

GERMAN VILLAGE

OFFICE FOR LEASE

762 S. PEARL STREET, COLUMBUS, OH 43206



LAURAH HALLOCK ADVISOR

MOBILE 614.705.9571 | DIRECT 614.334.7841
LHALLOCK@EQUITY.NET



MATT COOPER SENIOR VICE PRESIDENT

MOBILE 614.403.4732 | DIRECT 614.334.7831
MCOOPER@EQUITY.NET

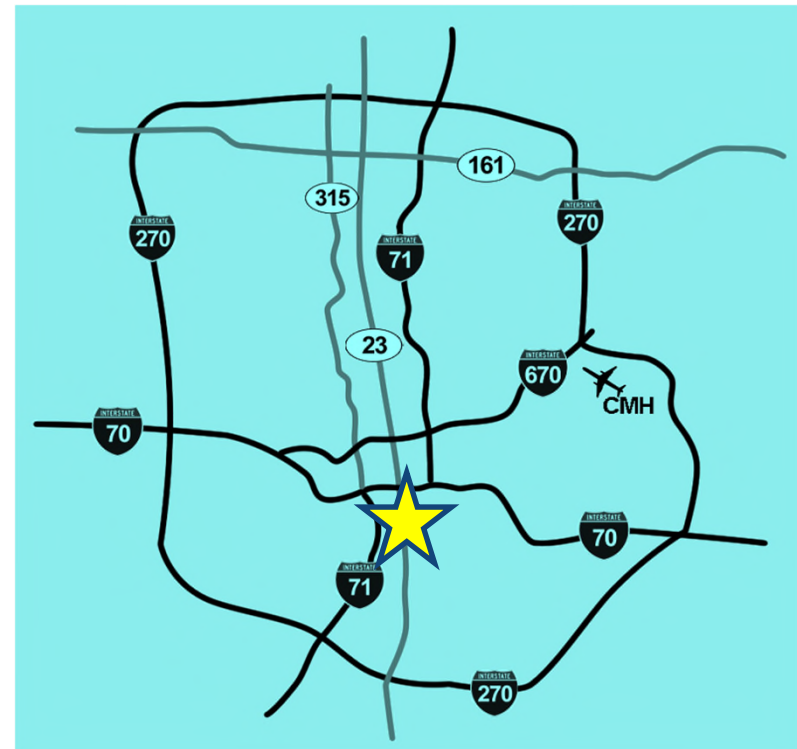


PROPERTY HIGHLIGHTS

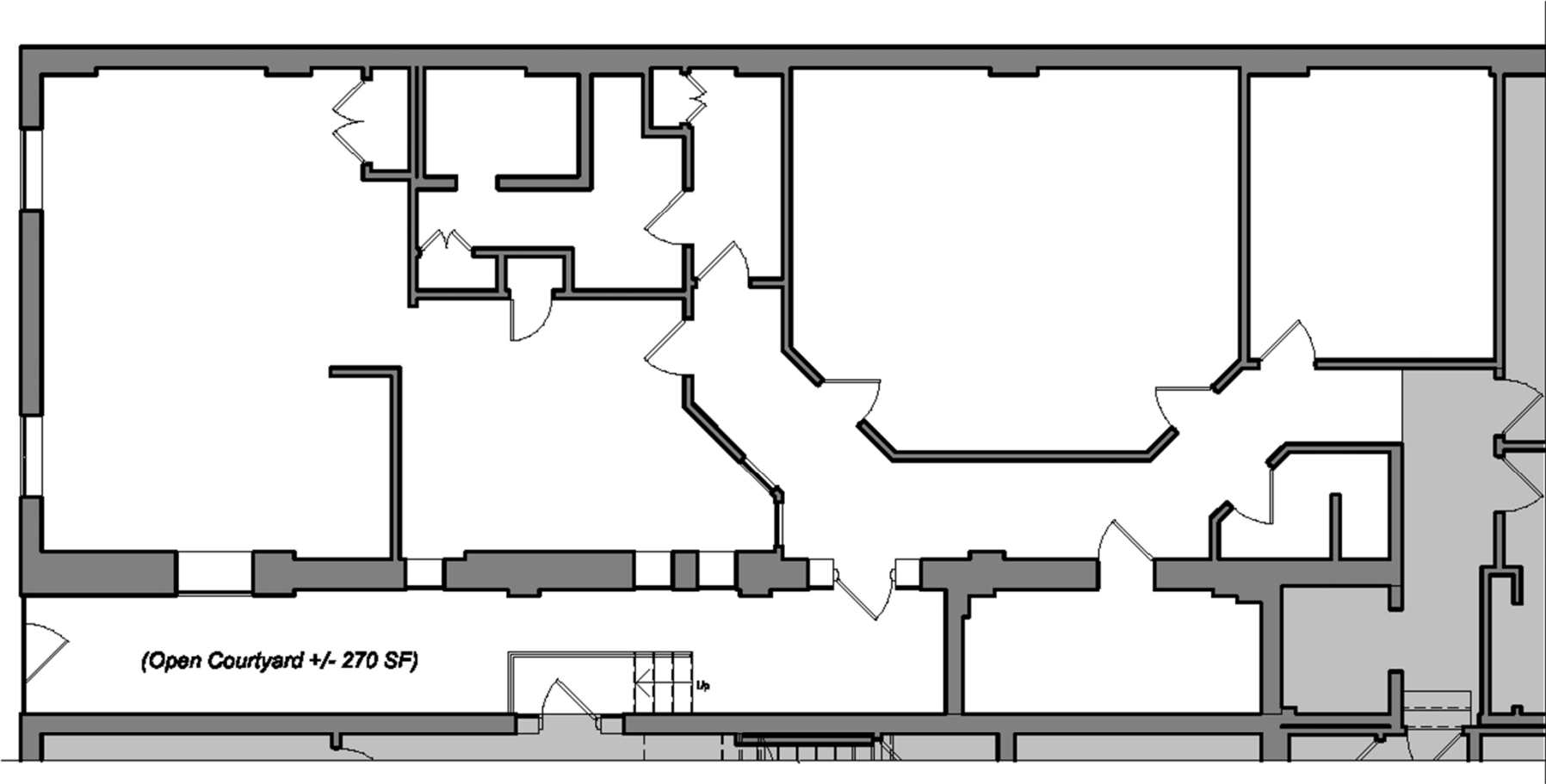
- +/- 1,940 SF one-story, single tenant office building
- Located just steps from Schiller Park and Scioto Audubon Metro Park
- Beautifully finished interior spaces feature exposed brickwork and warm woodwork
- Surrounded by German Village: highly affluent and one of the most idyllic neighborhoods in the city
- Gourmet restaurants, established parks, and live entertainment are all within easy walking distance
- Lease rate: \$19.95 NNN + \$8.15 est. op. exp

