

THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

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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.

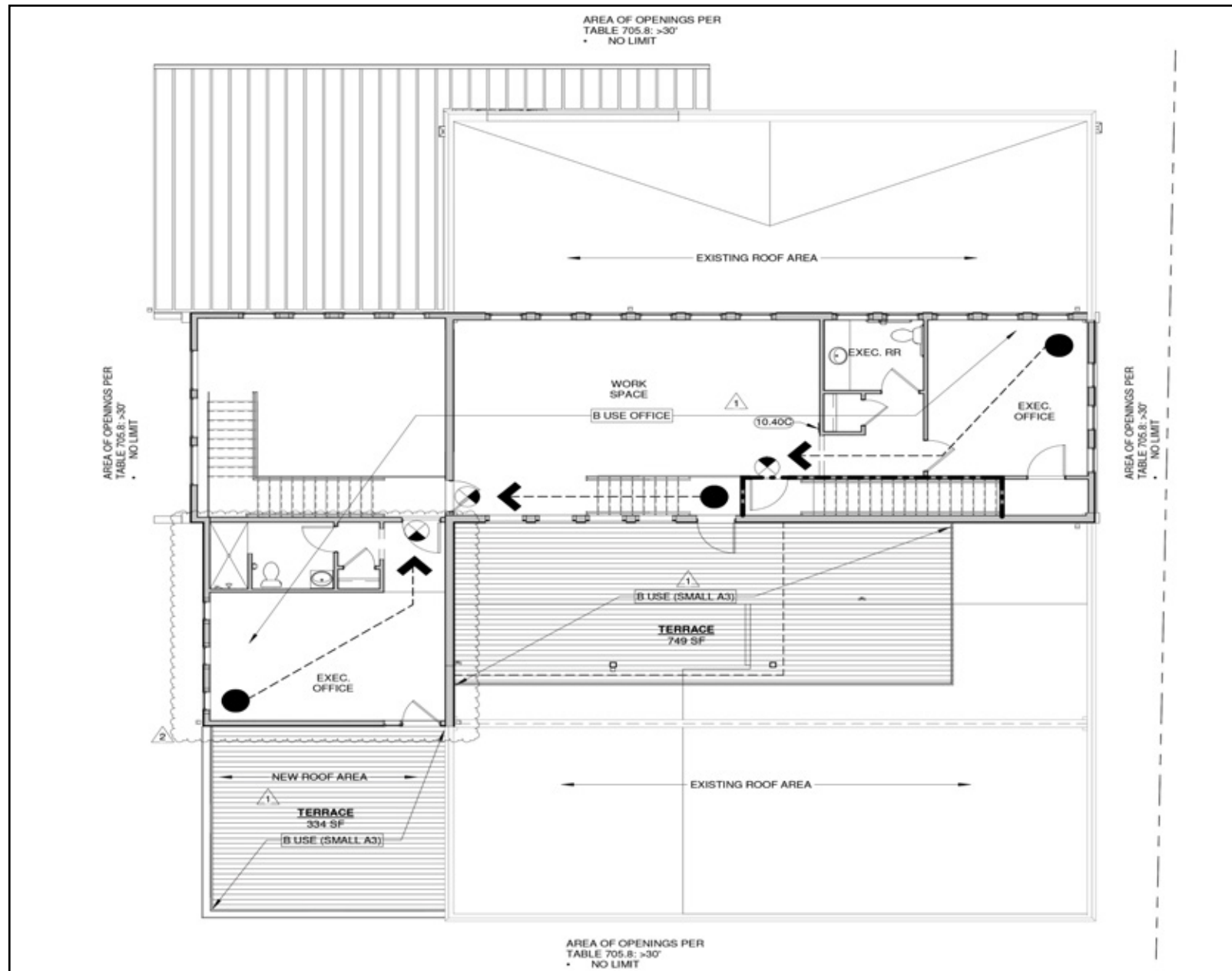
This brand-new, 2024-built office offers high-end finishes, a luxury kitchen, and a stunning rooftop patio. Designed for productivity and collaboration, the space features private offices, modern meeting rooms, and open work areas. Convenient off-street parking and close proximity to downtown make this 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.



