

FOR LEASE

500

SOUTH FRONT STREET
COLUMBUS, OH

THE BREWERY TOWER

Crabbe
Brown
&
James
LLP

ohio
afl-cio

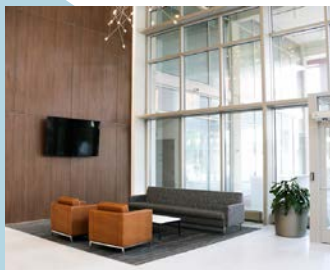


www.alliedre.com

PRESTIGIOUS PROPERTY

The Brewery Tower is a stunningly unique multi-tenant 12-story office building with an attached 579-car garage located in the thriving Brewery District of Greater Columbus, Ohio.

142,315 sq ft. Office Building



BUILDING FEATURES



Dramatic Renovated
Indoor/Outdoor
Lobby



Easy On/Off
Access to
Interstate 70



579-Space
Covered Parking
Garage



Walking Distance
to 22 Restaurants
and Bars

500 S. FRONT STREET



BUILDING AVAILABILITY

SUITE	RSF	RATE/RSF/YK	DETAILS
A	3,920	\$13.95 NNN	Retail / Restaurant / Deli space
125	2,015	\$13.95 NNN	First floor space with first floor lobby exposure and direct access
200	5,531	\$13.95 NNN	Seven perimeter offices, conference room, break room and open space
840	4,401	\$13.95 NNN	Five perimeter offices, conference room, open kitchen and open area for work stations
860	2,301	\$13.95 NNN	Five hard wall offices along the perimeter, large conference room and break room
870	1,583	\$13.95 NNN	Hard wall offices , conference room and kitchenette
970	2,751	\$13.95 NNN	Perimeter offices with internal open work area
1110	2,750	\$13.95 NNN	Corner suite with abundant natural light
1201	5,726	\$13.95 NNN	Top floor space with northern views + patio space

Current Estimated Operating Expenses: \$11.24/SF



500 S. FRONT STREET

NEARBY AMENITIES

The Brewery Tower is located in a thriving downtown office environment with ample restaurants, shops, bars, entertainment and parking well within walking distance.

