

THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

Alex Marsh • amarsh@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.118 • www.rweiler.com



Brand New - 8,014 +/- SF on 0.33 +/- AC



Appraisal Brokerage Consulting Development

PREMIUM OFFICE SPACE FOR LEASE

1075 West 3rd Ave, Columbus, OH 43212

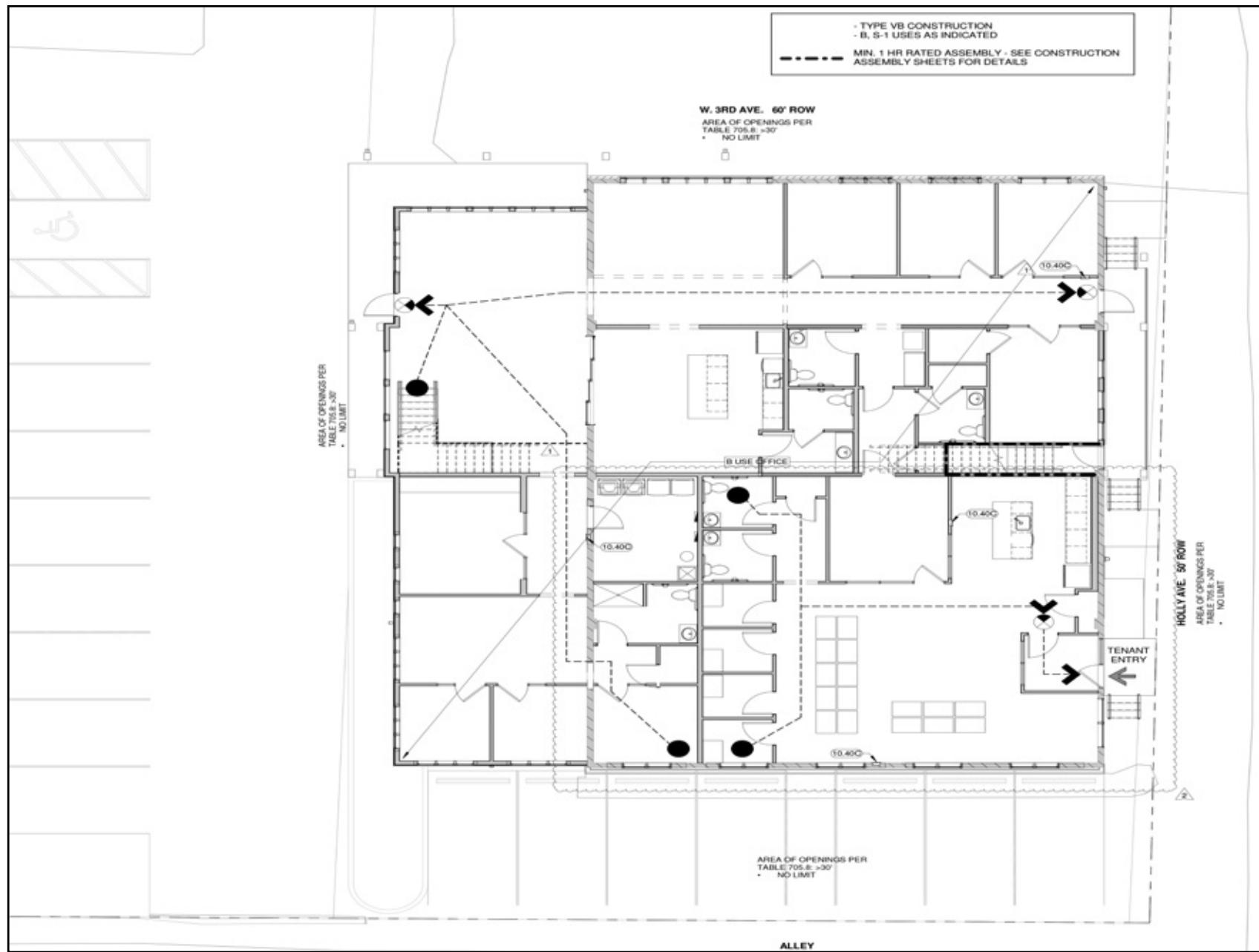
PREMIUM OFFICE SPACE FOR LEASE IN GRANDVIEW