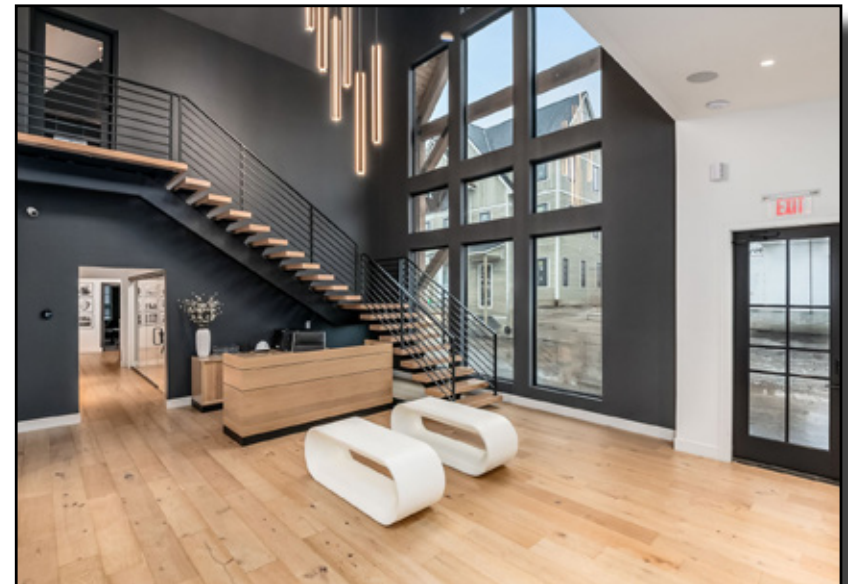
Property Highlights

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
Building Total:	8,014 +/- SF
1st Floor:	5,536 +/- SF
2nd Floor:	2,478 +/- SF
Lease Rate:	Negotiable
Zoning:	UGN-1 Mixed Use











