



**COLDWELL BANKER**



# DOWNTOWN OFFICE BUILDING

**FOR SALE**

195 N GRANT AVE. COLUMBUS, OH 43215



Michael Jones

# PROPERTY OVERVIEW

## SUBMARKET

Downtown District

## ADDRESS

195 N. Grant Avenue  
Columbus, OH 43215

## TOTAL SF

39,082

## AVAILABLE SF

39,082

## TOTAL PARKING

44

## PARKING RATIO

1.1/1,000

## ACREAGE

1.03

## PARCEL ID

010-052921-00

## ACCESS

At the corner of E Spring Street  
& N Grant Avenue

## UTILITIES

Gas & Electric: Columbia Gas, AEP

Water/Sewer: City of Columbus

## REAL ESTATE TAXES

2023: \$84,417.12

## CITY INFORMATION

Municipality: City of Columbus

Zoning: Downtown District (DD)

## BUILDING SYSTEMS

HVAC: Normal, Central AC

Sprinkler System: Wet system

## SIGNAGE

Building

## CAPEX & IMPROVEMENTS

2023: CAT Generator Serviced

- Model Number: 341
- Maximum Rating: 800 ekW
- Minimum Rating: 635 ekW
- Emissions/Fuel Strategy: Low Fuel Consumption
- Voltage: 480 Volts
- Duty Cycle: Standby, Prime



