

LOCATED WITHIN BUSCH CORPORATE CENTER

PRICE REDUCED!



40,000± SF FOR SALE

BUSCH BLVD OFFICE BUILDING

6600 Busch Blvd. – Columbus, OH 43229



PROPERTY DESCRIPTION

- TWO-STORY ELEVATOR OFFICE BUILDING
- TOTAL BUILDING SIZE 39,949± SF (32% 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
- 153 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

605 S Front St Suite 200
Columbus, Ohio 43215
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www.ohioequities.com

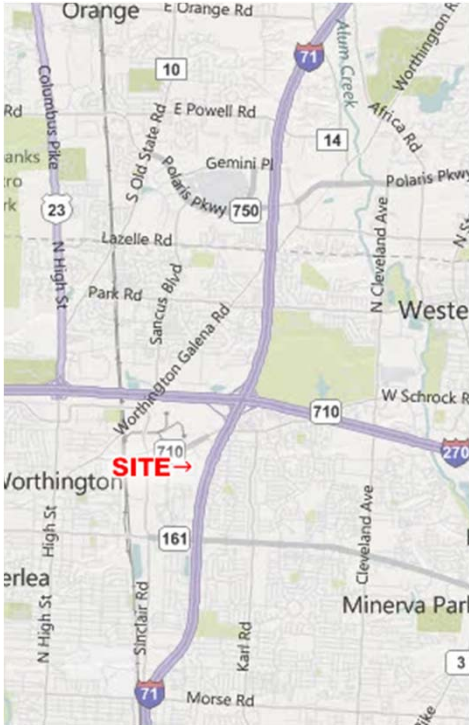
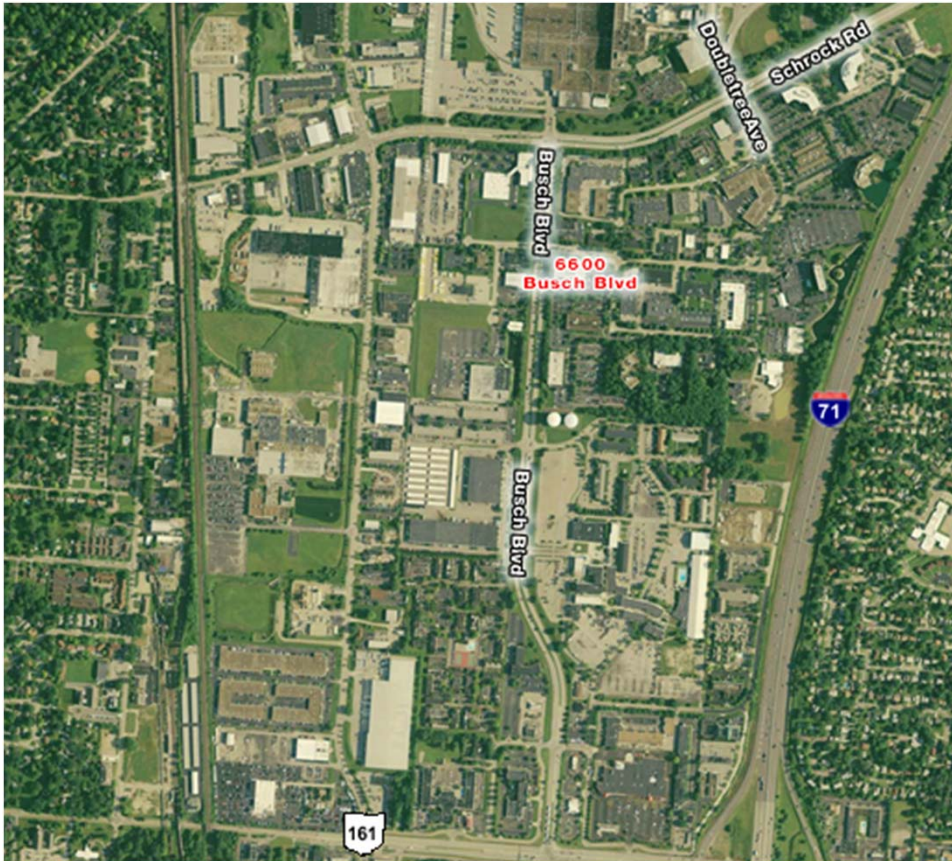
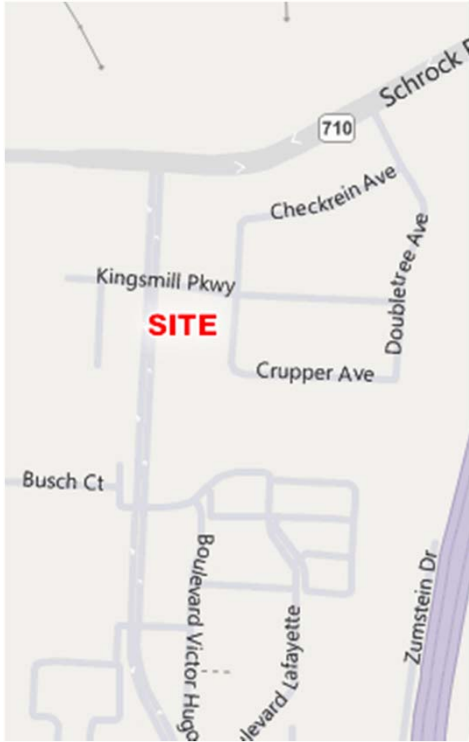
NAI Ohio Equities^{REALTORS®}

