



CAPITOL
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FOR LEASE

Providing creative commercial real estate solutions since 1997



LOFT OFFICES | 1,286 - 4,631 SF

SMITH BROS' HARDWARE

580 N FOURTH STREET, COLUMBUS, OH 43215

ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

J.R. KERN

President
614.760.5660 x124
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Property Description

Dynamic office environments available to lease in this iconic downtown building. Suites offer tons of natural light and 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 building 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
- Additional on-site amenities include a free bicycle-share program for tenants and 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 Suites	1,286 - 4,631 SF
Net Lease Rate	See attached plans
Op Exp	\$9.81 /SF
On-Site Monthly Parking Rates	\$150 executive garage \$95 surface lots

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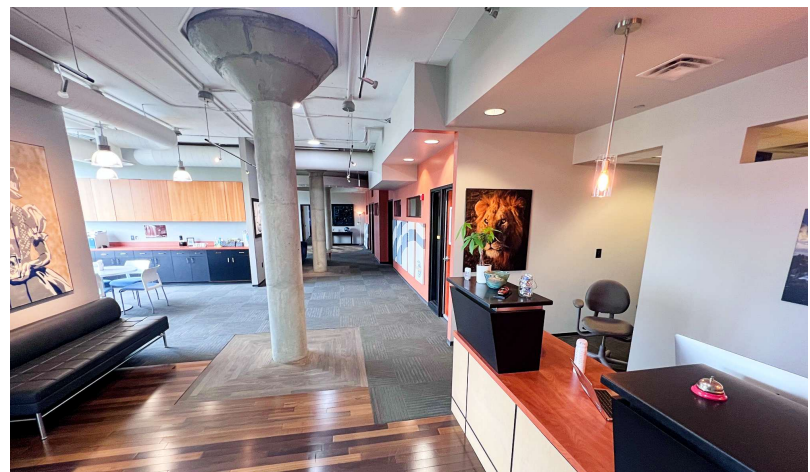
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FOR LEASE | LOFT OFFICE SIXTH FLOOR | 4,631 SF

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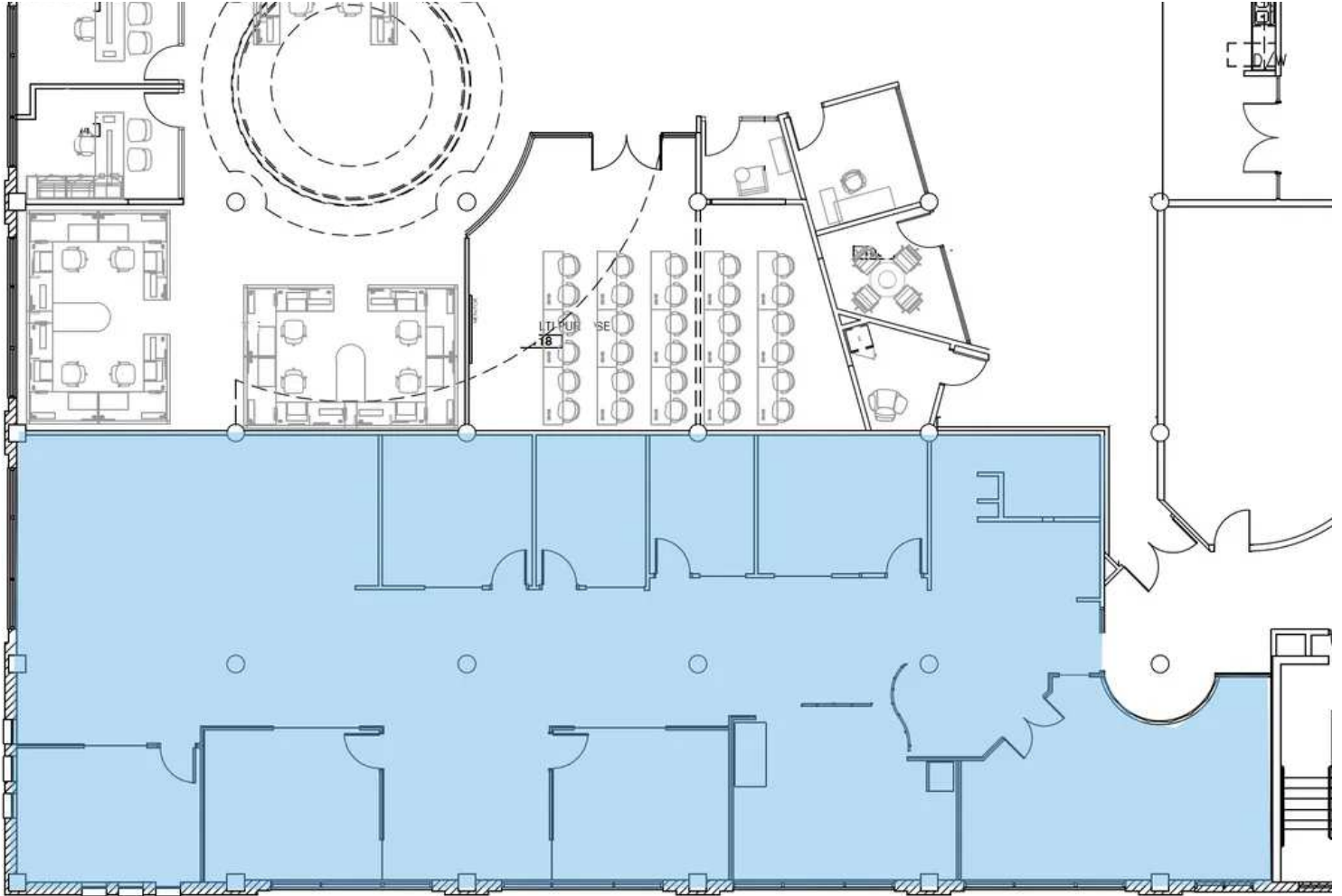
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FOR LEASE | LOFT OFFICE SIXTH FLOOR SUITE

