

FOR LEASE



\$1,459.00/MONTH GROSS

457 Waterbury Court, Gahanna, OH 43230

Office Space for Lease - Suite D

- ±1,459 gross Sq Ft of lower level office space with 5 private offices
- Located near John Glen Airport with easy access to I-270
- Utilities, taxes, and common area maintenance INCLUDED
- Wide range of office businesses acceptable
- Select furniture is negotiable

Click Here For Video ▶

SANDRA AZEEZ

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VALERIE TIVIN

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BEST CORPORATE REAL ESTATE

4608 SAWMILL ROAD, COLUMBUS, OH 43220 WWW.BESTCORPORATEREALESTATE.COM

This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

We have no reason to doubt its accuracy, but we do not guarantee it. *Line Drawings are Approximate*

Property Information

Property Address:	457 Waterbury Court
Parcel:	025-009309-00
County:	Franklin
Township:	Mifflin
Unit/Suite:	D
Availability:	Immediately
Building SQ FT:	±8,664
Unit Sq FT:	±1,459 Gross
Occupancy of Building:	83.2%
Year Built:	1990
Lease Rate:	\$1,459.00/ Month
Utilities:	Included
Restrooms:	Shared , Located in Common Area
Janitorial:	Common Areas Only
Parking:	Plenty
Signage:	Marque in Lobby

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Shared Entry



Private Entry

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Common Spaces



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Unit D



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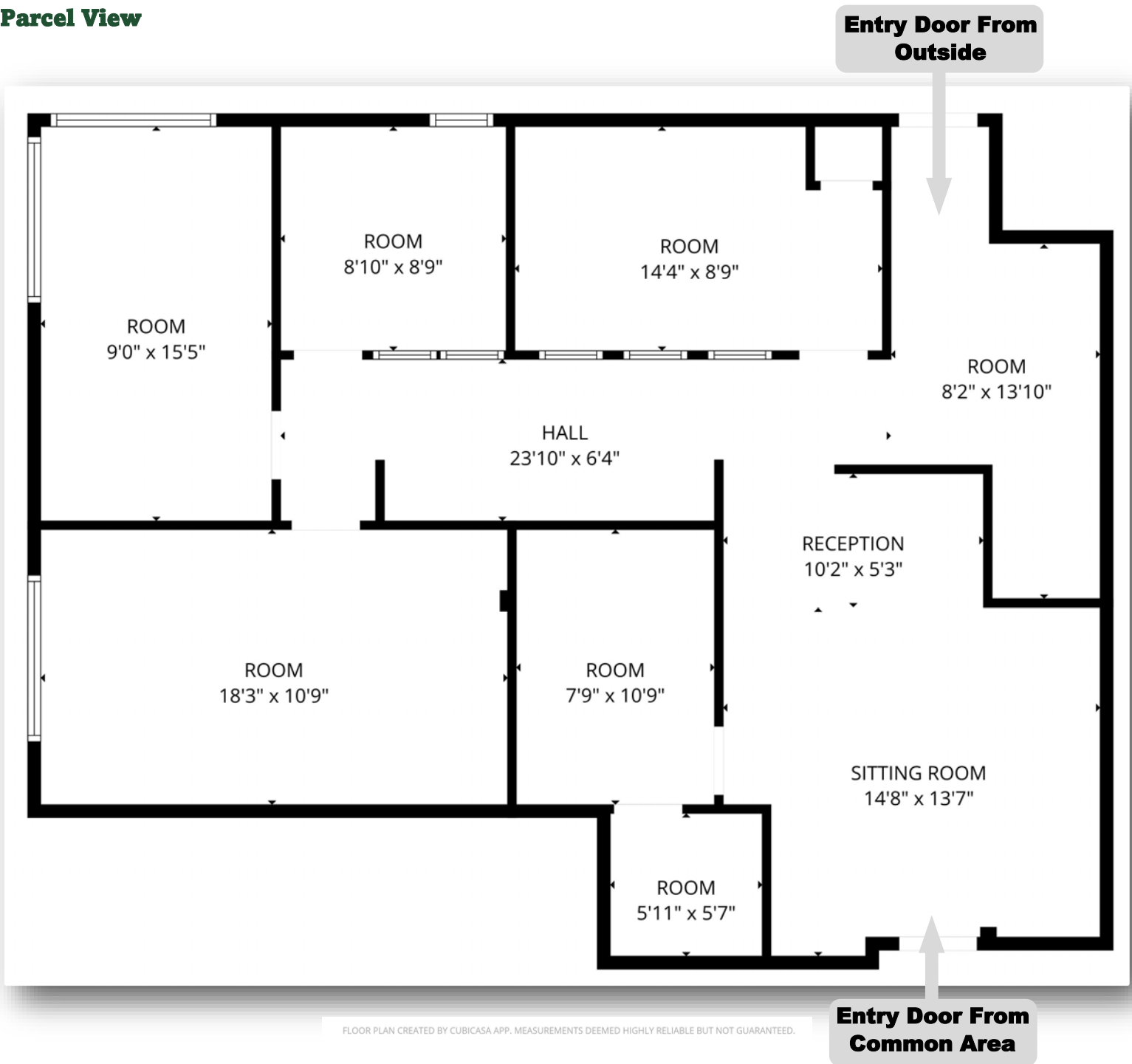


