



# Treasure & Associates

## COMMERCIAL REAL ESTATE

Brokerage | Tenant Representation | Consultation | Development



## 815 Grandview Ave.

Columbus, OH 43215

### 2 Office Condos for Sale

Great opportunity for investment. Frontage on Grandview Ave. Quick access to I-670. Includes on-site parking, common area and centralized restroom.

For More Information, call

**(614) 705-2500**

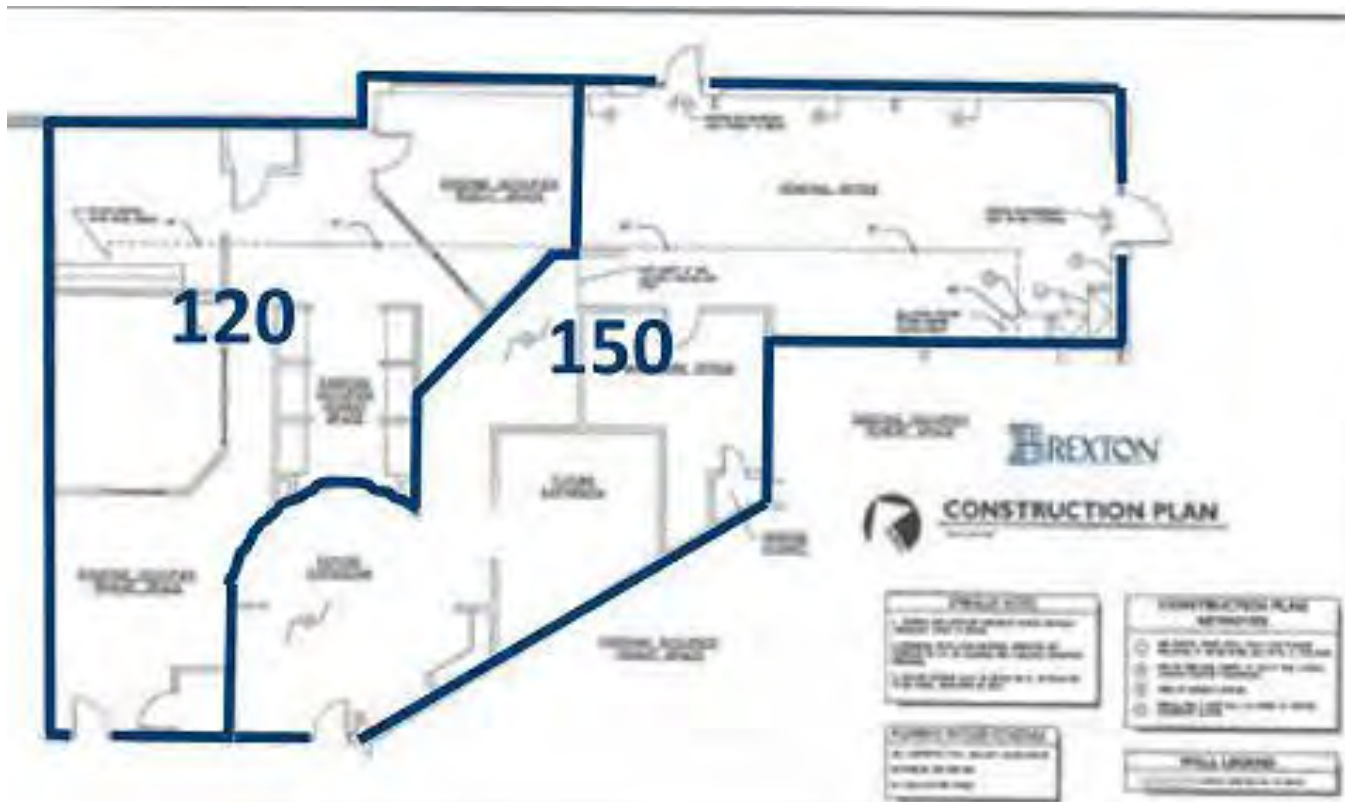
- 2 Contiguous Suites for Sale for \$309,045 and \$383,625
- Suite 120 is 1,600 usable SF with 253 CAF (total 1,863 RSF) and leased through March 2022
- Suite 150 is 2,052 usable SF with 273 CAF (total 2,325 RSF) and is leased through May 2023.
- Both suites and common areas totaling 4,188 SF
- Annual NOI for Suite 120 is \$20,493
- Annual NOI for Suite 150 is \$18,600
- Renovated in 1999
- Ideal Investment Opportunity is a booming area