580 N FOURTH STREET, COLUMBUS, OH 43215



Available Sixth Floor Suite

SIZE	RATE	DESCRIPTION
■ 4,631 SF	\$19.00 SF/yr	Attractive, top floor office suite with amazing downtown Columbus views.

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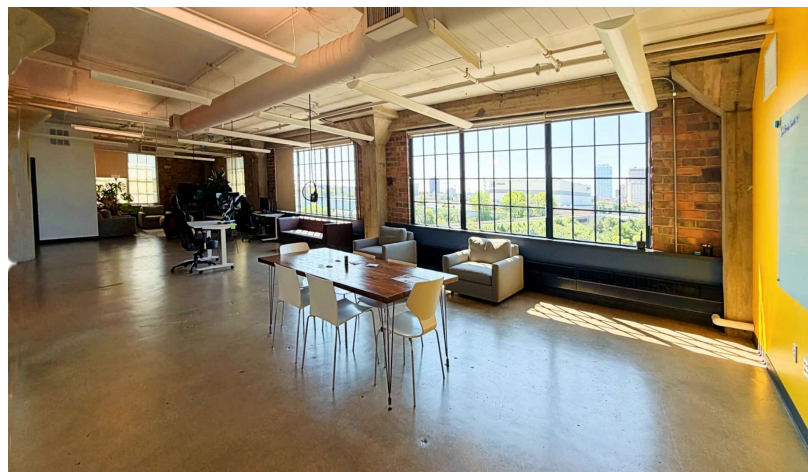