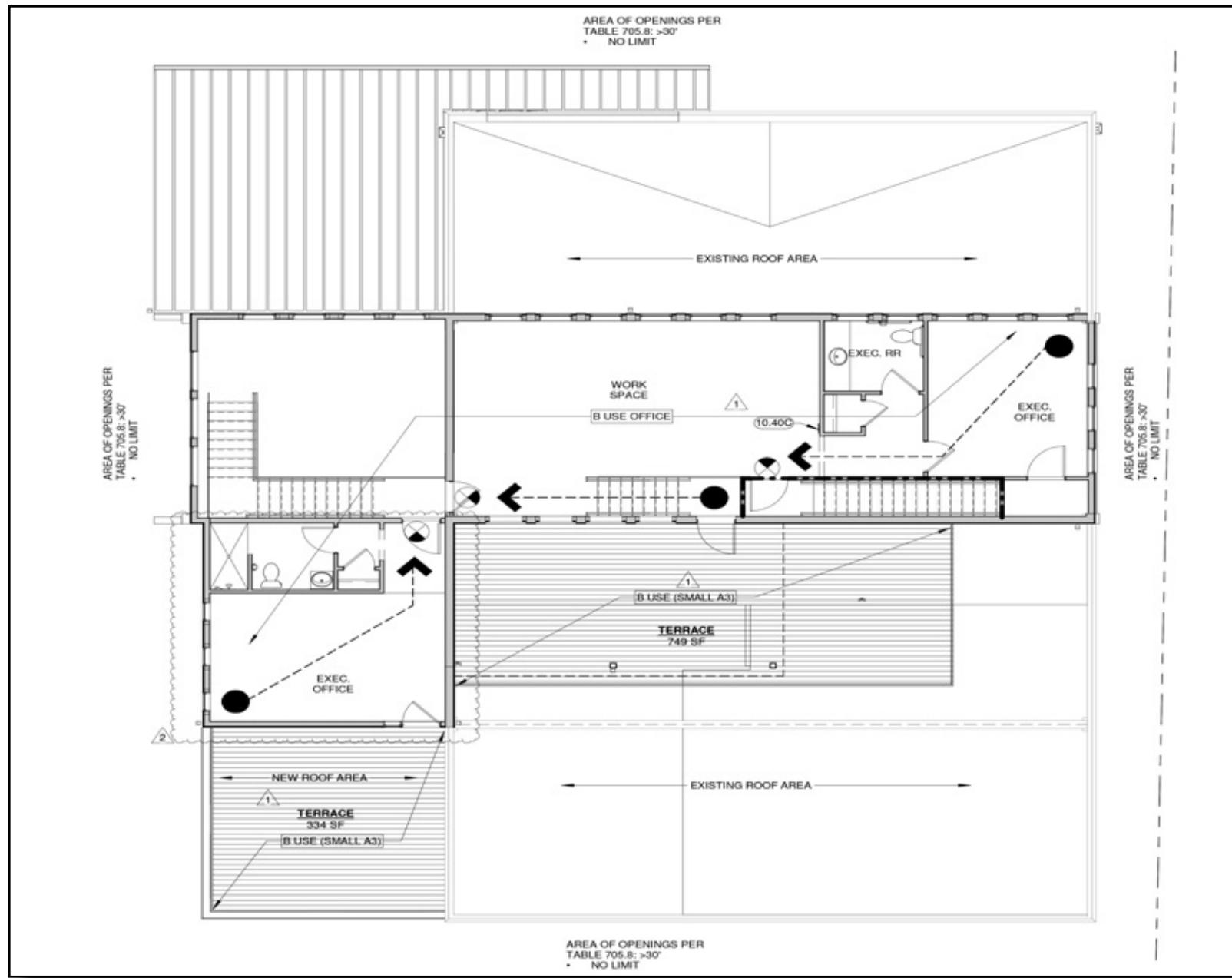
Experience best-in-class office space in the heart of Grandview. This brand-new, 2024-built office offers high-end finishes, a luxury kitchen, and a stunning rooftop patio. Designed for productivity and collaboration, the space features private offices, modern meeting rooms, and open work areas. Convenient off-street parking and close proximity to downtown make this an unbeatable location. The owner is flexible on demising the space to fit your needs. Don't miss this one-of-a-kind opportunity to elevate your business in a premier office environment.



Property Highlights

Address:	1075 West Third Avenue Columbus, OH, 43212
County:	Franklin
PID:	010-062711-00
Location:	SWC of 3rd Ave and Holly Ave, West of SR 315
Year Built:	1950
Year Remodeled:	2024
Levels:	2 Story
Acreage:	0.33
<u>Building Total:</u>	8,014 +/- SF
1st Floor:	5,536 +/- SF
2nd Floor:	2,478 +/- SF
Lease Rate:	Negotiable
Zoning:	UGN-1 Mixed Use





4,160 +/- SF of Brand New Premium Office Space
1075 W Third Ave, Columbus, OH 43212

Exterior Photos

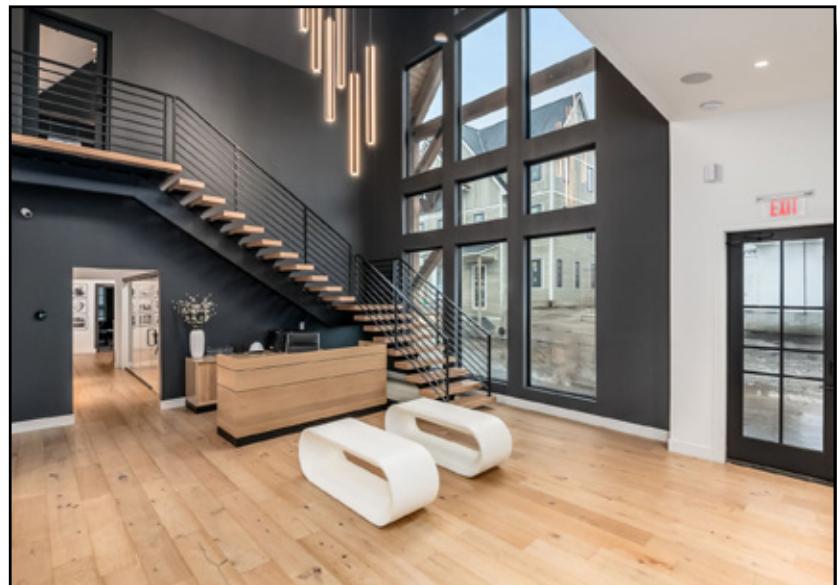
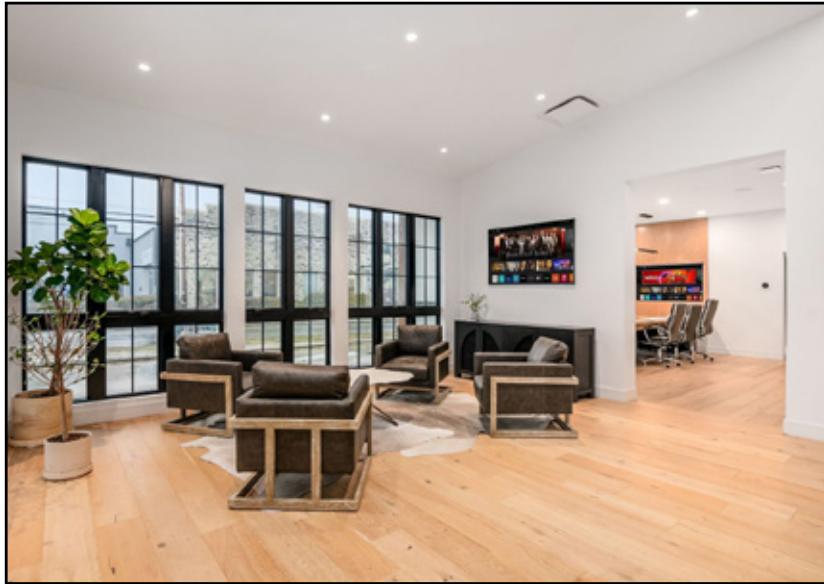


