

THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

Antoine Matthews, CCIM • amatthews@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.116 • www.rweiler.com
Mia Walton • mwalton@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.115 • www.rweiler.com



Appraisal Brokerage Consulting Development

Two Story Office Building For Lease

78 Jefferson Avenue, Columbus, OH 43215

TWO STORY OFFICE BUILDING FOR LEASE

Rare leasing opportunity, specifically non-profit organizations, to lease a 13,951 +/- SF two-story office building in the Discovery District of the CBD, ideally situated between East Broad Street and East Long Street within the Jefferson Avenue Center campus.

This distinctive property can accommodate a single tenant or be configured for 3–4 individual tenants.

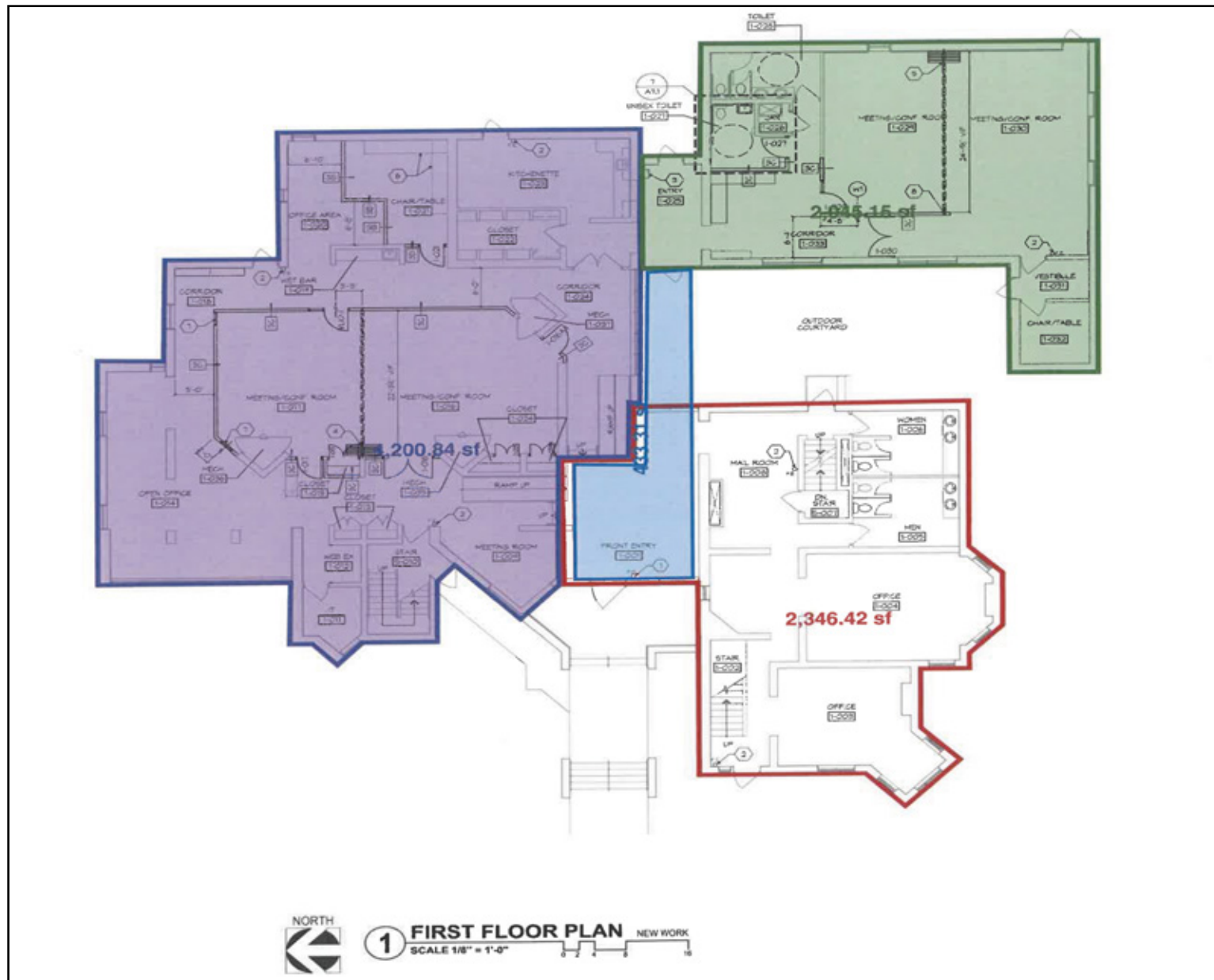
The Jefferson Avenue Center is a unique collection of historic buildings that provide office space to more than two dozen nonprofit organizations. The campus is dedicated to strengthening community impact by offering vibrant, affordable workspaces that encourage collaboration and help organizations direct more resources toward mission-driven programs and services.

