

OFFICE SPACE

**ONE  
FIFTY**

EAST MOUND ST

FOR LEASE

SITUATED IN  
THE CITY'S  
BUSINESS  
CORE

2 SPACES | UP TO 2,471 SF AVAILABLE

**FLEXIBLE OFFICE SUITES** IN THE  
HEART OF DOWNTOWN COLUMBUS

📍 150 E MOUND ST. COLUMBUS, OH 43215

**ROTH**

REAL  
ESTATE  
GROUP

**ONE  
FIFTY**

EAST MOUND ST

## PROPERTY OVERVIEW

**QUICK LINKS** 

### PROPERTY INFO

[PARCEL OVERVIEW](#)

[GOOGLE MAP](#)

[COSTAR LISTING](#)

[CREXI LISTING](#)

[DIGITAL FLIPBOOK](#)

### CITY

[CITY WEBSITE](#)

[NICHE.COM](#)

[NEIGHBORHOOD SCOUT](#)

[DEMOGRAPHICS](#)

### COUNTY

[FRANKLIN COUNTY](#)

[CITY OF COLUMBUS](#)

[COUNTY AUDITOR](#)

[COLUMBUS ZONING](#)

VIEW  
**FLIPBOOK**

## Affordable, Flexible Office Solutions in the Heart of Downtown Columbus

150 E Mound St is a 30,735-square-foot professional office building located at the corner of Mound and Fourth Street in downtown Columbus. Built in 1970 and extensively renovated in 2012, the building blends vintage structure with modern upgrades. With on-site surface and covered parking, tenants enjoy rare amenities not often found in the downtown core.

Two suites are currently available for lease ranging from 1,178 to 1,293 square feet, making this a strong option for executive offices, law firms, medical professionals, consultants, or startups looking for a central address with flexible leasing terms.

## AN UNPARALLELED OFFICE OPPORTUNITY IN A PRIME COLUMBUS LOCATION



### FOR LEASING INFO:

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**ONE  
FIFTY**

EAST MOUND ST

**R**

## PROPERTY DETAILS

### ADDRESS

150 E Mound St,  
Columbus, OH 43215

### AVAILABLE SPACE

1,178 SF – 1,293 SF  
(2 Spaces)

### TOTAL BUILDING SIZE

33,194 SF

### YEAR BUILT/RENOVATED

1970/2012

### BUILDING CLASS

C

### PARCEL ID

010-002251-00

### LEASE RATE

\$20/SF/YR

### LEASE TYPE

Gross (Suite 201),  
Modified Gross  
(Suite 301)

### TENANCY

Multi

### ZONING

Office

### PARKING

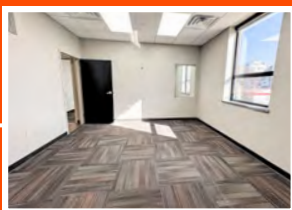
74 Surface  
Spaces

SUITE 201



1,293 SF

SUITE 301



1,178 SF

## PROPERTY FEATURES



### MULTIPLE LEASING OPTIONS

Two available floors (1st floor 3,696 SF  
and 2nd floor 1,800–3,696 SF)



### FLEXIBLE LAYOUTS

Efficient space starting at 900 SF



### UPDATED INTERIORS

Renovated in 2012 with professional  
finishes



### AFFORDABLE RATES

\$20/SF/YR in a prime downtown  
location



### RESPONSIVE PROPERTY MANAGEMENT

Backed by ROTH Real Estate Group



### WALKABLE TO COURTHOUSES

Ideal for law firms and legal consultants



### SURFACE + COVERED PARKING

74 spaces on-site, rare in the core



### ELEVATOR ACCESS

ADA-compliant, easy vertical mobility



### PROXIMITY TO TRANSIT + DINING

Steps from coffee shops, parks, and bus  
stops



### A FEW STEPS TO OHIO HEALTH

Ideal for medical businesses and  
professionals working close with the  
hospital

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150 E MOUND ST, COLUMBUS, OH 43215





# YOUR PRACTICE. DOWNTOWN PRESENCE. ZERO HASSLE.

With its balance of accessibility, professional image, and flexible leasing, 150 E Mound St is a smart move for law firms, medical professionals, small business owners, and service providers who value location — *but don't want the price tag or rigidity that comes with larger downtown towers.*



**ONE  
FIFTY**

EAST MOUND ST

## ACCESSIBLE, WALKABLE, WORKABLE

- Franklin County Courthouse – 2-minute walk
- Columbus Commons – 1 block
- Grant Medical Center - 0.4 miles
- Health & Medical Buildings - 5 minutes
- City Hall & Government Buildings – 5 minutes
- Top Dining, Coffee & Legal Services – Within 3 blocks

## BETTER WORKDAYS FOR TEAMS & PROFESSIONALS

- Coffee & Quick Lunches: [Stauf's Coffee](#), [Starbucks](#), [El Arepazo](#)
- Client Dinners & Happy Hours: [The Goat](#), [Pins Mechanical Co.](#)
- Quiet Walks or Outdoor Breaks: [Columbus Commons](#), Bicentennial Park
- On-Site Nail, Auto, and Banking Services nearby

**A WELL-LOCATED OFFICE SUPPORTS  
WORK-LIFE BALANCE FOR YOUR  
EMPLOYEES — AND GIVES YOUR  
BUSINESS A SPACE WHERE PEOPLE  
ENJOY COMING TO WORK.**

