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Providing creative commercial real estate solutions since 1997



SUBLEASE | 2,931 - 10,982 SF

SMITH BROS' HARDWARE

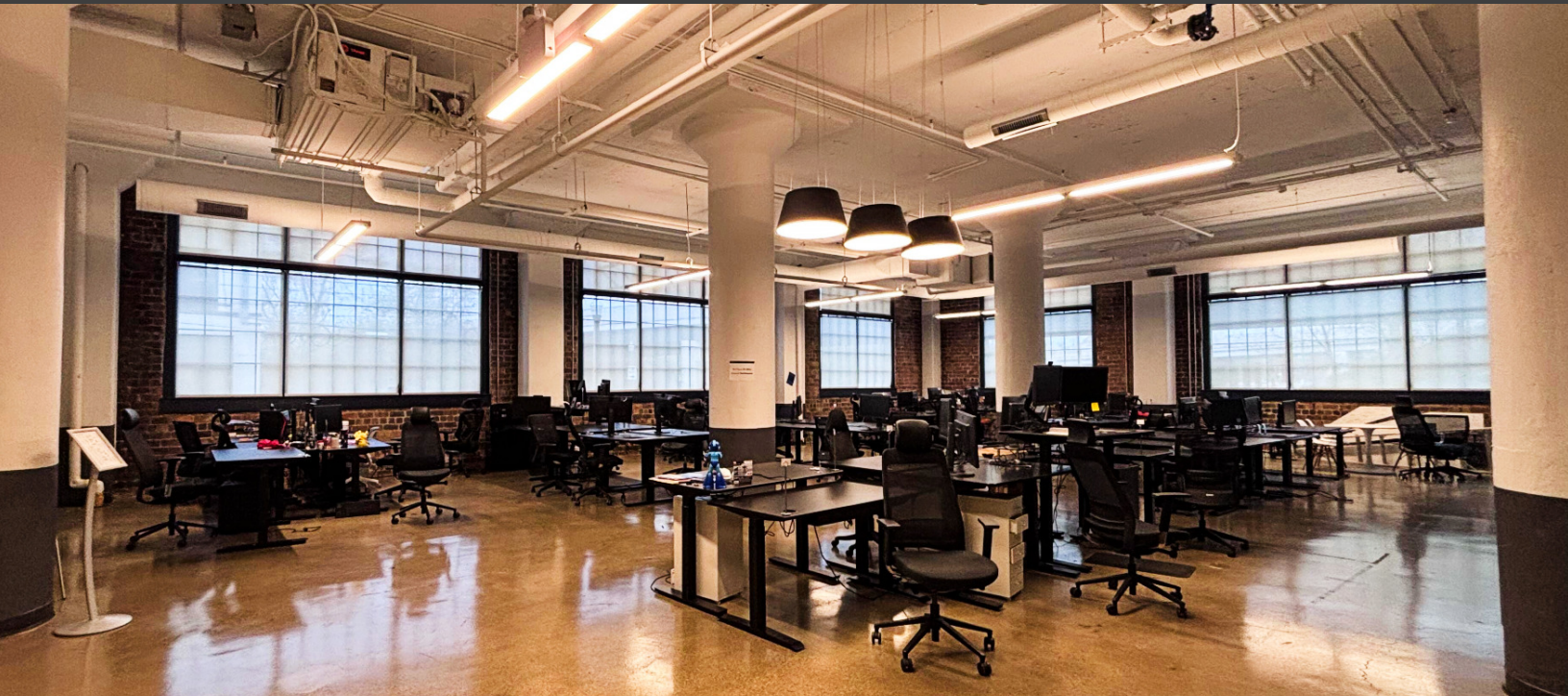
580 N FOURTH STREET, COLUMBUS, OH 43215

ED FELLOWS

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Property Description

Dynamic first floor office environments available to lease in this iconic downtown building. First floor suites offer extra-high ceilings with tons of natural light, accessibility off the main lobby, and terrific views of downtown Columbus. With its prime location and impressive amenities, Smith Bros' Hardware is an excellent choice for businesses seeking a modern and vibrant workspace with fantastic historic character.

