

LOCATED WITHIN BUSCH CORPORATE CENTER

PRICE REDUCED!



SUITES FROM 800 SF TO 6,400 SF AVAILABLE

OFFICE BLDG FOR SALE OR LEASE

6660 Doubletree Avenue – Columbus, OH 43229



For more information, go to:
WWW.6660DOUBLETREE.COM

PROPERTY DESCRIPTION

- ONE-STORY OFFICE BUILDING FEATURING LARGE, OPEN ATRIUM
- TOTAL BUILDING SIZE 32,940 SF (80% OCCUPIED)
- LOCATED WITHIN BUSCH CORPORATE CENTER
- ALL GLASS SUITE ENTRIES OFF ATRIUM
- 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 SMALL BUSINESS LOOKING TO BUY A LARGER BUILDING WITH EXISTING REVENUE
- 106 SPACES (ADDITIONAL PARKING AVAILABLE WITHIN OFFICE PARK)

LISTING PRICE \$875,000
LEASE RATE \$13.00 PSF FSG

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
tel 614 224 2400 | fax 614 224 5436
www.ohioequities.com

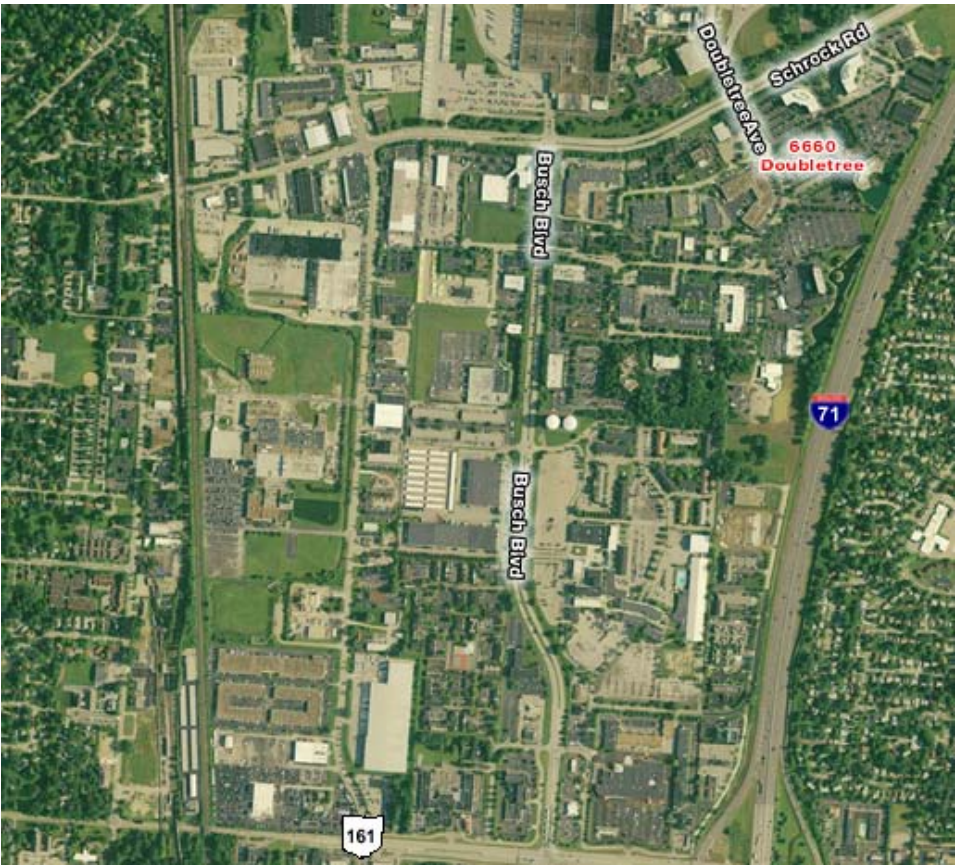
NAI Ohio Equities^{REALTORS®}

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

6660 Doubletree Avenue – Columbus, OH 43229



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PROPERTY PHOTOGRAPHS

6660 Doubletree Avenue – Columbus, OH 43229



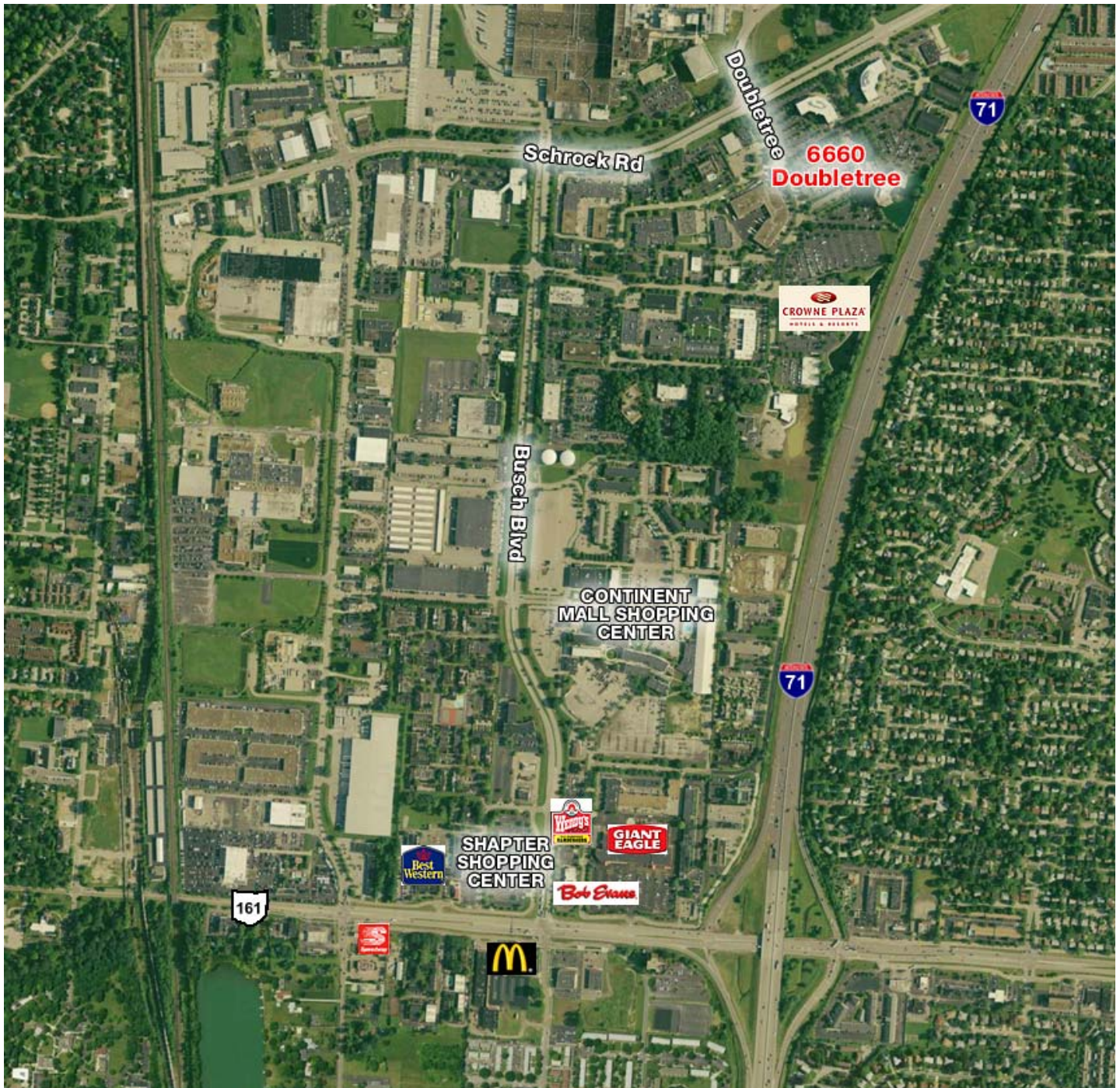
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NEARBY AMENITIES

