CAPITOL EQUITIES

FOR SALE

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OWNER-USER OFFICE + INCOME

DOWNTOWN COLUMBUS

395 E BROAD ST, COLUMBUS, OH 43215

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Property Summary

Property Description

This 3-story office building, also including a lower level executive parking garage with additional office/storage spaces, offers a rare opportunity for an owner-occupant seeking both an attractive downtown Columbus presence and built-in income potential.

Property Highlights

- Entire third floor, of 11,000+/- SF available for an owner-occupants business operations, or upside rental potential
- First and second floors leased to long-term, credit worthy tenants ensuring viable rental income
- Lower level includes a 20-space executive parking garage, plus additional office or storage suites of 2,500 SF
- Property includes a 30-space parking lot adjacent to rear of building; plus 19 spaces leased on adjacent surface lot
- Common areas have been recently updated including new passenger elevator
- Building includes floor to ceiling glass overlooking Broad St

Location Description

Located at 395 East Broad Street in the heart of downtown Columbus, this property offers prime visibility and accessibility for employees and guests. Surrounded by major employers, higher education campuses, cultural and entertainment landmarks, the location delivers exceptional amenities. Easy highway access to I-71 and I-70 too.

OFFERING SUMMARY	
Building	35,808 SF
Vacant Suites For Owner-User	1,354 - 11,000+ SF
Purchase Price	Call For Pricing
Annual Net Income	$271,768

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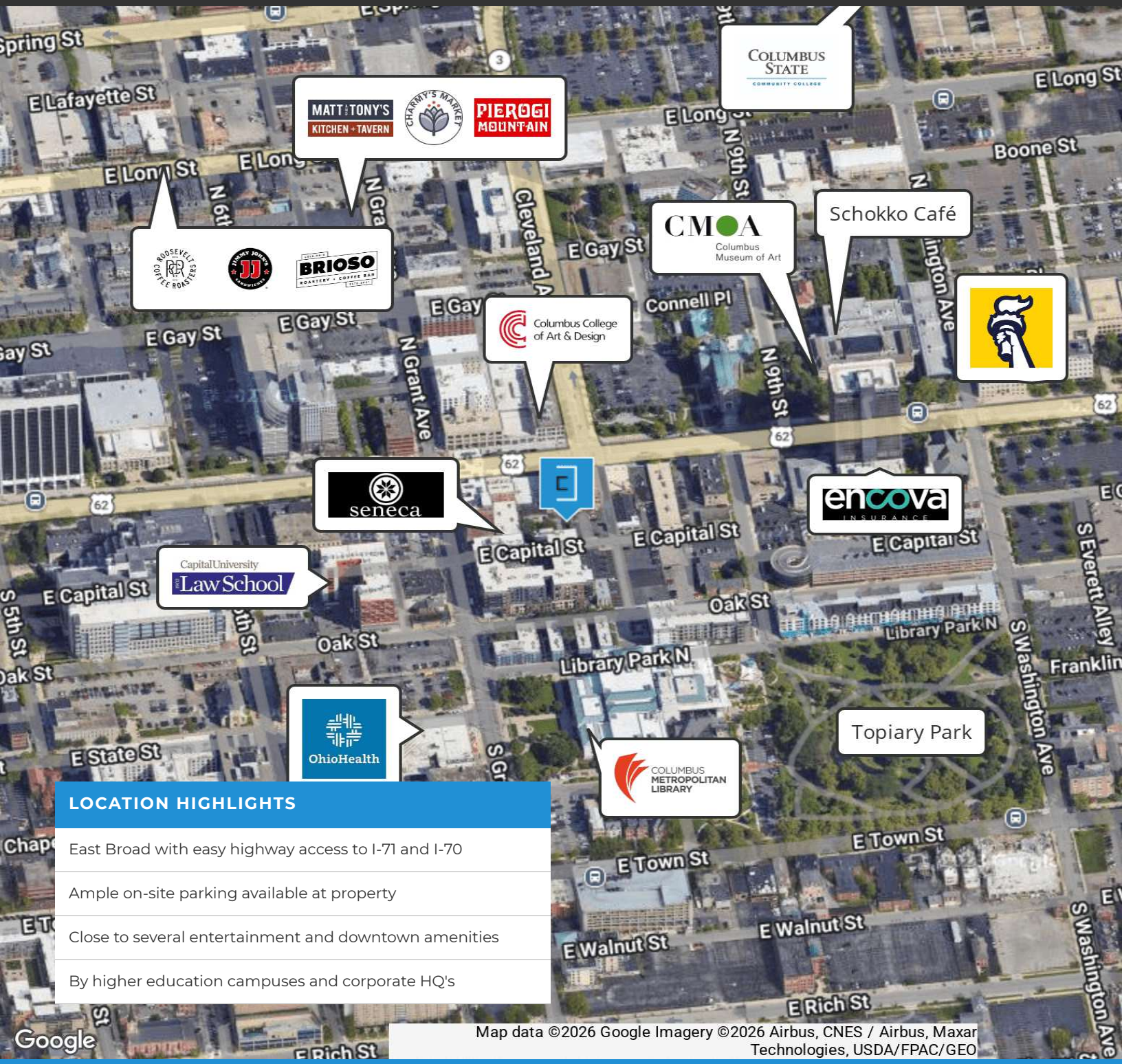
Location Map