Property Highlights

- Dynamic design and space planning creates distinct environments for each tenant including exposed brick, concrete columns, high ceilings with exposed ducts and more historic details
- Rooftop and annex event facilities operated by Milo's Catering
- Several restaurants, bars and entertainment options in walking distance of Smith Bros Hardware
- All of the amenities of downtown Columbus and the Short North, with on-site parking and great highway access
- Other amenities: free bicycle-share program + rotating local food trucks providing on-site lunch service 2x's per week

Location Description

Excellent central location, tucked between downtown Columbus and the Italian Village, this vibrant area offers a dynamic blend of commercial, cultural, and entertainment options. An easy one-block walk to the Short North and the Convention Center, tenants will be within walking distance of numerous restaurants, bars, and entertainment venues. With the added amenity of direct access to I-670 via Convention Center Drive, Smith Bros provides a fantastic downtown experience with easy accessibility for both employees and guests from all parts of central Ohio.

OFFERING SUMMARY

Available SF	2,931 - 17,070 SF
Net Lease Rate	\$16.00 /SF
Op Exp	\$9.81 /SF
On-Site Monthly Parking Rates	\$150 executive garage \$95 surface lots

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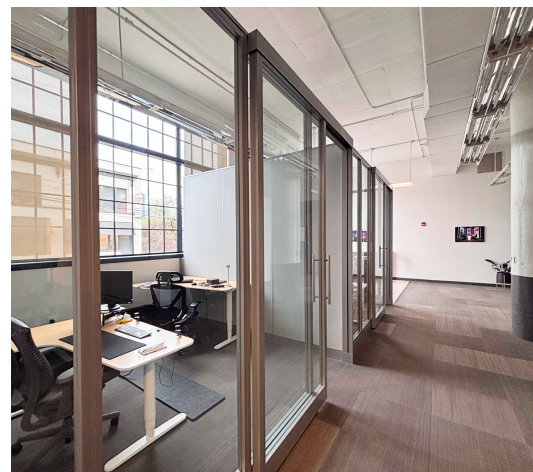
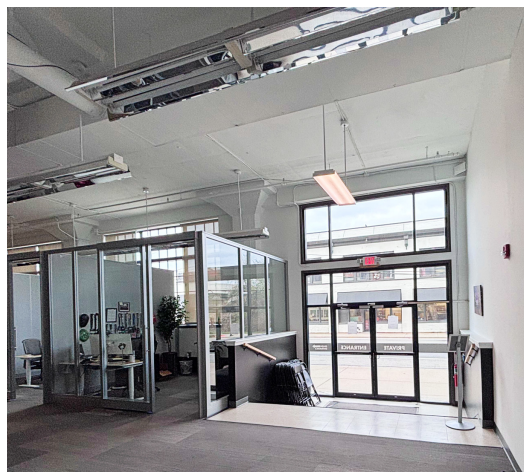
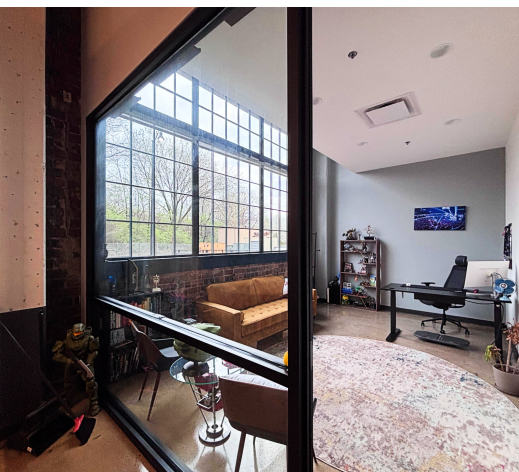
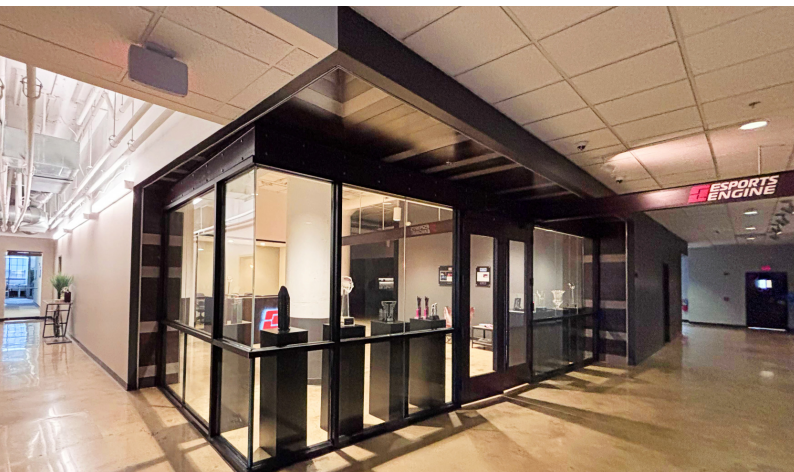
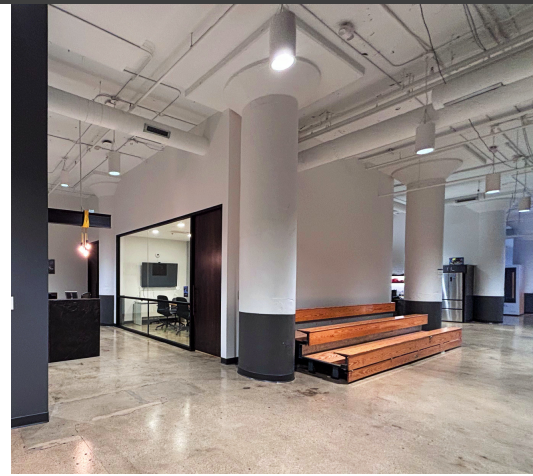
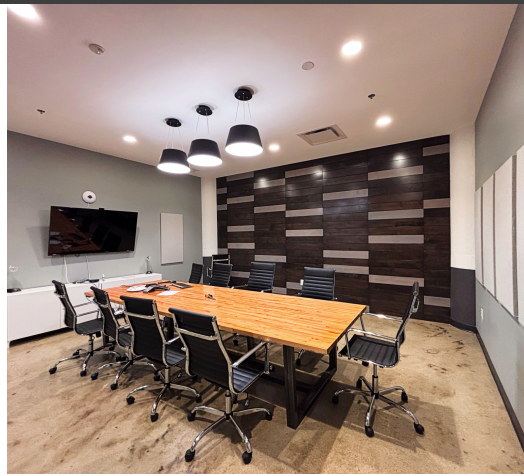
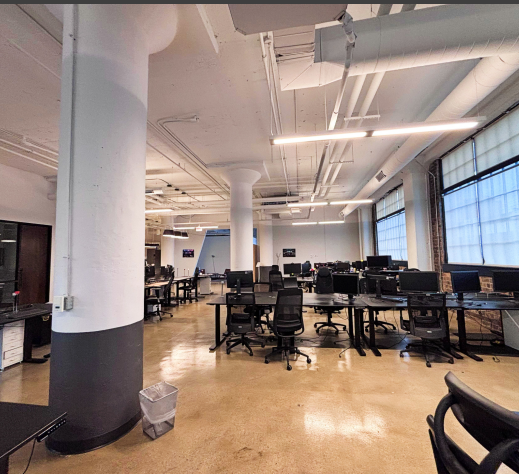
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SUBLEASE | LOFT OFFICE PHOTOS | SUITE 150

