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EQUITIES

FOR SALE

*Providing creative commercial real estate solutions since 1997*



## OFFICE CONDO FOR SALE

## DOWNTOWN COLUMBUS

101 EAST TOWN STREET, COLUMBUS, OH 43215

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### ED FELLOWS

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# Executive Summary



Sale Price

**\$2,047,500**

## OFFERING SUMMARY

Condo SF	10,500 SF
Price /SF	\$195 /SF
Year Built:	1971
Renovated:	2022
Zoning:	Commercial
Market:	Columbus
Submarket:	CBD

## Condo Highlights

- The entire fourth floor of 101 E Town Street is now available as an attractive office condominium unit
- This floor boasts an efficient layout utilizing the entire floor for a prime mix of conference rooms, private offices and flexible work areas
- Floor to ceiling windows on all sides, overlooking the Columbus Commons, with several dining and entertainment options in easy walking distance
- Condo sale includes 8-reserved, secured parking spaces in the gated, on-site parking lot, accessible from Town and Third Streets
- The building, at the corner of Third and Town Streets, offers great visibility and branding with large exterior signage
- Site includes a mix of business types including a data center, children's daycare, law firm, and first floor restaurant
- Unit currently leased with investment income through September 2026

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# Site Description



At Third and Town Streets with large exterior signage options



Across street from Columbus Commons

## General

Introducing the Fourth Floor at 101 East Town Street as an attractive office condominium option for an owner-user looking to enter the downtown market. This five-story building represents a diverse business mix, offering stability for your operations. Located in a thriving commercial area, this property presents an unmissable opportunity for a business looking to occupy and own a 10,500 SF space.

## Building

Five-story (plus lower level), stand alone commercial office building with first floor retail tenant. Across street from the Columbus Commons Park and Concert Stage.

## Exterior

Mid-century modern design with floor to ceiling windows. High-visibility signage options for businesses overlooking the intersection of Third and Town Streets.

## Interior

Efficiently laid-out interior with minimal lobby areas per floor. Modern, corporate office layout, updated in 2020.

## Parking

On-site, secured parking lot consist of 39 spaces, with 8-spaces conveyed to fourth floor condo owner.

## Construction

Recent building and system improvements include: elevators being rebuilt in past five years, new chiller installed in 2022, and several suites constructed/updated in 2020.

## Loading

Designated loading area fronts the building on Town Street.

