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# Luxurious Brand New Retail or Office for Lease in Vibrant Grandview

THE EDINGTON  
GRANDVIEW HEIGHTS, OHIO



**NEWMARK**

**EDINGTON**

THE EDINGTON | 1562-1572 W. 1ST AVENUE

The Edington is a brand new, three story mixed-use project located in the charming neighborhood of Grandview Heights, just one block from Grandview Avenue. The project is within walking distance to hundreds of Grandview residents, multiple schools and a variety of restaurant, entertainment and shopping options.



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RETAIL/OFFICE FOR LEASE

# The Edington

1562-1572 W. 1ST AVENUE  
GRANDVIEW HEIGHTS, OHIO

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## 8,155 SF

TOTAL GROUND FLOOR SPACE

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## 4,388 SF

WEST SPACE  
(DIVISIBLE DOWN TO ±2,000 SF)

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## 3,767 SF

EAST SPACE

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## \$22.00/SF

ASKING RENT (NNN)



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## Outdoor Patio

The larger 4,388 SF west space comes with direct access to a 700 SF outdoor patio overlooking W. 1st Avenue, greatly adding to it's curb appeal and ideal for restaurant use.

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## Tax Abatement

An Income Tax Abatement is available from the City of Grandview for office tenants leasing the space.



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## THE EDINGTON | 1562-1572 W. 1ST AVENUE

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### PARKING

There are 45 on-site surface spaces directly behind the building available for retail and office use. There are 18 additional single car garages dedicated to the residential condos.

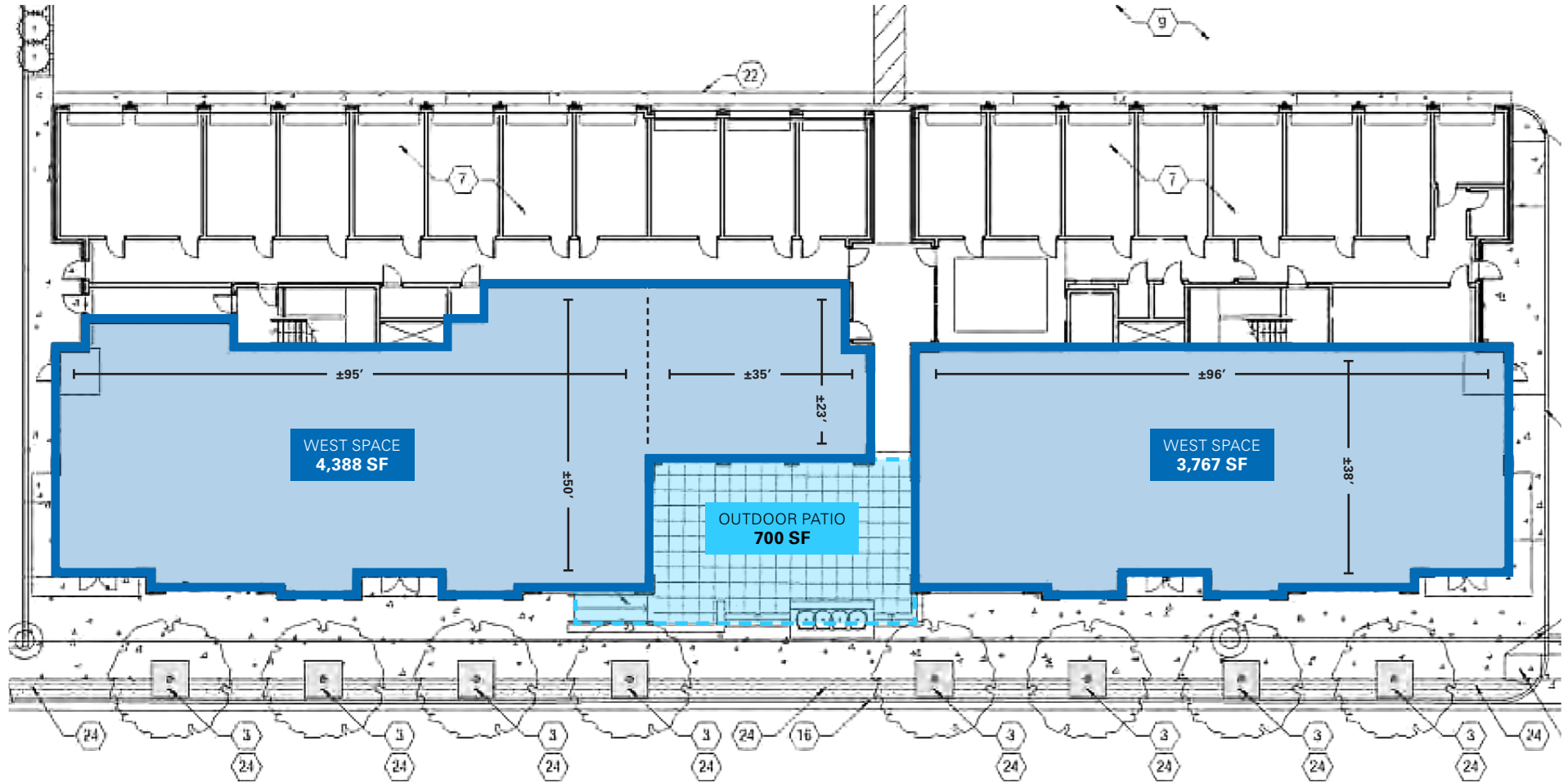
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### DESIGN

The Edington maintains a traditional design with modern elements. Exterior brick materials with large, industrial style windows add to the building's interest. Ceiling heights vary from 12'3" – 13" (west building) to 14'3" (east building) to lowest part of the structural steel frame. Gas & heavy voltage electric is available.



