

For Lease

This property is owned by:

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Colliers

Greater Columbus Region
2 Miranova Place
Suite 900
Columbus, OH 43215

1717-4189 Arlingate Lane
Columbus, OH 43228

4,881–15,075 ± SF Flex Space Available Immediately

About this Property

Arlingate Plaza delivers versatile office and flex space in a highly accessible location, with seamless connectivity to I-270 via Roberts Road and I-70 via Wilson Road. This well-positioned property offers excellent visibility with I-270 signage opportunities, a high parking ratio, and functional loading with drive-in and dock door combinations, making Arlingate Plaza an ideal choice for efficiency, convenience, and growth. **246 striped parking spots with a parking ratio of 2.13/1,000 ± SF. There is additional auto and truck parking available.**

1717-4189 Arlingate Lane | For Lease

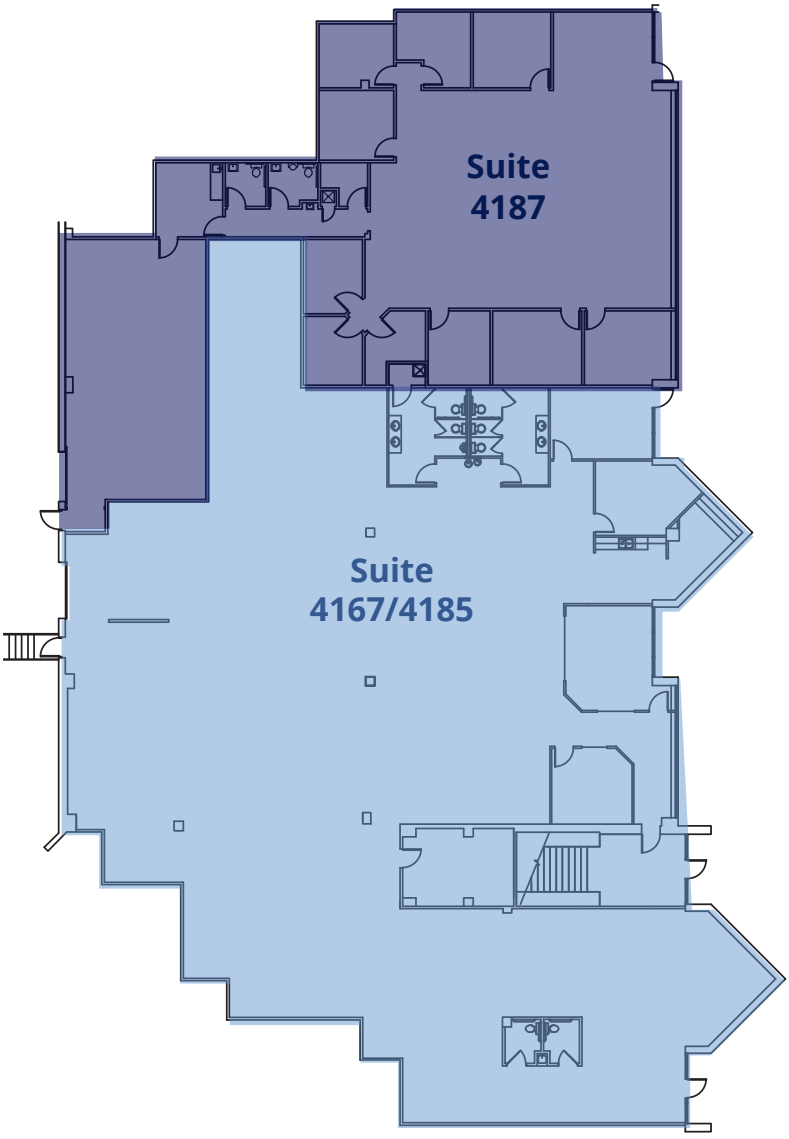
Property Details

- High parking ratio
- Wet sprinkler system
- 16’ clear height
- Fully climate controlled
- Additional office space available

