

For Lease



Lease Rate
\$17-24/SF MG

Available Area
± 2,200

Available Parking
On-Site

Parcel Number
010-146832

Parcel Size
± 0.762 Acres

Current Zoning
Commercial

Medical Office Space For Lease Near SR-315
480 Colonial Parkway, Columbus, Ohio 43214

Rebecca Withrow, CCIM

OFFICE: (614) 559-3350 EXT. 111

EMAIL: RWithrow@BestCorporateRealEstate.com

WEBSITE: www.RWithrowCCIM.com

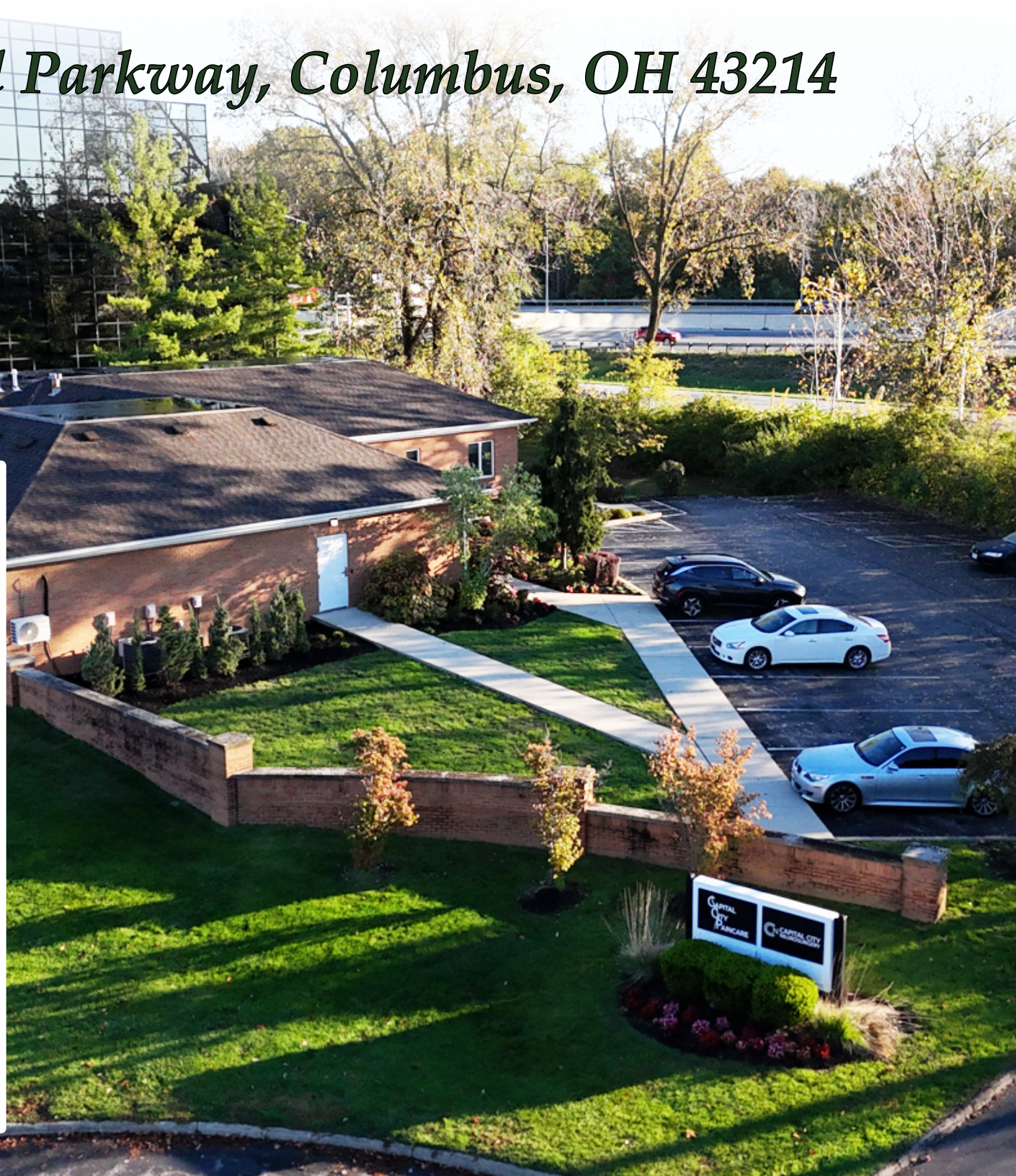


4608 Sawmill Road, Columbus, Ohio 43220
www.BestCorporateRealEstate.com

480 Colonial Parkway, Columbus, OH 43214

About The Property