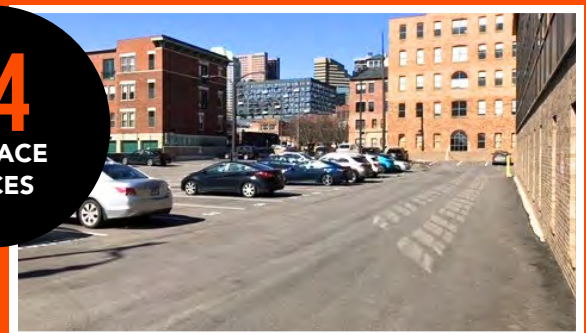
● PARKING ● PROXIMITY TO CLIENTS ● ZONING CONSISTENCY ● AFFORDABILITY

## UNLIKE MOST DOWNTOWN PROPERTIES, PARKING COMES STANDARD

Many office buildings in the urban core suffer from limited or off-site parking. Not here. 150 E Mound St provides 74 onsite spaces — a standout feature in Downtown Columbus. That means your team, your clients, and your visitors have reliable, convenient access every day.

**No circling for street parking. No walking blocks to a garage. Just on-site access, right where you need it.**

**74  
SURFACE  
SPACES**

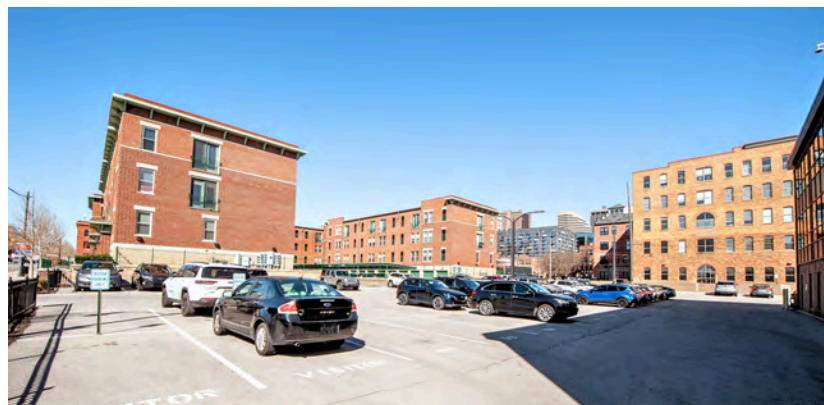






# ONE FIFTY

EAST MOUND ST







**ONE  
FIFTY**  
EAST MOUND ST

**SUITE 201**  
**1,293 SF | \$20/SF/YR | GROSS LEASE**

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- 2nd floor
- Executive or traditional office layout
- Tons of natural light
- Open area
- 4 private offices
- Built-out as standard office
- Air conditioning
- Central heating





**ONE  
FIFTY**  
EAST MOUND ST

**SUITE 301**  
**1,178 SF | \$20/SF/YR | MODIFIED GROSS LEASE**

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- 3rd floor
- Traditional office layout
- Built-out as standard office
- Air conditioning
- Central heating



# THE 150 E MOUND ST ADVANTAGE FOR LAW PRACTICES

- Most government buildings within walking distance (7+ within 0.5 miles)
- Best parking access in Downtown — 74 surface spaces on site
- Most competitive lease rate in the legal/professional market
- No hidden triple net costs — gross and modified gross leases offered
- Ideal for law firms needing daily courthouse access without the congestion

## MARKET COMPARISON: OFFICE BUILDINGS VS. GOVERNMENT ACCESSIBILITY WITHIN 5 MILES

Property Name	Distance to Govt. Core	# of Govt. Buildings Nearby	On-Site Parking	Lease Rate (PSF/YR)	Ideal Tenants
150 E Mound St	0.1–0.5 mi	7+ buildings	74 Surface	\$20 (Gross / Mod Gross)	Law Firms, Consultants, Startups
250 Civic Center Dr	0.5–0.7 mi	5 buildings	Garage + Limited Surface	\$22 (Full Service)	Legal, Gov Contractors
300 Spruce St (The Hub)	1.3 mi	3 buildings	Street + Shared Lot	\$25 (Modified Gross)	Startups, Tech, Creative
100 E Broad St	0.3–0.5 mi	6 buildings	Garage (Paid)	\$27 (Full Service)	Finance, Legal
Easton Oval	6.0+ mi	0–1 building	Surface Lot (Free)	\$28 (Triple Net)	Tech, Medical
Polaris Parkway Center	12.0+ mi	0 buildings	Surface Lot (Free)	\$25 (Triple Net)	Corporates, Admin Offices
7155 Post Rd (Dublin)	13.5+ mi	0 buildings	Surface Lot (Free)	\$24 (Triple Net)	Healthcare, Professional Services

## WALKABLE GOVERNMENT BUILDINGS

- FRANKLIN COUNTY COURTHOUSE**  
0.4 MILES
- FRANKLIN COUNTY GOVERNMENT CENTER**  
0.2 MILES
- OHIO SUPREME COURT/MOYER JUDICIAL CENTER**  
0.4 MILES
- COLUMBUS CITY HALL**  
0.3 MILES
- U.S. DISTRICT COURT**  
0.4 MILES
- OHIO STATEHOUSE**  
0.5 MILES
- FRANKLIN COUNTY RECORDER'S OFFICE**  
0.3 MILES
- FRANKLIN COUNTY CLERK OF COURTS**  
0.2 MILES

