



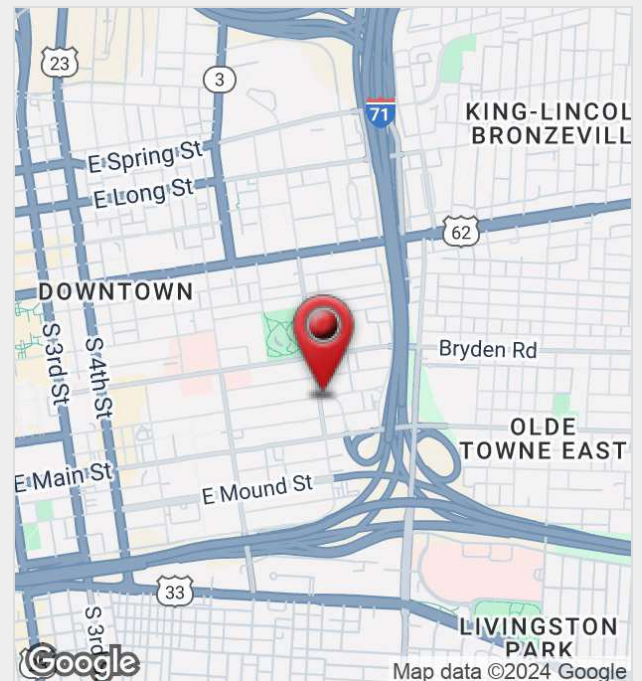
513 E. Rich Street

Columbus, Ohio 43215

Property Features

- Investment or Owner/User Opportunity
- 13,795 SF Three-Story Office Building with Finished Lower Level
- Entire Third Floor Available
- One Passenger Elevator
- Pylon Signage
- 24 On-Site Parking Spaces
- Brick & Stone Exterior Finish
- Easy Access to All Major Highways
- Half a Mile Away from Nationwide Children's Hospital, OhioHealth Grant Medical Center, Franklin University, Columbus Metropolitan Library, the Topiary Park, & downtown Columbus

