

4700

Lakehurst
Court



PROPERTY OVERVIEW

DEVELOPMENT DESCRIPTION

Built in 1994, the building is two stories and contains 50,000 square feet of office space. The average floor plate size is 24,800 square feet.



LOCATION

4700 Lakehurst is located in the city of Columbus and surrounded by Dublin amenities. The property is located at the intersection of Emerald Parkway and Lakehurst Court, with immediate access to I-270 off Tuttle Crossing.

- > 20 minutes to Downtown Columbus**
- > 20 minutes to John Glenn Columbus International Airport**
- > Minutes from Bridge Park Dublin**
- > Minutes from retail, restaurants, entertainment, medical services and hotel accommodations**

PROPERTY OVERVIEW



BUILDING DESCRIPTION

The property features a two story lobby with granite flooring, wood trim, and an open stairway. Recently renovated common areas include LED lighting and HVAC modernization, and an open second floor lobby accented with glass walls. The exterior site is beautifully landscaped and includes an outdoor seating area. The building is fully sprinkled and offers an energy management system.

PARKING

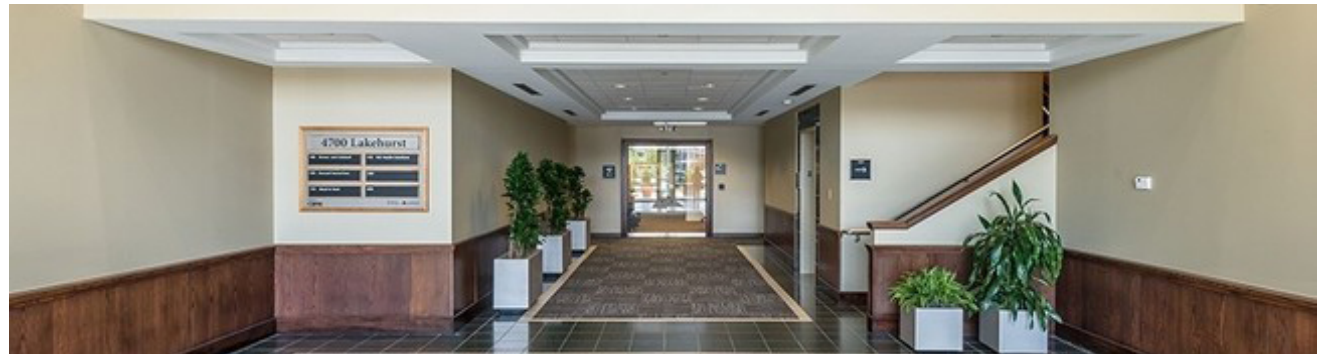
The surface lot parking is available at a rate of 4/1,000 SF. Parking is free of charge and on an unreserved basis.

24 HOUR ACCESS

The building provides tenants with 24 hour access via proximity cards.

