

FOR SALE/LEASE

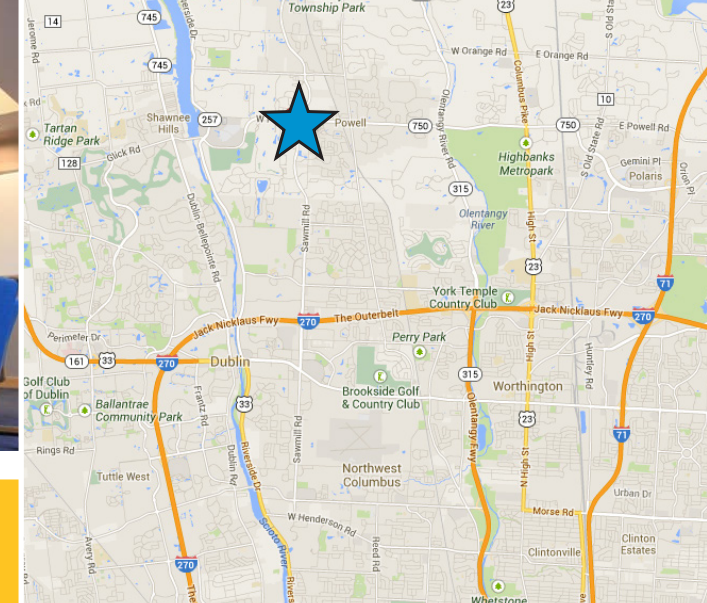
**9961-9999 Brewster Lane**  
Powell, OH 43065

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## 9961-9999 Brewster Ln, Powell, Ohio

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### Office Space

Designed by George Acock, 9961 and 9999 Brewster Lane were built in 1998 and together consist of +/-19,176 square feet. The opportunities are as follows:

- > 9961 Brewster - 2,485 SF available to occupy. Can purchase entire 11,976 SF building. For sale or lease. 7,075 SF just leased.
- > 9999 Brewster - 7,200 SF (+/-5,450 SF available to occupy). For sale or lease.

### Building Amenities

- > Beautifully upgraded finishes throughout
- > Vaulted ceilings and skylights
- > Maple trim and doors
- > Full glass and stone exterior
- > Very low common area factor
- > Monument signage available on Sawmill Parkway
- > 9961 Brewster Lane is former Medical Mutual space
- > Estimated Operating Expenses of \$7.10 PSF
- > Utilities are paid for by tenant (in addition to Operating Expenses)
- > Janitorial/cleaning included in Operating Expenses
- > A video of 9961 Brewster Lane can be seen at: <https://www.youtube.com/watch?v=qHXSURM80Bs>

### 9999 Brewster > Building Overview

SUITE	RSF	RATE/RSF/YR
9999	5,450	\$11.95 NNN
SALE PRICE:		\$1,152,000

### 9961 Brewster > Building Overview

SUITE	RSF	RATE/RSF/YR
9961-B	2,485	\$11.95 NNN
SALE PRICE:		\$1,796,400 for entire building (includes 7,075 SF that is leased)

### Contact Us

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