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**OFFICE 1,354 - 11,000+ SF**

**DOWNTOWN COLUMBUS**

395 E BROAD ST, COLUMBUS, OH 43215

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**ED FELLOWS**

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# Property Summary



## Property Description

This 3-story office building (plus a lower level executive parking garage with additional office/storage spaces), offers a range of suite sizes, renovated for your business needs.

## Location Description

Located at 395 East Broad Street in the heart of downtown Columbus, this property offers prime visibility and accessibility for employees and guests. Surrounded by major employers, higher education campuses, cultural and entertainment landmarks, the location delivers exceptional amenities. Easy highway access to I-71 and I-70 too.

### OFFERING SUMMARY

Available Suites	1,354 - 11,000+ SF
Gross Rents (Op Exp & Utilities incl)	\$15.50 /SF

## Property Highlights

- Flexible suite sizes available, to be updated for your specific business needs including updated lighting, flooring, and general finishes
- The entire third floor, of 11,000+ SF can be made available for a single tenant, or reconfigured to meet tenant requirements
- Attractive gross rents for updated suites
- Building includes a new passenger elevator and updated common areas
- Great downtown Columbus location including an executive parking garage and ample on-site parking
- Garage Parking Available @ \$100 /space/month; Adjacent Surface Lot Spaces Available @ \$65 /space/month
- Lower level storage & office suites available up to 2,500+/- SF
- Close to several downtown dining and entertainment options, plus easy highway access

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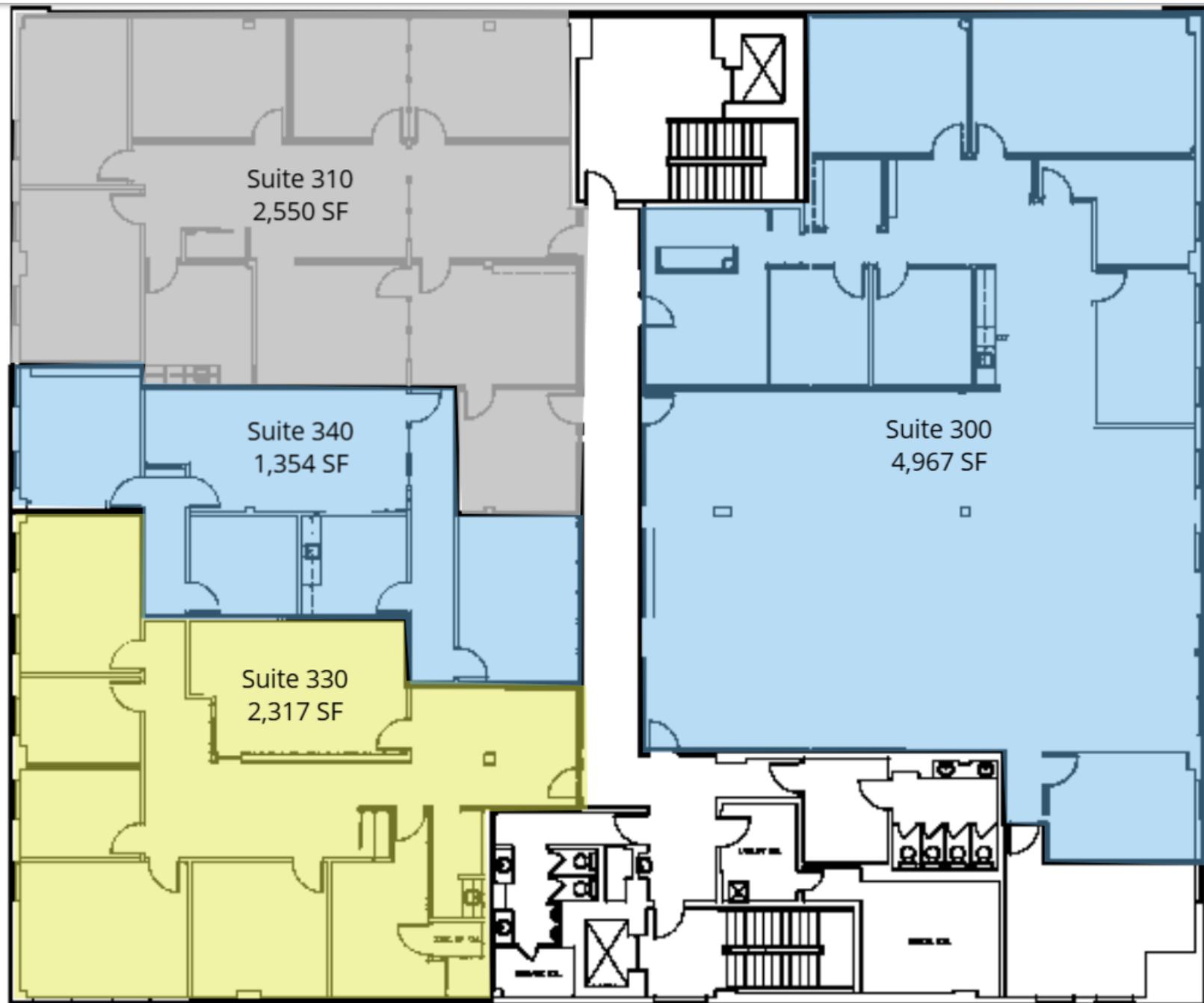
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# Third Floor | As-Built



