

# FOR LEASE



**\$10.26/SF MG**

## 975 W Broad Street, Columbus, OH 43222

### *Office For Lease off of West Broad Street*

- Creative second floor office space for lease.
- ± 2,600 SF on the second floor with open offices, restrooms, full kitchen, and conference room.
- Large balcony with views of downtown Columbus.
- 2 Garage bays and additional shared parking on W. Capital Street.
- Located in booming Franklinton.
- Office Furniture Available



**[Click Here For Video ▶](#)**

**JAMES MANGAS**

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EMAIL: JMANGAS@BESTCORPORATEREALESTATE

**QUESTIONS? CONTACT US AT:**

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**BEST CORPORATE REAL ESTATE**

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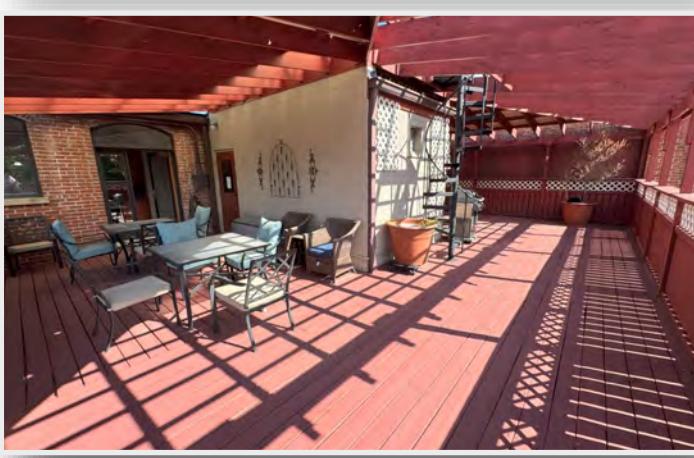
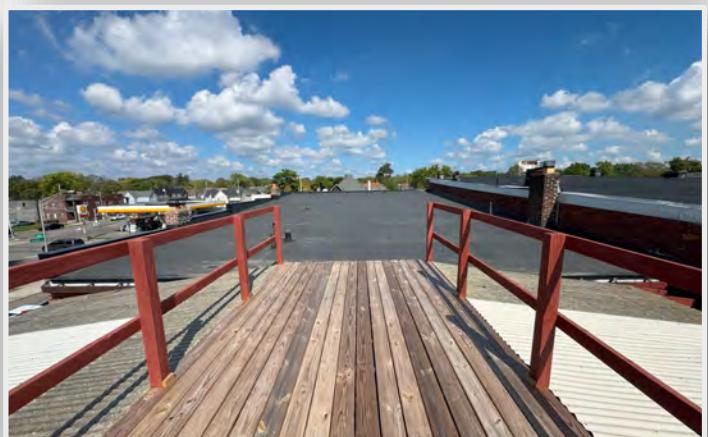
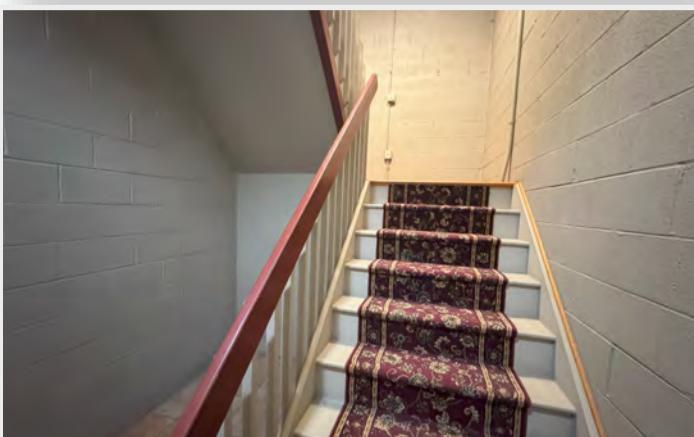
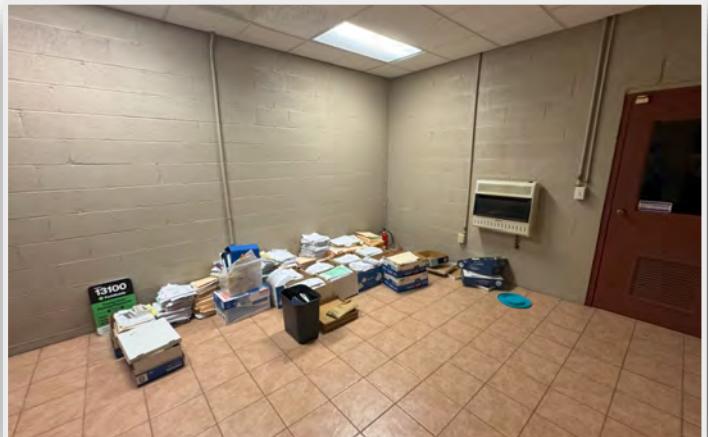
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## Property Information