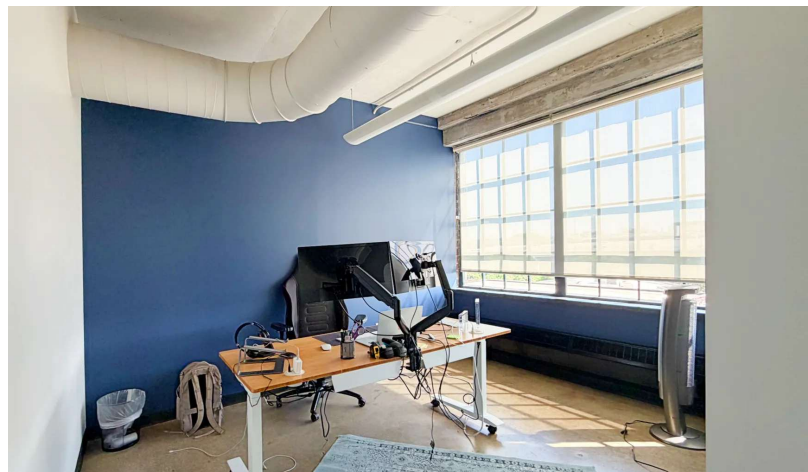
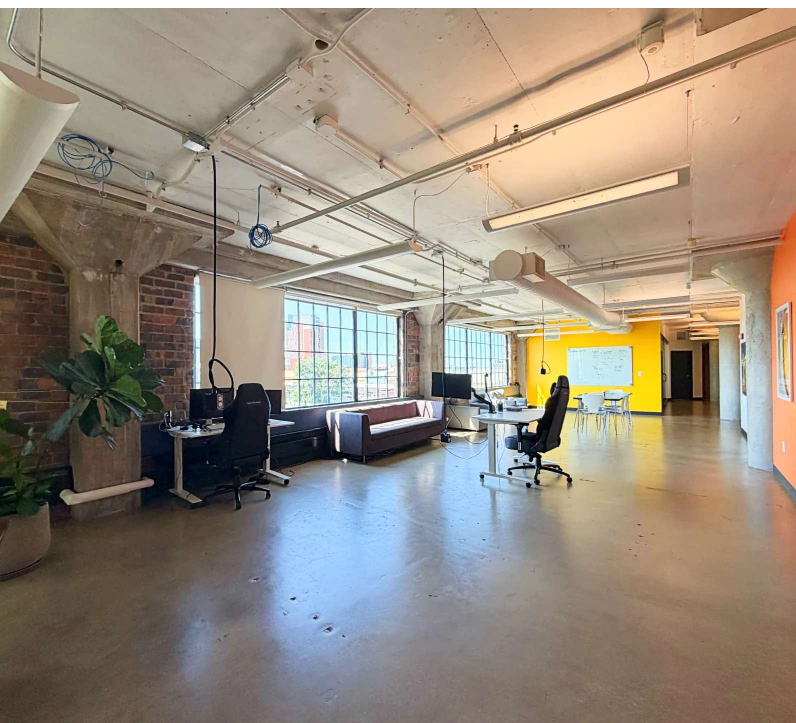
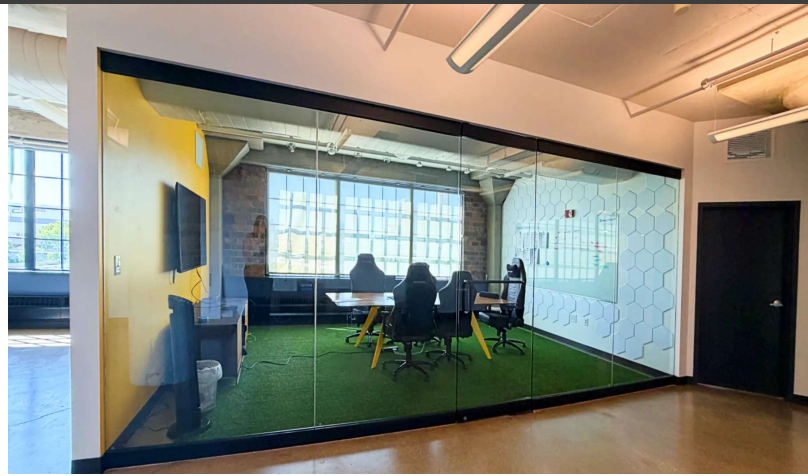
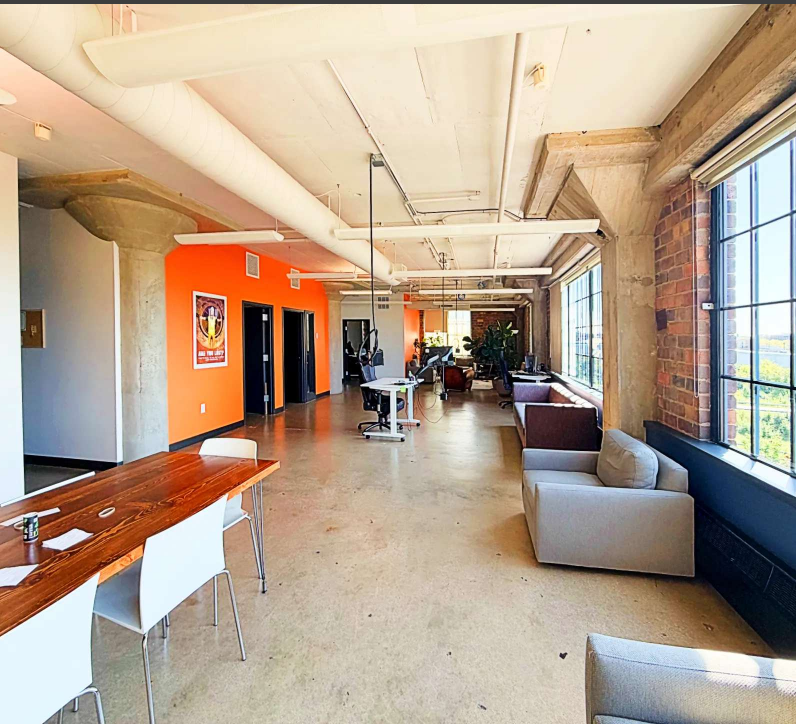
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FOR LEASE | LOFT OFFICE FOURTH FLOOR | 3,443 SF