**SALE PRICE**  
**\$4,000,000**





# PROPERTY PHOTOS

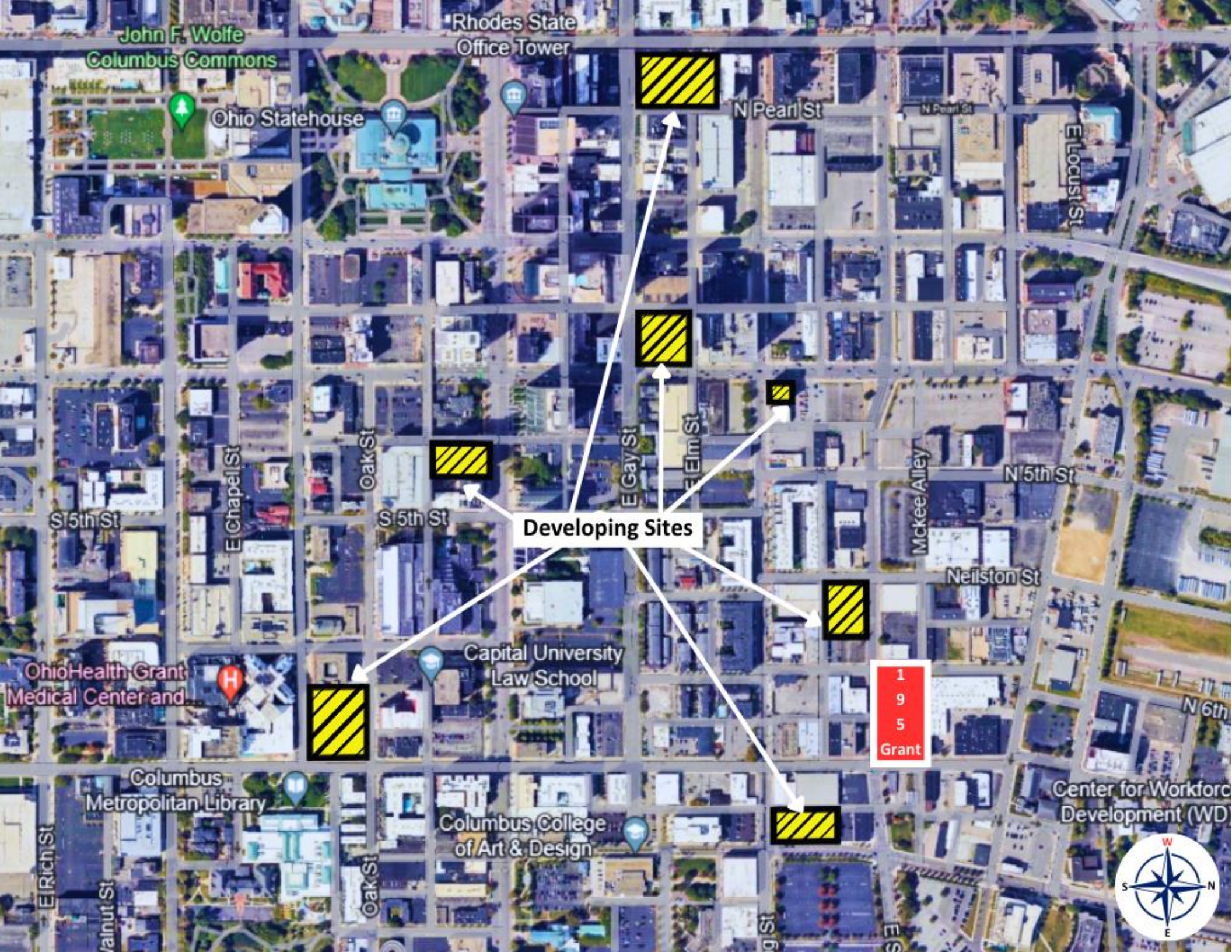




# PROPERTY PHOTOS







John F. Wolfe  
Columbus Commons

Rhodes State  
Office Tower

Ohio Statehouse

N Pearl St

E Locust St

E Chapel St

Oak St

S 5th St

S 5th St

Developing Sites

E Gay St

E Elm St

Mckee Alley

N 5th St

Neilston St

OhioHealth Grant  
Medical Center and

Capital University  
Law School

1  
9  
5  
Grant

Columbus  
Metropolitan Library

Columbus College  
of Art & Design

Center for Workforce  
Development (WD)

E Rich St

Walnut St

Oak St

g St

E S







# 195 GRANT AVE

## WHAT'S NEARBY



### RESTAURANTS

Matt & Tony's  
The Roosevelt Coffee House  
The Kee  
Wolf's Ridge Brewing  
Jackie O's on Fourth  
Pierogi Mountain  
Avalon  
Slammers  
Flatiron Tavern  
Jeff Ruby's Steakhouse  
+ more!

### ENTERTAINMENT

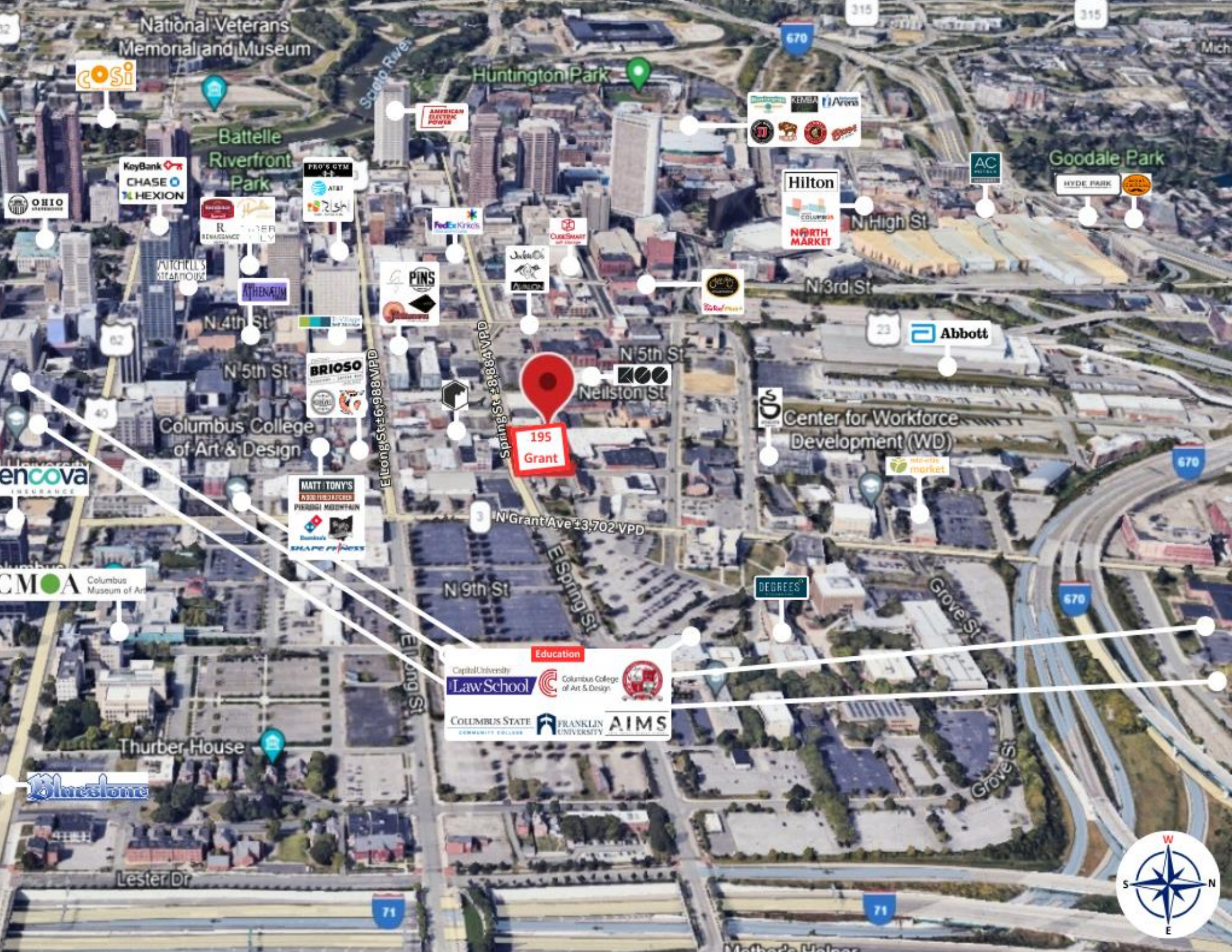
Pins Mechanical Co.  
The Kee  
District West  
Nationwide Arena  
Kemba Live!

