



575 W 1st Ave

FOR SALE / LEASE

A.J. Norman  
First Vice President  
+1 614 582 0457  
[aj.norman@colliers.com](mailto:aj.norman@colliers.com)



# Property Overview

## Unique Positioning

Located in the historic Harrison West neighborhood along the Olentangy Greenway Trail, **575 W 1st Avenue** presents a rare opportunity for owner-occupant buyers and tenants seeking move-in-ready office space in one of Columbus' most desirable urban neighborhoods. This 4,051-square-foot office condo features a plug-and-play layout with quality finishes and exceptional amenities, in a walkable urban-park setting.

## Sale Price

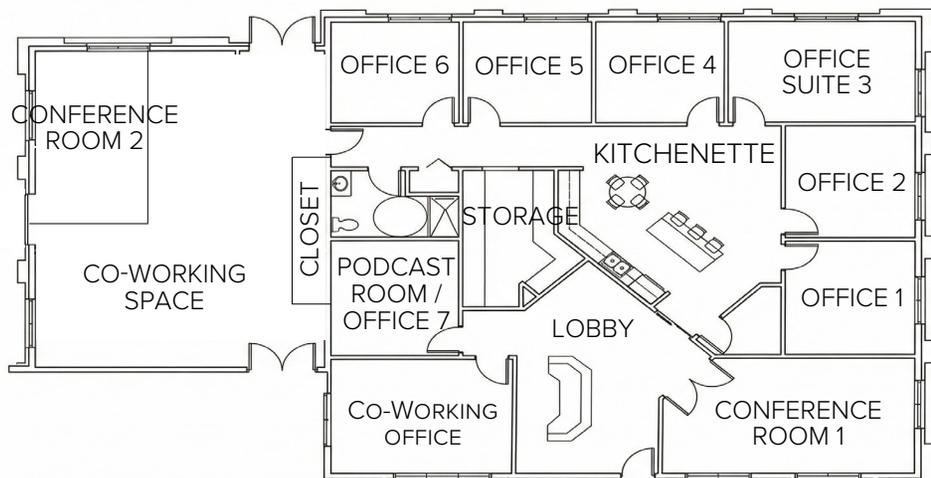
Negotiable

## Lease Rate

\$27.00/SF MG

## Highlights

- **Total size:** 4,051 SF
- **Parking:** 20 reserved spaces
- **Amenities:** Immediate access to Harrison Park, clubhouse available for daily use or private events, fully equipped fitness center, outdoor pool & sundeck, BBQ & picnic areas, bike racks, and more
- **Plug-and-Play:** Excellent condition with large offices, high ceilings, and furniture available



