



CAPITOL
EQUITIES

FOR SALE

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OFFICE + DATA CENTER

INVESTMENT

101 EAST TOWN STREET, COLUMBUS, OH 43215

ED FELLOWS

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Property Summary



Property Description

Introducing 101 East Town Street, a prime investment opportunity in the heart of Columbus, Ohio. This five-story building, boasting 54,818 SF of space, is a fully leased asset with a diverse tenant mix, offering stability and rental upside potential. Partially renovated in 2022, the property features an efficient layout and holds great potential for additional revenue through the renovation of the lower level. Located in a thriving commercial area, this property presents an unmissable opportunity for office building investors seeking a high-performing asset in a prime Columbus location.

Property Highlights

- Five-story building (plus lower level) currently 100% leased at the corner of Third Street and Town Street
- Rent upside potential with existing tenants
- Additional revenue potential to renovate lower level to leasable office space
- Tenant mix includes long-term deals with a data center (entire third floor), children's daycare (entire second floor and portion of first floor) and recently signed law firm (entire fifth floor)
- Efficient building layout with minimal common areas
- Site includes a secured, gated parking lot with access via Town and Third Streets

OFFERING SUMMARY

Purchase Price	\$9,000,000
Building	54,818 SF
Site	0.63 acres
Cap Rate	8.49%

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Site Description

Five-story (plus lower level), stand alone commercial office building with first floor retail tenant. Across street from the Columbus Commons Park and Concert Stage.

Exterior Description

Mid-century modern design with floor to ceiling windows. High-visibility signage options for tenants overlooking the intersection of Third and Town Street.

Interior Description

Efficiently laid-out interior with minimal common areas per floor. Several tenant suites updated in 2020. Modern, corporate office layouts.

Parking Description

On-site, secured parking lot consist of 39 spaces. A portion of lot is also currently utilized as fenced playground for the on-site daycare operator.

Construction Description

Recent building and system improvements include: elevators being rebuilt in past five years, new chiller installed in 2022, and several tenant suites constructed in 2020.

Loading Description

Loading area fronting the building on Town Street.

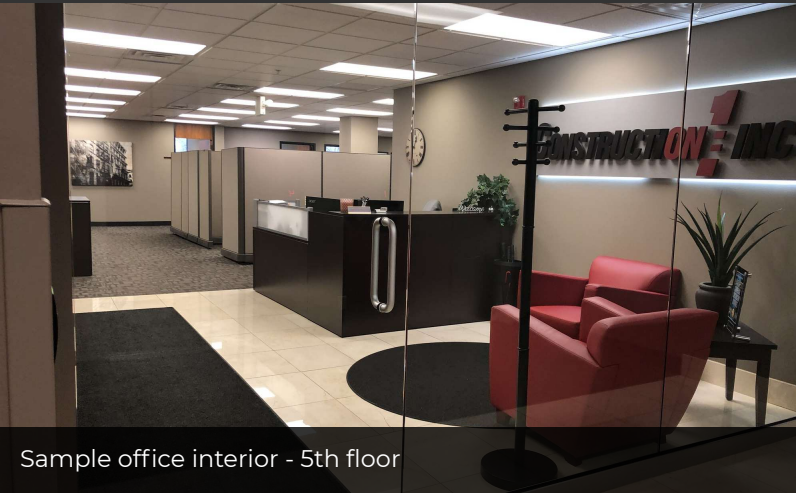
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Additional Photos



