



## 1660 Northwest Professional Plaza

Columbus, Ohio 43220

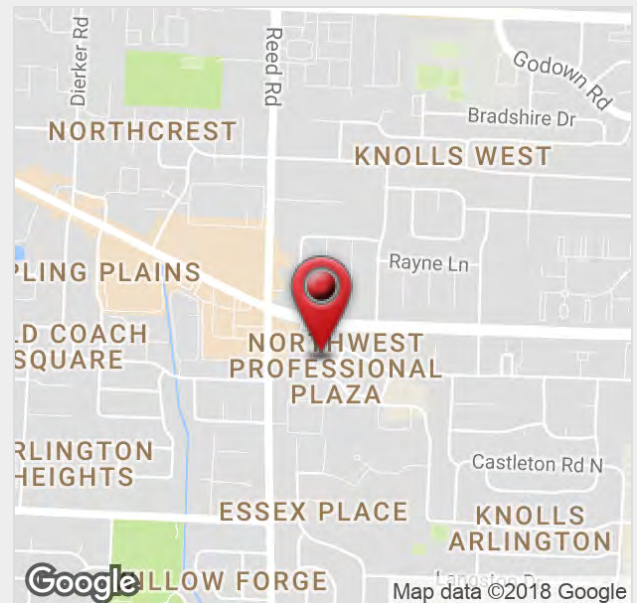
### Property Features

- 10,835 SF Single Story Office Investment
- 100% Occupied with 10 Tenants
- Built in 1974 | Addition in 1986
- Situated on 0.857 Acres
- Ample On-Site Parking | 46 Spaces
- All Suites have Access to Courtyard
- Well Maintained & Professionally Managed
- In Close Proximity to Henderson & Reed Rd
- Affluent Sub-market with Many Amenities Nearby
- Existing Tenants have Long Term Track Record

**NOI: ±\$101,500 / Year**

**Sale Price: \$1,200,000**

**[www.UAOfficeInvestment.com](http://www.UAOfficeInvestment.com)**



For more information:

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# Executive Summary



## Sale Summary

<b>Sale Price:</b>	\$1,200,000
<b>Price Per SF:</b>	\$110.75
<b>Cap Rate:</b>	8.45%
<b>Building Size:</b>	10,835 SF
<b>Lot Size:</b>	0.85 Acres

## Executive Summary

NAI Ohio Equities is pleased to present this single-story office investment location in Upper Arlington, Ohio. The subject property is a 10,835 SF building situated on 0.857 acres located near the intersection of Henderson and Reed Rd between SR-315 and US-33. There are ten tenants occupying 100% of the building with an average lease term of 2 to 3 years. Upper Arlington is an affluent suburb of Columbus, OH that prides itself on historic charm and community events. It is bordered on the west by the Scioto River, the north and east by Columbus and on the south by Grandview Heights. The Olentangy River and the Ohio State University are a short distance to the east and Downtown Columbus skyline is visible to the southeast.

## Major Attractions

John Glenn International Airport: 13.0 miles  
 Columbus Zoo & Aquarium: 9.4 miles  
 Downtown Columbus: 8.7 miles  
 Easton Town Center: 8.8 miles



## Investment Analysis

Property Address: 1660 NW Professional Plaza, Columbus, OH 43220  
 Property Size: 10,835  
 Occupancy: 10,835 100.0%  
 Vacancy: 0 0.0%

Date Prepared: 04/11/18

## Rent Roll

Tenant Name	Suite	Square Feet	Rent RSF	Annual Rent	Security Deposit	Move In Date	Lease Exp Date
Law Office of Ric Daniell	A	1,100	\$ 11.73	\$ 12,900.00	\$ 875.00	12/15/2006	12/31/2020
WCL Corporation	B	775	\$ 13.55	\$ 10,500.00	\$ 830.00	8/1/2010	10/31/2018
Happy Days Party Planning	C	965	\$ 13.68	\$ 13,200.00	\$ 1,100.00	2/15/2017	2/28/2019
Overbrook Clinic	D	765	\$ 15.69	\$ 12,000.00	\$ 850.00	12/1/2011	9/30/2020
Overbrook Clinic	E & F	1,625	\$ 21.12	\$ 34,320.00	\$ 2,500.00	10/1/2010	9/30/2020
Visiting Angels	G	1,310	\$ 14.43	\$ 18,900.00	\$ 1,425.00	11/1/2011	10/31/2020
Jackson & Gary Co LPA	H	1,525	\$ 10.23	\$ 15,600.00	\$ 1,300.00	4/1/2016	3/31/2019
James P. Reardon Ph.D.	I	895	\$ 10.39	\$ 9,300.00	\$ 1,500.00	2/1/2016	1/31/2019
William H. Meyer Agency Inc	J	1,100	\$ 15.55	\$ 17,100.00	\$ 860.00	9/1/2009	9/30/2019
Berry Leaf Foot & Ankle	K	775	\$ 17.42	\$ 13,500.00	\$ 950.00	1/1/2003	3/31/2018
Totals	10 Suites	10,835	\$ 14.52	\$ 157,320.00	\$ 12,190.00		