### HOTELS

Renaissance  
Hyatt Regency  
Hilton  
Courtyard  
Residence Inn  
Drury Plaza Hotel







National Veterans Memorial and Museum



Huntington Park



Battelle Riverfront Park

Goodale Park

KeyBank  
CHASE  
HEXION

PRO'S GYM  
AT&T  
Renaissance  
LIVELY

AMERICAN ELECTRIC POWER



AC HOTEL

HYDE PARK



PITCHER'S STEAKHOUSE

ATHENAEUM

FedEx Kinko's

CLUBSMART

Hilton  
COLUMBUS  
NORTH MARKET

N High St

HYDE PARK

N 4th St

PINS

John O'S  
PUNCH

JOJO'S  
SOUL PASTA

N 3rd St

Abbott

N 5th St

BRIOSO  
PIZZERIA

Spring St #3,884 VPD



N 5th St

Neilson St

US

Center for Workforce Development (WD)

market

encova  
INSURANCE

Columbus College of Art & Design

MATT TONY'S  
PIZZERIA  
PIRAGI MOUNTAIN  
Dunkin's  
SCALE PIZZERIA

N Grant Ave 13,702 VPD

DEGREES

CMOA  
Columbus Museum of Art

N 9th St

E Spring St

Grove St

E Long St

**Education**

- Capital University Law School
- Columbus College of Art & Design
- COLUMBUS STATE COMMUNITY COLLEGE
- FRANKLIN UNIVERSITY
- AIMS