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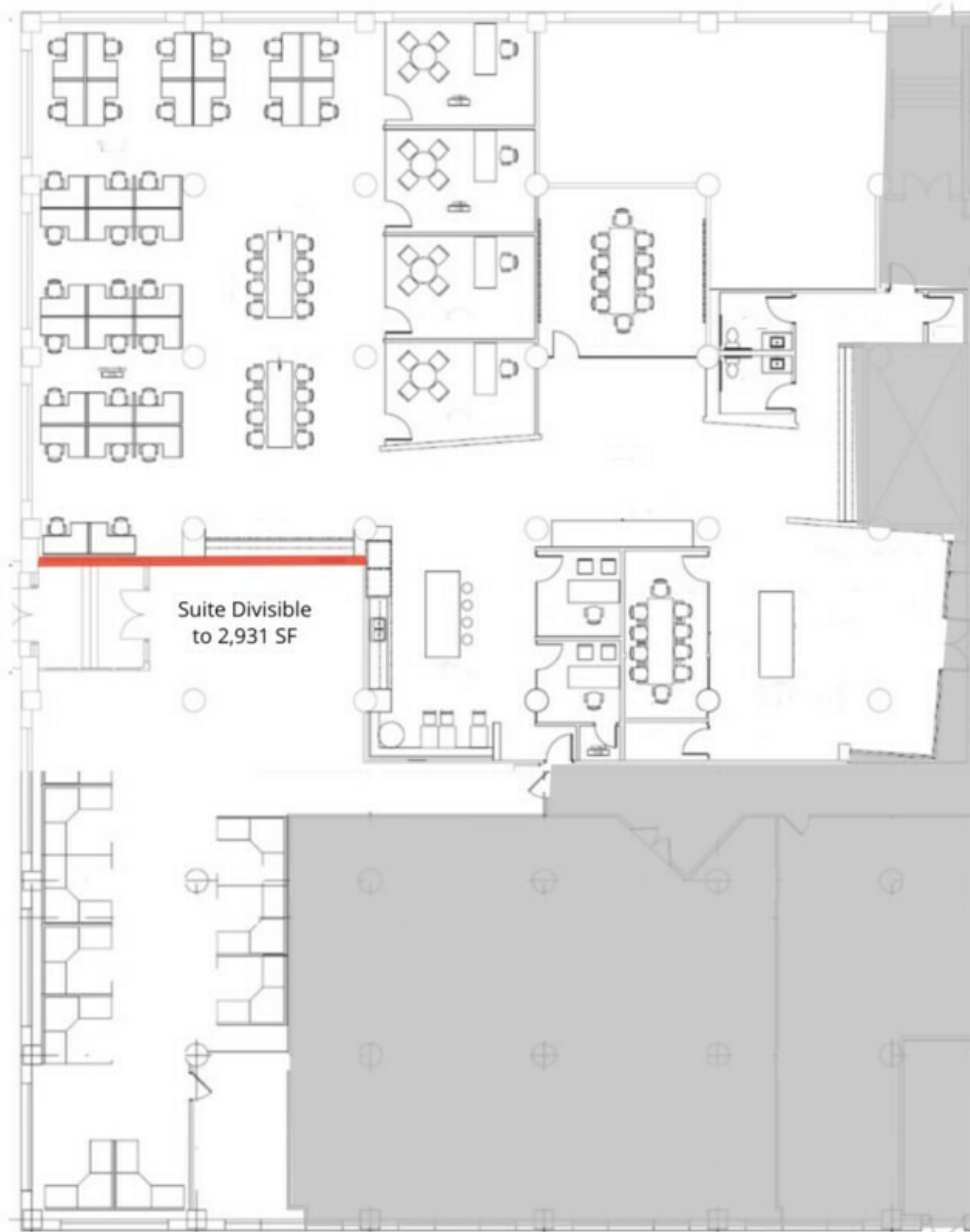
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SUBLEASE | OFFICE FLOORPLAN | SUITE 150