Conveniently located between both the East Broad Street and Long Street bus lines, the property offers excellent accessibility for staff and visitors alike. Generous on-site parking further enhances the ease of occupancy. This is a rare chance to secure space in a thriving, mission-focused campus with a rich history and a highly connected location.

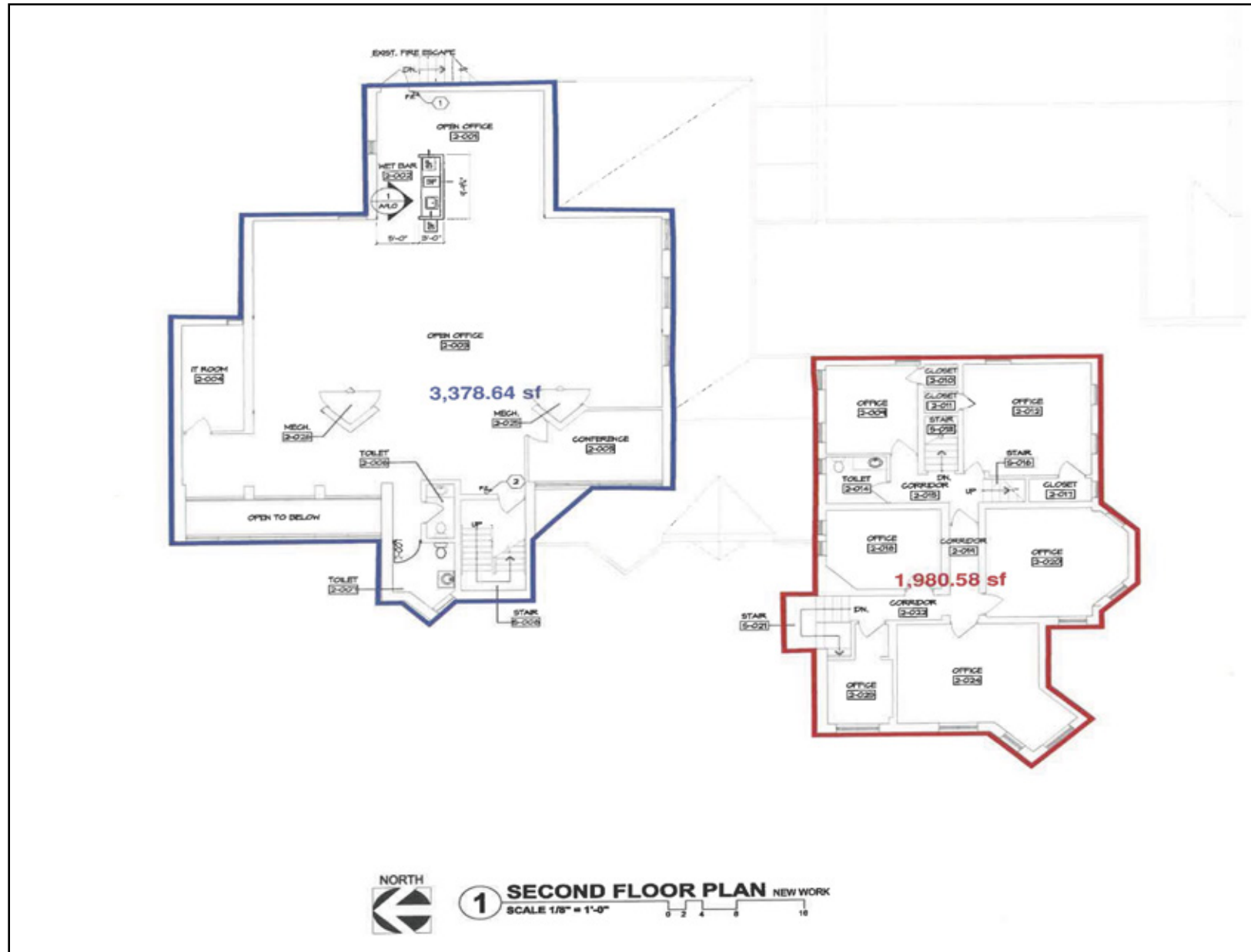


Property Highlights

Address:	78 Jefferson Avenue, Columbus, Ohio 43215
County:	Franklin
PID:	010-033293-00 010-033295-00 010-019509-00
Location:	North of I-70 and West of I-71
Acreage:	0.49 +/- acre
Building Size:	13,951 +/- SF
Stories:	2 Story
Year Built:	1880
Year Renovated:	1991
Lease Rate:	\$17.00/SF MG > 5,000 SF > \$15.00/SF MG
Zoning:	DD - Downtown District