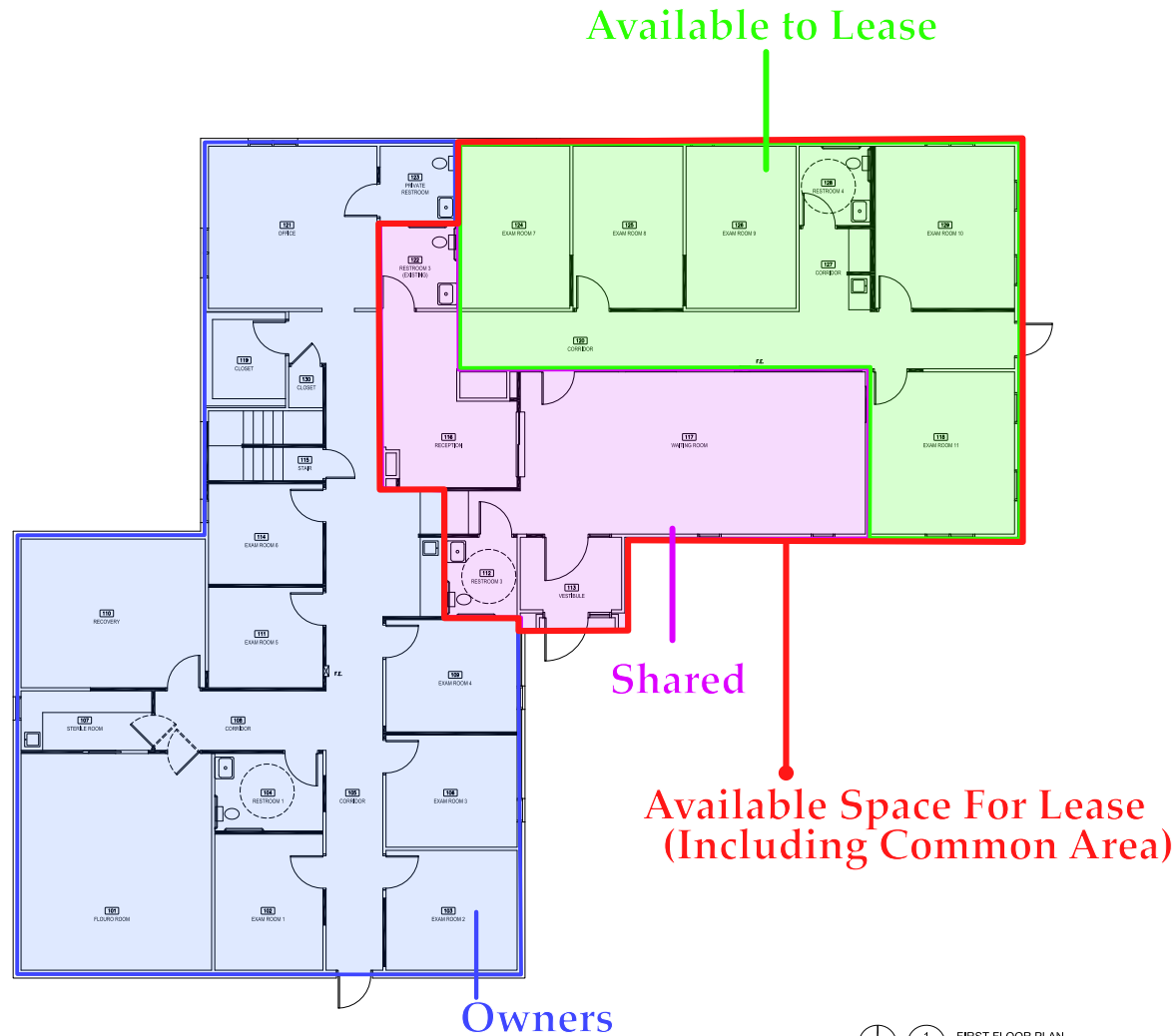
- CAM Charges are approximately $\pm$ \$3.28/SqFt
- Main level space - handicap accessible
- One story building with finished lower level
- Shared entry space with owner of the building
- Common area conference space/break room
- Approximately up to $\pm$ 2,200 SqFt available for lease
- Space is in pristine condition, ready immediately





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Floor Plan (1st Floor)



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1 FIRST FLOOR PLAN
1/8" = 1'-0"



