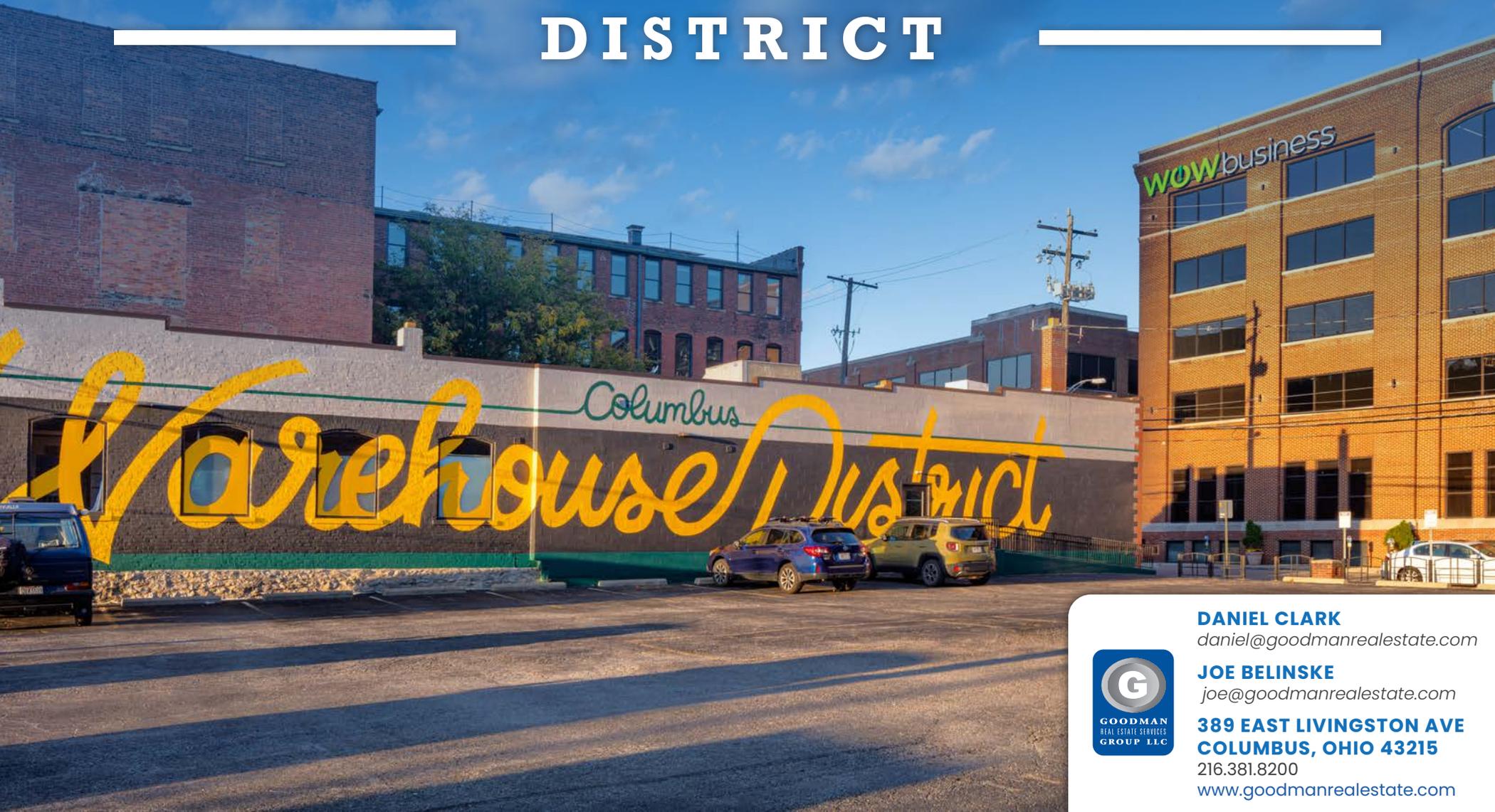


COLUMBUS — OHIO

EST. **WAREHOUSE** 1834

DISTRICT



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Welcome To THE WAREHOUSE DISTRICT

275,000+ SQUARE FEET

Across 10 buildings, including newly remodeled industrial warehouses

Capturing history and breathing life into Downtown Columbus, the Warehouse District touts an array of unique industrial buildings dating back to the early 1900s— warehouses that have been newly converted into contemporary, loft-like commercial spaces for modern business of all kinds.



