



Historic Office Building for Sale in Downtown Columbus

**35 NORTH FOURTH STREET
COLUMBUS, OHIO**

Building Size

59,601 SF

Site Size

0.27 AC

Sale Price

\$4,000,000

Building Occupancy

64.9%

Investment Highlights

- 35 N. Fourth St. is located in Columbus' Downtown Business District, situated between Gay and Broad Street and within walking distance to the Ohio Statehouse, Athletic Club of Columbus, Columbus Club and numerous restaurants and amenities.
- Built in 1910, the office lobby has many unique characteristics such as a revolving entry door, detailed crown molding and ceiling, marble floors and a grand stairwell leading to the second floor.
- Several major upgrades to the building are underway, including a new cooling tower, an upgraded roof and installation of energy efficient lighting. Two new passenger elevators and one new freight elevator were installed in 2017.

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