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# Condo Unit Photos



Fourth Floor Entry/Lobby



Large Conference Room



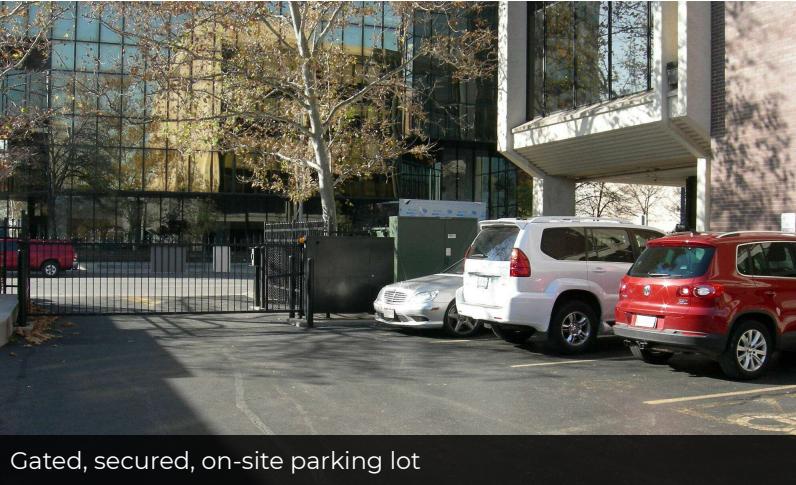
Floor to Ceiling Windows



Additional Conference Room



Fully updated office suite



Gated, secured, on-site parking lot



Large kitchen-cafe area

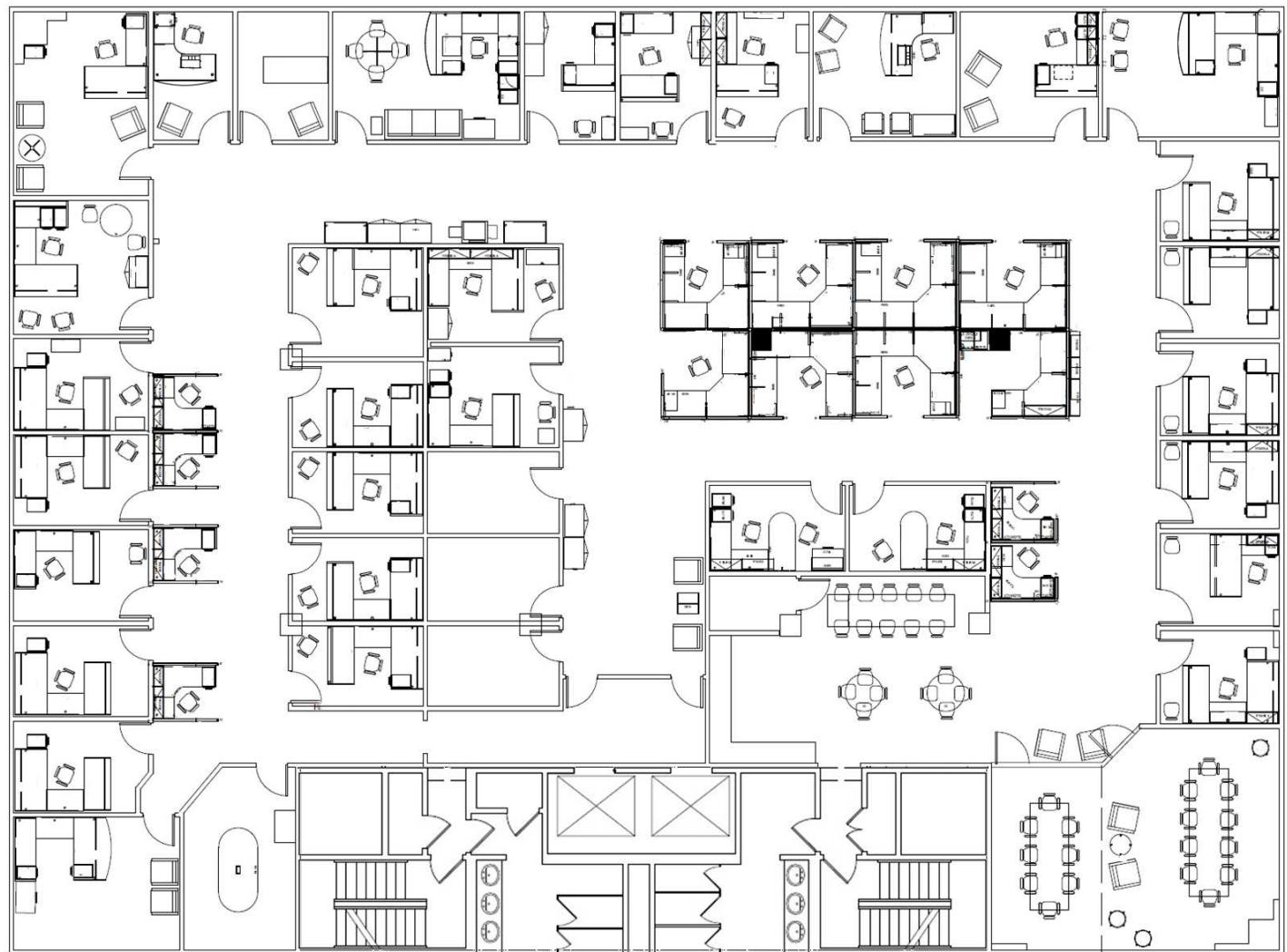
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# Plans