**Excellent
Visibility**

**Recent
Renovations**

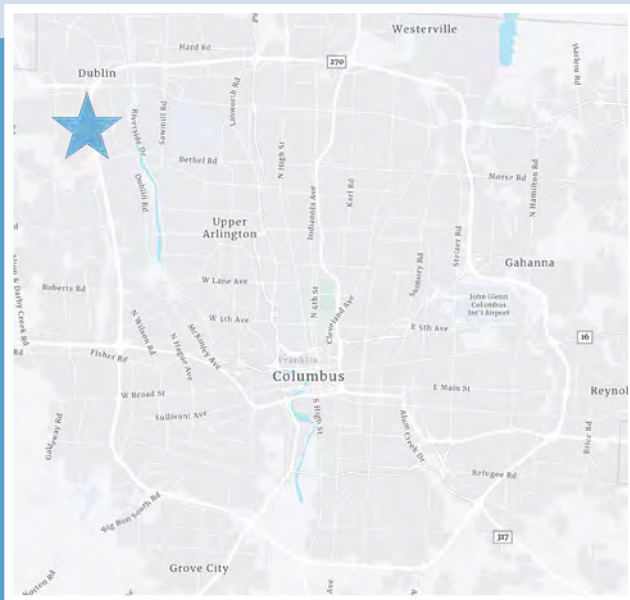


**Surrounded
by Dublin
Amenities**



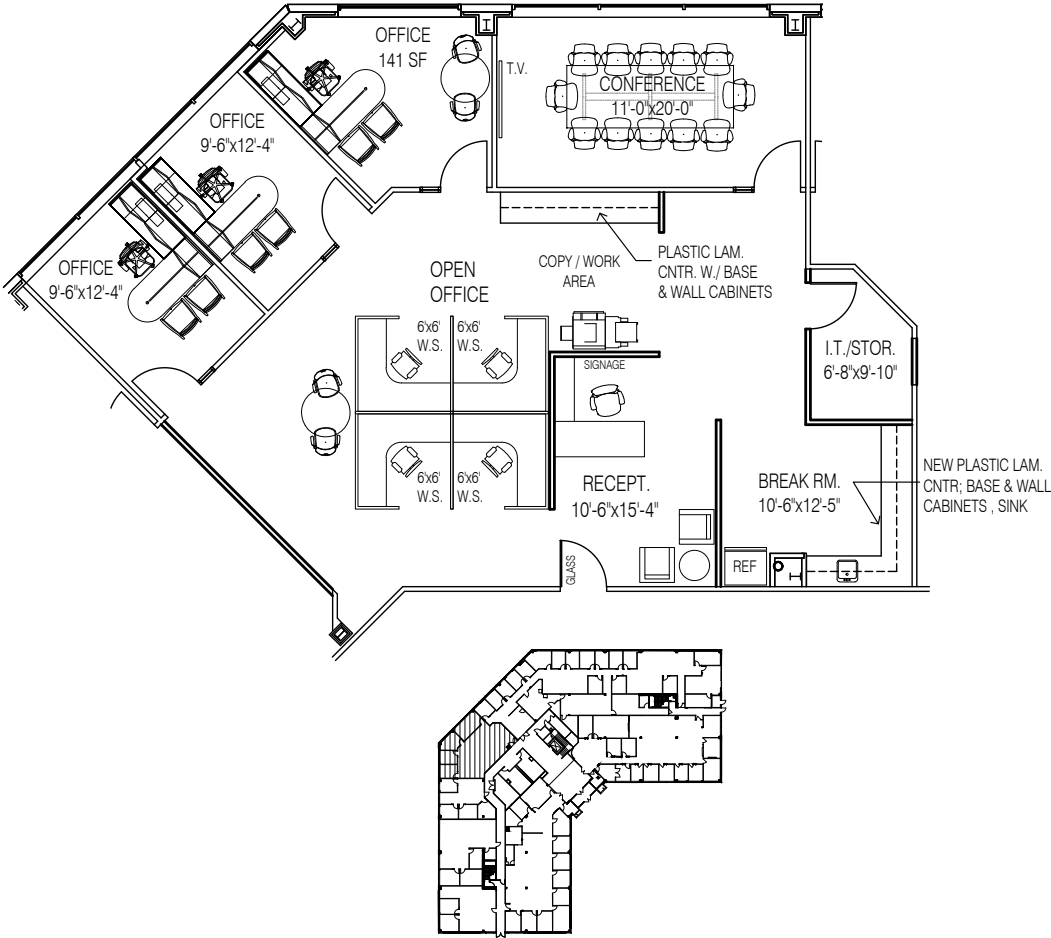
AVAILABLE SPACES

SUITE	RSF	RATE	DESCRIPTION
100B	1,896 RSF	\$21.95 MG	Small suite with private office on the first floor.
105	5,157 RSF	\$21.95 MG	Nice mix of open space and private offices.
200	4,709 RSF	\$21.95 MG	Mostly open space on the second floor.
225	2,676 RSF	\$21.95 MG	Mostly open space on the second floor.
250	8,171 RSF (divisible)	\$21.95 MG	Large mostly open space on the second floor.