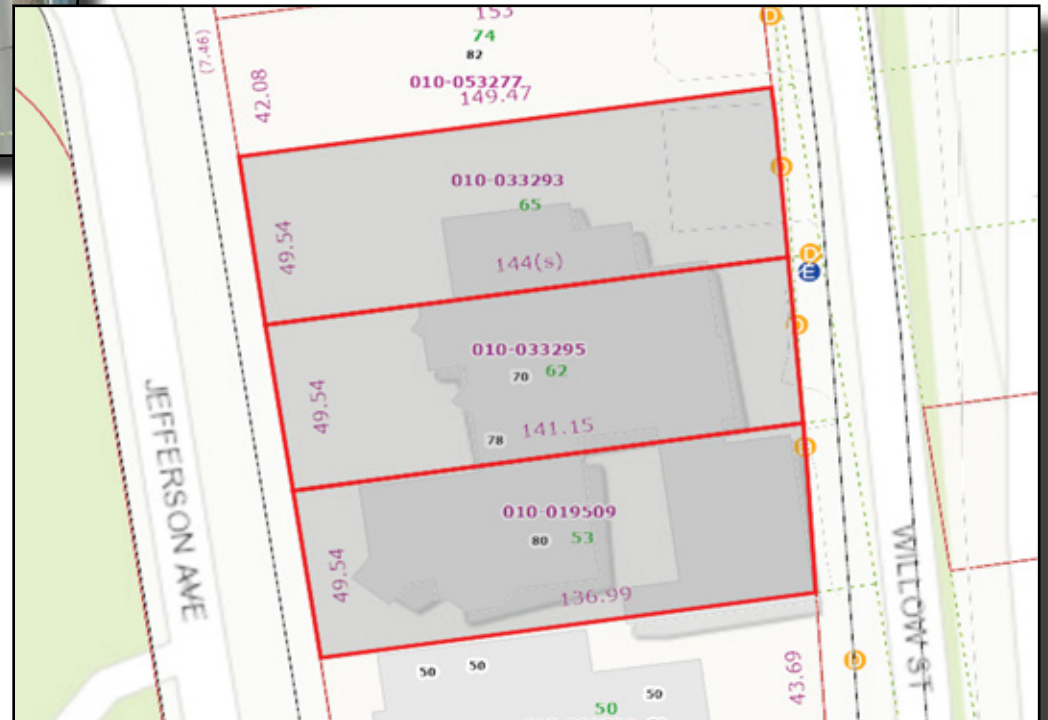


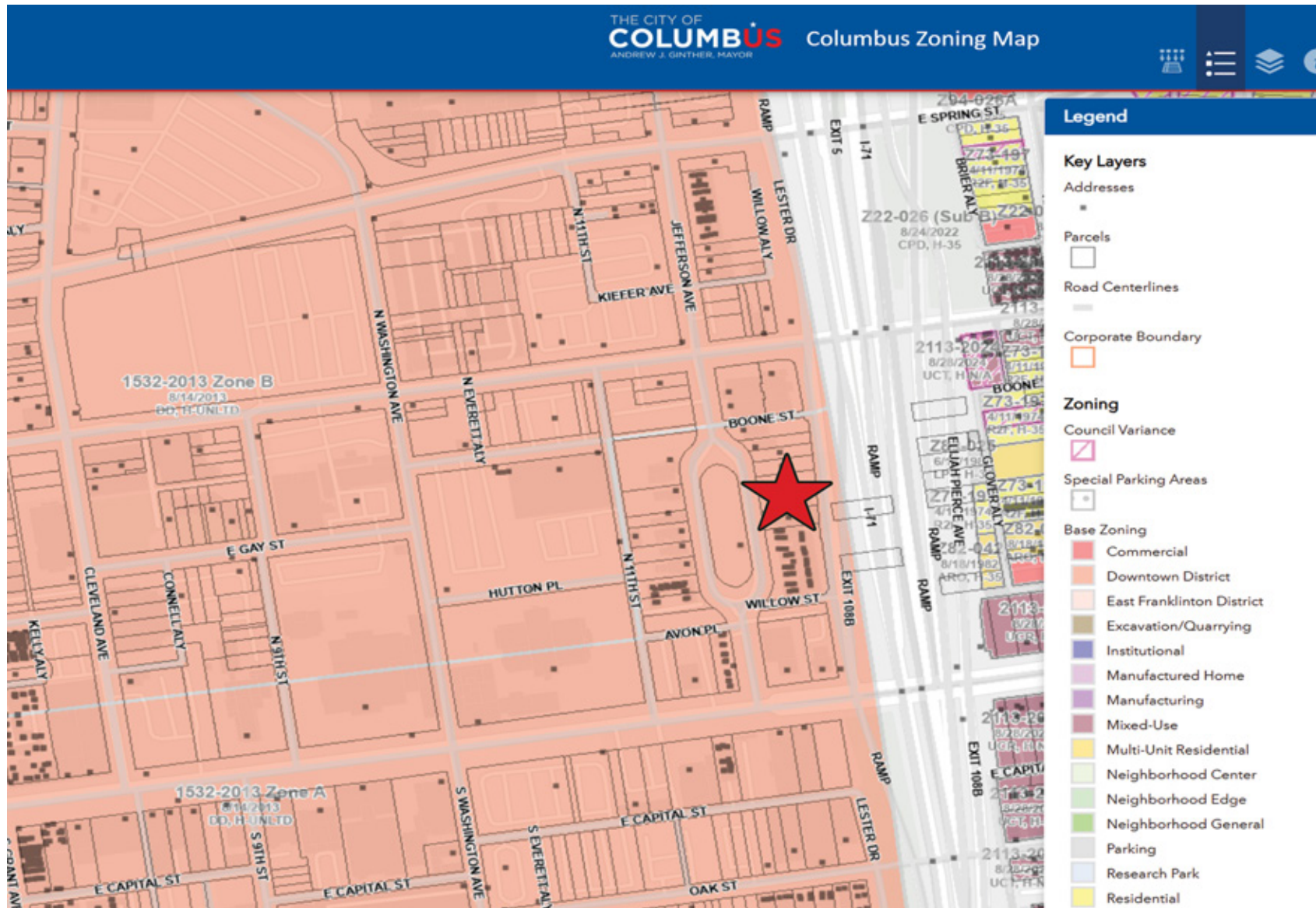


Great Location!

