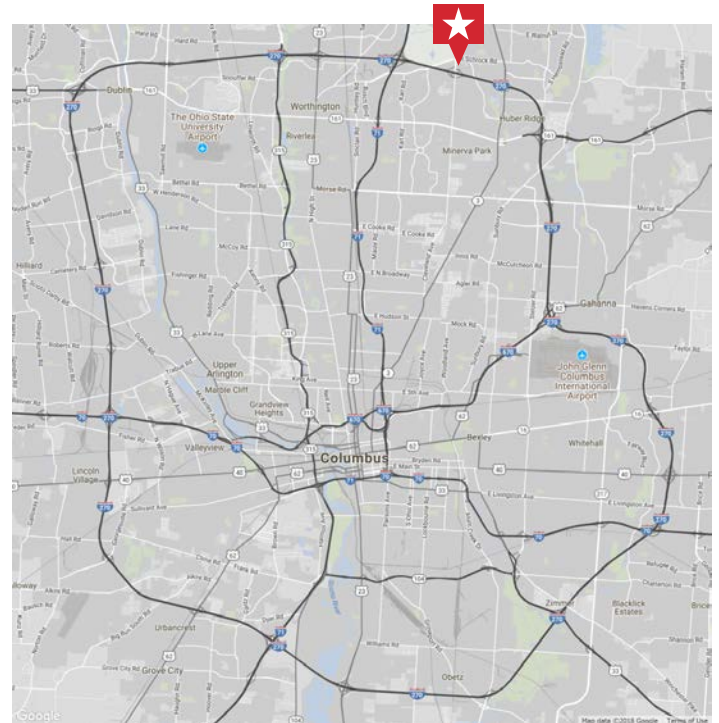


OPEN CONCEPT OFFICE/FLEX SPACE

6816 LAUFFER RD | WESTERVILLE, OHIO 43231



BUILDING SIZE:
21,832 sf

AVAILABLE:
21,832 sf (min divisible: 10,000 sf)

RENTAL RATE:
\$5.95/sf NNN (if leasing entire space)

REDUCED SALE PRICE:
\$1,300,000
\$50,000 credit at closing for buyer to use on capital improvements

POSSESSION:
Available Immediately

For more information, please contact:

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DEREK LICHTFUSS
Associate
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OFFICE FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

- 2 story office building with open creative space for an owner/user
- Great visibility, just off the I-270 exit for Cleveland Ave
- Flexible floor plan, high ceilings, and creative overall layout
- Large open creative space can be used as showroom warehouse
- Space is conducive to a variety of uses outside of traditional office
- Large central kitchen and break area
- 1 dock, 1 drive-in
- Clear height 20'-22'
- Zoned Light Manufacturing
- New roof – 2016
- HVAC replaced 2017
- 100+ free surface parking spaces



OFFICE FOR SALE OR LEASE
INTERIOR PHOTOS



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