LOCATION HIGHLIGHTS

- East Broad with easy highway access to I-71 and I-70
- Ample on-site parking available at property
- Close to several entertainment and downtown amenities
- By higher education campuses and corporate HQ's

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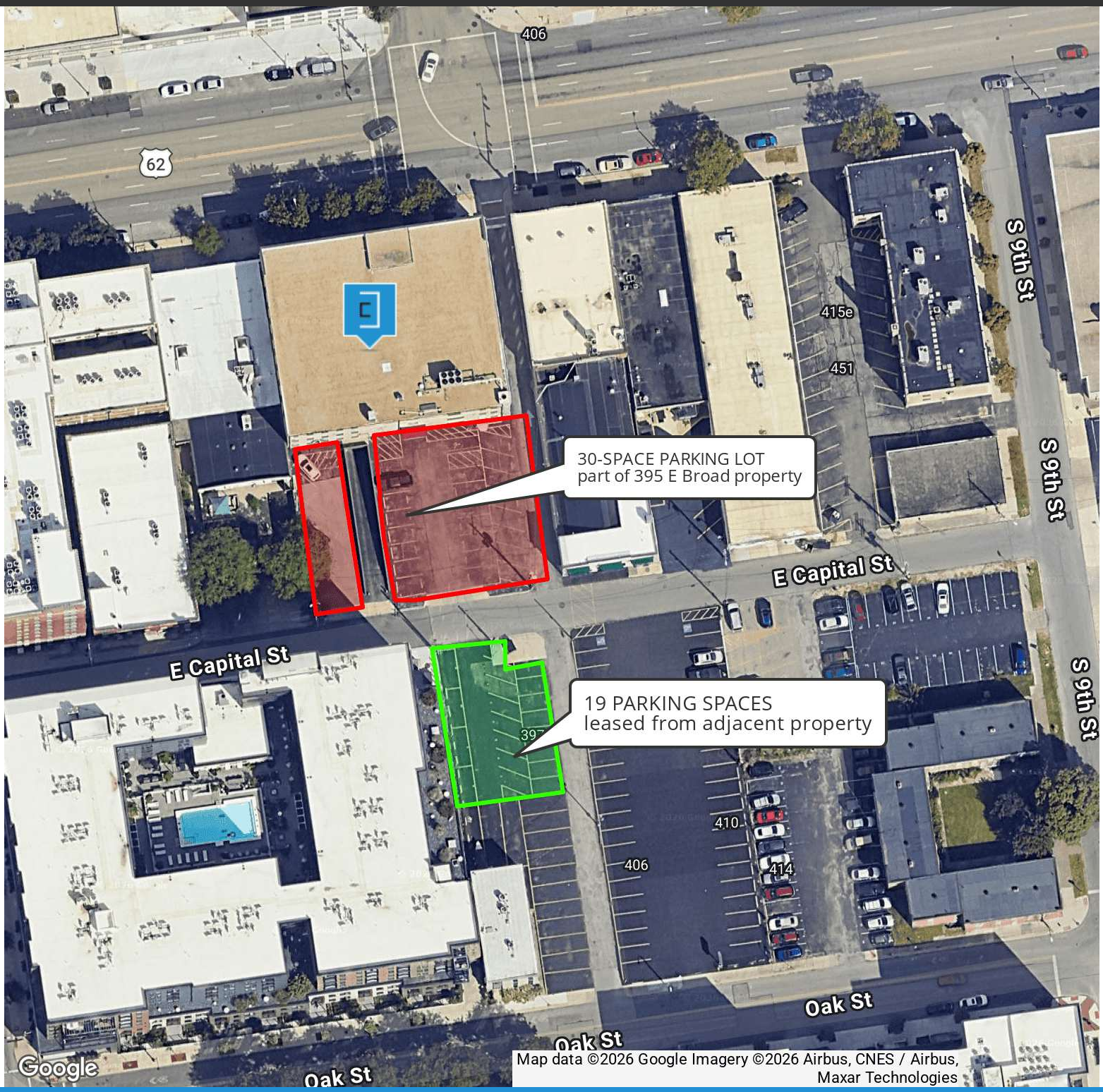
Parking