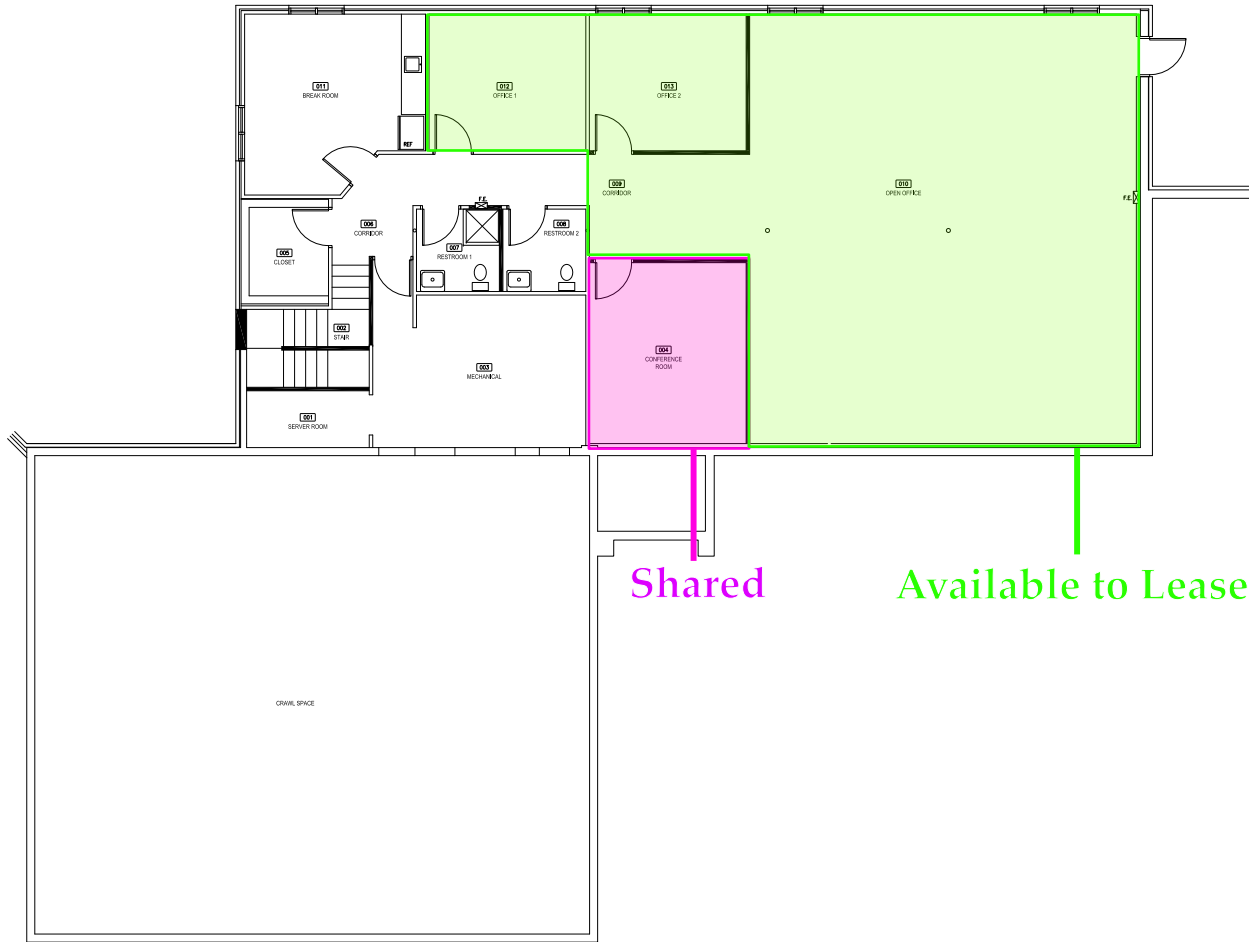
BEST CORPORATE REAL ESTATE

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Floor Plan (Lower Level)



1 LOWER LEVEL FLOOR PLAN
1/4"=1'-0"

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Zip Code Demographics

26,805

Area Population

14,277

Area Households

\$94,183

Average Income

Major Nearby Interstates



THE CITY OF COLUMBUS

AREA OVERVIEW

Located in the heart of Central Ohio, the Columbus Region benefits from a strategic position as a global hub for advanced manufacturing, logistics, and technology. The area is anchored by massive developments including the Intel "Ohio One" semiconductor campus in New Albany, a \$28 billion investment expected to create 3,000 high-paying jobs, and Anduril Industries' "Arsenal-1", a \$1 billion defense manufacturing facility near Rickenbacker International Airport. The region also features the New Albany International Personal Care and Beauty Campus, a unique 400-acre vertically integrated supply chain cluster housing industry leaders like Bath & Body Works and KDC/One.

Columbus has solidified its status as a premier destination for the digital economy, currently on track to become the second-largest data center hub in the Great Lakes region. Major hyperscale investments include Google's \$7.2 billion data center expansion across New Albany, Lancaster, and Columbus, alongside Amazon Web Services (AWS), which has committed over \$10 billion to Ohio infrastructure. These facilities serve as the backbone for AI and cloud computing, driving significant revenue for the region as well as supporting thousands of construction and technical roles.

The healthcare sector is seeing unprecedented growth to meet the needs of a rapidly expanding population. The Ohio State University Medical Center is slated to open its new \$1.9 billion, 820-room inpatient hospital tower in early 2026. Simultaneously, OhioHealth is investing over \$1 billion in regional expansions, including a new 270,000-square-foot tower at Grant Medical Center and a dedicated Women's Health Center at Riverside Methodist Hospital. In the private sector, digital health leader Hims & Hers recently announced a \$200 million fulfillment and pharmacy lab in New Albany, which is expected to create 400 new jobs starting in 2026.



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