

1929 Gateway Circle | Grove City

Freestanding building **for lease**

Ideal for office, medical, or classroom use

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Property Overview

Opportunity:	Standalone Office
Building size:	16,000 total SF (11,970 SF on the first floor with 4,030 SF on the lower level
Parcel:	2.03 acres
Parking:	Large surface lot with 86 spaces

Visibility:	96,000+ vehicles per day on 1-71
Access:	Easy access to and from Stringtown Rd
Base rent:	$10.00 per SF
Operating Expenses:	Est. $5.41 per SF **Tenant contracts directly for utilities & cleaning/dumpster costs*









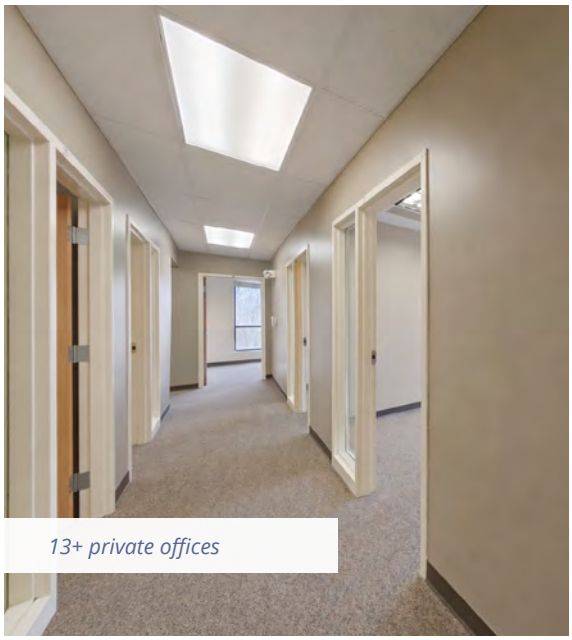
Open space and kitchenette



Entrance with reception



Offices with large windows



13+ private offices

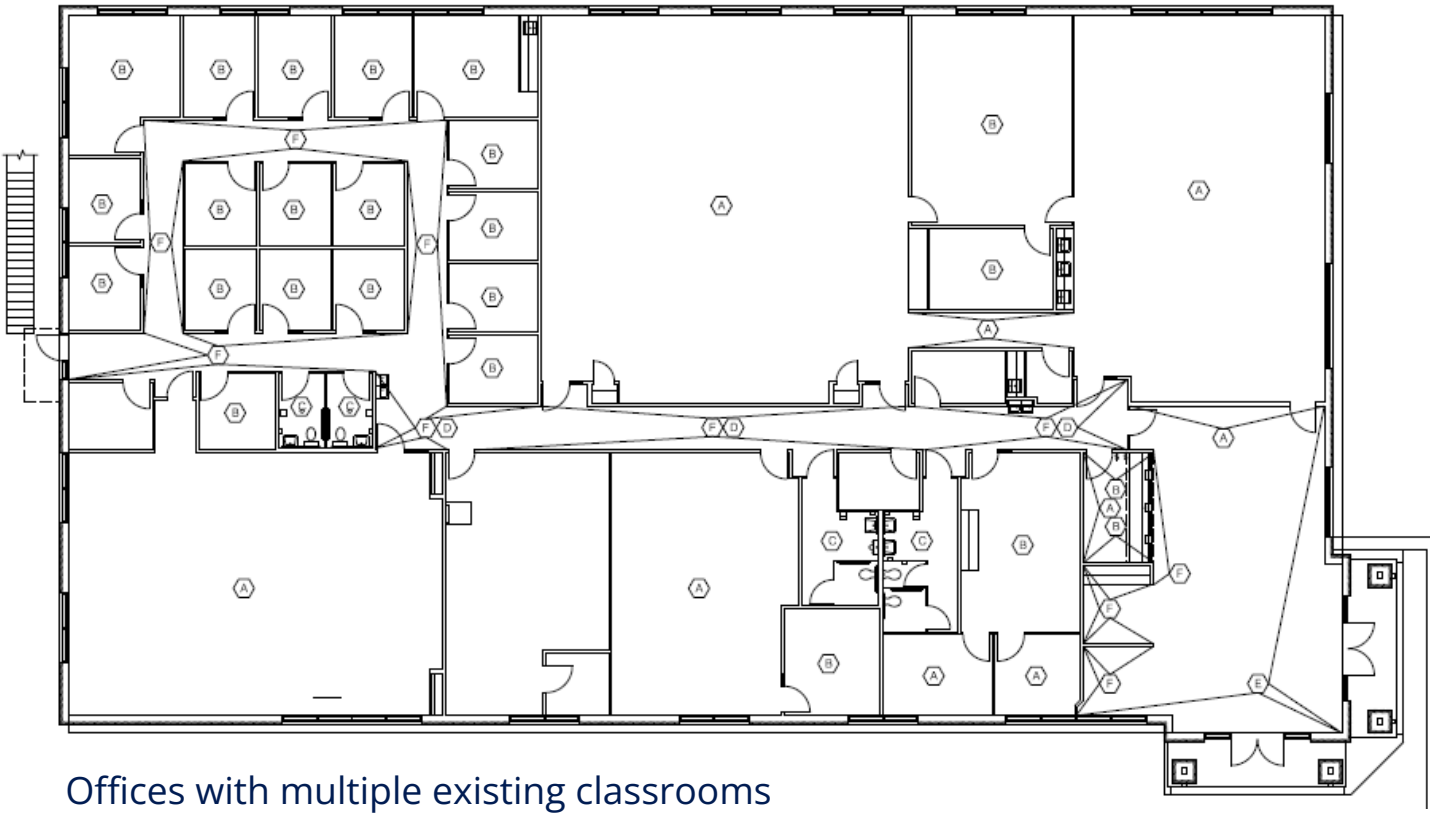
Features