## Income &amp; Expense Summary

Income	PSF		Total	Summary	PSF		Total
Base Rent	\$	14.52	\$ 157,320.00	Total Income	\$	14.52	\$ 157,320.00
Additional Rent				Total Expenses	\$	(5.15)	\$ (55,783.80)
Total Income	\$	14.52	\$ 157,320.00	Net Operating Income	\$	9.37	\$ 101,536.20
Expenses (Estimated)	PSF		Total	Assumptions			
Utilities	\$	1.89	\$ 20,472.24	Downpayment	25%	\$	300,000.00
Repairs & Maintenance	\$	0.17	\$ 1,791.36	Financed	75%	\$	900,000.00
Cleaning & Pest Control	\$	0.03	\$ 360.38	Interest Rate	4.8%		
Grounds	\$	0.05	\$ 534.34	Amortization	20		
Management Fees	\$	0.42	\$ 4,517.97	Debt Service			\$69,792.15
Property Insurance	\$	0.28	\$ 3,059.93	Cash on Cash	10.58%	\$	31,744.05
Real Estate Taxes	\$	2.21	\$ 23,947.58				
Other	\$	0.10	\$ 1,100.00				
Total Expenses	\$	5.15	\$ 55,783.80				
				Valuation	CAP%	PSF	Total
				In Place NOI	8.46%	\$ 110.75	\$1,200,000

