



COMMERCIAL
REAL ESTATE



FOR LEASE — DOWNTOWN OFFICE SUITES

Historic City Hall

445 5th Street, Columbus, IN 47201

Three distinctive office suites available for lease in one of Downtown Columbus's most recognized civic landmarks. A rare opportunity to establish your professional presence in a building of enduring character and central location.

\$12/SF/YEAR

Base rent — advertised rate

3 Suites

516 – 1,130 SF per suite

2,695 SF

Total available space across three suites

Lease rate does not include utilities, property expenses or building services.

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OFFICE OPPORTUNITY

A Downtown Address with Lasting Distinction

Historic City Hall at 445 5th Street offers professional tenants something increasingly rare — a downtown office address grounded in architectural character, civic identity, and genuine walkability. Situated in the heart of Columbus, Indiana's most celebrated corridor, this building provides a professional setting that reflects well on every organization that occupies it.

Distinctive Historic Architecture

Occupy a building with authentic civic character and architectural presence — a setting that communicates professionalism and permanence to clients and colleagues alike.

Downtown Professional Setting

Located on the 5th Street corridor, within easy reach of Bartholomew County civic offices, professional services, financial institutions, and downtown amenities.

On-Site Surface Parking

Convenient on-site parking for tenants and visiting clients — an advantage that complements the building's downtown location without sacrificing accessibility.

Walkable to Downtown Destinations

Steps from restaurants, cafés, independent shops, public art, and the business and civic destinations that make Downtown Columbus a compelling place to work every day.

Well-Suited Tenant Profile

Appropriate for independent professionals, professional services firms, small businesses, and growing teams seeking a credible, well-located downtown presence.

Why 445 5th Street?

- Recognized civic building with strong street presence on 5th Street
- Three flexible suite configurations — 516, 1,049, and 1,130 SF
- Central to county government, courts, and professional services district
- On-site surface parking for tenants and clients
- Walkable to dining, retail, and cultural amenities
- \$12/SF/YEAR base rent — straightforward, transparent pricing
- Proposed renovation — opportunity to shape your space



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SUITE AVAILABILITY

Available Suites & Proposed Floor Plan

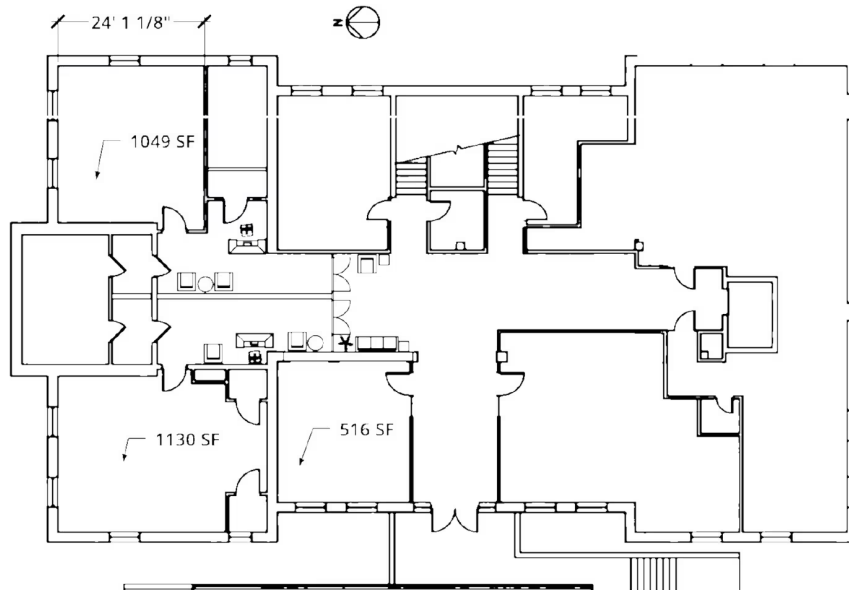
Three office suites are available for lease, offering flexible size options to accommodate a range of professional tenants. All suites are priced at **\$12/SF/YEAR** base rent.

Suite	Size	Lease Rate	Status
Suite A	516 SF	\$12/SF/YEAR	Available
Suite B	1,130 SF	\$12/SF/YEAR	Available
Suite C	1,049 SF	\$12/SF/YEAR	Available
Total	2,695 SF	\$12/SF/YEAR	3 Suites

Lease rate does not include utilities, property expenses or building services.

PROPOSED LAYOUT

CONCEPTUAL FLOOR PLAN



CONCEPTUAL PLAN - FINAL CONFIGURATION, DIMENSIONS AND FINISHES MAY VARY

Proposed layout — conceptual floor plan. Final configuration, dimensions and finishes may vary.



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PROPOSED RENOVATION

Office Renovation — Conceptual Vision

The building is being considered for a professional office renovation. The imagery below represents design intent and the character of improvements being contemplated — not the current condition of the space.

PROPOSED OFFICE RENOVATION CONCEPT



Proposed renovation — conceptual imagery; final improvements and finishes subject to agreement.

Professional Finishes

Renovation concepts reflect a clean, professional office environment suited to client-facing businesses and professional services users.

Flexible Configuration

Suite layouts are designed to support a range of professional uses, from private offices to collaborative work arrangements.

Subject to Agreement

Final improvements, finishes, and tenant improvement scope are subject to lease negotiation and agreement between landlord and tenant.



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DOWNTOWN COLUMBUS

A Working Environment That Extends Beyond Four Walls

One of the most compelling aspects of a downtown Columbus address is what surrounds it. The blocks near Historic City Hall offer a walkable, amenity-rich environment that adds real quality to the working day — from a quick lunch at a local café to a client meeting at one of the neighborhood's independent restaurants.

Dining, Cafés & Independent Retail

Downtown Columbus supports a rich mix of independent restaurants, cafés, and locally owned retail within easy walking distance of 445 5th Street. Whether hosting a working lunch or grabbing a coffee between meetings, tenants have genuine options steps from the office. The downtown dining scene reflects the same commitment to quality and local character that defines Columbus as a city.

Architecture, Public Art & Cultural Events

Columbus is nationally recognized for its concentration of significant modern architecture and public art. Works by Henry Moore, Jean Tinguely, and Dale Chihuly are woven into the downtown streetscape, making the daily walk to and from the office a genuinely distinctive experience. Galleries, community arts events, and seasonal festivals add further interest to the working week throughout the year.

Downtown amenities: visitcolumbusindiana.com / Columbus Downtown



Lunch & Client Meetings

Independent restaurants and cafés within walking distance make client entertaining and working lunches effortless from a downtown address.



Independent Shops & Services

Locally owned boutiques, specialty retailers, and professional services populate the compact, walkable downtown core.



World-Class Architecture & Art

Columbus boasts over 70 buildings by celebrated architects and a public art collection that transforms everyday streets into an open-air design experience.



Seasonal Events & Cultural Life

Galleries, festivals, and community programming activate the downtown throughout the year, bringing energy and foot traffic to the city center.



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LEASING OVERVIEW

Schedule a Tour

Three office suites are available for lease at Historic City Hall, 445 5th Street, Columbus, IN 47201. Contact RDC Commercial Real Estate to discuss availability, suite configuration, and next steps.

1	Suite A 516 SF \$12/SF/YEAR
2	Suite B 1,130 SF \$12/SF/YEAR
3	Suite C 1,049 SF \$12/SF/YEAR

Total Available: 2,695 SF across three suites

Lease rate does not include utilities, property expenses or building services. Additional expenses to be discussed with prospective tenants.

Property listing: [LoopNet — 445 5th St, Columbus, IN](#)

Contact

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