



ARDEN | LOGISTICS
PARKS



For lease

\$10.95
PSF NNN

Contact us:

Brett Cisler

+1 614 402 2252
brett.cisler@colliers.com

Andrew Jameson SIOR CCIM

+1 614 206 6882
andrew.jameson@colliers.com

Jonathan R. Schuen SIOR

+1 614 579 4691
jonathan.schuen@colliers.com

Colliers

2 Miranova Place, Suite 900
Columbus, OH 43215
P: +1 614 436 9800

Citygate Commerce Center

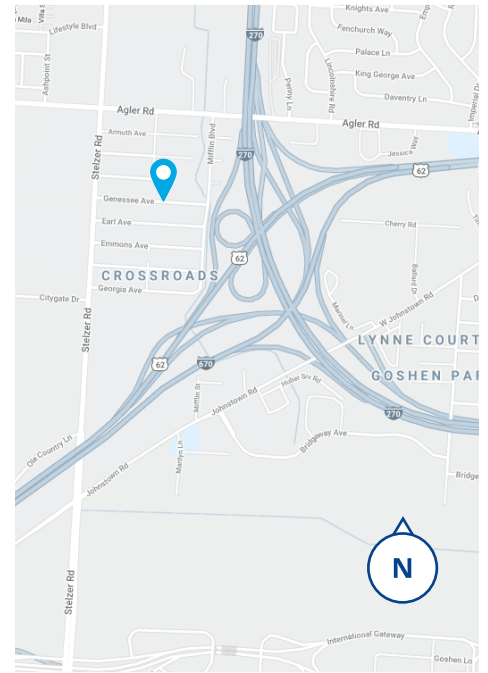
2120-2240 Citygate Drive
Columbus, OH 43219