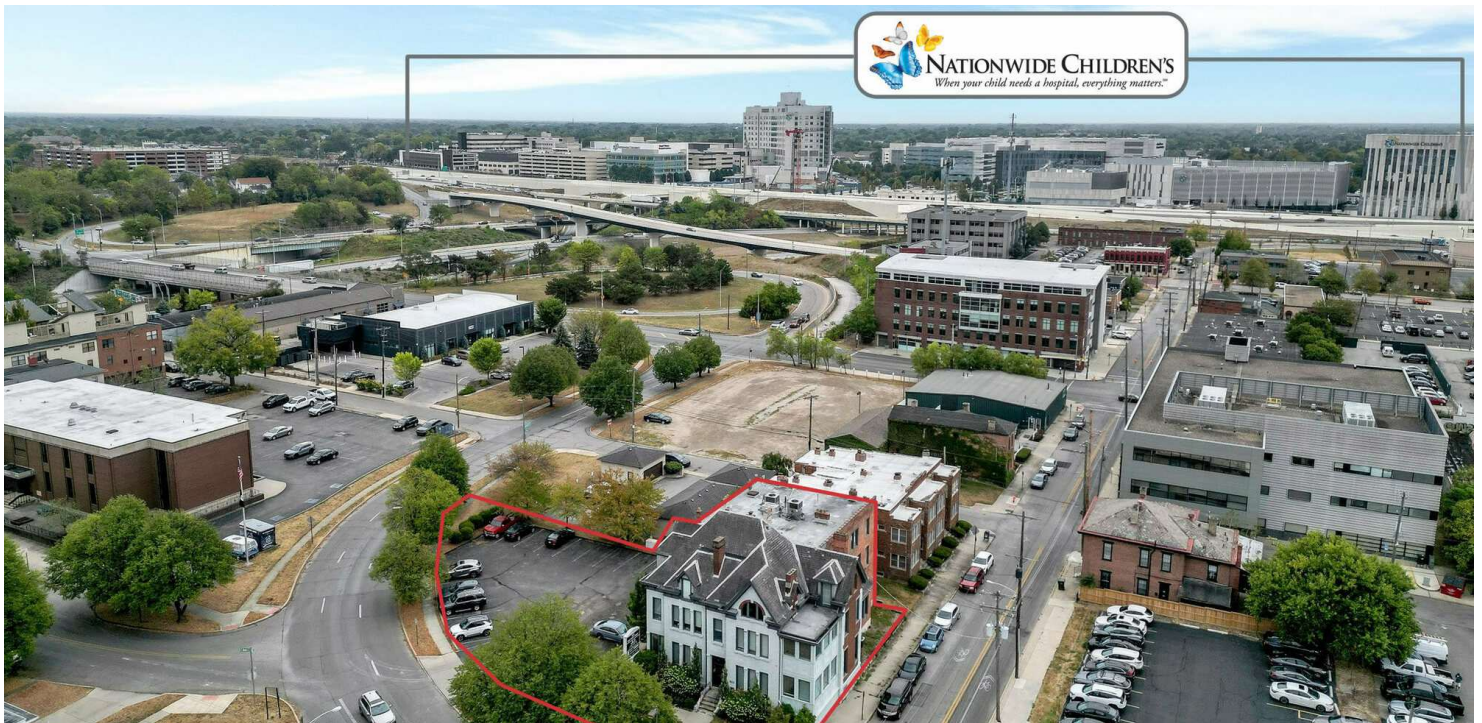
Sale Price: \$1,200,000

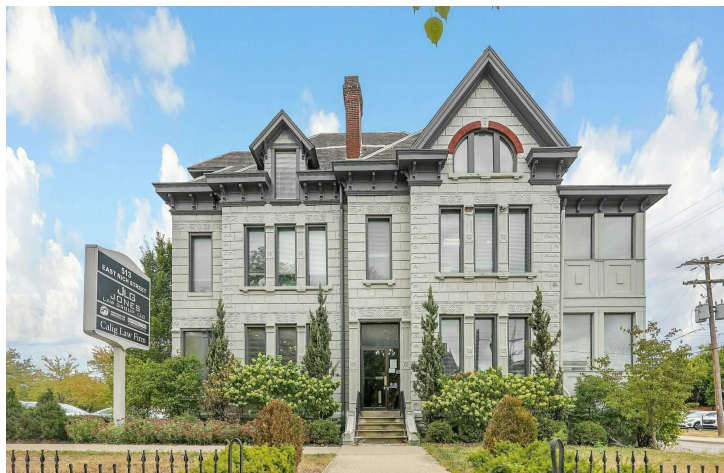


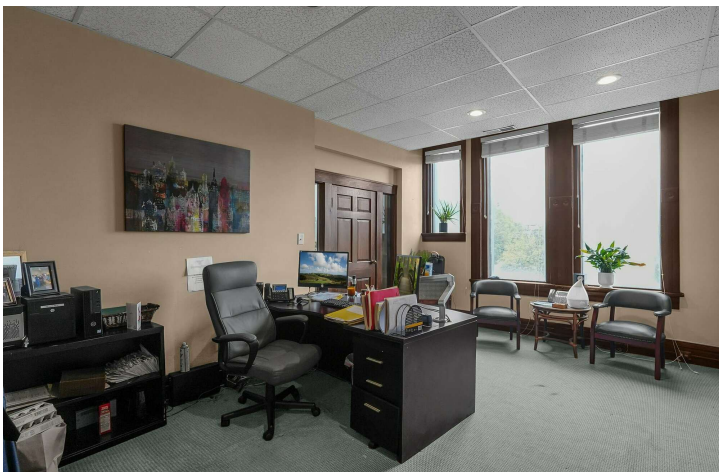
For more information:

