

Benchmark Offices Presents.....

WEDGEWOOD OFFICE PARK

Affordable, brand new office space for lease in Powell, Ohio



Easy Leasing Process

- No hidden costs, lease terms start at just 1 year
- Expansion options for growing companies
- Short and simple lease documents

Affordable

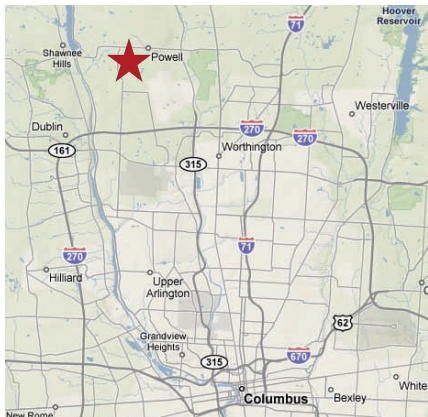
- Starting at \$14.40 per SF
- All CAM, Taxes, Water and Sewer included
- No city income tax
- Customer pays only for own gas and electric, phone and data

Location

- Convenient location off Sawmill Parkway at the intersection of Attucks Drive and Sawmill Road
- High growth area with numerous restaurants, banks, day care facilities, fitness centers, shops and grocery stores
- Four miles north of I-270, three miles east of Route 315

Standard Space Includes:

- Private entrance
- Individual offices
- Reception area / waiting room
- Conference room
- Private bathroom
- Kitchenette with microwave and refrigerator
- Storage closet
- The most efficient lighting and HVAC systems available on market, maintained by landlord
- Pre-wired for AT&T and Time Warner Cable throughout
- Oak trim and six-panel solid oak doors
- Wall-to-wall carpeting
- Ceramic tile in kitchenette and bathroom
- Handicap accessible
- Abundant parking



Benchmark Offices—“Your place for office space”

Model office: 3753 Attucks Drive, Powell, OH 43065

Phone: (614) 761-9999

www.BenchmarkOffices.com

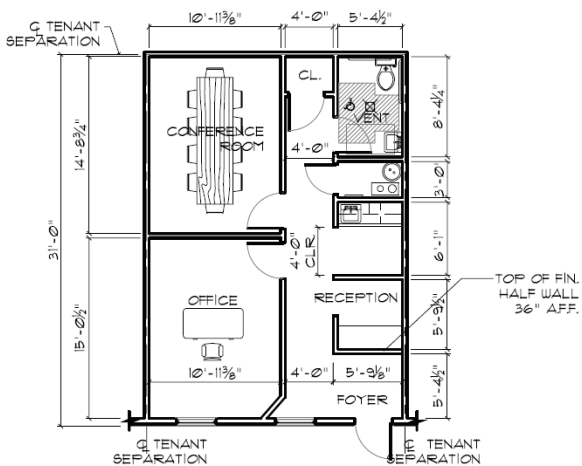
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Sample Office Layouts

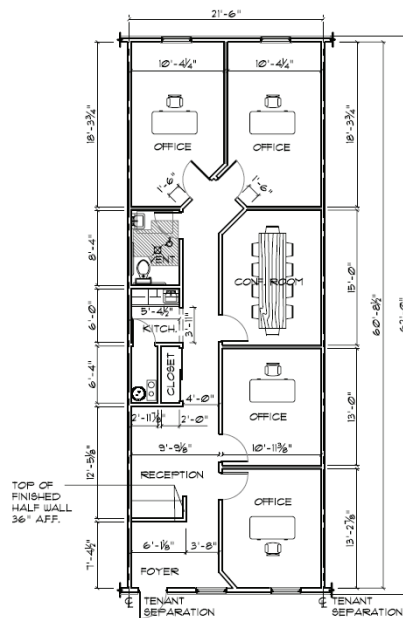
Our proprietary **OfficeWorks™ Building Design** provides efficient, flexible, modular office configurations. Efficient interior layouts eliminate wasted space and save energy with efficient HVAC and lighting.



HALF SUITE - 0.5 A R
SCALE: 1/8" = 1'-0"

* DIMENSIONS SHOWN ARE APPROXIMATE FINISHED DIMENSIONS

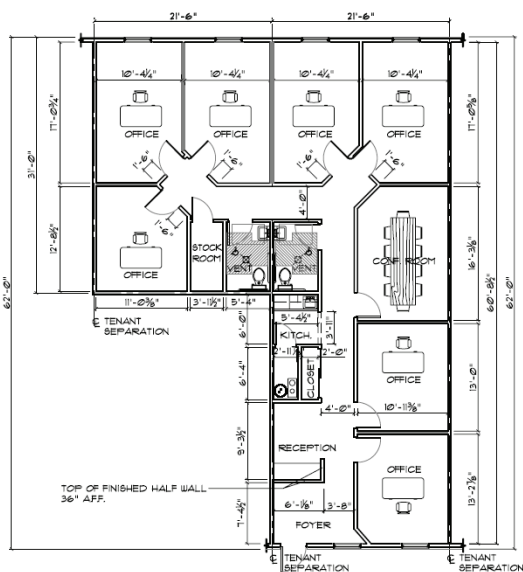
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SINGLE SUITE - 1 A L
SCALE: 1/8" = 1'-0"

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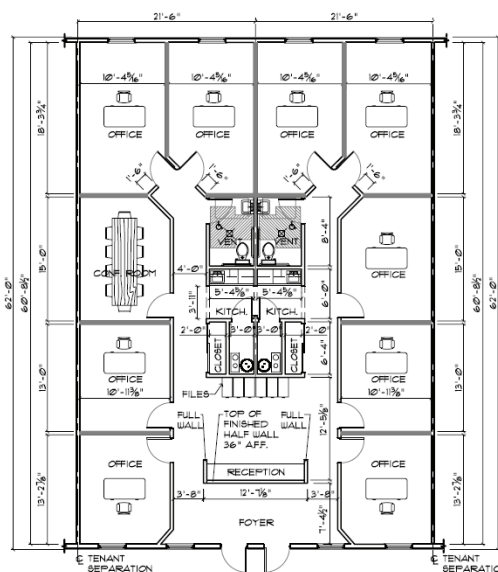
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1/2 SUITE - 1.5 A L
SCALE: 1/8" = 1'-0"

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DOUBLE SUITE - 2 A L
SCALE: 1/8" = 1'-0"

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