



Colliers

One Executive Parkway

4151 Executive Parkway
Westerville, OH 43081

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Accelerating success.

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 110	3,788	\$11.00 NNN	Furniture available	Click Here For Virtual Tour
Suite 105	4,433	\$11.00 NNN	Mostly open office	Click Here For Virtual Tour
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 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

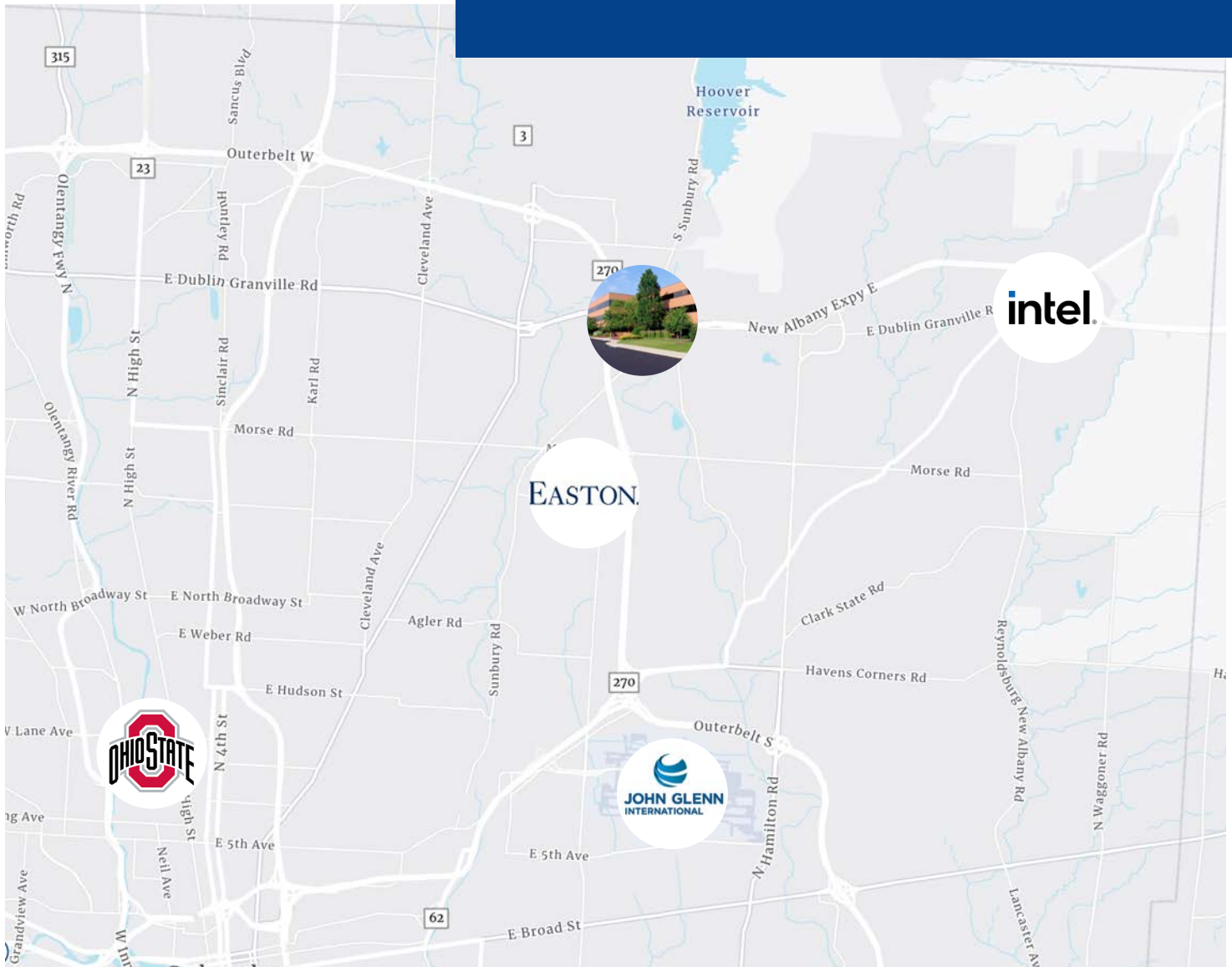
Fire & Life Safety >

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**

161

**Direct Access to
SR-161/I-270**



**Hotels
Nearby**

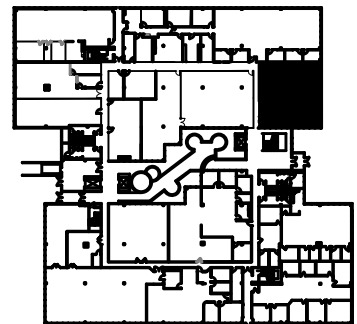
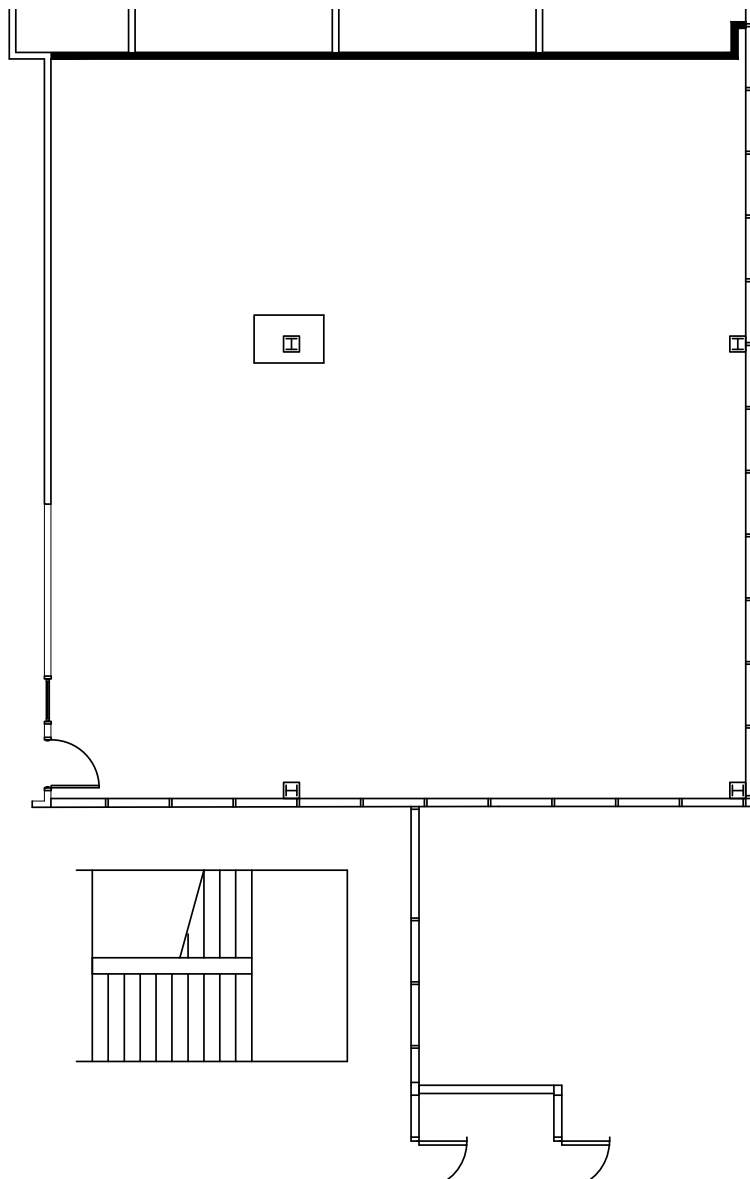