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Interior Photos



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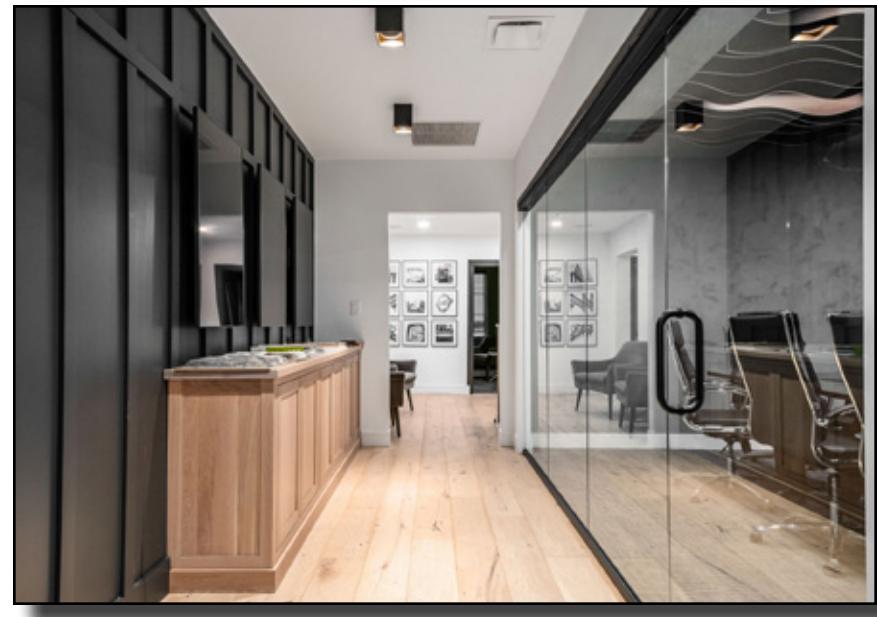
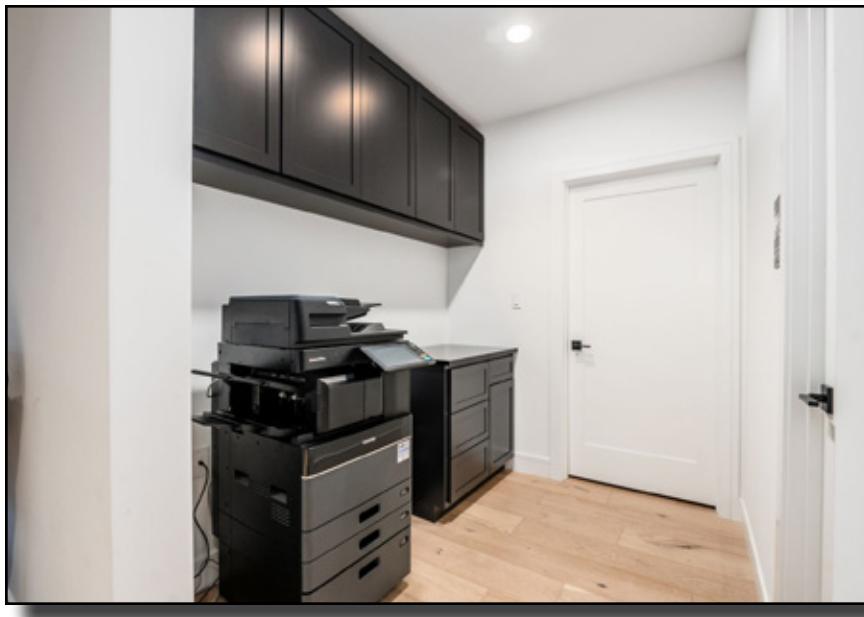