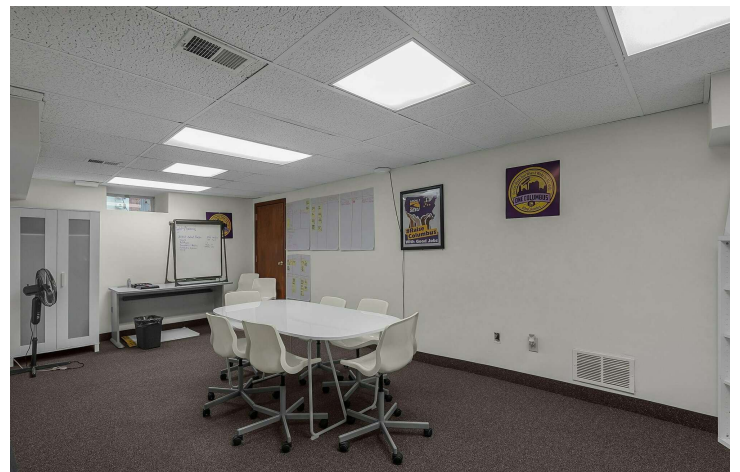
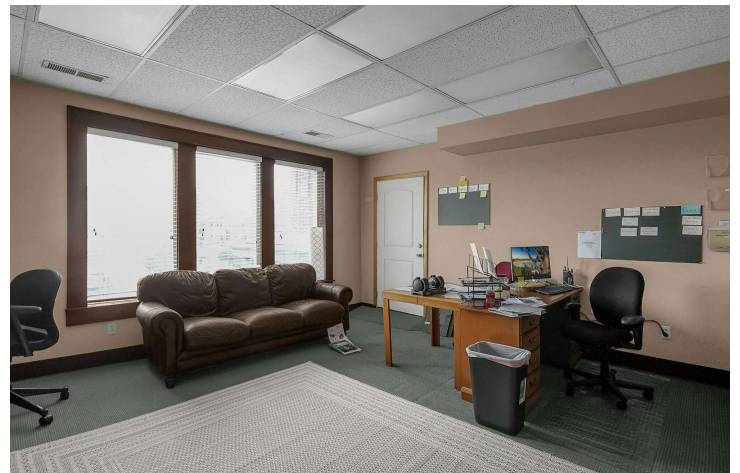
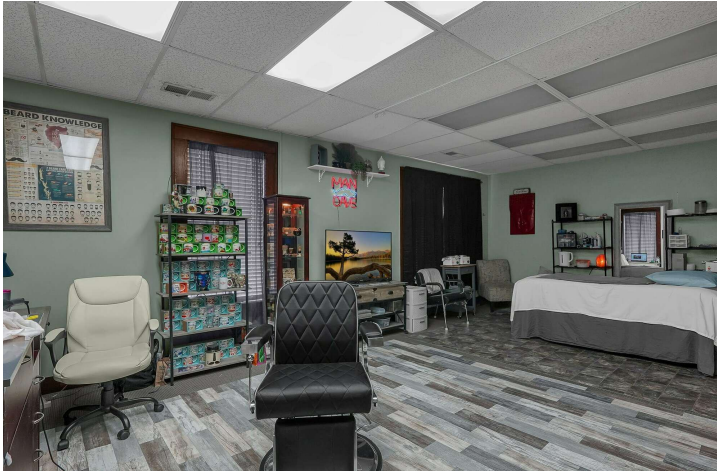
Mitchell Moore

