

GERMAN VILLAGE

OFFICE FOR LEASE

40 E. COLUMBUS STREET, COLUMBUS, OH 43206



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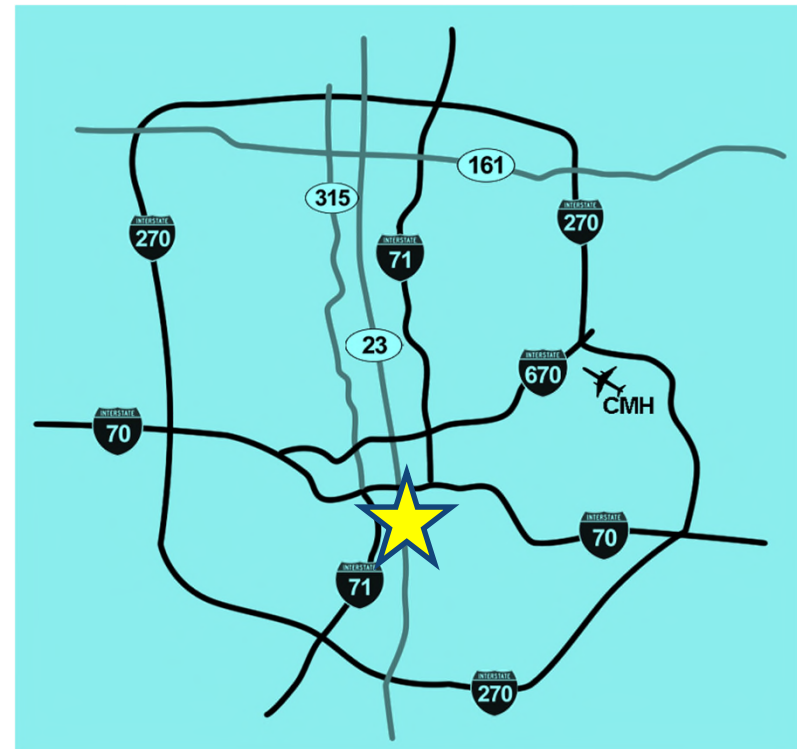


PROPERTY HIGHLIGHTS

- +/- 2,035 SF one-level, single tenant office building
- Located just steps from Schiller Park and Scioto Audubon Metro Park
- Beautifully finished interior spaces feature exposed brickwork and stained woodwork
- Surrounded by German Village: highly affluent and one of the most idyllic neighborhoods in the city
- Gourmet restaurants, established parks, and live entertainment are all within easy walking distance
- Lease rate: \$25.00 NNN + \$8.15 est. op. exp

GERMAN VILLAGE

MEDICAL/OFFICE FOR LEASE
40 E. COLUMBUS STREET, COLUMBUS, OH 43206

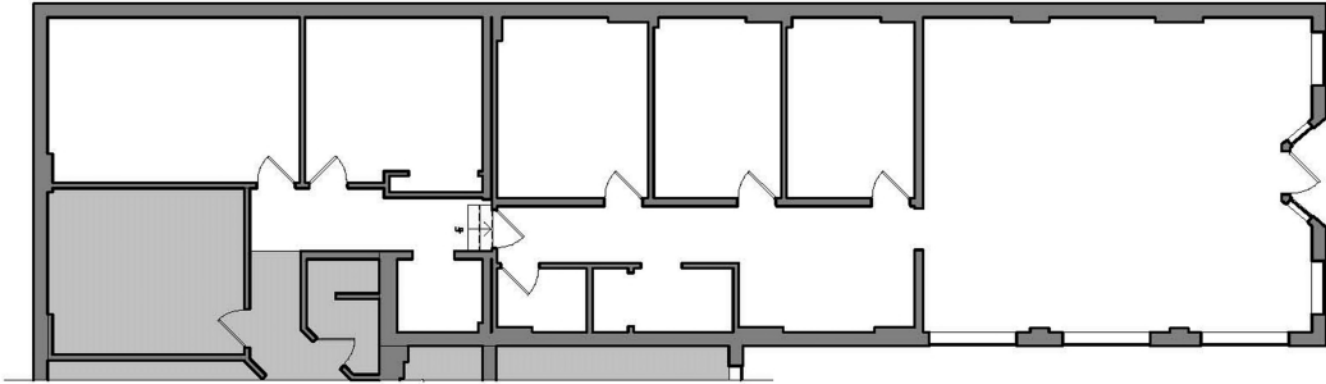


SPACE PLAN: 1st floor: 40 bldg.



