

LOCATED WITHIN BUSCH CORPORATE CENTER

PRICE REDUCED!



40,000± SF FOR SALE

## BUSCH BLVD OFFICE BUILDING

6460 Busch Blvd. – Columbus, OH 43229



### PROPERTY DESCRIPTION

- TWO-STORY ELEVATOR OFFICE BUILDING
- TOTAL BUILDING SIZE 40,716 SF (0% OCCUPIED)
- LOCATED WITHIN BUSCH CORPORATE CENTER
- MONUMENT SIGNAGE AVAILABLE
- EASY ACCESS TO I-71 AND I-270 FROM SR 161
- GREAT VISIBILITY TO LOCAL TRAFFIC
- NUMEROUS AMENITIES NEARBY (RESTAURANTS, HOTELS, BANKS, SHOPPING, GAS)
- GREAT OPPORTUNITY FOR OWNER/USER
- 160 SPACES (ADDITIONAL PARKING AVAILABLE WITHIN OFFICE PARK)

**LISTING PRICE \$875,000**

#### contact information

**Matt Gregory** | tel 614 629 5234  
mgregory@ohioequities.com

**Andy Dutcher** | tel 614 629 5266  
adutcher@ohioequities.com

#### Main Office

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**NAI** Ohio Equities REALTORS®

Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

# PROPERTY PHOTOGRAPHS

6460 Busch Blvd. – Columbus, OH 43229



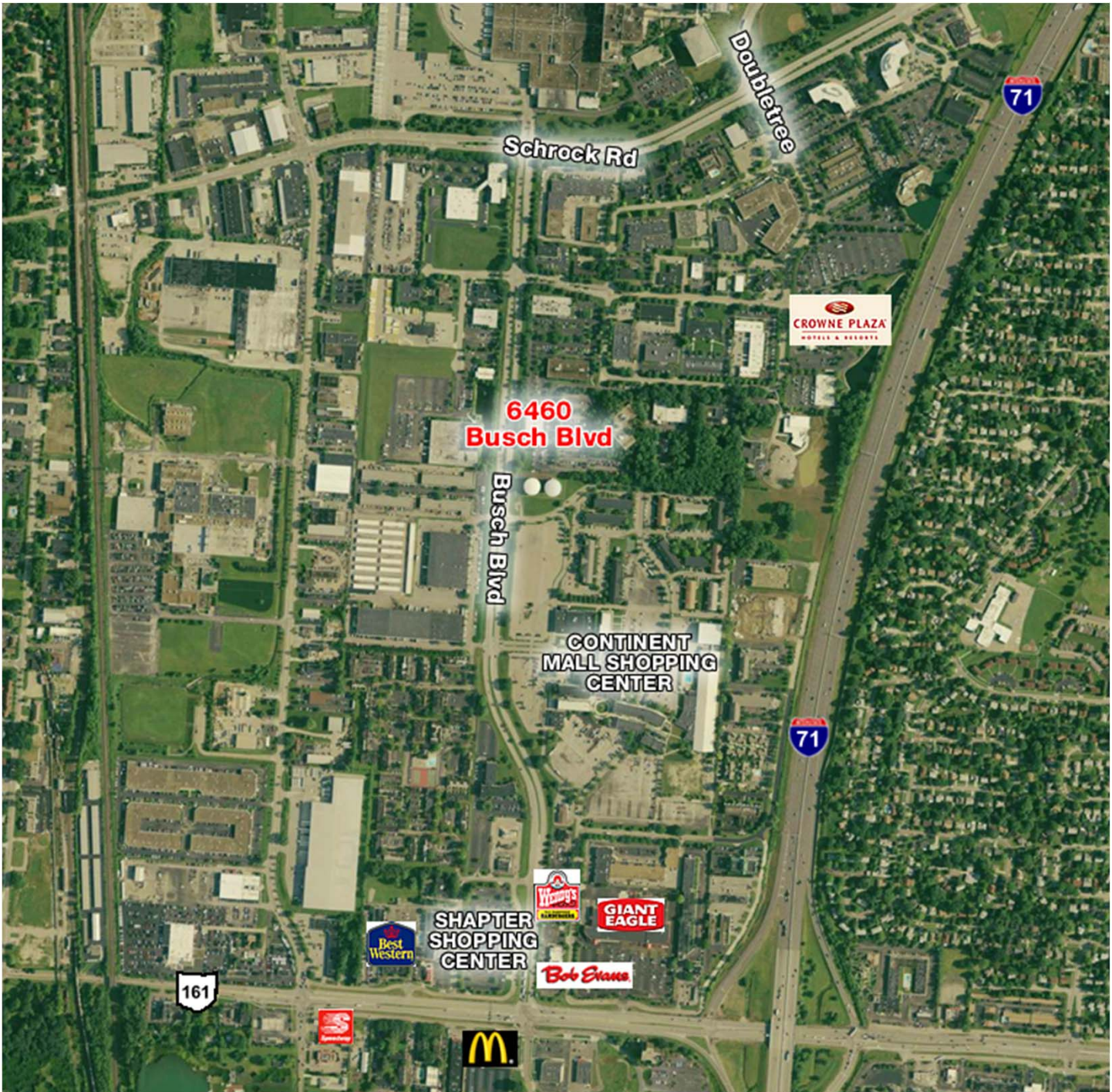
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# NEARBY AMENITIES