Thurber House

Bluestone

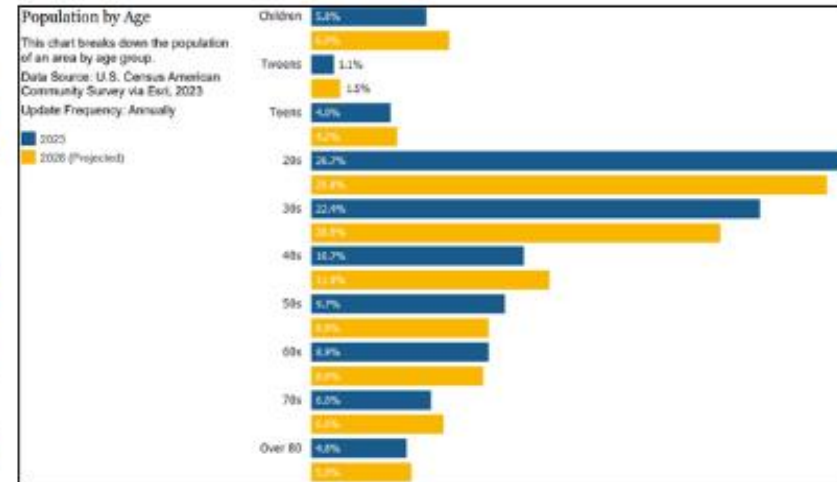
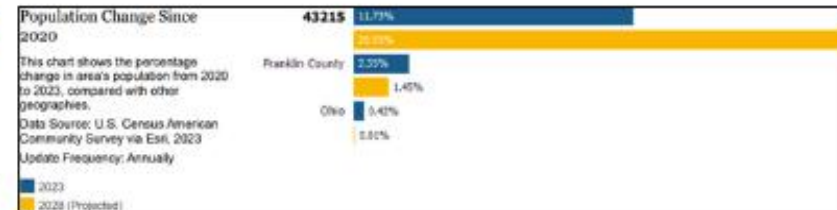
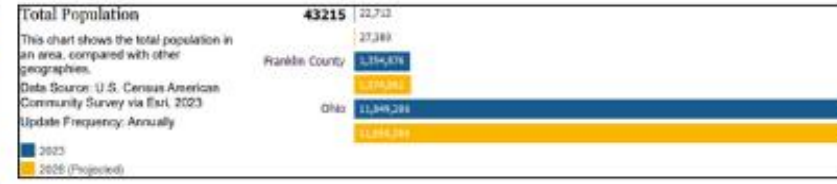
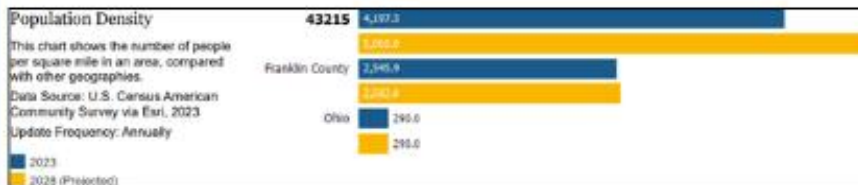
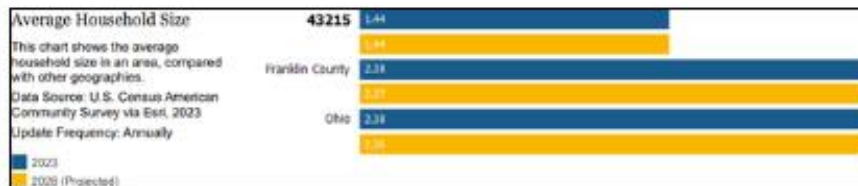
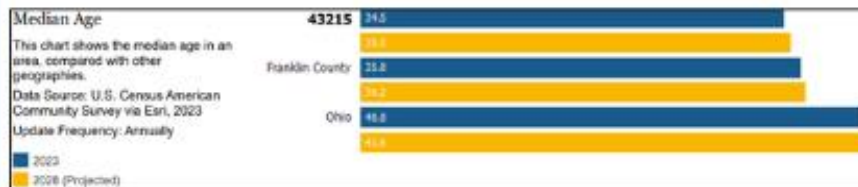
Lester Dr