Third Floor As-Built | Entire floor can be reconfigured to meet tenant space needs

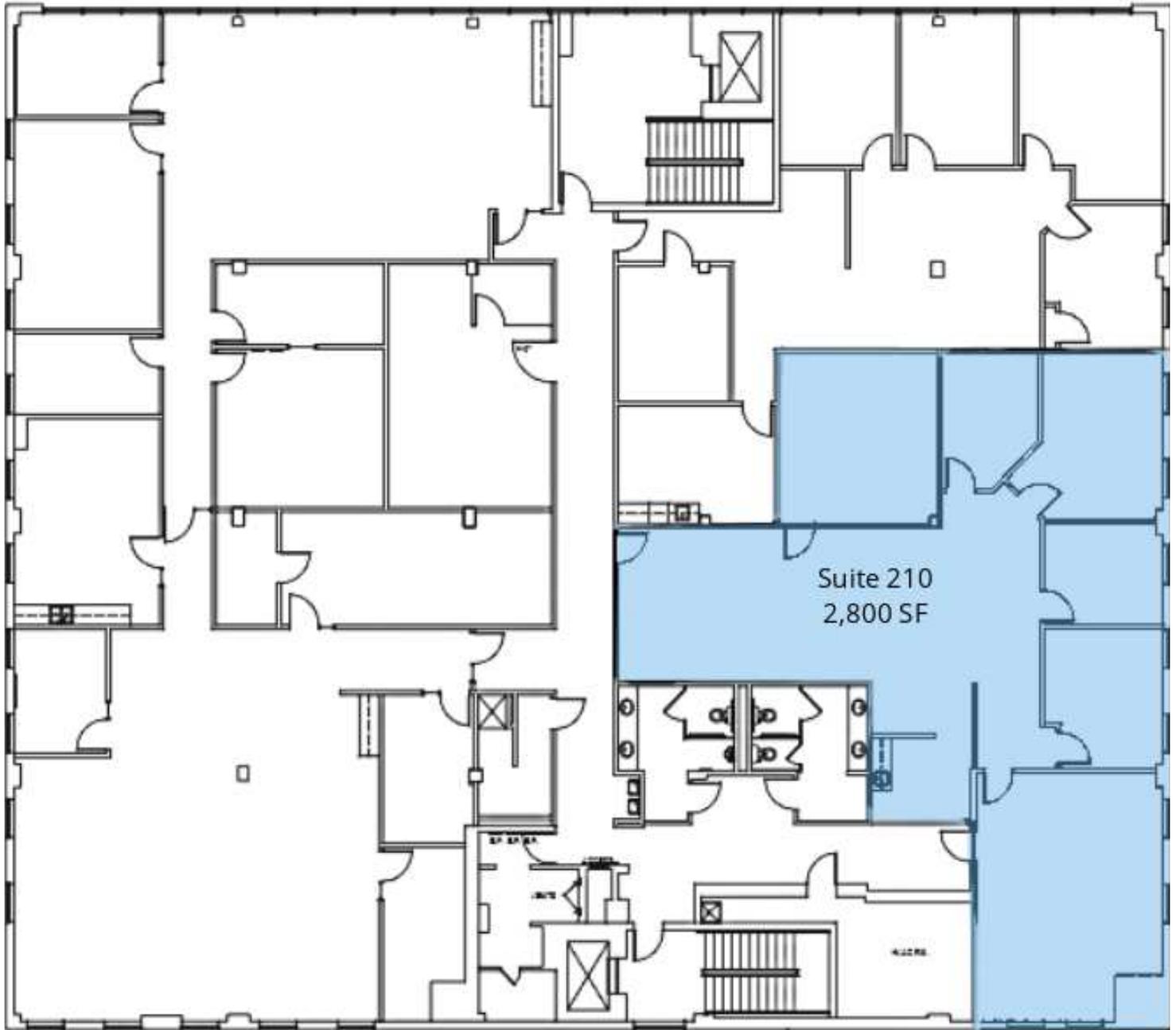
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# Second Floor | As-Built