### LEGAL

Legal Property Description:	Office For Lease in Franklinton
Price:	\$10.26/SF Gross
Parcel Number:	010-053448-00
Occupancy:	0%

### LAND

Land Acreage:	N/A
Current Zoning:	Urban Center - UCT
Jurisdiction:	Columbus

### STRUCTURAL

Building Square Footage:	± 5,200 SF
Unit Square Footage:	± 2,935 SF
Floors Above Ground:	2
Year Built:	1961

### ADDITIONAL INFO

Drive-in Doors:	2
Lot Specifics:	Additional Shared Parking on W. Capital Street
Parcel Benefits:	Close Proximity to Downtown Columbus
Fees and Associations:	N/A
Water/Sewer System:	Columbus
Real Estate Taxes (2024):	\$7,045.18

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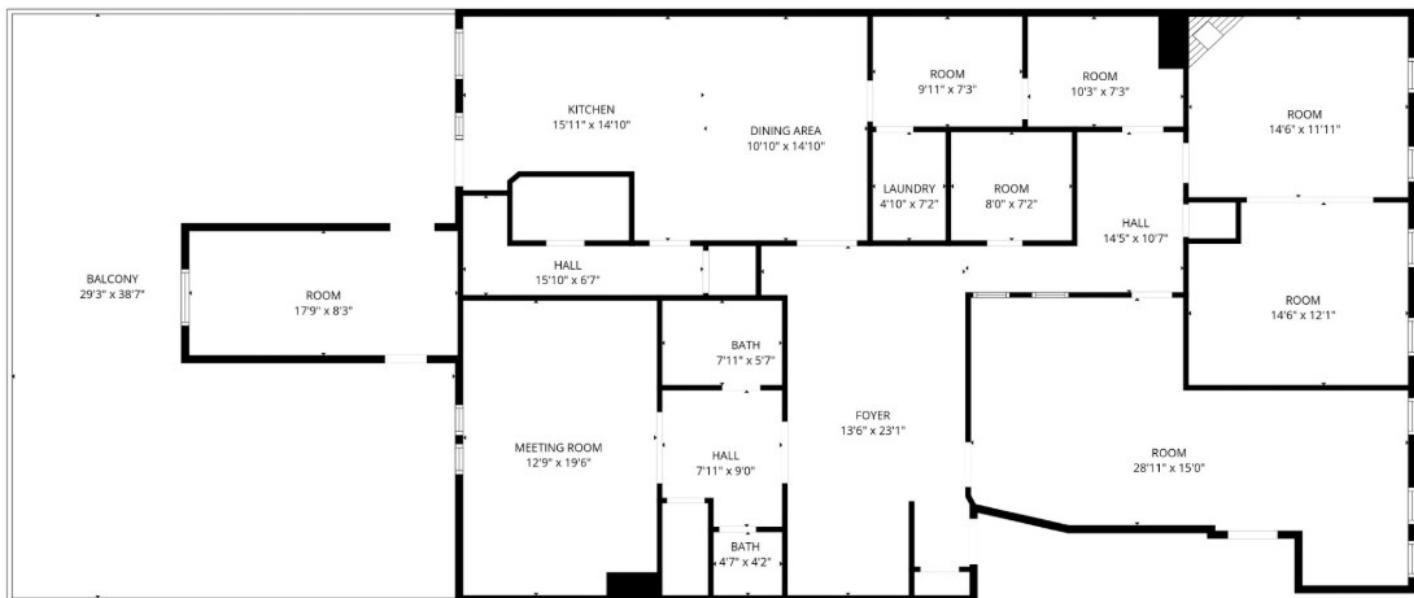
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## Floor Plan