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.

AERIAL IMAGERY & LOCATION MAPS

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PROPERTY PHOTOGRAPHS

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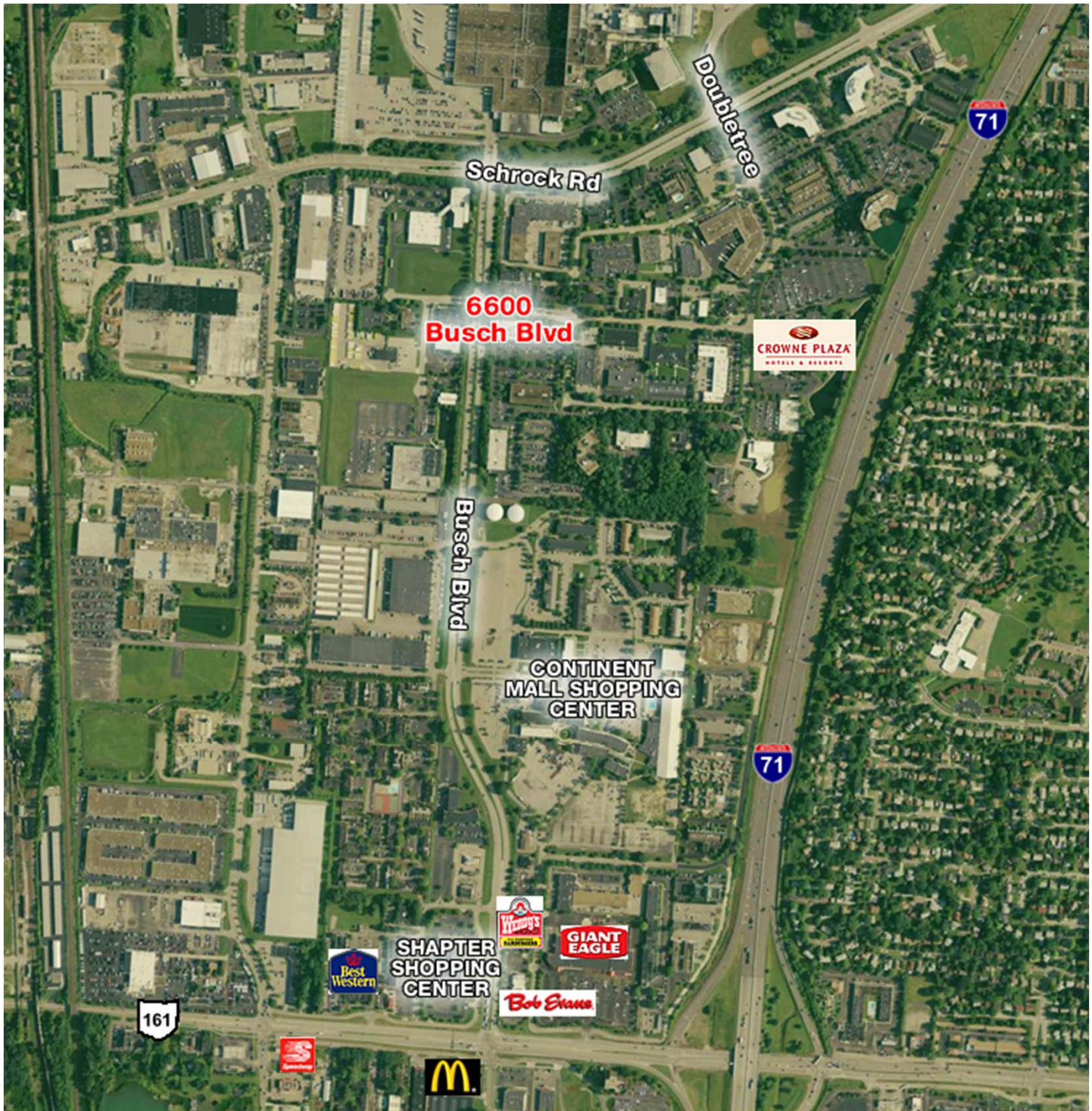
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NEARBY AMENITIES