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Suite Divisible
to 2,931 SF

Suite 150 | 10,982 SF | easily divisible (where shown in red) to 2,931 and 8,051 SF suites

First floor suite with dynamic signage and a dramatic entry from the main lobby. Suite also includes a direct, private entry from North Fourth Street. Extra-high ceilings and mostly open plan with large conference rooms, private offices, and great meeting area amenities including a large kitchen, and open flow 'meet up areas'.

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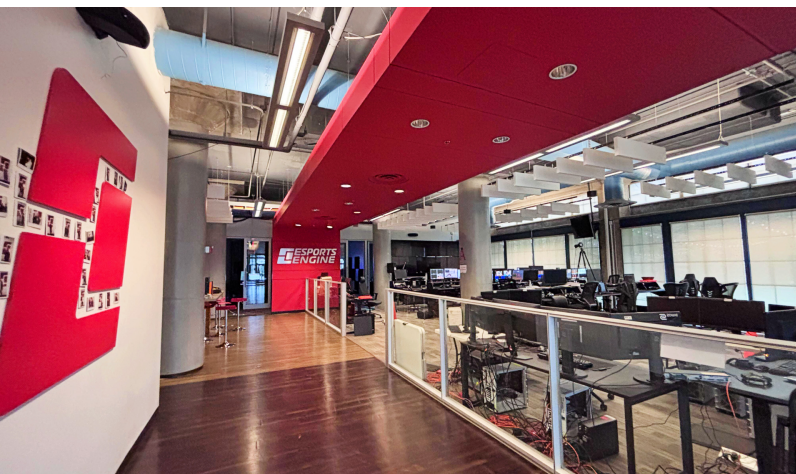
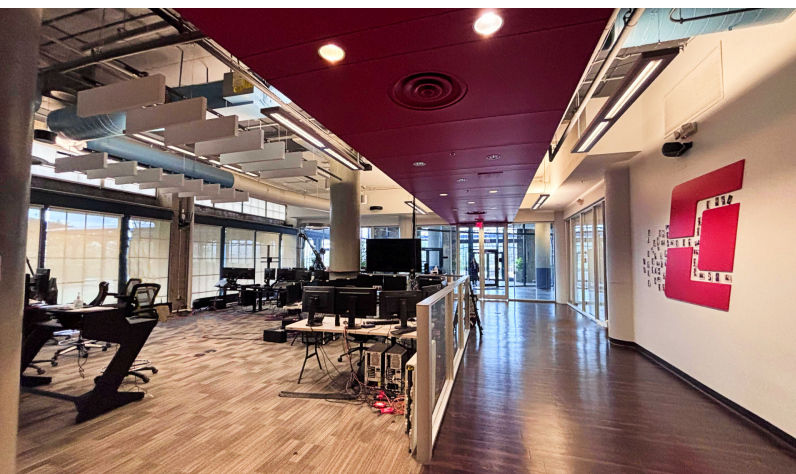
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SUBLEASE | LOFT OFFICE PHOTOS | SUITE 190

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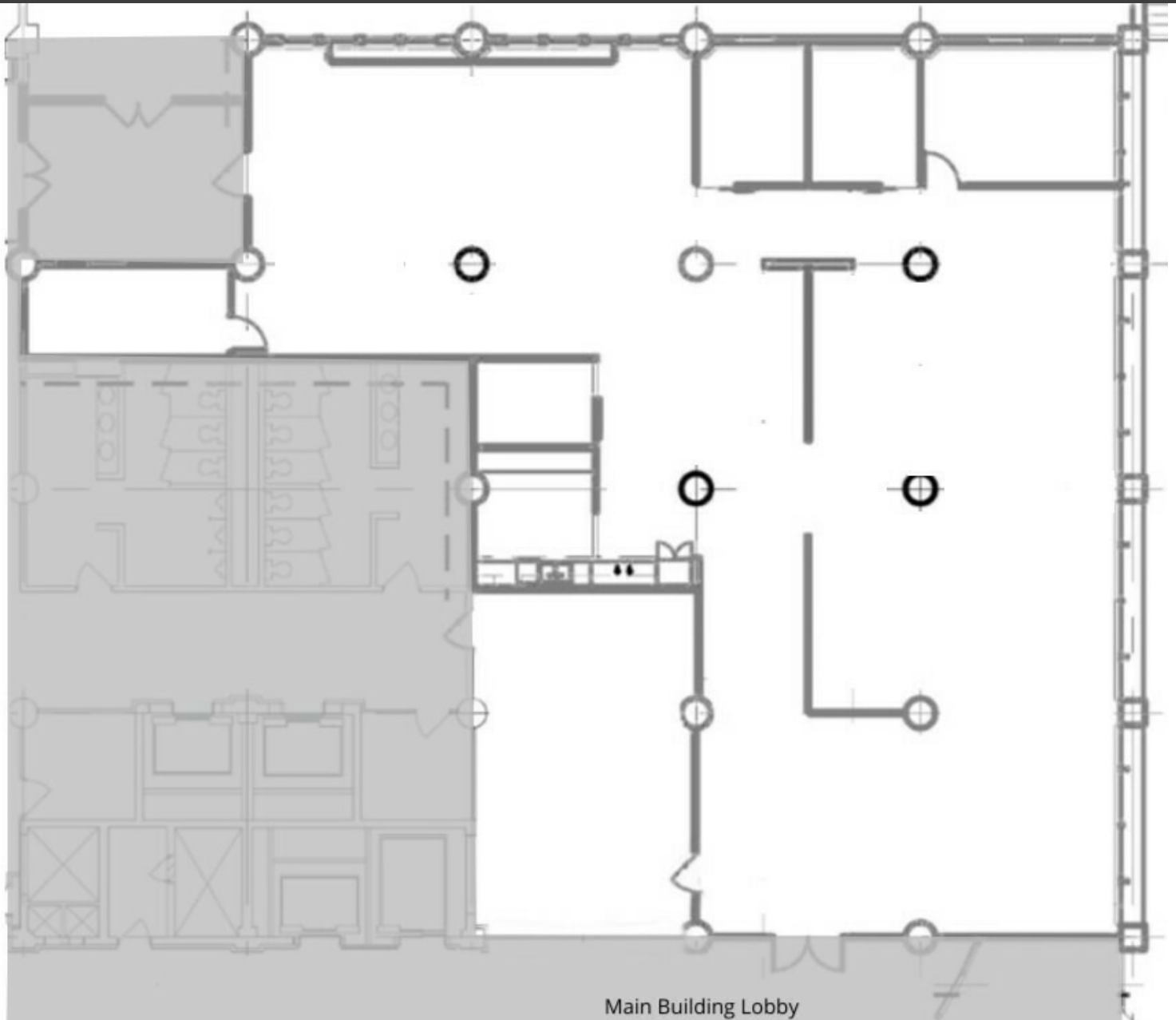
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Main Building Lobby

