



899 E Broad St, Columbus, OH 43205

**\$7,500,000**

899 E Broad Office Building

Office | 72,080 SqFt



Ajay Pandya  
OH 2005001349  
614.209.2261

Listing Added: Today  
Listing Updated: Today



Details			
Asking Price	\$7,500,000	Property Type	Office
Sub Type	Executive Office, Medical Office, Traditional Office	Investment Type	Sale/Leaseback
Class	B	Lease Type	Modified
Tenant Credit	Corporate Guarantee	Tenancy	Multi
Square Footage	72,080	Net Rentable (SqFt)	72,080
Price per SqFt	\$104.05	Occupancy	50%
Air Rights (SqFt)	72,080	Year Built	1961
Year Renovated	2022	Buildings	1
Stories	4	Zoning	Mixed Use
Lot Size (acres)	0.59	Parking (spaces)	200
APN	010-039041-00	Ownership	ACCESS INFRASTRUCTURE OHIO LLC
Sale Condition	Distressed		



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**Marketing Description**

Position your business or investment in one of Columbus' most recognizable corridors with this exceptional opportunity at 899 E Broad St. Located along the highly traveled Broad Street corridor, this property offers unmatched visibility, steady traffic flow, and immediate access to Downtown Columbus, Olde Towne East, and Franklin Park.

The building features a flexible layout ideal for a variety of professional uses, including medical, legal, creative office, or mixed-use potential. Large windows provide abundant natural light, creating a bright and inviting workspace for clients and team members alike. The property also offers convenient on-site parking, making access easy for both employees and visitors.

Surrounded by ongoing development and revitalization, this location continues to see strong growth, making it an excellent option for both owner-occupants and investors looking for long-term upside.

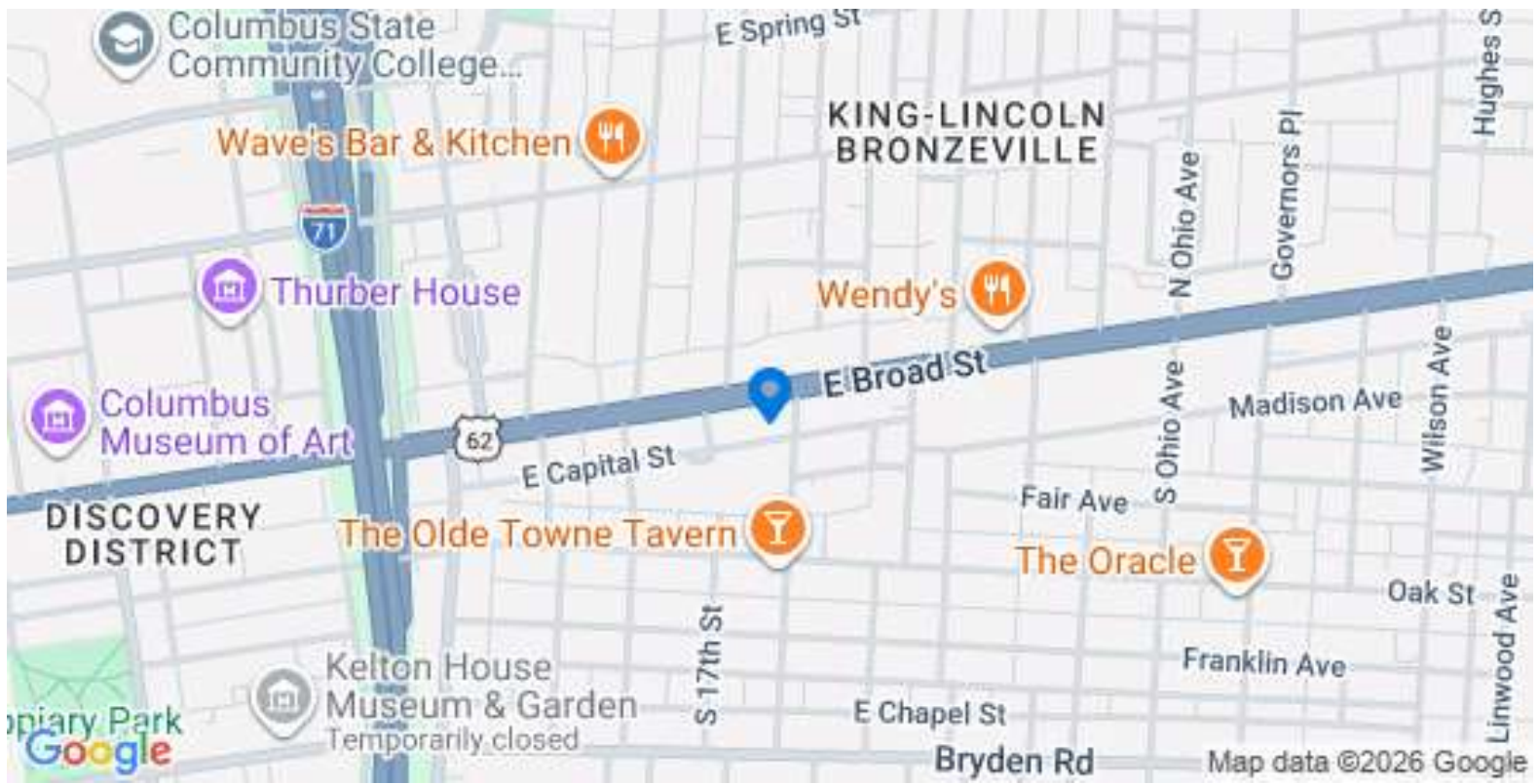
Whether you're expanding your business, relocating, or adding to your portfolio, 899 E Broad St delivers location, exposure, and opportunity in one compelling package.