Second Floor As Built | Currently one suite available on second floor

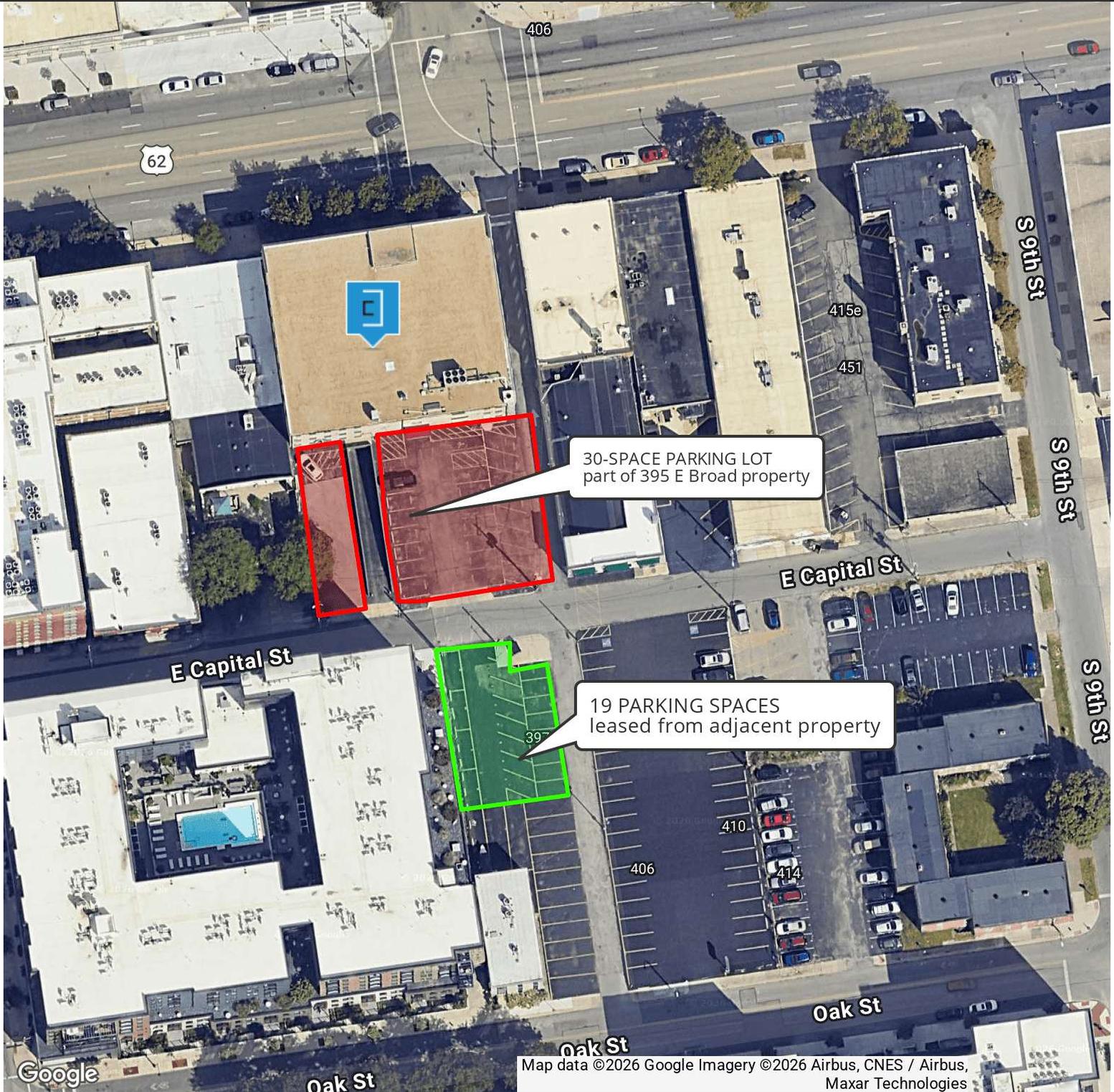
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# Exterior Parking



