

Golden Bear at Riverside

3700 Riverside Dr, Columbus, OH



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Golden Bear at Riverside

\$25.00 - \$34.00 /SF/YR

Introducing The Golden Bear Development — a new mixed-use building that features prime Class A office and retail space for rent, perfect for businesses of all sizes.

We offer a variety of office spaces to choose from, all featuring a sleek and modern design. Whether you're a small business or a large corporation, we have an office space that will suit your needs.

Office Space: 22,992 SQFT
 Office Lease Rate: \$25 PSF | NNN
 Retail Space: 21,718 SQFT
 Retail Lease Rate: \$34 PSF | NNN
 Parking Spaces: 179

Welcome to The Golden Bear Development, a brand new mixed-use development. Our development is set to...

- Heavily Trafficked Road - 35,550 Vehicles Per Day
- Brand New Development
- 76 Condominiums on 3 Floors Above Retail/Office Space

| | |
|----------------------|--------------------------|
| Rental Rate: | \$25.00 - \$34.00 /SF/YR |
| Min. Divisible: | 3,656 SF |
| Property Type: | Retail |
| Property Subtype: | Storefront Retail/Office |
| Gross Leasable Area: | 44,710 SF |
| Construction Status: | Proposed |
| Walk Score ®: | 52 (Somewhat Walkable) |
| Transit Score ®: | 24 (Minimal Transit) |
| Rental Rate Mo: | \$2.83 /SF/MO |



RETAIL - FIRST FLOOR



1st Floor

| | |
|-----------------|------------------|
| Space Available | 3,656 SF |
| Rental Rate | \$34.00 /SF/YR |
| Date Available | April 01, 2025 |
| Service Type | Triple Net (NNN) |
| Space Type | Relet |
| Space Use | Retail |
| Lease Term | 5 - 15 Years |

1

1st Floor

| | |
|-----------------|------------------|
| Space Available | 4,017 SF |
| Rental Rate | \$34.00 /SF/YR |
| Date Available | April 01, 2025 |
| Service Type | Triple Net (NNN) |
| Space Type | Relet |
| Space Use | Retail |
| Lease Term | 5 - 15 Years |

2

1st Floor

| | |
|-----------------|------------------|
| Space Available | 4,386 SF |
| Rental Rate | \$34.00 /SF/YR |
| Date Available | April 01, 2025 |
| Service Type | Triple Net (NNN) |
| Space Type | Relet |
| Space Use | Retail |
| Lease Term | 5 - 15 Years |