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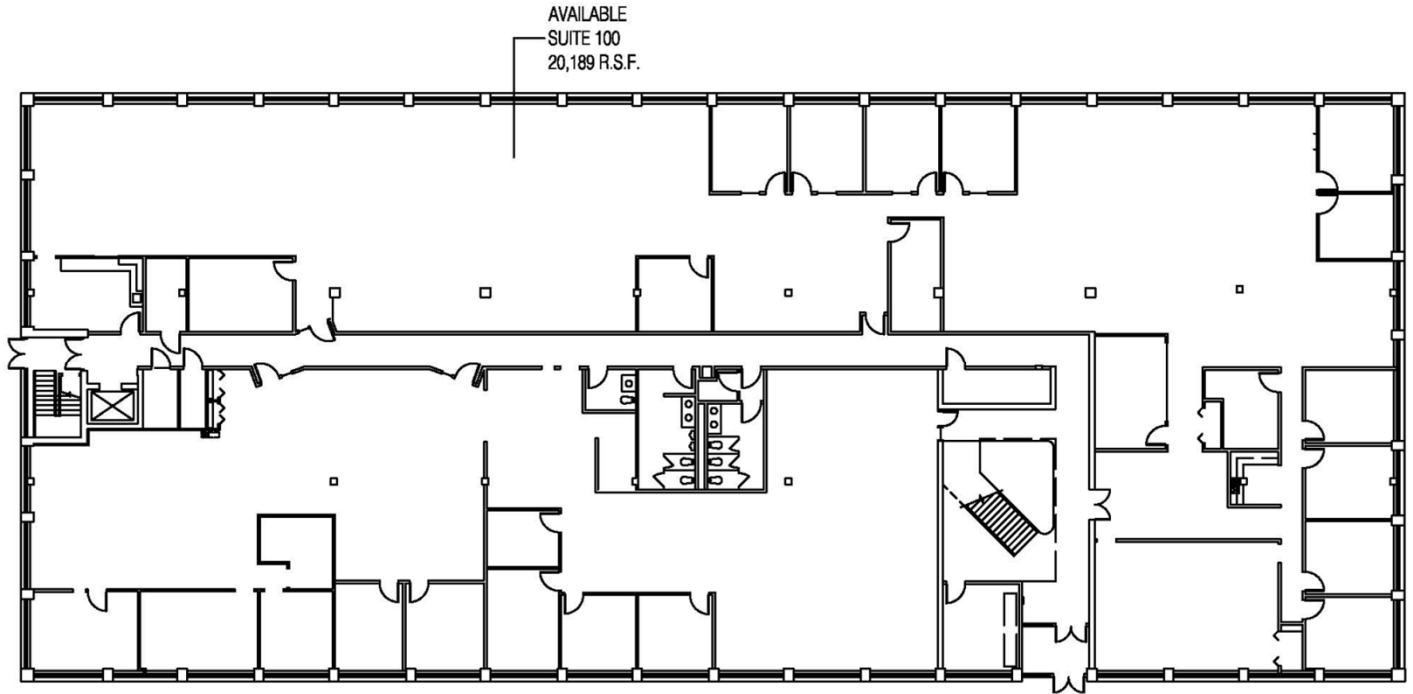
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# FLOORPLAN – FIRST FLOOR