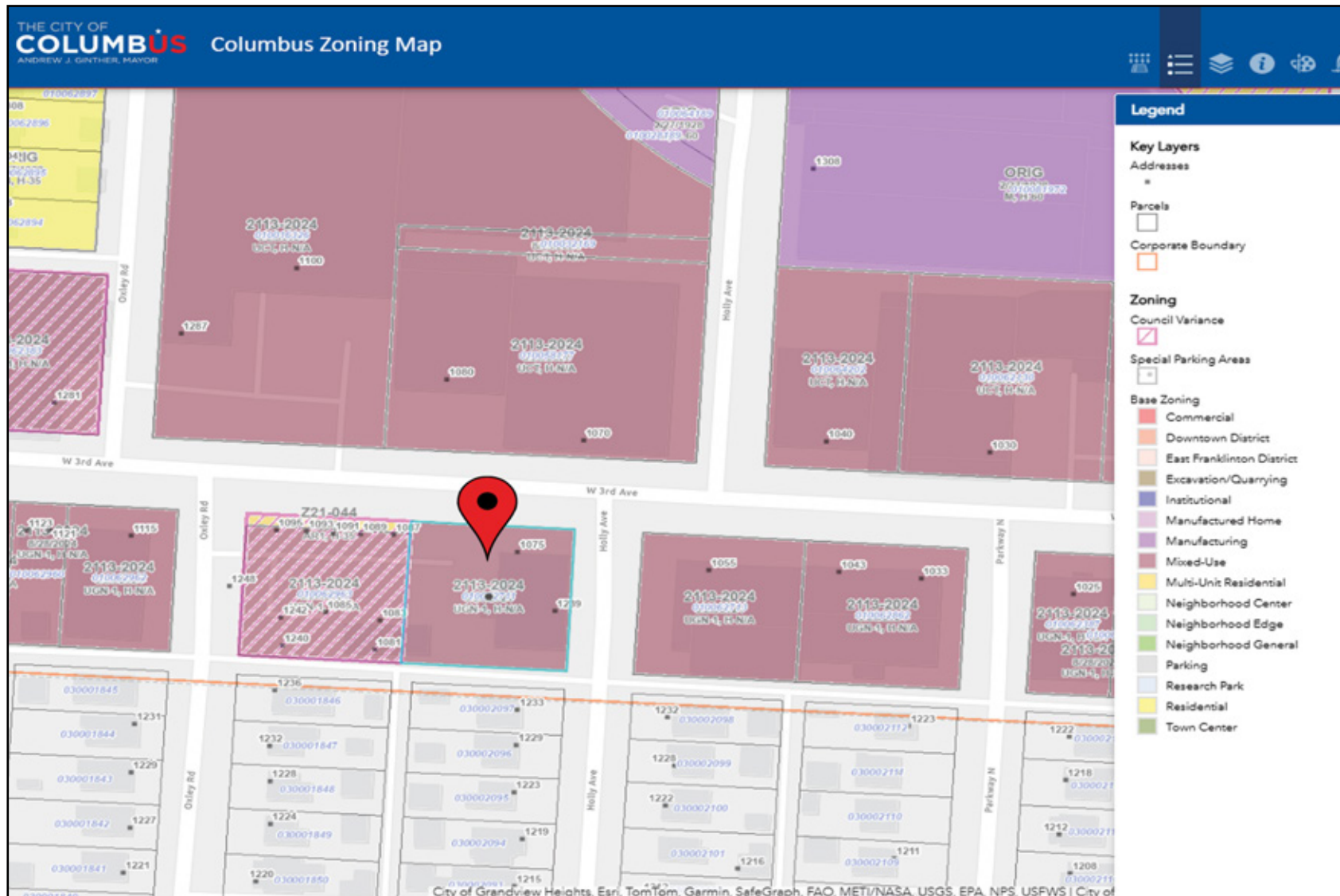




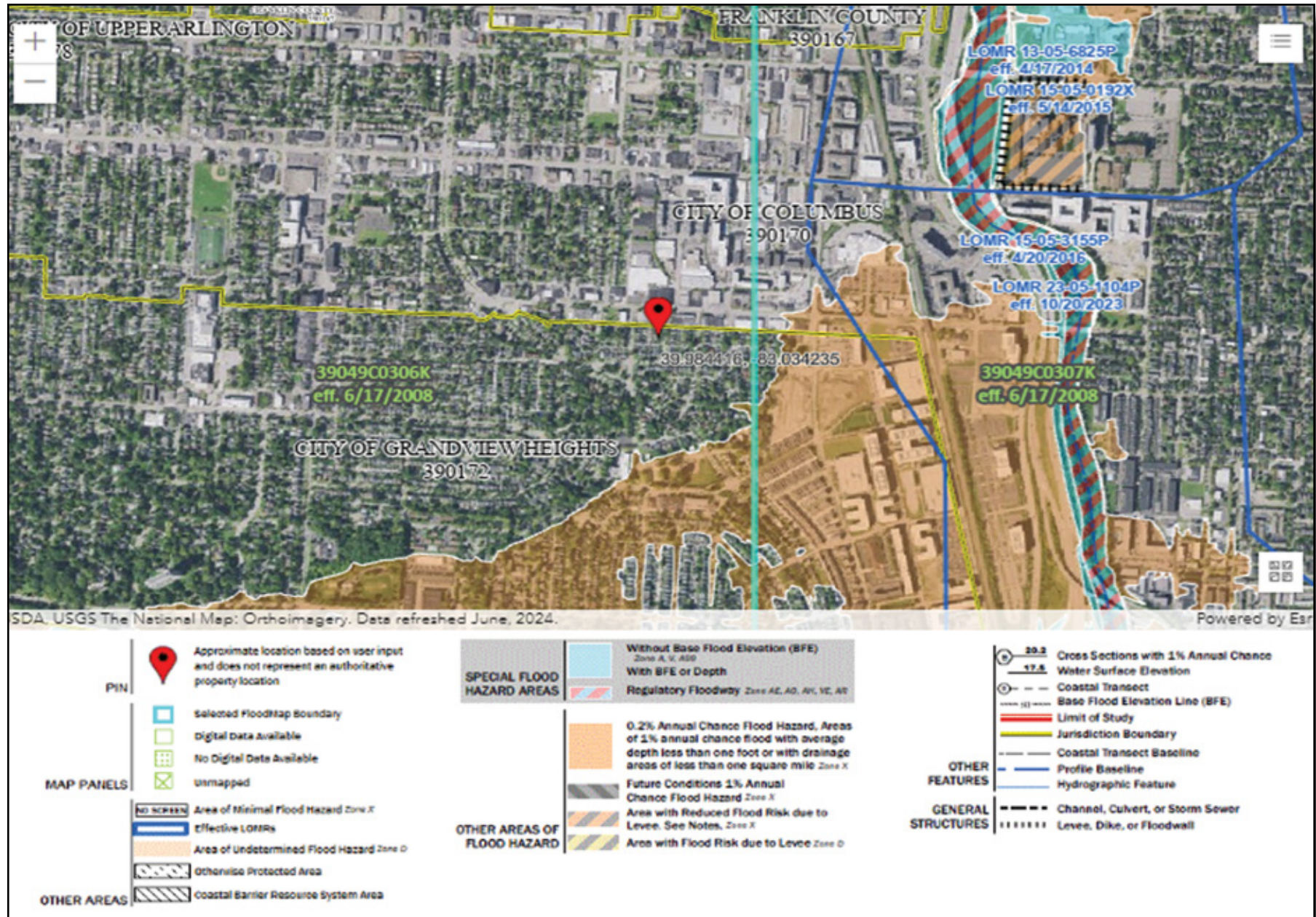


Aerial & Plat Map



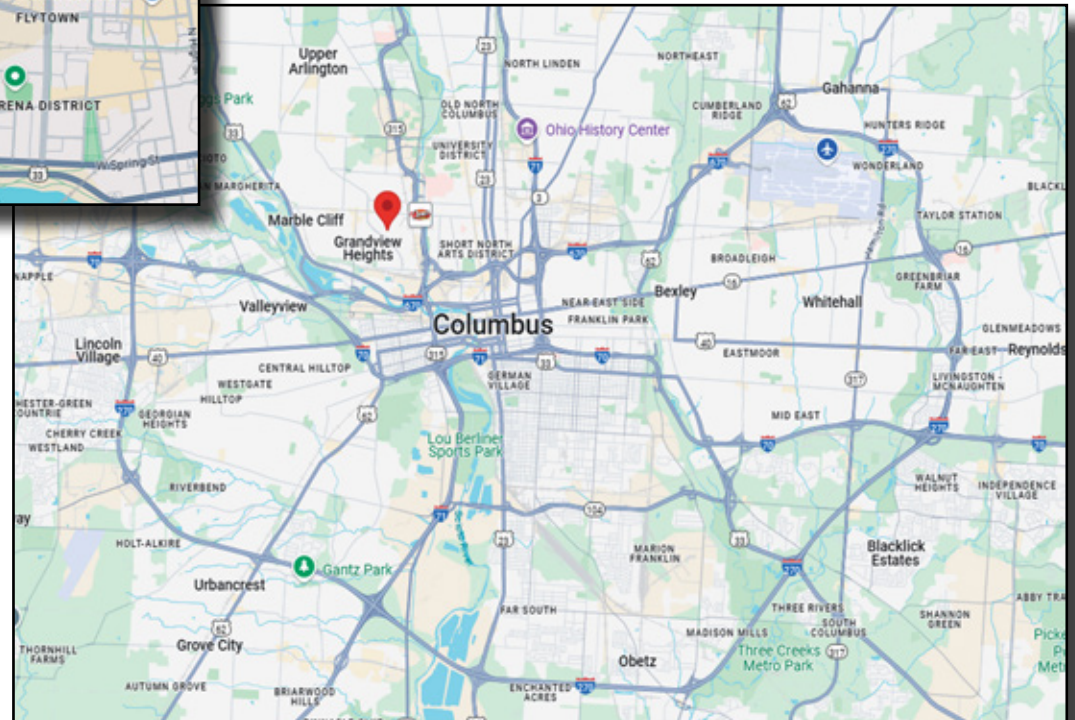