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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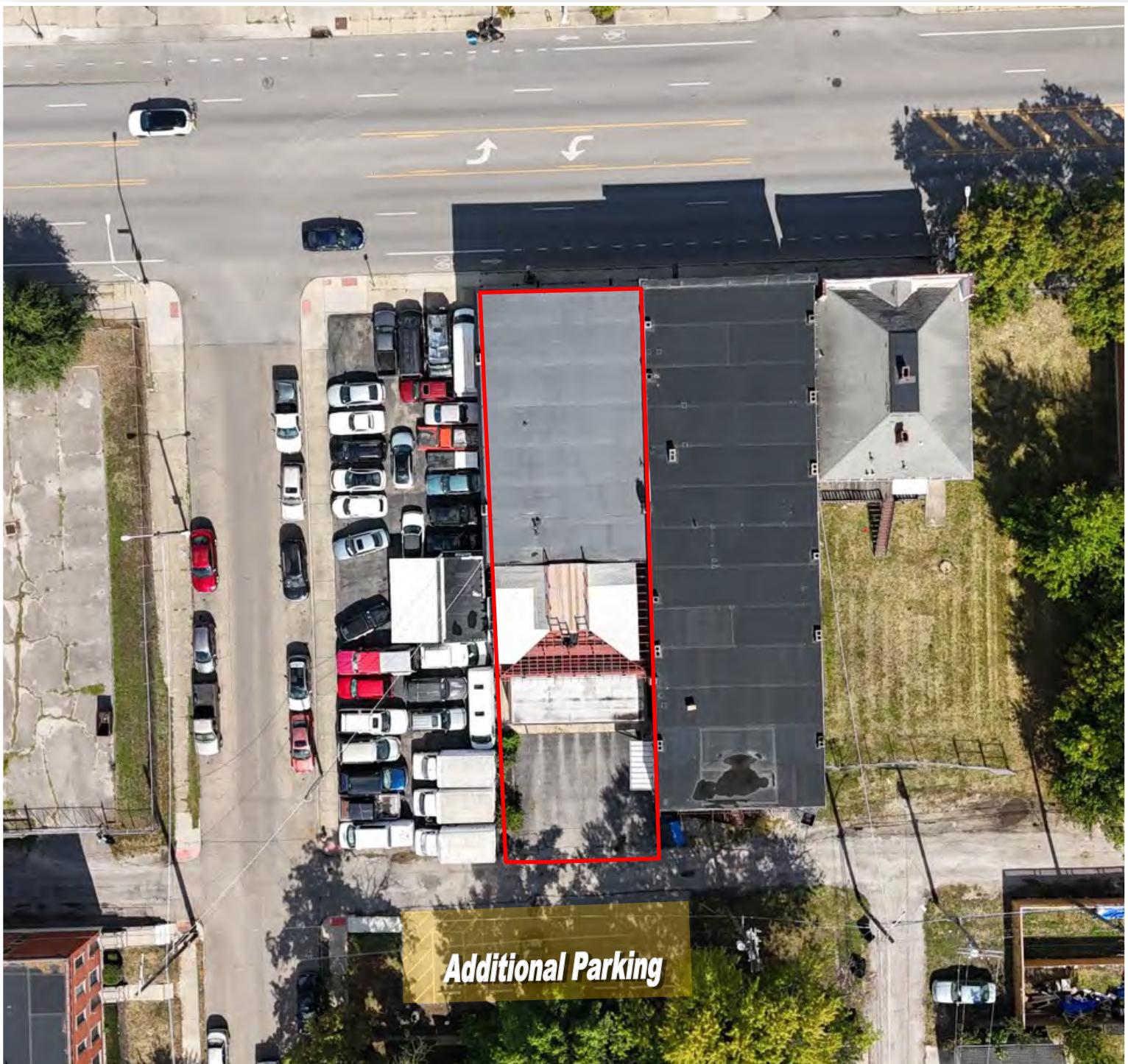
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## Parcel View



