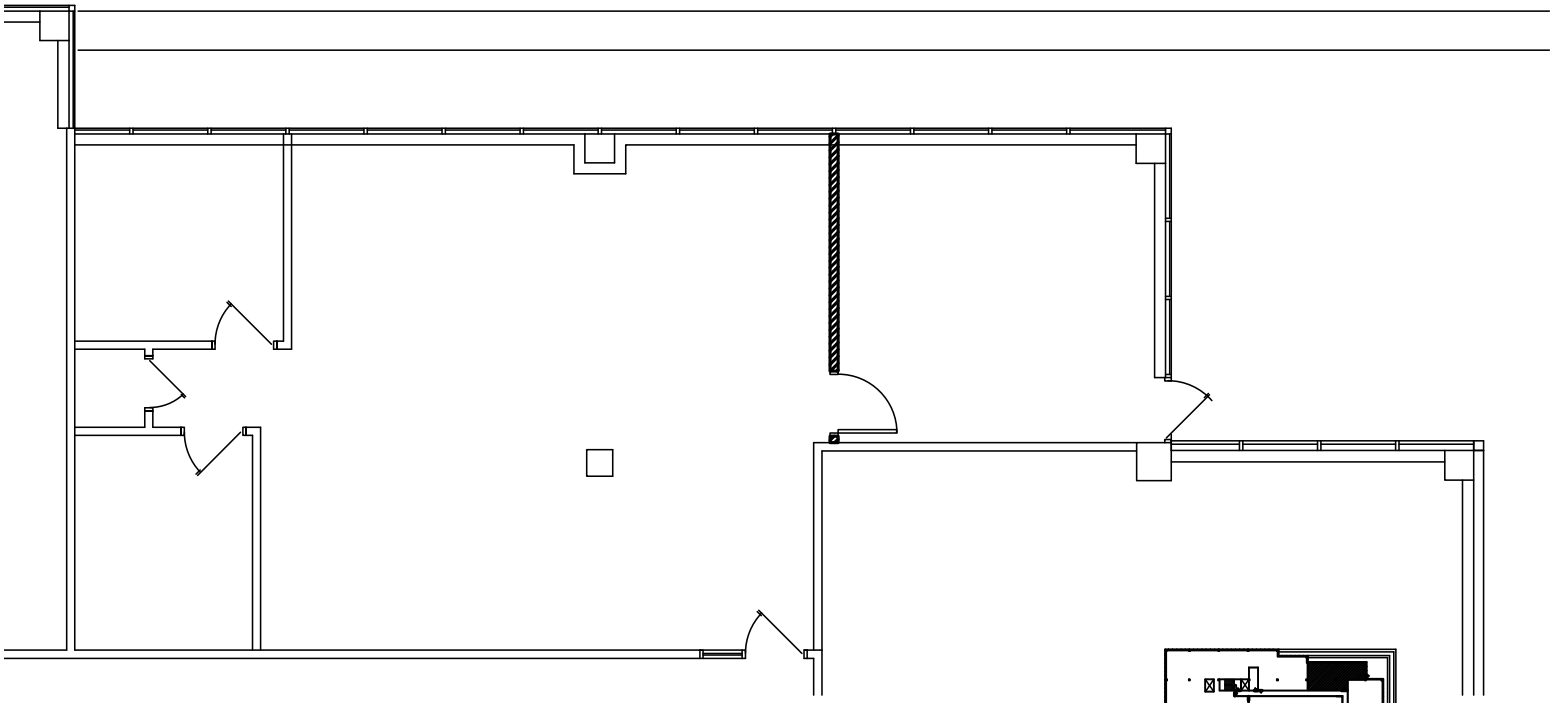


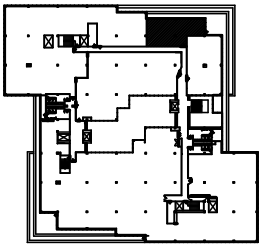




Floorplans

Suite 360 - 1,474 RSF

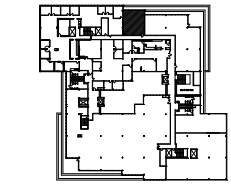




KEY PLAN

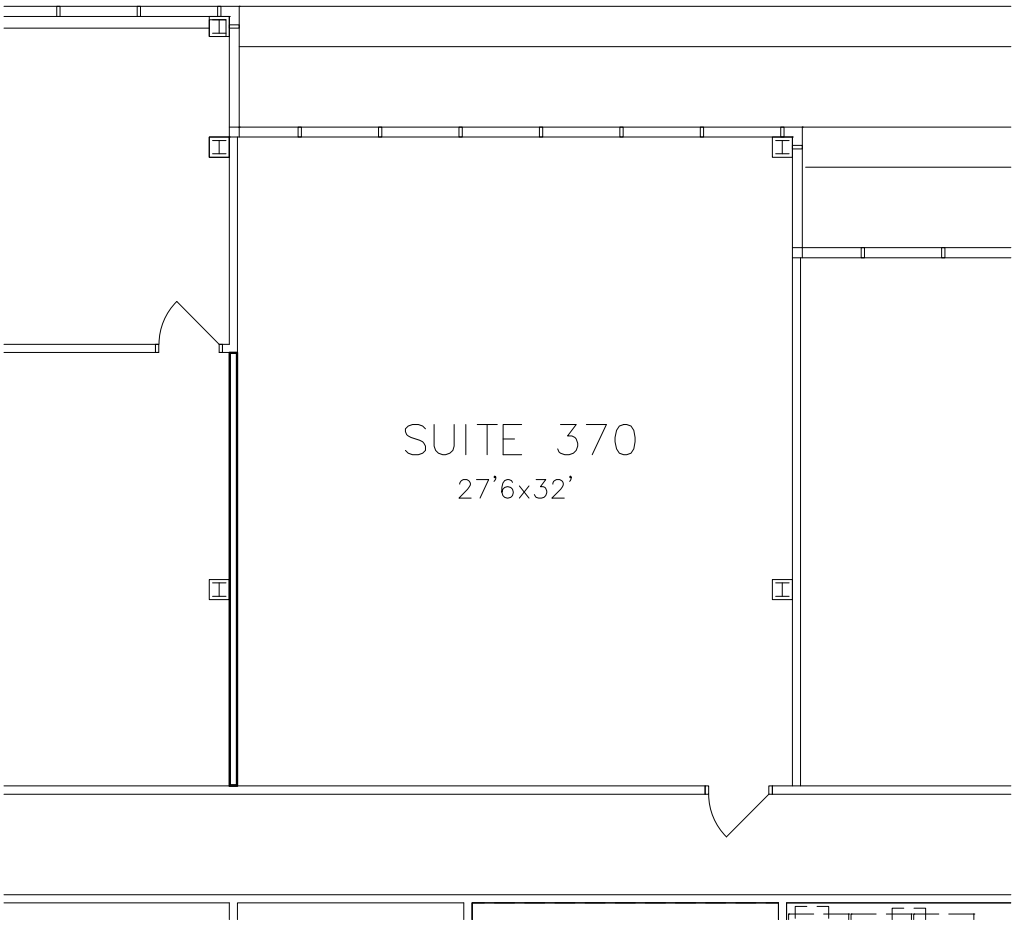
Floorplans

Suite 370 - 1,023 RSF



KEY PLAN

NOT TO SCALE



Contact



Andrew Jameson, SIOR CCIM
+1 614 206 6882
andrew.jameson@colliers.com



Brett Cisler
+1 614 402 2252
brett.cisler@colliers.com

Colliers | Greater Columbus Region
Two Miranova Place, Suite 900
Columbus, OH 43215
+1 614 436 9800
coliers.com/columbus

The information contained herein was obtained from sources believed reliable; however, Colliers makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.