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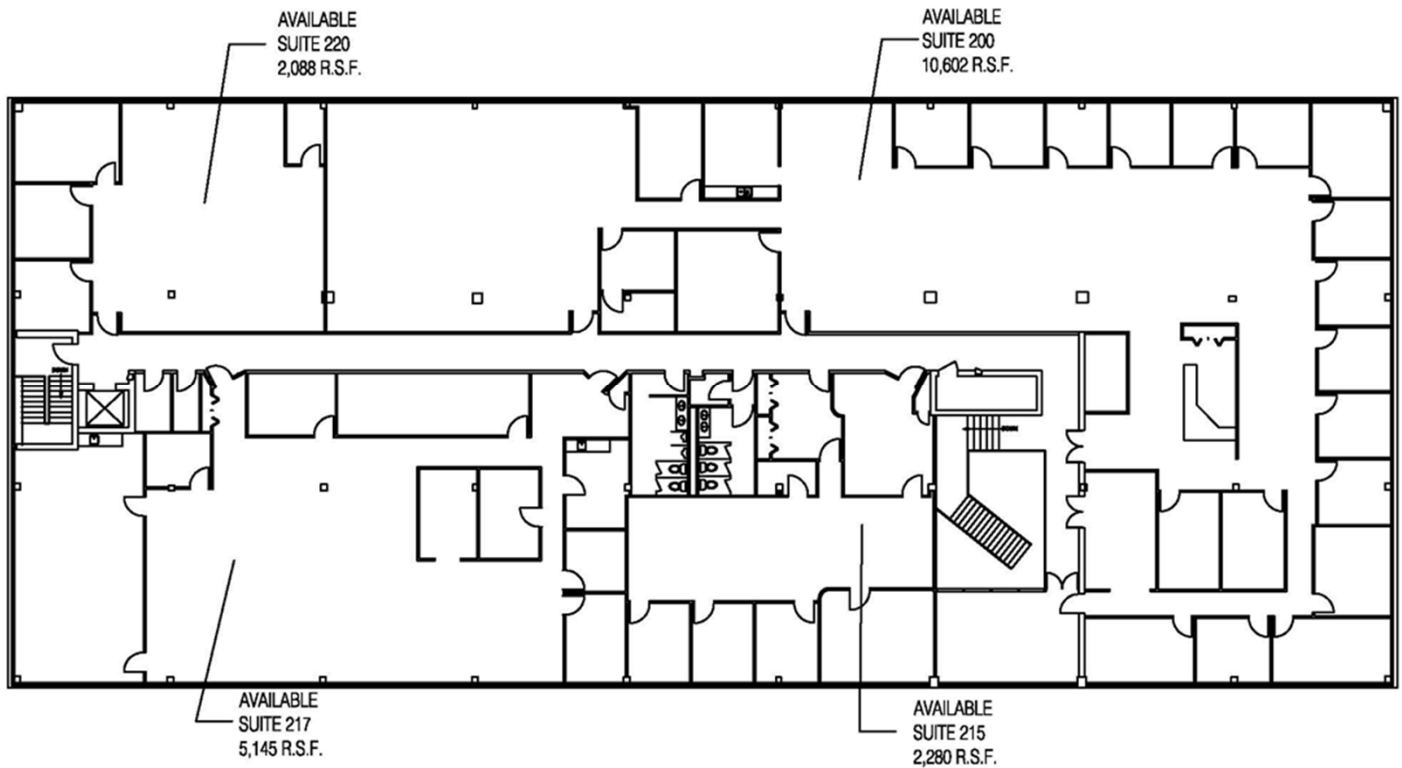
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# FLOORPLAN – SECOND FLOOR