**Banks, Fitness and
Wellness Options**

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

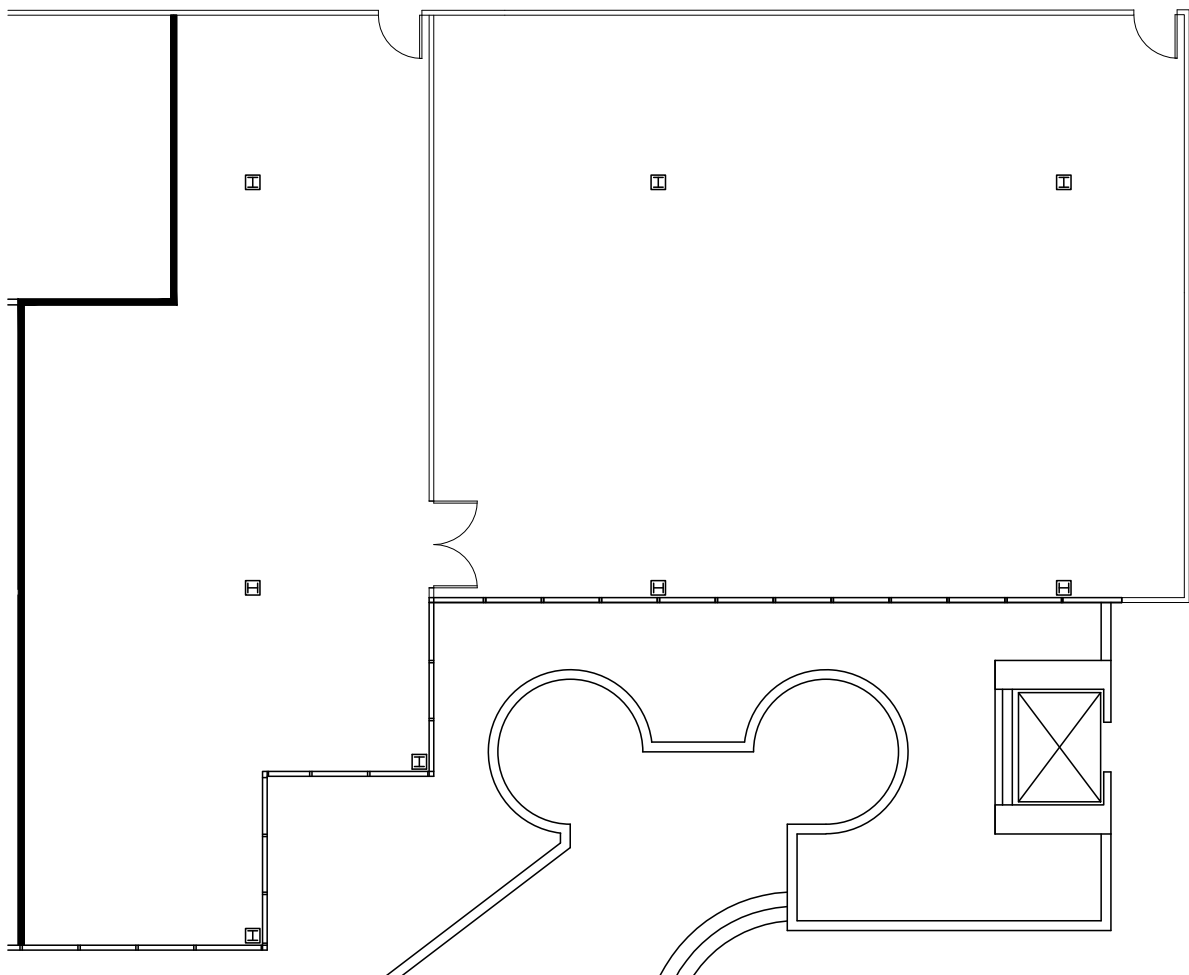
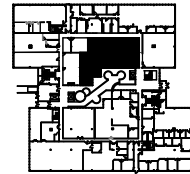
Floorplans