IRREPLACEABLE CHARACTER & CHARM

High wood and bow-truss ceilings, expansive windows, exposed brick walls and ornamental columns

HIGH CAPACITY FIBER OPTIC INFRASTRUCTURE

With a fiber optic spur running through district footprint

A RENOVATION REVIVAL

Contemporary, loft-life commercial spaces with open floor plans, clear sight lines, LED lighting and high-end finishes throughout

EASY & CONVENIENT PARKING

Over 20 surface lots within and nearby

A MIXED-USE URBAN HUB

At the center of upscale dining, luxury living, and playful relaxing

Located In The HEART OF COLUMBUS

The Warehouse District is prime commercial real estate located at the northeast side of downtown Columbus, the state capital and largest city in Ohio. The city displays educational, geographical, and cultural features at its core. The city boasts an educated labor force, superior infrastructure, strong growth rate, diverse economy, and pro-business environment. Columbus is also home to the finest educational institutions in Ohio, The Ohio State University, Columbus College of Art & Design, and Columbus State Community College, all neighboring colleges of the Warehouse District.



- 1 Lower.com Field & Astor Park
- 2 Huntington Park
- 3 National Veteran's Memorial Museum
- 4 Center Of Science And Industry (Cosi)
- 5 Nationwide Arena
- 6 North Market Downtown
- 7 Hilton Columbus Downtown
- 8 Greater Columbus Convention Center
- 9 Ohio Statehouse
- 10 Abbott Laboratories
- 11 Columbus State Community College
- 12 Columbus College Of Art & Design



12,000

Total Residents

2.3 M

Residents In Greater Columbus



89,410

Total Downtown Workers



4

Colleges & Universities

37,264

Total Students



27.7 M

Visitors To Downtown Attractions



30+

Downtown Hotels with

5,165+

Rooms



240+

Retail Goods & Services Businesses

The District's NEIGHBORS

SHORT NORTH ARTS DISTRICT

Known as the “art and soul” of Columbus, the culturally rich Short North Arts District is less than a half-mile from the Warehouse district and is walkable in less than ten-minutes. This is your destination for amazing art, dining, nightlife, and retail. The area is booming with new mixed-use and residential development and boasts more than 100 restaurants, galleries, and boutiques.

ARENA DISTRICT

The Arena District is the ultimate sports and entertainment destination. Just a half-mile away, you are a short three-minute drive to any of the district's three premier sports venues, the historic 145-year old North Market, an indoor/outdoor concert venue, and over a dozen restaurants and bars. There is always something to do.

MINUTES FROM THE CITY'S BEST AREAS FOR ENTERTAINMENT, EVENTS, SHOPPING, DINING, AND MORE

EAST FRANKLINTON

Franklinton is home to attractions and experiences big and small including COSI, the National Veterans Memorial and Museum, and numerous art galleries, coffee shops, breweries and more. Home to major developments such as Gravity I & II, and the Peninsula, Franklinton is expanding the reach of Downtown Columbus and inspiring creativity. In less than a five-minute drive, you can find yourself in this vibrant and growing neighborhood.

CENTRAL BUSINESS DISTRICT

Historic charm and idyllic brick-paved streets lead you through German Village's homes and shops to enjoy coffee, food, and local beer in this charming neighborhood. Just west of German Village you will find the Brewery District, full of lively entertainment and dining options. Both German Village and the Brewery District are just a mile away via an easy drive down High St.