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Parcel View



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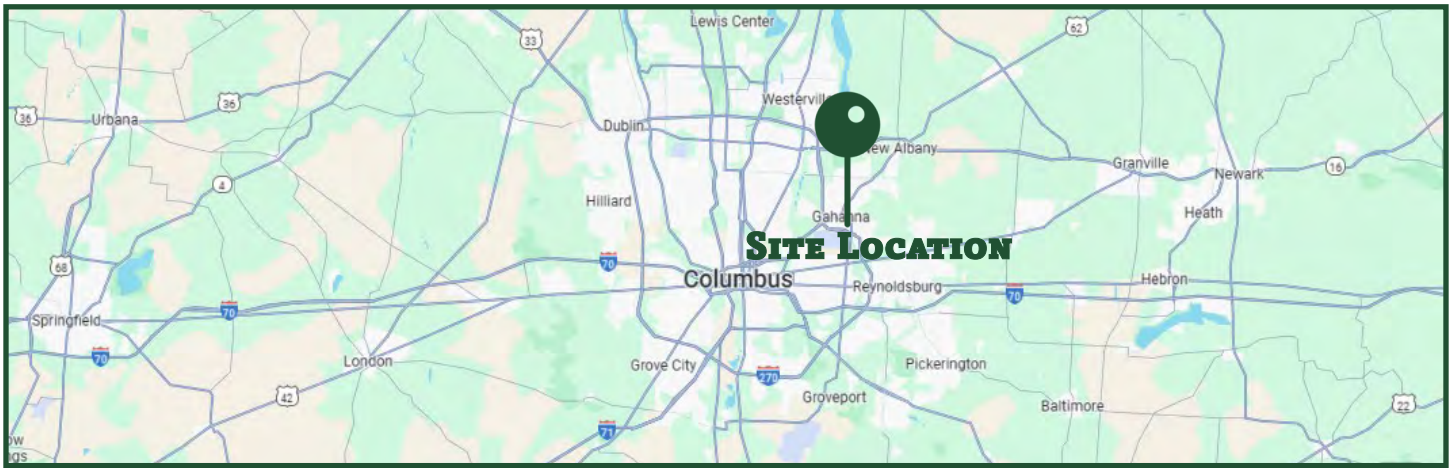
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TRAFFIC OVERVIEW (2025)

Street	Avg Daily Volume
Hamilton Road - Morrison Rd	32,976
S Hamilton Rd - I-270	25,089
Morrison Road - Offcenter Pl	16,265

Nearby Major Roads and Highways:



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2024)		3,672	29,497	123,638
Households (2023)		3,967	20,261	66,154
Avg Household Income (2024)		\$71,070	\$71,002	\$65,296