THE BREWERY DISTRICT



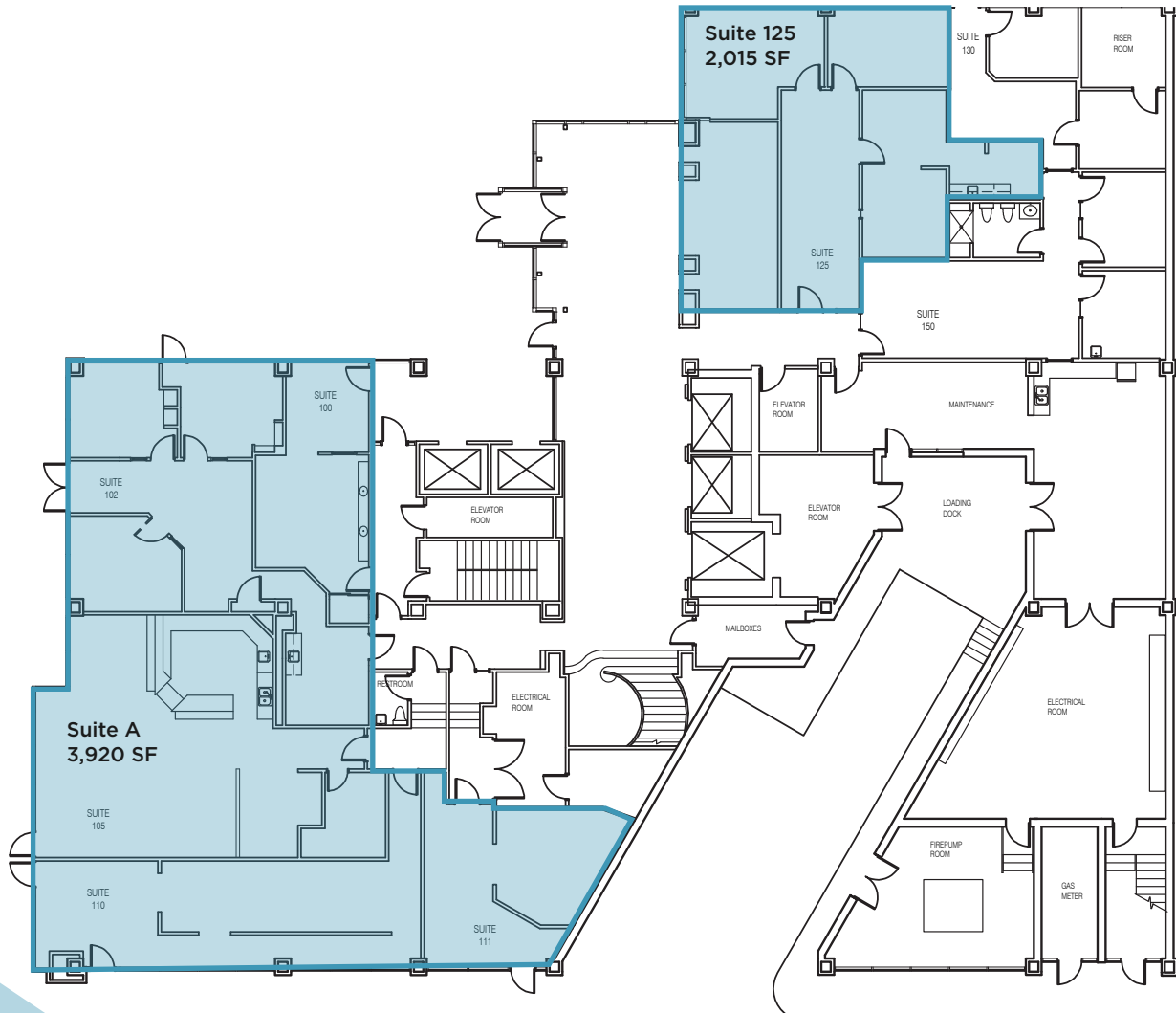
PARKING OPTIONS

- | | |
|--|---|
| <p>1
Brewery Tower
\$160/month unreserved
Additional charge</p> <p>2
Brewmasters Lot #50
(477 S Front)
\$70/month</p> <p>3
Brewmasters Lot #7
(100 S Liberty)
Currently Full</p> <p>4
Brewmasters Lot #7
(100 S Liberty)
Currently Full</p> | <p>5
Brewery District Lot
(129 S Liberty)
\$75/month</p> <p>6
Grange - Kroger Lot
(284 W Sycamore)
\$65/month</p> <p>7
Grange - Sycamore Lot 37D
(85 W Sycamore)
\$65/month</p> <p>8
Grange Garage
(610 S Front)
Currently Full</p> |
|--|---|