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## Nearby Amenities



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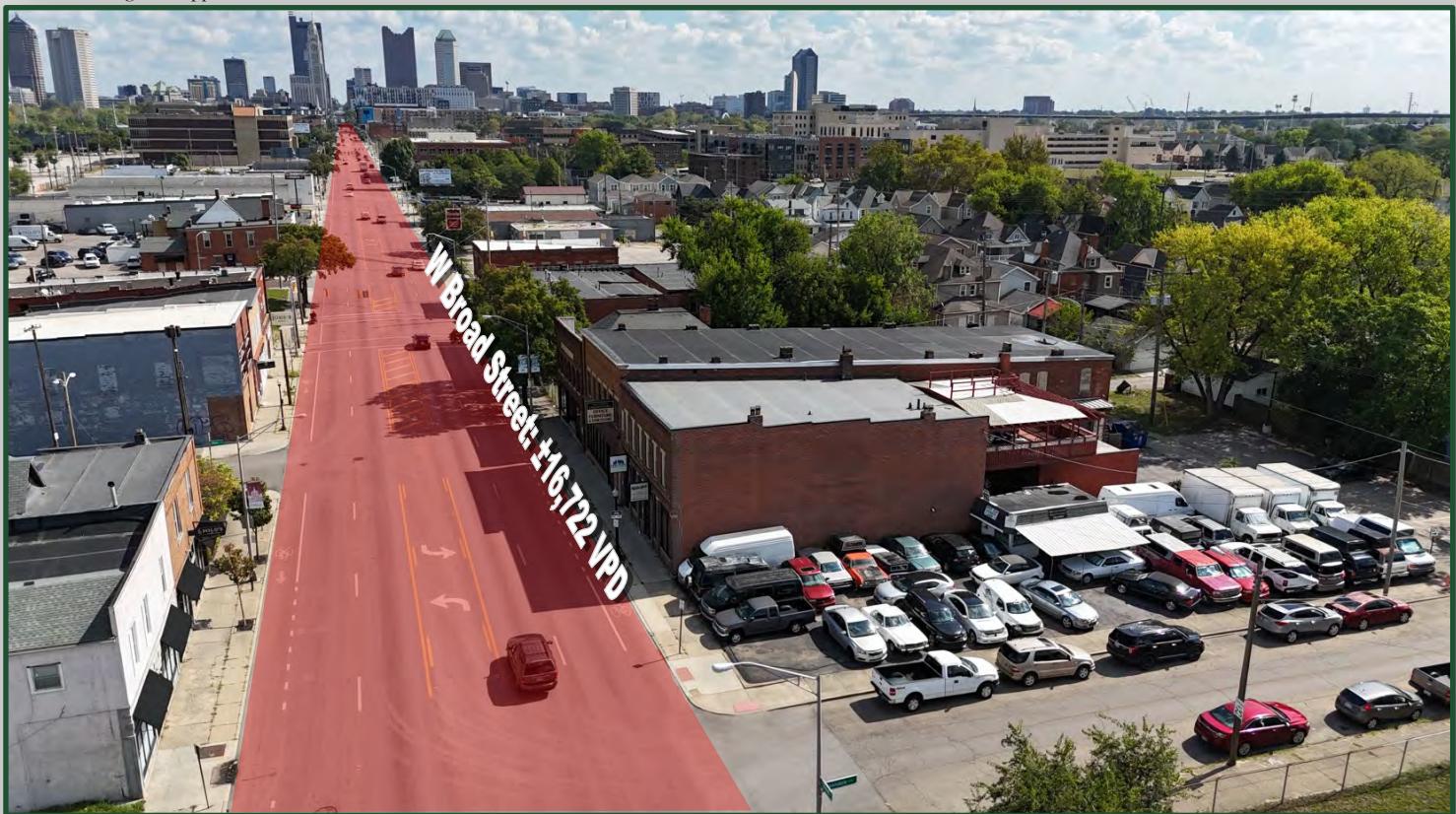
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# TRAFFIC COUNTS AND AREA OVERVIEW

