



CAPITOL
EQUITIES

FOR LEASE

Providing creative commercial real estate solutions since 1997



LOFT OFFICE | 3,377 - 17,070 SF

SMITH BROS' HARDWARE

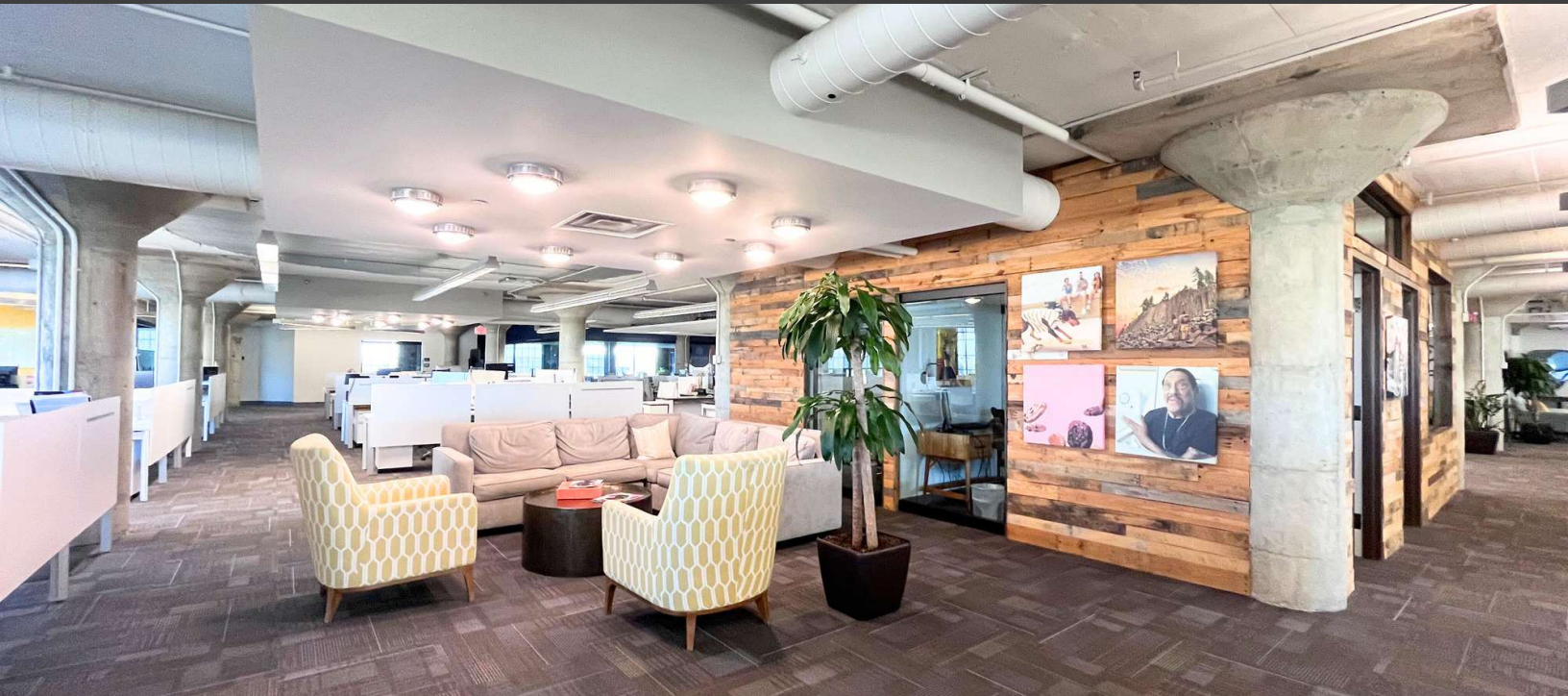
580 N FOURTH STREET, COLUMBUS, OH 43215

ED FELLOWS

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J.R. KERN

President
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Property Description

Dynamic office environments available to lease in this iconic downtown building. Suites offer tons of natural light and views of downtown Columbus. With its prime location and impressive amenities, Smith Bros' Hardware is an excellent choice for businesses seeking a modern and vibrant workspace with fantastic historic character.