3

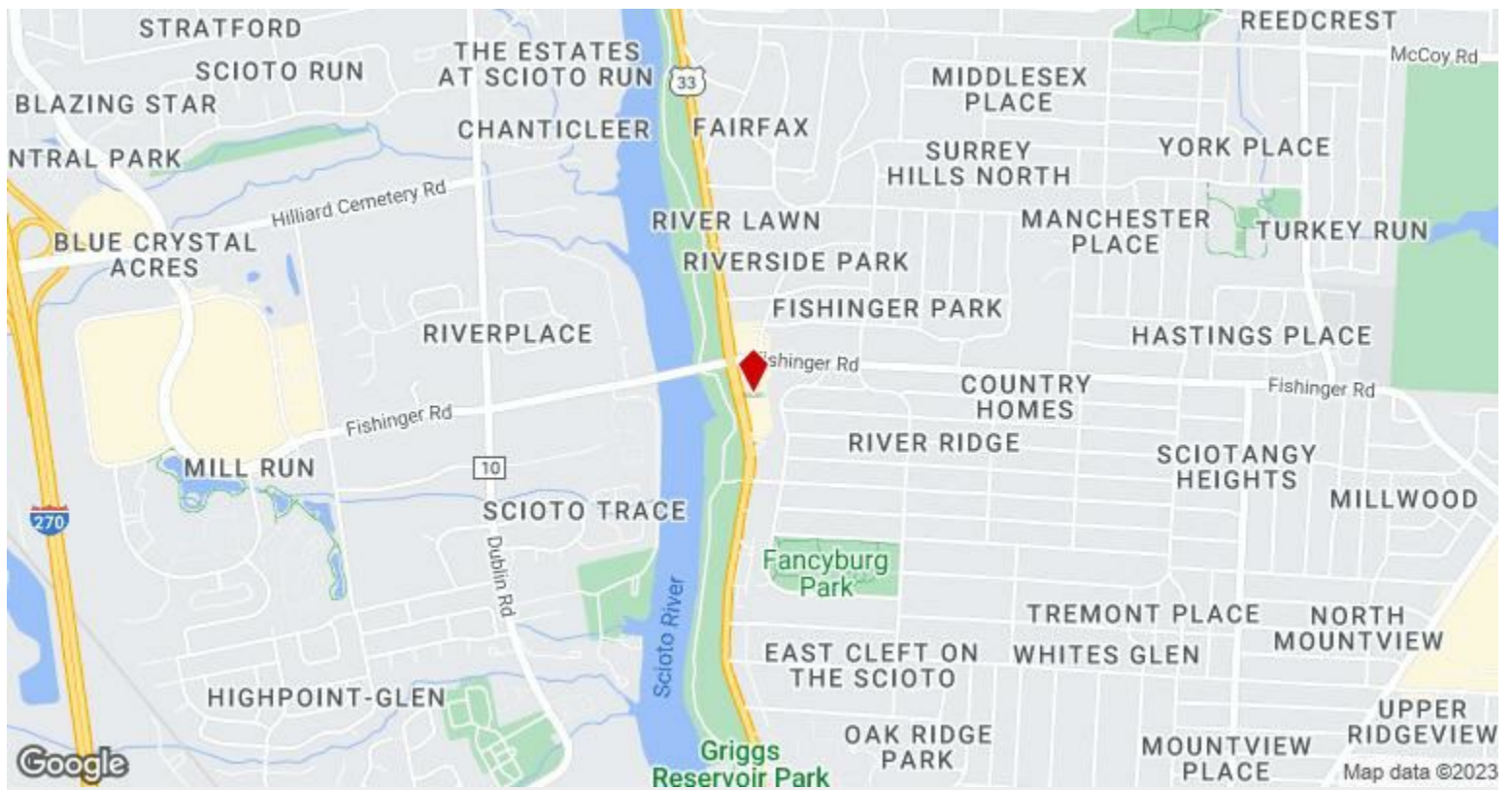
1st Floor

| | |
|-----------------|------------------|
| Space Available | 5,326 SF |
| Rental Rate | \$34.00 /SF/YR |
| Date Available | April 01, 2025 |
| Service Type | Triple Net (NNN) |
| Space Type | Relet |
| Space Use | Retail |
| Lease Term | 5 - 15 Years |

4

2nd Floor

| | |
|-----------------|--------------------|
| Space Available | 11,496 - 22,992 SF |
| Rental Rate | \$25.00 /SF/YR |
| Date Available | April 01, 2025 |
| Service Type | Triple Net (NNN) |
| Space Type | Relet |
| Space Use | Office/Medical |
| Lease Term | 5 - 15 Years |



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Office Lease Rate: \$25 PSF | NNN
Retail Space: 21,718 SQFT
Retail Lease Rate: \$34 PSF | NNN
Parking Spaces: 179

Welcome to The Golden Bear Development, a brand new mixed-use development. Our development is set to replace a 1960s retail strip center and aims to bring a new level of energy and activity to the area for both residents and businesses. With its prime location and close proximity to area attractions and amenities, our building is the perfect place to set up shop and thrive.

Upper Arlington, Ohio is a great location for businesses looking to thrive and grow.

Strong economy: Upper Arlington has a strong and diverse economy, with a mix of retail, professional, and service businesses. This provides a solid foundation for new businesses to succeed.

Thriving community: Upper Arlington is a thriving community with a strong sense of pride and a supportive business environment. This makes it an ideal place to open an office or retail store.

Convenient location: Located just outside of Columbus, Ohio, Upper Arlington is easily accessible from major roads and highways. This makes it convenient for employees and customers to get to your business.

Quality of life: Upper Arlington is known for its excellent quality of life, with top-rated schools, parks, and recreational facilities. This makes it an attractive place for employees to live and work.

Property Photos

RETAIL FLOORPLATE – FIRST FLOOR



| RETAIL SPACE | | |
|-----------------|------------------|-------------------|
| Space For Lease | Area Square Feet | Retail Lease Rate |
| SPACE #1 | 3,656 | \$34 |
| SPACE #2 | 4,386 | \$34 |
| SPACE #3 | 4,017 | \$34 |
| SPACE #4 | 5,326 | \$34 |
| SPACE #5 | 4,333 | \$34 |
| Total | 21,718 | |



Retail Floor Plan

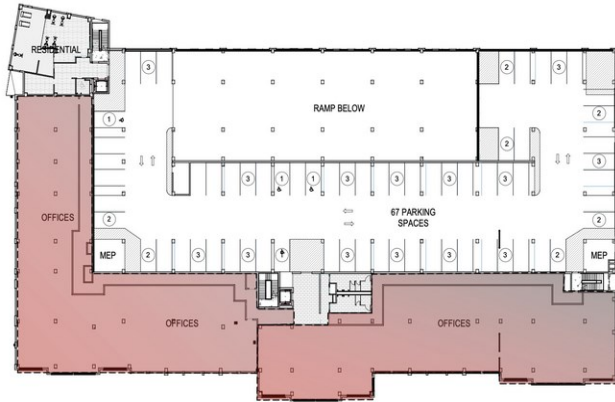


RETAIL - FIRST FLOOR



Property Photos

OFFICE FLOORPLATE - SECOND FLOOR



| OFFICE SPACE | | |
|-----------------|------------------|-------------------|
| Space For Lease | Area Square Feet | Office Lease Rate |
| SPACE #1 | 11,496 | \$25 |
| SPACE #2 | 11,496 | \$25 |
| Total | 22,992 | |



Office Floor Plan



Building Photo

Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



Building Photo