614 629 5257 • mmoore@ohioequities.com





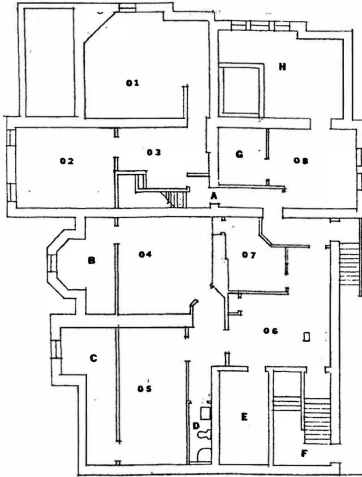




LOWER FLOOR

Suite	Sq Ft
01, 02, 03	554
04	253
05	294
06	285
07	120
Total	1,573

7 Offices - 1,573 Square Feet

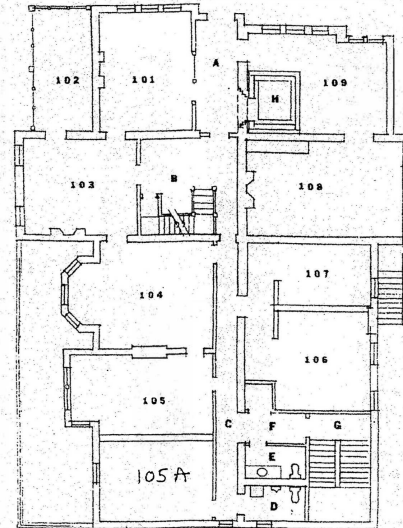


FIRST FLOOR

Suite	Sq Ft
101, 102	584
103	339
104	443
105	377
105A	327
Total	2,067

Suite	Sq Ft
106	352
107	290
108	482
109	314
Total	1,468

