

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



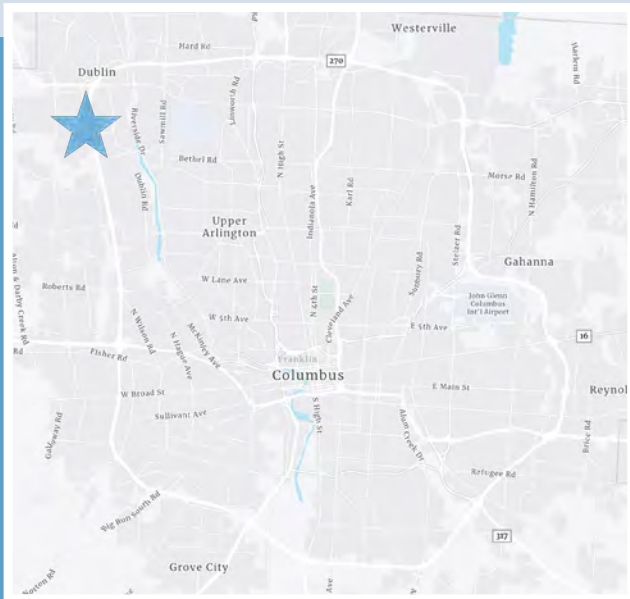
Surrounded
by Dublin
Amenities



AVAILABLE SPACES

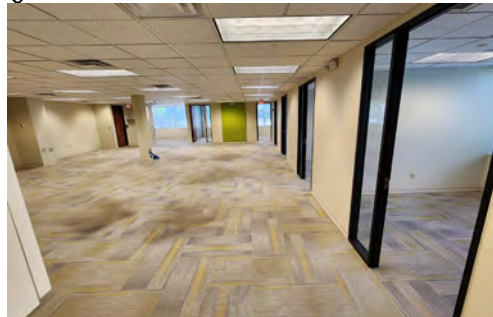
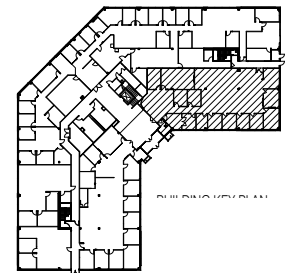
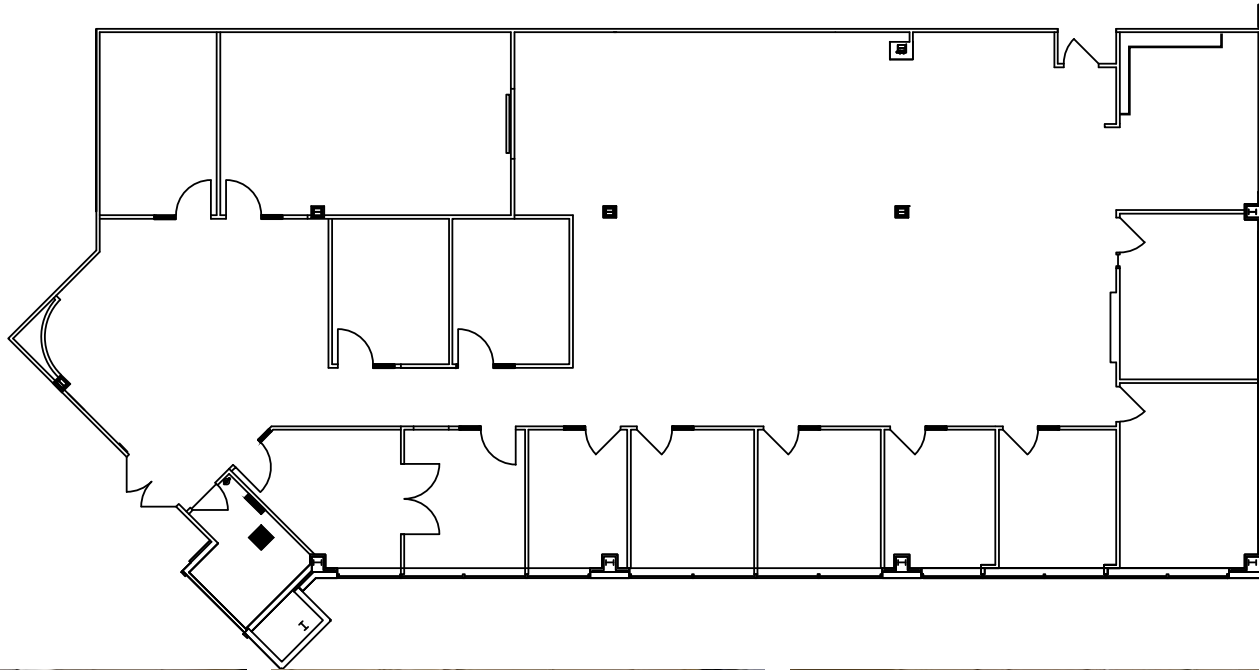
SUITE	RSF	RATE	DESCRIPTION
105	5,157 RSF	\$21.95 MG	Nice mix of open space and private offices.
205	2,676 RSF	\$21.95 MG	Mostly open space on the second floor.
225	8,204 RSF	\$21.95 MG	Nice mix of open space and private offices.
250 B	3,839 RSF	\$21.95 MG	Large mostly open space on the second floor.