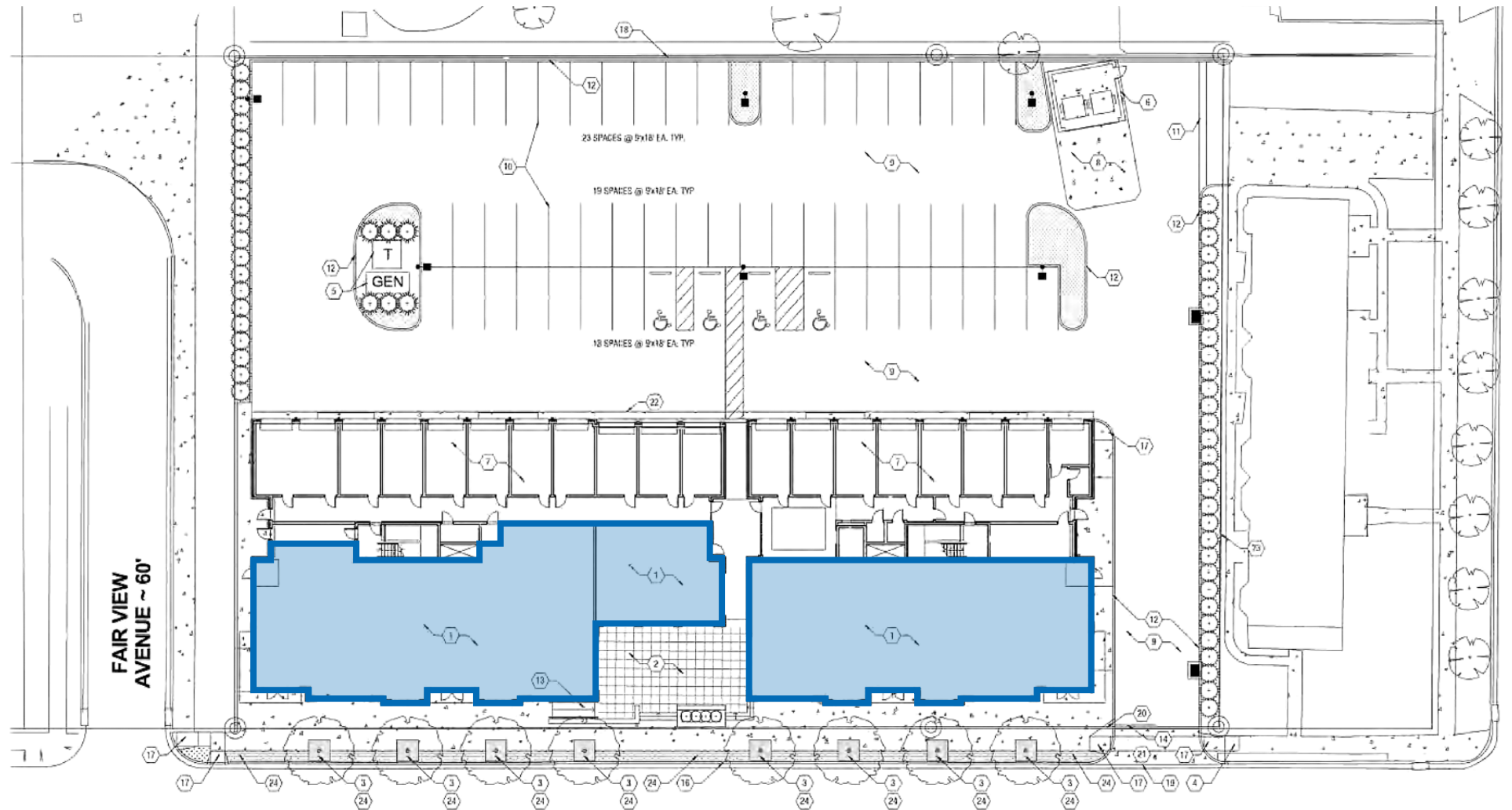
# Ground Floor Availability



# Tenant Signage Rendering



# Site Plan







THE EDINGTON | 1562-1572 W. 1ST AVENUE



**short north**  
arts district

**BATTELLE**

**DOWN TOWN**  
COLUMBUS

**O**  
THE OHIO STATE  
UNIVERSITY

GRANDVIEW  
**YARD**

**EDINGTON**

**GRANDVIEW  
CROSSING**



## THE EDINGTON

### Area Demographics

	1 Mile	3 Miles	5 Miles
Population	17,591	161,340	354,211
Projected Population	17,901	164,267	358,691
Population Growth	1.6%	1.7%	1.3%
Median Age	36.2	32.9	34.4
College Educated	70%	49%	41%
Daytime Employees	14,152	183,079	308,862
Households	9,702	67,224	149,470
Average Income	\$103,845	\$82,866	\$82,546
Median Home Value	\$398,042	\$287,591	\$237,277
Median Year Built	1958	1960	1958
Total Consumer Spending	\$299.3 M	\$1.9 B	\$4.2 B
Average Household Spending	\$30,849	\$27,835	\$27,766

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# Luxurious Brand New Retail or Office for Lease in Vibrant Grandview

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GRANDVIEW HEIGHTS, OHIO

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