Suite 100 - 2,621 RSF



Floorplans

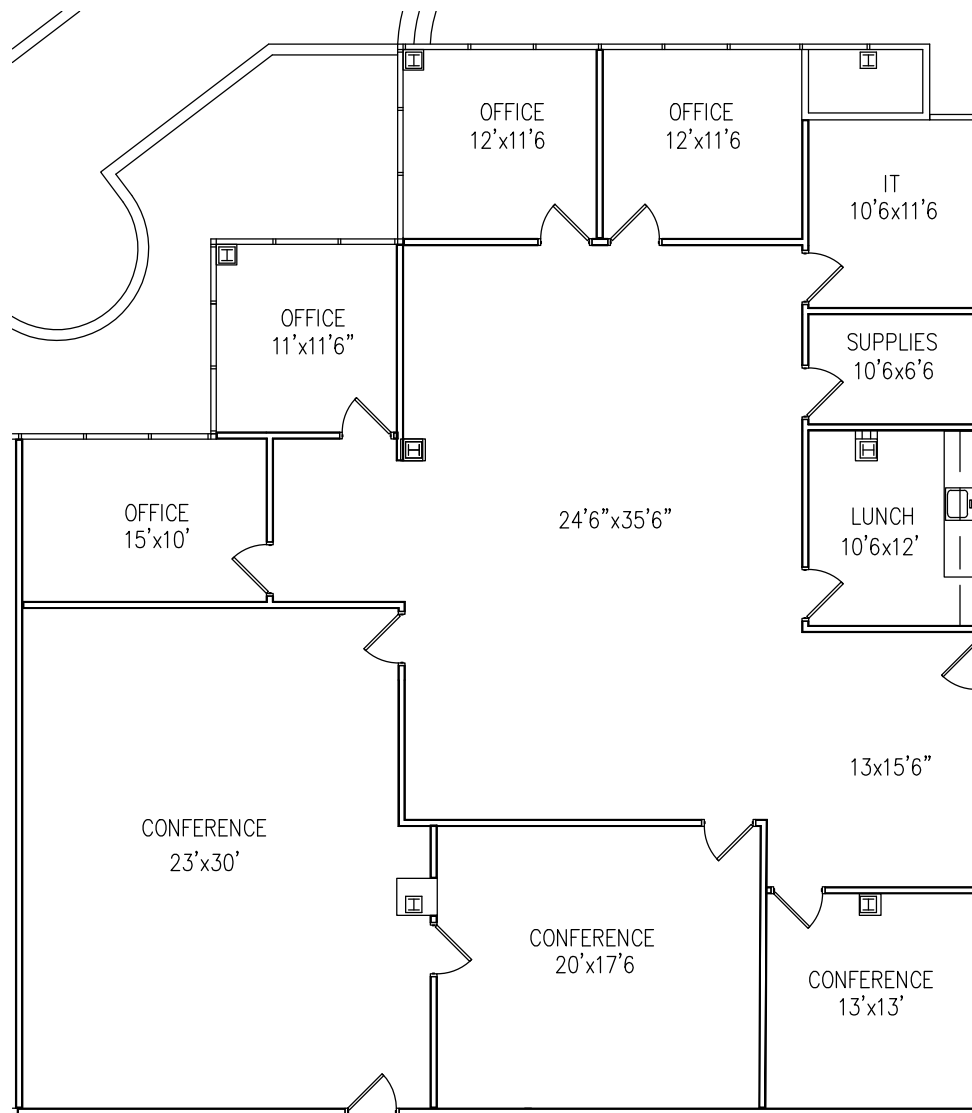
Suite 105 - 4,433 RSF



Floorplans

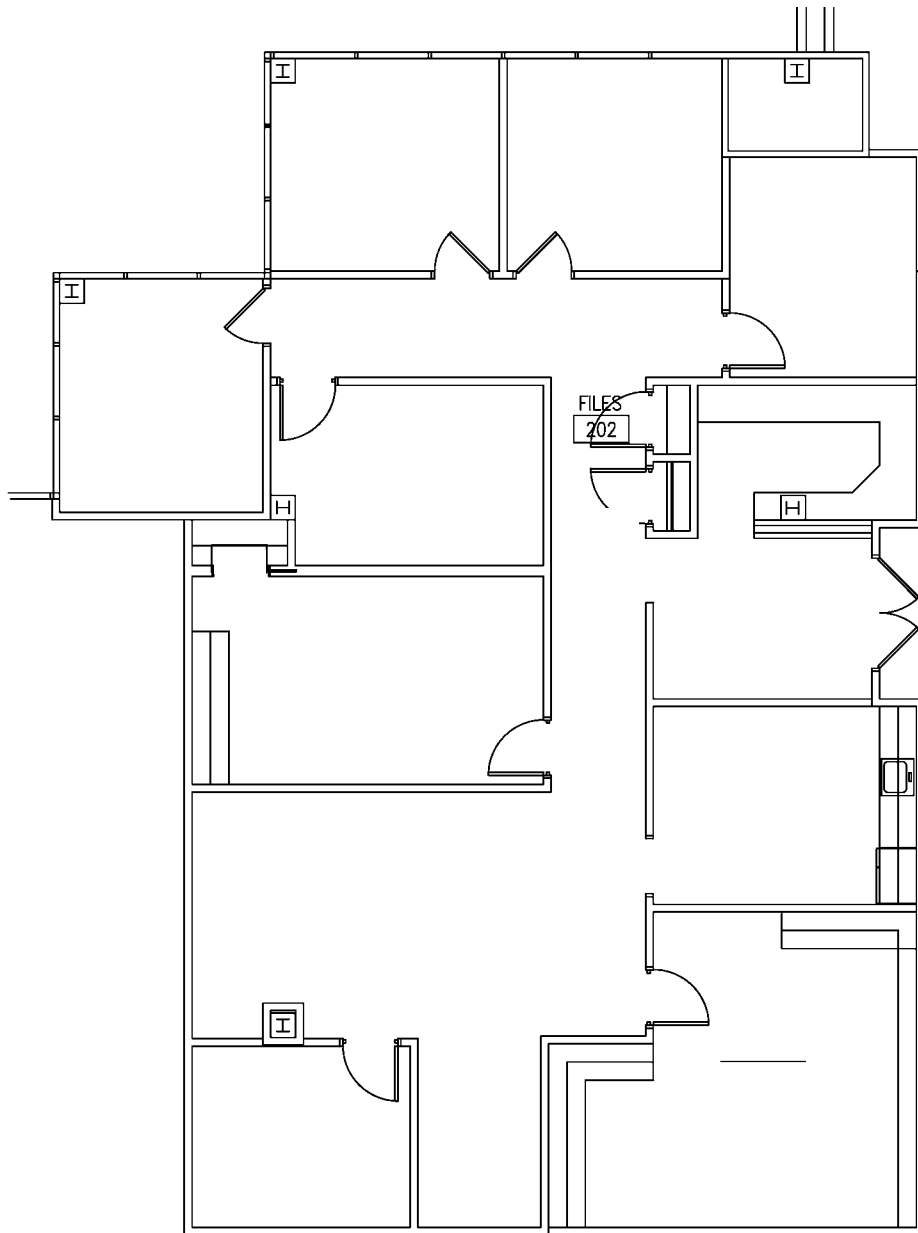
Suite 110 - 3,788 RSF

Furniture Available