BREWERY DISTRICT

GERMAN VILLAGE



Area AMENITIES

PERFECTLY POSITIONED

The Warehouse District mirrors the modern movement away from the traditional, sequestered downtown office experience toward the dynamic workplace and community-connected environments of tomorrow. Situated next to both the Short North and Arena Districts, the Warehouse District is connected to Columbus' most exciting restaurants and entertainment venues. The District is home to a variety of options for dining, drinks, and play, including the Kee, a kinetic entertainment destination featuring everything from virtual sports simulators to multi-media art galleries. With plenty of residential spaces nearby, the Warehouse District meets the moment as the midpoint between industry and culture.

- ⌘ Home to both new and longstanding businesses
- ⌘ Simple to get here, convenient to park; navigate by foot or car
- ⌘ Notable district amenities and less than 2 blocks to the short north or arena district
- ⌘ Easy access to highways and major transportation arteries

COLUMBUS – OHIO

EST. WAREHOUSE 1834 DISTRICT

ebb&float
SOCIAL WELLNESS CLUB



THE ROOSEVELT
COFFEEHOUSE



Jackie
s



freedom
A LA CART



MODERN MOVEMENT

\$2.8B INVESTED DOWNTOWN

since 2010. Includes \$1B in construction projects and \$100M in annual tax revenue from downtown businesses

RESIDENTIAL GROWTH

A new residential, multifamily development is planned for the intersection of Spring and 5th, bringing Columbus' talented population to the Warehouse District

A COMMITTED LANDLORD

Hackman Capital Partners is transforming the neighborhood with visionary thinking and significant investment dollars to create one-of-a-kind commercial spaces which attract innovative new businesses into the area



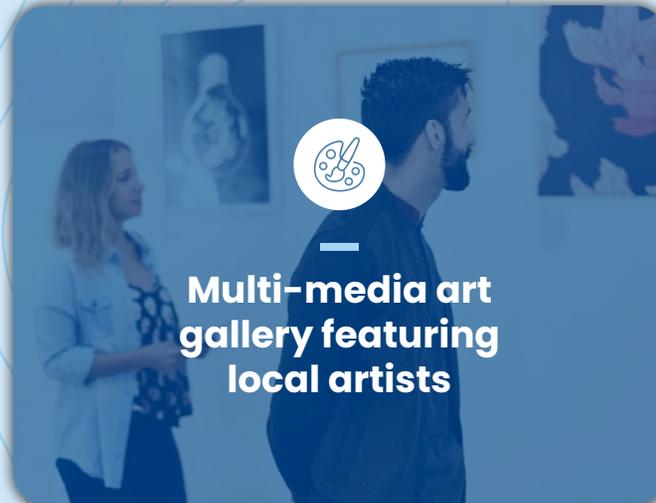
**Programmable and
rentable event space
- made to suit your
event needs**



