

# WATERS EDGE II

7795 WALTON PARKWAY  
NEW ALBANY, OHIO 43054



**DAIMLER**  
NEW ALBANY

Gregory Weber, SIOR, LEED AP  
Senior Vice President  
[gregw@daimlergroup.com](mailto:gregw@daimlergroup.com)

John Derzon  
Senior Vice President  
[johnd@daimlergroup.com](mailto:johnd@daimlergroup.com)



# PROPERTY OVERVIEW



Waters Edge II is located within the New Albany Business Park, south of Walton Parkway off of New Albany Road and State Route 161, just east of I-270. This location provides visible signage from a major thoroughfare and easy access to all major freeways for employees. This location is also in close proximity of the Columbus John Glenn International Airport.

**BUILDING SIZE: 4-STORY | 103,000 SF**

**TOTAL AVAILABLE SF:**

**14,708 SF (FOURTH FLOOR)**

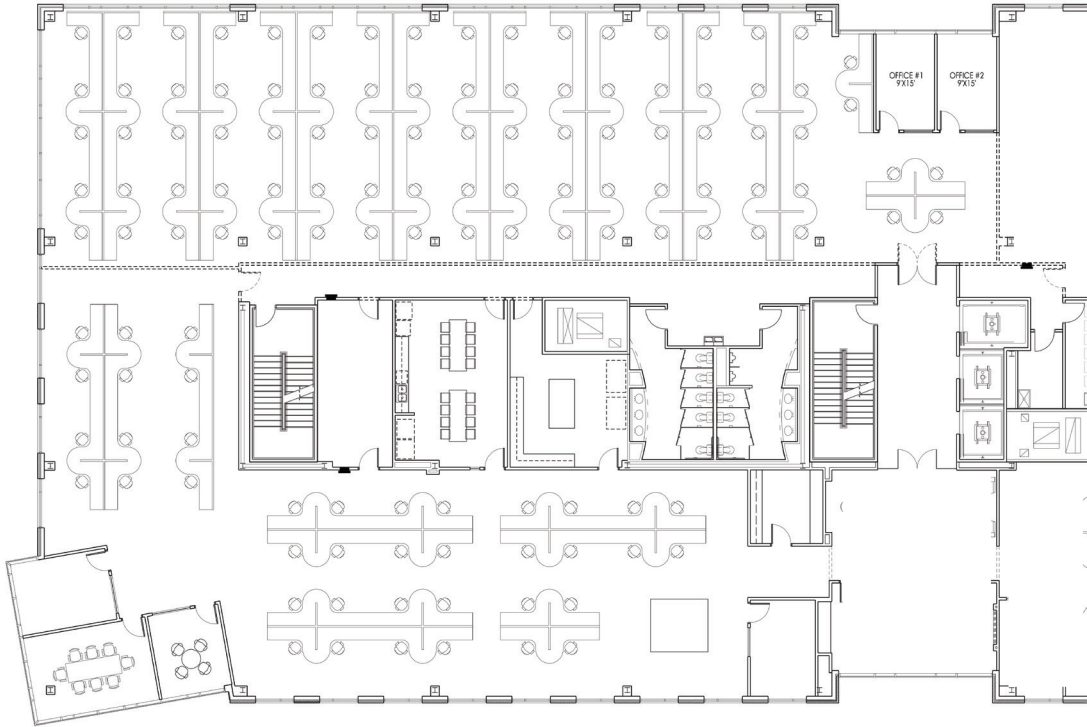


# FOURTH FLOOR

AVAILABLE SUITE - 14,708 SF

BASE RENT:  
**\$14.95/SF**

OPERATING EXPENSES:  
**\$7.75/SF**



# PROPERTY PHOTOS