10 Offices - 3,535 Square Feet

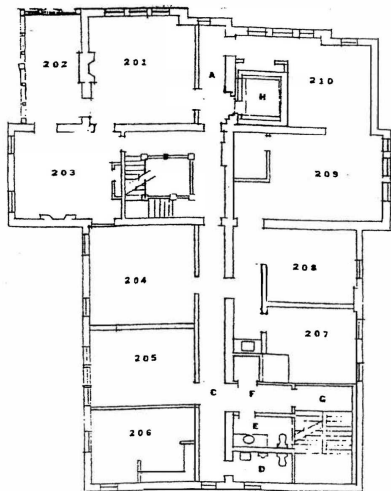


SECOND FLOOR

Suite	Sq Ft
201, 202	520
203	346
204	413
205	328
206	303
Total	2,010

Suite	Sq Ft
207	347
208	371
209	460
210	320
Total	1,498

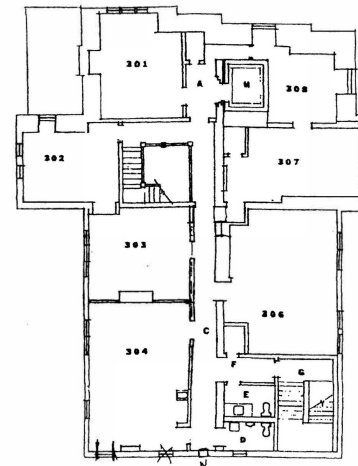
10 Offices - 3,508 Square Feet

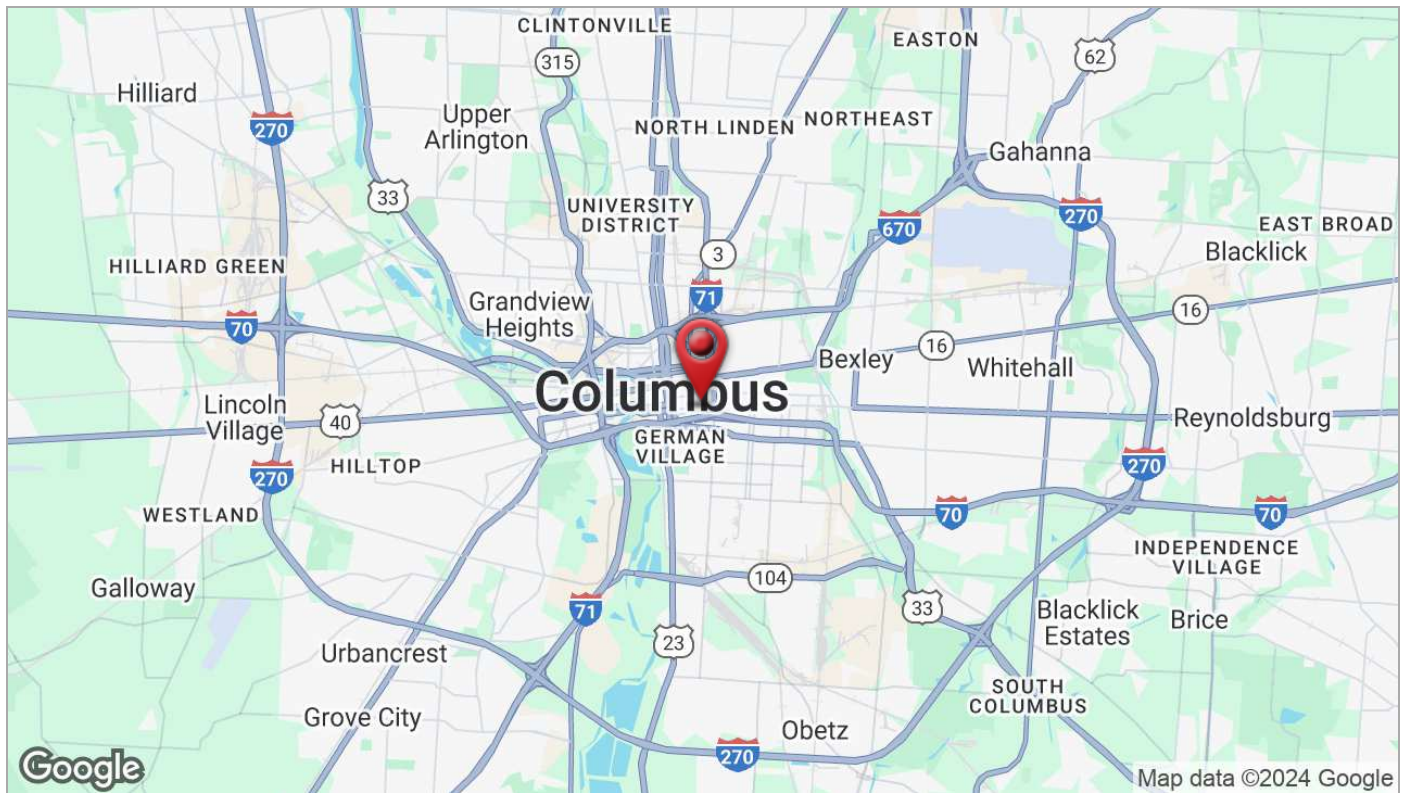
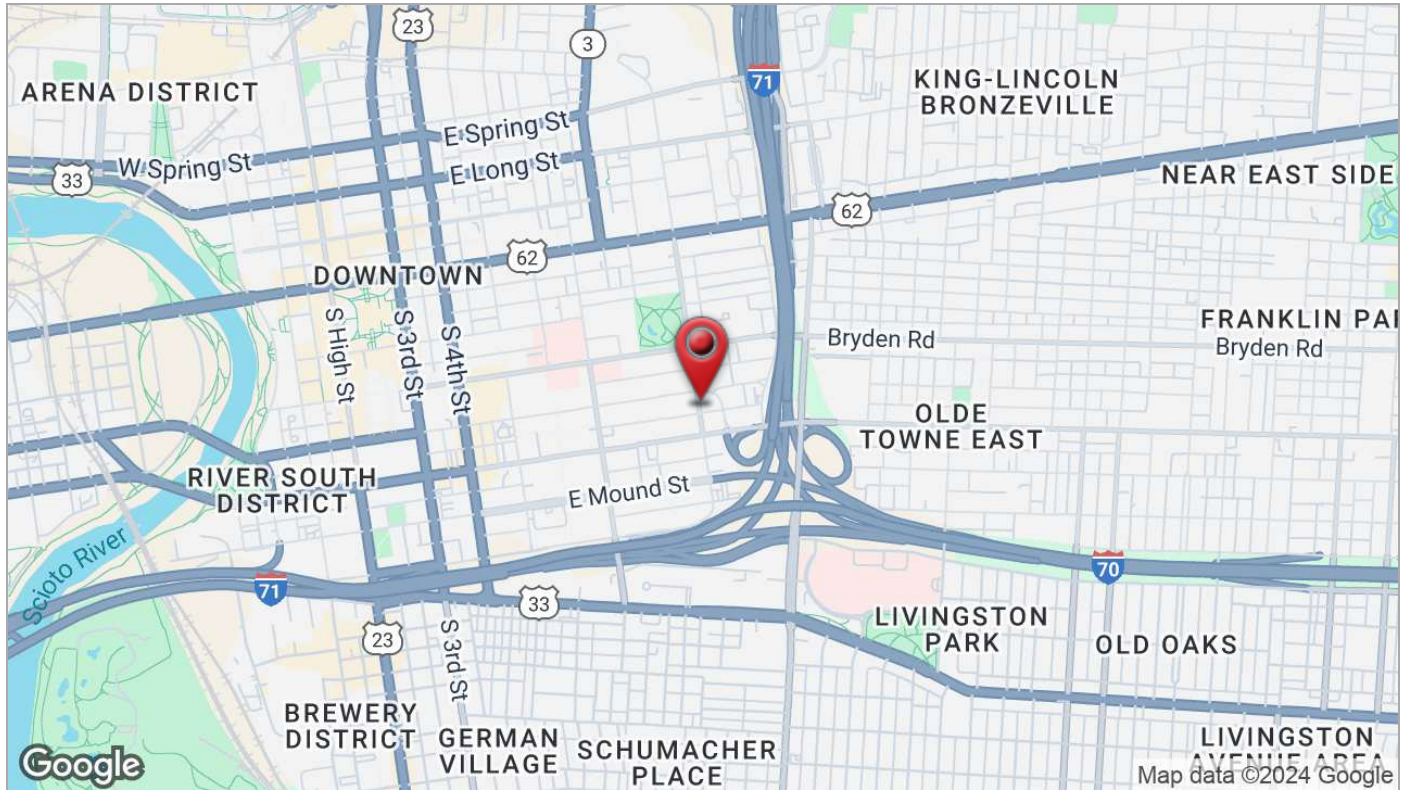


