



575 W 1st Ave

FOR SALE / LEASE

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# Property Overview

## Unique Positioning

Located in the historic Harrison West neighborhood along the Olentangy Greenway Trail, **575 W 1st Avenue** presents a rare opportunity for owner-occupant buyers and tenants seeking move-in-ready office space in one of Columbus' most desirable urban neighborhoods. This 4,051-square-foot office condo features a plug-and-play layout with quality finishes and exceptional amenities, in a walkable urban-park setting.



VIRTUAL BUILDING TOUR

## Sale Price

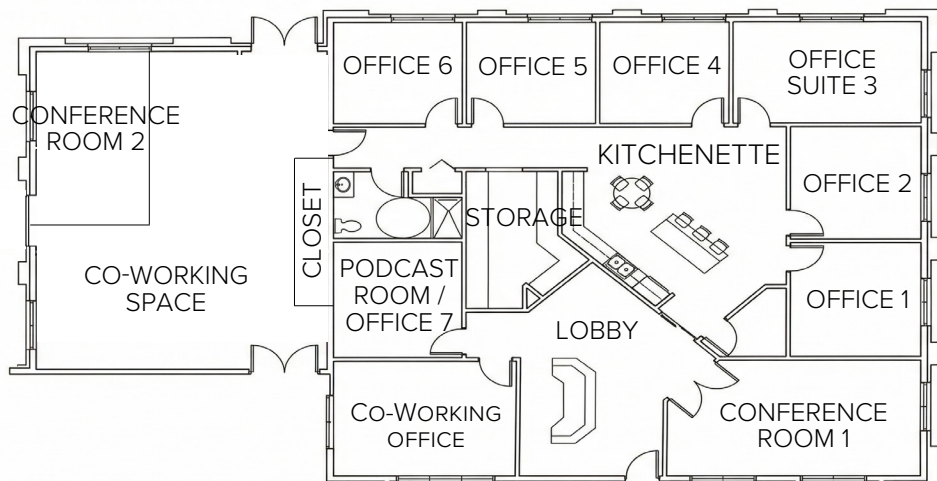
Negotiable

## Lease Rate

\$27.00/SF MG

## Highlights

- **Total size:** 4,051 SF
- **Parking:** 20 reserved spaces
- **Amenities:** Immediate access to Harrison Park, clubhouse available for daily use or private events, fully equipped fitness center, outdoor pool & sundeck, BBQ & picnic areas, bike racks, and more
- **Plug-and-Play:** Excellent condition with large offices, high ceilings, and furniture available