Fourth Floor | As Built

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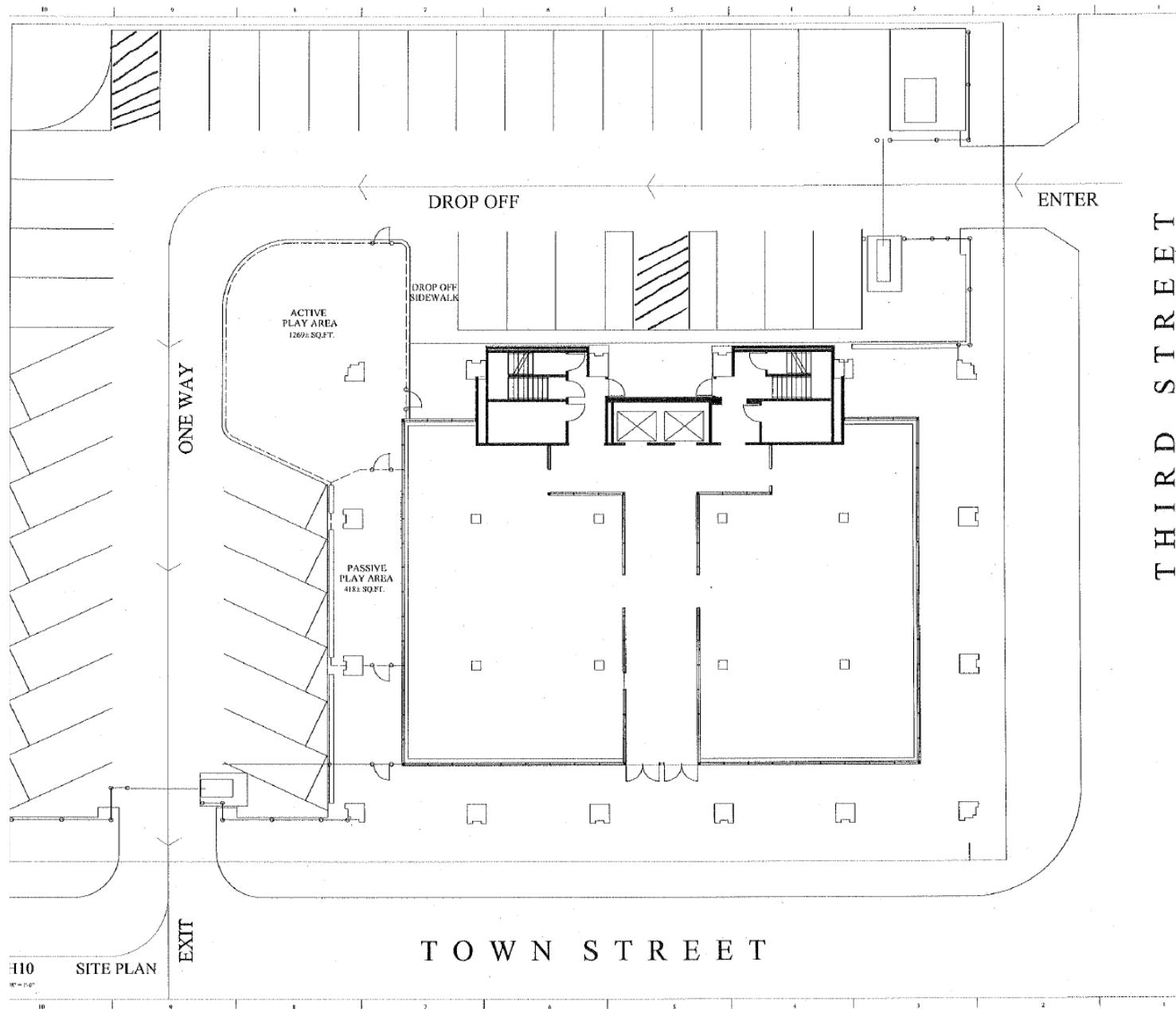
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# Plans



On-Site, Secured Parking Lot | Condo Purchase Includes 8-Reserved Spaces

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# Location Description



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Prominently located on a main intersection of downtown Columbus at Third and Town Streets. One block from Capitol Square, and steps from Columbus Commons, several restaurants, entertainment options, hotels, and more.

Located in the downtown business district of the city of Columbus, Franklin County, in the state of Ohio. The city of Columbus is the state capital, and the largest metropolitan market in Ohio. The city of Columbus is currently ranked as the 14th most populous city in the United States, with a population of 905,7400+ per the 2020 US Census. The Columbus metropolitan area, consisting of Franklin County and nine-surrounding counties in central Ohio, has a population of 2.1+ million per the 2020 US Census.

The subject property is located in the center core of the business district, one-block from Capitol Square. The property is positioned with easy highway access via I-70 (0.3 miles), I-71 (0.6 miles), and I-670 (0.9 miles) along major downtown access roads. The property sits on public transportation routes, and is within 2-blocks of several public parking garages and surface lots.

