

**FOR LEASE**  
**DOWNTOWN COLUMBUS OFFICE SPACE**  
**1,756 SF to 15,193 SF AVAILABLE**



## **455 & 475 E Mound St, Columbus, OH 43215**



**For More Information**

**Shad Phipps, SIOR, CCIM**

CEO & Principal Broker

(614) 570-4221

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**Scott Behrmann**

President

(614) 352-4062

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## **PROPERTY DETAILS**

- Available: 1,756 to 15,193 SF of Office Space
- Lease Rate: \$16.00/SF NNN
- CAM: Escrow of \$4.00/SF (Includes Real Estate Taxes, Insurance, Trash, Exterior Cleaning, Landscaping, Snow Removal, Parking Lot, Exterior Lighting, and Roof)
- Location: On E Mound St, the new westbound I-70 only entrance to downtown with 9,292 AADT (2025). Close to Nationwide Children's Hospital, Courthouse, Grant Hospital, Franklin University
- Signage: Monument, Building, and Awning signage opportunities
- Utilities: Tenants pay for Electric, Gas, Janitorial, Water & Sewer
- Parking: 3.28/1000 parking ratio on-site
- Features: Single or Multi-Tenant buildings, ADA accessible, Elevator in both buildings, on COTA bus line, Reception Area, Private offices. Great for Medical or Professional Office needs.