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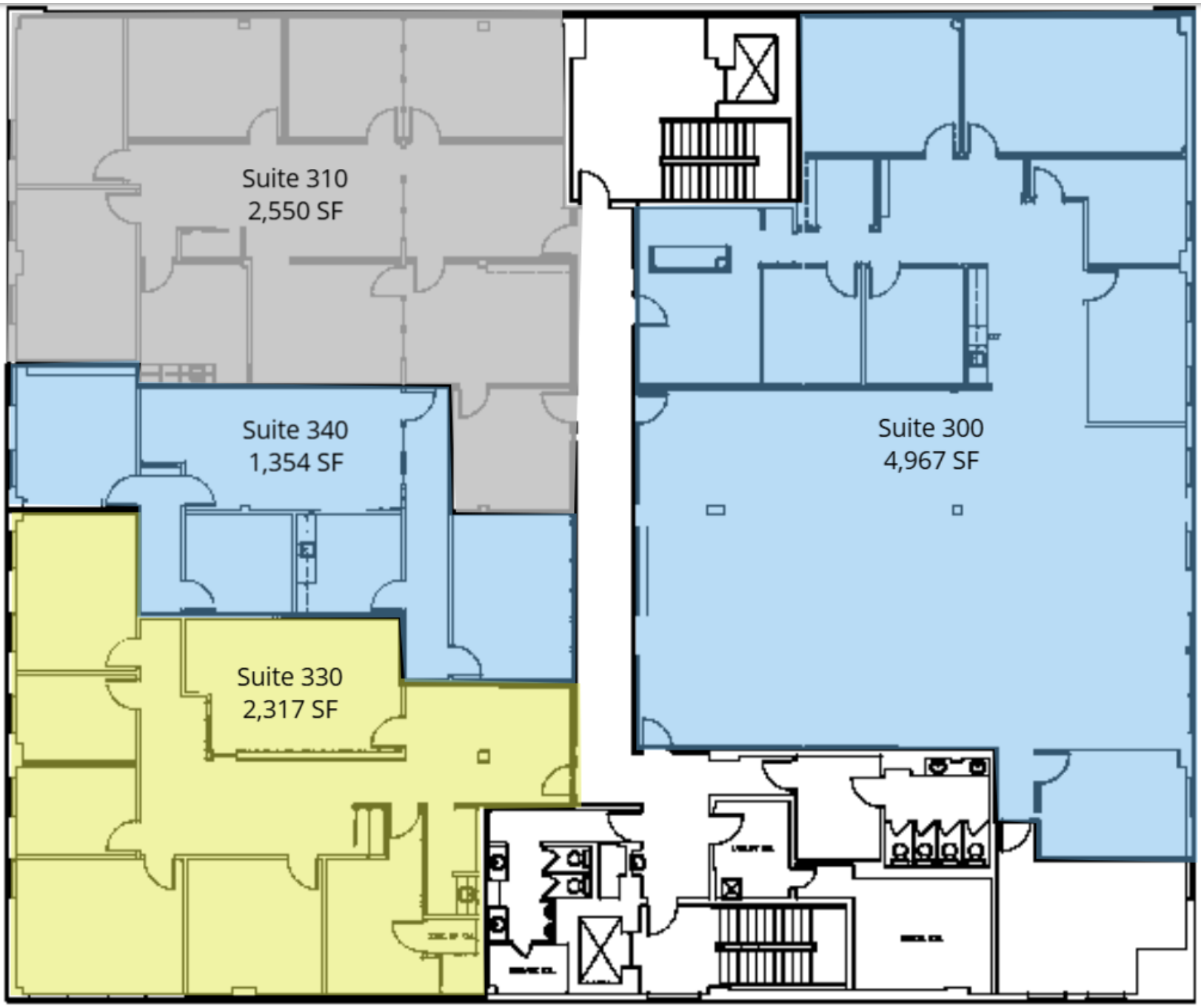
Third Floor | As-Built