Primary property uses in the immediate area are a dense combination of corporate and governmental offices, retail, entertainment, hotel and residential. New and conversion residential projects have experienced exponential growth in the immediate area, with several commercial towers currently being converted to condominiums and apartments. The adjacent, former Greyhound transportation hub was recently purchased by COTA and is being considered for redevelopment.

Prime downtown entertainment options are within walking distance of the property including Columbus Commons, Ohio Theater, Palace Theater, Southern Theater, Bicentennial Plaza, COSI and the Scioto Mile. Professional and semi-professional sports teams based in downtown Columbus include the Columbus Blue Jackets professional hockey team, Columbus Clippers Triple-A baseball, and Columbus Crew professional soccer team playing in the brand-new Lower.com facility.

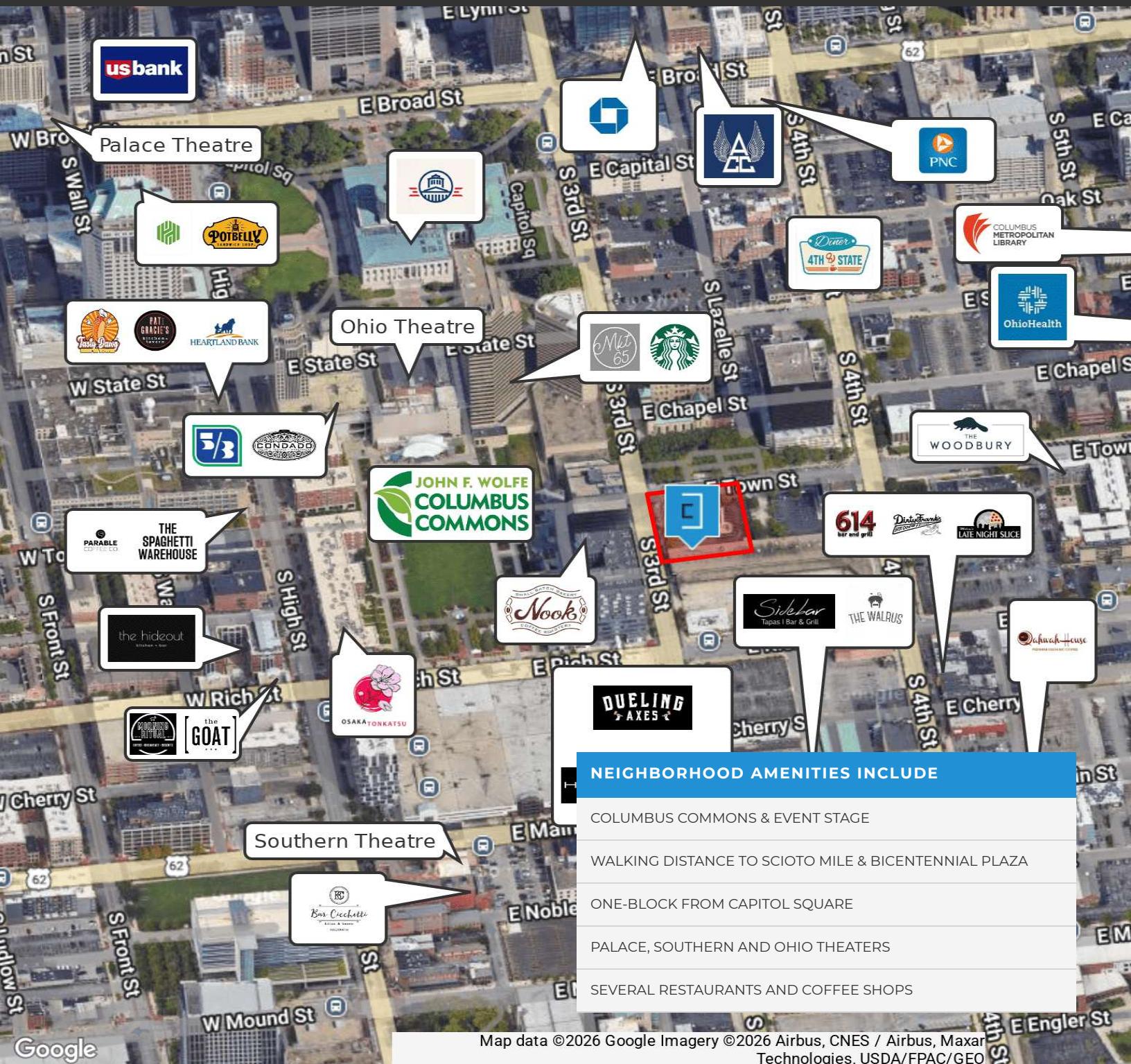
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# Location Map