30-SPACE PARKING LOT  
part of 395 E Broad property

19 PARKING SPACES  
leased from adjacent property

Google

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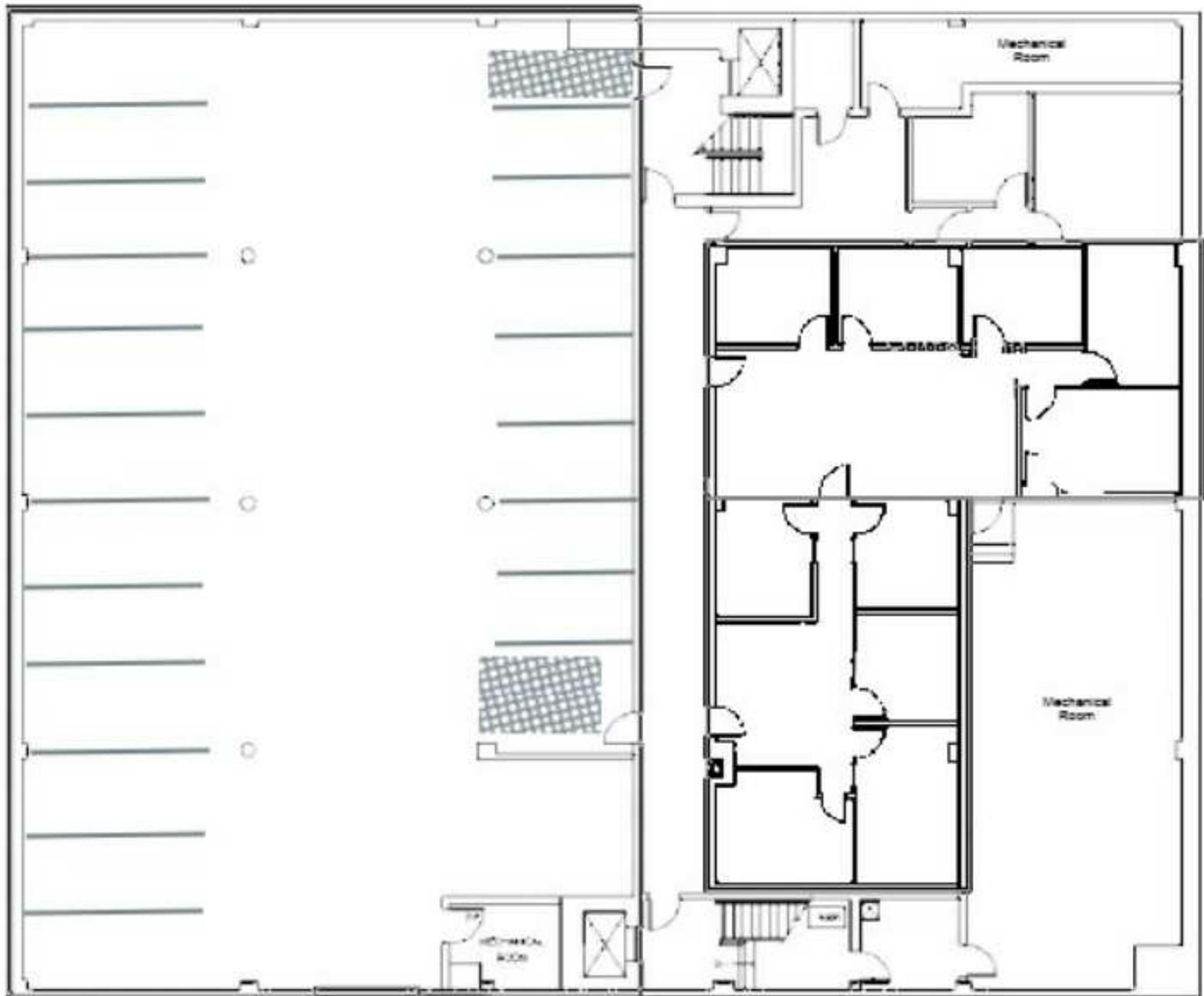
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# Lower Level | Parking + Storage