1660 Northwest Professional Plaza

# Property Photographs





1660 Northwest Professional Plaza

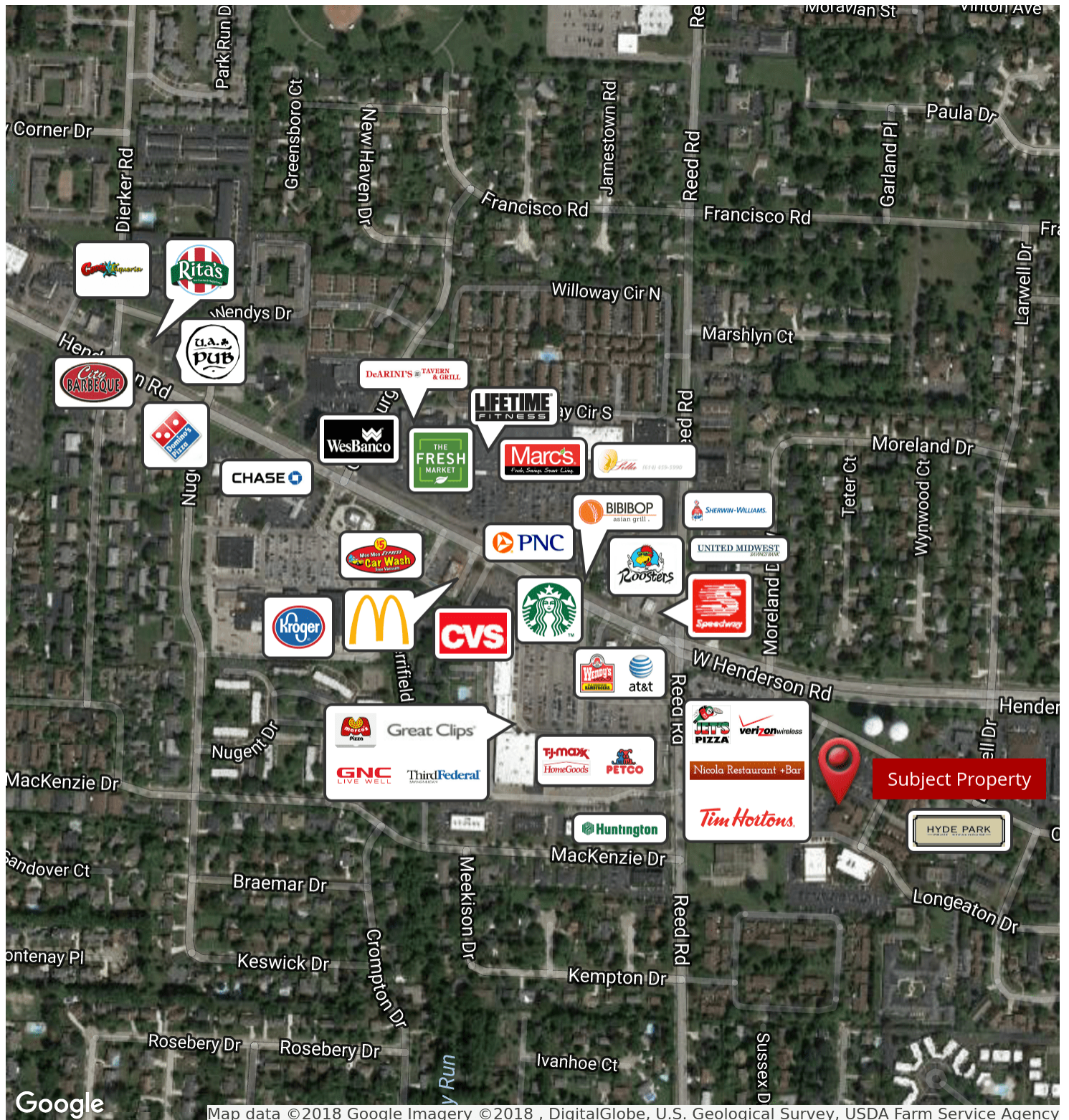
# Property Photographs



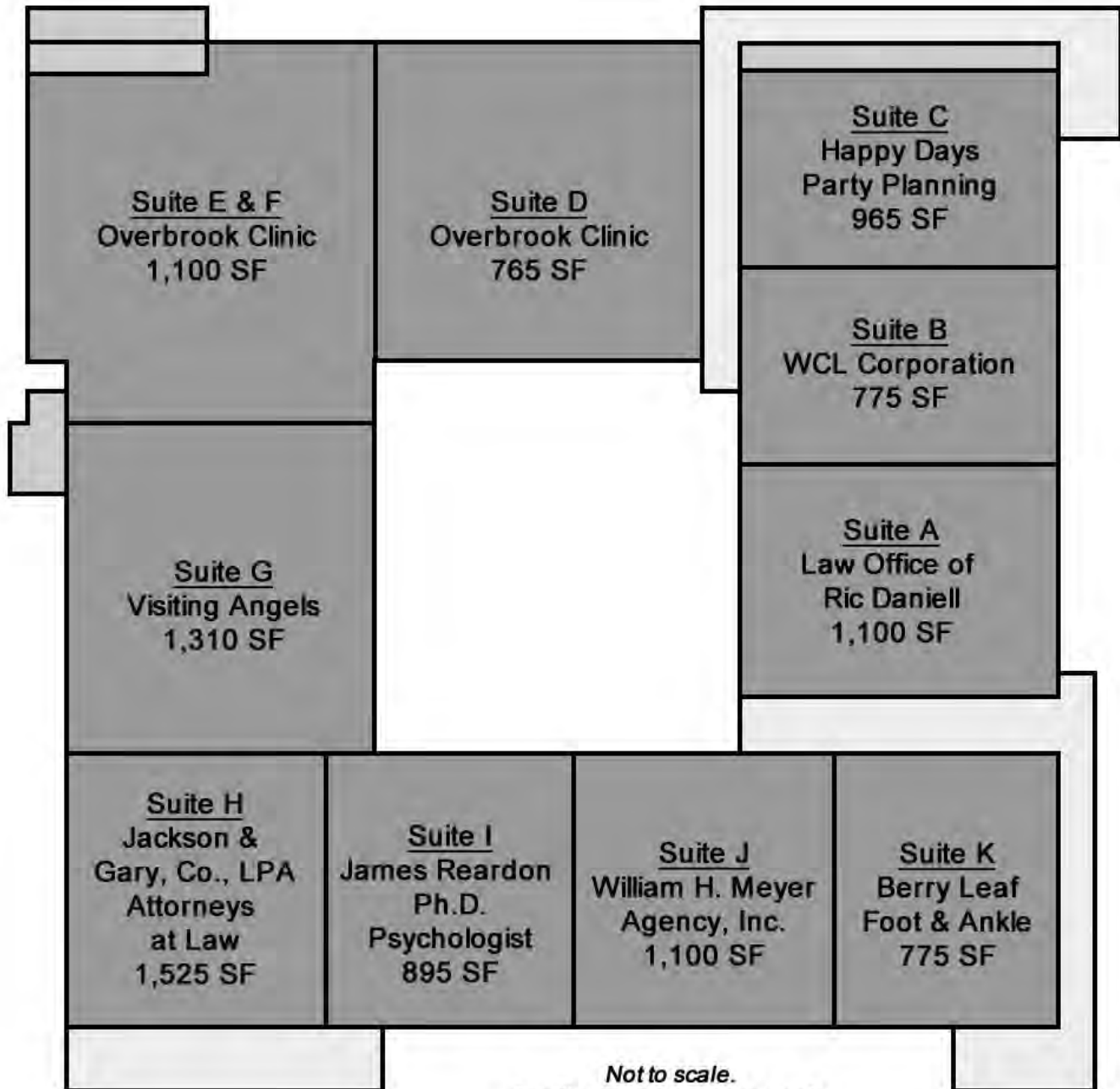


1660 Northwest Professional Plaza

# Retailer Map



# Site Plan



*Not to scale.  
For illustration purposes only.*