Flex Space For Lease

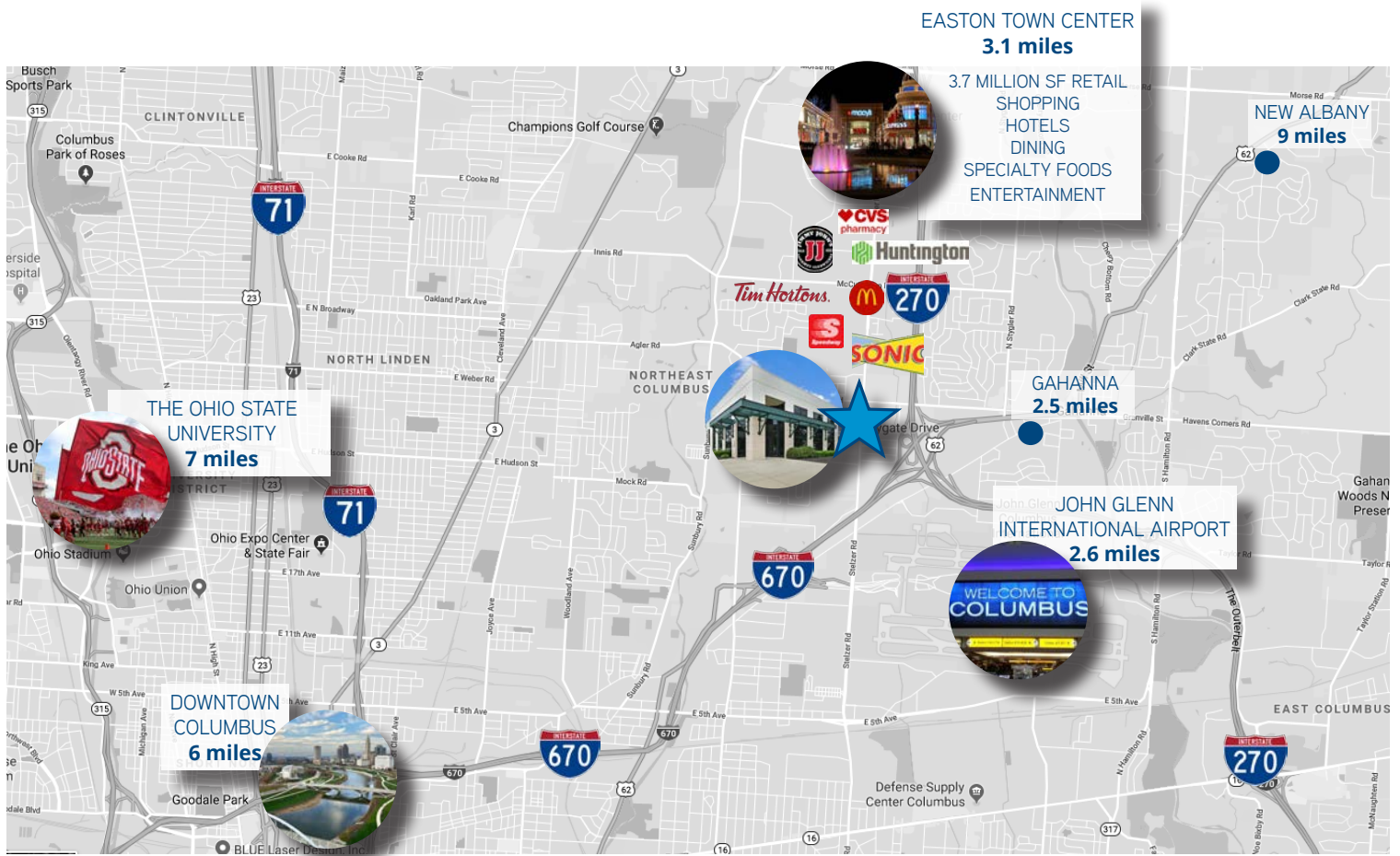
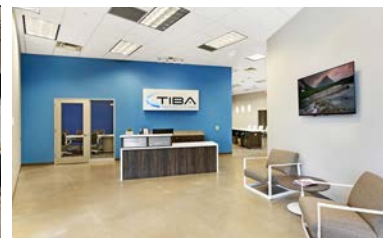
Two single story, multi-tenant buildings consisting of 75,000 square feet each. Upscale, 150,000 SF, Class A flex development with terrific access to I-670, the airport and Easton Town Center.

- > New office or office/warehouse suites
- > Located in the upscale Citygate Business Park
- > 5 minutes south of Easton and 7 minutes from downtown Columbus
- > Outstanding freeway access
- > Close proximity to John Glenn International Airport
- > Operating Expenses are estimated to be \$5.64 PSF
- > Ample on site parking
- > 20' ceiling height
- > LM zoning
- > Spacious truck court area with docks and drive-ins