Lower level includes 20-space executive parking garage and additional office/storage suites of 2,500 +/- SF

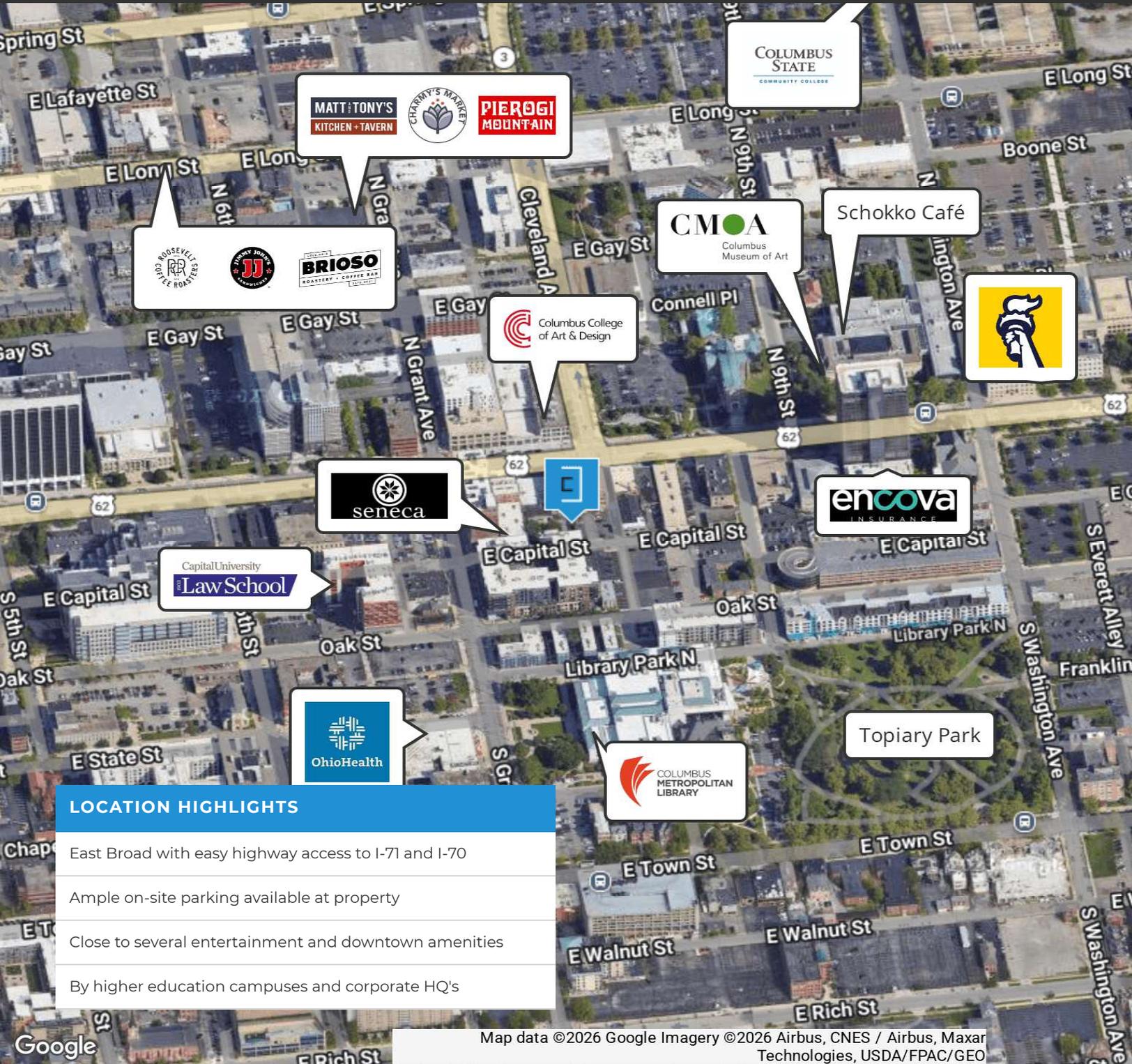
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# Location Map



