

**4000 HORIZONS DRIVE  
UPPER ARLINGTON, OH 43220**

**26,800 SQ.FT.**

**Spectacular Space: FOR SALE**

**Creative Design, Loft Tech, Video/Music Production**



**Former Equestrian  
Stables Converted  
To Modern Office/  
Flex Use**

- 26,800 SF of Unique Gorgeousness! High End finishes with a combination of Open Space with Vaulted ceilings, Private Offices, Studio (Video & Audio) and Conference Rooms.
- Divisible for multi-tenant. Seller will consider leasing back a portion of the property.
- Current use is Media, Video, Music and Graphic Design. Ideal for conversion to Co-Work, Conference, Education, Spa or your use.
- Two (2) Drive-In doors; 1,200 Amps 3-Phase electric; Sprinkler System throughout buildings.
- 2.36 Acres with room to expand parking and building.
- Link to Property Video: <https://vimeo.com/262436291>

**Offered For Sale at \$3,200,000 or \$119 per SF**

***Enquire about opportunities to Lease***

**FOR MORE INFORMATION, PLEASE CONTACT:**

**Bill Hamilton** or **Steve Holzer**  
(614) 451-5100 x115 - Office Direct - (614) 451-5100 x118  
(614) 395-4098 - Cell - (614) 374-8231  
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**Commercial One Realtors**

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Columbus, Ohio 43220  
614-451-5100

[www.CommercialOneRealtors.com](http://www.CommercialOneRealtors.com)

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Est. 1912  
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## PROPERTY OVERVIEW

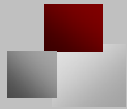
The subject property is a high-quality office and creative use space that is a conversion of the former DeSantis mansion horse stable. The property is currently owner/occupied by Horizons Media, Inc. with available studio and creative co-working office space available for lease.

The interior offers a unique work environment with open vaulted ceilings, converted stable offices (studios) with rich, high quality finishes throughout.

### **Building Features & Highlights:**

Gross Building Area: 26,786 S/F  
Year Built/Remodeled: 1984/2004  
Sprinkler System: Yes  
Parking Spaces: As Built 58+ (Expandable on Vacant 0.89 Ac. Parcel)  
Restrooms with Showers  
1200 Amp 3-Phase Electric and Solar Panels

<b><u>Land</u></b>	<b><u>Parcel #</u></b>	<b><u>075-0000-15</u></b>	<b><u>075-0000-14</u></b>	<b><u>Combined</u></b>
Land Area (Acres)		1.47	0.89	2.36
Improved		Yes	Partial	
Zoning		OFFICE RESEARCH DISTRICT IN UPPER ARLINGTON		
Flood Zone		None		
Tax Abatement & Incentives for Re-Development				



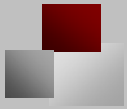
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## **PICTURES**



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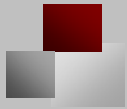
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## PICTURES

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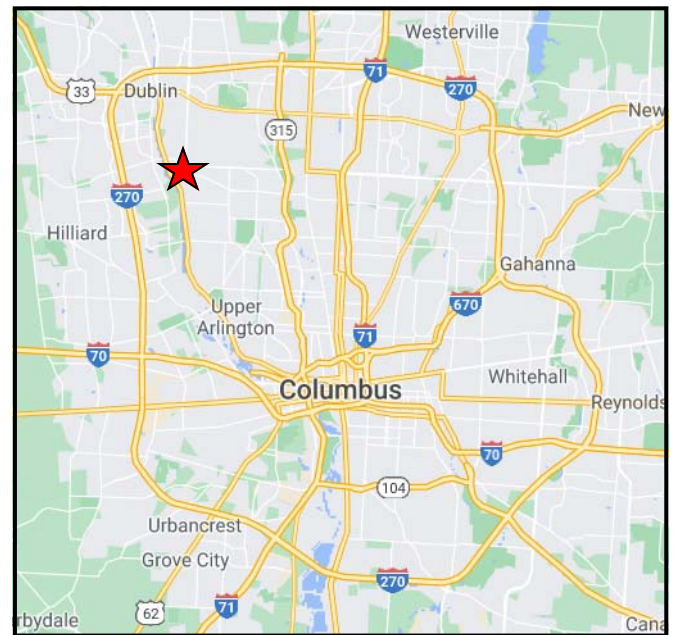
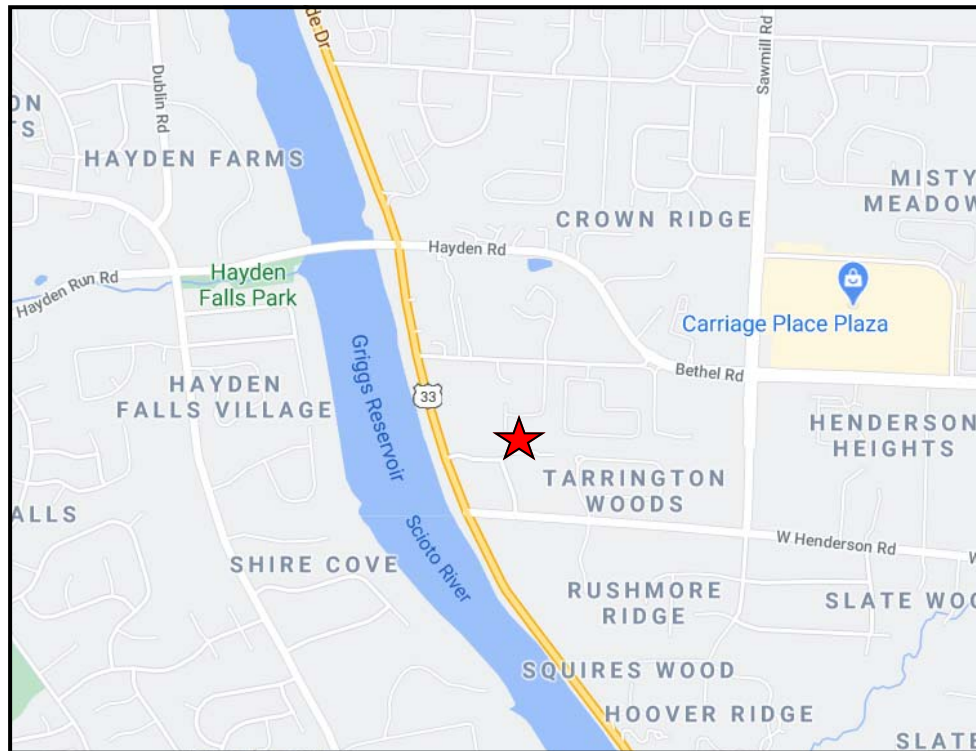