Click [here](#) to view zoning text



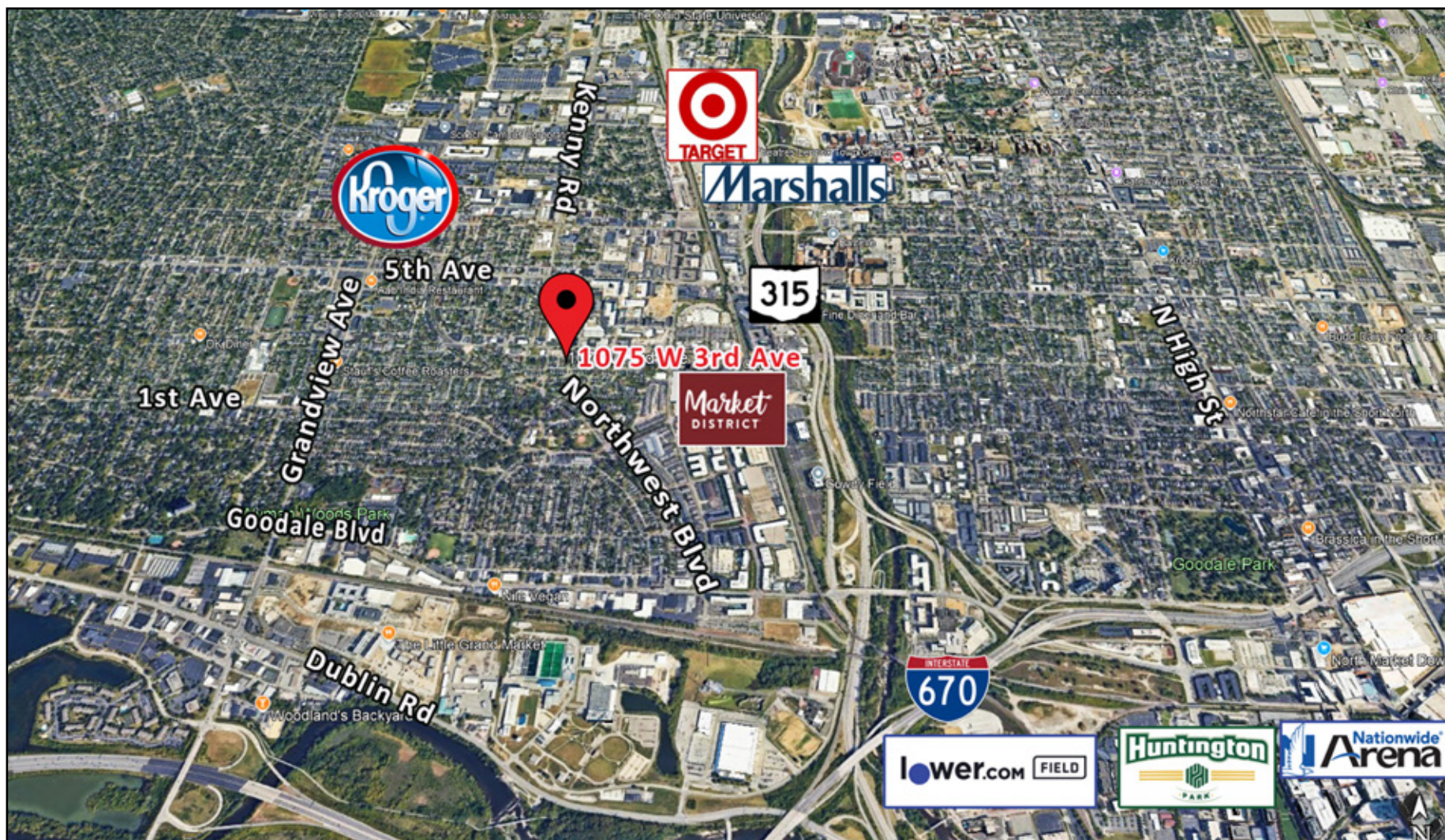
4,160 +/- SF of Brand New Premium Office Space
1075 W Third Ave, Columbus, OH 43212

