



Property Description

This stand-alone flex building is currently under redevelopment by new ownership. Prime development site for your flex or retail space needs. Features include poured concrete floors, block walls and high ceilings, one over-head door and one dock door.

Property Highlights

- Currently under renovation - converted to wide open space with concrete floors, block walls and conditioned space
- Great flexibility for tenant's use - retail, flex or office
- Ceiling heights from 16 - 22'
- High density daytime employment, and close to tons of residential development including the Columbus Warehouse District, several multi-family projects and Columbus State Community College Campus
- Project includes basement storage area
- Ample parking options in close proximity

Location Description

Downtown Columbus on N Grant Ave between Spring and Long Streets. Adjacent to CCAD and Columbus Community College campuses. Easy access to I-670, I-71, and SR 315. Close proximity to several dining, entertainment, retail and hotel options. Close to North Fourth Street Entertainment including PINS Mechanical, Wolf's Ridge, Jackie O's and Elevator Brewing; as well as the Columbus Convention Center.

OFFERING SUMMARY

Available SF:	4,000 - 12,220 SF
Lease Rate:	\$13.00 SF/yr
Op. Exp.:	\$4.25/SF
Utilities:	Paid by Tenant

ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

J.R. KERN

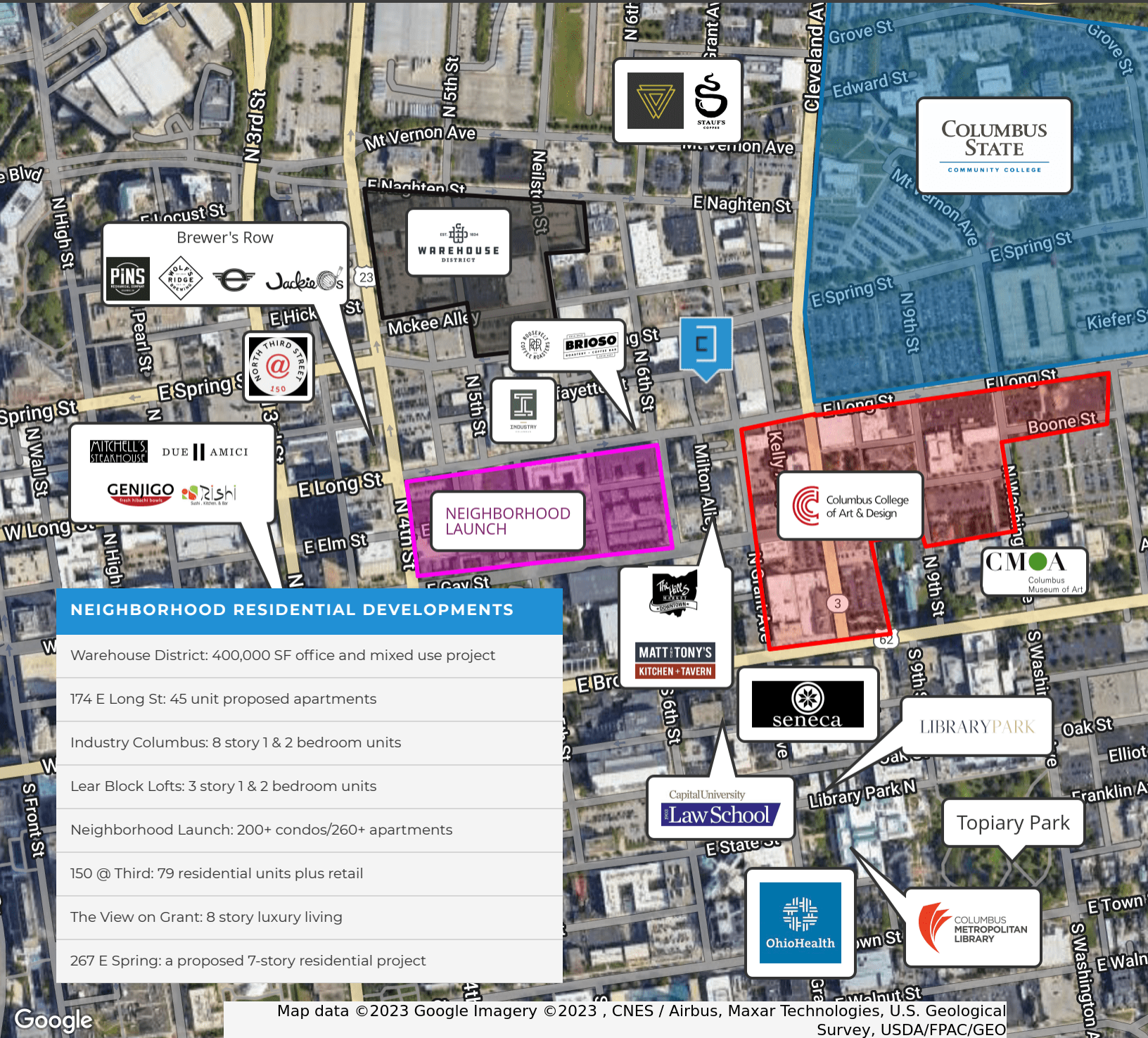
President
614.760.5660 x124
jrkern@capitolequities.com