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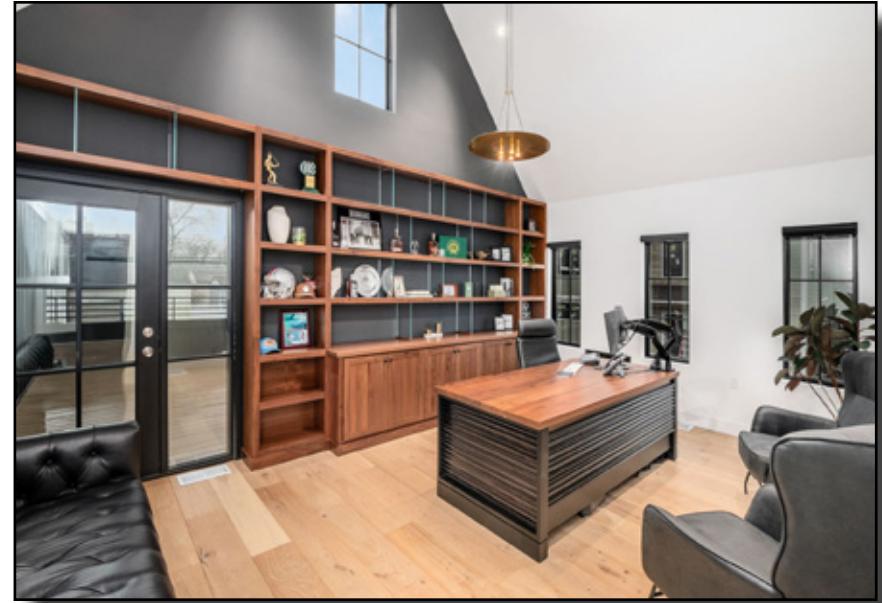
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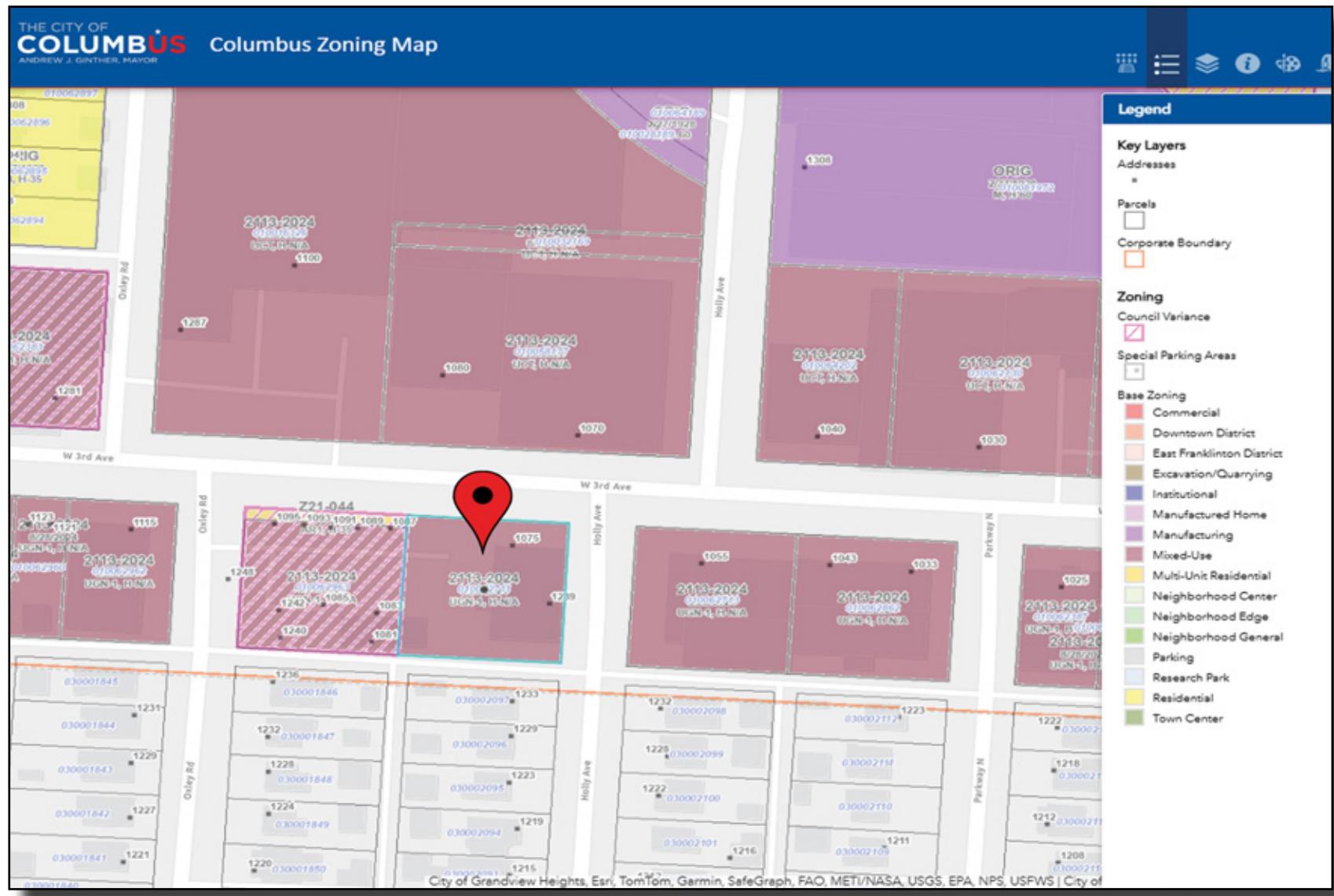
