



204 Oak Street, Columbus, OH 43235

Office/Flex Condo for Lease in Columbus, Ohio

- Approximately +/- 528 Sq Ft of Office Space and +/- 672 Sq Ft of Warehouse.
- Excellent Proximity to High Traffic Polaris Fashion Place and Worthington Crosswoods ~ 5 Minutes
- Great for a small business, multiple uses.
- All units have 1 drive in door and 2 parking spaces.
- Landlord pays condo dues, tenant pays utilities.
- One enclosed office, reception area, kitchenette, bathroom, and warehouse space.



REBECCA WITHROW, CCIM

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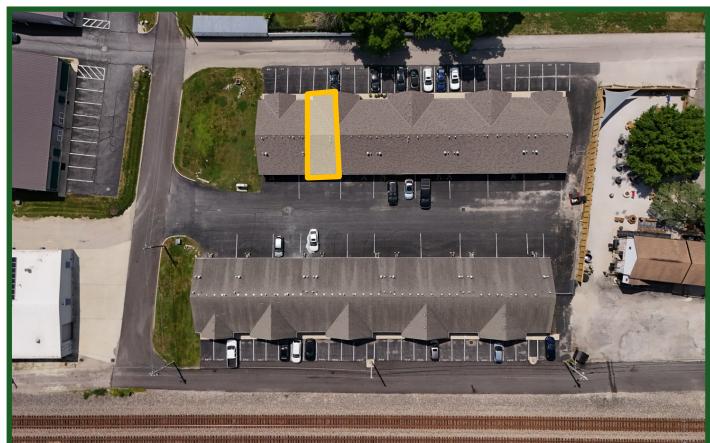
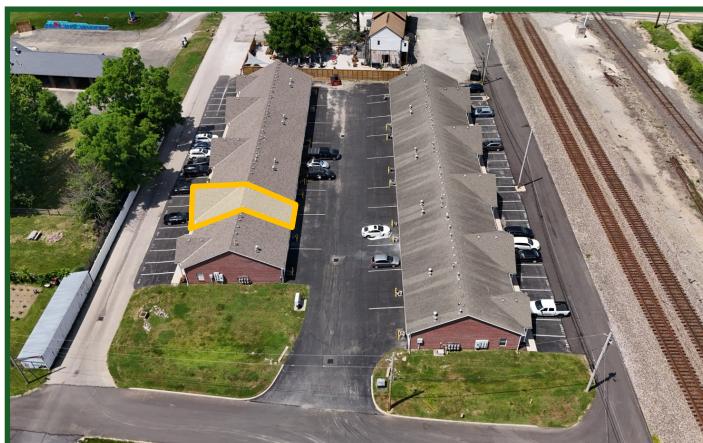


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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

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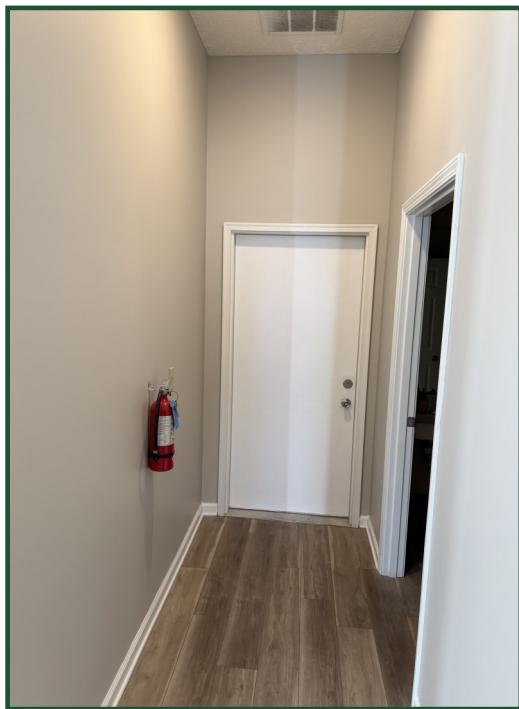