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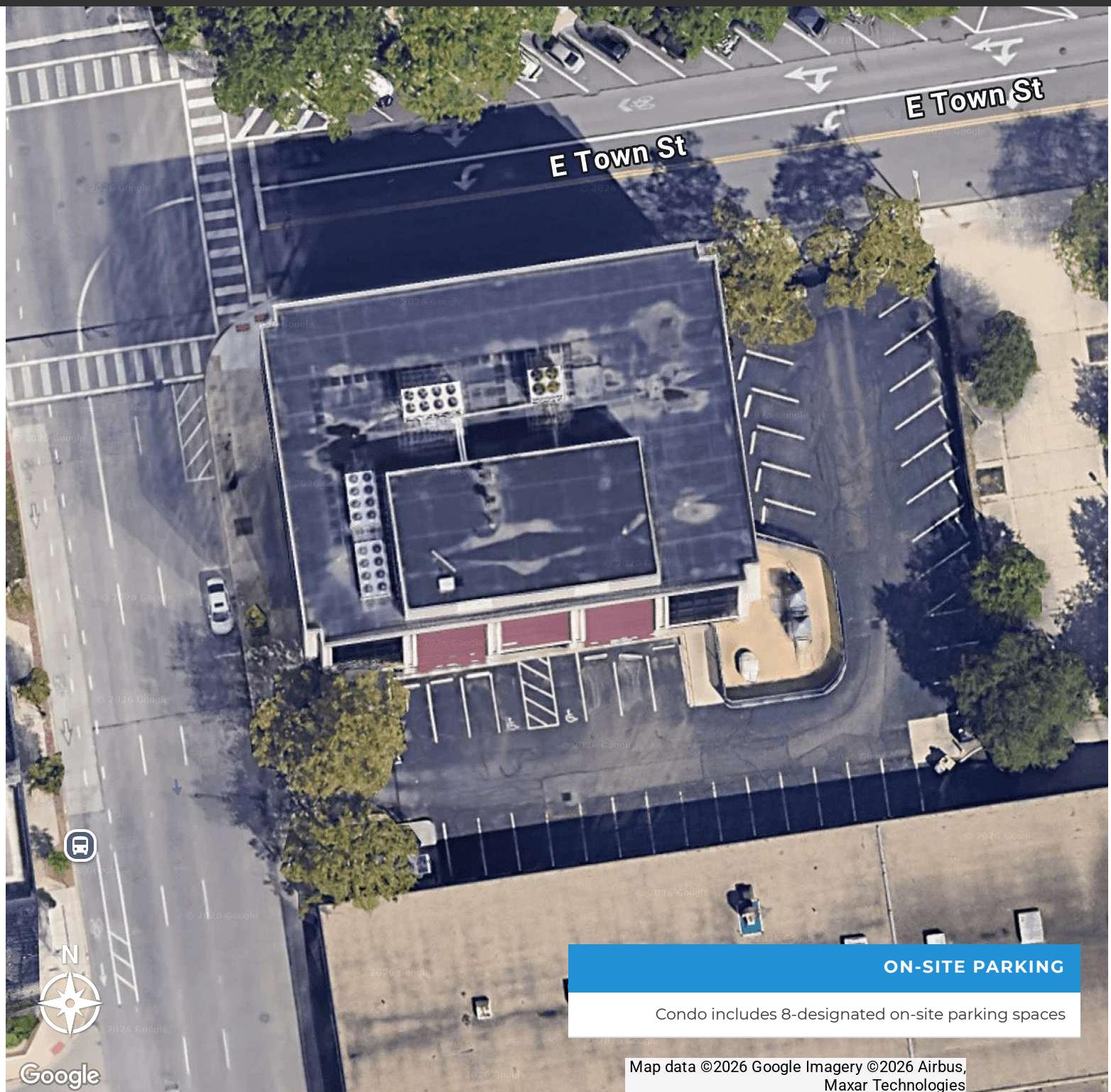
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# Aerial Map