580 N FOURTH STREET, COLUMBUS, OH 43215



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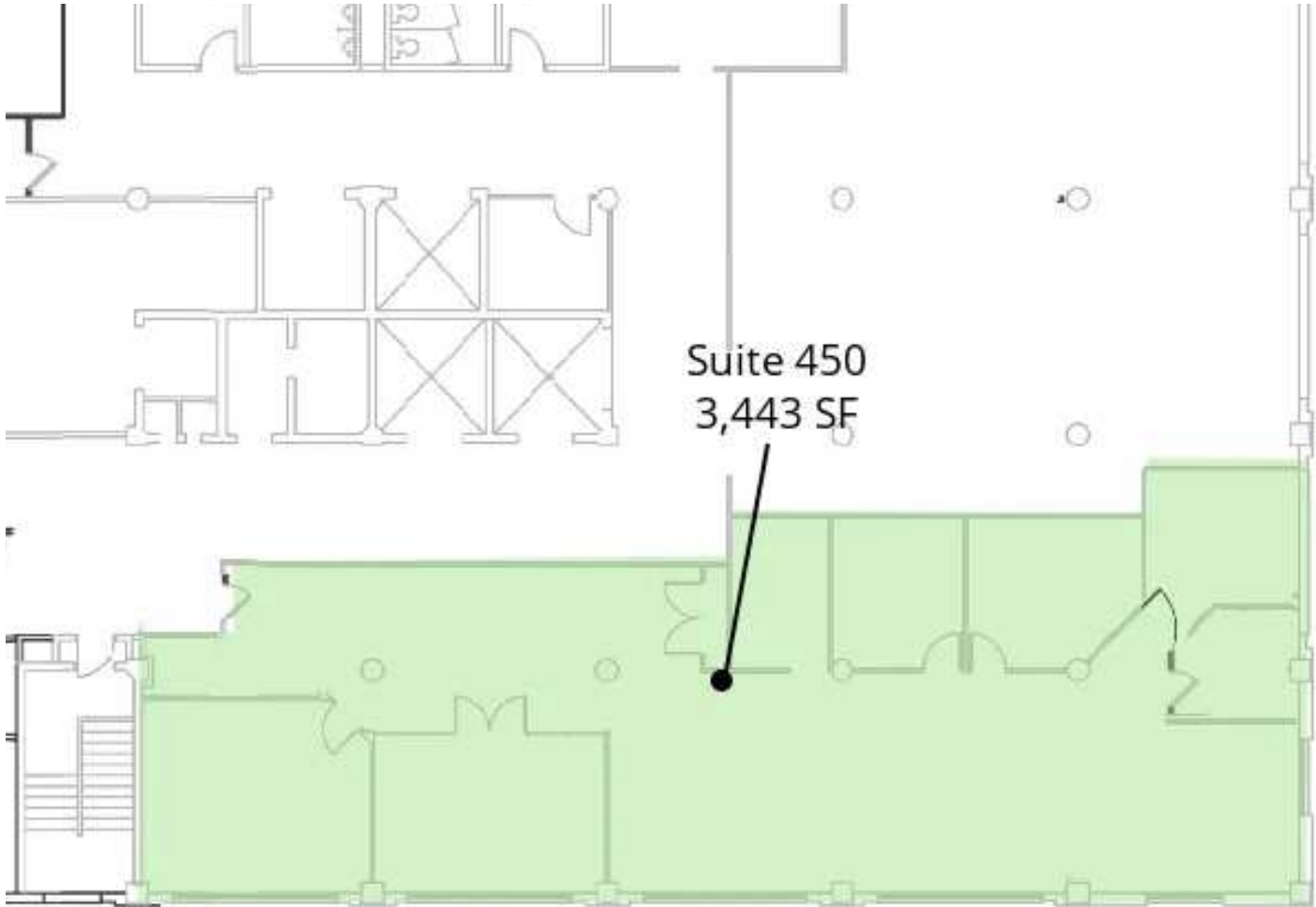
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FOR LEASE | LOFT OFFICE FOURTH FLOOR SUITE

580 N FOURTH STREET, COLUMBUS, OH 43215



Available Fourth Floor Suite

SIZE	RATE	DESCRIPTION
■ 3,443 SF	\$17.50 SF/yr	Outstanding downtown Columbus views with great natural light throughout. Current layout: 1 glass conference room, 5 private offices, kitchenette and open office space.