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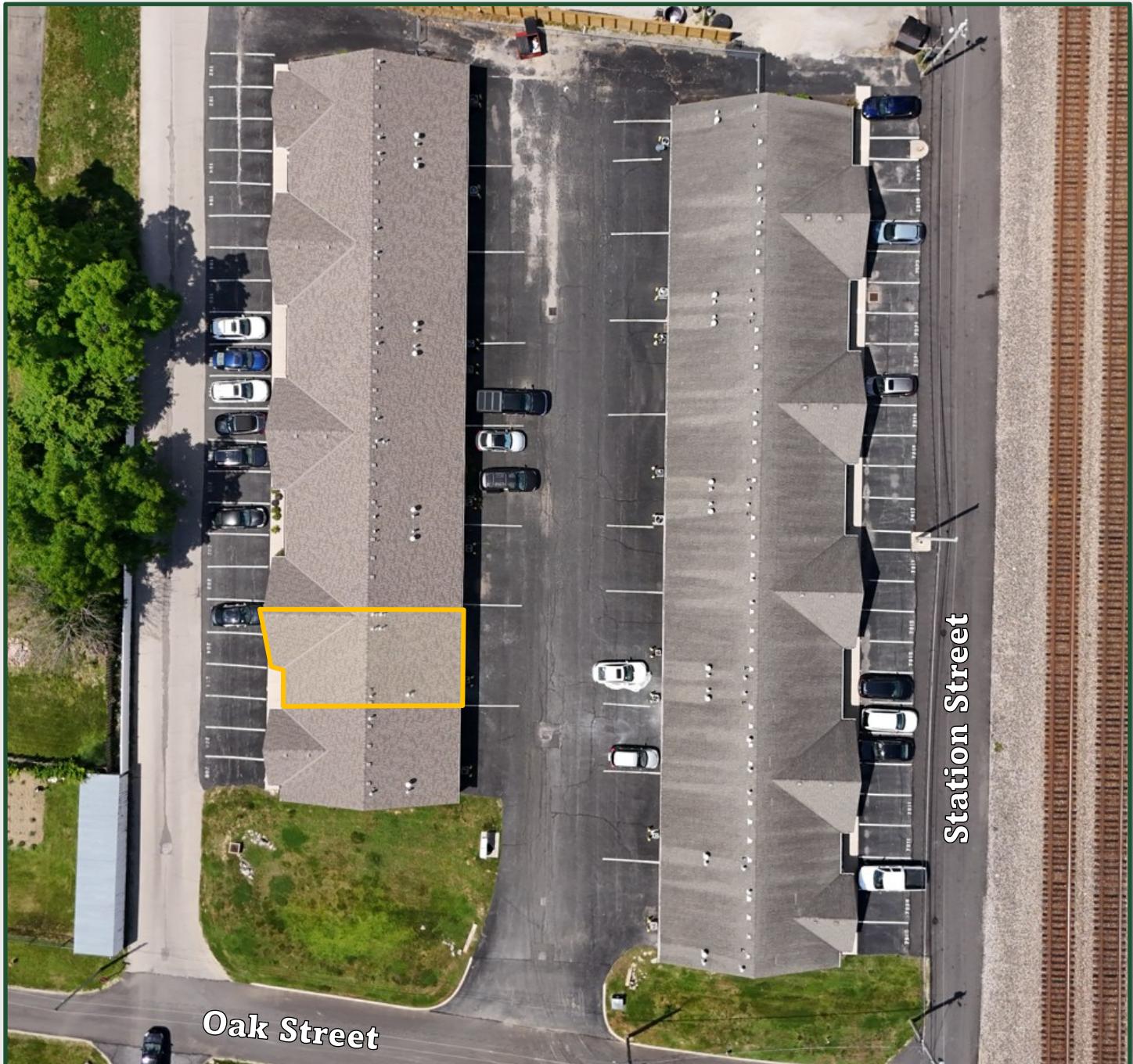
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Aerial View



