

FOR LEASE

855

GRANDVIEW AVE

COLUMBUS, OH



www.alliedre.com

VIBRANT OFFICE/RETAIL SPACE

855 Grandview Avenue is a vibrant Class-A mixed-use building located in Grandview Heights. The building offers a modern creative office environment, as well as high visit area retail space.

110,000 sq ft. Mixed-Use Building



BUILDING FEATURES



High-end finishes, exposed ceilings, and polished concrete floors



Located in Grandview Heights, directly across the street from Thrive's Grandview Crossing, which will offer 128,000 SF of prime retail space, as well as Class A apartments



Parking ratio of 4.5 spaces per 1,000 leasable SF offered free of charge to tenants and guests



Abundance of natural light; loft style office space available

855 GRANDVIEW AVE



BUILDING AVAILABILITY

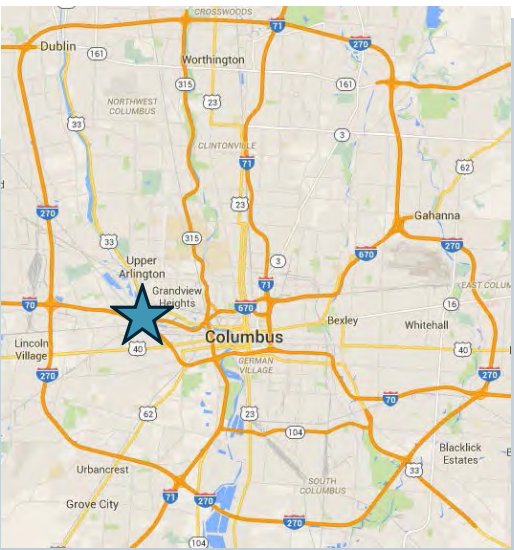
| SUITE | RSF | RENTAL RATE |
|--------------|--------|-------------|
| 110 | 11,287 | \$14.95 NNN |
| 215 | 1,418 | \$14.95 NNN |
| Retail Space | 5,829 | \$25.00 NNN |

Current Estimated Operating Expenses: \$10.11



855 GRANDVIEW AVE

BUILDING LOCATION



Grandview Heights offers modern, urban style living in a suburban area. The city houses a mix of commercial businesses, restaurants, retail services, hospitality, luxury living, and one of the city's top school district.

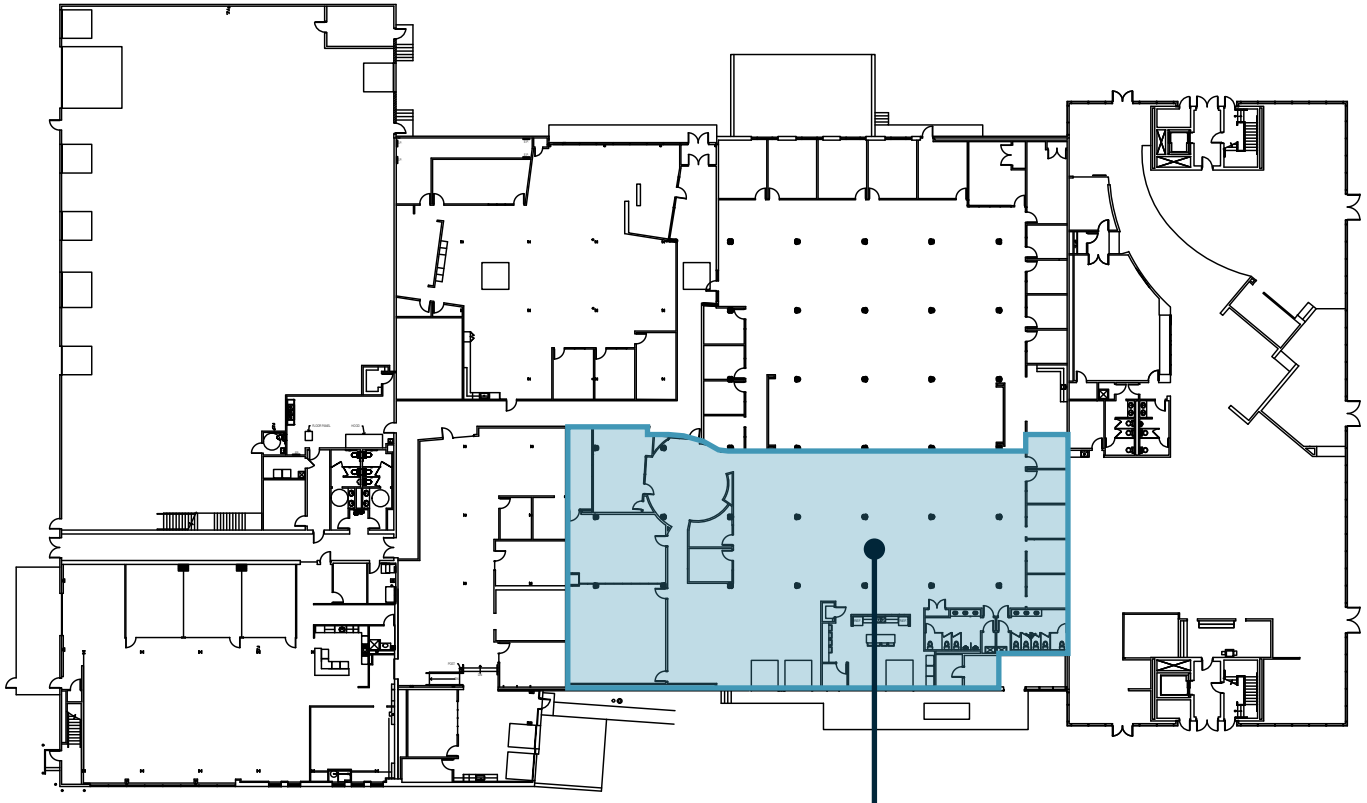
855 Grandview is located within a quarter mile of SR 33 and I-670, and is minutes from Downtown Columbus. 855 Grandview offers Tenants easy access to popular areas such as; the Arena District, Short North Arts District, Brewery District, German Village, and The Ohio State University.