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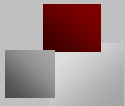
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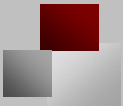


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**AERIALS**

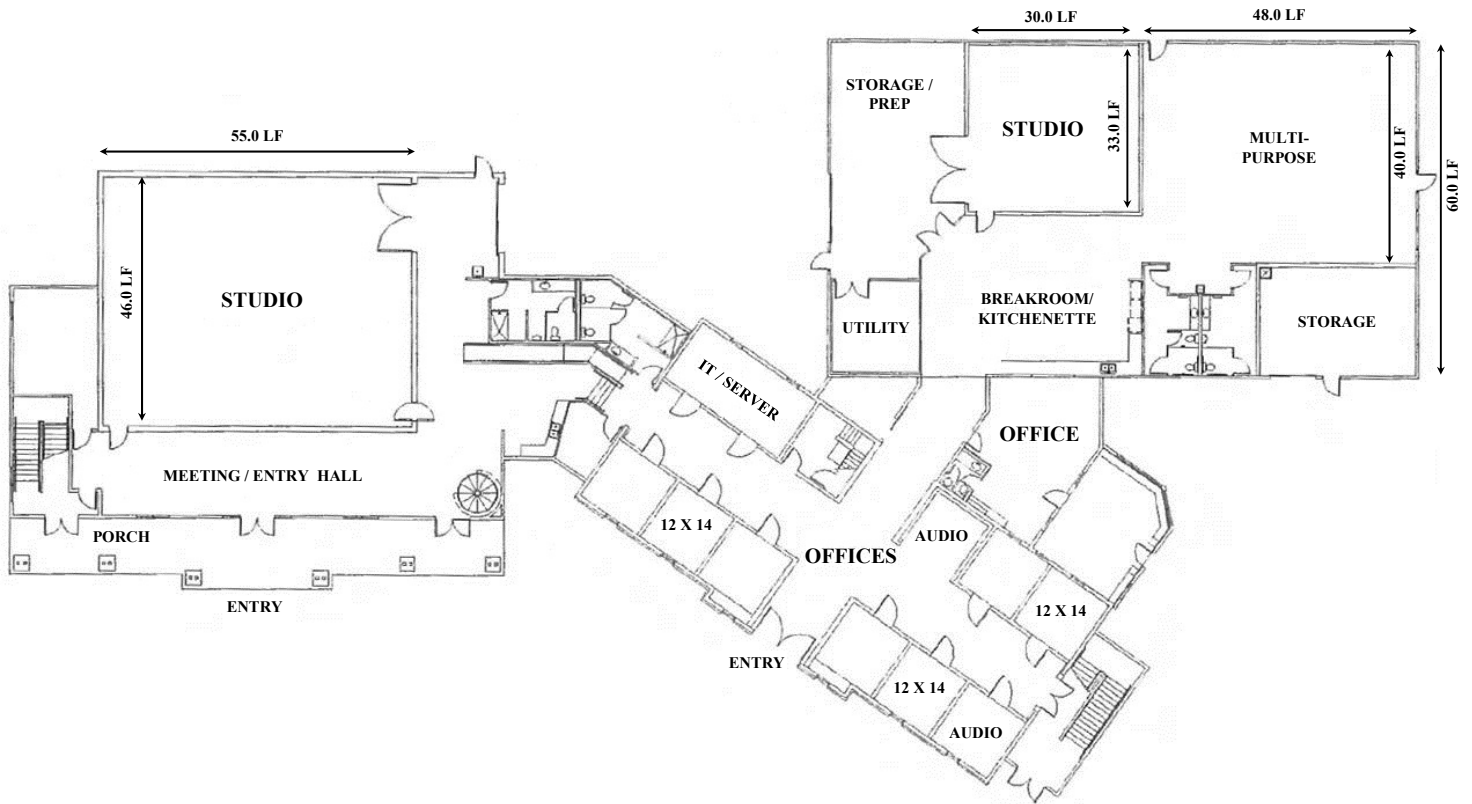