# TRADE AREA

Reported by Esri 2023

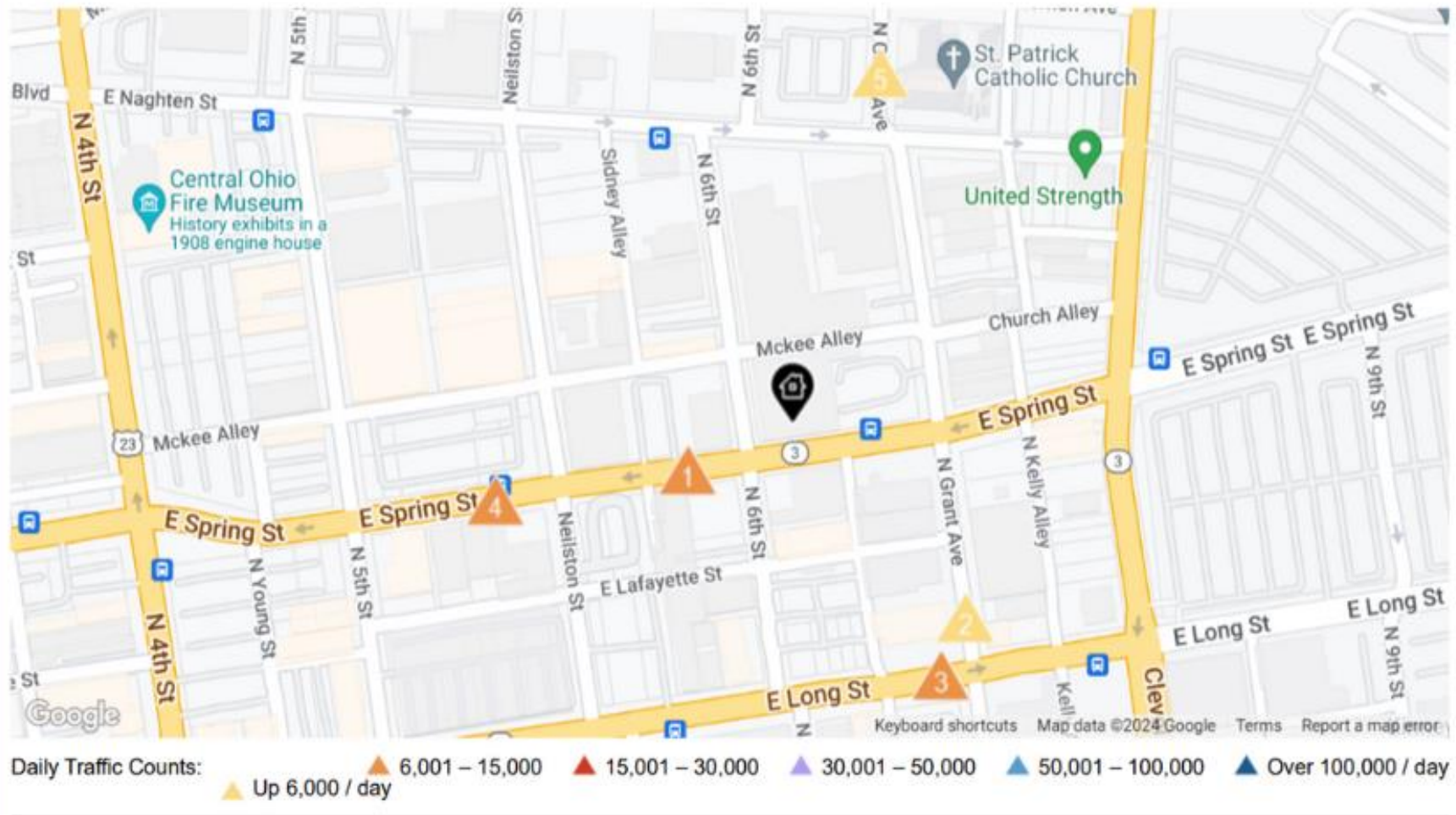




# TRAFFIC COUNTS

Reported by Esri 2023

## NEARBY STREETS



<p>1</p> <p><b>8,884</b></p> <p>2023 Est. daily traffic counts</p>	<p>2</p> <p><b>3,702</b></p> <p>2023 Est. daily traffic counts</p>	<p>3</p> <p><b>6,988</b></p> <p>2023 Est. daily traffic counts</p>	<p>4</p> <p><b>6,977</b></p> <p>2023 Est. daily traffic counts</p>	<p>5</p> <p><b>2,459</b></p> <p>2023 Est. daily traffic counts</p>
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# TRAFFIC COUNTS

Reported by Esri 2023

## MAJOR HIGHWAYS



Daily Traffic Counts: ▲ Up to 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

**1**  
**163,139**

2023 Est. daily traffic counts

**2**  
**143,328**

2023 Est. daily traffic counts

**3**  
**143,220**

2023 Est. daily traffic counts

**4**  
**142,082**

2023 Est. daily traffic counts

**5**  
**140,670**

2023 Est. daily traffic counts



# VISIONARY CONCEPT FOR REDEVELOPMENT

195  
GRANT  
AVE







# CONTACT

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REALTOR

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