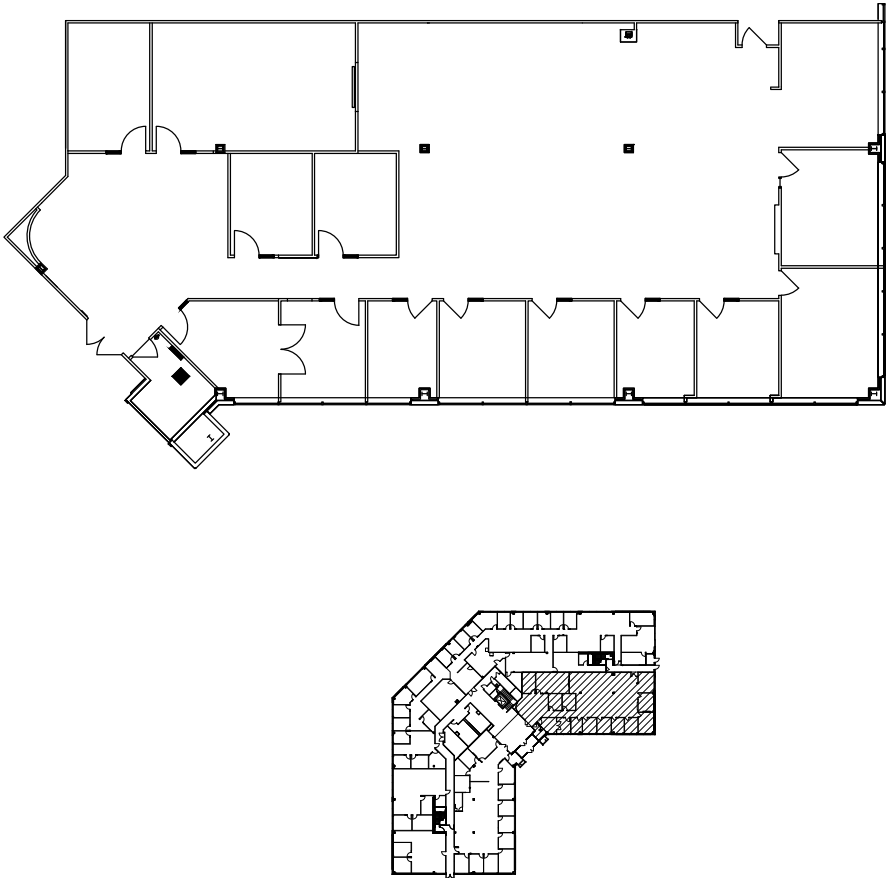


FIRST FLOOR

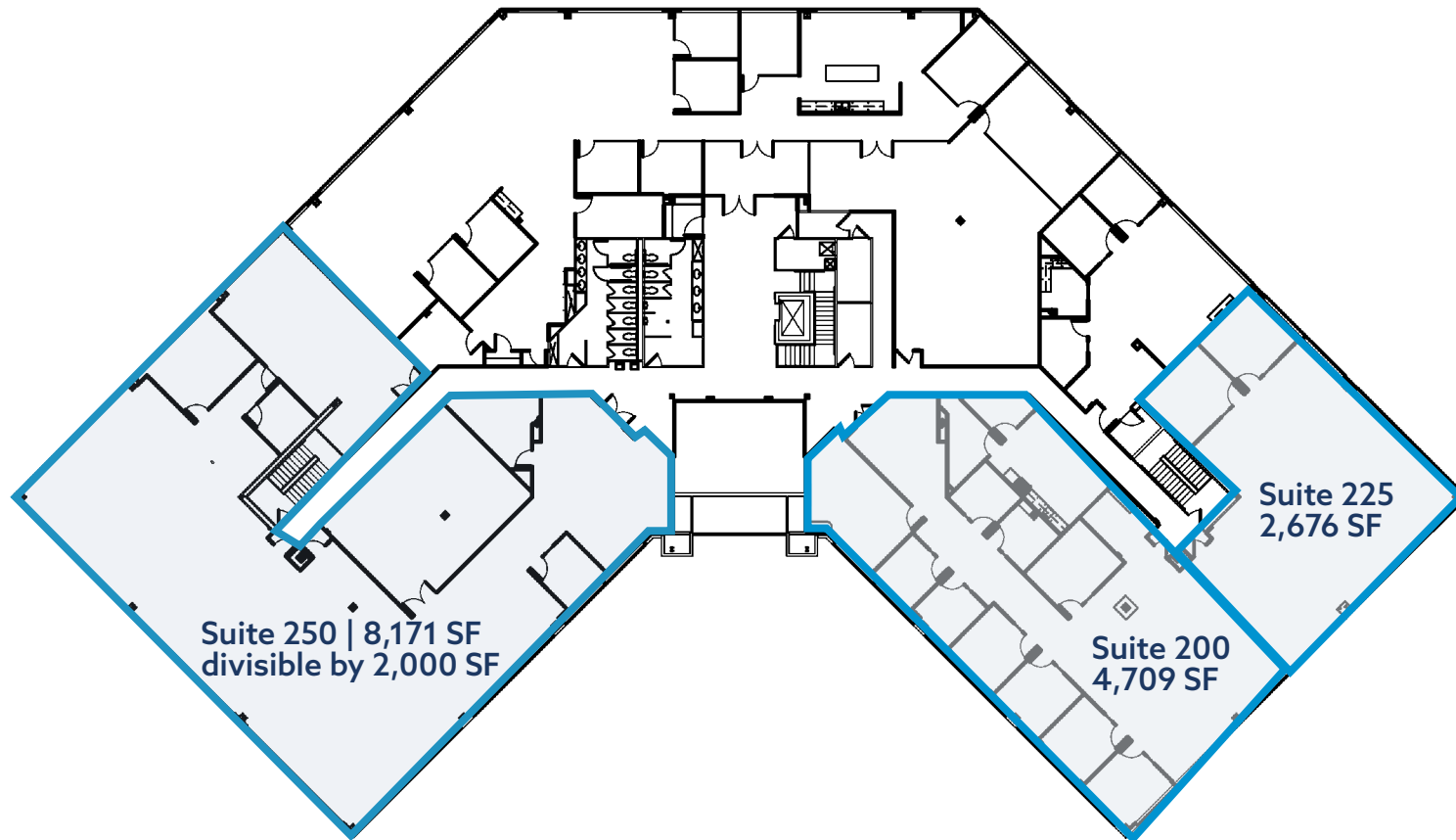
Suite 100B | 1,896 SF



Suite 105 | 5,157 SF



SECOND FLOOR



Suite 200 and 225 can be combined up to 7,385 SF
Lease rate is MG with a base year for expenses.

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