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## contact information

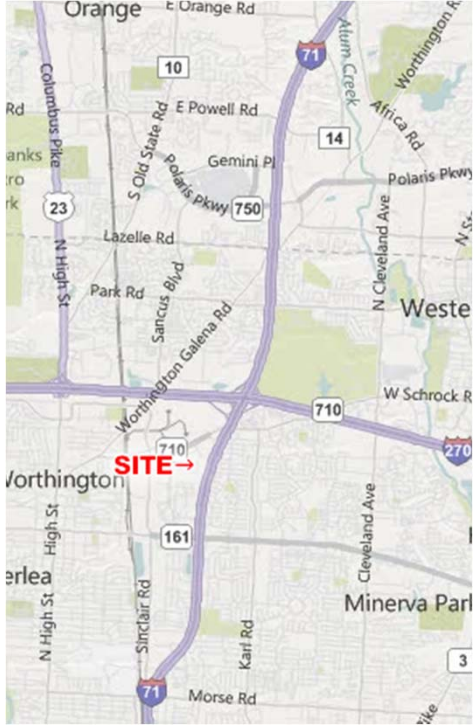
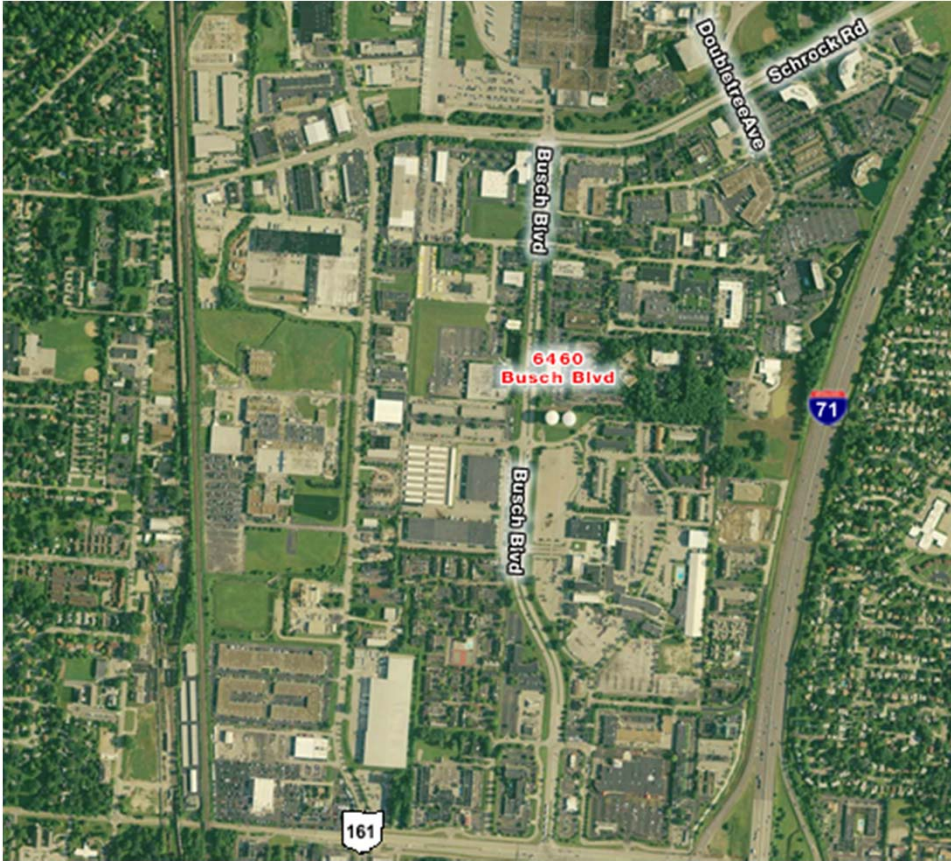
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# AERIAL IMAGERY & LOCATION MAPS

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# HISTORICAL OPERATING EXPENSE SUMMARY

6460 Busch Blvd. – Columbus, OH 43229



Historical Operating Expense Summary	
Property Address:	6460 Busch Blvd - Columbus, Ohio 43229
Prepared By:	Matt Gregory and Andy Dutcher, NAI Ohio Equities
Total Building Size (SF):	40,716

	Operating Expense Description	2008 Actual	Per Sq Ft	2009 Actual	Per Sq Ft	2010 Actual	Per Sq Ft	2011 Budget	Per Sq Ft
1	Janitorial	\$ 30,246.02	\$ 0.74	\$ 29,079.63	\$ 0.71	\$ 30,744.62	\$ 0.76	\$ 2,700.00	\$ 0.07
2	Utilities	\$ 83,576.43	\$ 2.05	\$ 99,550.97	\$ 2.45	\$ 107,118.52	\$ 2.63	\$ 44,820.00	\$ 1.10
3	Repairs & Maintenance	\$ 75,420.01	\$ 1.85	\$ 52,395.94	\$ 1.29	\$ 62,302.95	\$ 1.53	\$ 36,877.00	\$ 0.91
4	Payroll	\$ 28,542.50	\$ 0.70	\$ 27,574.95	\$ 0.68	\$ 28,691.66	\$ 0.70	\$ 10,386.00	\$ 0.26
5	Insurance	\$ 5,911.75	\$ 0.15	\$ 4,817.06	\$ 0.12	\$ 4,660.65	\$ 0.11	\$ 2,975.00	\$ 0.07
6	Management Fee	\$ 12,289.46	\$ 0.30	\$ 12,000.00	\$ 0.29	\$ 12,000.00	\$ 0.29	\$ 1,200.00	\$ 0.03
7	Property Taxes	\$ 54,915.78	\$ 1.35	\$ 55,512.04	\$ 1.36	\$ 59,147.46	\$ 1.45	\$ 60,922.00	\$ 1.50
8	Administrative							\$ 1,785.00	\$ 0.04
	<b>Total Expense</b>	<b>\$ 290,901.95</b>	<b>\$ 7.14</b>	<b>\$ 280,930.59</b>	<b>\$ 6.90</b>	<b>\$ 304,665.86</b>	<b>\$ 7.48</b>	<b>\$ 161,665.00</b>	<b>\$ 3.97</b>

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