Sample office interior - 5th floor



Steps from Columbus Commons



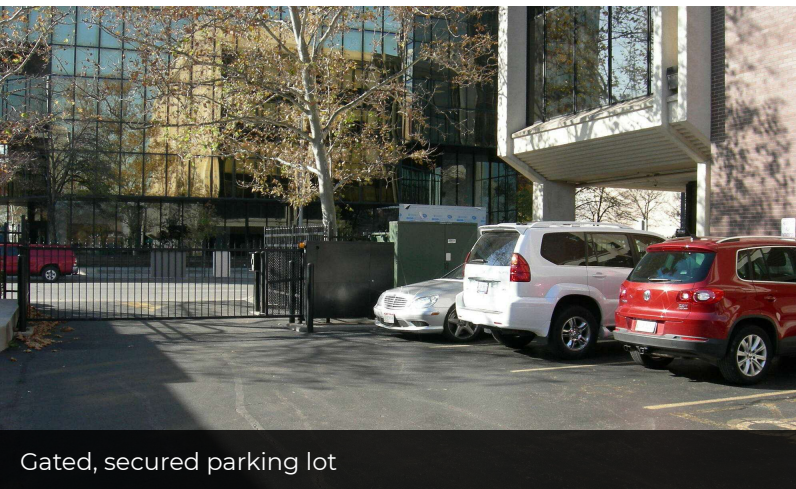
Views of Columbus Commons



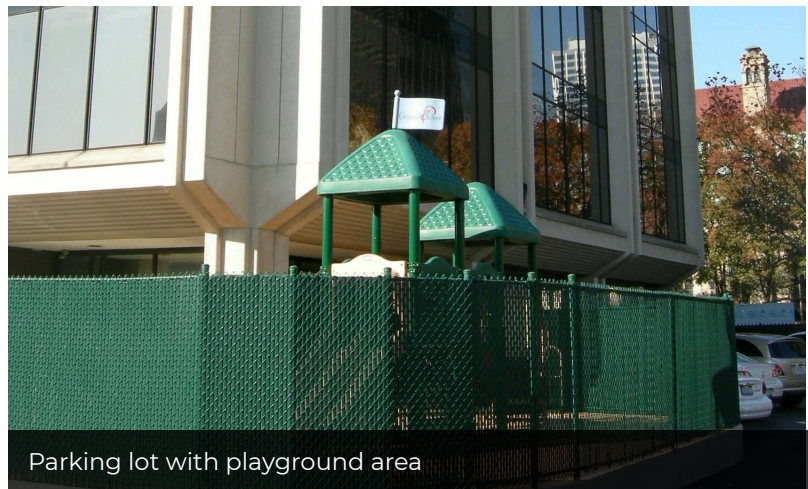
Sample office interior - 4th floor



Sample office interior - 4th floor



Gated, secured parking lot



Parking lot with playground area

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Complete Highlights



BUILDING INFORMATION

NOI	\$763,893.00
Cap Rate	8.49%
Building Class	B
Occupancy %	100.0%
Tenancy	Multiple
Number of Floors	5 (plus lower level)
Year Built	1971
Year Last Renovated	2022
Gross Leasable Area	54,818 SF
Construction Status	Existing
Condition	Good
Free Standing	Yes
Number of Buildings	1
Office Buildout	Several office suites updated in 2022

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Location Map



Palace Theatre



Ohio Theatre



Southern Theatre



NEIGHBORHOOD AMENITIES INCLUDE

- COLUMBUS COMMONS & EVENT STAGE
- WALKING DISTANCE TO SCIOTO MILE & BICENTENNIAL PLAZA
- ONE-BLOCK FROM CAPITOL SQUARE
- PALACE, SOUTHERN AND OHIO THEATERS
- SEVERAL RESTAURANTS AND COFFEE SHOPS

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Parking Map



ADJACENT PARKING OPTIONS

- Columbus Commons Underground Garage
- Columbus Commons Rich St Garage
- Ohio Statehouse Underground Garage
- Plus several nearby surface parking lots

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

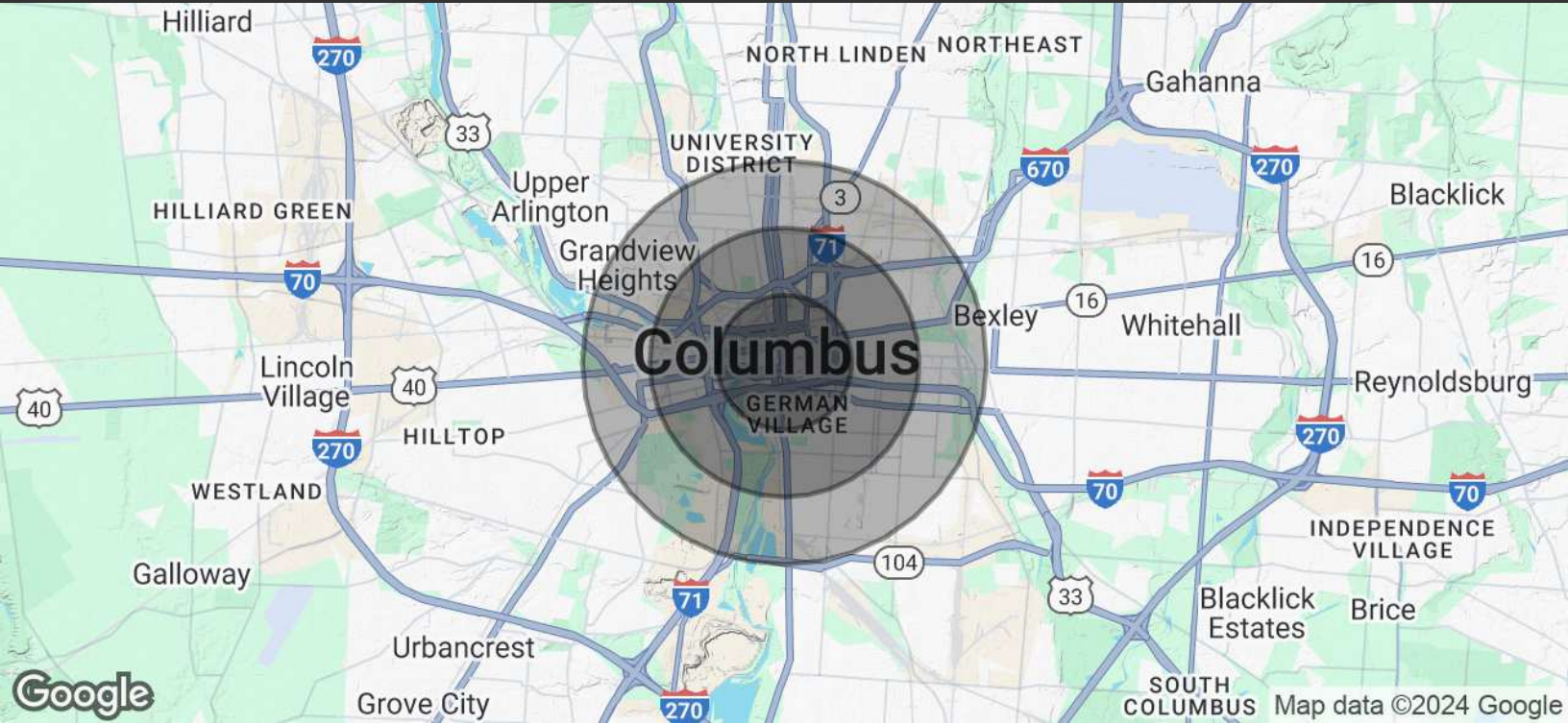
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Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	16,965	67,200	136,961
Average Age	40	37	35
Daytime Employment	93,955	123,129	186,602

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	10,705	35,932	65,106
# of Persons per HH	1.6	1.9	2.1
Average HH Income	\$98,555	\$87,952	\$77,602
Average House Value	\$650,030	\$461,501	\$386,142

Demographics data derived from AlphaMap

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