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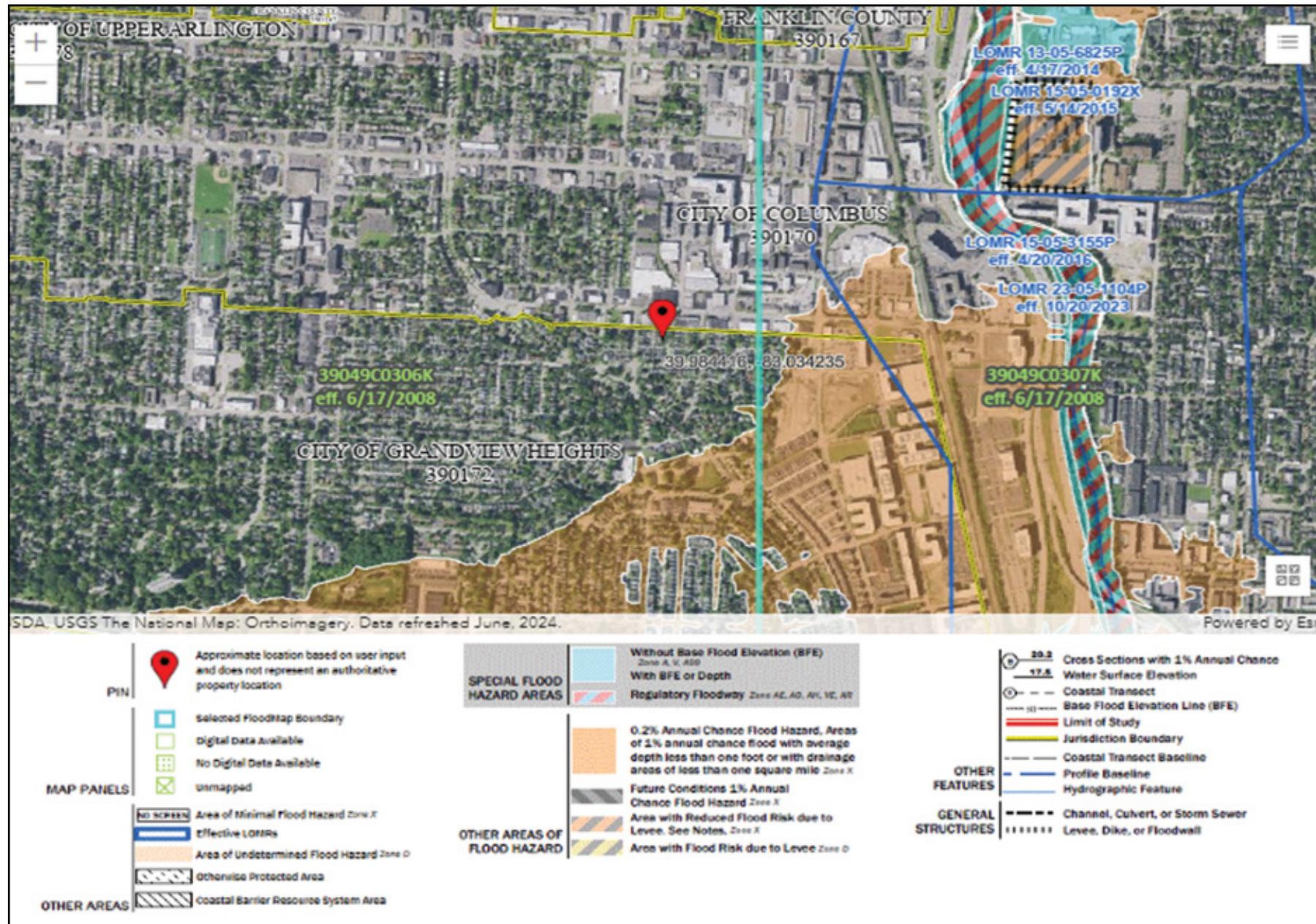
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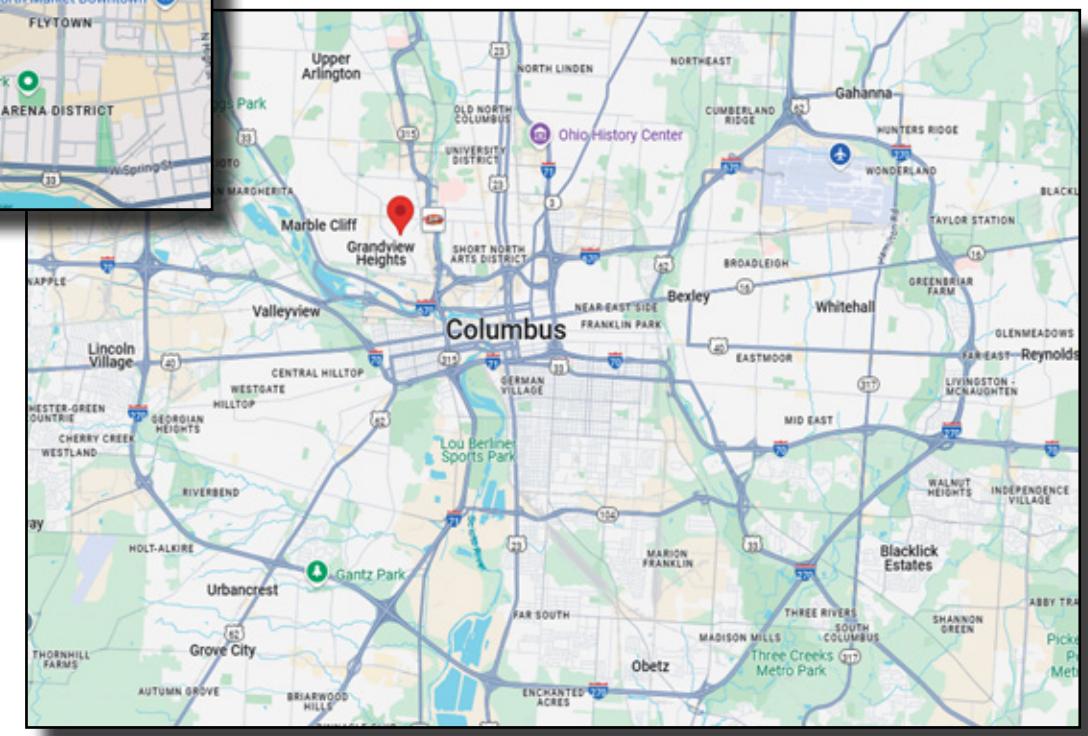
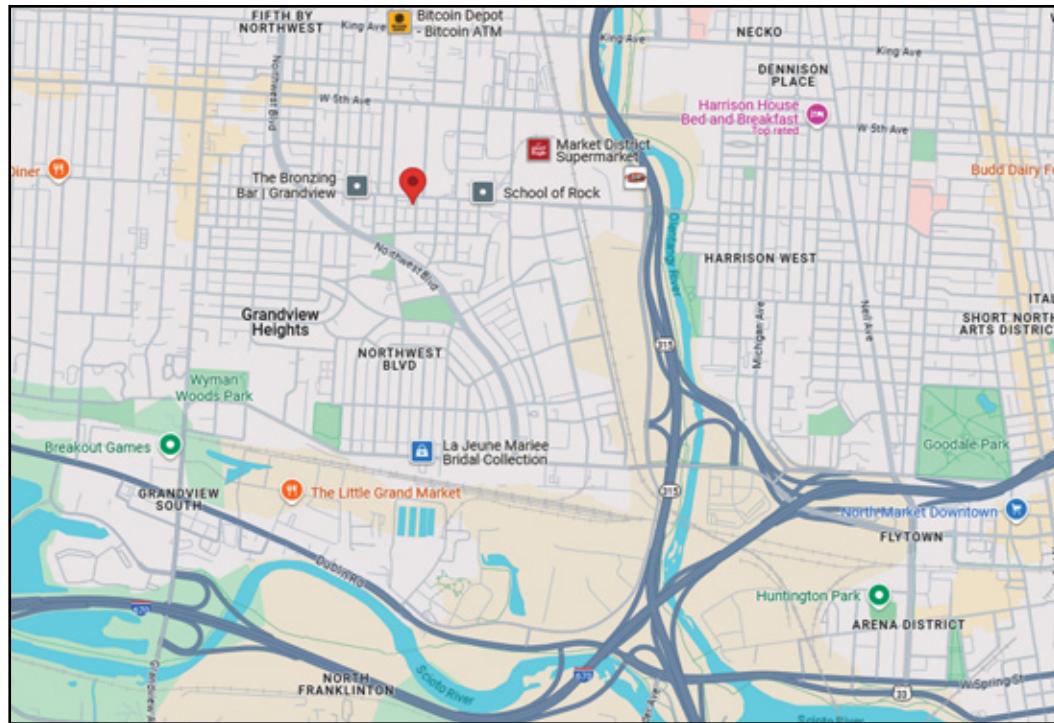