500 S. FRONT STREET

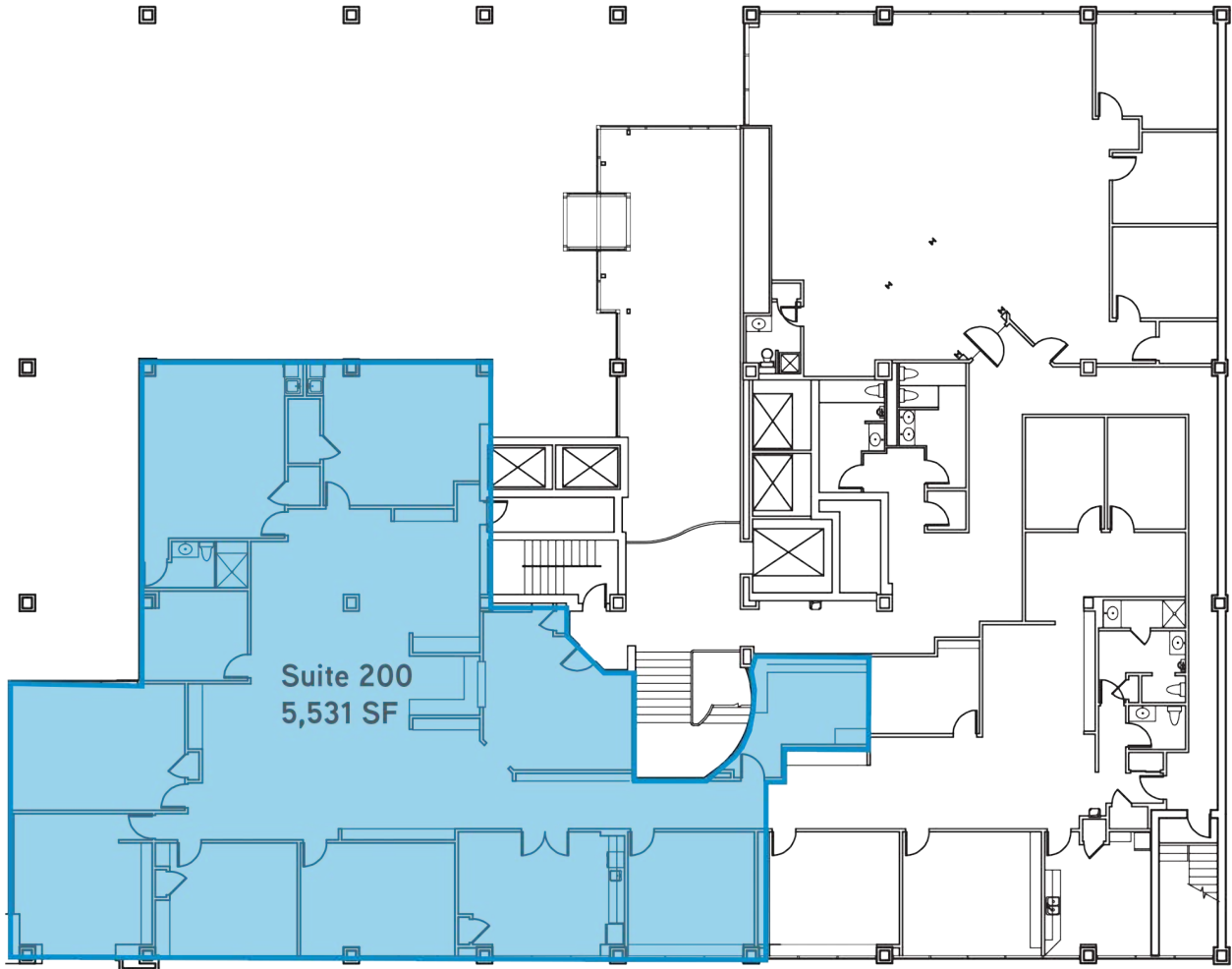
FLOOR PLANS

FIRST FLOOR



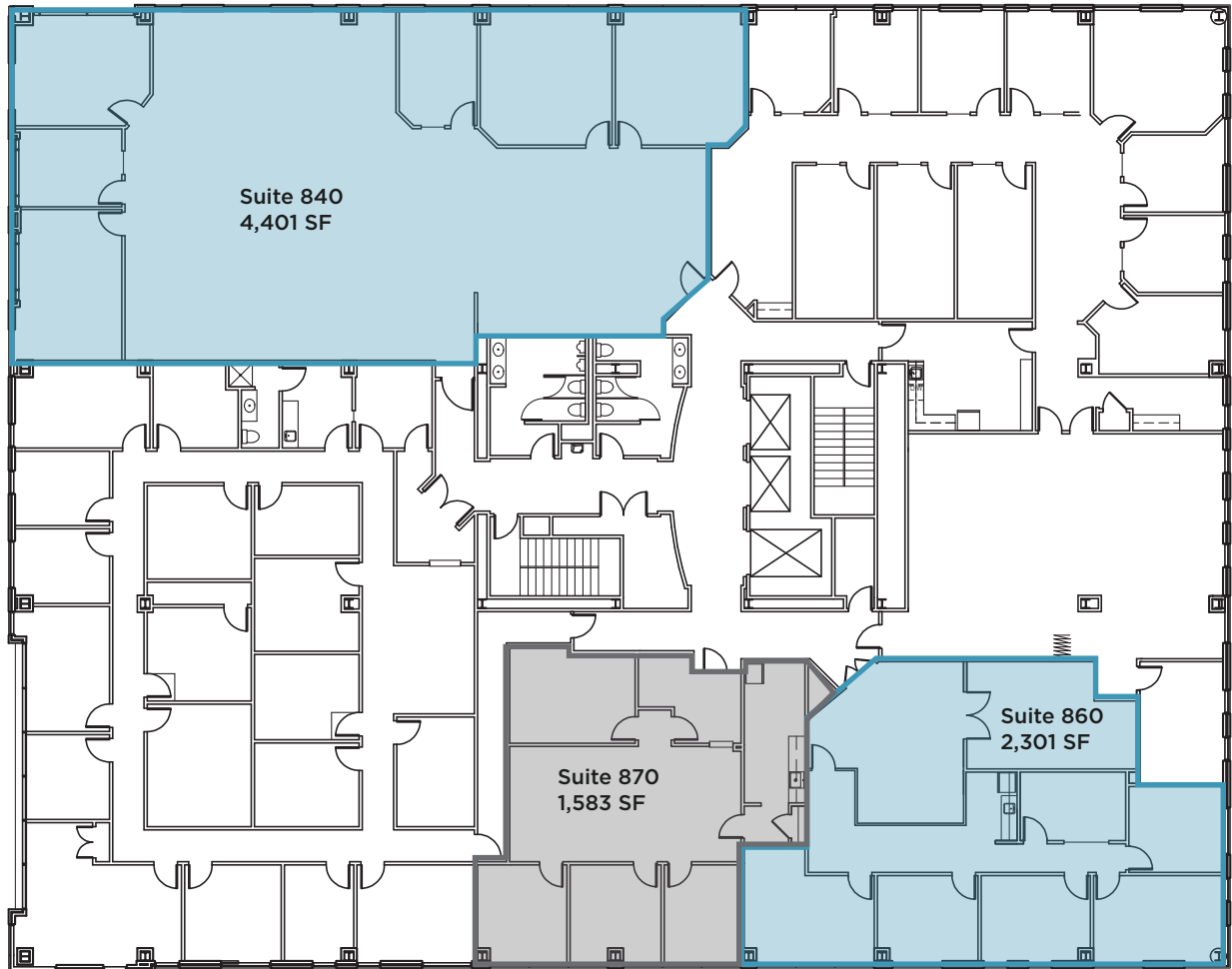
FLOOR PLANS

SECOND FLOOR



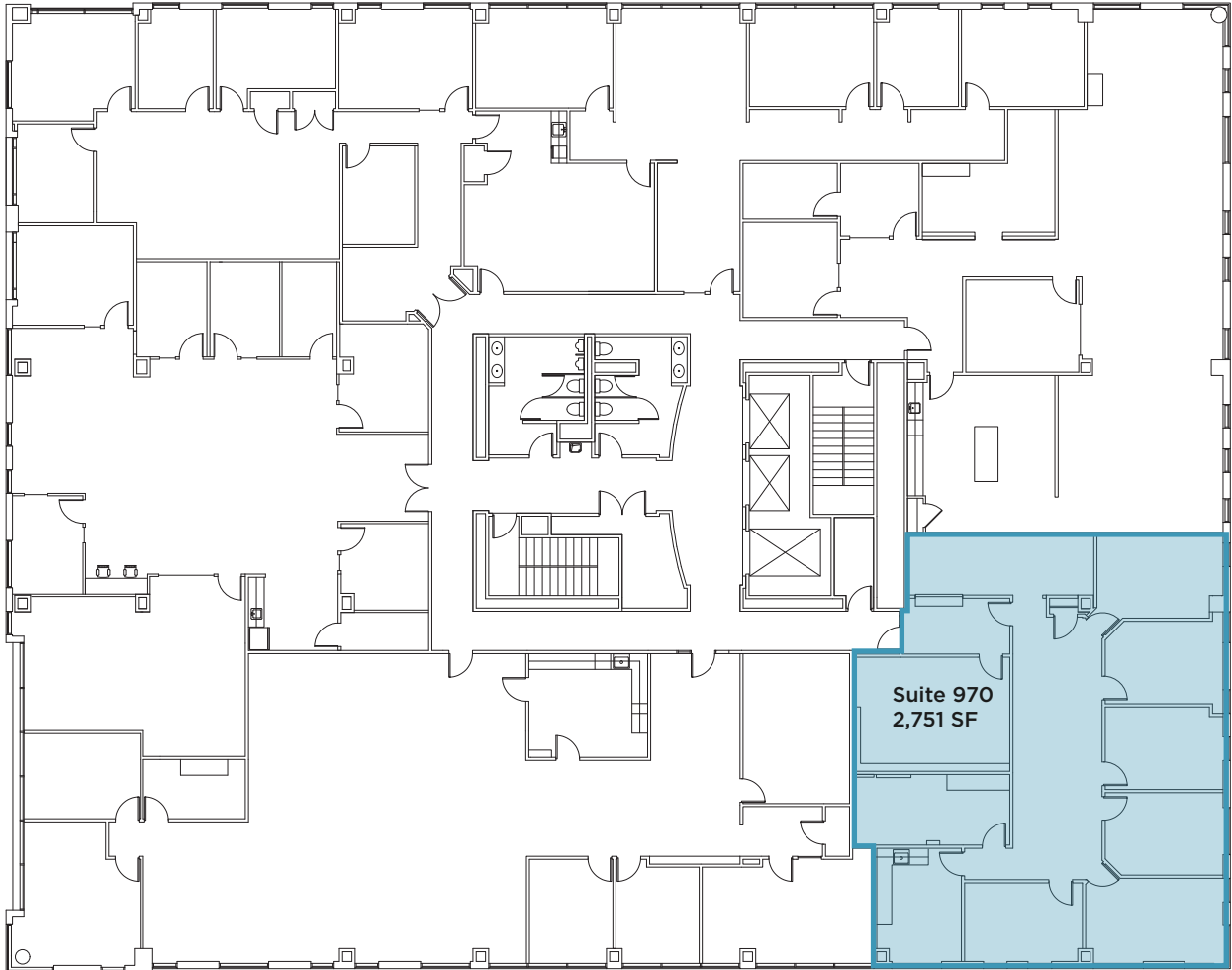
FLOOR PLANS

EIGHTH FLOOR



FLOOR PLANS

NINTH FLOOR