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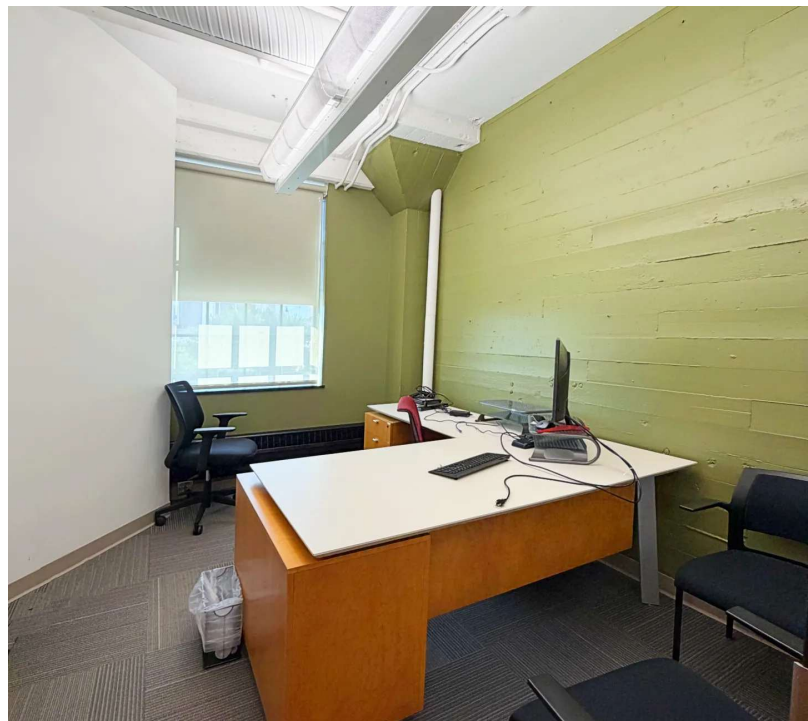
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FOR LEASE | LOFT OFFICE SUITE 215 | 1,286 SF

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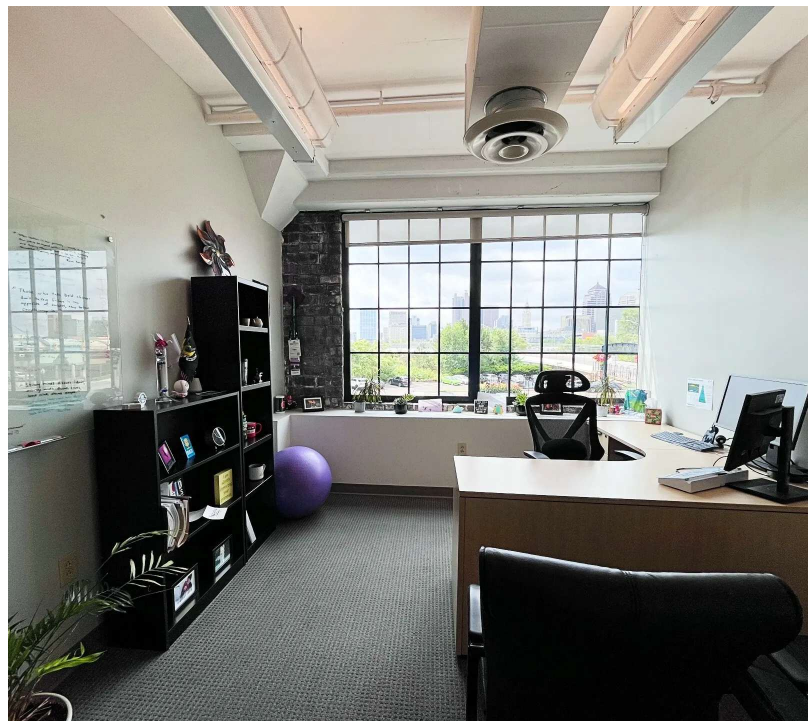
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FOR LEASE | OFFICE SUITE 220 | 1,807 SF

