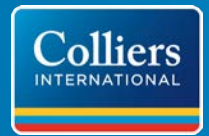


FOR LEASE > FLEX SPACE

6361 Nicholas Drive

COLUMBUS, OHIO 43235



6361 Nicholas Drive > Flex Space

Hard to find flex suite located in an established office/industrial park between Worthington and Dublin. Very efficient, nicely finished end cap suite with flexible configurations for office/warehouse. The building is equipped with a lab/clean room and offers great access to I-270 and SR-315 and is available for lease immediately.

Building Type:	Premium office/warehouse space
Available Space:	8,414 +/- SF
Lease Rate:	\$6.25/SF NNN
Operating Expenses:	\$3.79/SF (estimated for 2019)

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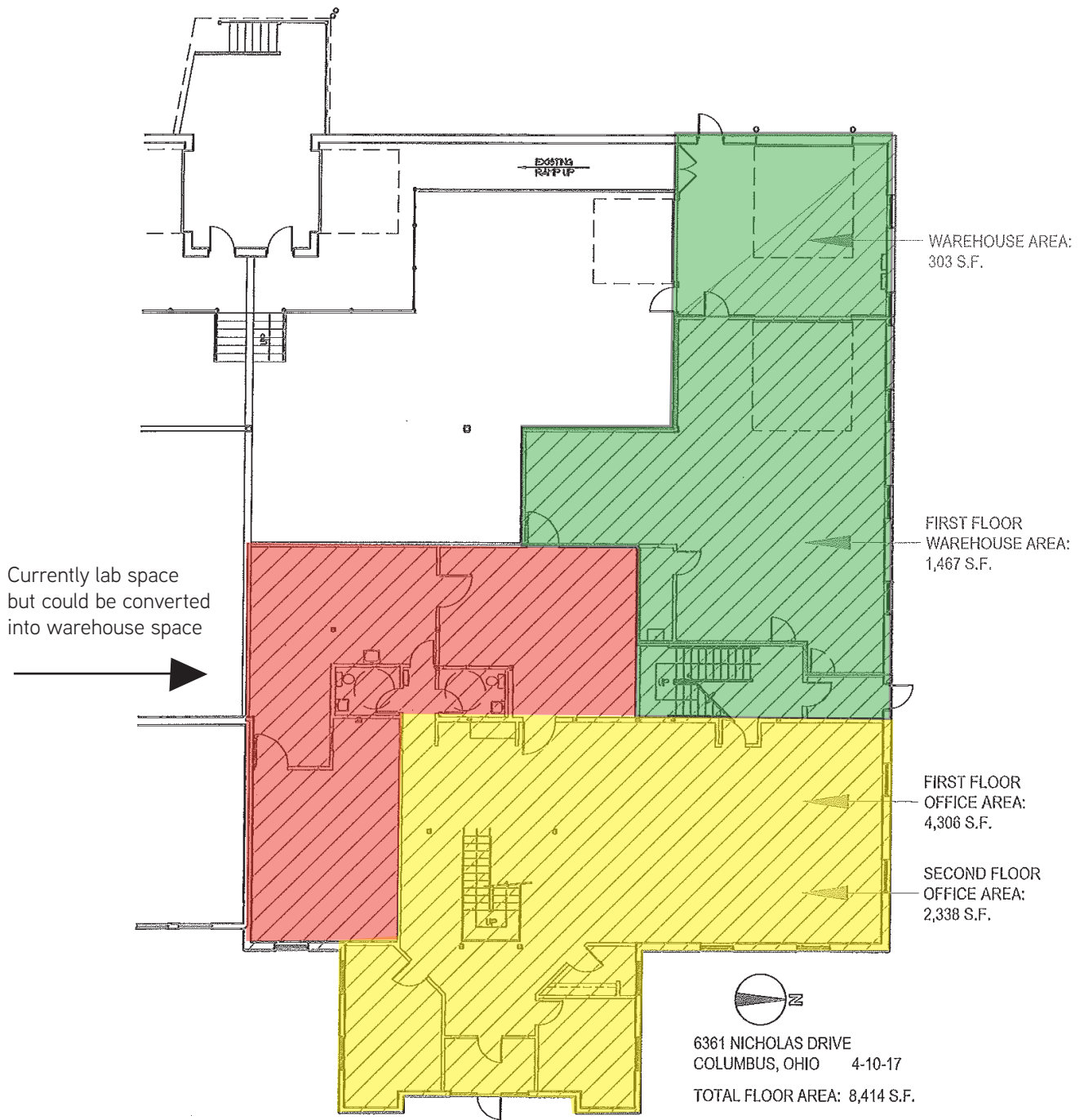
**COLLIERS INTERNATIONAL
GREATER COLUMBUS REGION**
Two Miranova Place, Suite 900
Columbus, OH 43215
www.colliers.com

Building Amenities

- › Up to 6,644 square feet fo nicely finished office
 - 1st story office - 4,306 SF
 - 2nd story office - 2,338 SF
 - office area is equipped with a lab/clean room
- › 1,770 square feet of efficient warehouse space
- › 1 drive-in door (12'x14')
- › 1 shared dock door
- › 18'-20' clear height
- › Ample parking
- › Signage opportunities
- › Built in 2005



6361 Nicholas Drive > Floor Plan



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