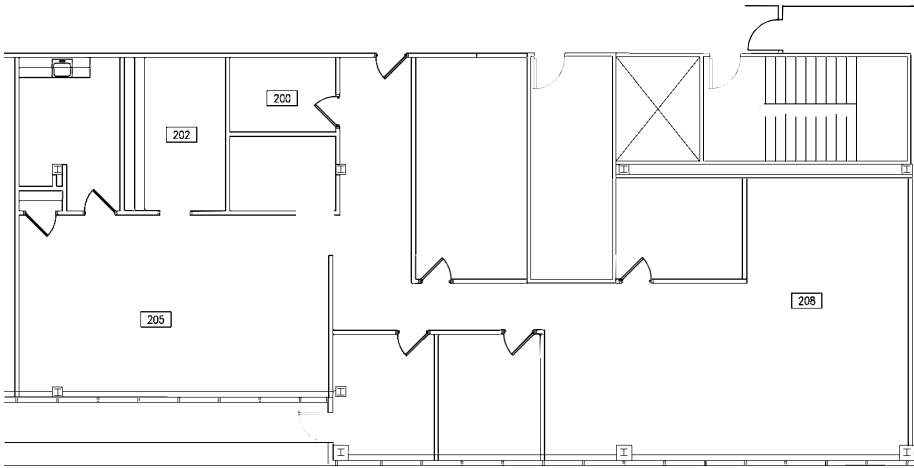
Floorplans

Suite 210 - 2,930 RSF

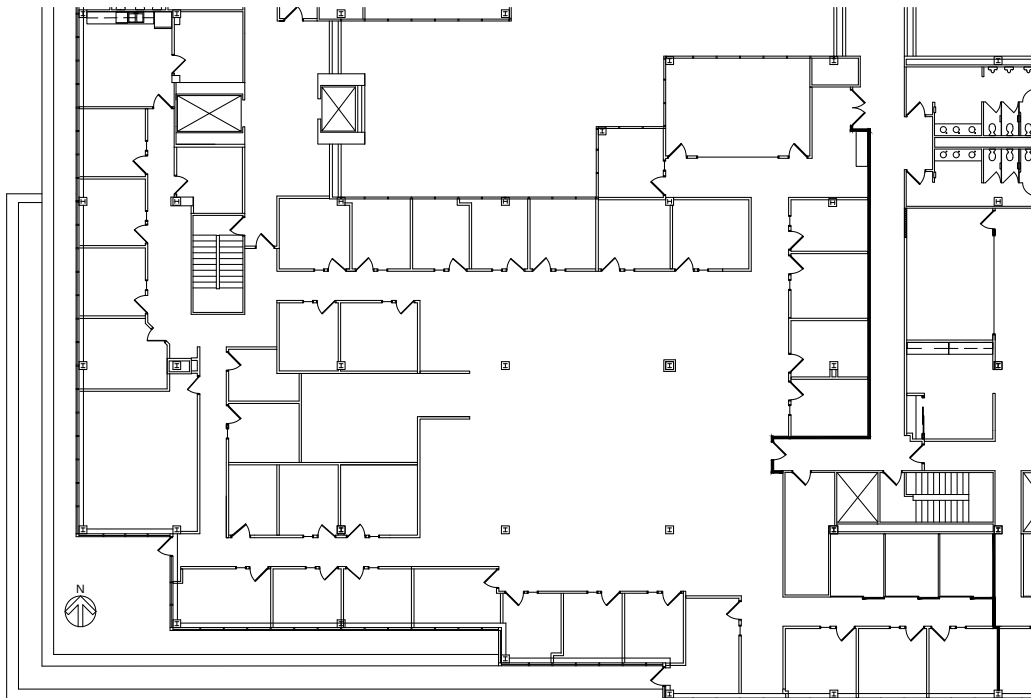


Floorplans

Suite 215 - 3,244 RSF

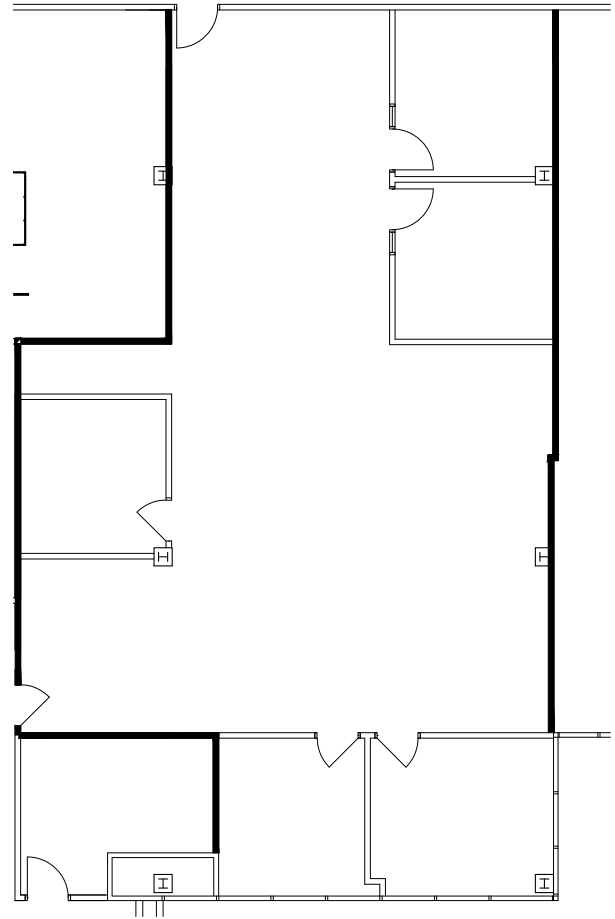