Third Floor | As-Built can be reconfigured to meet owner-occupant' or third-party tenant needs

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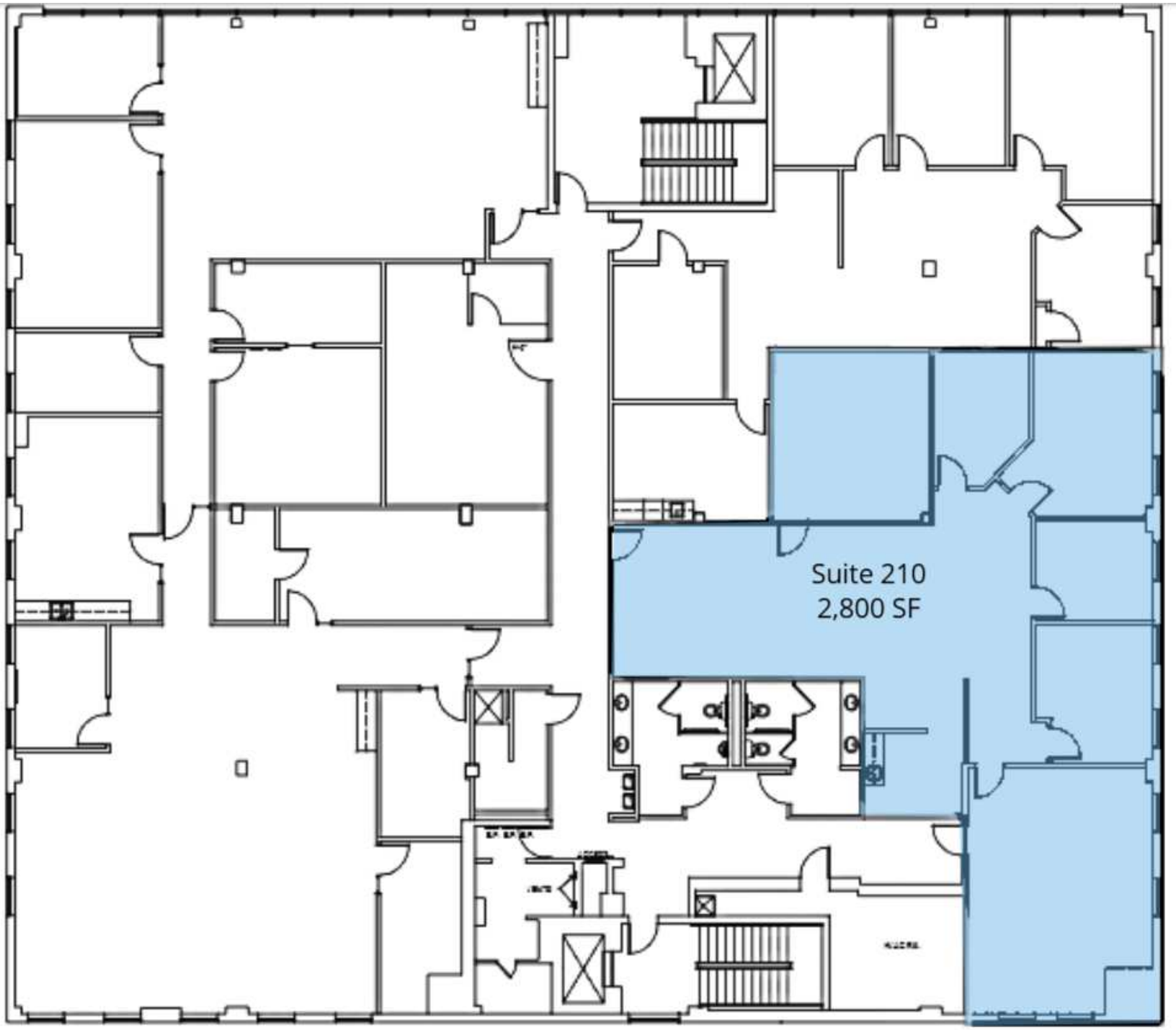
Second Floor | As-Built



