



FOR SALE or FOR LEASE

**4555 KNIGHTSBRIDGE BLVD
COLUMBUS, OH 43214**

OFFICE / FLEX / COMMERCIAL KITCHEN



- 11,172 SF Building on a 0.826 acre parcel of land.
- Unique space adaptable to your use. Former Damon's Restaurants Corporate Offices & Test Kitchen. The current owner operates a Information Tech Center and will relocate for a Tenant or Buyer.
- Approximately 50% Office & 50% Flex space with 22' - 36' ceiling height; floor drains, 20' of Kitchen Hoods with fixtures; Three (3) restrooms.
- Zoned CPD in City of Columbus.
- 60+ existing parking spaces (expandable)
- 1,100 AMP electrical service with Five (5) fiber services currently serving the building.

**FOR SALE @ \$925,000
FOR LEASE @ \$11.50 Gross**

FOR MORE INFORMATION, PLEASE CONTACT:

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Commercial One Realtors

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Columbus, Ohio 43220

(614) 451-5100

www.CommercialOneRealtors.com

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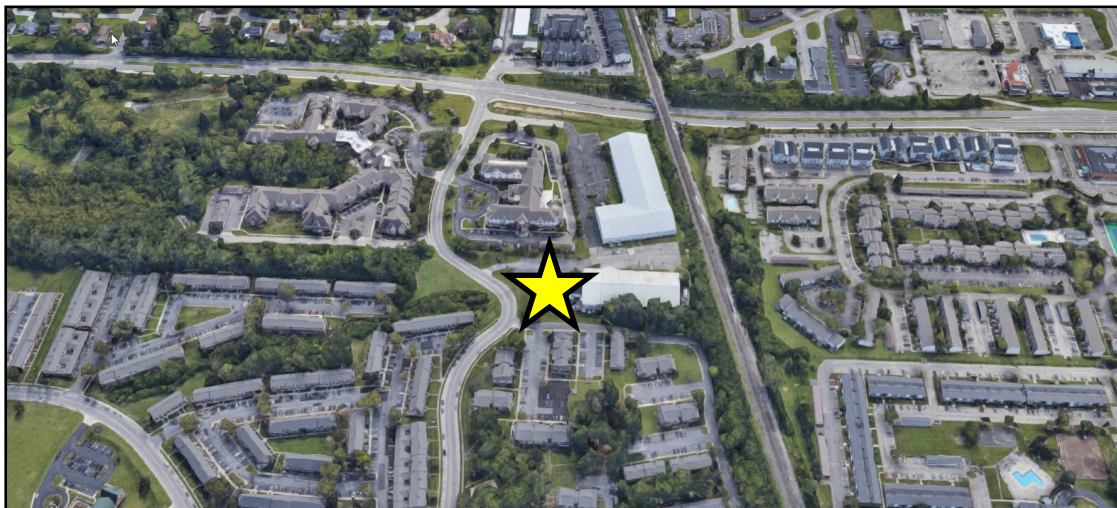
Est. 1912

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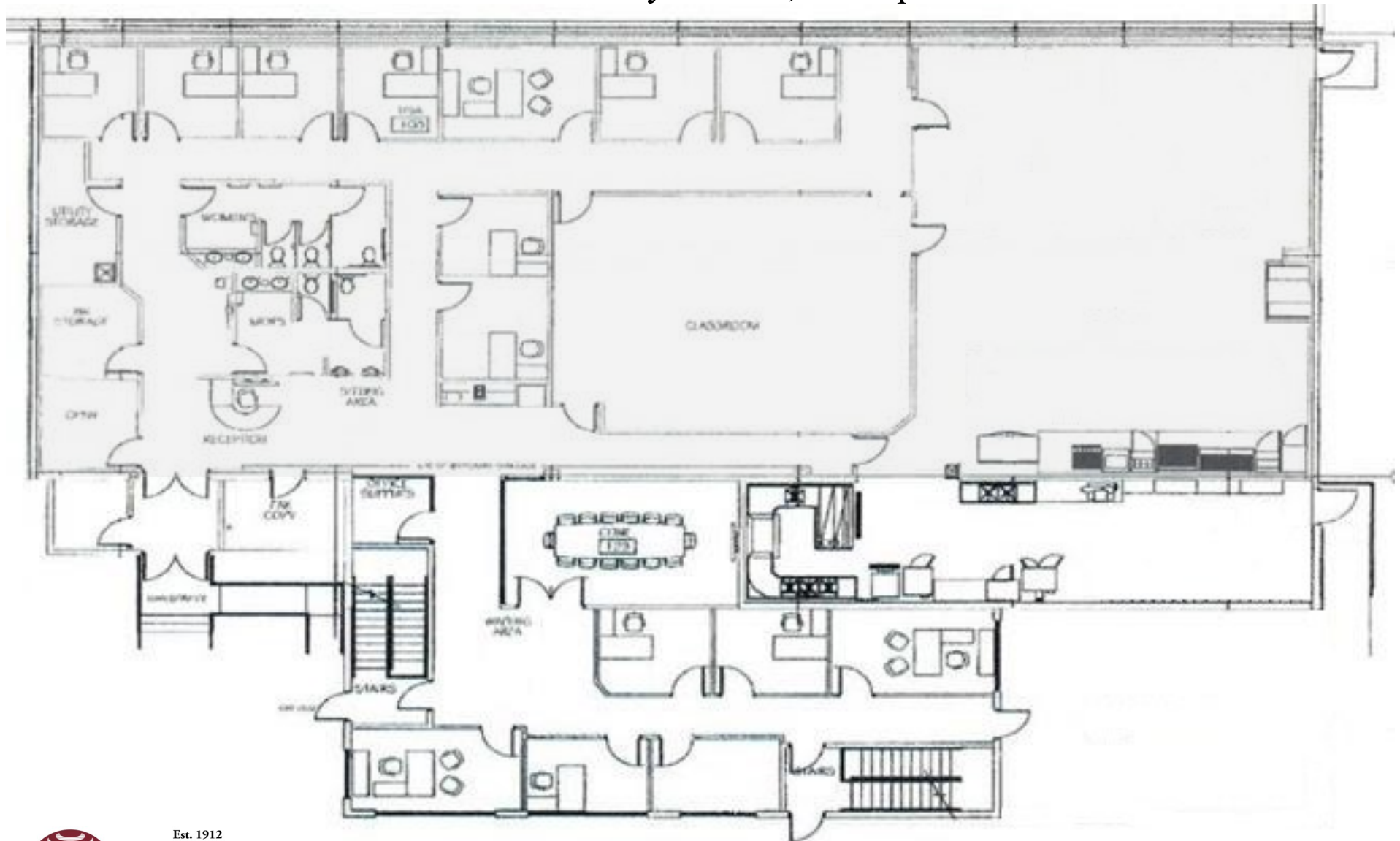
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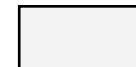