Property Highlights

- Dynamic design and space planning creates distinct environments for each tenant including exposed brick, concrete columns, high ceilings with exposed ducts and more historic details
- Rooftop and annex building operated by Milo's Catering
- Several restaurants, bars and entertainment options in walking distance of Smith Bros Hardware
- All of the amenities of downtown Columbus and the Short North, with on-site parking and great highway access
- Additional on-site amenities include a free bicycle-share program for tenants and rotating local food trucks providing on-site lunch service 2x's per week

Location Description

Excellent central location, tucked between downtown Columbus and the Italian Village, this vibrant area offers a dynamic blend of commercial, cultural, and entertainment options. An easy one-block walk to the Short North and the Convention Center, tenants will be within walking distance of numerous restaurants, bars, and entertainment venues. With the added amenity of direct access to I-670 via Convention Center Drive, Smith Bros provides a fantastic downtown experience with easy accessibility for both employees and guests from all parts of central Ohio.

OFFERING SUMMARY

Available SF	3,377 - 17,070 SF
Lease Rate	\$17.50 /SF
Op Exp	\$9.59 /SF
On-Site Monthly Parking Rates	\$150 executive garage \$95 surface lots

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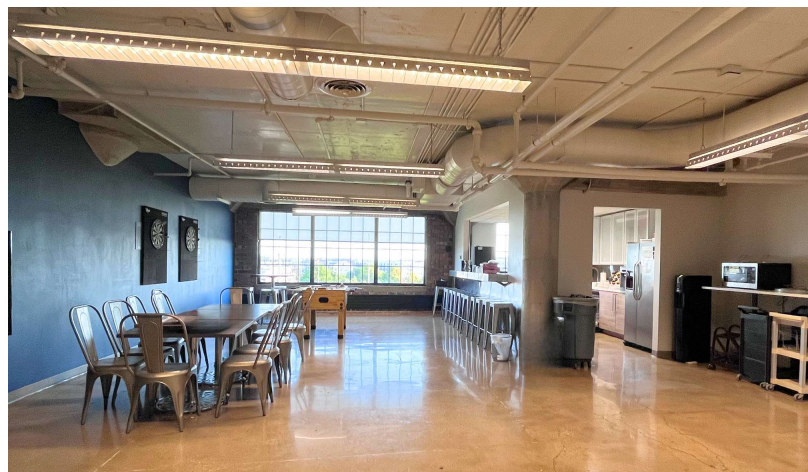
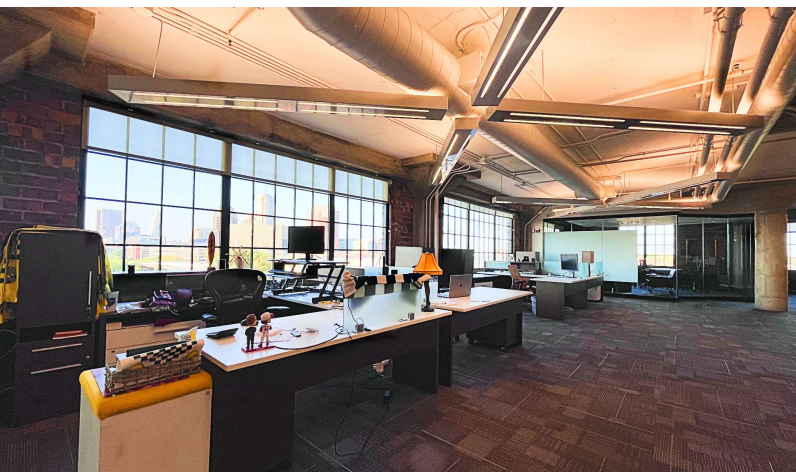
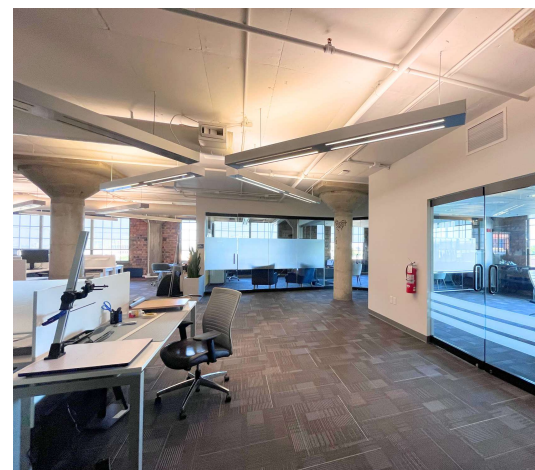
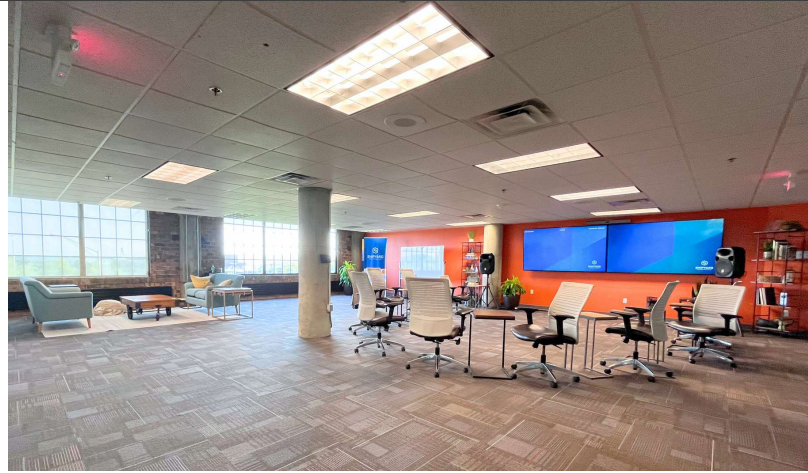
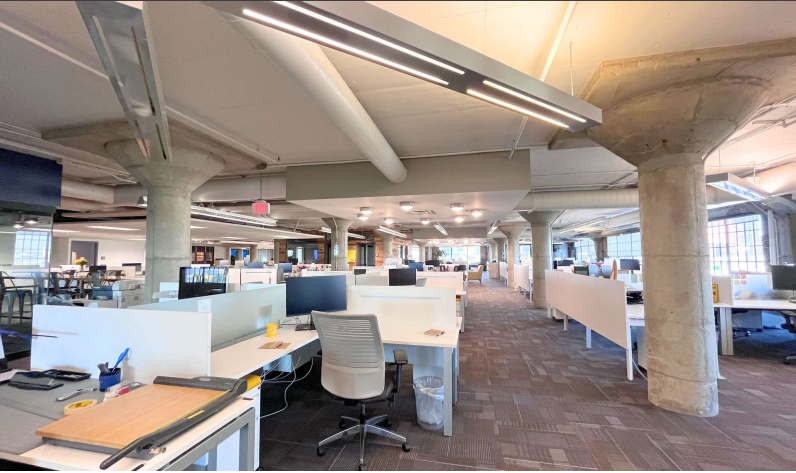
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FOR LEASE | OFFICE FIFTH FLOOR

580 N FOURTH STREET, COLUMBUS, OH 43215



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Second Floor Available Space

SIZE	DESCRIPTION
3,592 - 17,070 SF	Half-floor available with incredible views of downtown Columbus, which can be divided. Currently laid out in mostly open floorplan with executive offices and conference rooms.