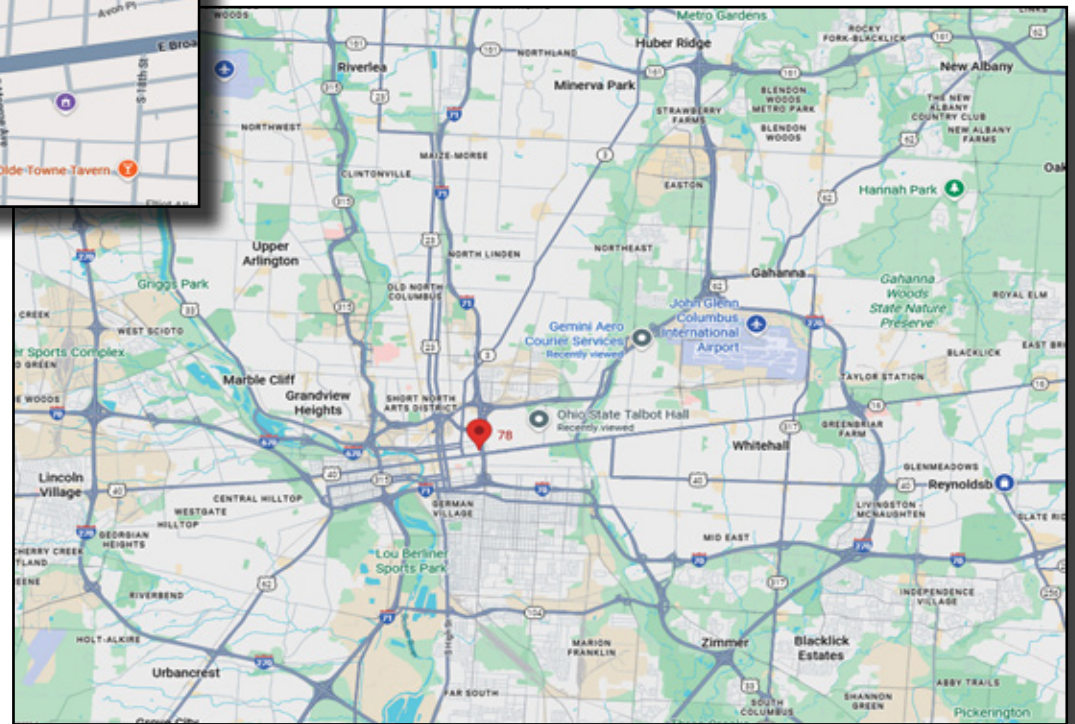
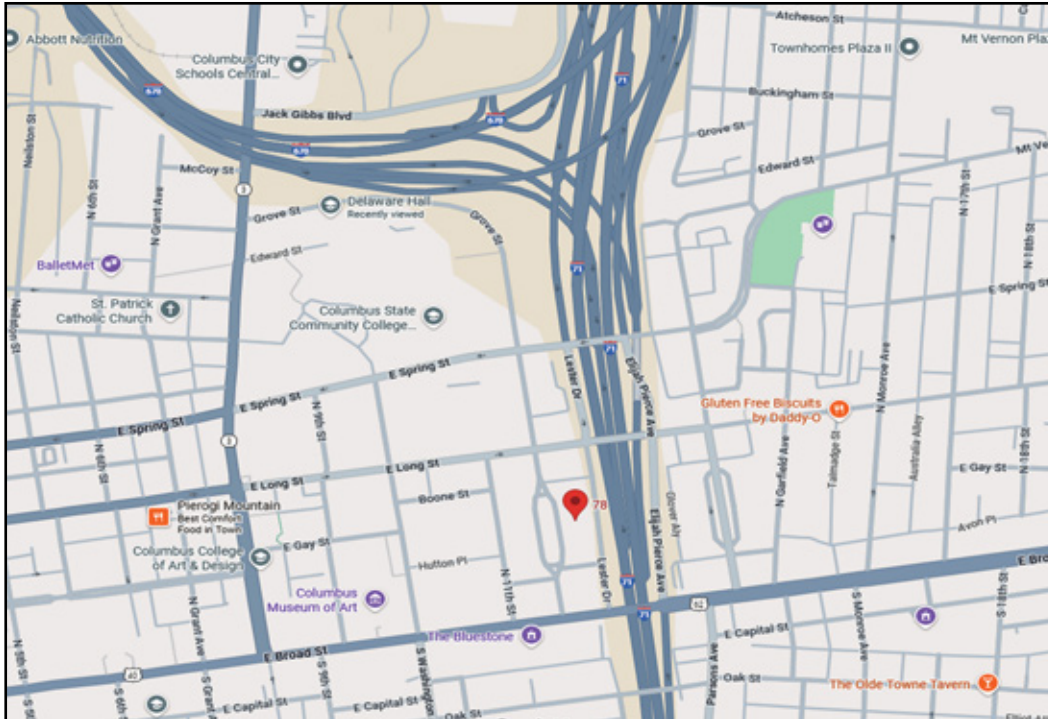
Excellent access to major roads
Downtown Columbus