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LESS THAN 5 MINUTE DRIVE INTO  
DOWNTOWN COLUMBUS

LOCATED IN THE HEART OF  
BOOMING FRANKLIN



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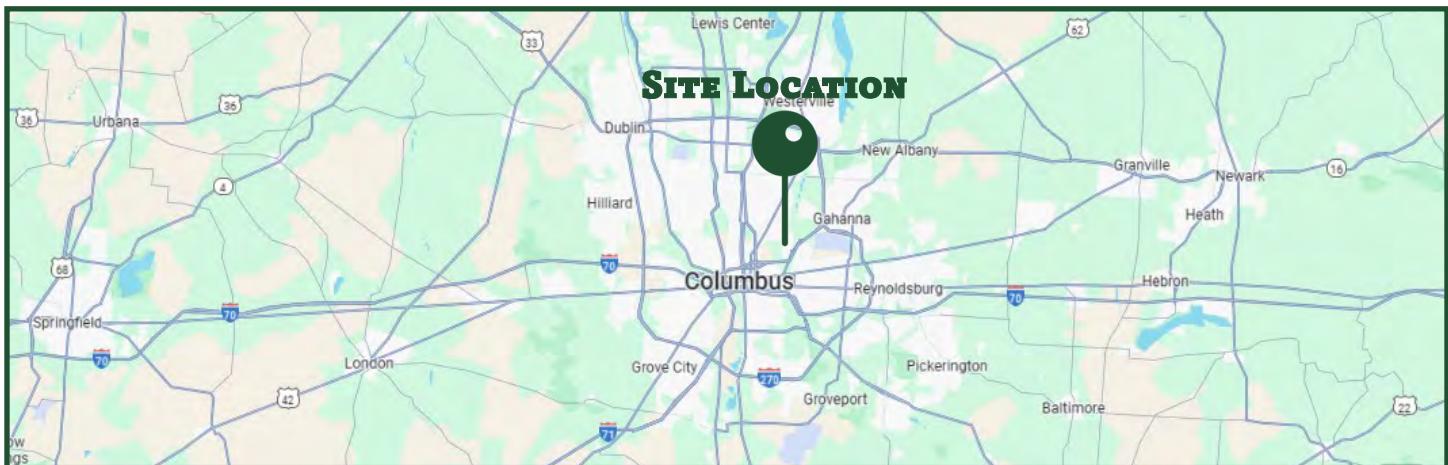


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## TRAFFIC OVERVIEW

Street	Avg Daily Volume
W Broad Street	16,722
Souder Avenue	6,712

## DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2024)	8,851	68,970	231,444
Households (2024)	6,243	41,767	105,230
Avg Household Income (2024)	\$29,265	\$48,345	\$43,621