- Large free standing office, medical, or classroom space for lease
- Former cosmetology center
- Multiple kitchenette areas with sinks
- Fully built out lobby and reception area
- 5+ large conference or training rooms
- 13+ private offices
- Exterior building and monument signage opportunities

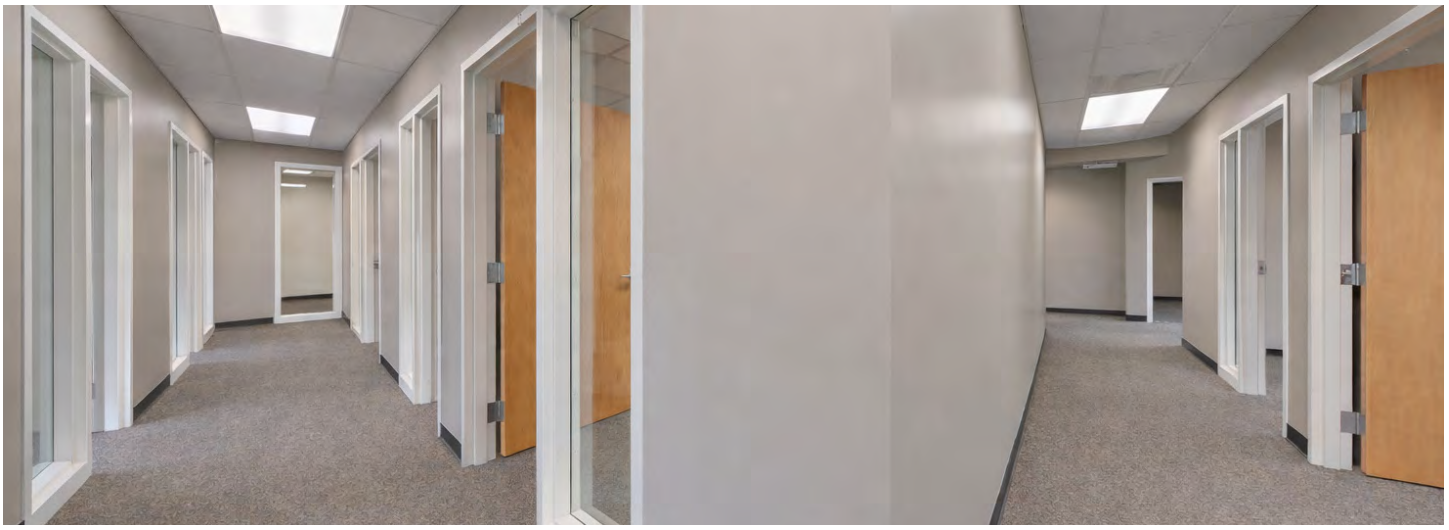
16,000
SF available

Floor Plan

Scan/Click for
Virtual Tour



Offices with multiple existing classrooms
(Landlord open to buildout)











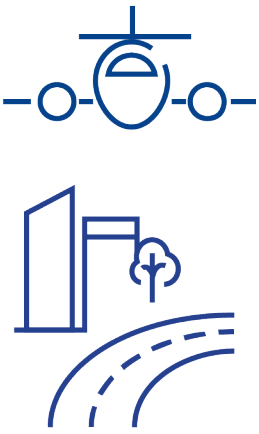


Surrounding Amenities



Nearby Destinations

Destination	Distance	Drive Time (est.)
I-71 Via Stringtown Rd	.5 mi	1 min
I-270 Interchange	2.5 mi	5 min
Downtown Columbus	12 mi	15 min
John Glenn Int'l Airport (CMH)	22 mi	25 min




Ohio State Cosmetology
and Barber Board



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