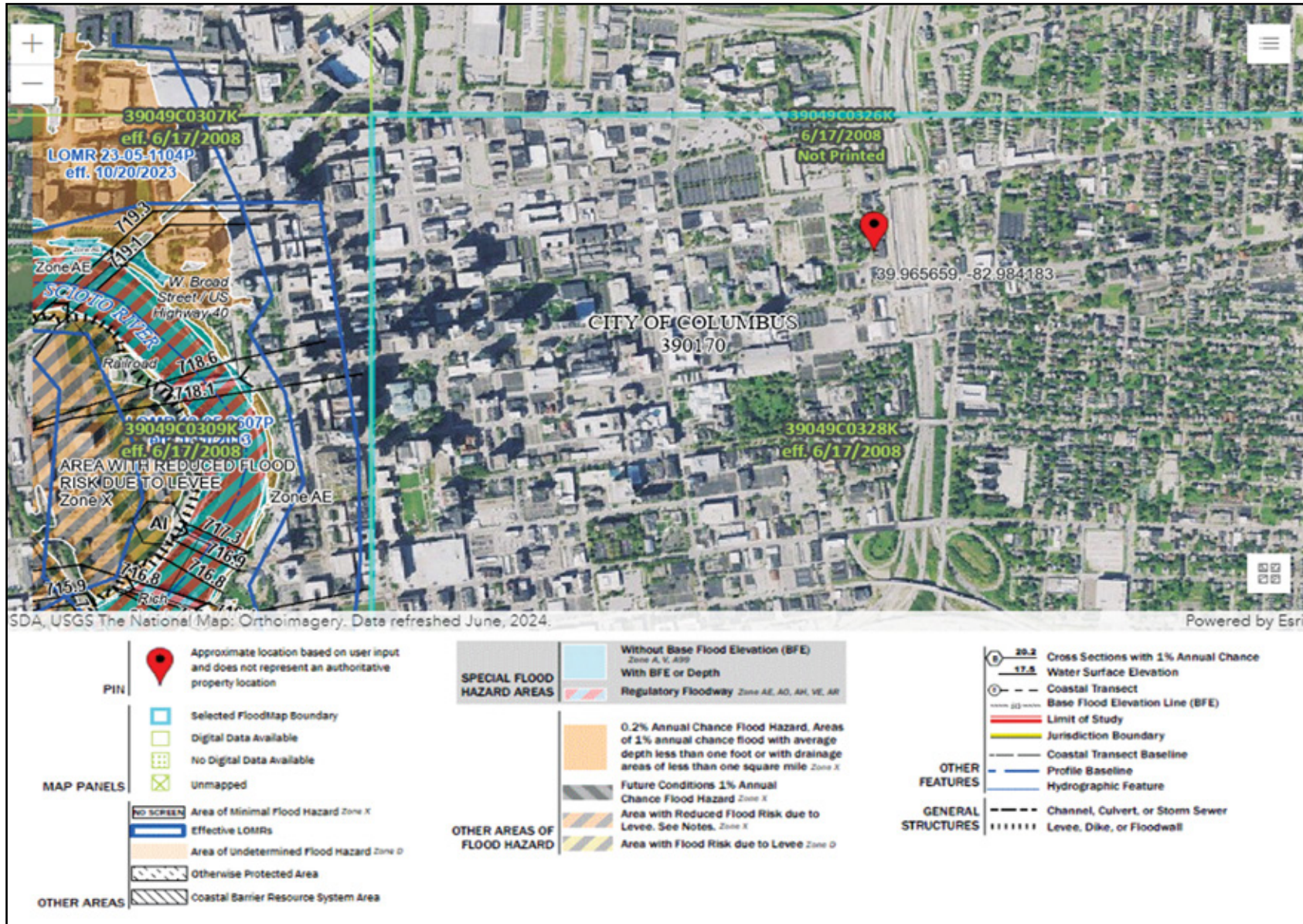
10 minutes to John Glenn International Airport