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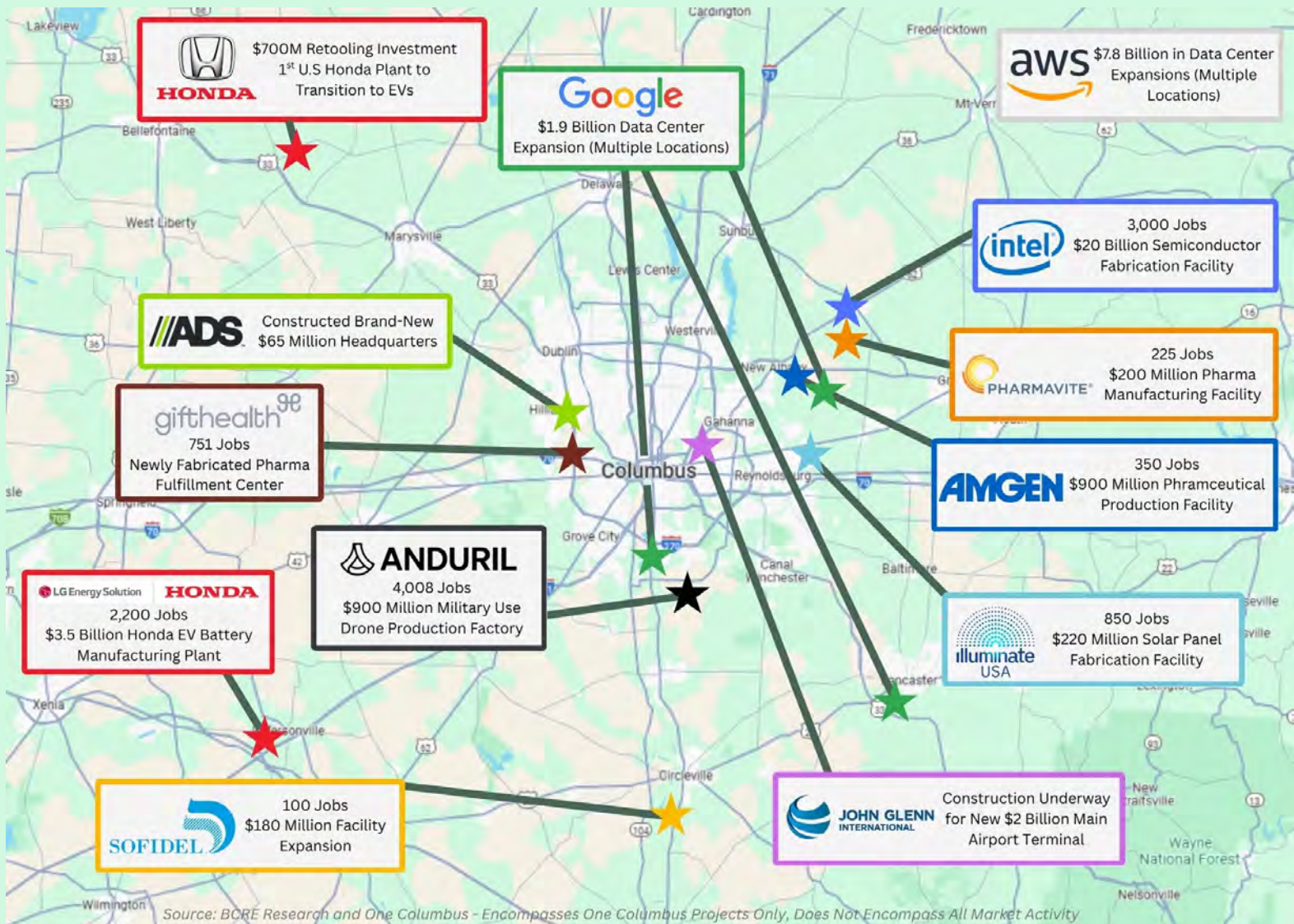
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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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