CLOSEST PROPERTY  
TO COURTHOUSE  
CLUSTER

MOST GOVERNMENT  
OFFICES IN WALKABLE  
RANGE (7+)

BEST PRICE-TO-  
PARKING RATIO

NO HIDDEN  
NNN FEES

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# THE 150 E MOUND ST ADVANTAGE FOR MEDICAL PRACTICES

- Closest walkable building to Grant Medical Center
- Best lease rate in the downtown healthcare market
- Unmatched patient parking (74 on-site spaces)
- Zoned and built for outpatient, therapy, and consulting
- Walkable to supporting labs, imaging, and pharmacies
- Easy access to I-70, I-71, and Broad St

- ✓ QUICK ACCESS TO HOSPITAL SYSTEMS AND REFERRAL PARTNERS
- ✓ EASY ARRIVAL FOR PATIENTS AND STAFF
- ✓ A CENTRAL HUB TO GROW PRIVATE PRACTICES OR EXPAND SATELLITE OPERATIONS

## MEDICAL TENANT MARKET COMPARISON: 150 E MOUND ST VS. OTHERS

Property Name	Distance to Major Hospital	On-Site Parking	Medical Use Friendly?	Zoning Type	Typical Uses	Lease Rate (PSF/YR)
150 E Mound St	0.4 mi (OhioHealth Grant)	74 Surface	✓ Yes	Office/Medical	Therapists, Consultants, Outpatient	\$20 (Gross / Mod Gross)
240 Parsons Ave	0.2 mi (Grant Medical)	Garage + Surface	✓ Yes	Commercial/Medical	Primary Care, Specialists	\$22 (Full Service)
East Broad Medical Building	1.0 mi (OhioHealth Riverside)	Street + Rear Lot	✓ Yes	Office	Dermatology, Labs, Therapy	\$24 (Triple Net)
German Village Med Suites	1.3 mi (Grant Medical)	Private Lot (15 spots)	✓ Yes	Mixed Use	Wellness, Psychiatry	\$21 (Modified Gross)
Easton Medical Plaza	6.0 mi (Mount Carmel)	Large Surface Lot	✓ Yes	Medical	Urgent Care, Specialty Clinics	\$28 (NNN)
Riverside Med Tower	4.5 mi (Riverside)	Garage Only	✓ Yes	Office	Private Practice, Cardiology	\$26 (Full Service)
Polaris Med Offices	12.0 mi (OSU Wexner)	Surface + Shared Garage	✓ Yes	Office	Pediatrics, Specialists	\$25 (NNN)



## A PROFESSIONAL SPACE THAT SUPPORTS PATIENT-CENTERED CARE

At 150 E Mound St, healthcare professionals can deliver care in a setting that's both accessible and professional. Located just steps from OhioHealth Grant Medical Center, this property is ideal for practices that want to operate in the heart of the city — without compromising on parking, comfort, or flexibility.

Whether you're a therapist, outpatient provider, medical consultant, or specialty care practitioner, this space adapts to your workflow and helps patients access your services with ease.

### WALKABLE TO KEY MEDICAL LOCATIONS

**OHIOHEALTH GRANT MEDICAL CENTER**

**0.4 MILES**

**DAVITA DIALYSIS, LABCORP, ENVISION RADIOLOGY – ALL UNDER**

**0.5 MILES**

**CLOSEST WALKABLE BUILDING TO GRANT MEDICAL CENTER**

**BEST LEASE RATE IN THE DOWNTOWN HEALTHCARE MARKET**

**UNMATCHED PATIENT PARKING**

**NO HIDDEN NNN FEES**

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# WHY 150 E MOUND ST OUTPERFORMS THE COMPETITION

When it comes to professional office space, not all Columbus locations are created equal. While trendy neighborhoods like the Short North or Grandview Heights may offer style, they often lack the functionality and infrastructure law firms and business owners truly need: parking, proximity to clients, zoning consistency, and affordability.

That's where 150 E Mound St stands out.



Compared to other high-demand areas across the city, this building delivers exceptional value without compromising access or image. **At just \$20/SF/YR with Gross and Modified Gross lease options,** tenants can budget with confidence — **knowing they're not paying extra for utilities or maintenance hidden in confusing CAM structures.**