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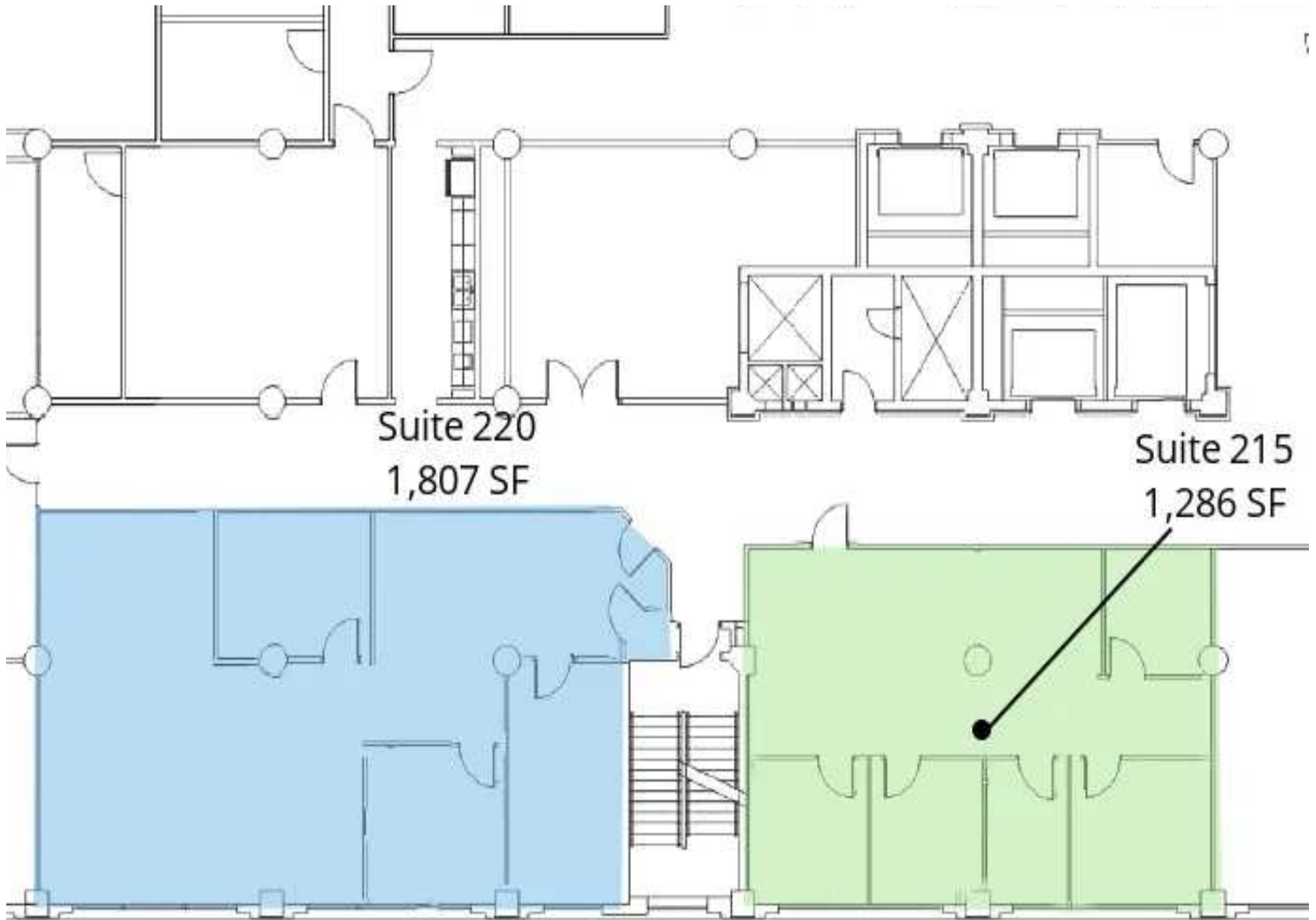
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FOR LEASE | LOFT OFFICE SECOND FLOOR SUITES

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Available Second Floor Suites

	SIZE	RATE	DESCRIPTION
■	1,807 SF	\$17.50 SF/yr	Current layout: 1 conference room, 2 private offices and open office space.
■	1,286 SF	\$17.50 SF/yr	Efficient layout with 5 private offices and open meeting/work area