## LOCATION HIGHLIGHTS

- East Broad with easy highway access to I-71 and I-70
- Ample on-site parking available at property
- Close to several entertainment and downtown amenities
- By higher education campuses and corporate HQ's

Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

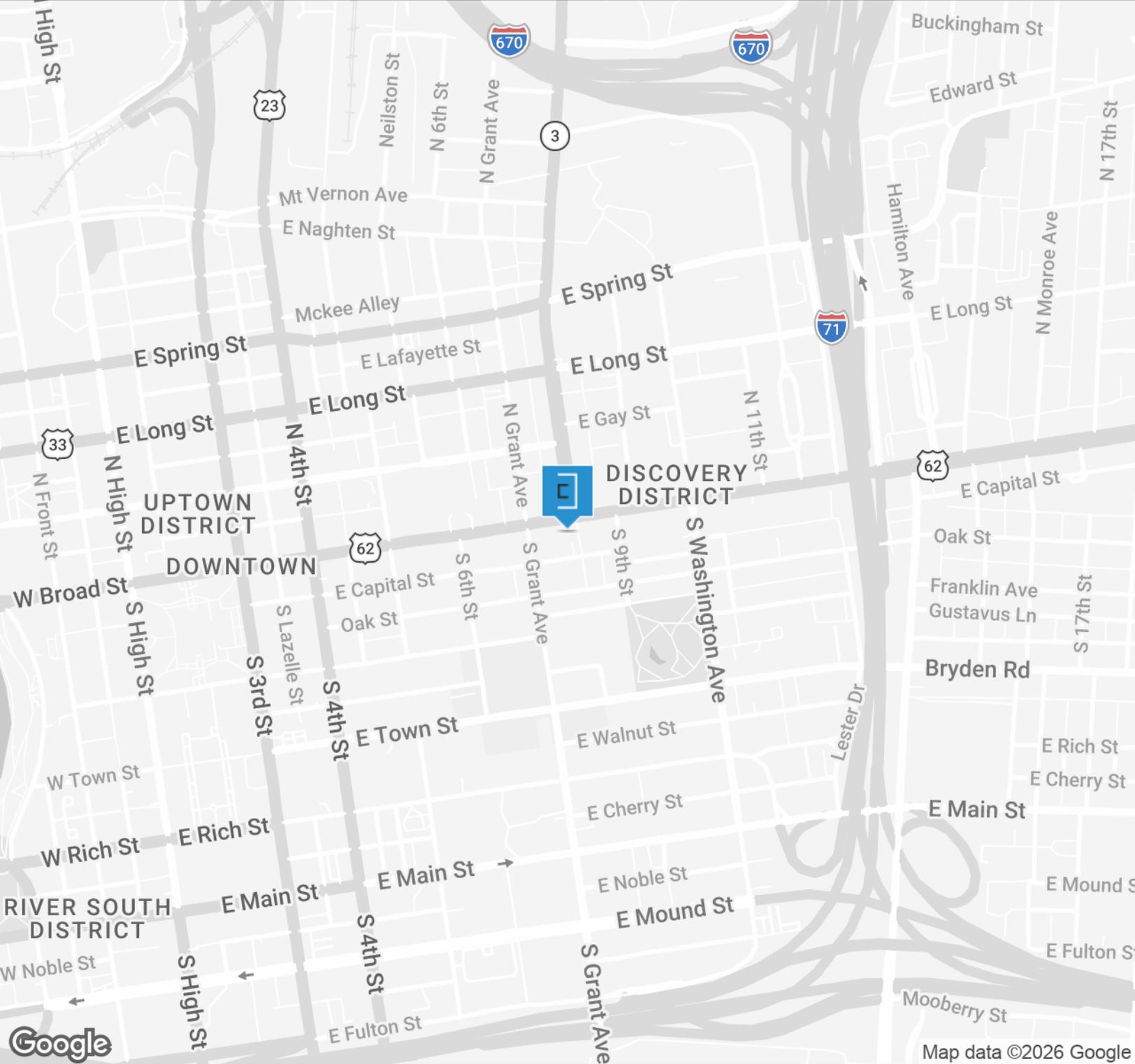
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# Regional Map



