

Property Overview



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The Shoppes at The Stelzer Road Professional Center is a brand new +/- 12, 558 SF Retail Center that is currently under construction, and projected to be completed around 4th quarter of 2008 or beginning of 2009. NAI Ohio Equities is pleased to present this excellent pre-leasing opportunity which is located in close proximity to Port Columbus International airport and Easton Town Center.

Stelzer Road has evolved into a major thoroughfare and has recently been widened to a 5-lane road. The Citygate Business Park, which is just south of our location, is home to numerous office and industrial users, which results in a dense daytime population.

In addition to this retail center, Hplex Solutions plans to construct a 33,000 SF medical office building in the first phase of the development of this +/- 12.86 acre site. Phase two of the development will include two to three additional medical office or professional office buildings totaling around approximately 80,000 additional SF on site.



Stelzer Road Retail Columbus, OH

PROPERTY DETAILS:

Property:	2101 Stelzer Road
Location:	Located on the West side of Stelzer Rd, between Agler Rd and Citygate Dr. Close proximity to the airport and Easton Town Center.
Total Building Size:	+/- 12,558 Rentable SF
Dimensions:	180' X 70'
Ceiling Height:	13' to ceiling deck
Available Suites:	Can accommodate 1,200 SF to 12,558 SF suites
Parking Spaces:	94
Minimum Lease Term:	5 years
Delivery of Premises:	Landlord will deliver the space in "Vanilla Box" condition
Completion Date:	Projected to be 4 th quarter of 2008/1 st quarter of 2009
Base Lease Rate:	\$18.50 - \$21.00 SF/NNN
Signage:	Building signage available only at tenant's sole cost per city code



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PROPERTY DETAILS:

NNN Lease:

Tenant is responsible for their pro-rate share of the real estate taxes, insurance and common area maintenance. Expenses are currently estimated for 2009:

RE Taxes: +/- \$ 3.25/SF

Insurance: +/- \$0.15 /SF

CAM: +/- \$0.35 /SF

Total: +/- \$3.50-4.00 SF

Co-Op Fee:

Tenant broker shall receive 3% of base rent for the initial term up to ten years

Traffic Count:

Over 28,000 cars per day

Average Daytime Employment:

Over 40,000 within a 3 mile radius

Zoning:

L-C-3 (Includes permitted used from C-1, C-2, C-3 and Commercial Development)