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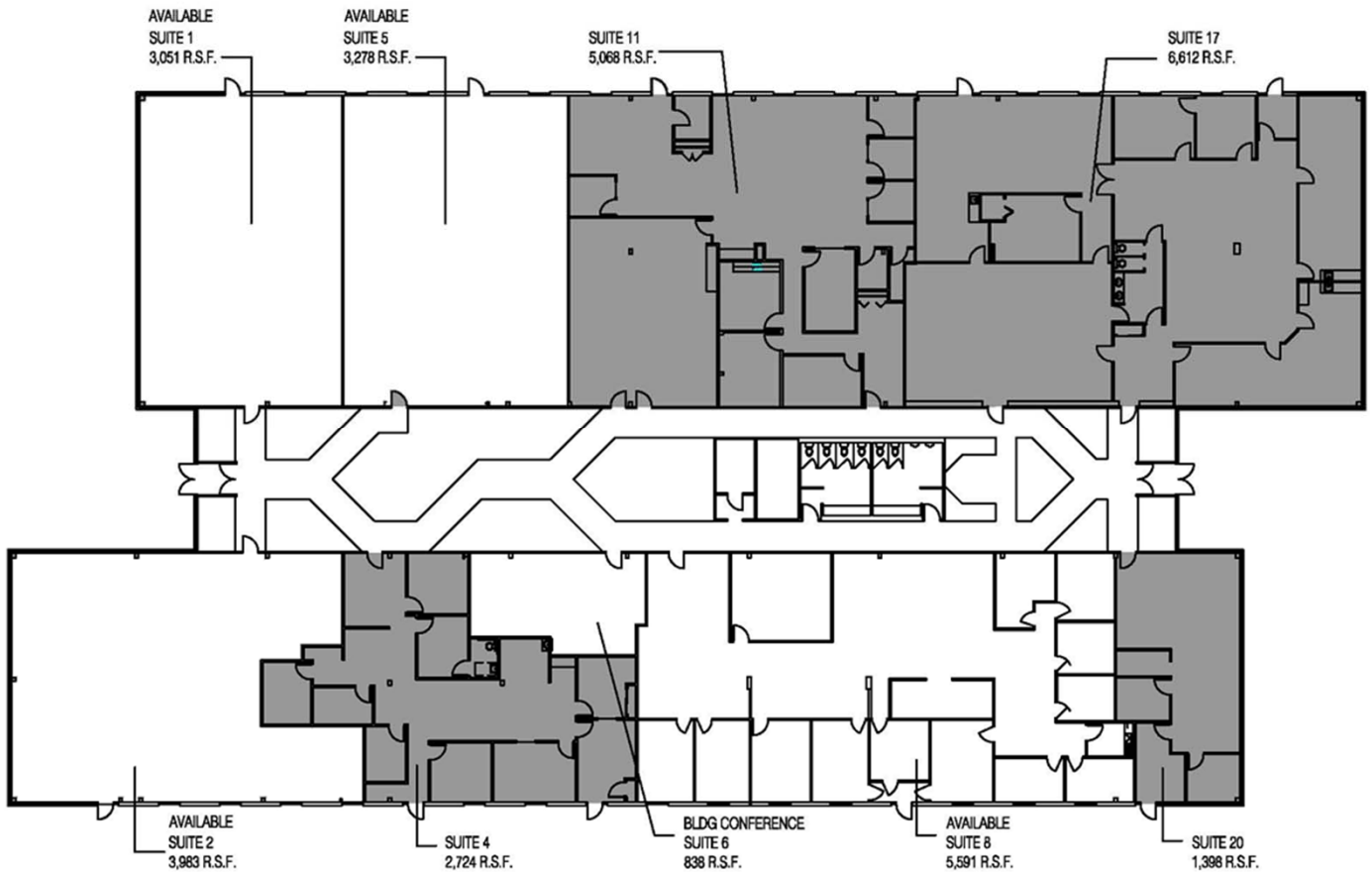
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FLOORPLAN – FIRST FLOOR