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# Floor Plan



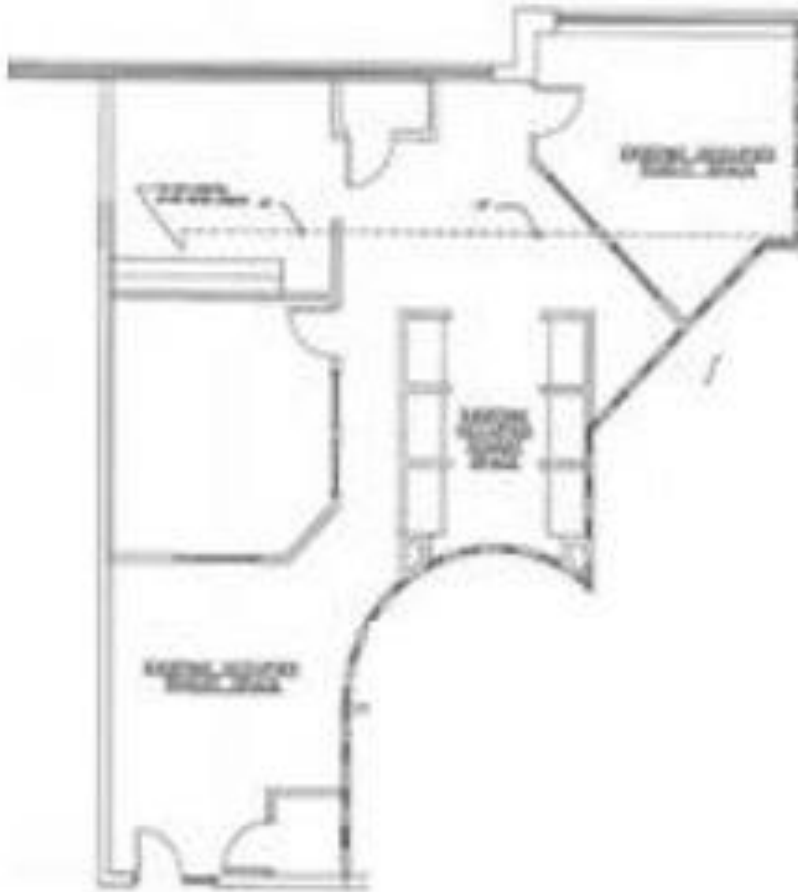
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# Suite 120 Floor Plan