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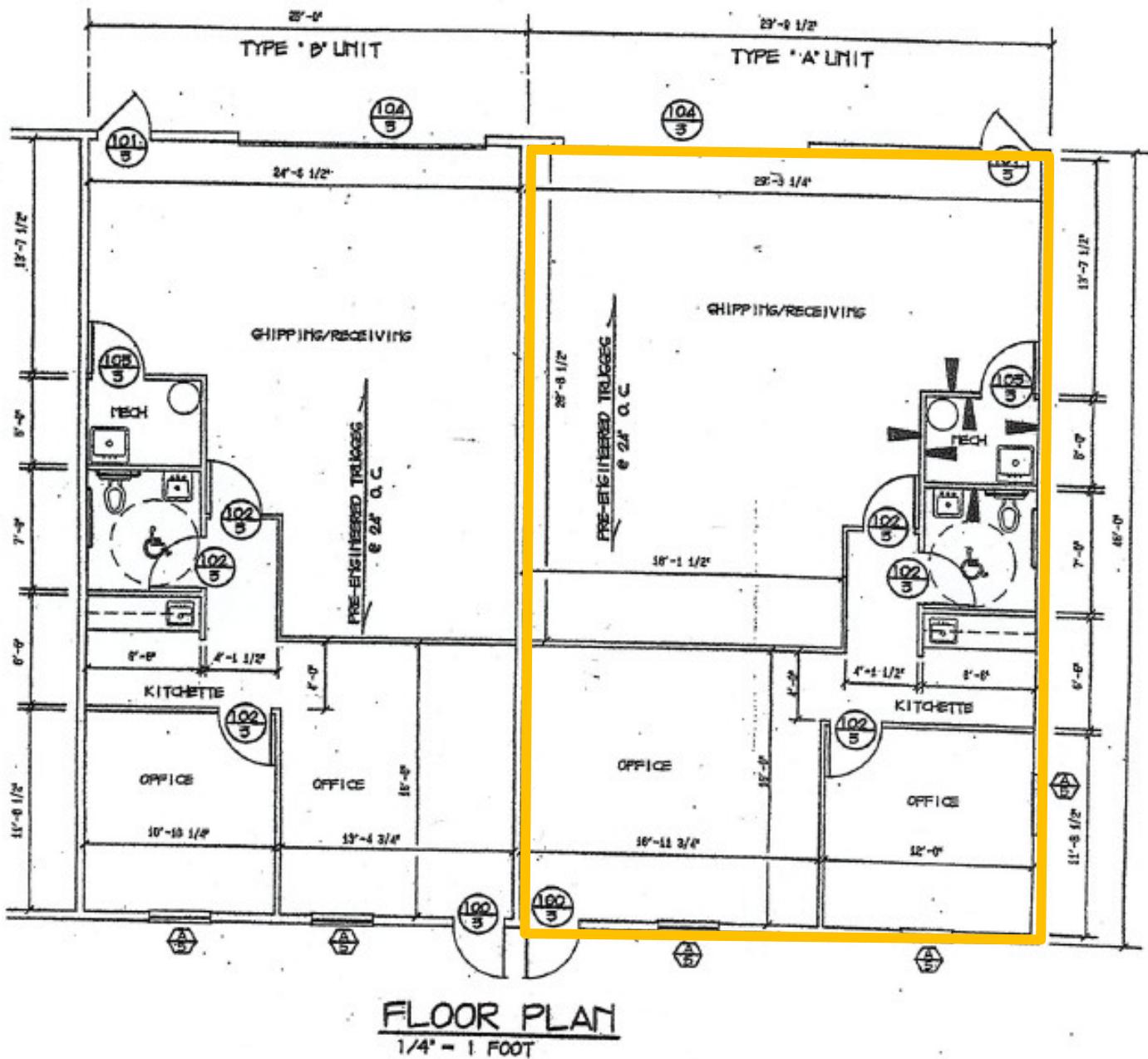
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Floor Plan