Suite 300 - 13,636 RSF

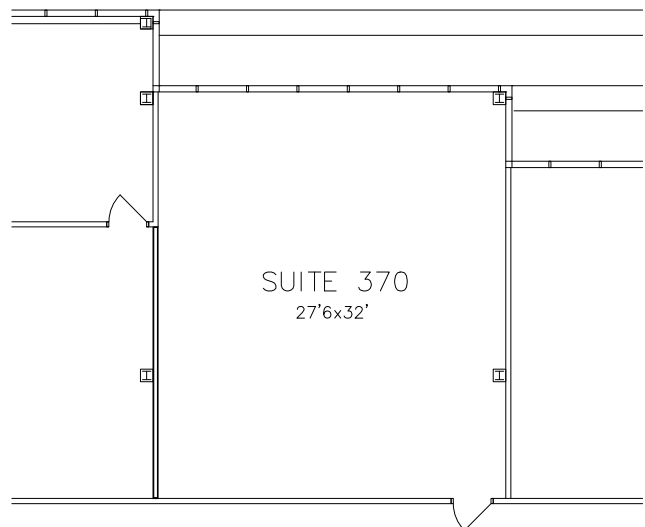


Floorplans

Suite 345 - 2,427 RSF



Suite 370 - 1,023 RSF





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