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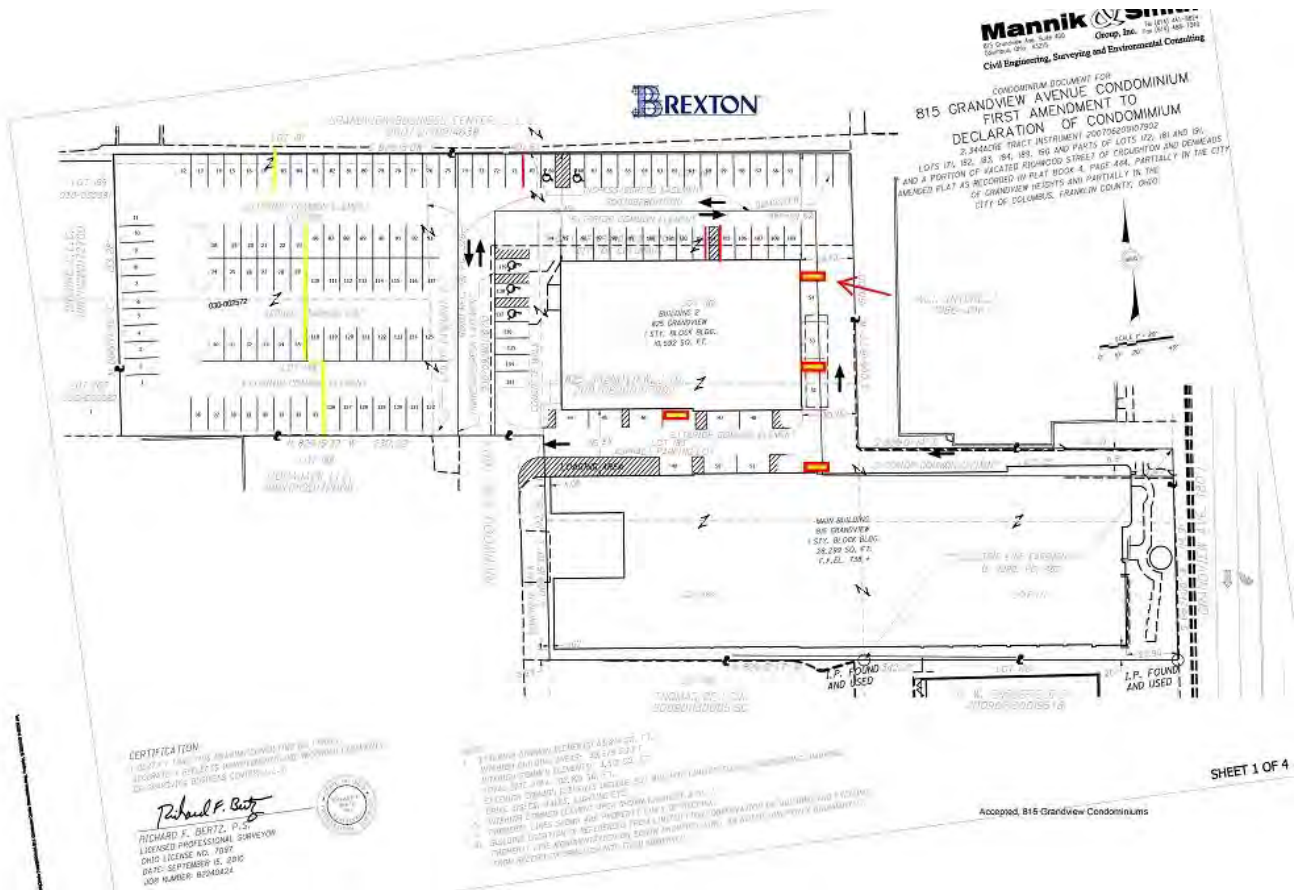
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# Parking Plan



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**Grandview Condominium Association**

**2019 OPERATING BUDGET**

*Approved: 815 Grandview Condominium Association Board of Directors*

*Date: 11/29/2018*



| <b>Condominium Assessments by Unit</b> |                     |                                      |                                     |
|--|---------------------|--------------------------------------|-------------------------------------|
|  | <b>\$196,344.00</b> | <b>Total Annual Association Fees</b> |                                     |
| <b>Suite #</b>                         | <b>Interest %</b>   | <b>Annual Assessment</b>             | <b>Monthly Assessment Fee Total</b> |
| 100                                    | 4.63                | \$9,090.73                           | \$757.56                            |
| 150                                    | 5.77                | \$11,329.05                          | \$944.09                            |
| 200                                    | 9.46                | \$18,574.14                          | \$1,547.85                          |
| 250                                    | 3.66                | \$7,186.19                           | \$598.85                            |
| 300                                    | 7.05                | \$13,842.25                          | \$1,153.52                          |
| 400                                    | 4.14                | \$8,128.64                           | \$677.39                            |
| 500                                    | 15.21               | \$29,863.92                          | \$2,488.66                          |
| 550                                    | 8.77                | \$17,219.37                          | \$1,434.95                          |
| 600                                    | 4.8                 | \$9,424.51                           | \$785.38                            |
| 650                                    | 6.72                | \$13,194.32                          | \$1,099.53                          |
| 700                                    | 29.79               | \$58,490.88                          | \$4,874.24                          |
| <b>Totals</b>                          | <b>100</b>          | <b>\$196,344.00</b>                  | <b>\$16,362.00</b>                  |