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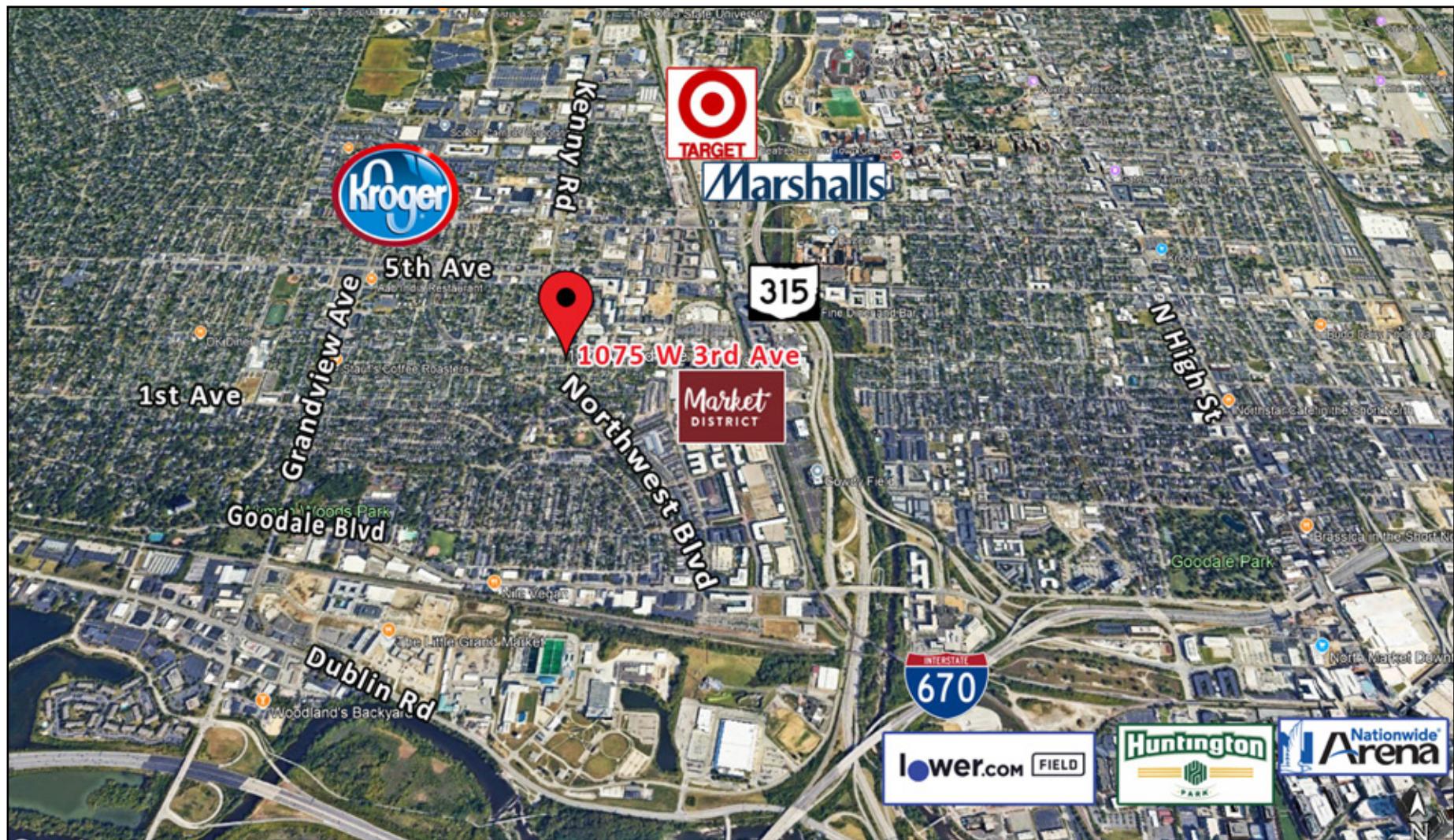
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Street Maps