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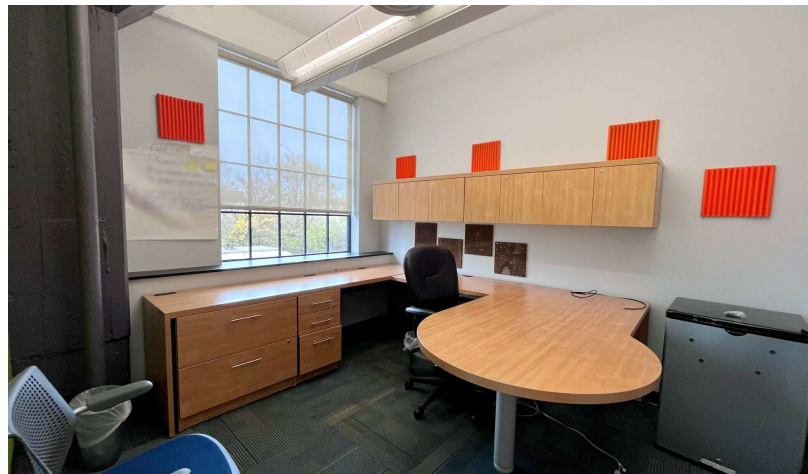
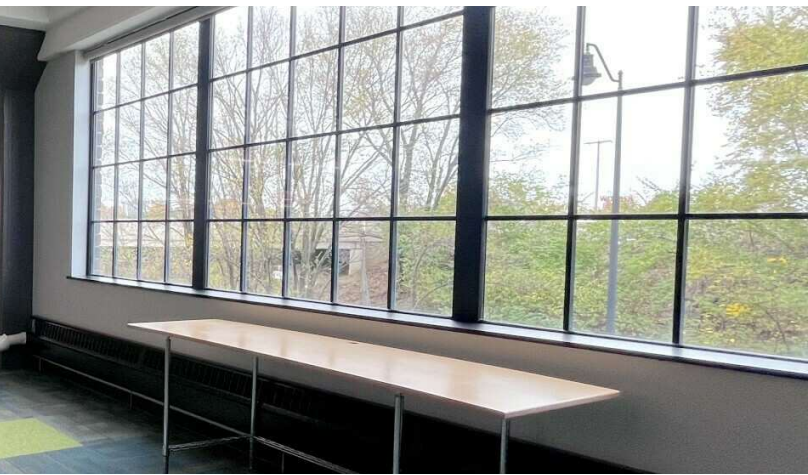
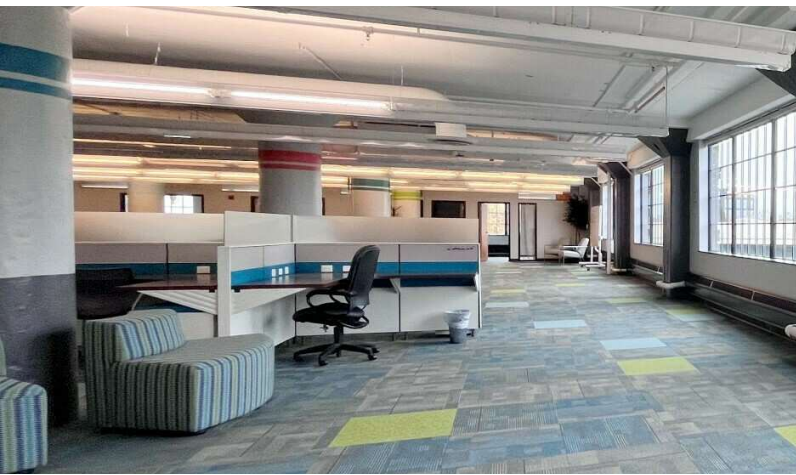
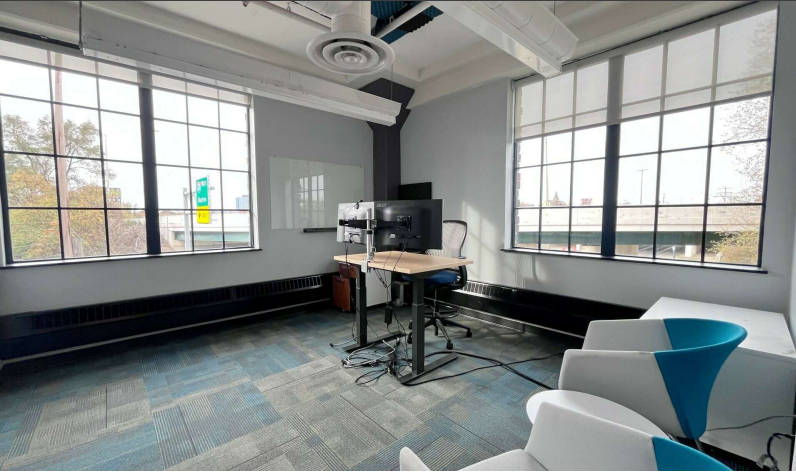
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FOR LEASE | OFFICE SECOND FLOOR