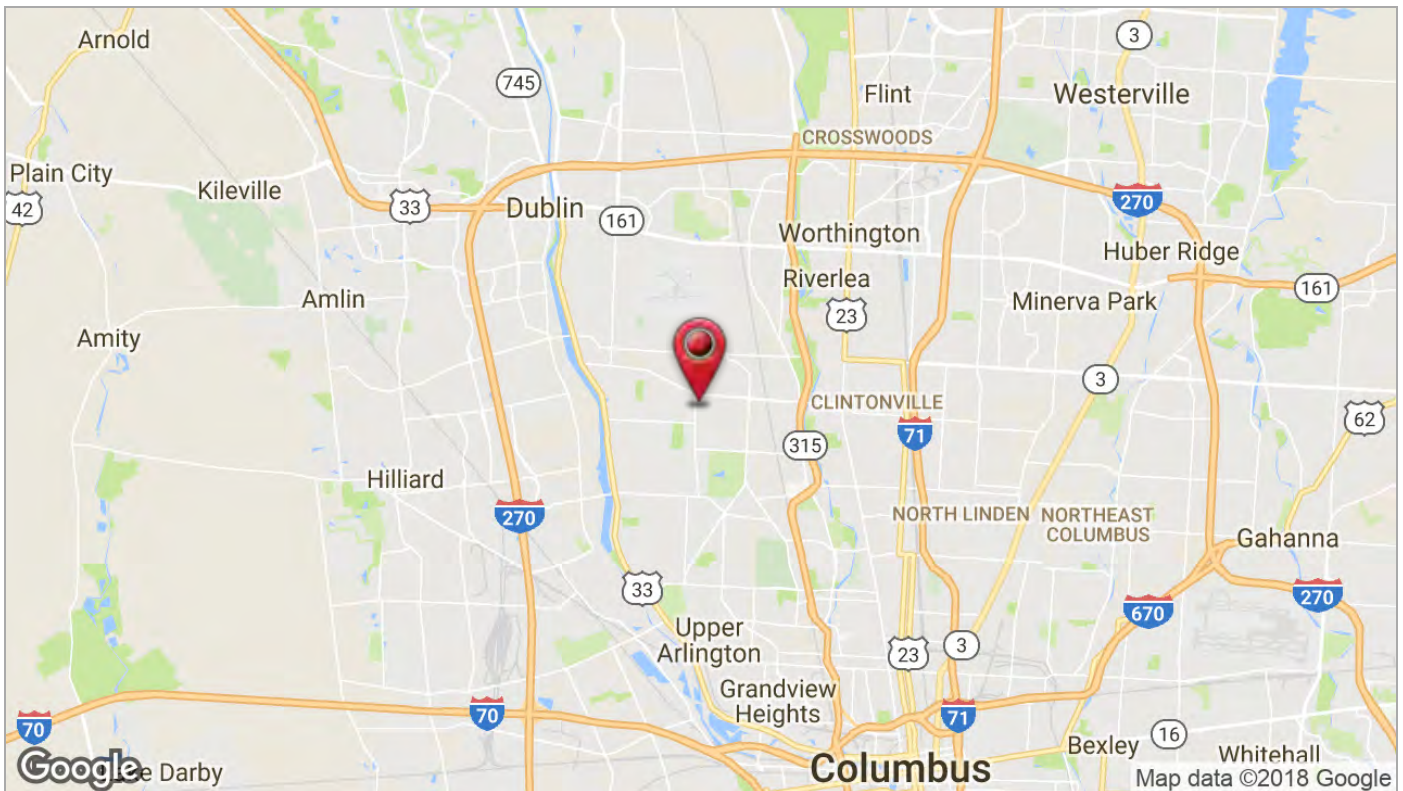
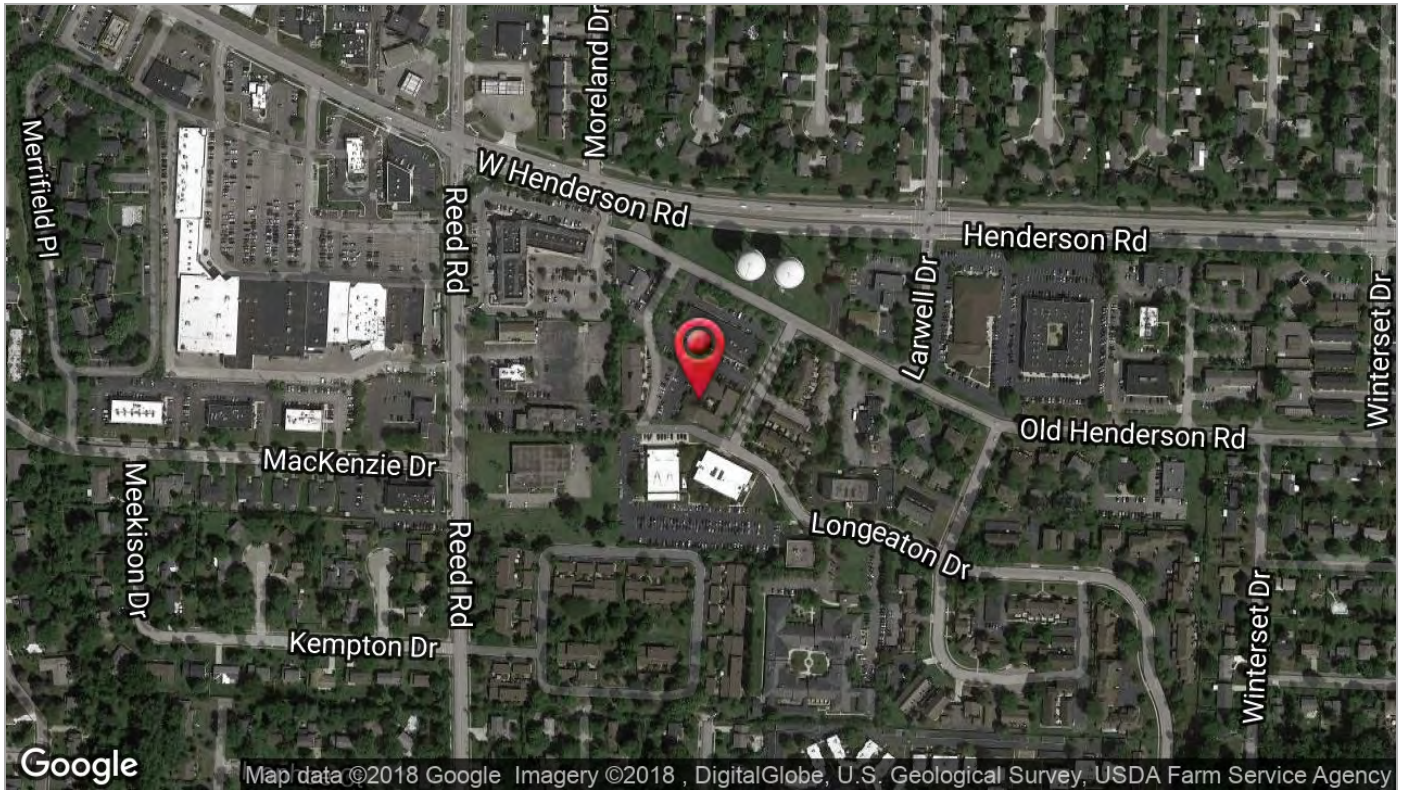


# Aerial





# Location Maps





# City of Upper Arlington



## Demographics

Population: ±33,771

Households: 13,754

Median Age: 42.9

Median Household Income:  
\$92,528

Education: 71.1% of residents  
have bachelor's degree

The City of Upper Arlington was incorporated in 1918 and has grown into a primarily residential community of approximately 34,000 residents covering 9.77 square miles. The City enjoys a convenient location as a first-ring suburb of Central Ohio, with easy access to downtown Columbus, the Columbus airport and major highways.