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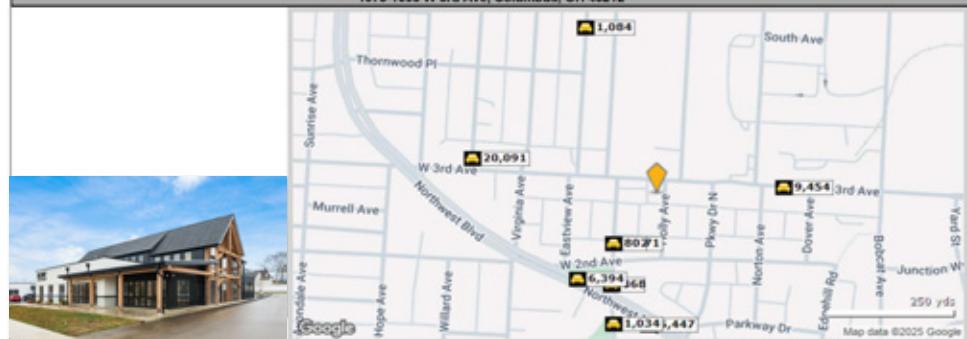
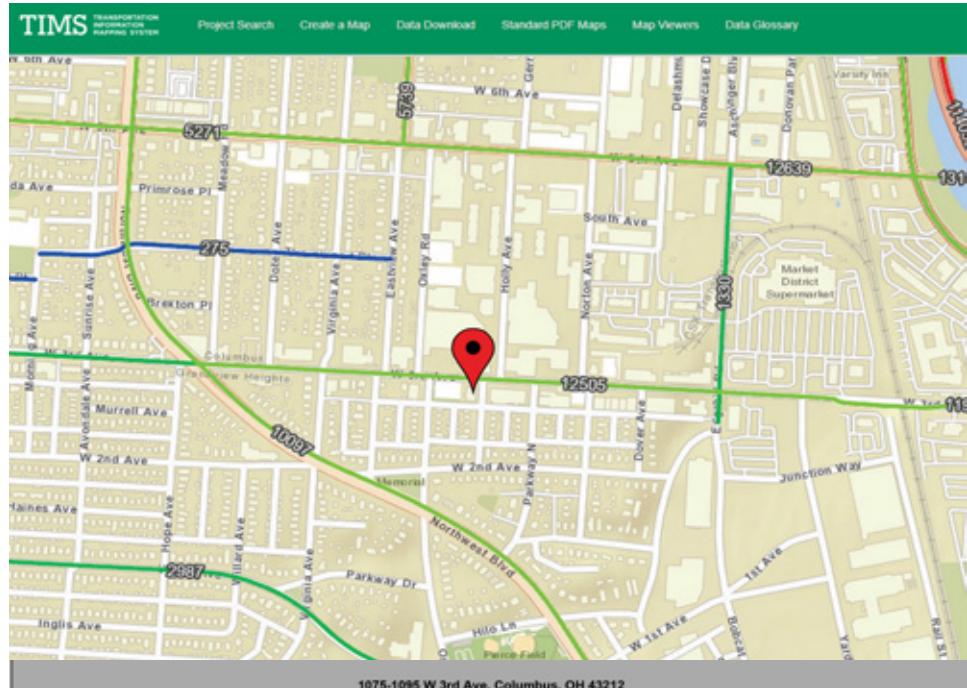
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Great Location!
Easy access to major roads
Minutes to Downtown Columbus
20 minutes to John Glenn International Airport