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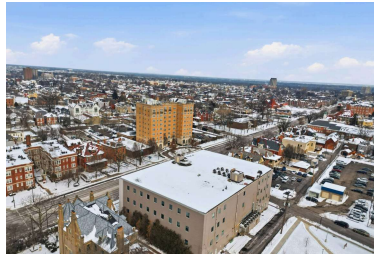
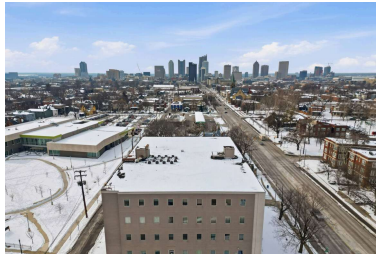
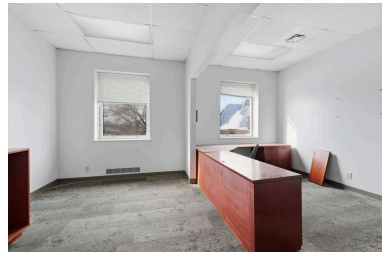
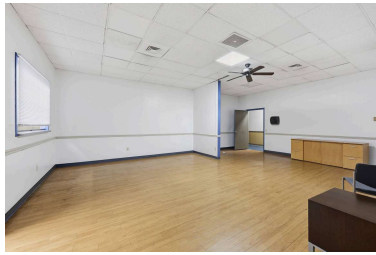
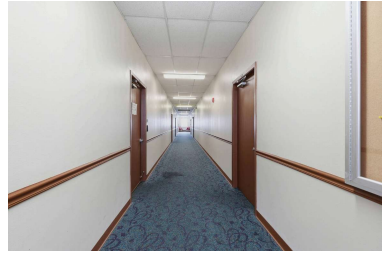
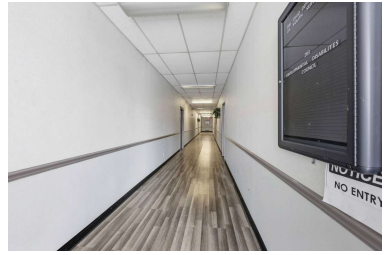
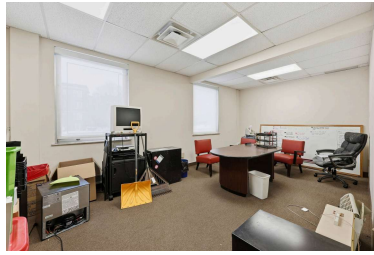
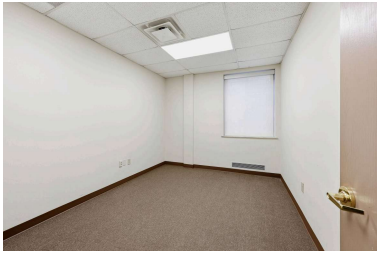
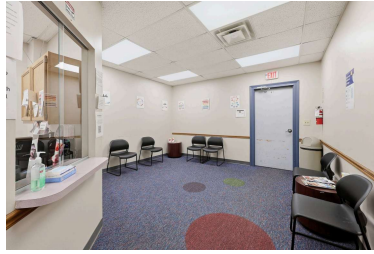
**Investment Highlights**