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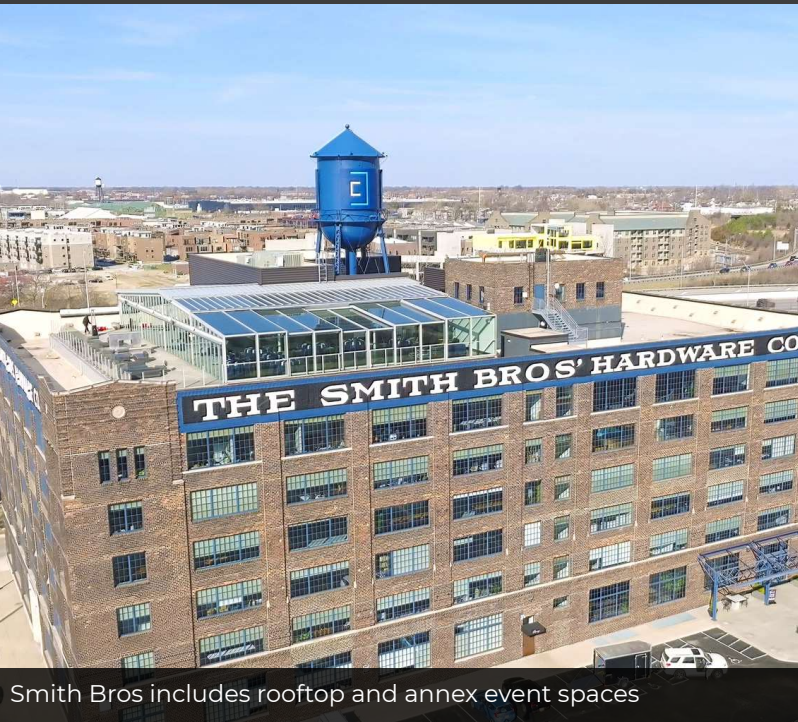
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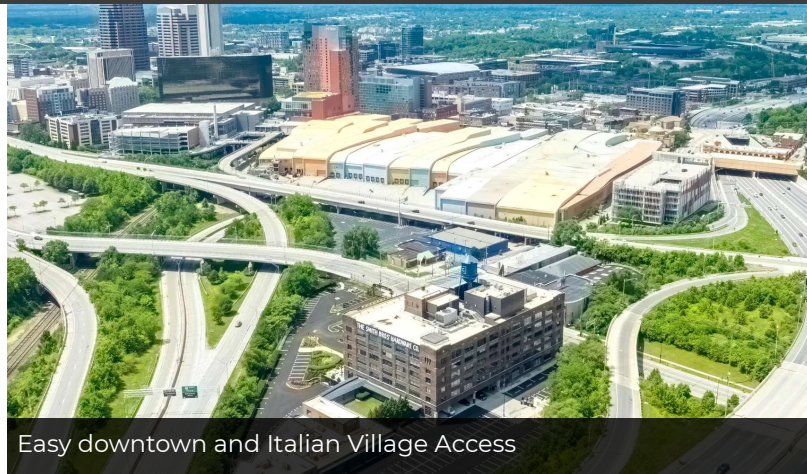
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FOR LEASE | LOFT OFFICE COMMON AREA AMENITIES

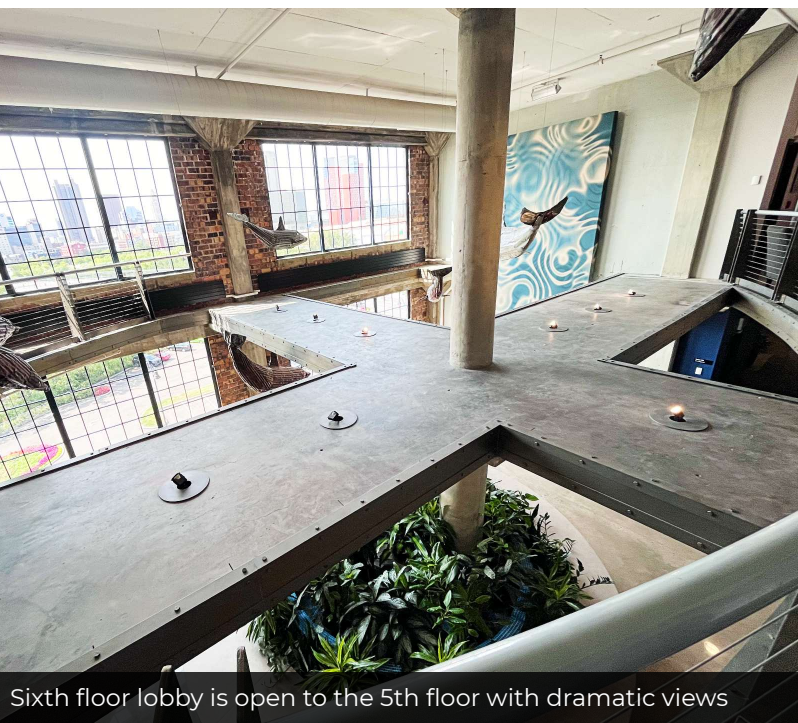
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Smith Bros includes rooftop and annex event spaces



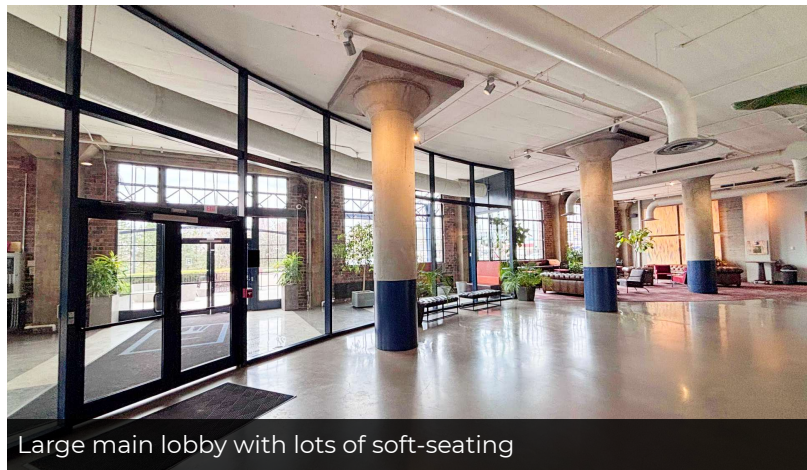
Easy downtown and Italian Village Access