Second Floor | As-Built with one vacant suite of 2,800 SF

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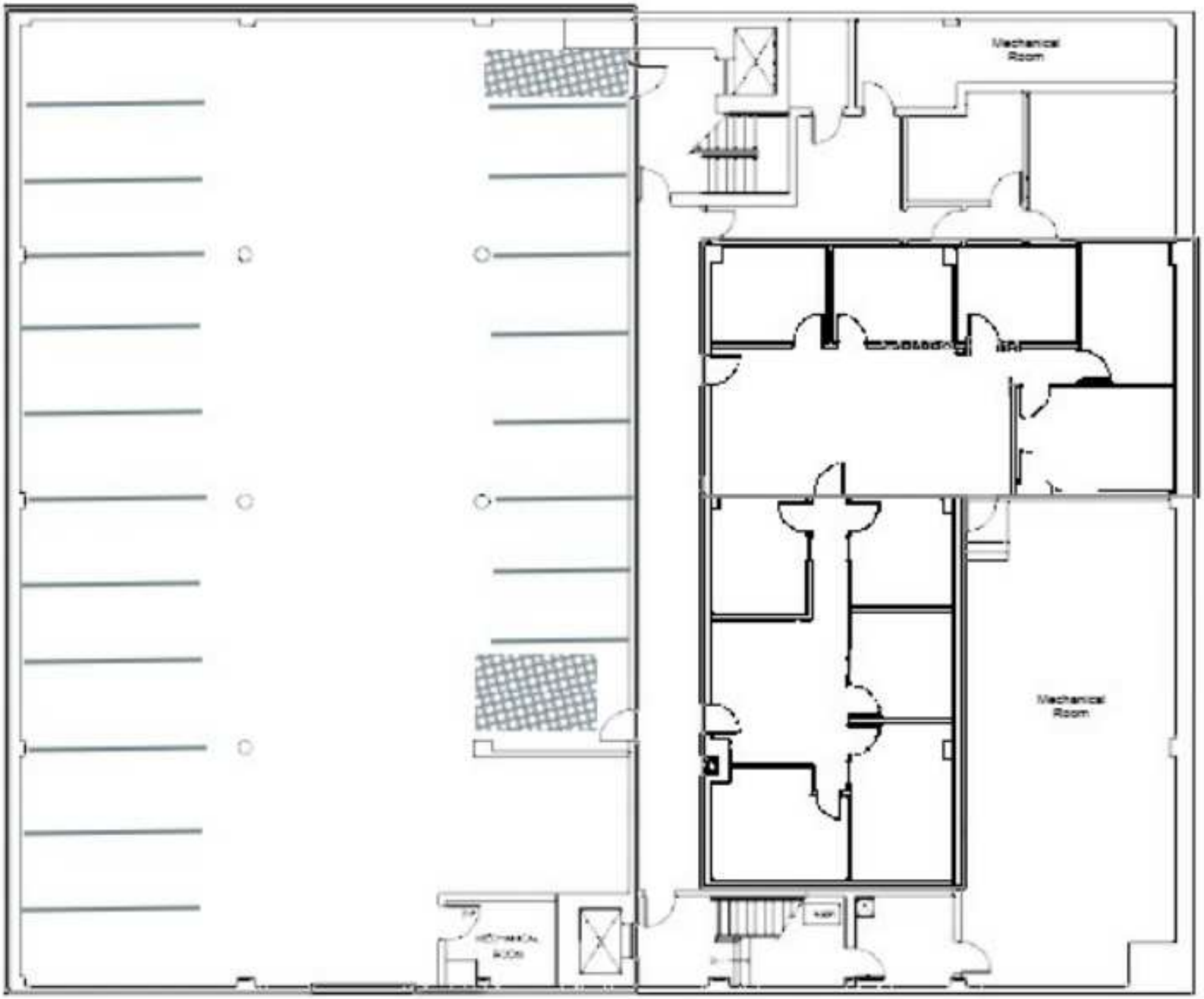
Lower Level | As-Built