Street Maps



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


Location Map

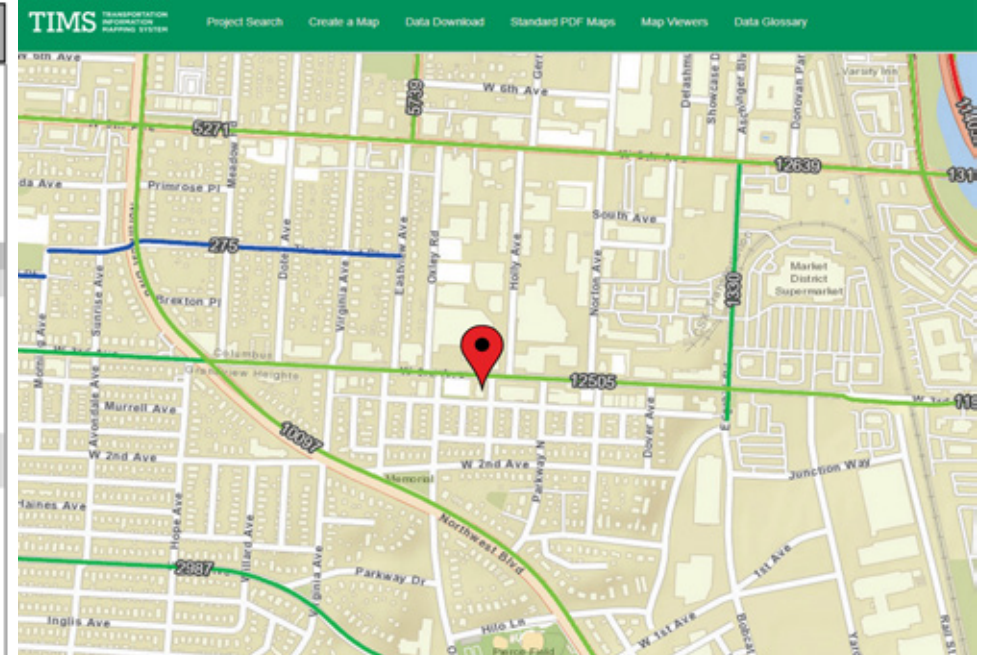


Great Location!