580 N FOURTH STREET, COLUMBUS, OH 43215



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FOR LEASE | OFFICE FLOORPLAN

580 N FOURTH STREET, COLUMBUS, OH 43215



Available Spaces

SIZE	DESCRIPTION
3,377 SF	Mix of private offices and open plan space.

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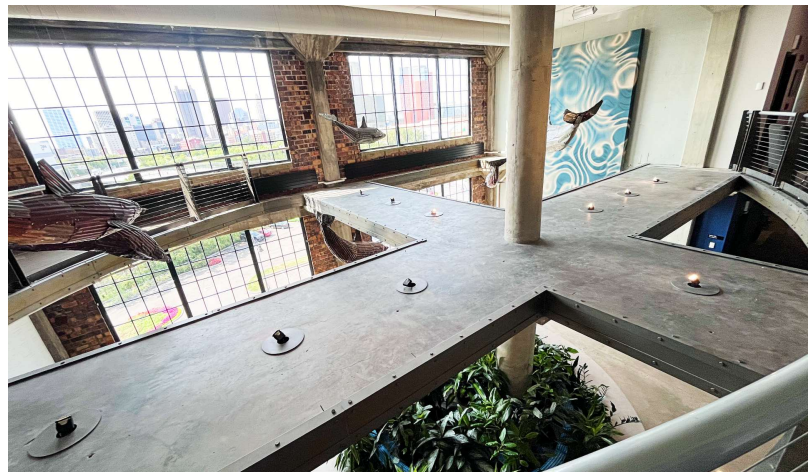
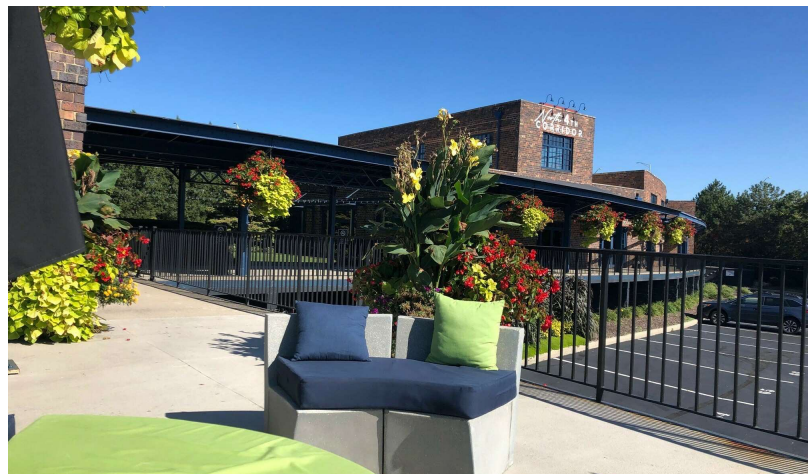
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FOR LEASE | OFFICE COMMON AREA AMENITIES