4555 KNIGHTSBRIDGE BOULEVARD

First Floor Layout - 8,915 Sq. Ft.



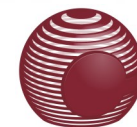
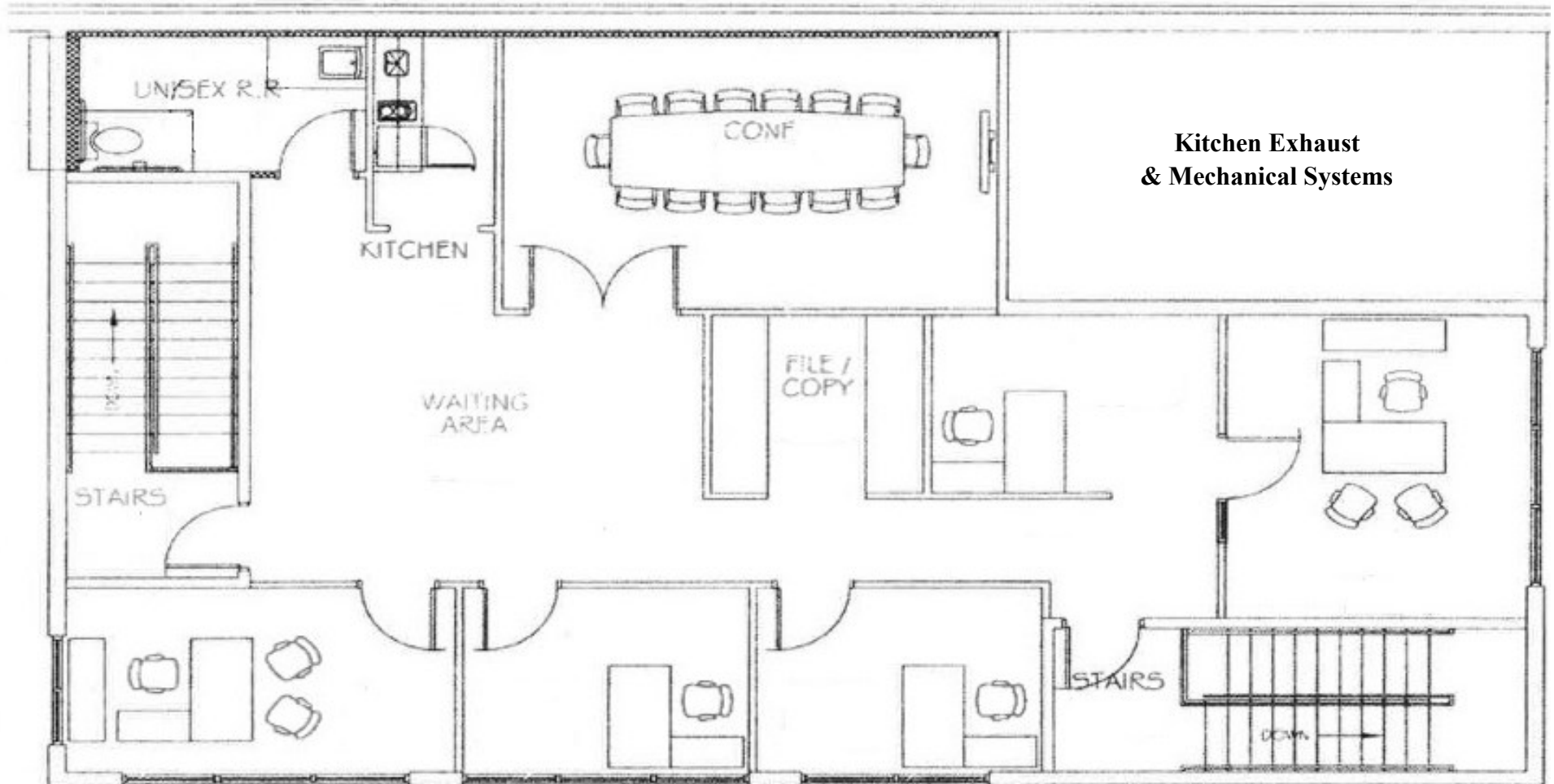
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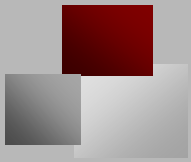
Clear Height of 22'-36' in Shaded area

4555 KNIGHTSBRIDGE BOULEVARD

Second Floor Layout - 2,257 Sq. Ft.



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PICTURES

4555 KNIGHTSBRIDGE BLVD
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MAPS

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