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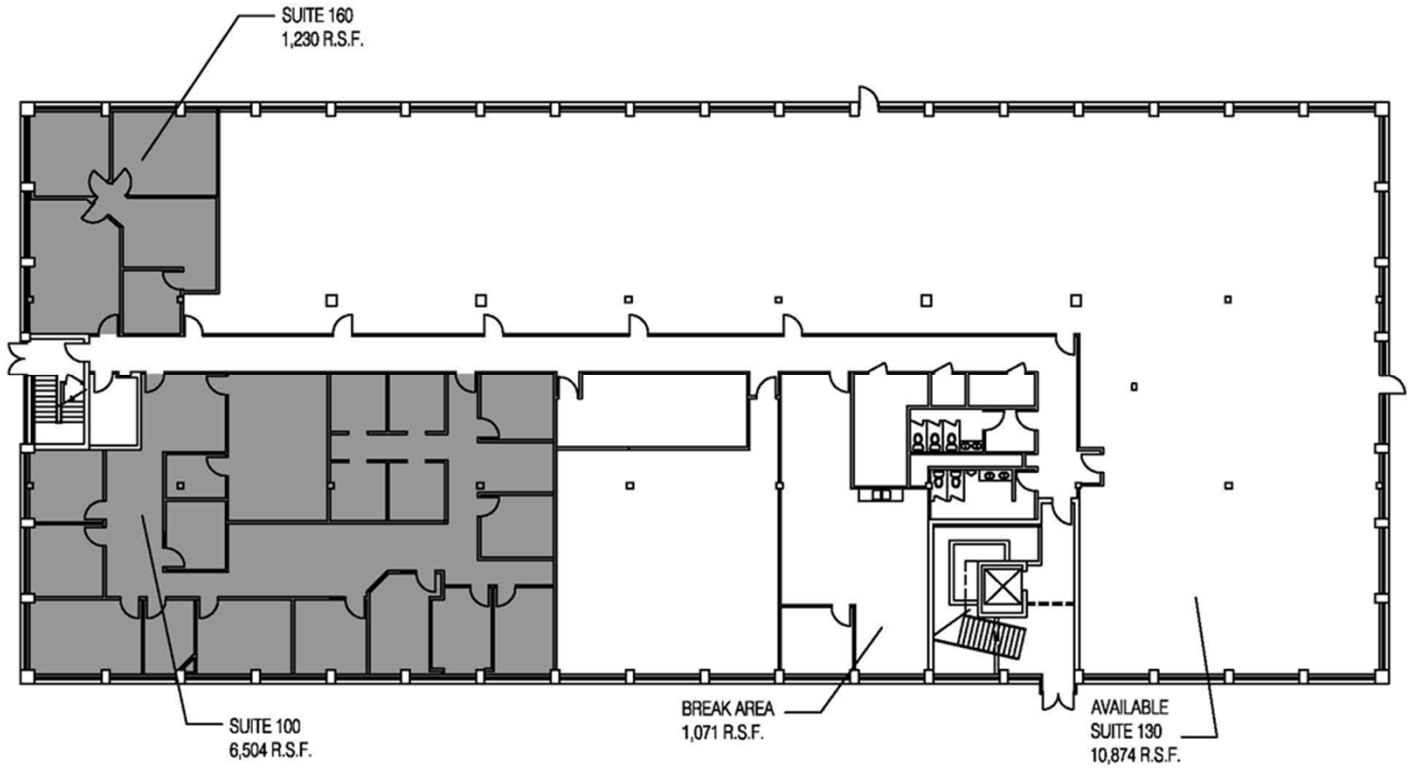