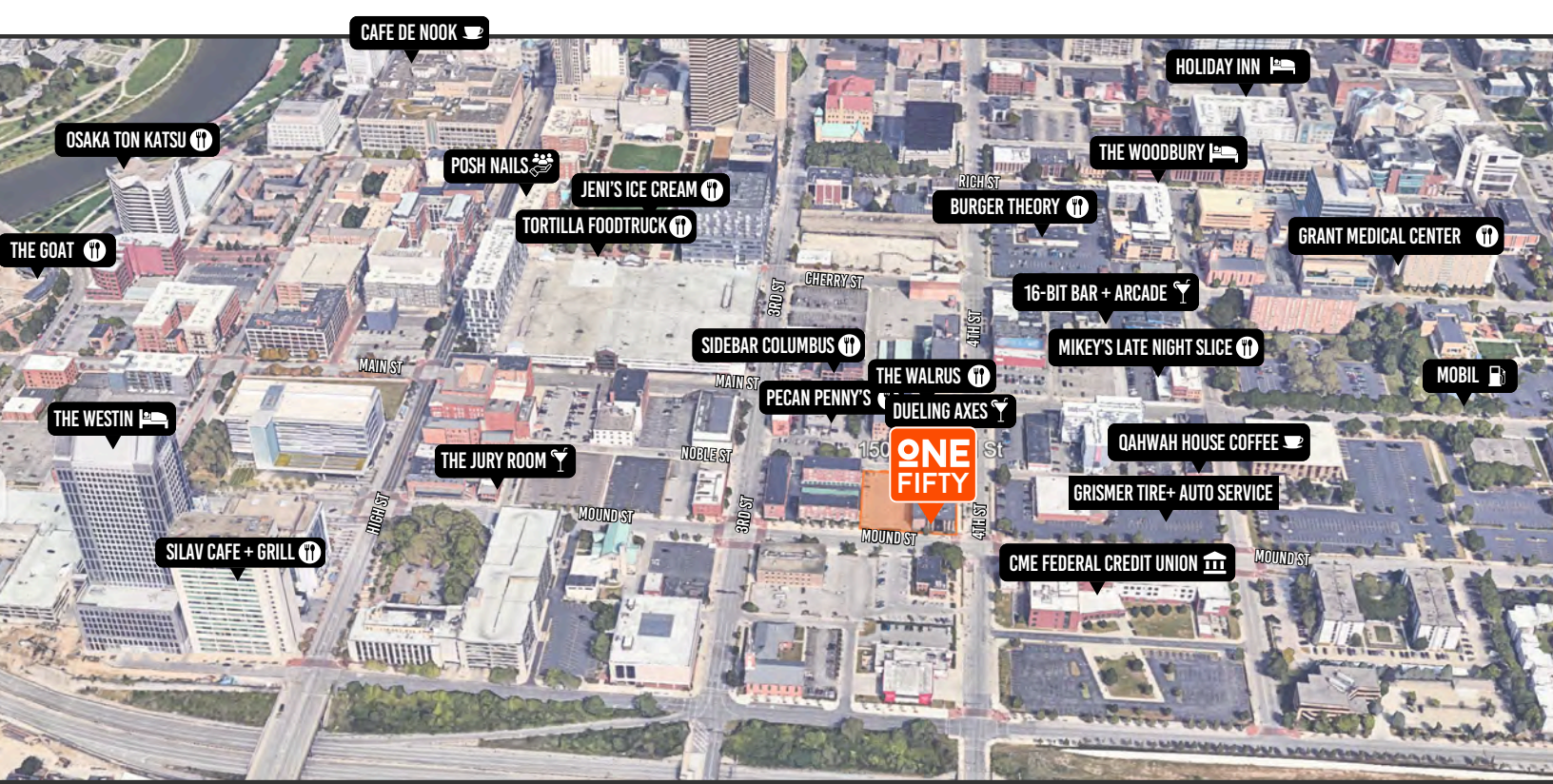
In contrast, newer suburban developments like Easton or Polaris come with higher price tags, less walkability, and corporate zoning restrictions. Creative districts like Short North are vibrant but lack dedicated parking, and zoning can limit long-term business operations.

## NEARBY LOCATIONS COMPARABLE CHART

LOCATION	AVG LEASE RATE	PARKING	COURTHOUSE PROXIMITY	WALKABILITY	ZONING	TYPICAL TENANT TYPE
<b>150 E MOUND</b>	<b>\$20 PSF MG</b> GROSS/MODIFIED GROSS	<b>74</b> SPACES SURFACE ON-SITE	<b>2-MIN</b> WALK	<b>EXCELLENT</b> 2 BLOCKS	<b>OFFICE USE- PROF. SERVICES</b>	<b>MEDICAL, LAW FIRMS, CONSULTANTS, PROFESSIONAL SERVICES</b>
GRANDVIEW HEIGHTS	<b>\$24</b> (TRIPLE NET)	LIMITED STREET & PUBLIC LOTS	15 MIN DRIVE	MODERATE 5-10 MIN WALK	OFFICE/RETAIL MIXED USE	MARKETING, DESIGNERS, REAL ESTATE
SHORT NORTH	<b>\$26</b> (MOD GROSS)	METERED STREET ONLY	10 MIN DRIVE	EXCELLENT 3 BLOCKS	CREATIVE/FLEX OFFICE USE	STARTUPS, AGENCIES, RETAIL HYBRID
GERMAN VILLAGE	<b>\$22</b> (TRIPLE NET)	MINIMAL ON-SITE + PUBLIC LOTS	7 MIN DRIVE	GOOD 4-6 BLOCKS	OFFICE + RESIDENTIAL OVERLAP	WELLNESS PRACTITIONERS, SMALL FIRMS
EASTON	<b>\$28</b> (TRIPLE NET)	LARGE SURFACE LOTS (PAID)	15-20 MIN DRIVE	LIMITED CAR DEPENDENT	RETAIL + CORPORATE OFFICE	TECH, HQ TENANTS
POLARIS	<b>\$25</b> (TRIPLE NET)	SURFACE + GARAGE (PAID)	20-25 MIN DRIVE	LIMITED CAR DEPENDENT	CORPORATE OFFICE ONLY	LARGE CORPORATIONS, CALL CENTERS
NEW ALBANY	<b>\$30</b> (FULL SERVICE)	SURFACE + GARAGE (PAID)	25-30 MIN DRIVE	LIMITED CAR DEPENDENT	CORPORATE OFFICE / CAMPUS ZONING	FINANCE, HEALTHCARE, CORPORATE HQS