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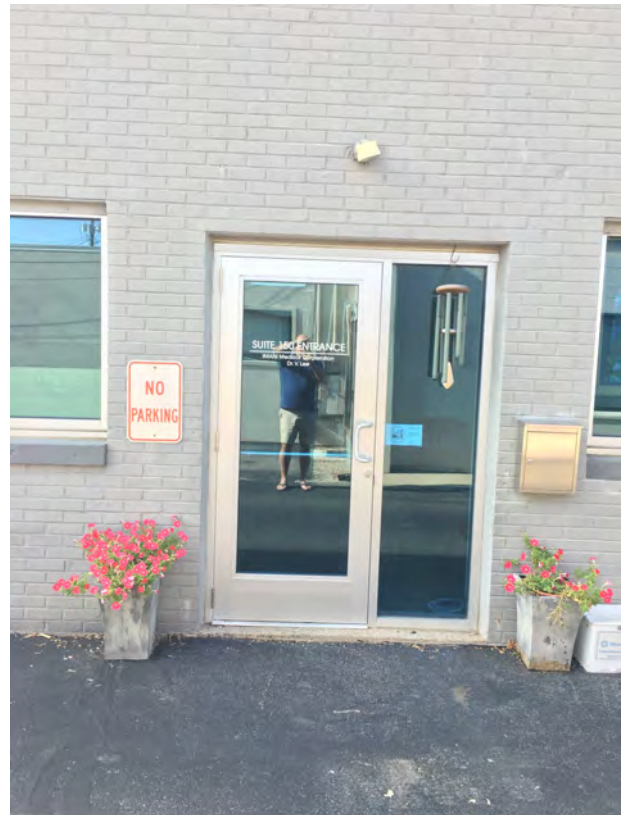
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# Tim Treasure

## Biography



Tim has over twenty years of specialized tenant and landlord representation for Class A and Class B office buildings in Central Ohio (Columbus, Ohio MSA). Tim began his commercial real estate career in July 1994, with a primary focus in office leasing and investment sales. In only his second year, Tim was awarded the prestigious “Rookie of the Year” award which is given annually by the Columbus Board of Realtors Commercial Investments Section for transactions totaling over \$9,000,000. To date, Tim has leased (and/or sold) commercial real estate transactions totaling over \$100,000,000. In 2006, Tim was awarded the SIOR designation and membership into the National Society of Industrial and Office Realtors. This designation is awarded to approximately ten (10) percent of the industry. Tim has negotiated multiple transactions on behalf of Johnson Controls, Inc., McDonald’s Corporation, Pitney Bowes, Inc., Batelle Pulmonary Therapeutics, Inc. Norman Jones Enlow and Co., Advanced Data Processing Inc., Dismas Distribution, Libertas Wealth Management, Columbus First Bank, Baez Azimuth Ltd., Miller 3 & 37 LLC, Vertical Adventures, Creative Palette, Appian Manufacturing, Eye Columbus LLC, Your Pie, and The Shepard Law Firm.

Tim is a certified member of SIOR (Society of Industrial and Office Realtors) which is a worldwide organization specializing in membership for highly successful commercial real estate salespersons, brokers and developers. Formerly, Tim was a nine year member of the City of Grandview Heights, OH board of zoning appeals and former board member of the Recognition Committee and Chairperson of the Education Committee at the Columbus Board of Realtors. In addition Tim served two consecutive terms as vestry member of Trinity Episcopal Church in Columbus, OH. Tim was chairperson for both terms for the stewardship program and was responsible for securing pledges for the church.

Personally, Tim is happily married to wife, Anne for more than thirty years and is proud to be the father of four children. Anne and Tim reside in Grandview Heights, Ohio.

### Specialties

- Sale - Industrial
- Sale - Land
- Sale - Multifamily/Apartment
- Sale - Office
- Lease - Industrial
- Lease - Miscellaneous
- Lease - Office
- Lease - Retail
- Lease - Tenant Representation

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# Mike Bockbrader

## Biography



Mike Bockbrader is a Licensed Real Estate Agent and Senior Advisor with Treasure & Associates. He received his Bachelors of Business Administration Degree in Marketing from The University of Toledo. Mike comes to us with more than 25 years of strong negotiation experience having conducted multi-million dollar contract negotiations both domestically and internationally for companies such as JPMorgan Chase, Nationwide Insurance, Huntington National Bank and Battelle Memorial Institute. Mike is also a real estate investor and has the experience needed to research and locate solid investment properties. He recently worked with SVN, Wilson Commercial Group, LLC in February 2016 and eager to advise and assist you in the Sales and Leasing of all Real Estate asset types.

Personally, Mike is happily married to his wife Elizabeth and is a proud father of two children Caroline and Beck. Mike and his family reside in Grandview Heights, Ohio.

### Specialties

- Sale - Corporate Sales
- Sale - Industrial
- Sale - Land
- Sale - Multifamily/Apartment
- Sale - Office
- Sale - Retail
- Lease - Tenant Representation
- Lease - Landlord Representation

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