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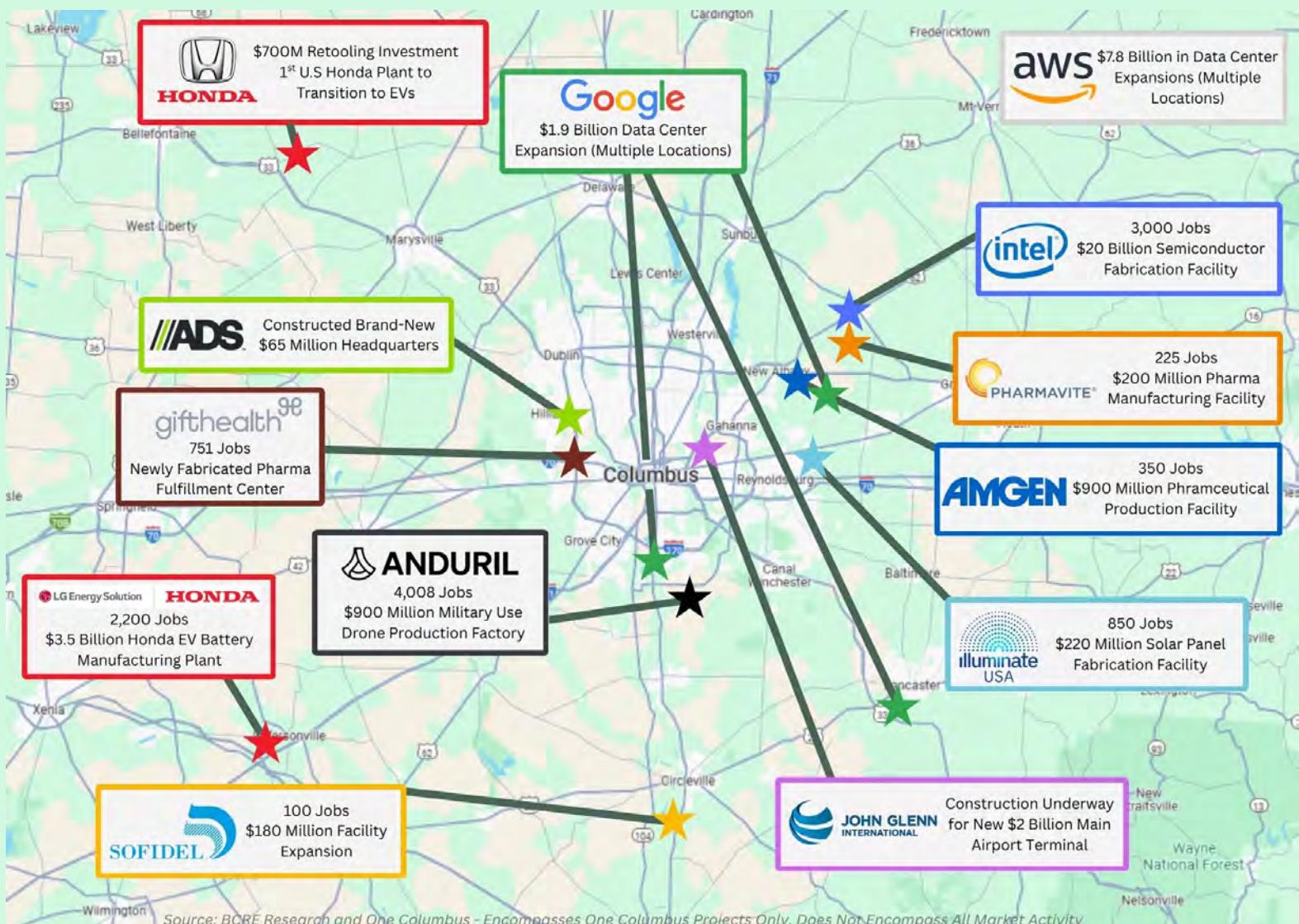


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# NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**129 NEW PROJECTS ANNOUNCED  
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY  
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO  
THE AREA**

**\$34 BILLION IN NEW CAPITAL  
INVESTMENTS**

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By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization.

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