FLOOR PLANS

ELEVENTH FLOOR - *as built floorplan*

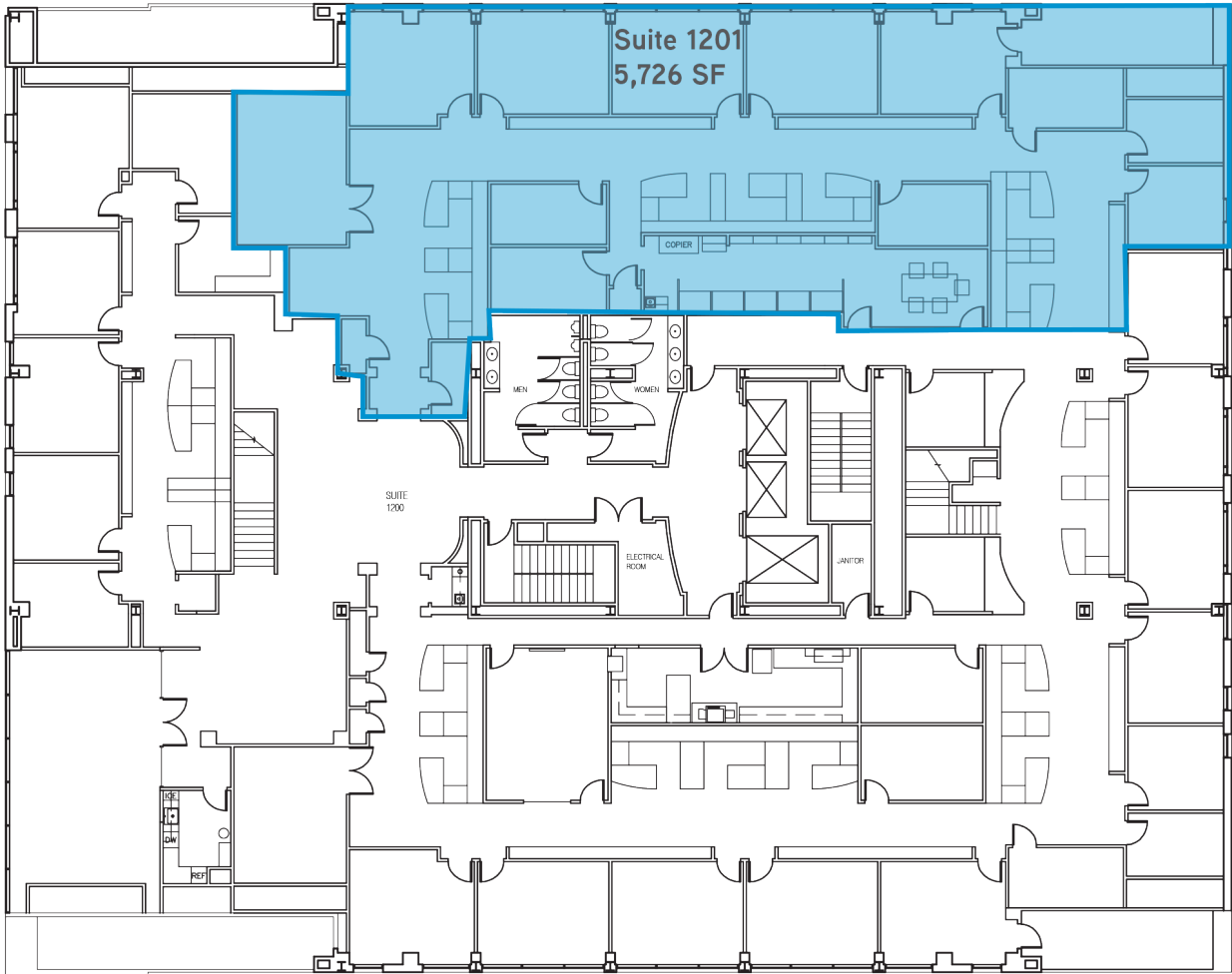


Suite 1110
2,750 SF

500 S. FRONT STREET

FLOOR PLANS

TWELFTH FLOOR





CONTACT US:

Dan Dunsmoor sior
+1 614 352 3556
dan.dunsmoor@alliedre.com

Michelle Fude ccim
+1 614 398 9292
michelle.fude@alliedre.com

Ross Lanford
+1 614 906 5757
ross.lanford@alliedre.com

This document has been prepared by Allied Commercial Real Estate Advisors for advertising and general information only. Allied Commercial Real Estate Advisors 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. Allied Commercial Real Estate Advisors 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 Allied Commercial Real Estate Advisors and/or its licensor(s). ©2024. All rights reserved.



www.alliedre.com