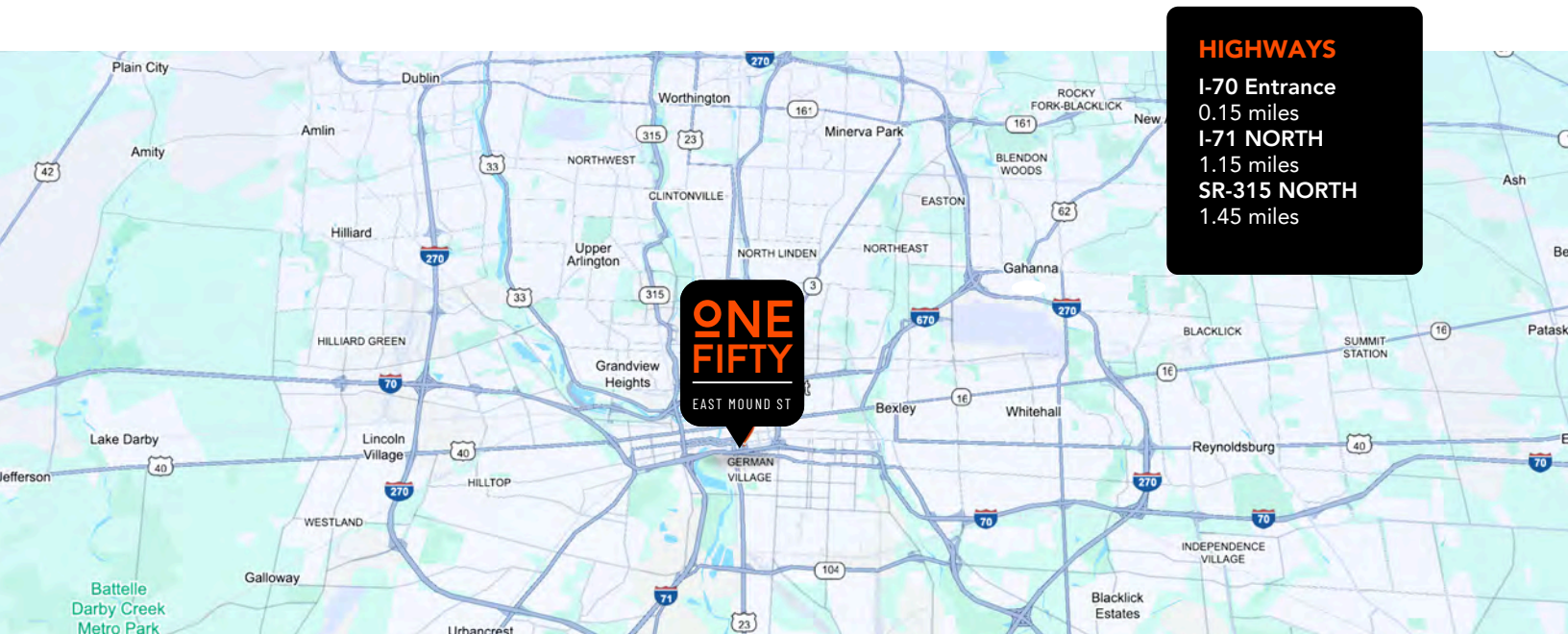
**WHETHER YOU'RE A SOLO ATTORNEY, BOUTIQUE FIRM, MEDICAL PRACTICE, FINANCIAL ADVISOR, OR CONSULTING PRACTICE, THIS IS AN ADDRESS THAT PUTS YOU AT THE CENTER OF INFLUENCE — WITHOUT THE HASSLE OF CONGESTED HIGH-RISE TOWERS OR INFLATED LEASE RATES.**