762 South Pearl Street
Columbus, OH 43206

Building 40 - East Floor Plan
Sheet Issue Date: 5/29/2024 10:08:58 AM



+/- 2,035 SF



Building 40 - East Floor Plan

Scale: 1/8" = 1'-0"

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www.equity.net

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

PHOTOS



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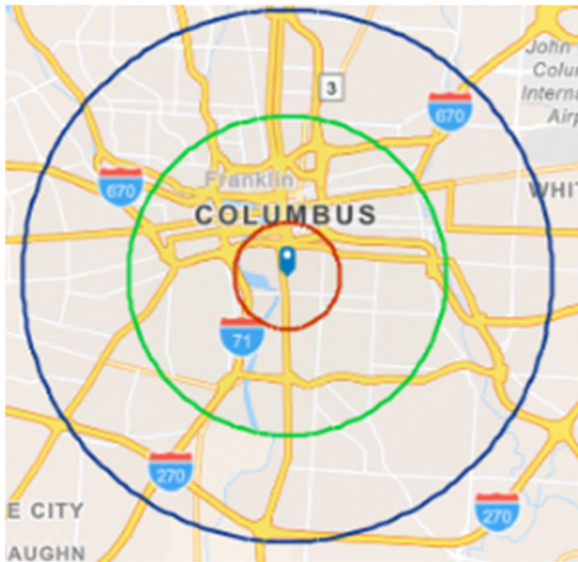
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PHOTOS



1-MILE RADIUS DEMOS



KEY FACTS

17,374
Population

1.7
Average
Household Size

34.9
Median Age

\$93,593
Median Household Income

BUSINESS

1,614

Total Businesses

28,348

Total Employees

EDUCATION

4%

No High School
Diploma

12%

High School
Graduate

19%

Some
College

65%

Bachelor's/Grad/Prof
Degree

INCOME



\$72,912
Per Capita
Income



\$93,593
Median
Household
Income



\$128,585
Average
Household
Income

EMPLOYMENT

82.3
White
Collar %

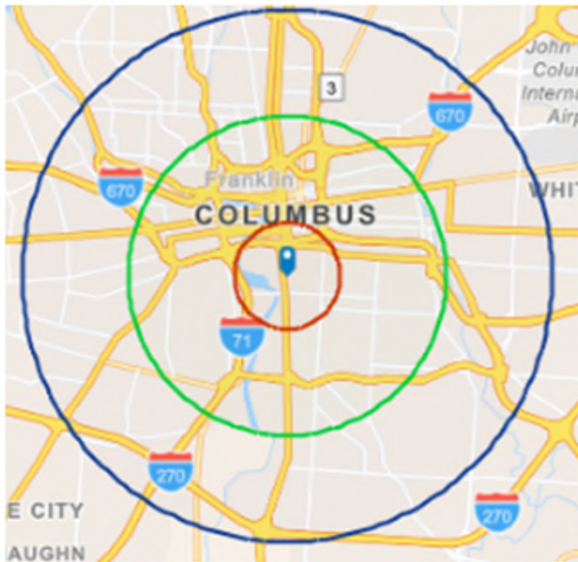
7.0
Blue
Collar %

10.7
Services
%

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3-MILE RADIUS DEMOS



KEY FACTS

110,409
Population

2.0
Average
Household Size

34.0
Median Age

\$62,596
Median Household Income

BUSINESS

7,755

Total Businesses

184,781

Total Employees

EDUCATION

10%

No High School
Diploma

23%

High School
Graduate

22%

Some
College

45%

Bachelor's/Grad/Prof
Degree

INCOME



\$46,419
Per Capita
Income



\$62,596
Median
Household
Income



\$94,601
Average
Household
Income

EMPLOYMENT

68.4
White
Collar %

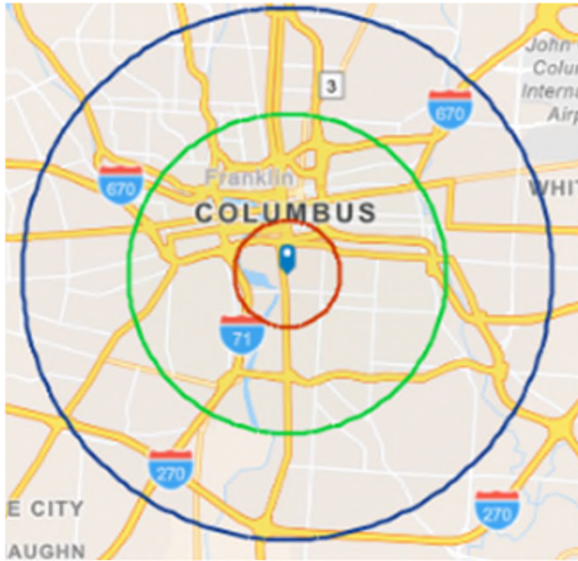
15.7
Blue
Collar %

15.9
Services
%

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5-MILE RADIUS DEMOS



KEY FACTS

326,334
Population

2.2
Average
Household Size

31.5
Median Age

\$58,445
Median Household Income

BUSINESS

14,206

Total Businesses

339,752

Total Employees

EDUCATION

10%
No High School
Diploma

26%
High School
Graduate

23%
Some
College

42%
Bachelor's/Grad/Prof
Degree

INCOME

\$38,382
Per Capita
Income

\$58,445
Median
Household
Income

\$88,852
Average
Household
Income

EMPLOYMENT

65.4
White
Collar %

16.7
Blue
Collar %

17.7
Services
%

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