Over the decades, the community has often been a leader in setting the standard for quality of life expectations. The City boasts an extensive and well-used network of community parks with a rich variety of active and passive recreational opportunities. Community gatherings and celebrations are the standard not the exception here, including a resident-driven Fourth of July parade and festival, the region's premier one-day arts festival, summer concerts and more.

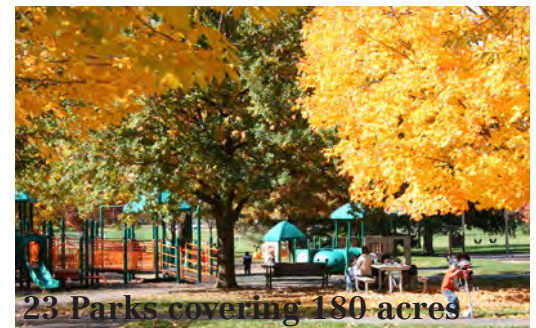
The fireworks display is the second largest in the state by volume.

The City's Parks & Recreation Department hosts numerous events including the Winter Festival and Tree Lighting, Spring Fling, Summer Celebration and Fall Fest. Other events include the Chamber's Taste of UA festival, and during the summer months Upper Arlington also hosts a program called "Movie in the Park" where movies are typically shown free of charge in Upper Arlington's various parks.

A farmer's market is held every Wednesday afternoon in the parking lot of the Senior Center in Northam Park from May into October.

The City's Cultural Arts Division hosts a summer Music in the Park series and showcases juried exhibitions featuring two- and three-dimensional art in the Concourse Gallery at the Municipal Services Center

For more information visit: [www.uaoh.net](http://www.uaoh.net)





# City of Columbus



THE CITY OF  
**COLUMBUS**

Ohio's capital is nationally recognized for economic growth, low unemployment and a rich entrepreneurial spirit. It is home to preeminent schools and universities including The Ohio State University. It's a hub of cultural activity and its location is within a day's drive of half of the population of the United States. Columbus leads the Midwest in key industries including education, logistics, professional/financial services, retail, insurance, and food services. With 18 colleges fueling a highly educated workforce, it's no wonder many of Ohio's most prestigious corporations establish headquarters here.

Named for the famed explorer Christopher Columbus, Ohio's capital city was founded in 1812 at the confluence of the Scioto and Olentangy Rivers. Columbus currently has a metro area population over 2,100,000 and ranks 14th largest city in the United States. It is among the fastest growing cities in the Midwest and has frequently been placed in Money Magazine's top 10 big cities for its quality of life, affordability and wide range of employment opportunities.

For more information visit: [www.columbus.gov](http://www.columbus.gov)

## FORTUNE 1000 COMPANIES HEADQUARTERED IN COLUMBUS

- Abercrombie & Fitch
- Alliance Data
- American Electric Power
- Big Lots
- Cardinal Health
- Hexion
- Huntington Bank
- Limited Brands
- Mettler-Toledo
- Nationwide Insurance
- Retail Ventures
- Scotts
- Wendy's International
- Worthington Industries