Lower level includes 20-space executive parking garage and additional office/storage suites of 2,500 +/- SF

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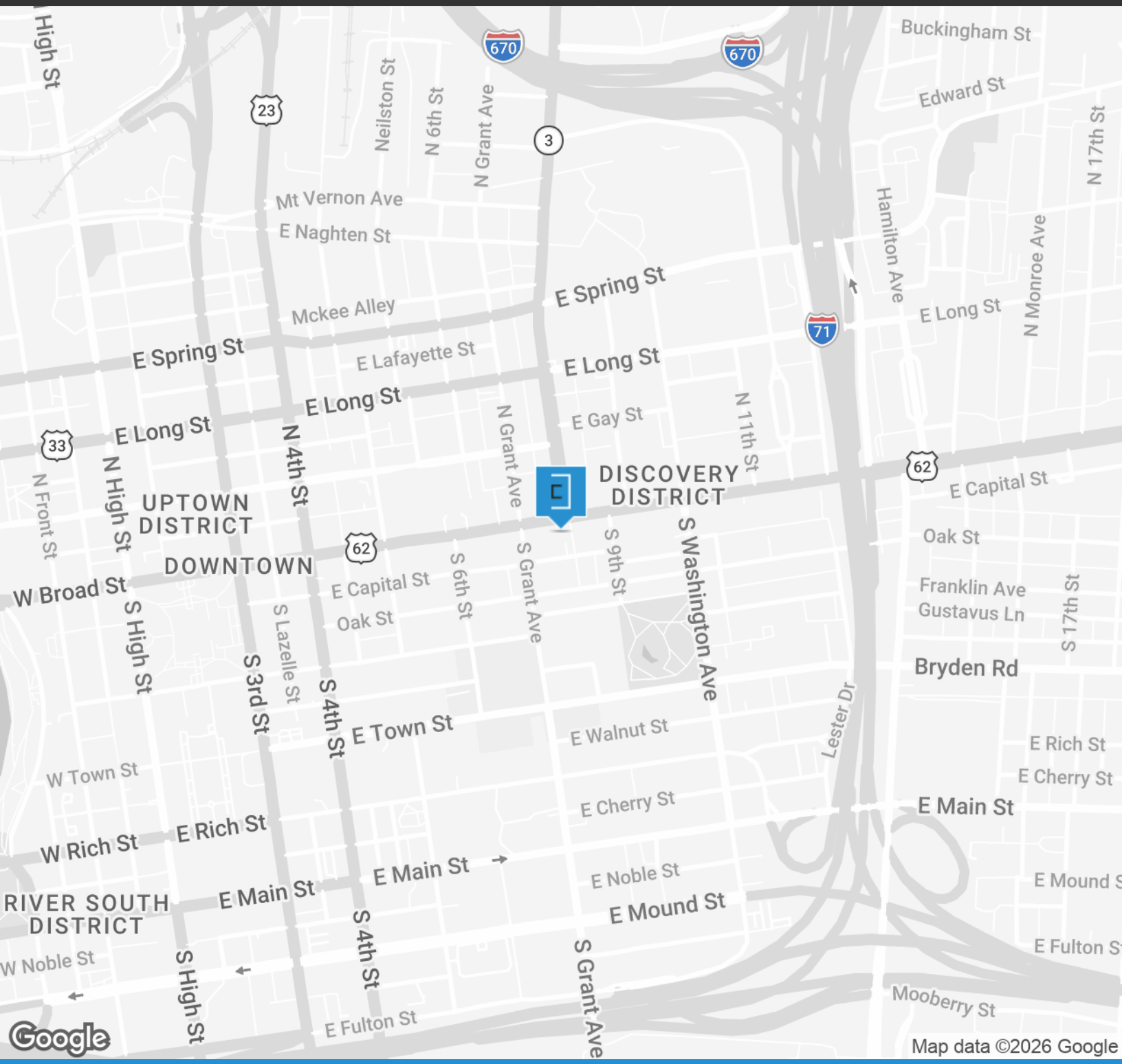
Regional Map