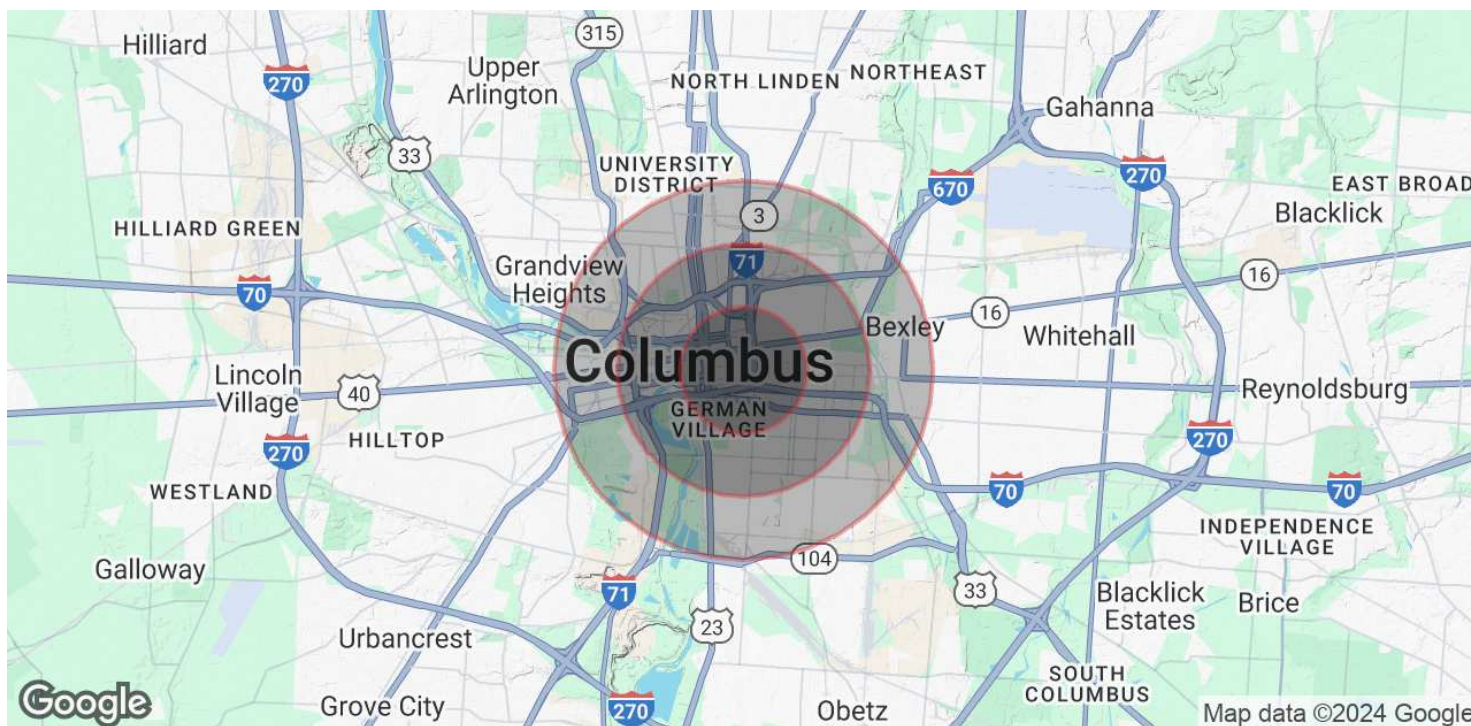
THIRD FLOOR

Suite	Sq Ft
301	352
302	222
303	400
304, 305	611
306	756
307	419
308	213
Total	2,973

5 Offices, 2 Conference Rooms / Open Offices - 2,973







POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	20,298	69,076	135,446
Average Age	39	37	35
Average Age (Male)	39	38	35
Average Age (Female)	38	37	35

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	11,742	36,377	64,959
# of Persons per HH	1.7	1.9	2.1
Average HH Income	\$90,182	\$84,838	\$81,577
Average House Value	\$593,261	\$435,176	\$403,807

Demographics data derived from AlphaMap