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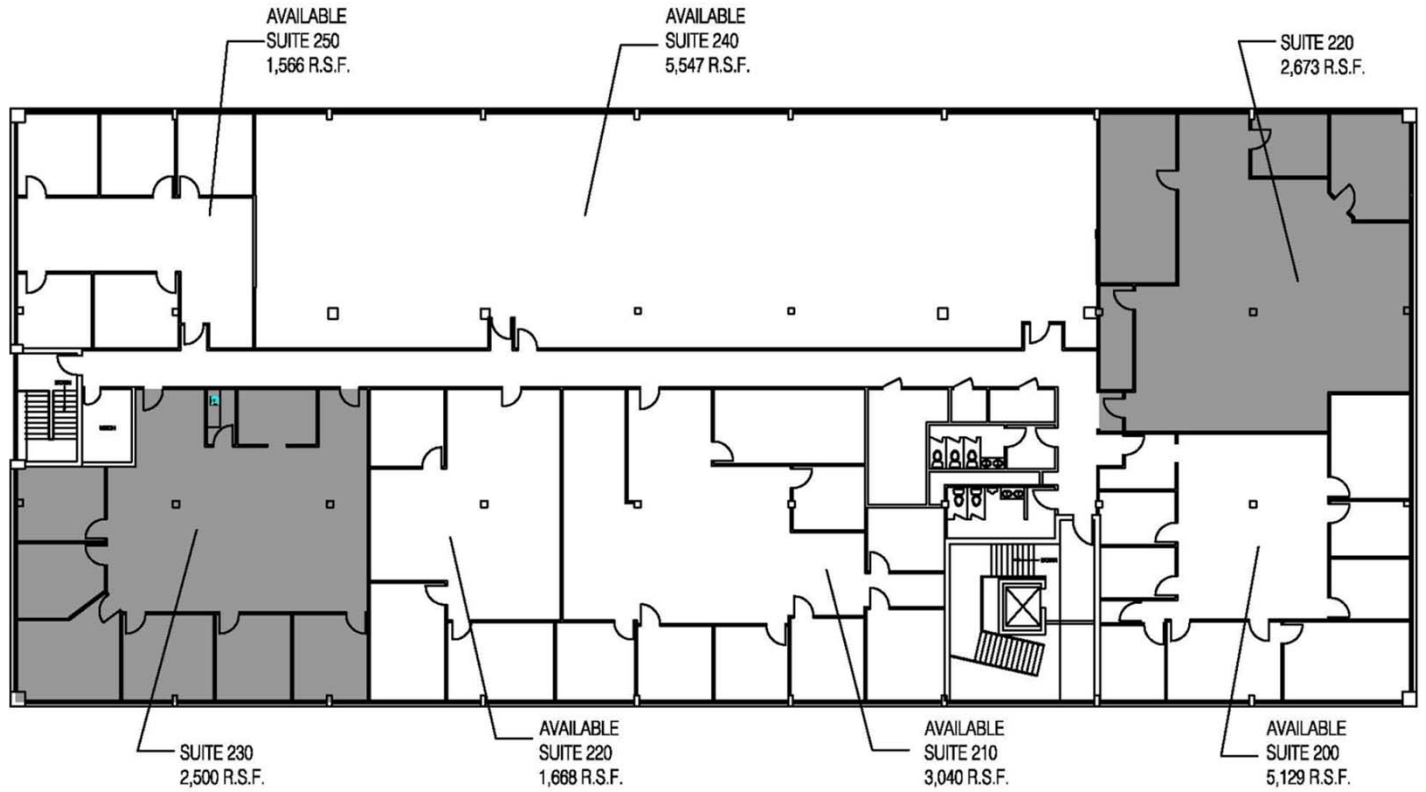
FLOORPLAN – FIRST FLOOR