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RENT ROLL

6660 Doubletree Avenue – Columbus, OH 43229



6660 Double Tree Avenue

Tenant Rent Roll

as of September 30, 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
1, 2 & 5	TopCon Positioning Systems	10,312	7/1/2005	12/31/2010	\$12,030.67	\$1,170.49	\$13,201.16	\$14.00	\$158,413.92
4	Hooper Holmes Inc	2,891	7/2/2008	8/31/2013	\$3,372.83	\$91.09	\$3,463.92	\$14.00	\$41,567.04
11	OCCERRA	6,508	7/1/2007	12/31/2012	\$7,457.08	\$593.76	\$8,050.84	\$13.75	\$96,610.08
17	Childtime Childcare Inc	6,728	7/1/2010	12/31/2114	\$6,868.17	\$763.88	\$7,632.05	\$12.25	\$91,584.60
TOTAL OCCUPIED - 80%		26,439			\$29,728.75	\$2,619.22	\$32,347.97	\$14.68	\$388,175.64
Suite No	Tenant	Square Feet			Potential Monthly		Annualized Gross Rent	Potential Annual Rent	
6	Vacant	838			\$838.00		\$12.00	\$10,056.00	
8	Vacant	5,684			\$5,684.00		\$12.00	\$68,208.00	
10	Vacant	0			\$0.00		\$12.00	\$0.00	
18	Vacant	0			\$0.00		\$12.00	\$0.00	
TOTAL VACANT - 20%		6,522			\$6,522.00		\$12.00	\$78,264.00	
TOTALS		32,961			\$36,250.75				\$466,439.64

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HISTORICAL OPERATING EXPENSE SUMMARY

6660 Doubletree Avenue – Columbus, OH 43229



Historical Operating Expense Summary

Property Address:	6660 Doubletree - Columbus, Ohio 43229
Prepared By:	Matt Gregory and Andy Dutcher, NAI Ohio Equities
Total Building Size (SF):	32,961

	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	\$ 37,918.48	\$ 1.15	\$ 31,444.67	\$ 0.95	\$ 32,918.21	\$ 1.00	\$ 34,392.00	\$ 1.04
2	Utilities	\$ 78,975.31	\$ 2.40	\$ 86,597.84	\$ 2.63	\$ 97,523.78	\$ 2.96	\$ 88,435.00	\$ 2.68
3	Repairs & Maintenance	\$ 53,639.48	\$ 1.63	\$ 56,769.35	\$ 1.72	\$ 59,434.13	\$ 1.80	\$ 55,404.00	\$ 1.68
4	Payroll	\$ 28,971.24	\$ 0.88	\$ 23,143.23	\$ 0.70	\$ 8,612.72	\$ 0.26	\$ 10,386.00	\$ 0.32
5	Insurance	\$ 4,082.69	\$ 0.12	\$ 4,002.68	\$ 0.12	\$ 4,561.85	\$ 0.14	\$ 2,882.00	\$ 0.09
6	Management Fee	\$ 13,297.75	\$ 0.40	\$ 12,000.00	\$ 0.36	\$ 14,951.82	\$ 0.45	\$ 12,000.00	\$ 0.36
7	Property Taxes	\$ 44,409.00	\$ 1.35	\$ 47,317.30	\$ 1.44	\$ 49,683.17	\$ 1.51	\$ 24,371.00	\$ 0.74
8	Administrative	\$ 5,431.64	\$ 0.16	\$ 15,262.38	\$ 0.46	\$ 25,409.01	\$ 0.77	\$ 1,782.00	\$ 0.05
	Total Expense	\$ 266,725.59	\$ 8.09	\$ 276,537.45	\$ 8.39	\$ 293,094.69	\$ 8.89	\$ 229,652.00	\$ 6.97

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