Available Flex Space

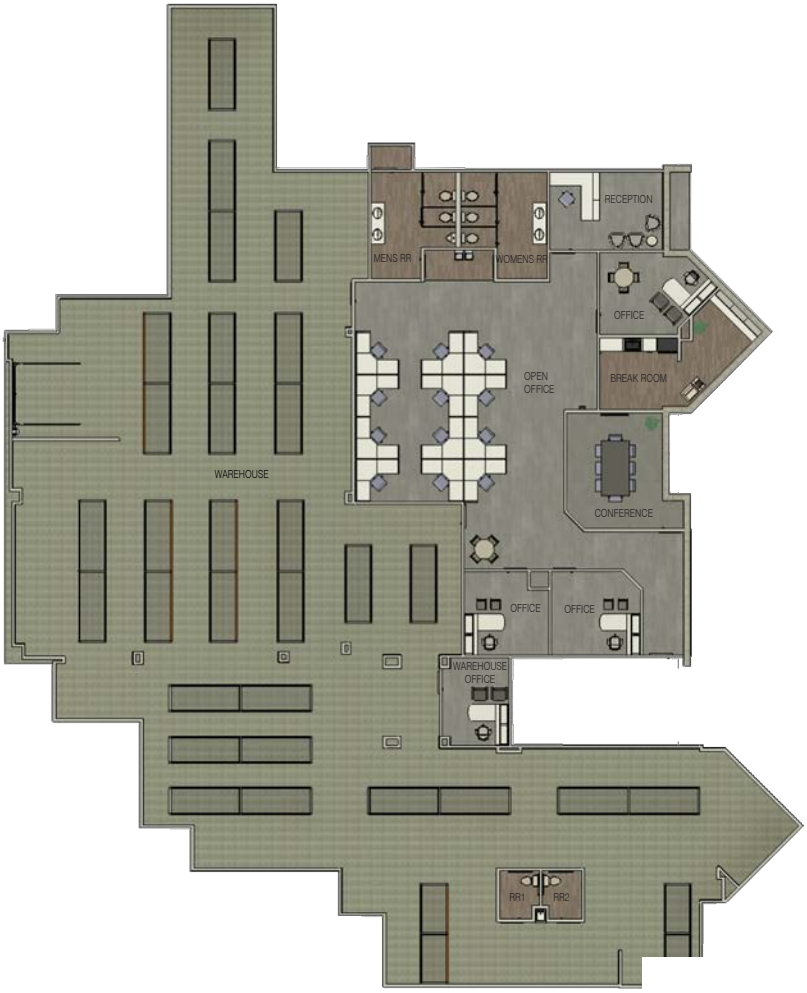
Suites	Total SF	Office SF	Dock Doors / Drive-ins	Lease Rate	OPEX (est. 2026)	Availability
4187	4,881 ± SF	4,000 ± SF	0 / 1	$11.95/SF NNN	$3.99/SF	Immediately
4167/4185	10,194 ± SF	1,000 ± SF	1 / 0	$11.95/SF NNN	$3.99/SF	Immediately
4167/4185 & 4187	15,075 ± SF	5,000 ± SF	1 / 1	$11.95/SF NNN	$3.99/SF	Immediately