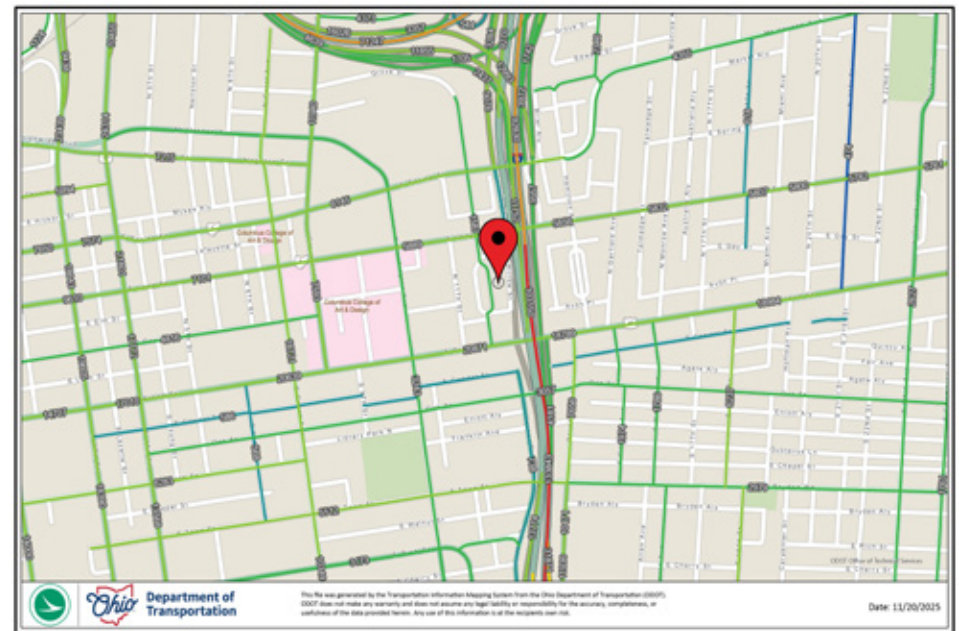
Click [here](#) to view zoning regulations