GERMAN VILLAGE

MEDICAL/OFFICE FOR LEASE
762 S. PEARL STREET, COLUMBUS, OH 43206



SPACE PLAN



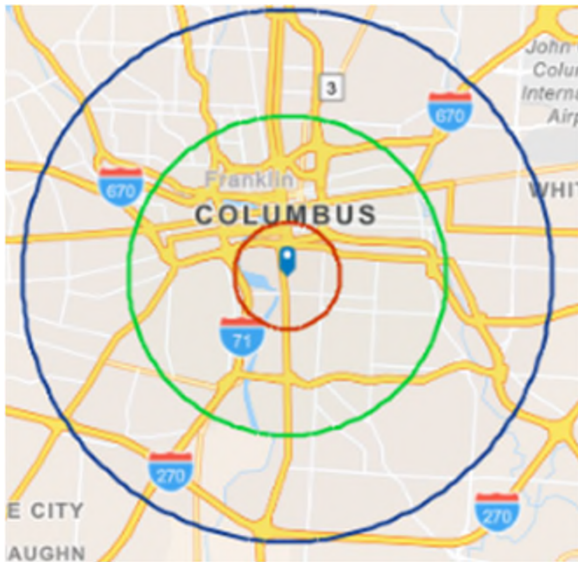
Building 40 - West Floor Plan

equity | brokerage

www.equity.net

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

1-MILE RADIUS DEMOS



KEY FACTS

17,374
Population

1.7
Average
Household Size

34.9
Median Age

\$93,593
Median Household Income

BUSINESS

1,614

Total Businesses

28,348

Total Employees

EDUCATION

4%

No High School
Diploma

12%

High School
Graduate

19%

Some
College

65%

Bachelor's/Grad/Prof
Degree

INCOME



\$72,912
Per Capita
Income



\$93,593
Median
Household
Income



\$128,585
Average
Household
Income

EMPLOYMENT

82.3
White
Collar %

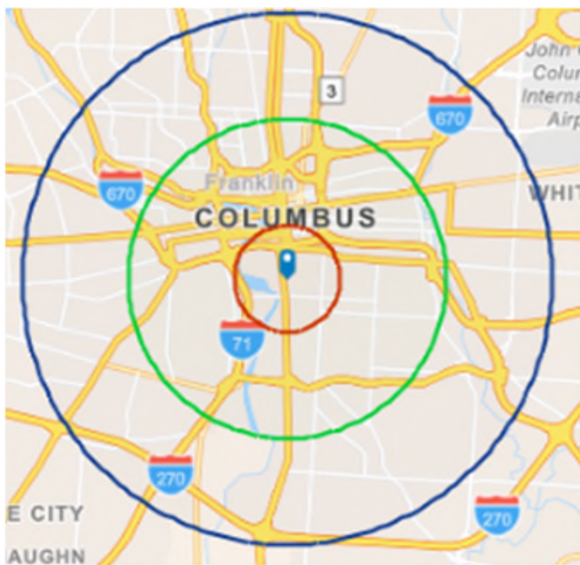
7.0
Blue
Collar %

10.7
Services
%

equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

3-MILE RADIUS DEMOS



KEY FACTS

110,409

Population



Average
Household Size



Median Age

\$62,596

Median Household Income

BUSINESS



7,755

Total Businesses



184,781

Total Employees

EDUCATION



10%

No High School
Diploma



23%

High School
Graduate



22%

Some
College



45%

Bachelor's/Grad/Prof
Degree

INCOME



\$46,419

Per Capita
Income



\$62,596

Median
Household
Income



\$94,601

Average
Household
Income

EMPLOYMENT



68.4

White
Collar %



15.7

Blue
Collar %



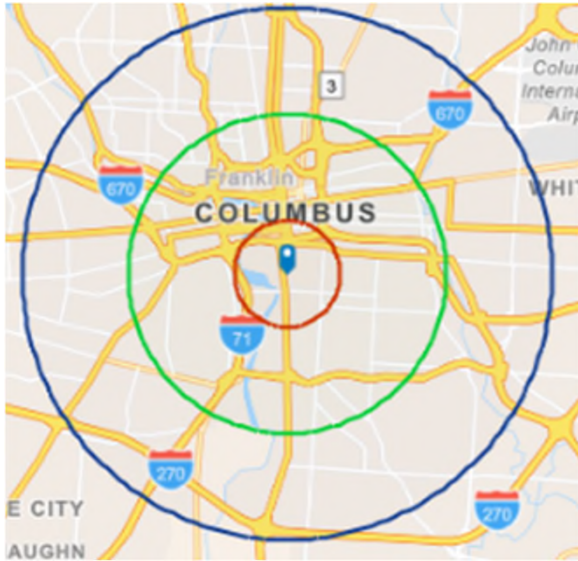
15.9

Services
%

equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

5-MILE RADIUS DEMOS



KEY FACTS

326,334
Population

2.2
Average
Household Size

31.5
Median Age

\$58,445
Median Household Income

BUSINESS

14,206

Total Businesses

339,752

Total Employees

EDUCATION

10%
No High School
Diploma

26%
High School
Graduate

23%
Some
College

42%
Bachelor's/Grad/Prof
Degree

INCOME

\$38,382
Per Capita
Income

\$58,445
Median
Household
Income

\$88,852
Average
Household
Income

EMPLOYMENT

65.4
White
Collar %

16.7
Blue
Collar %

17.7
Services
%

equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.