- Prime location on highly traveled E Broad St with strong daily traffic exposure
- Minutes to Downtown Columbus, Franklin Park, and Olde Towne East
- Excellent visibility with easy access from major roadways
- Flexible layout suitable for office, medical, or creative workspace
- Ideal for owner-user or value-add investor
- Large windows provide abundant natural light throughout
- On-site parking for employees and clients
- Located in a rapidly developing corridor with strong growth and revitalization
- Surrounded by residential and commercial expansion, driving demand
- Potential for mixed-use or future redevelopment (buyer to verify)
- Strong signage opportunity for business branding and presence
- Convenient access to I-70, I-71, and key Columbus destinations
- 50% Occupancy and 50% for you to occupy.
- Flexible layout for you to create your own dream space!

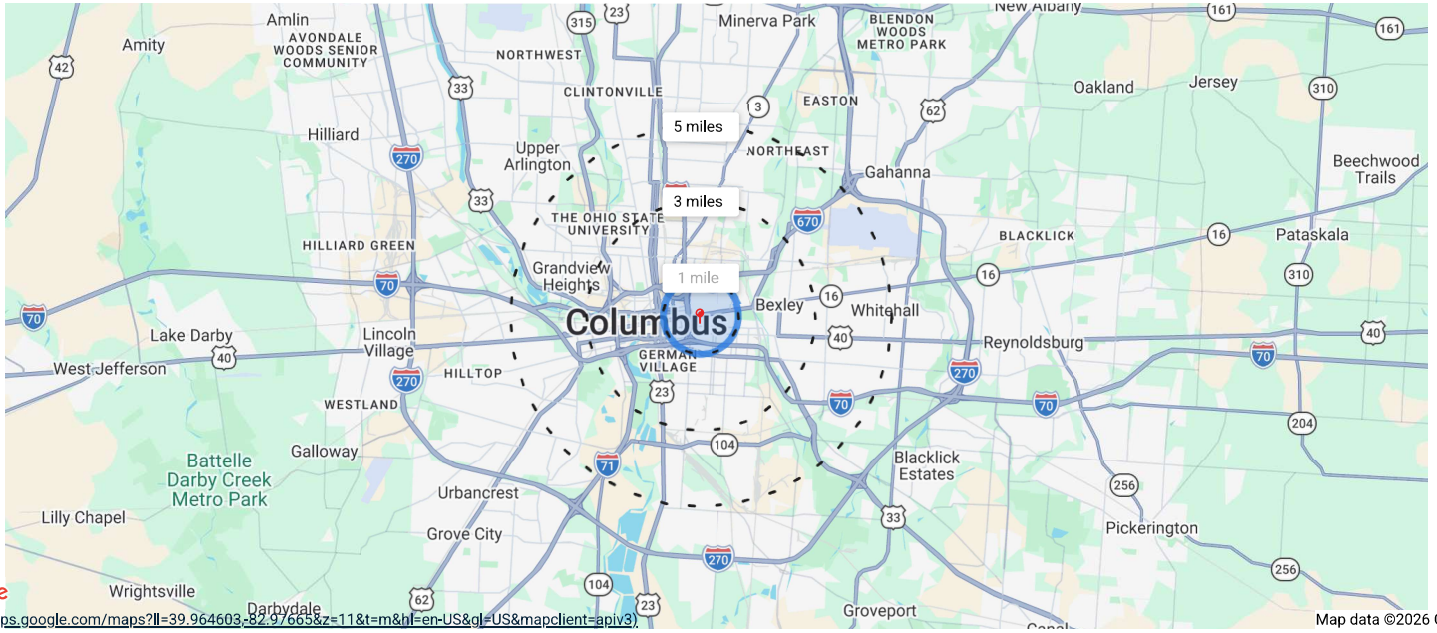
Location (1 Location)



Property Photos (20 photos)