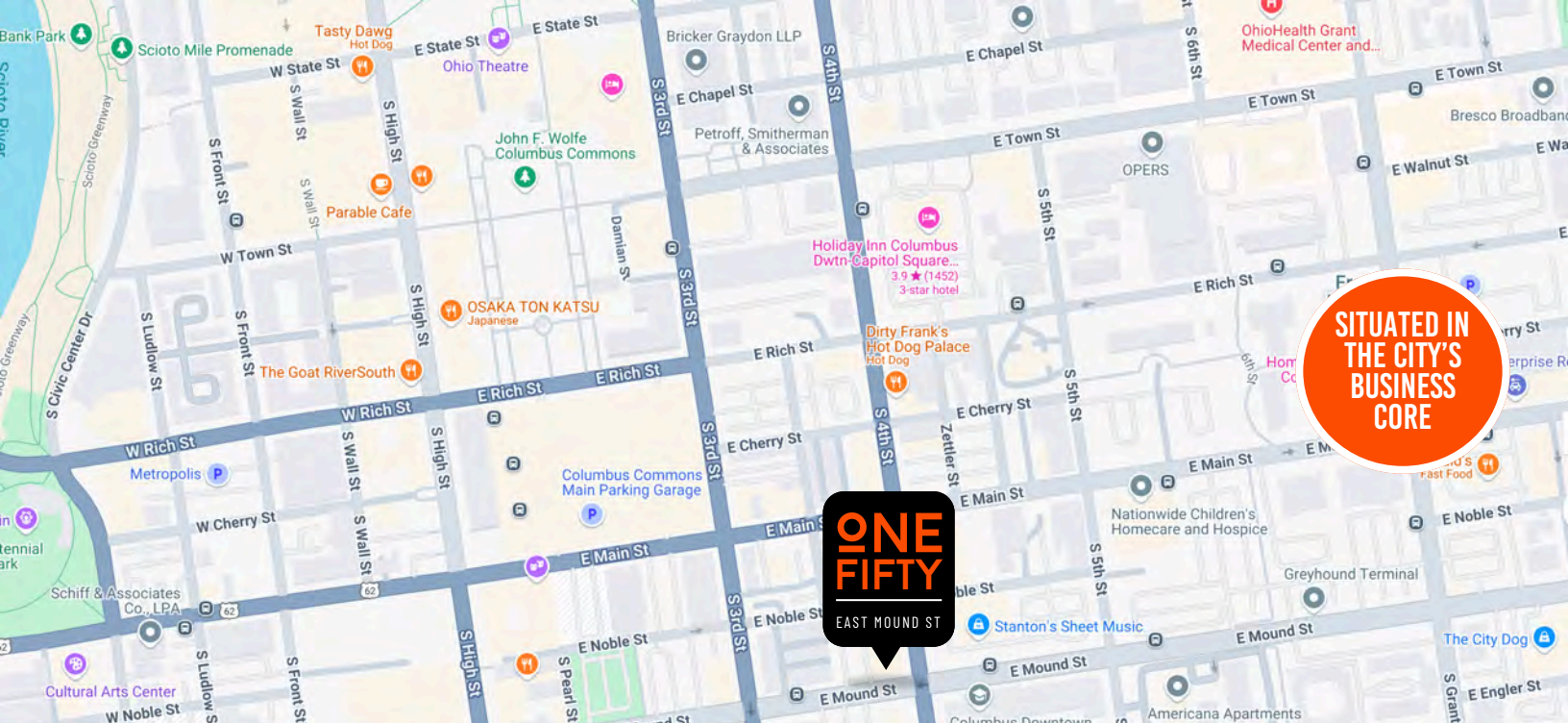


# THE DOWNTOWN ADDRESS FOR PROFESSIONALS WHO EXPECT MORE

Located in Downtown Columbus, 150 E Mound St sits at the corner of Mound and Fourth Street, within walking distance to City Hall, Columbus Commons, and the Franklin County Courthouse. The property provides direct access to major transit arteries like I-70, I-71, and SR-315, allowing quick commutes to surrounding neighborhoods and suburbs. Tenants benefit from high walkability, access to public transportation, and proximity to major highways including I-70 and I-71.







## SHOPPING

**EASTON TOWN CENTER**  
5.7 miles  
**POLARIS FASHION PLACE**  
12 miles  
**TUTTLE CROSSING MALL**  
11.2 miles  
**SHORT NORTH ARTS DISTRICT BOUTIQUES**  
1.5 miles



## GAS

**BP**  
0.16 miles  
**SPEEDWAY**  
1.74 miles  
**SHELL**  
1.21 miles  
**MOBIL**  
0.2 miles



## DINING

**THE WALRUS**  
0.1 miles  
**THE GOAT**  
0.30 miles  
**SIDEBAR COLUMBUS**  
0.1 miles  
**PECAN PENNY'S**  
0.1 miles  
**MIKEY'S LATE NIGHT SLICE**  
0.1 miles  
**JENI'S ICE CREAM**  
0.2 miles  
**THE WOODBURY**  
0.2 miles  
**SILAV CAFE + GRILL**  
0.3 miles  
**THE SPAGHETTI WAREHOUSE**  
0.3 miles  
**OSAKA TON KATSU**  
0.25 miles



## COFFEE

**STAUF'S COFFEE ROASTERS**  
0.75 miles  
**STARBUCKS**  
0.46 miles  
**PARABLE CAFE**  
1 mile  
**QAHWAH HOUSE COFFEE**  
0.2 miles  
**CAFE DE NOOK**  
0.2 miles  
**COFFEE BAR AT THE WOODBURY**  
0.2 miles



## SCHOOLS

**FRANKLIN UNIVERSITY**  
0.1 miles  
**COLUMBUS DOWNTOWN HIGH SCHOOL**  
0.35 miles  
**COLUMBUS STATE COMMUNITY COLLEGE**  
1.08 miles



## TRANSPORTATION

**COTA BUS STOP**  
0.46 miles  
**JOHN GLENN INTERNATIONAL AIRPORT**  
6.53 miles



## DRINKS

**PINS MECHANICAL CO.**  
0.47 miles  
**DUELING AXES**  
0.1 miles  
**16-BIT BAR + ARCADE**  
0.3 miles  
**THE JURY ROOM**  
0.3 miles  
**DENMARK ON HIGH**  
1 mile  
**HIGH BECK TAVERN**  
1 mile