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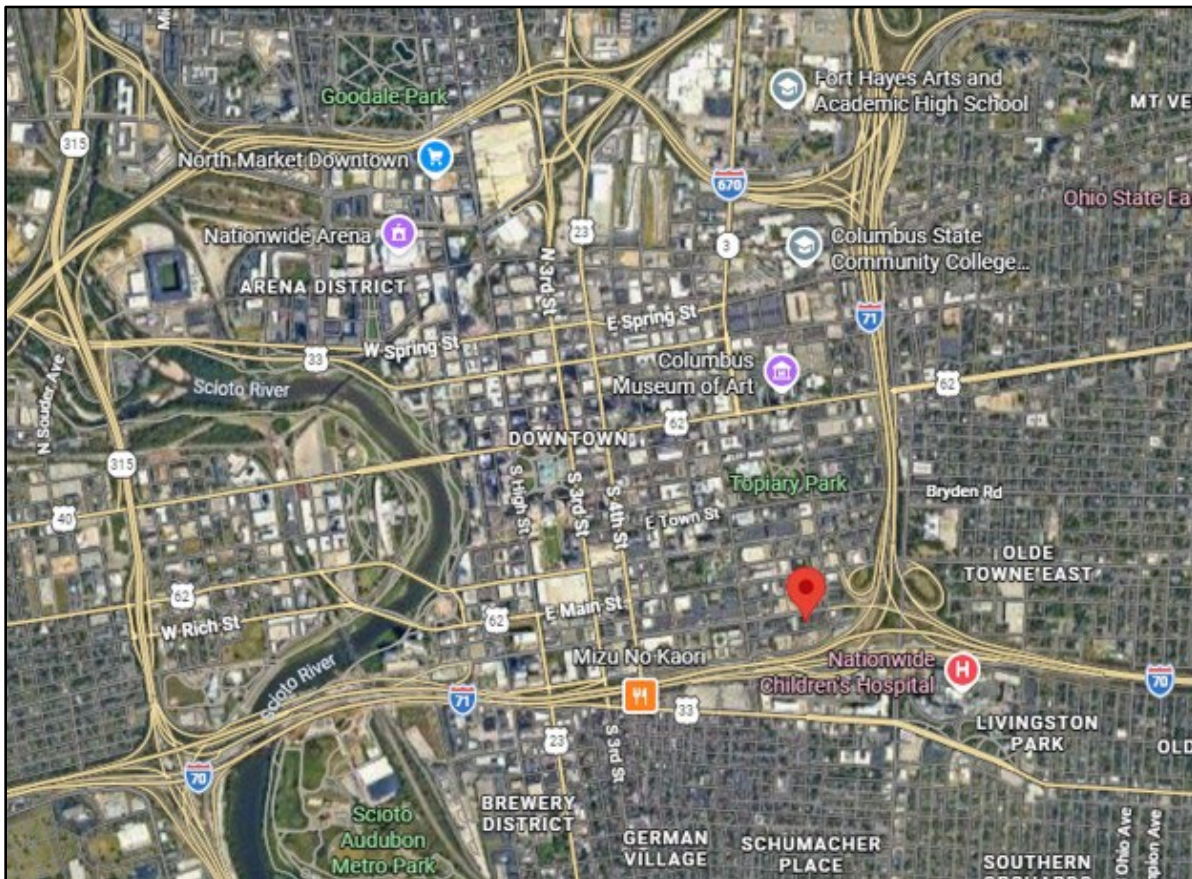
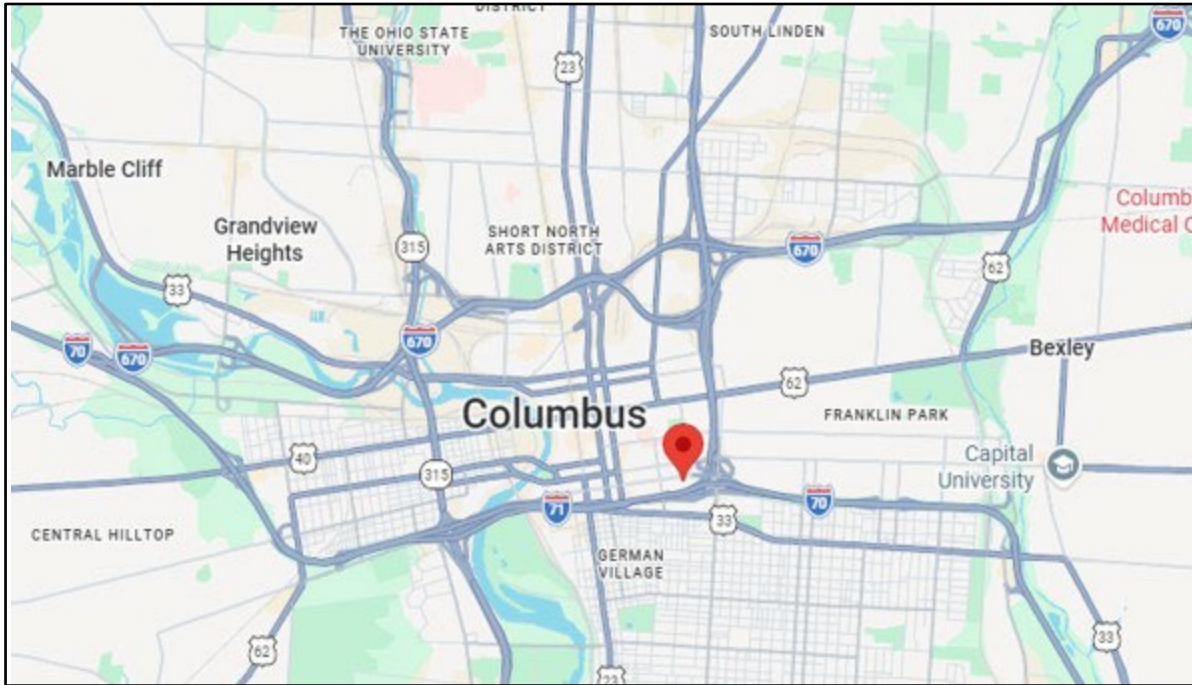
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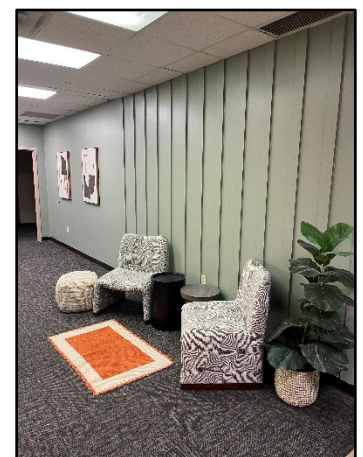
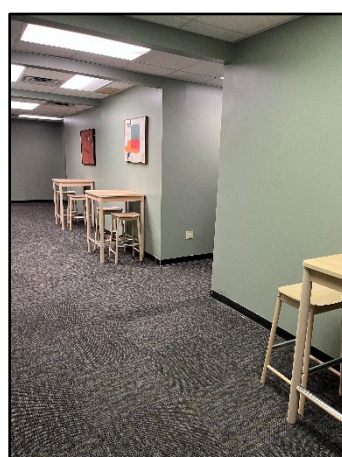