Suites 225 and 250 B can be combined up to 12,043 SF.
Lease rate is MG with a base year for expenses.



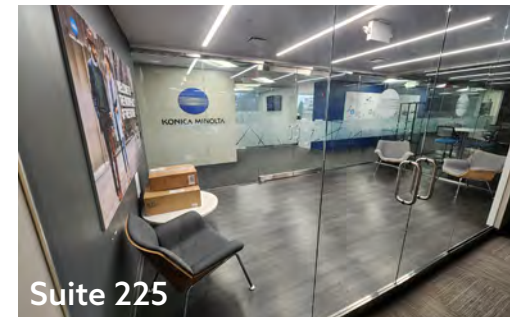
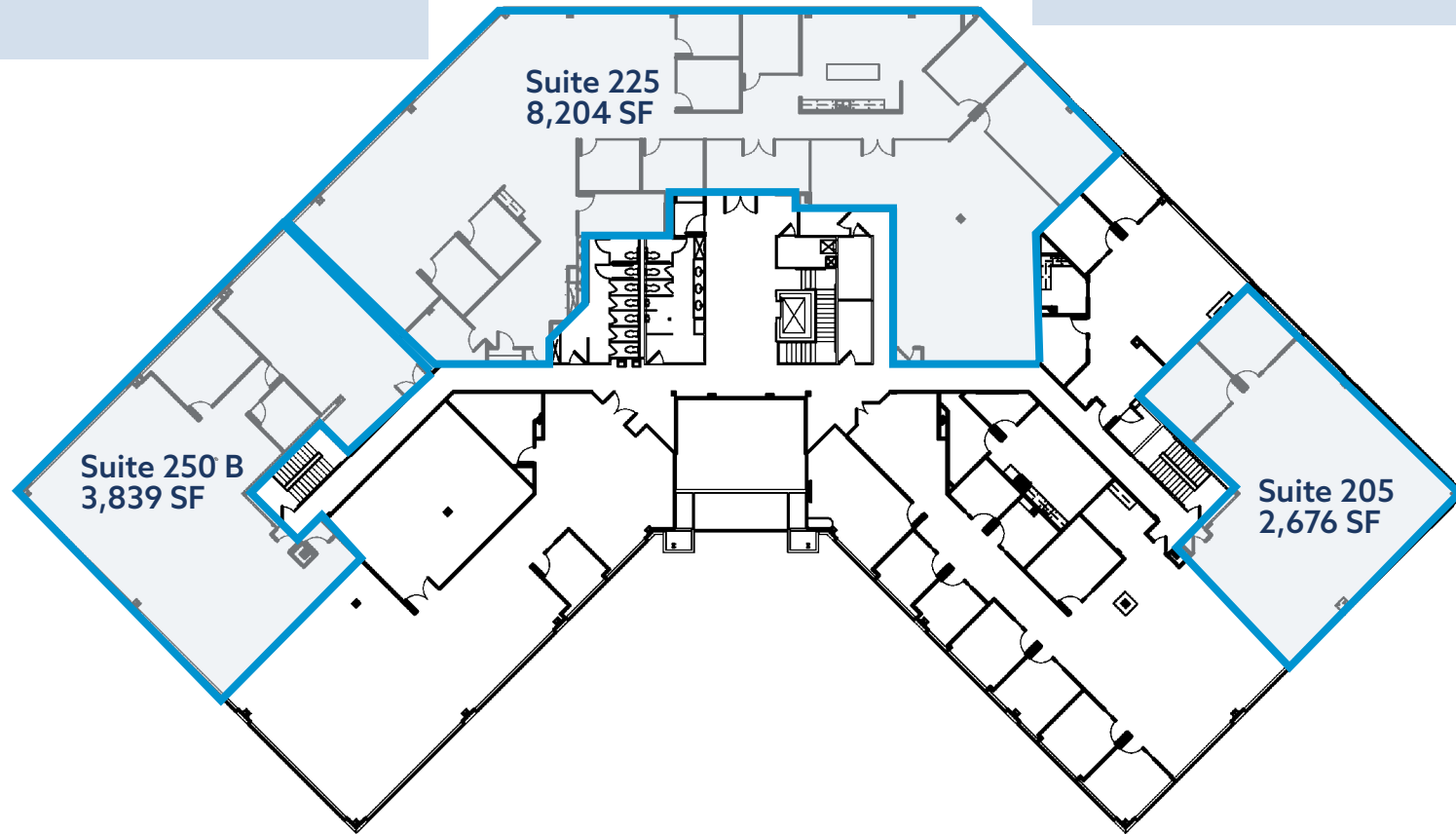
FIRST FLOOR

Suite 105 | 5,157 SF



SECOND FLOOR

Suites 225 and 250 B can be combined up to 12,043 SF



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