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# Additional Parking Map



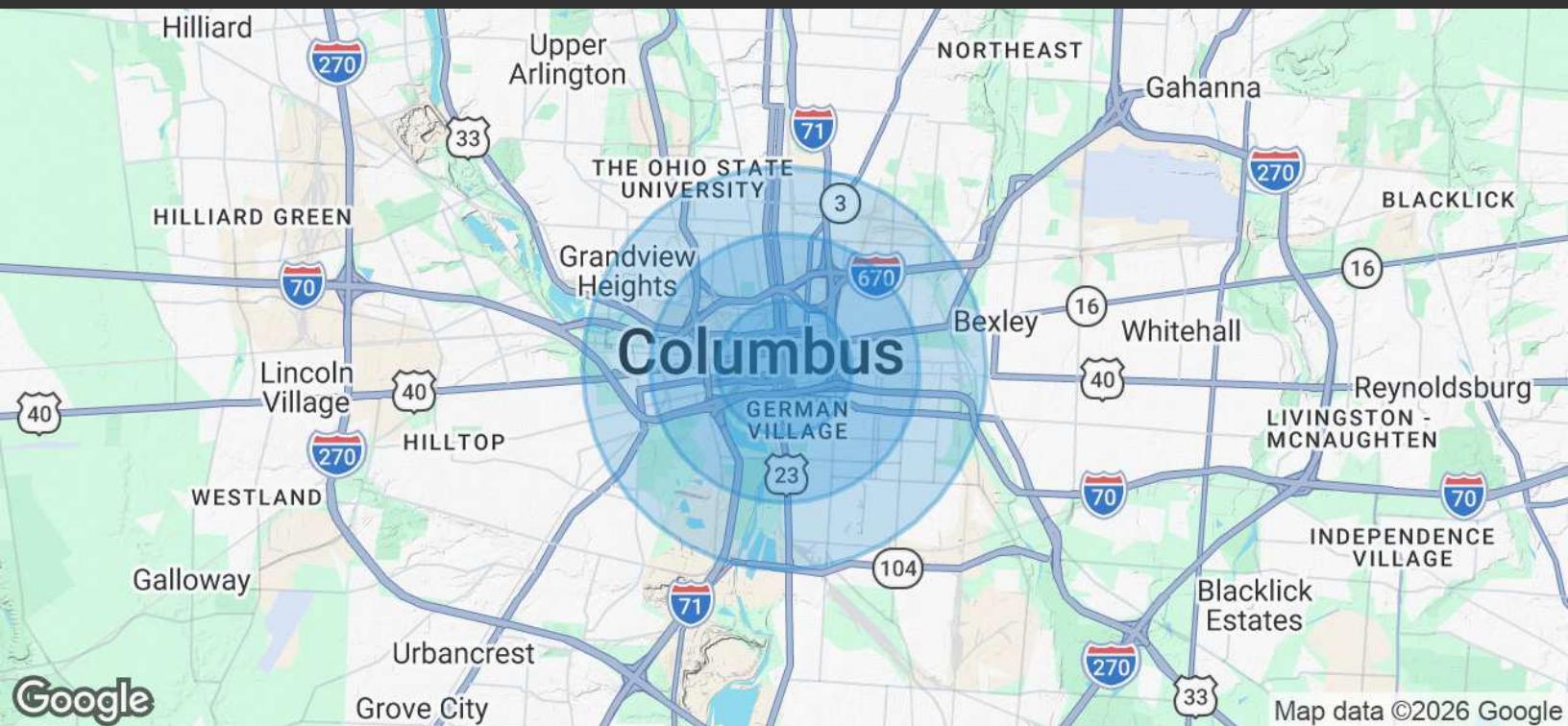
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# Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	16,965	67,200	136,961
Average Age	40	37	35
Daytime Employment	101,530	130,550	208,157

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	10,705	35,932	65,106
# of Persons per HH	1.6	1.9	2.1
Average HH Income	\$98,555	\$87,952	\$77,602
Average House Value	\$650,030	\$461,501	\$386,142

Demographics data derived from AlphaMap

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