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

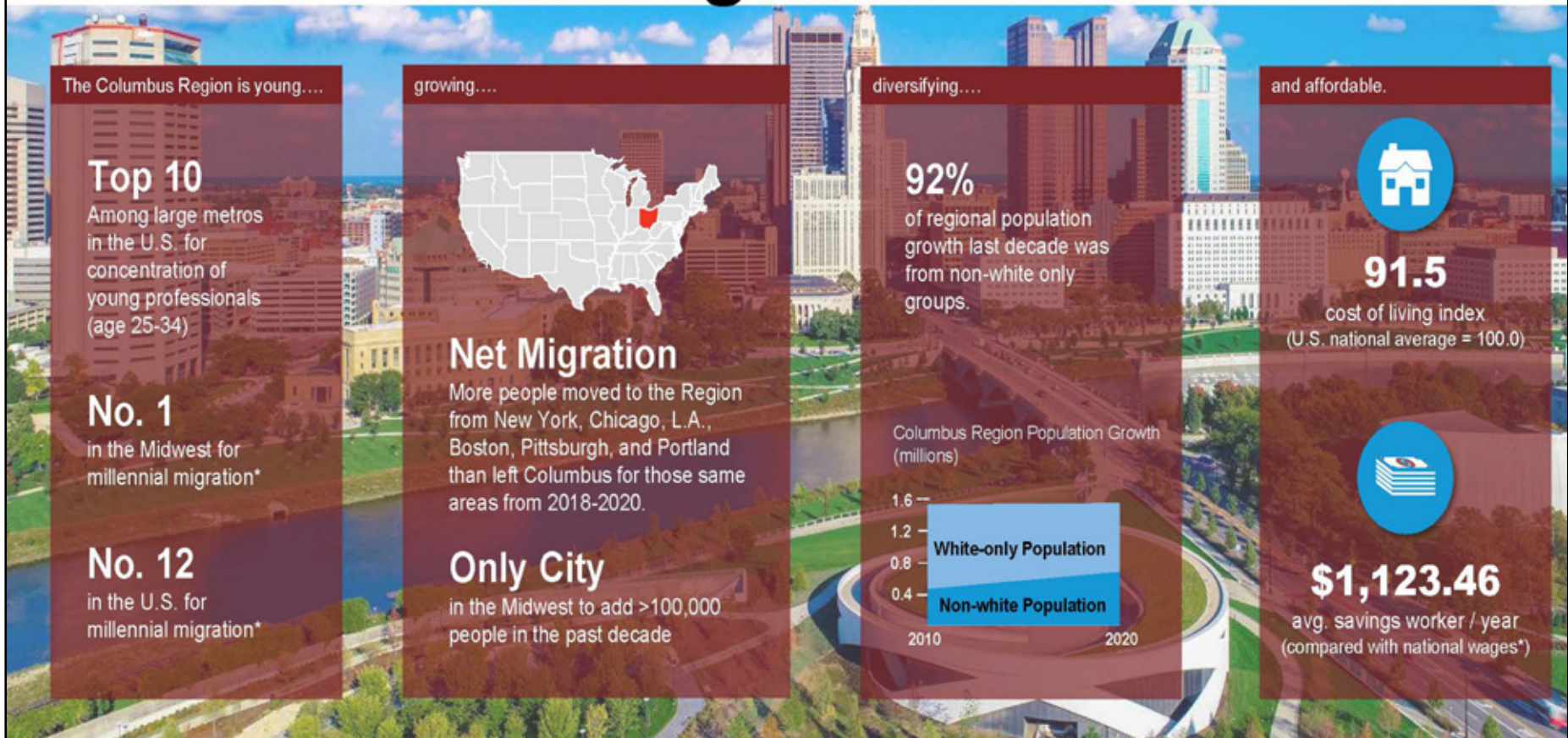
Demographic Summary Report

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				
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				
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

THE ROBERT WEILER COMPANY EST. 1938

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

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