Sixth floor lobby is open to the 5th floor with dramatic views



Fantastic patio space for lunch or casual meetings



Large main lobby with lots of soft-seating

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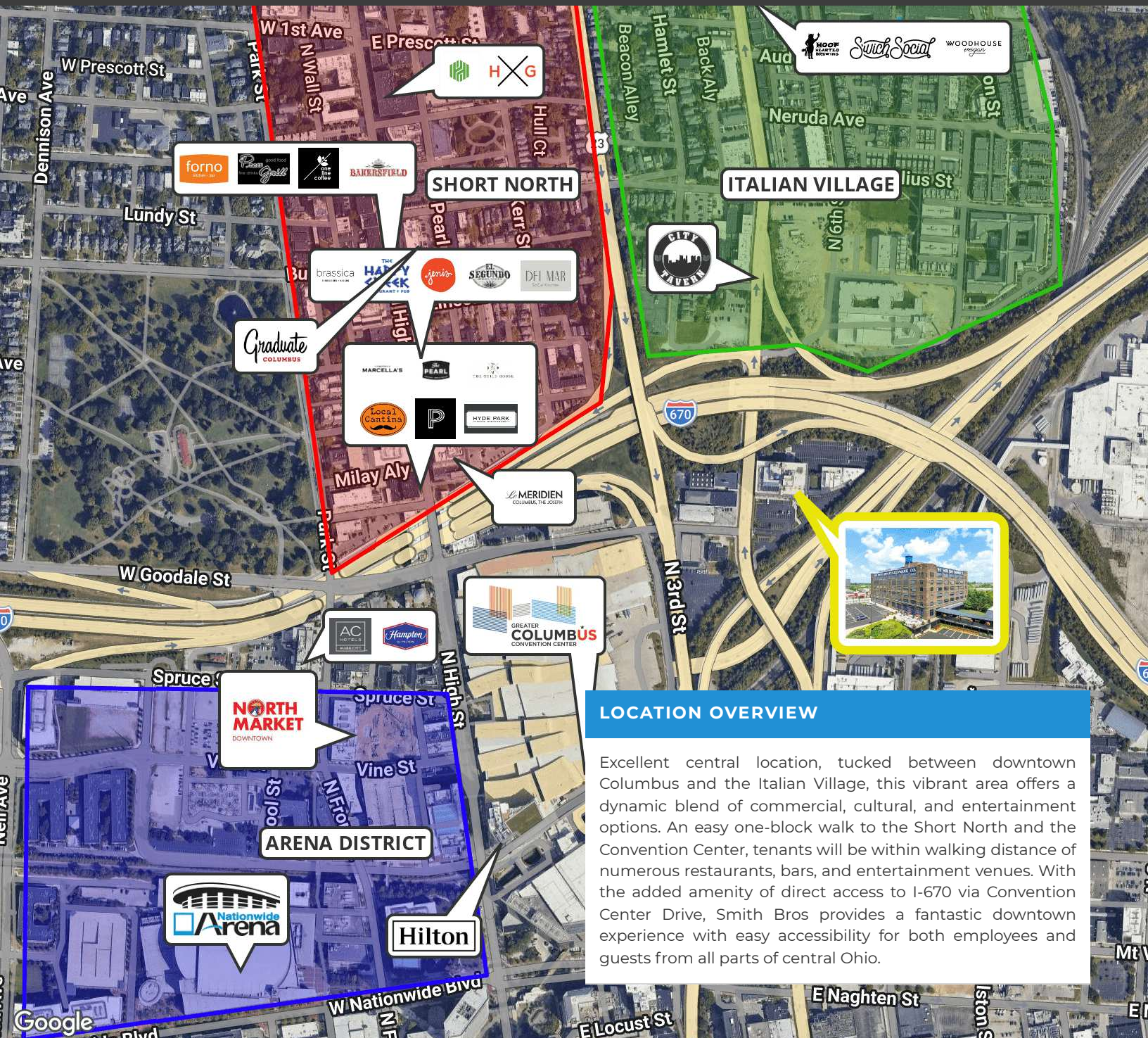
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FOR LEASE | LOFT OFFICE LOCATION AMENITIES

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LOCATION OVERVIEW

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