Location & Siteplan



Location | Amenities

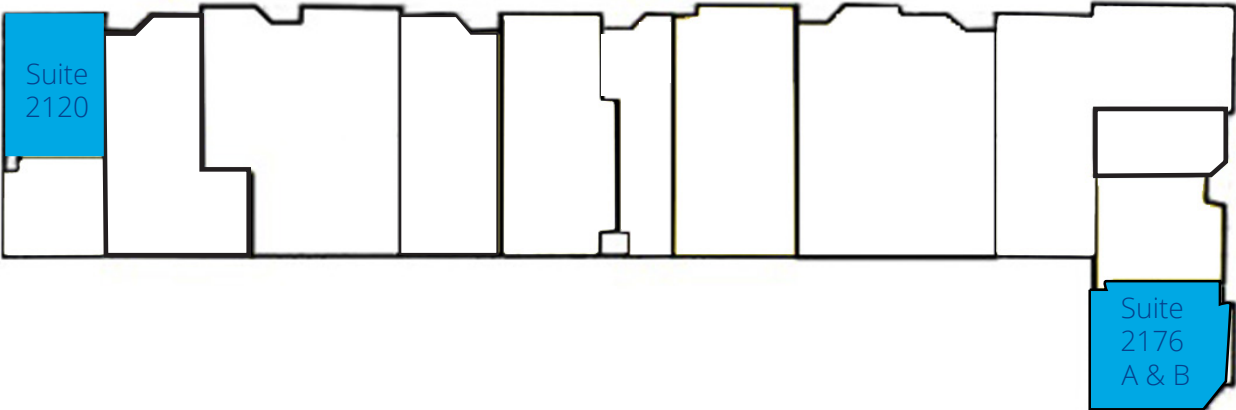


Available Space

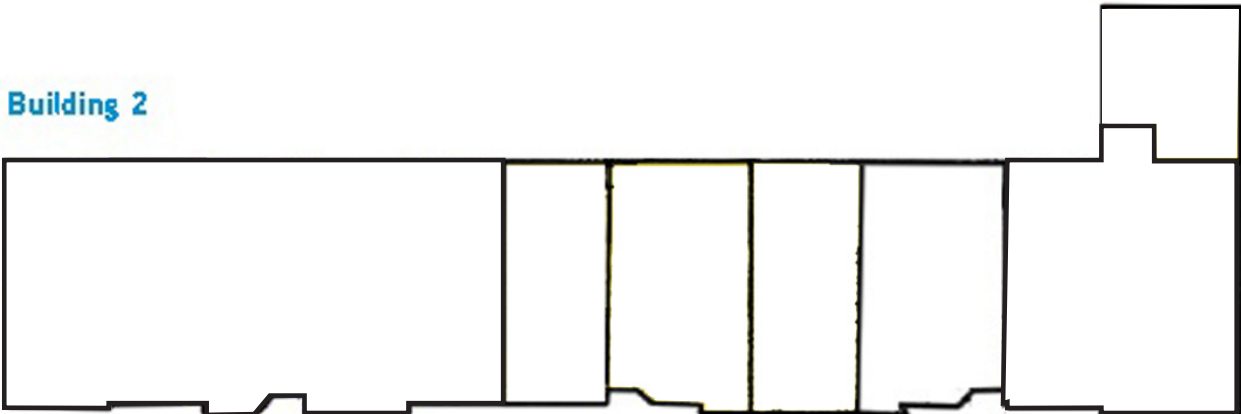
Building I

2120	3,537	\$10.95 NNN	Mostly open space.
2176 A&B	4,070	\$10.95 NNN	Divisible (Suite A - 2,769 SF & Suite B - 1,301 SF)