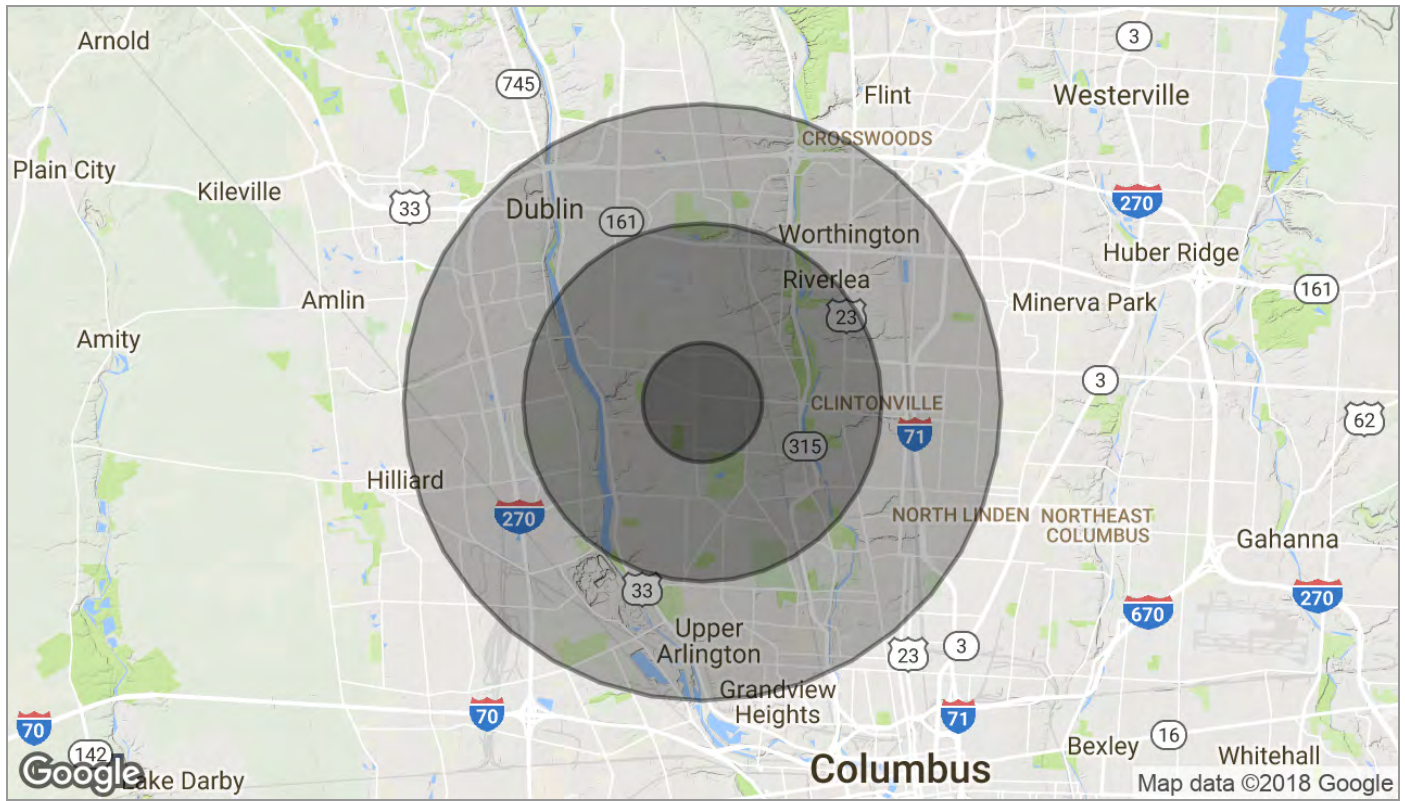
## CORPORATE HEADQUARTERS IN COLUMBUS

- Abercrombie & Fitch
- Bath & Body Works
- Bob Evans
- Bravo! / Brio
- Cardinal Health
- Donato's
- DSW Show Warehouse
- Henri Bendel
- Hollister Co.
- Huntington Bank
- Lane Bryant
- Limited Brands
- Nationwide Insurance
- Tween Brands
- Victoria's Secret
- Wendy's
- White Castle

## COLUMBUS METRO AREA LARGEST EMPLOYERS

Rank	Employers	Employees
1	The State of Ohio	26,000
2	Ohio State University	17,000
3	JPMorgan Chase	12,000
4	Nationwide Insurance	11,300
5	OhioHealth	8,400
6	Columbus Schools	8,100
7	City of Columbus	8,000
8	Limited Brands	7,200
9	Honda of America	6,350
10	Franklin County	6,200

# Demographics Map



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	11,784	89,277	252,922
MEDIAN AGE	37.4	38.8	36.5
MEDIAN AGE (MALE)	36.3	37.5	35.5
MEDIAN AGE (FEMALE)	38.8	40.4	37.8
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	5,575	40,036	109,243
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$81,665	\$83,236	\$81,331
AVERAGE HOUSE VALUE	\$305,231	\$289,320	\$269,727

\* Demographic data derived from 2010 US Census