### Demographic Insights



1 mile

3 miles

5 miles

#### Population

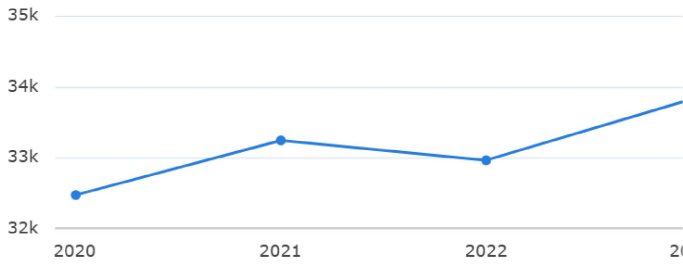
# 34.1k

0%

Compared to 33.8k in 2023

↑ 5%

Compared to 32.5k in 2020



#### Household Income

# \$57.3k

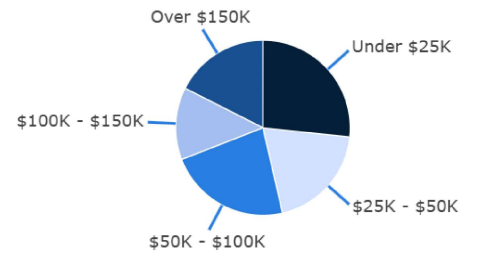
Median Income

\$50.9k

2029 Estimate

↓ 11%

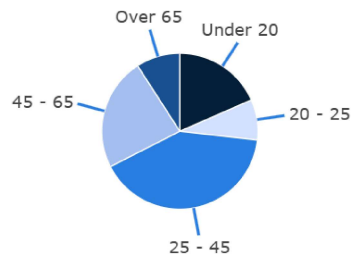
Growth Rate



### Age Demographics

**34**  
Median Age

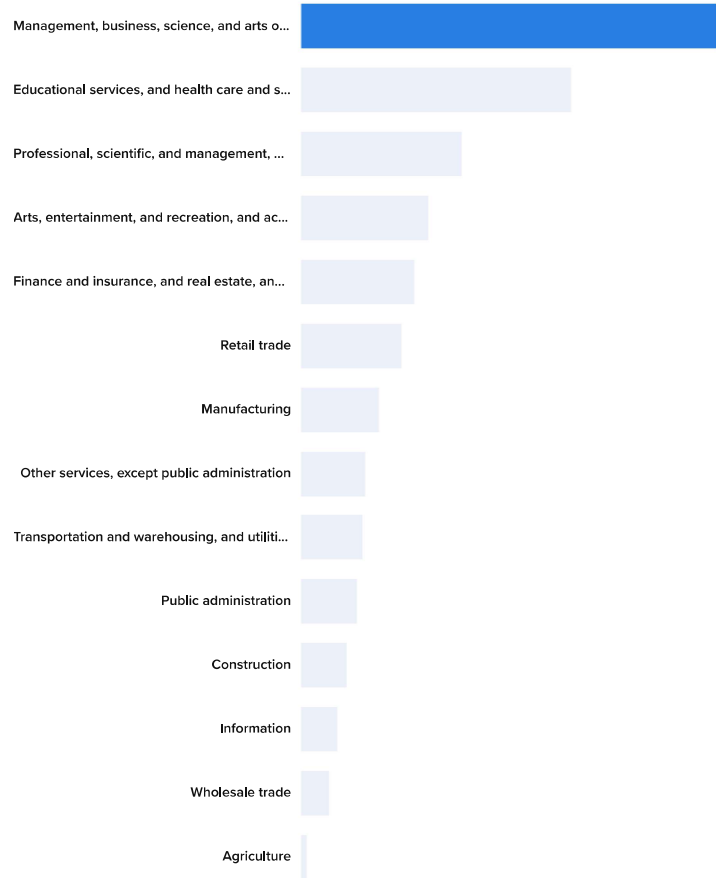
**34**  
2029 Estimate | **↑ 1%**  
Growth Rate



### Number of Employees

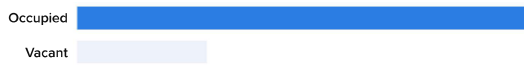
**29.2k**

#### Top Employment Categories



### Housing Occupancy Ratio

**3:1**  
6:1 predicted by  
2029



### Renter to Homeowner Ratio

**2:1**  
4:1 predicted by  
2029