CAPITOL
EQUITIES

FOR LEASE | FLEX/RETAIL 145 N GRANT AVE

145 N GRANT AVE, COLUMBUS, OH 43215



NEIGHBORHOOD RESIDENTIAL DEVELOPMENTS

- Warehouse District: 400,000 SF office and mixed use project
- 174 E Long St: 45 unit proposed apartments
- Industry Columbus: 8 story 1 & 2 bedroom units
- Lear Block Lofts: 3 story 1 & 2 bedroom units
- Neighborhood Launch: 200+ condos/260+ apartments
- 150 @ Third: 79 residential units plus retail
- The View on Grant: 8 story luxury living
- 267 E Spring: a proposed 7-story residential project

Map data ©2023 Google Imagery ©2023 , CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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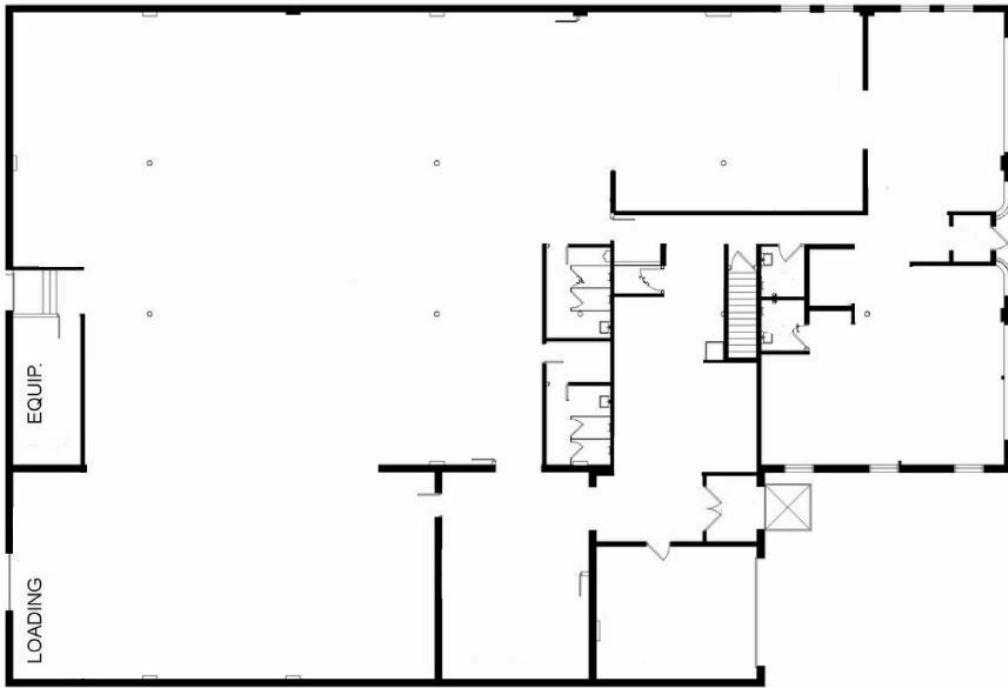
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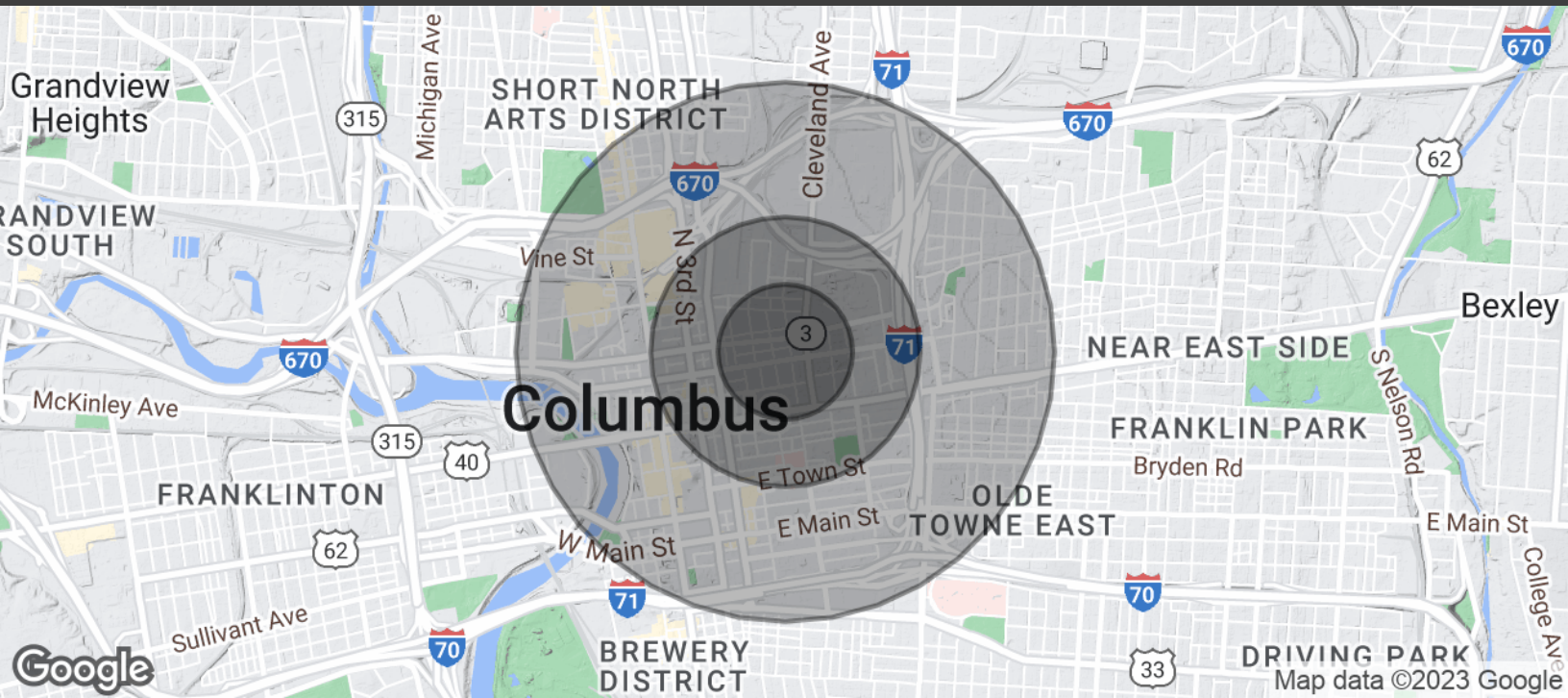


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	682	2,603	12,394
Average Age	25.3	31.3	33.3
Daytime Employment	90,050	136,078	241,480
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	343	1,658	8,400
# of Persons per HH	2.0	1.6	1.5
Average HH Income	\$66,132	\$60,050	\$65,105
Average House Value	\$441,532	\$202,515	\$227,994

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