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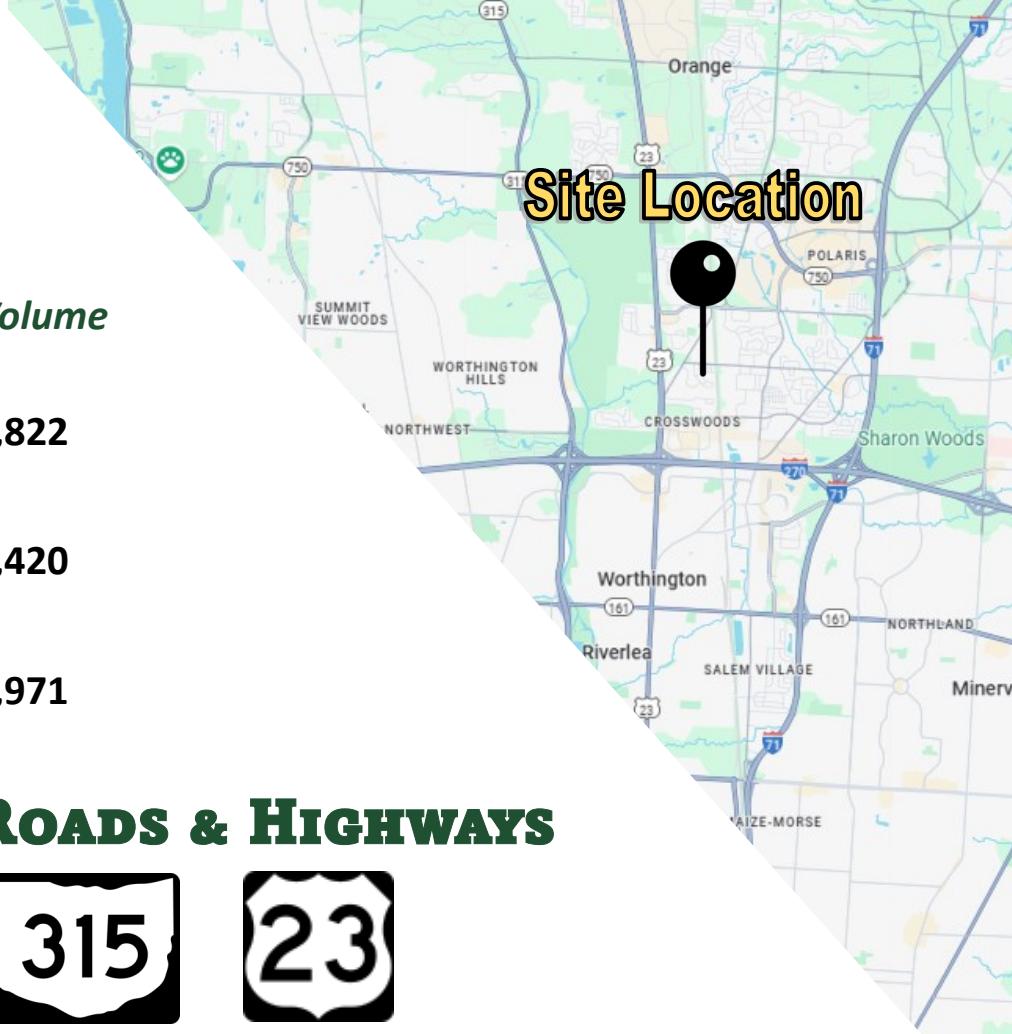
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TRAFFIC COUNT

Street	Avg Daily Volume
N High Street (Northbound)	18,822
E N Broadway—	22,420
W N Broadway	
N High Street (Southbound)	15,971

Site Location



NEARBY MAJOR ROADS & HIGHWAYS



DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)	12,964	97,826	259,099
Households (2020)	9,298	49,852	120,052
Avg Household Income (2020)	\$74,854	\$53,105	\$56,176

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Disclaimer And Confidentiality Agreement - Continued -

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