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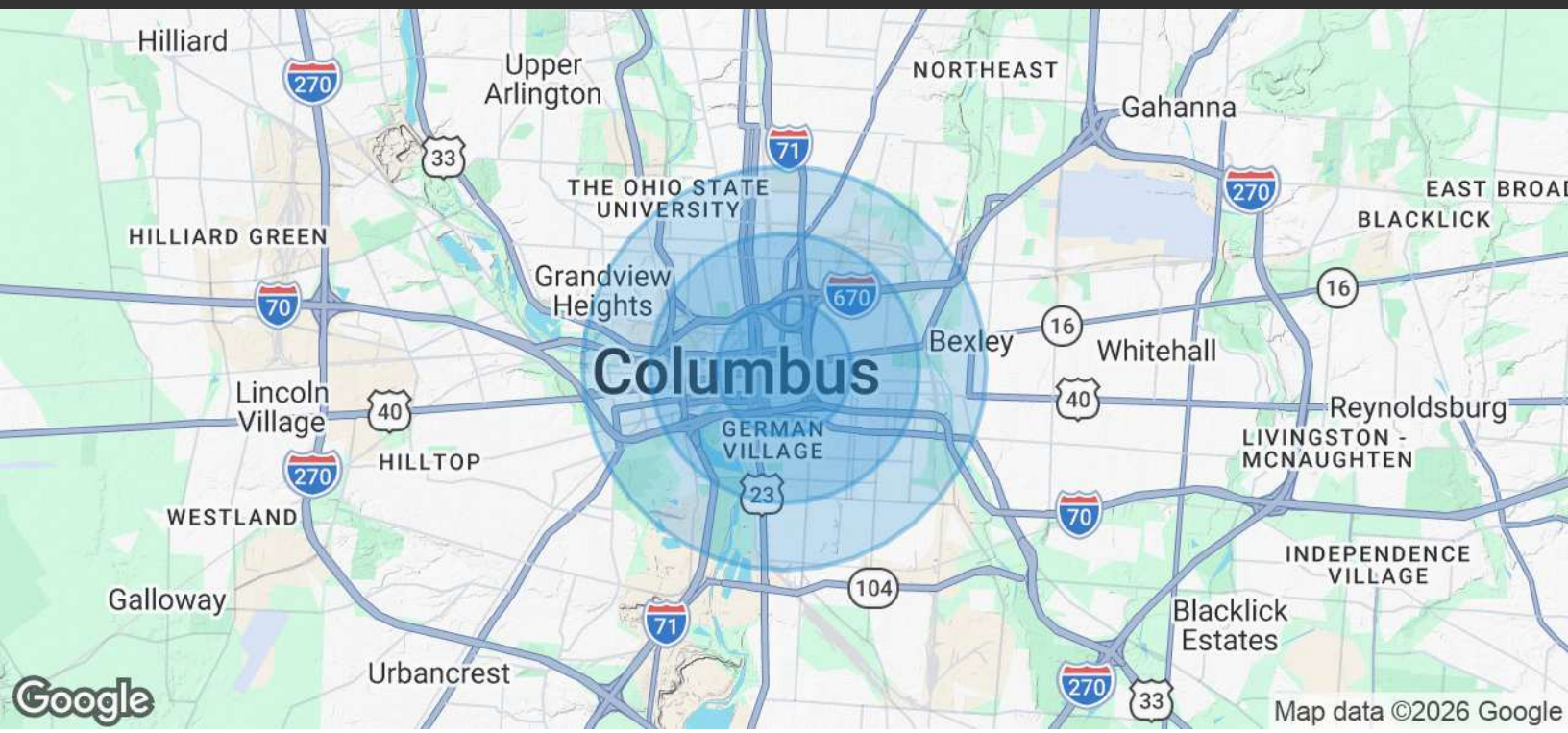
Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	18,065	67,230	141,759
Average Age	39	37	35
Daytime Employees	96,693	142,426	233,710

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	10,898	36,124	66,022
# of Persons per HH	1.7	1.9	2.1
Average HH Income	$87,981	$86,953	$78,413
Average House Value	$605,256	$465,525	$388,642

Demographics data derived from AlphaMap

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