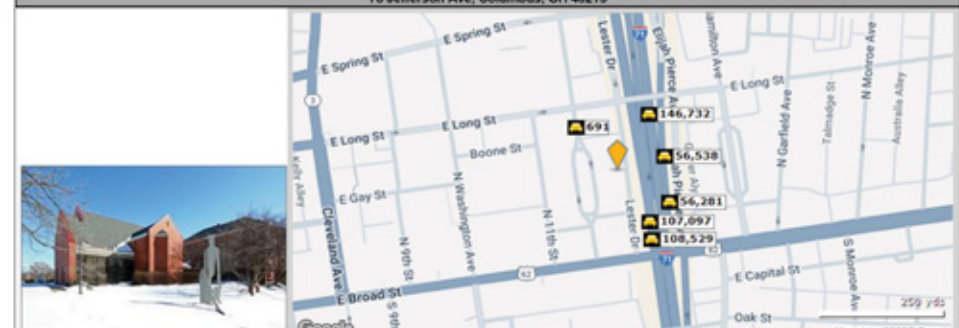


Demographic Summary Report

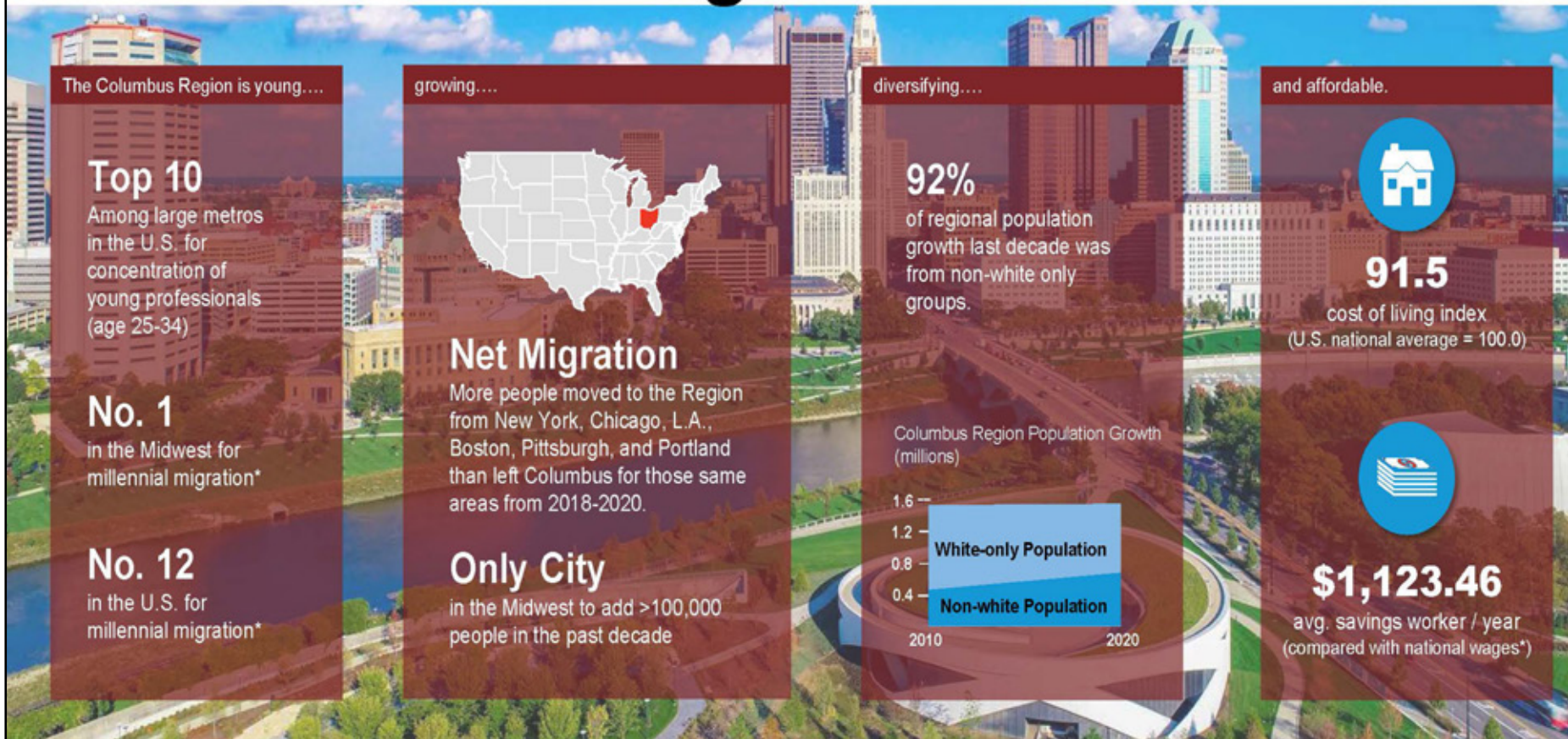
The Jeffesron Center 78 Jefferson Ave, Columbus, OH 43215				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	20,268	162,044	362,712	
2024 Estimate	19,552	159,180	358,176	
2020 Census	15,995	145,860	338,114	
Growth 2024 - 2029	3.66%	1.80%	1.27%	
Growth 2020 - 2024	22.24%	9.13%	5.93%	
2024 Population by Hispanic Origin	851	7,988	23,042	
2024 Population	19,552	159,180	358,176	
White	9,571 48.95%	89,050 55.94%	194,547 54.32%	
Black	7,118 36.41%	47,000 29.53%	105,083 29.34%	
Am. Indian & Alaskan	78 0.40%	590 0.37%	1,508 0.42%	
Asian	592 3.03%	4,939 3.10%	12,044 3.36%	
Hawaiian & Pacific Island	13 0.07%	91 0.06%	185 0.05%	
Other	2,181 11.15%	17,511 11.00%	44,810 12.51%	
U.S. Armed Forces	94	121	158	
Households				
2029 Projection	11,218	73,415	155,689	
2024 Estimate	10,792	72,077	153,733	
2020 Census	8,669	65,747	144,854	
Growth 2024 - 2029	3.95%	1.86%	1.27%	
Growth 2020 - 2024	24.49%	9.63%	6.13%	
Owner Occupied	2,160 20.01%	21,429 29.73%	54,938 35.74%	
Renter Occupied	8,632 79.99%	50,649 70.27%	98,795 64.26%	
2024 Households by HH Income	10,791	72,077	153,734	
Income: <\$25,000	3,843 35.61%	19,723 27.36%	40,785 26.53%	
Income: \$25,000 - \$50,000	2,196 20.35%	15,289 21.21%	34,608 22.51%	
Income: \$50,000 - \$75,000	1,606 14.88%	10,923 15.15%	26,558 17.28%	
Income: \$75,000 - \$100,000	1,104 10.23%	7,887 10.94%	17,318 11.26%	
Income: \$100,000 - \$125,000	449 4.16%	5,243 7.27%	10,787 7.02%	
Income: \$125,000 - \$150,000	398 3.69%	3,842 5.33%	7,066 4.60%	
Income: \$150,000 - \$200,000	669 6.20%	4,533 6.29%	8,145 5.30%	
Income: \$200,000+	526 4.87%	4,637 6.43%	8,467 5.51%	
2024 Avg Household Income	\$65,859	\$76,735	\$72,857	
2024 Med Household Income	\$43,273	\$52,130	\$51,233	