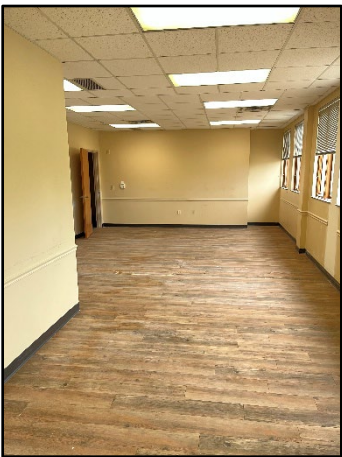
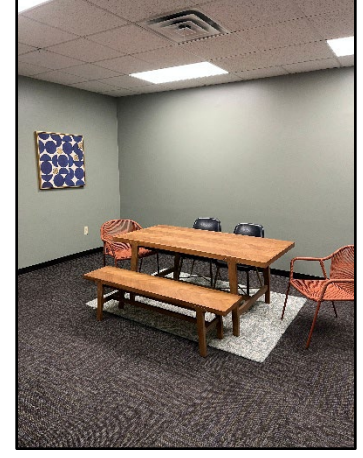
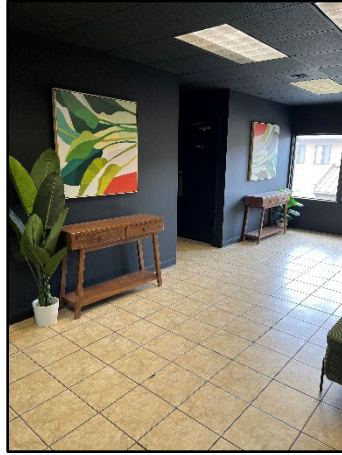
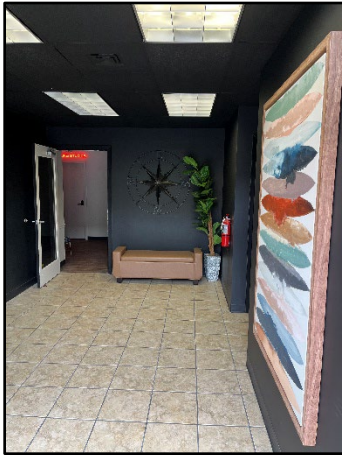
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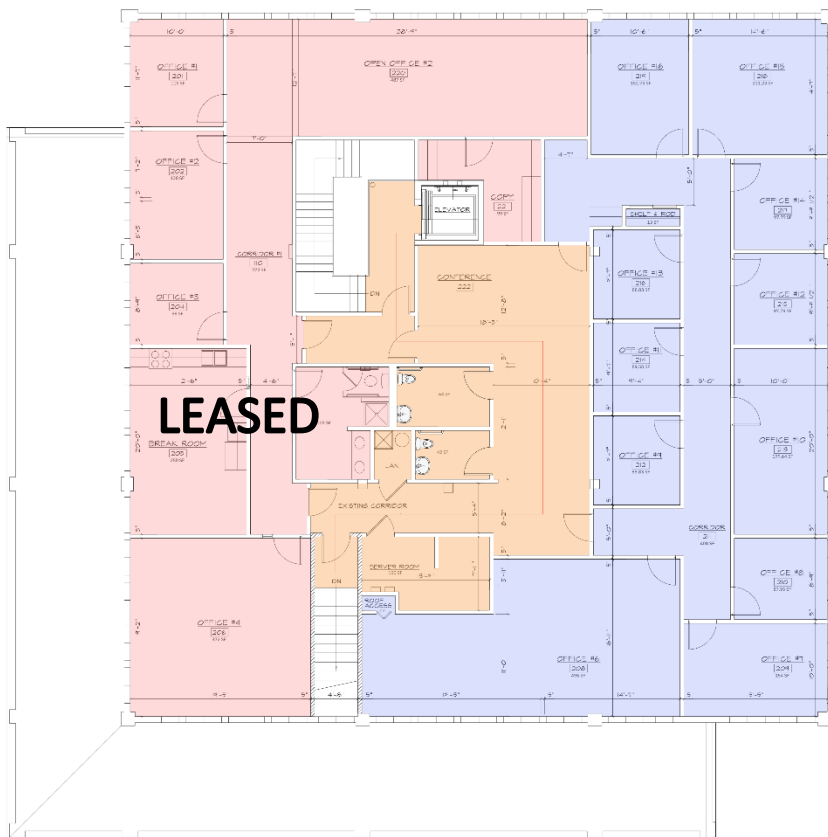


