



518 E BROAD STREET

COLUMBUS, OH 43215

OFFERING MEMORANDUM

THE OPPORTUNITY

Cushman & Wakefield is proud to offer **518 East Broad Street** for sale. Situated in the vibrant heart of Columbus' Central Business District, 518 East Broad Street presents a rare opportunity to acquire a premier property with exceptional scale and flexibility. Spanning approximately 12 acres, the building total square footage is 316,018 square feet (169,472 SF and 146,546 SF), offering a unique combination of size, location, and redevelopment

potential. Positioned along East Broad Street, one of the city's most prominent corridors, the property provides unmatched visibility and accessibility to downtown amenities, major highways, and public transit. Ideal for office use or transformative redevelopment, this asset is perfectly suited for investors seeking to capitalize on Columbus' dynamic growth and strong demand for mixed-use, residential, or commercial projects.

BUILDING 1 PAVILION

BUILDING 2 BROAD STREET

BUILDING SIZE:	169,472 SF	146,546 SF
YEAR BUILT & RENOVATED:	1989 Original & 2023 Renovation	1930 Original & 1945 added 3 floors, 1957 added East Wing, 1977 added North Wing, 2021 Renovation
NUMBER OF STORIES:	4 Stories Tall	5 Stories Tall
TYPICAL FLOOR SIZE:	30,000 SF	22,000 SF
AVERAGED FINISHED HEIGHT:	11'	11'

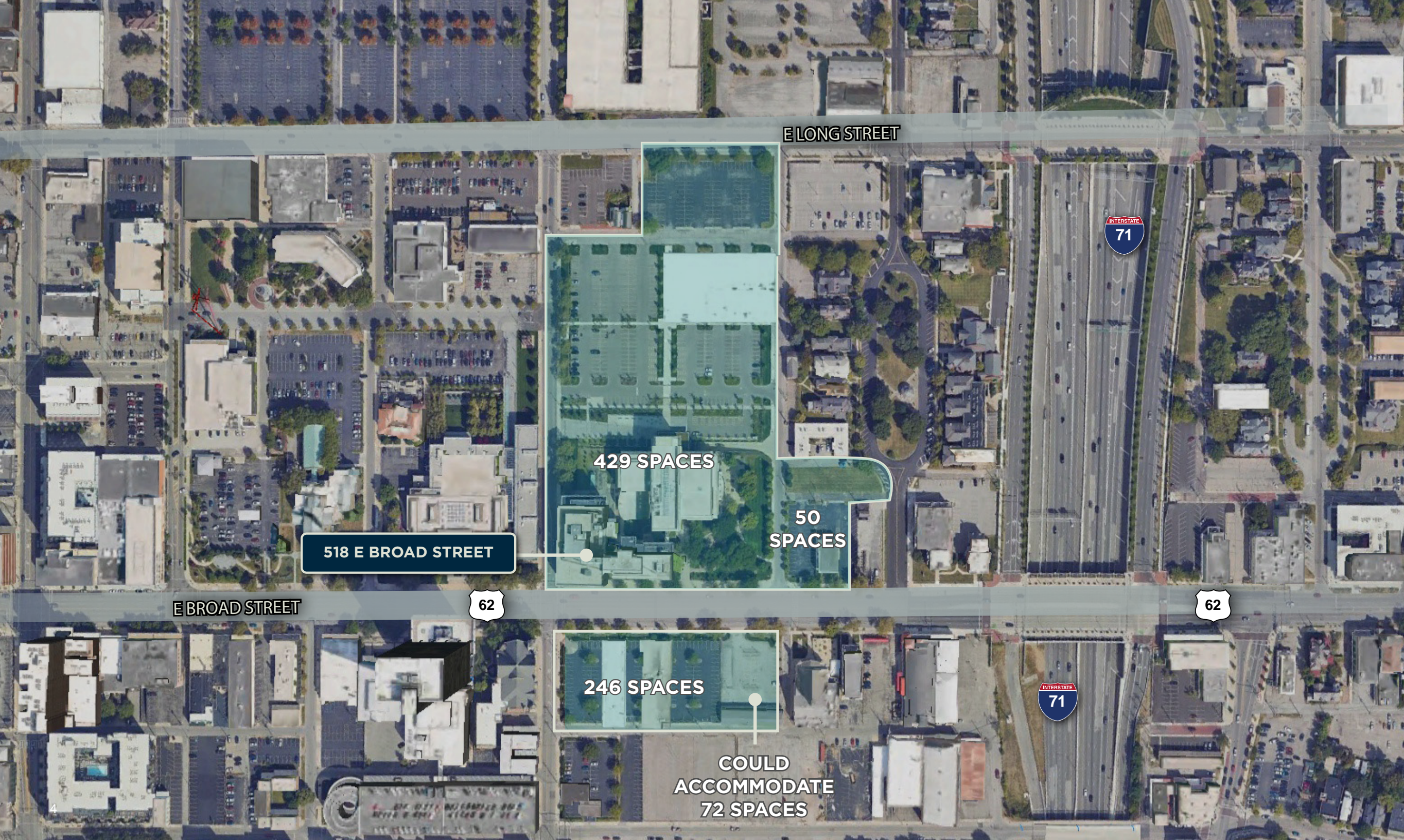


12.08
ACRES
LOT SIZE

19
NO. OF
PARCELS

725
PARKING
SPACES
(17 HANDICAP
ACCESSIBLE)

PROPERTY SIZE



PROPERTY HIGHLIGHTS



Redevelopment Opportunity - The large amount of contiguous vacant land and well-proportioned floor plates in the existing structure allow for unique redevelopment opportunities from multifamily, retail or hospitality combined with the exiting office tenancy, an investor could deliver a first-class, mixed-use property.



Marquee Location - Controlling both the North and South side of Broad Street for a City Block.



Institutional Quality Improvements - From the recently renovated common spaces to the standardized office floors, the extensive back of house storage options and with redundant power supply, the improvements were designed to support modern corporate office user demands.



Development Velocity and Demand - With numerous Columbus CBD redevelopment projects recently delivered, under construction or obtaining approvals, the CBD's demand for multifamily, hotel and retail space continues to be strong and growing.



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CONTACT

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