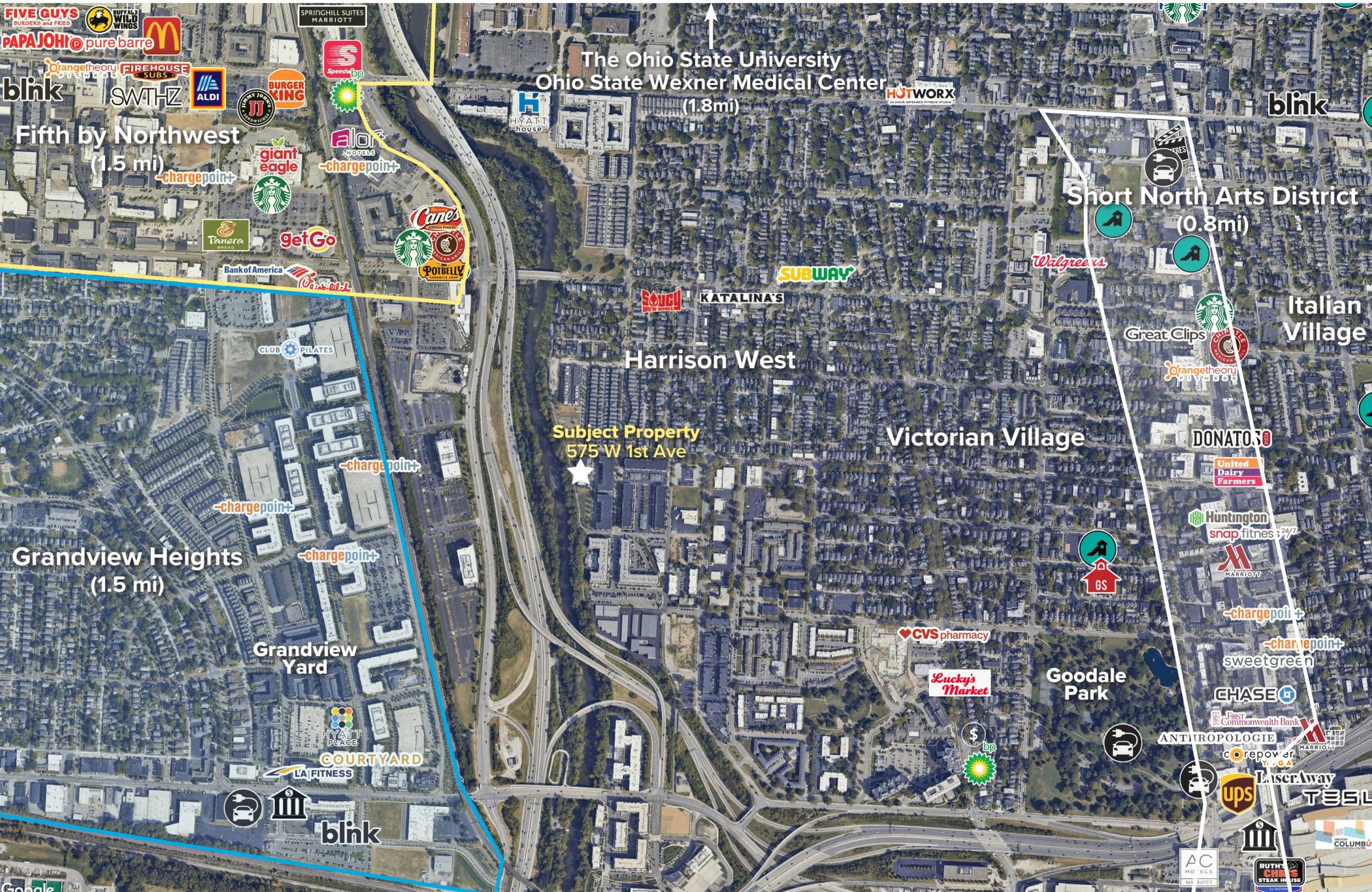
\*FLOOR PLAN IS APPROXIMATE

## Demographics

	1mi	3mi	5mi
Population	25,860	163,106	360,825
Households	15,031	76,045	158,068
Avg HH Income	\$123,882	\$99,511	\$99,506

# Submarket Advantage

Harrison West is widely regarded as one of Columbus's more affluent and desirable urban neighborhoods. Its strong residential appeal is driven by a mix of historic charm and modern development, proximity to downtown and the Short North, and easy access to major employment centers, parks, and cultural amenities. The area's real estate market reflects this positioning, with home values and buyer demand consistently outpacing many surrounding neighborhoods.





# Amenities & Features

## Shared Community & Building Amenities

- Clubhouse available for daily use or private events
- Fully equipped fitness center
- Outdoor pool & sundeck
- BBQ & picnic areas
- Bike racks and additional community amenities

## Park & Outdoor Features

- Immediate access to Harrison Park
- Olentangy River frontage
- Direct access to the Olentangy Greenway Trail
- Gazebo, playground, and open green space
- Nearby boat launch





# 575 W 1st Ave

**A.J. Norman**

First Vice President

+1 614 582 0457

[aj.norman@colliers.com](mailto:aj.norman@colliers.com)

2 Miranova Pl  
Columbus, OH 43215  
P: +1 614 436 9800  
[colliers.com](http://colliers.com)



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.