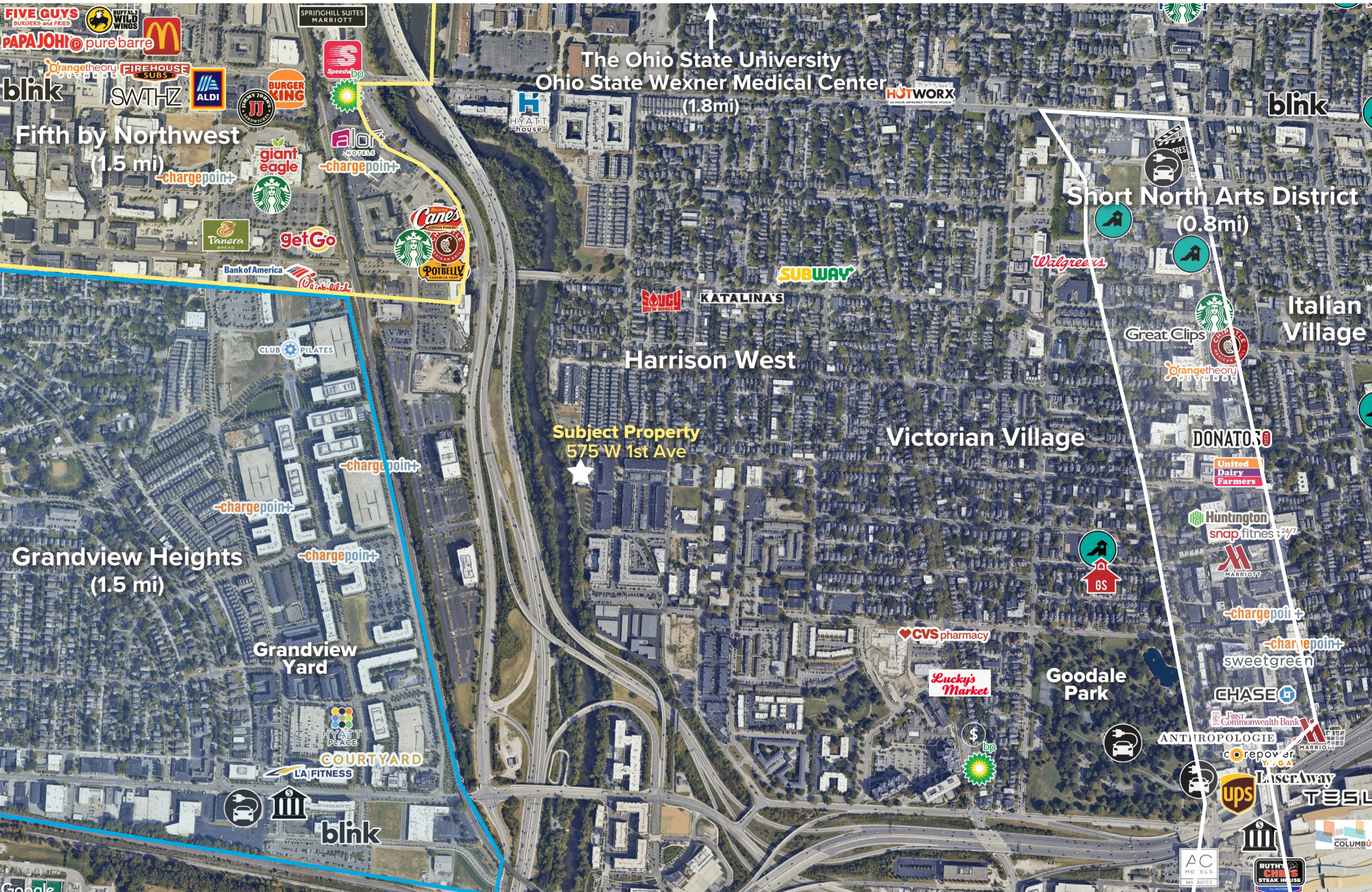
## Demographics

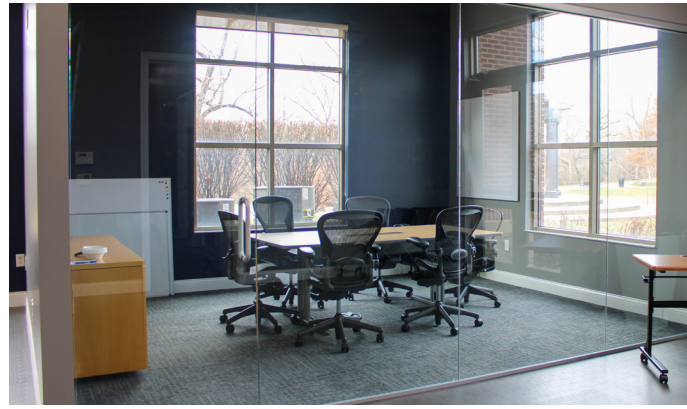
	1mi	3mi	5mi
Population	25,860	163,106	360,825
Households	15,031	76,045	158,068
Avg HH Income	\$123,882	\$99,511	\$99,506

\*FLOOR PLAN IS APPROXIMATE

# Submarket Advantage

Harrison West is widely regarded as one of Columbus's more affluent and desirable urban neighborhoods. Its strong residential appeal is driven by a mix of historic charm and modern development, proximity to downtown and the Short North, and easy access to major employment centers, parks, and cultural amenities. The area's real estate market reflects this positioning, with home values and buyer demand consistently outpacing many surrounding neighborhoods.





# Amenities & Features

## Shared Community & Building Amenities

- Clubhouse available for daily use or private events
- Fully equipped fitness center
- Outdoor pool & sundeck
- BBQ & picnic areas
- Bike racks and additional community amenities

## Park & Outdoor Features

- Immediate access to Harrison Park
- Olentangy River frontage
- Direct access to the Olentangy Greenway Trail
- Gazebo, playground, and open green space
- Nearby boat launch





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