6600 Busch Blvd. – Columbus, OH 43229



FLOORPLAN – SECOND FLOOR

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RENT ROLL

6600 Busch Blvd. – Columbus, OH 43229



6600 Busch Blvd

Tenant Rent Roll

as of October 31, 2010

Suite No	Tenant	Square Feet	Tenant Since	Lease Expiration	Monthly Gross Rent	Monthly CAM Above Base Yr	Total Monthly Gross Rent	Annualized Gross Rent PSF	Total Annual Rent
100/110	Fuller Mossbarger Scott & May	6,505	5/1/2003	5/31/2011	\$8,131.25	\$136.28	\$8,267.53	\$15.00	\$99,210.36
160	PSI	1,194	7/1/2007	6/30/2011	\$1,393.00	\$56.00	\$1,449.00	\$14.00	\$17,388.00
220	Leaderstat	2,673	11/7/2008	3/31/2012	\$2,784.38	\$97.84	\$2,882.22	\$12.50	\$34,586.58
230	Stein Benefits Agency dba Aflac	2,500	6/5/2008	8/31/2011	\$2,604.17	\$116.86	\$2,721.03	\$12.50	\$32,652.32
TOTAL OCCUPIED - 32%		12,872			\$14,912.79	\$406.98	\$15,319.77	\$14.28	\$183,837.26

Suite No	Tenant	Square Feet	Potential Monthly	Annualized Gross Rent	Potential Annual Rent
130	Vacant	12,240	\$12,240.00	\$12.00	\$146,880.00
200	Vacant	4,597	\$4,597.00	\$12.00	\$55,164.00
210	Vacant	3,040	\$3,040.00	\$12.00	\$36,480.00
240	Vacant	5,620	\$5,620.00	\$12.00	\$67,440.00
250	Vacant	1,580	\$1,580.00	\$12.00	\$18,960.00
TOTAL VACANT - 68%		27,077	\$27,077.00	\$12.00	\$324,924.00

TOTALS		39,949			\$41,989.79				\$508,761.26
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HISTORICAL OPERATING EXPENSE SUMMARY

6600 Busch Blvd. – Columbus, OH 43229



Historical Operating Expense Summary	
Property Address:	6600 Busch Blvd - Columbus, Ohio 43229
Prepared By:	Matt Gregory and Andy Dutcher, NAI Ohio Equities
Total Building Size (SF):	39,949

	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	\$ 29,079.63	\$ 0.71	\$ 30,744.62	\$ 0.76	\$ 15,839.04	\$ 0.39	\$ 15,900.00	\$ 0.40
2	Utilities	\$ 99,550.97	\$ 2.45	\$ 107,118.52	\$ 2.63	\$ 91,520.12	\$ 2.25	\$ 59,273.00	\$ 1.48
3	Repairs & Maintenance	\$ 50,052.19	\$ 1.23	\$ 51,700.23	\$ 1.27	\$ 50,963.68	\$ 1.25	\$ 62,553.00	\$ 1.57
4	Payroll	\$ 27,574.95	\$ 0.68	\$ 28,691.66	\$ 0.70	\$ 17,583.47	\$ 0.43	\$ 10,386.00	\$ 0.26
5	Insurance	\$ 4,817.06	\$ 0.12	\$ 4,660.65	\$ 0.11	\$ 5,022.05	\$ 0.12	\$ 3,016.00	\$ 0.08
6	Management Fee	\$ 12,000.00	\$ 0.29	\$ 12,000.00	\$ 0.29	\$ 13,774.24	\$ 0.34	\$ 1,200.00	\$ 0.03
7	Property Taxes	\$ 55,512.04	\$ 1.36	\$ 59,147.46	\$ 1.45	\$ 62,104.83	\$ 1.53	\$ 41,678.00	\$ 1.04
8	Administrative	\$ 2,343.75	\$ 0.06	\$ 10,602.72	\$ 0.26	\$ 13,029.66	\$ 0.32	\$ 1,785.00	\$ 0.04
	Total Expense	\$ 280,930.59	\$ 6.90	\$ 304,665.86	\$ 7.48	\$ 269,837.09	\$ 6.63	\$ 195,791.00	\$ 4.90

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