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# 455 E MOUND STREET

## SECOND FLOOR - PLAN



**LEGEND**

- COMMON AREA: 1,006 SF
- TENANT ONE: 2,018 SF usable / 2,486 SF rentable
- TENANT TWO: 2,324 SF usable / 2,862 SF rentable

SECOND FLOOR PLAN  
SCALE: 3/8" = 1'-0"

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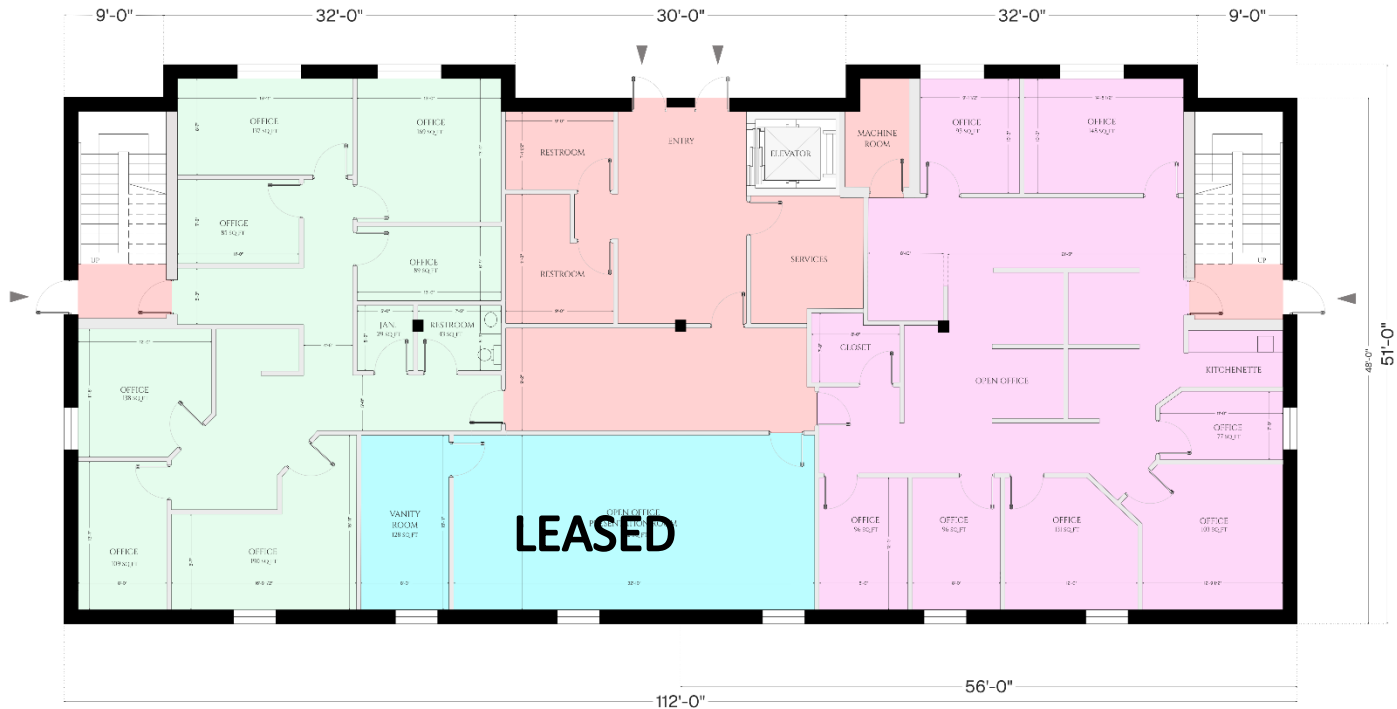
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# 475 E MOUND STREET

## FIRST FLOOR - PLAN



### LEGEND

- COMMON AREA: 878 SF
- SPACE ONE: 674 SF usable/ 809 SF rentable
- SPACE TWO: 1,463 SF usable / 1,756 SF rentable
- SPACE THREE: 1,734 SF usable / 2,081 SF rentable

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# 475 E MOUND STREET

## SECOND FLOOR - PLAN



### LEGEND

- COMMON AREA: 1375 SF (Includes part of 1st & all of 2nd floor)
- SPACE ONE: 2,293 SF usable / 2,981 SF rentable
- SPACE TWO: 1,882 SF usable / 2,447 SF rentable

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