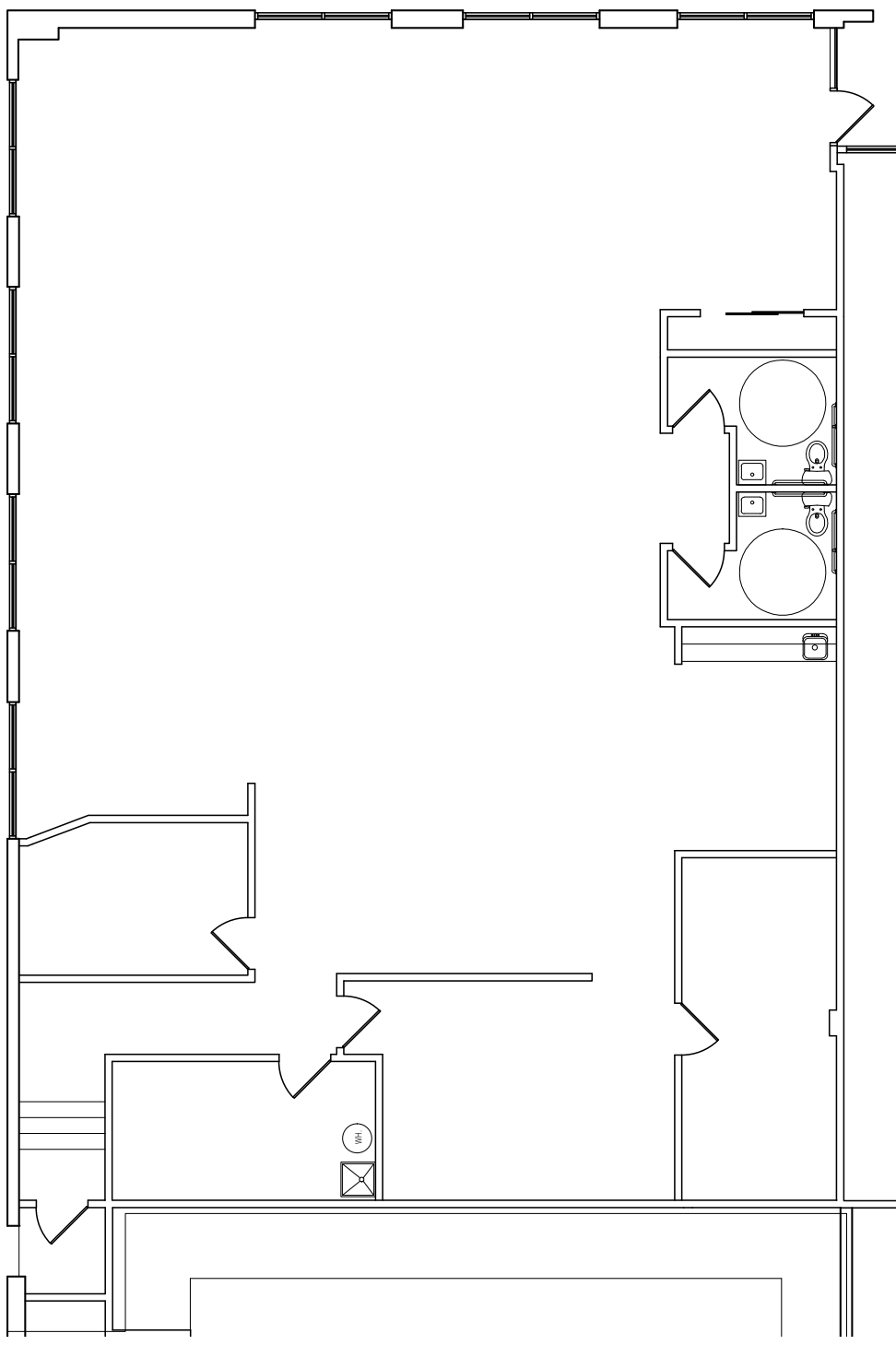
Building 1



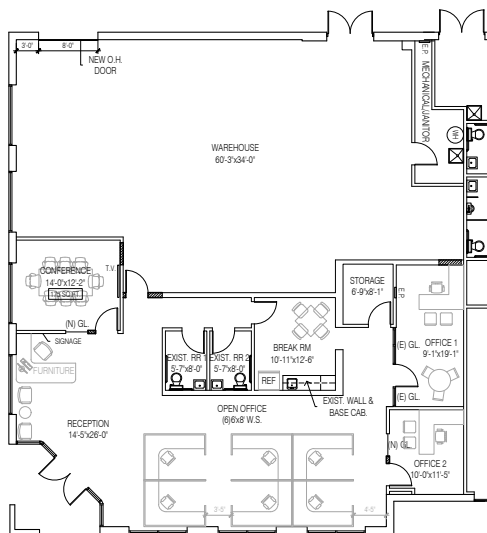
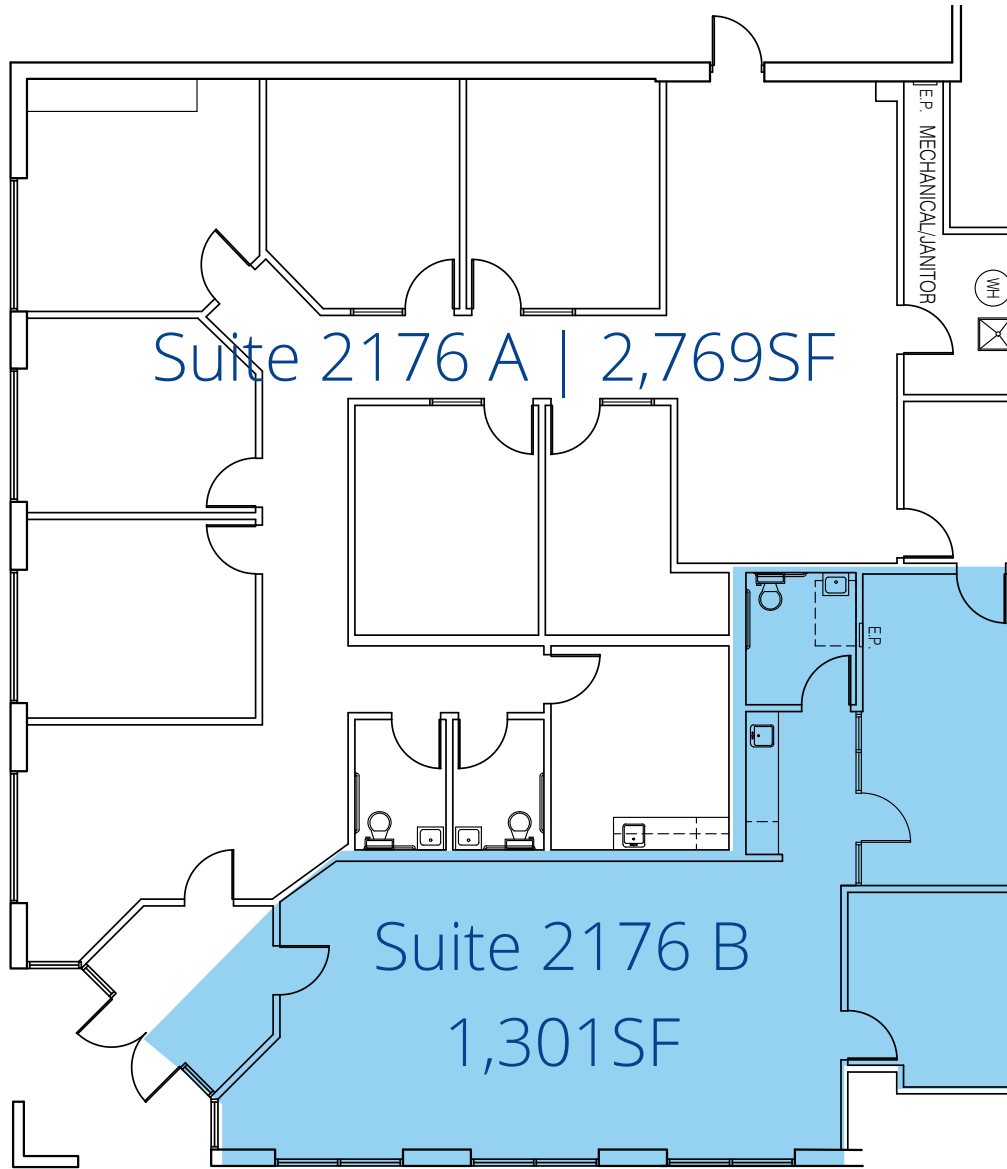
Building 2



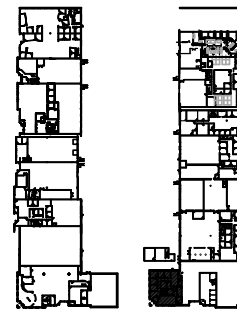
Suite 2120 - 3,537 RSF



Suite 2176 A&B - 4,070 RSF



Proposed Plan



N building key plan

N.T.S.



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Accelerating success.