Traffic Count Report

The Jeffesron Center 78 Jefferson Ave, Columbus, OH 43215									
									
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop			
1 I-71	E Broad St	0.06 S	2023	56,046	MPSI	.06			
2 RAMP FROM IR-71 NB TO IR-670	E Broad St	0.06 S	2025	56,538	MPSI	.06			
3 RAMP FROM US40-62-16 BROAD ST TO	E Broad St	0.06 S	2024	56,281	MPSI	.07			
4 Jefferson Ave	Boone St	0.02 S	2024	694	MPSI	.07			
5 Jefferson Ave	Boone St	0.02 S	2025	691	MPSI	.07			
6 I-71	E Broad St	0.04 S	2024	94,477	MPSI	.07			
7 I-71	E Broad St	0.04 S	2022	107,097	MPSI	.07			
8 I-71	E Long St	0.03 NE	2025	151,249	MPSI	.08			
9 I-71	E Long St	0.03 NE	2020	146,732	MPSI	.08			
10 East Innerbelt	E Broad St	0.00 S	2025	108,529	MPSI	.09			

What's Driving Investment?



Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **88** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

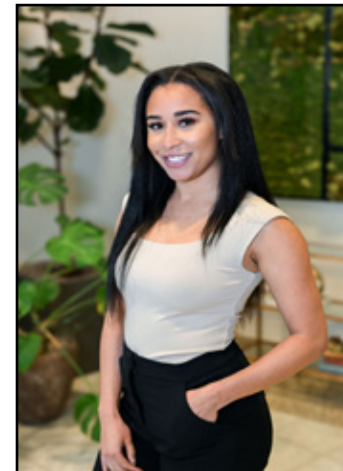
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Learn more about us at
www.rweiler.com

The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 88 years in the business, we have a competitive advantage in the market... a value that clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



Mia Walton
Sales & Leasing Assoc.
614-221-4286 ext. 115
mwalton@rweiler.com



Antoine Matthews, CCIM
Sales & Development
614-348-7777
amatthews@rweiler.com

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The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property/space for your needs.

All potential buyers/tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Seller/Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers/tenants to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Seller/Landlord or The Robert Weiler Company for the accuracy or completeness of the Memorandum.

A prospective Buyer/Tenant must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller/Landlord. The Seller/Landlord expressly reserves the right, at its sole discretion, to reject any offer to purchase/lease the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Real Estate Purchase Agreement/Lease, approved by Seller/Landlord, shall bind the property. Each prospective Purchaser/Tenant and/or Broker proceeds at its own risk.