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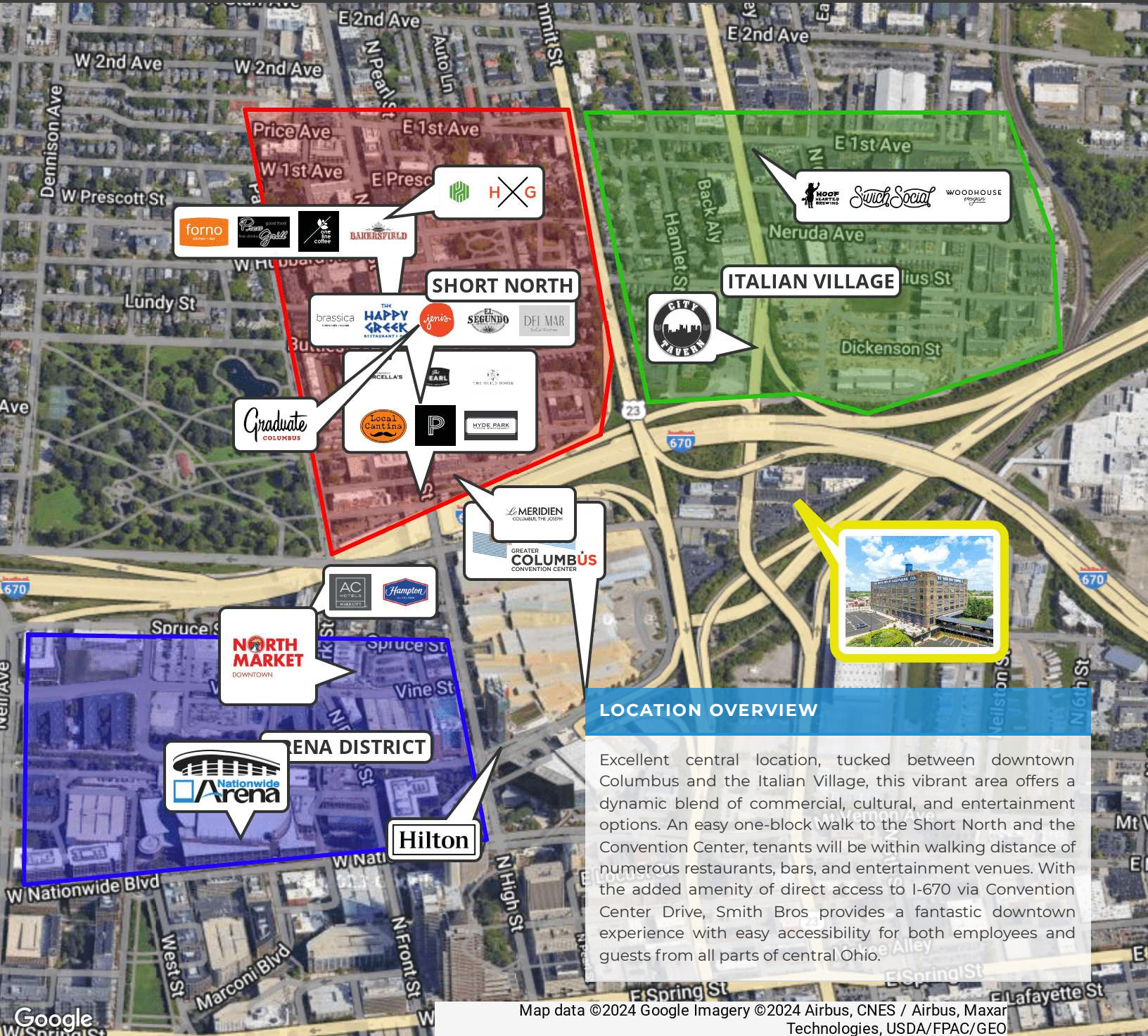
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LOCATION OVERVIEW

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