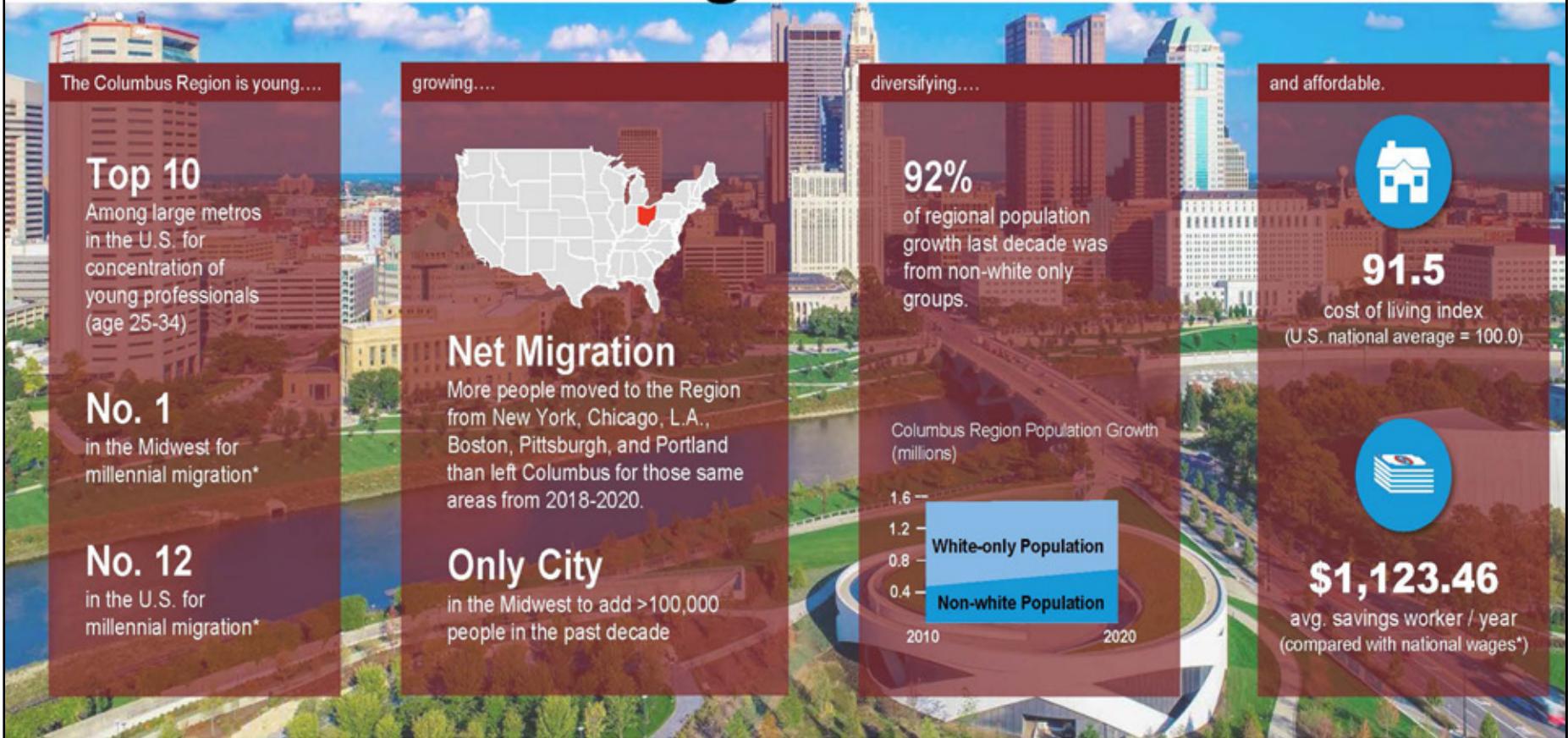
Demographic Summary Report

1075-1095 W 3rd Ave, Columbus, OH 43212			
Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	21,221	161,000	366,559
2024 Estimate	21,303	158,884	362,457
2020 Census	21,937	149,648	344,695
Growth 2024 - 2029	-0.38%	1.33%	1.13%
Growth 2020 - 2024	-2.89%	6.17%	5.15%
2024 Population by Hispanic Origin	805	8,926	23,087
2024 Population	21,303	158,884	362,457
White	17,263 81.04%	113,280 71.30%	226,662 62.53%
Black	807 3.79%	18,028 11.35%	73,893 20.39%
Am. Indian & Alaskan	13 0.06%	462 0.29%	1,613 0.45%
Asian	1,441 6.76%	9,812 6.18%	15,413 4.25%
Hawaiian & Pacific Island	11 0.05%	92 0.06%	189 0.05%
Other	1,767 8.29%	17,210 10.83%	44,687 12.33%
U.S. Armed Forces	8	34	209
Households			
2029 Projection	11,454	71,933	158,855
2024 Estimate	11,521	71,011	157,100
2020 Census	11,965	66,830	149,308
Growth 2024 - 2029	-0.58%	1.30%	1.12%
Growth 2020 - 2024	-3.71%	6.26%	5.22%
Owner Occupied	2,882 25.02%	18,592 26.18%	62,179 39.58%
Renter Occupied	8,639 74.98%	52,418 73.82%	94,921 60.42%
2024 Households by HH Income	11,520	71,010	157,100
Income: <\$25,000	1,728 15.00%	17,618 24.81%	36,717 23.37%
Income: \$25,000 - \$50,000	1,781 15.46%	13,794 19.43%	32,566 20.73%
Income: \$50,000 - \$75,000	2,703 23.46%	12,081 17.01%	26,486 16.86%
Income: \$75,000 - \$100,000	1,409 12.23%	7,920 11.15%	18,346 11.68%
Income: \$100,000 - \$125,000	1,030 8.94%	5,266 7.42%	12,867 8.19%
Income: \$125,000 - \$150,000	627 5.44%	3,689 5.20%	8,490 5.40%
Income: \$150,000 - \$200,000	1,199 10.41%	4,753 6.69%	10,484 6.67%
Income: \$200,000+	1,043 9.05%	5,889 8.29%	11,144 7.09%
2024 Avg Household Income	\$96,811	\$83,460	\$81,722
2024 Med Household Income	\$70,076	\$57,518	\$58,066



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject	Prop
1 Oxley Rd	W 2nd Ave	0.02 S	2018	1,071	MPSI	.08	
2 Oxley Rd	W 2nd Ave	0.02 S	2022	802	MPSI	.08	
3 Oxley Rd	Northwest Blvd	0.02 S	2022	868	MPSI	.12	
4 Northwest Blvd	Eastview Ave	0.02 NW	2022	6,394	MPSI	.14	
5 W 3rd Ave	Norton Ave	0.02 W	2022	9,390	MPSI	.15	
6 W 3rd Ave	Norton Ave	0.02 W	2021	9,454	MPSI	.15	
7 Northwest Blvd	PkwyN	0.04 SE	2022	5,447	MPSI	.16	
8 Oxley Rd	Northwest Blvd	0.03 N	2022	1,034	MPSI	.16	
9 Doten Ave	W 3rd Ave	0.02 S	2018	20,091	MPSI	.21	
10 Eastview Ave	Thornwood Pl	0.06 S	2018	1,084	MPSI	.22	

What's Driving Investment?



Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **87** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 87 years in the business, we have a competitive advantage in the market... a value that clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



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Learn more about us at
www.rweiler.com

This confidential Offering Memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible sale/lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers/tenants, and to establish only a preliminary level of interest in the subject property/space. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property/space for your needs.

All potential buyers/tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Seller/Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers/tenants to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Seller/Landlord or The Robert Weiler Company for the accuracy or completeness of the Memorandum.

A prospective Buyer/Tenant must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller/Landlord. The Seller/Landlord expressly reserves the right, at its sole discretion, to reject any offer to purchase/lease the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Real Estate Purchase Agreement/Lease, approved by Seller/Landlord, shall bind the property. Each prospective Purchaser/Tenant and/or Broker proceeds at its own risk.