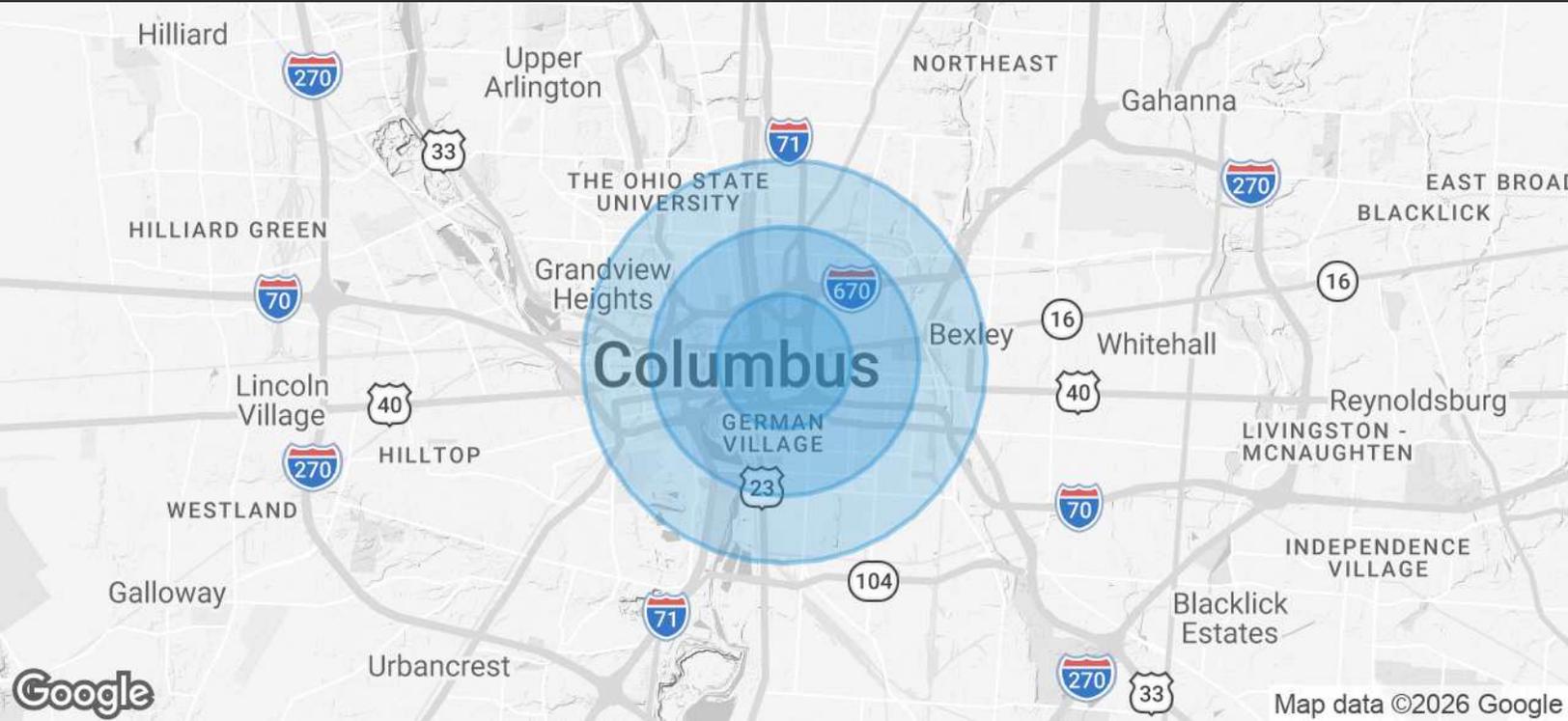
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# Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	18,065	67,230	141,759
Average Age	39	37	35
Daytime Employees	96,693	142,426	233,710

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	10,898	36,124	66,022
# of Persons per HH	1.7	1.9	2.1
Average HH Income	\$87,981	\$86,953	\$78,413
Average House Value	\$605,256	\$465,525	\$388,642

Demographics data derived from AlphaMap

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