As Built Floor Plan



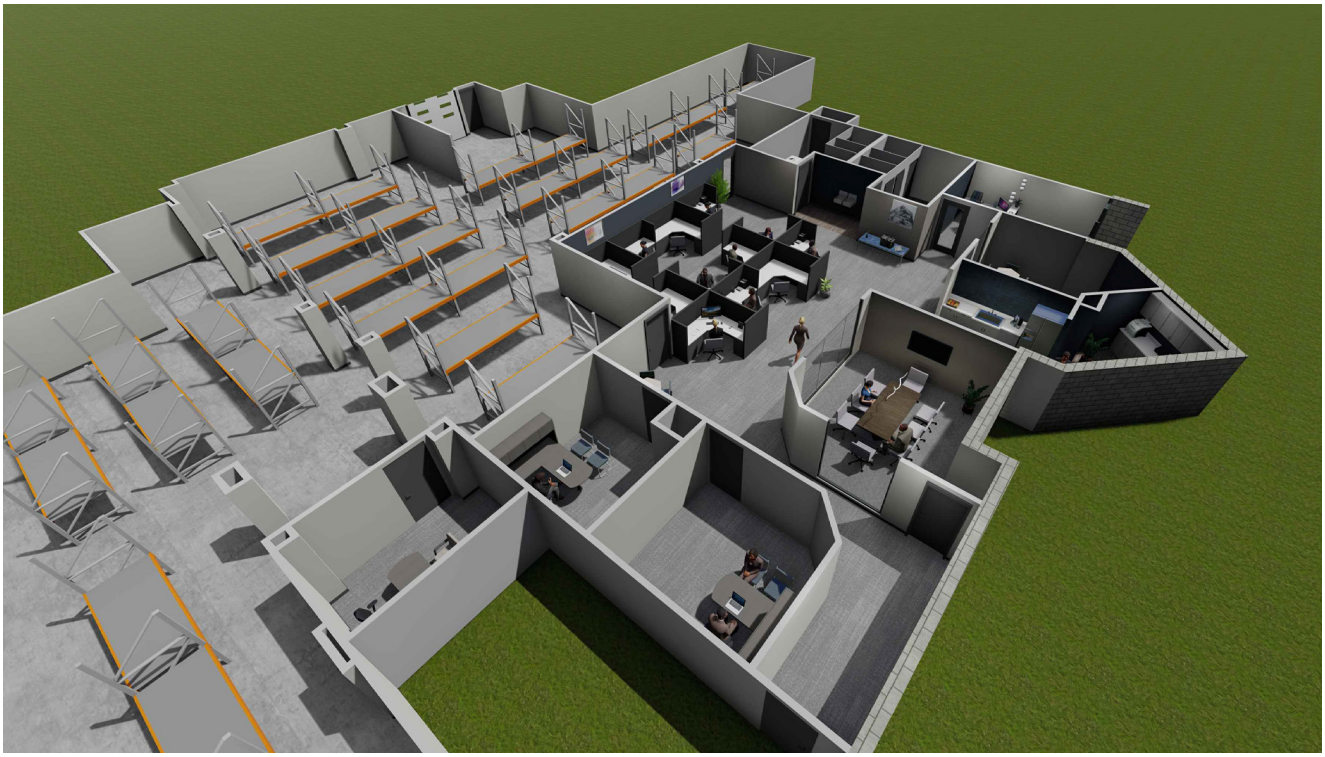
Proposed Floor Plan

Spec Suite Layout



3D Overview

Proposed Spec Suite



Spec Suite - Interior Renderings

Proposed Spec Suite



RECEPTION


OPEN OFFICE


OPEN OFFICE


CONFERENCE

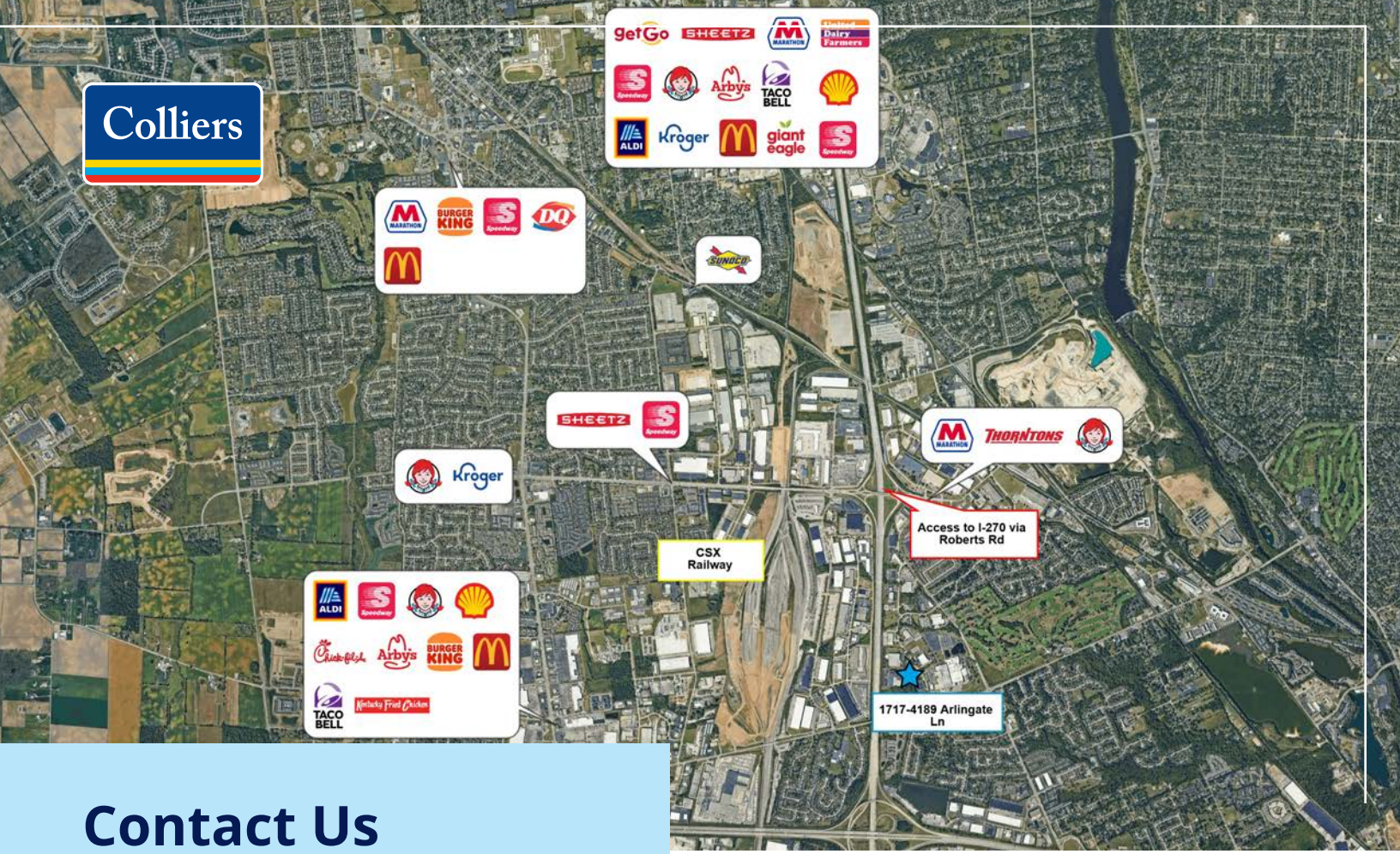

BREAKROOM

Freeway Visibility

Arlingate Plaza has excellent visibility from I-270, with a traffic count of 116,000 vehicles per day.







Contact Us

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Area Access & Amenities

Distances	
I-270 via Roberts Rd	1.4 miles
CSX Railway	2 miles
I-70 via I-270	3.3 miles
Downtown Columbus	8.2 miles
CMH Airport	13.1 miles

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