Suite 190 | 6,326 SF

Great first floor suite including dramatic signage and direct access off the main lobby. High ceilings and mostly open plan with great views of the adjacent courtyard. Unique feature of the suite includes a fully operational film studio for livestreaming or film production use.

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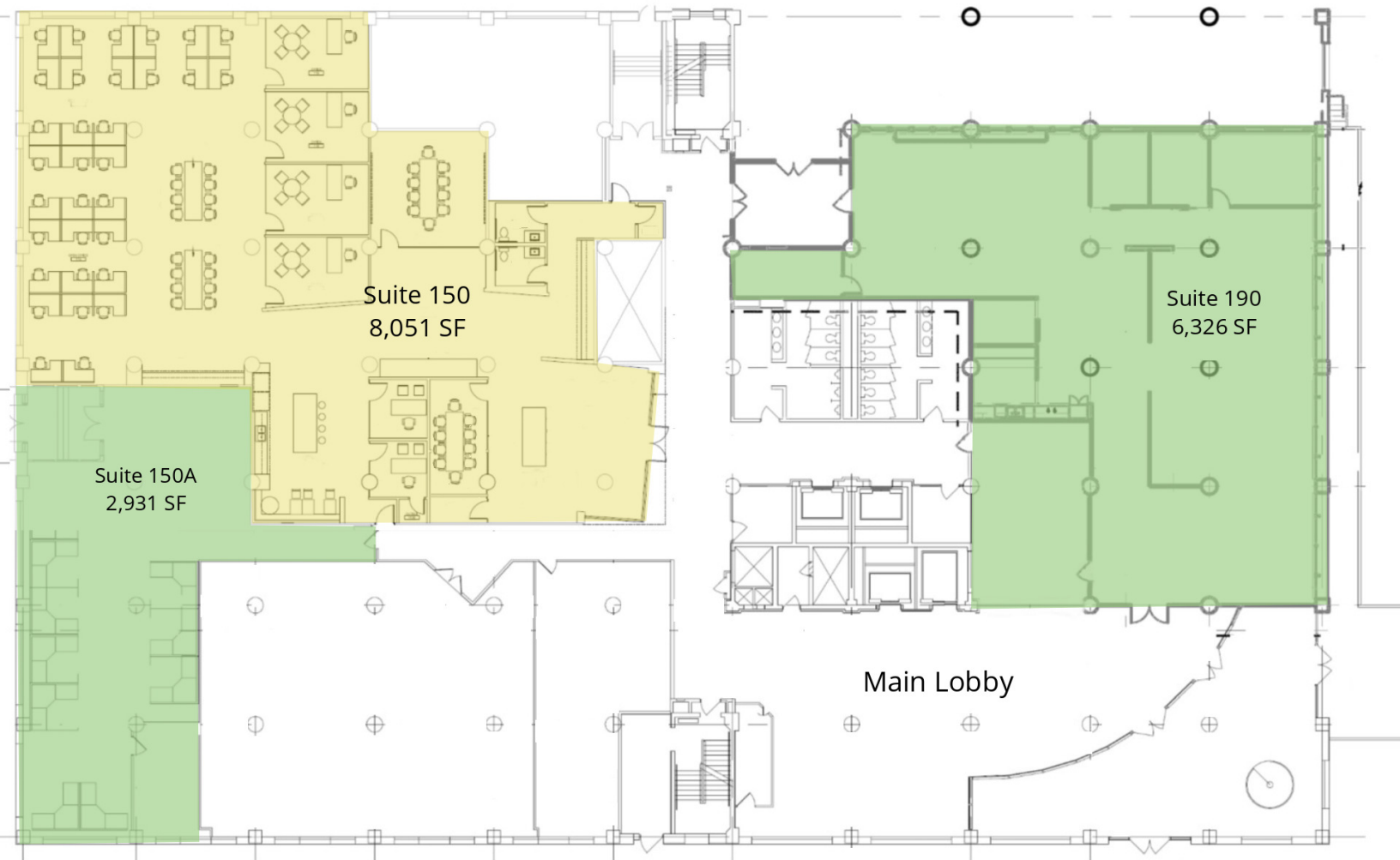
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SUBLEASE | LOFT OFFICE FIRST FLOOR PLAN