855 Grandview is located in Grandview Heights, directly across the street from Thrive's Grandview Crossing Development. This development will offer 128,000 SF of prime retail space across 56 acres.

855 GRANDVIEW AVE

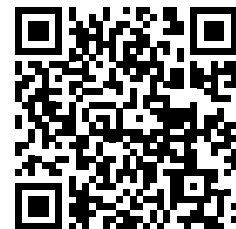
FLOOR PLANS

FIRST FLOOR



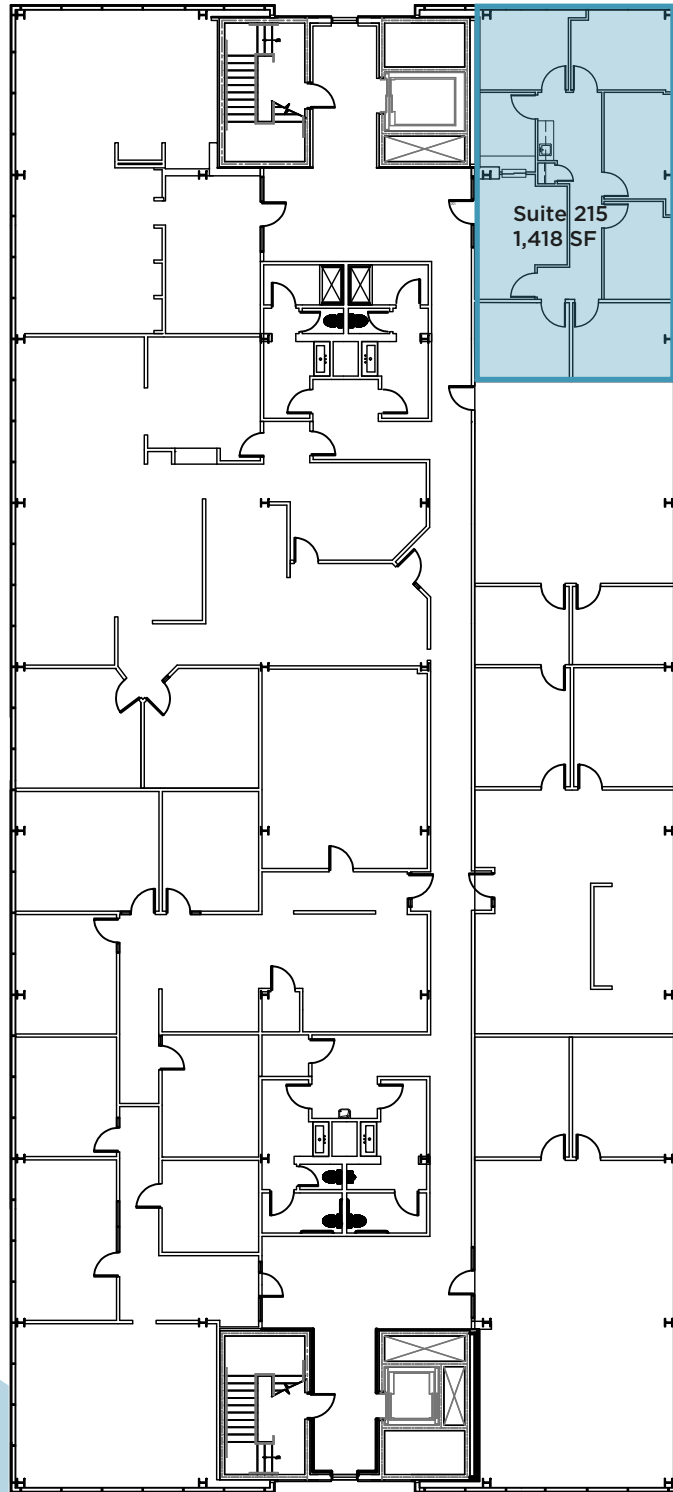
SUITE 110
11,287 SF

Scan or click the QR Code below or [click here](#) to experience a 360 Tour!



FLOOR PLANS

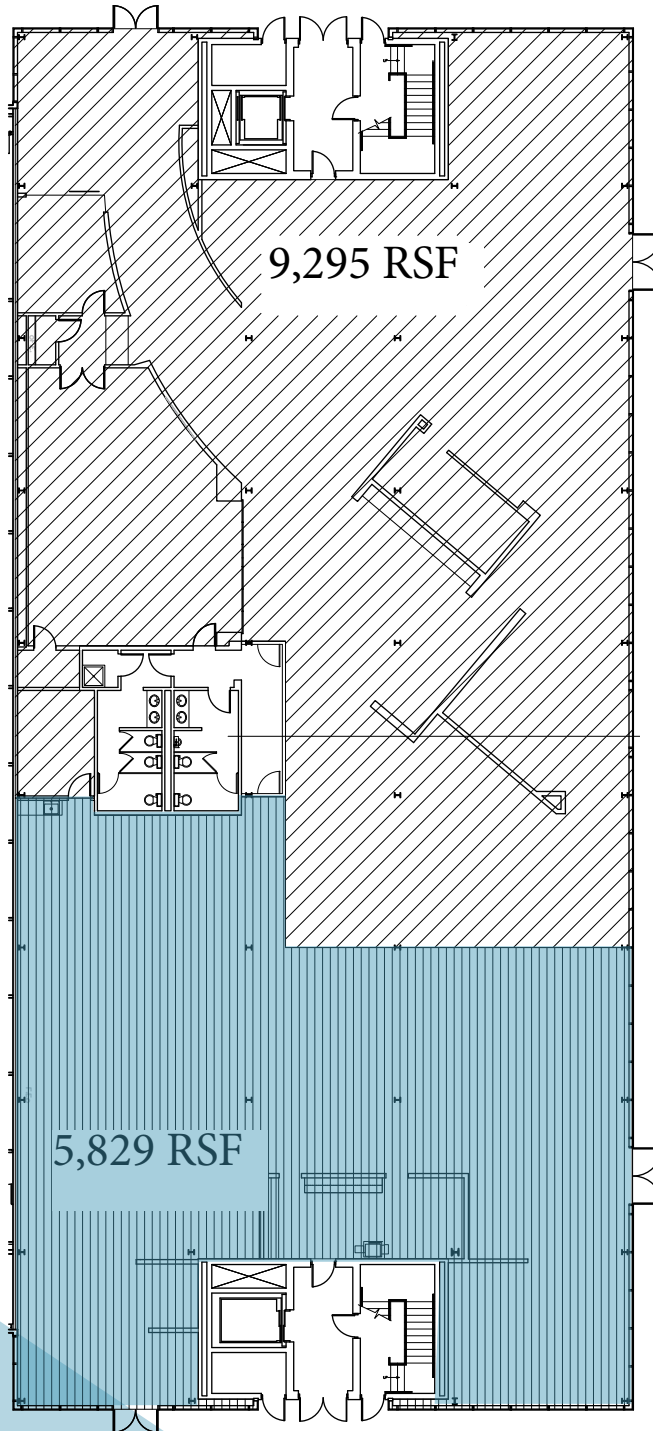
SECOND FLOOR



855 GRANDVIEW AVE

FLOOR PLANS

RETAIL SPACE





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