## ENTERTAINMENT

**PALACE THEATRE**  
0.43 MILES  
**OHIO THEATRE**  
0.43 miles  
**COLUMBUS MUSEUM OF ART**  
0.71 miles



## BANKS

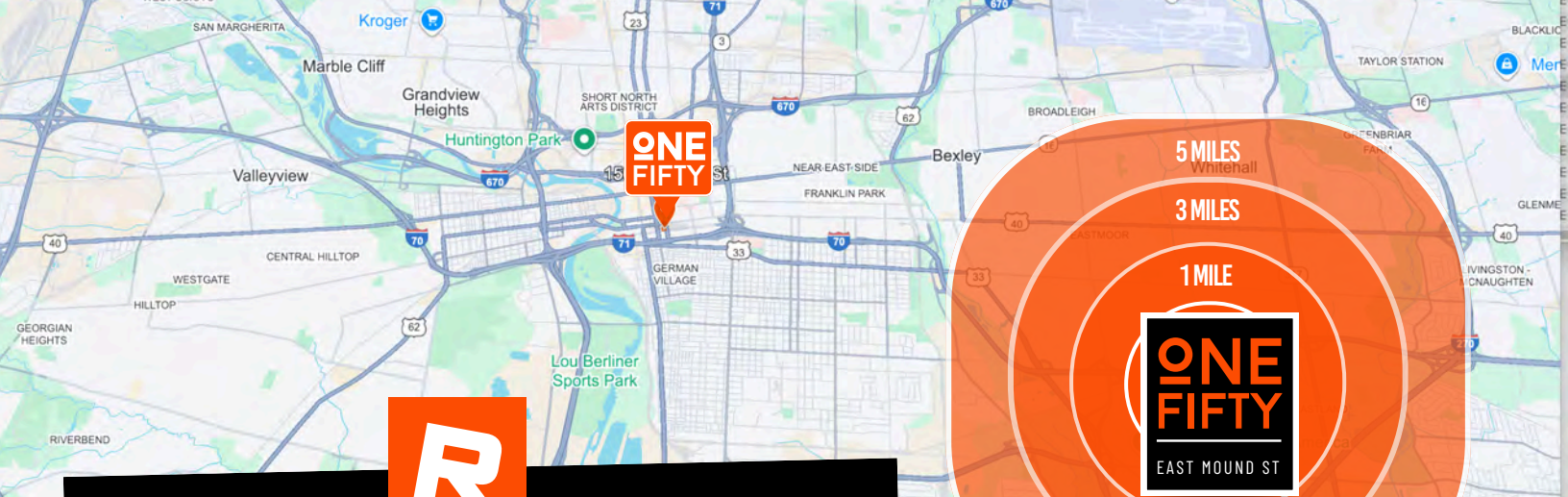
**CHASE**  
1.51 miles  
**FIFTH THIRD BANK**  
0.66 miles  
**HUNTINGTON BANK**  
0.34 miles  
**CME CREDIT UNION**  
0.1 miles

# ACCESSIBILITY+ AMENITIES

## PRIME LOCATION

Situated in the city's business core, 150 E Mound St places you steps from the Columbus Commons, courthouses, City Hall, and dozens of restaurants and cafes. Tenants benefit from high walkability, access to public transportation, and proximity to major highways including I-70 and I-71.





## POPULATION

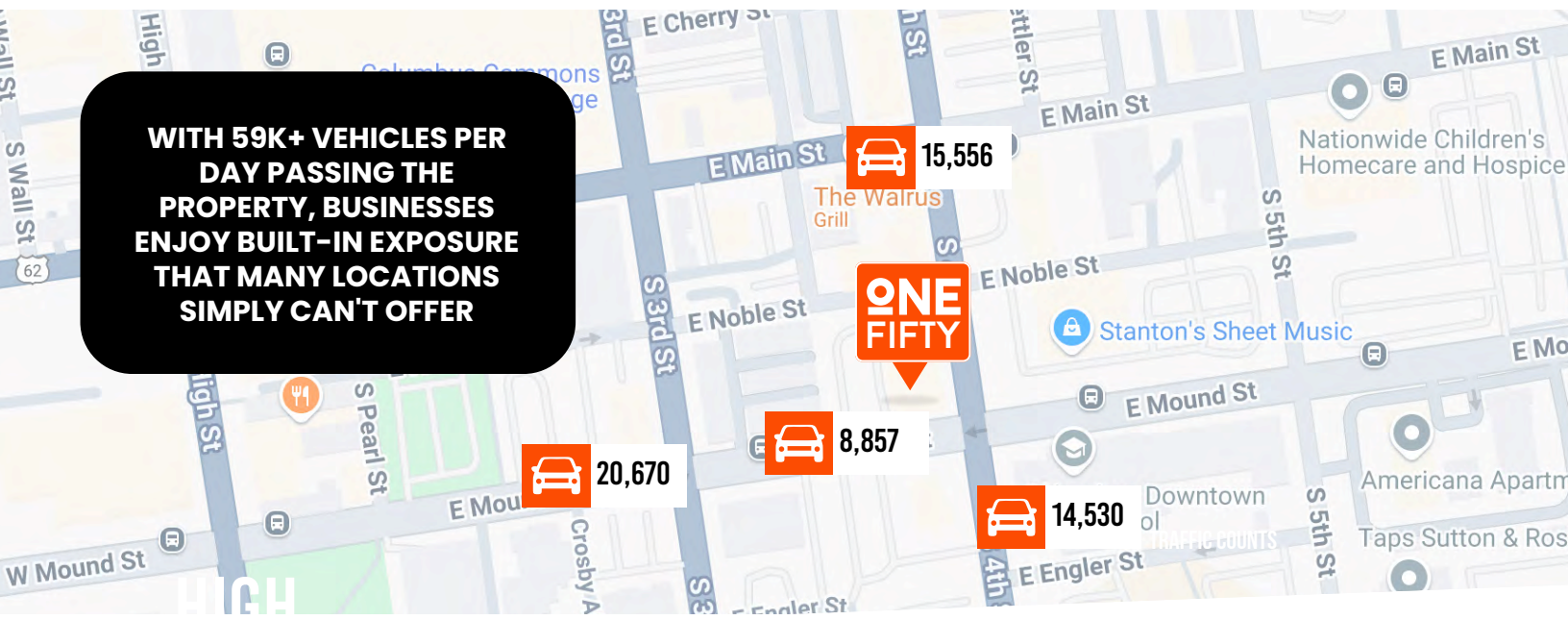
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17.6K	122K	306K
AVERAGE AGE	31.5	33.1	34.7
AVERAGE HH INCOME	\$52K	\$64K	\$71K
AVERAGE HOUSE VALUE	\$228K	\$242K	\$259K