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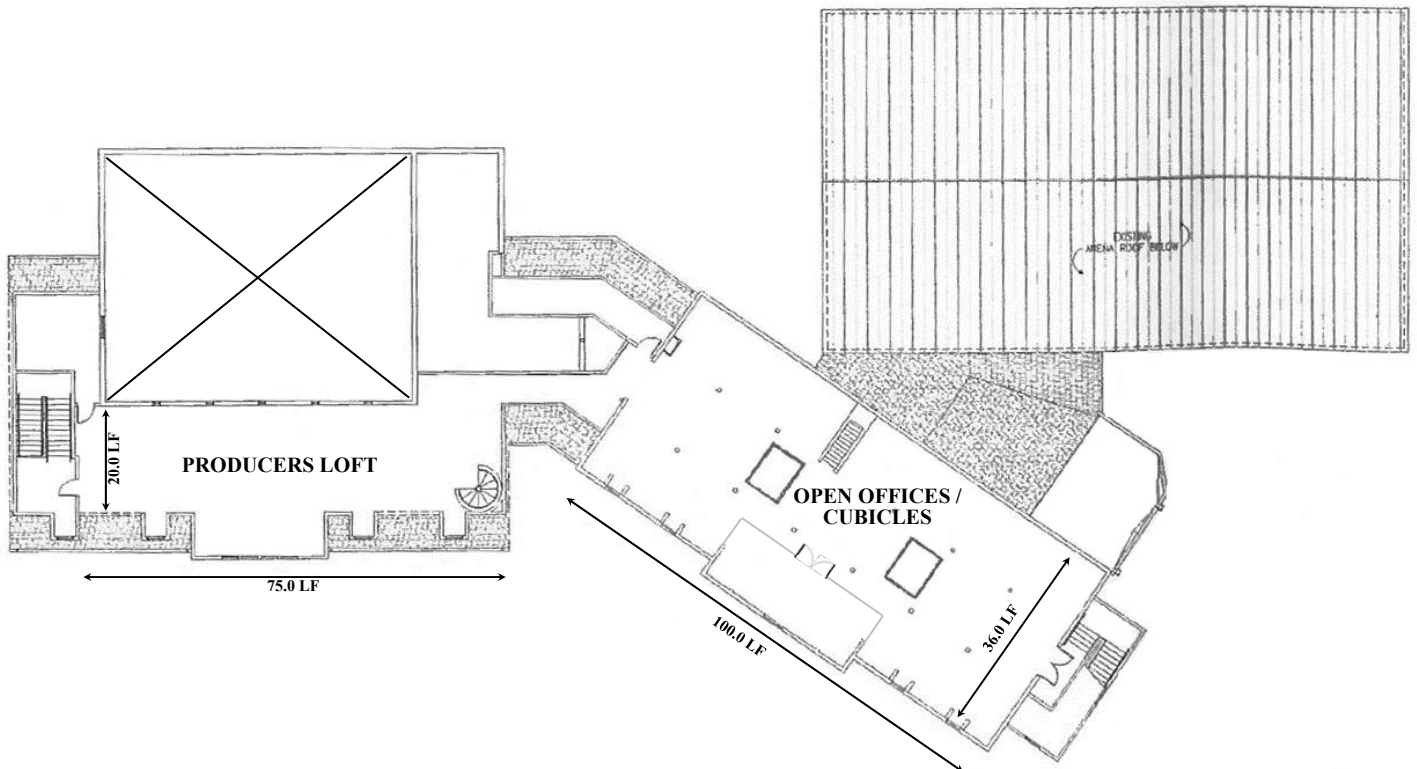


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**FLOOR LAYOUT - 26,733 Sq.Ft.**



**FIRST FLOOR LAYOUT - 16,765 Square Feet**



**SECOND FLOOR LAYOUT - 9,968 Square Feet**