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SUBLEASE | LOFT OFFICE COMMON AREA AMENITIES

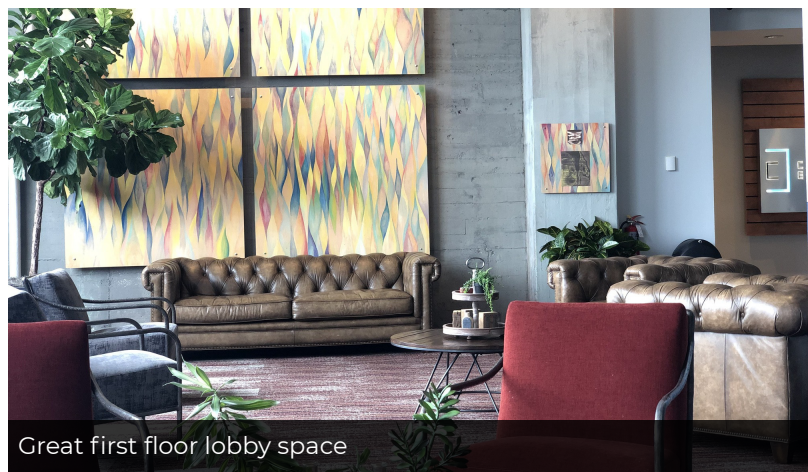
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Revery on the rooftop for on-site events/catering



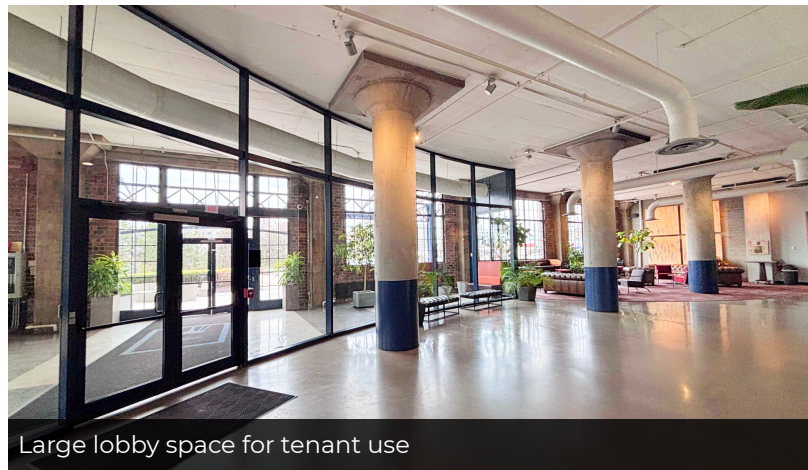
Fantastic patio space for lunch or casual meetings



Great first floor lobby space



Lots of soft-seating for casual meetings



Large lobby space for tenant use

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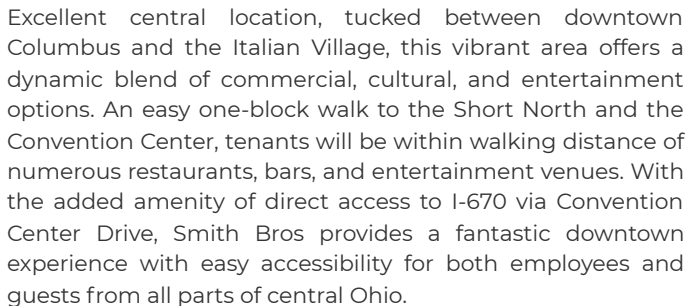
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