Demographic data derived from datausa.io

# TRAFFIC HIGH VISIBILITY + EXPOSURE

**150 E MOUND ST'S CENTRAL LOCATION IN OHIO  
MAKES IT ACCESSIBLE TO A LARGE REGIONAL  
MARKET, INCLUDING NEARBY CITIES AND SUBURBS**

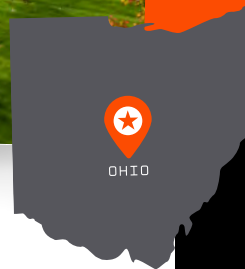
**WITH 59K+ VEHICLES PER  
DAY PASSING THE  
PROPERTY, BUSINESSES  
ENJOY BUILT-IN EXPOSURE  
THAT MANY LOCATIONS  
SIMPLY CAN'T OFFER**



Traffic count data represents estimated average daily traffic (ADT) based on the Mid-Ohio Regional Planning Commission (MORPC) Traffic Count Database System (TCDS), and may vary due to seasonal changes, construction, or other factors; verification with local authorities is recommended for accuracy (morpc.org).

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WITH A 1.4% ANNUAL GROWTH RATE, COLUMBUS IS THE FASTEST GROWING MAJOR METRO IN THE MIDWEST AND THE 7TH LARGEST ECONOMY IN THE UNITED STATES



902K

TOTAL POPULATION

\$213K

AVG HOME VALUE

COLUMBUS

## ECONOMIC GROWTH + MARKET STABILITY

- ✓ No single industry represents more than 18% of employment, reducing economic volatility
- ✓ Columbus has a highly diversified economy, ensuring stability across multiple industries
- ✓ 1.0 million SF of positive net absorption in 2024, demonstrating strong business demand

Office vacancy rate in Columbus remained stable at 13.2% in Q4 2024, reflecting a steady demand for quality office space.

OFFICE VACANCY RATE

→ 13.2%

\$68K

AVG HH INCOME

28

MEDIAN AGE

100

OVER 100 COMPANIES ARE HEADQUARTERED IN COLUMBUS

37K

COLLEGE + GRADUATE STUDENTS



28M

VISITORS FROM FOOTBALL ATTRACTIONS ANNUALLY

14K

NEW RESIDENTS IN 2024



64K+

PROJECTED RESIDENTS IN THE NEXT 5 YEARS



2 BILLION EXPANSION AT JOHN GLENN INTERNATIONAL AIRPORT BREAKS GROUND IN EARLY 2025

Columbus, Ohio, is a fast-growing business hub, offering an affordable, strategic, and innovative environment for companies looking to establish or expand their presence. With a strong economy, diverse talent pool, and high-quality office spaces, Columbus continues to attract businesses across various industries.





## LOCAL MARKET OVERVIEW

### FRANKLIN COUNTY

↗ **1.32M**  
TOTAL POPULATION

↗ **\$243K**  
AVERAGE HOME VALUE

↗ **\$71K**  
AVERAGE HH INCOME

### COLUMBUS METRO AREA

↗ **2.14M**  
TOTAL POPULATION

↗ **\$252K**  
AVERAGE HOME VALUE

↗ **\$77K**  
AVERAGE HH INCOME

OHIO RANKED  
#7 AMERICA'S  
TOP STATES FOR  
BUSINESS 2024  
**CNBC**



RANKED AMONG  
THE TOP 10 CITIES  
FOR BUSINESS  
GROWTH  
**FORBES**

**Forbes**

NAMED ONE OF  
THE BEST CITIES  
FOR YOUNG  
PROFESSIONALS  
**FORBES**

**Forbes**

BEST  
DESTINATIONS  
FOR CULINARY  
TRAVEL 2024  
**ESSENCE**

**ESSENCE**

RANKED IN THE  
TOP 10 HOTTEST  
JOB MARKETS  
**WALL STREET  
JOURNAL**

**WSJ**

Franklin County and the Columbus Region have received numerous accolades that highlight their attractiveness to businesses, including retailers. The region is recognized as a top-ranked business climate with a strong economy and a prepared workforce. It has been named the No.1 Rising City for Startups and has grown multiple unicorn companies, showcasing its potential for innovation and business success.

**ONE  
FIFTY**

EAST MOUND ST



**ROTH**

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