**33,000 square foot
entertainment and
community space**

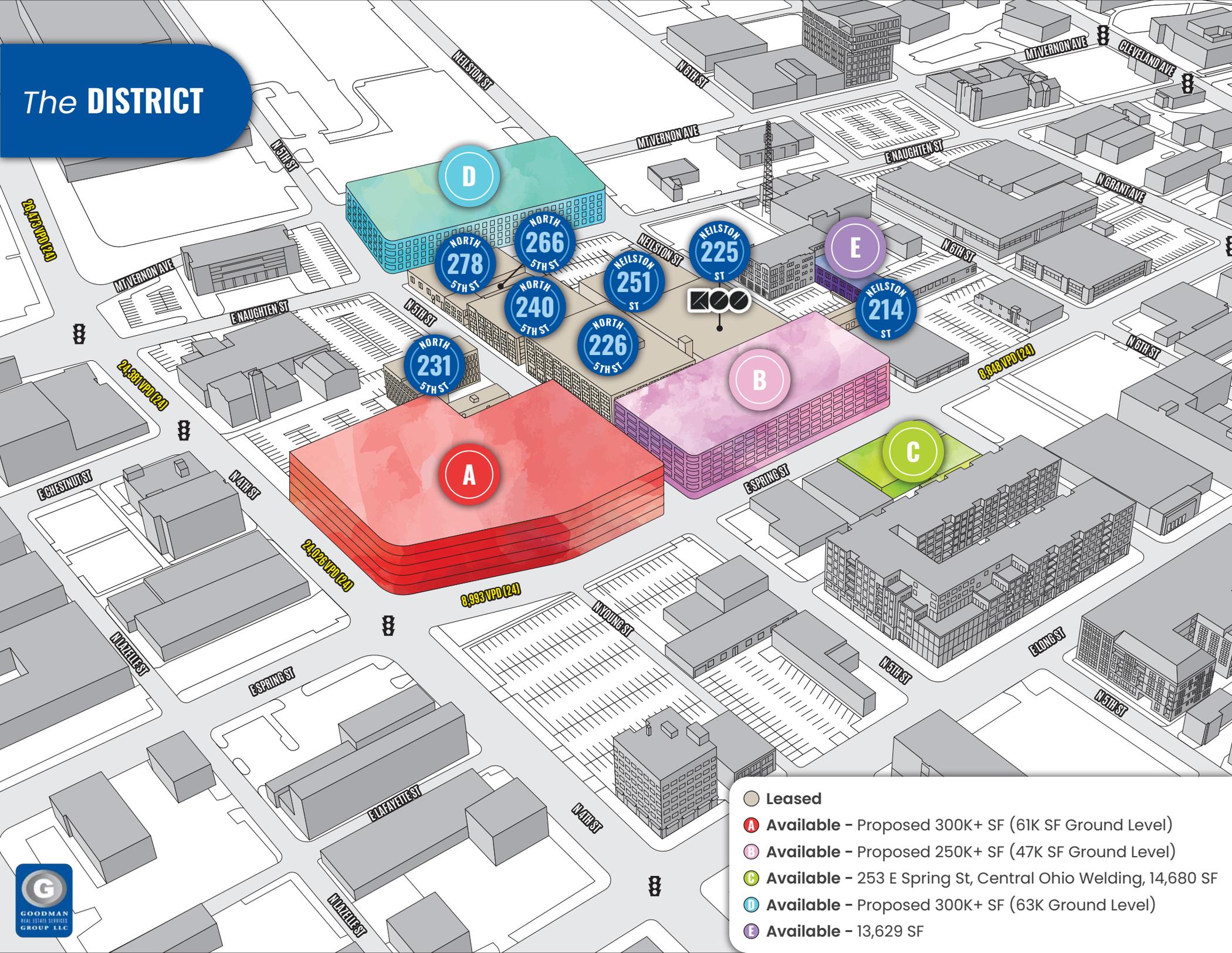


**Take the party outside
to the kee's private alley
patio outfitted with
seating, fire pits, and
walk-up window bar**



**Multi-media art
gallery featuring
local artists**

The DISTRICT



- Leased
- **A Available** - Proposed 300K+ SF (61K SF Ground Level)
- **B Available** - Proposed 250K+ SF (47K SF Ground Level)
- **C Available** - 253 E Spring St, Central Ohio Welding, 14,680 SF
- **D Available** - Proposed 300K+ SF (63K Ground Level)
- **E Available** - 13,629 SF



POPULATION Stats

POPULATION PERCENT CHANGE (2000 VS 2023)

COLUMBUS

244%

CLEVELAND

90%

CINCINNATI

3%

Over the past 20 years (2004–2024), Columbus has added over 7,000 new apartment units downtown, nearly quadrupling its total to more than 10,000 and significantly increasing the number of residents living in the heart of Columbus.

THIS GROWTH IS PROJECTED TO INCREASE, WITH OVER 13,000 UNITS ANTICIPATED BY THE END OF 2026.

The Columbus Region has one of the most dynamic and flourishing economies in the United States, with a 1.4% annual growth rate, it's the fastest growing major metro in the Midwest and the 7th largest economy in the United States.

34,000
New Residential
Units Under
Construction in
Planning Phase

2040 PROJECTION
🏠 40,000 Residents
👷 120,000 Workers
👤 10 Million Visitors

RESIDENTIAL Aerial

APPROXIMATELY 5,500+ UNITS
Within 1 Mile Radius Of Site



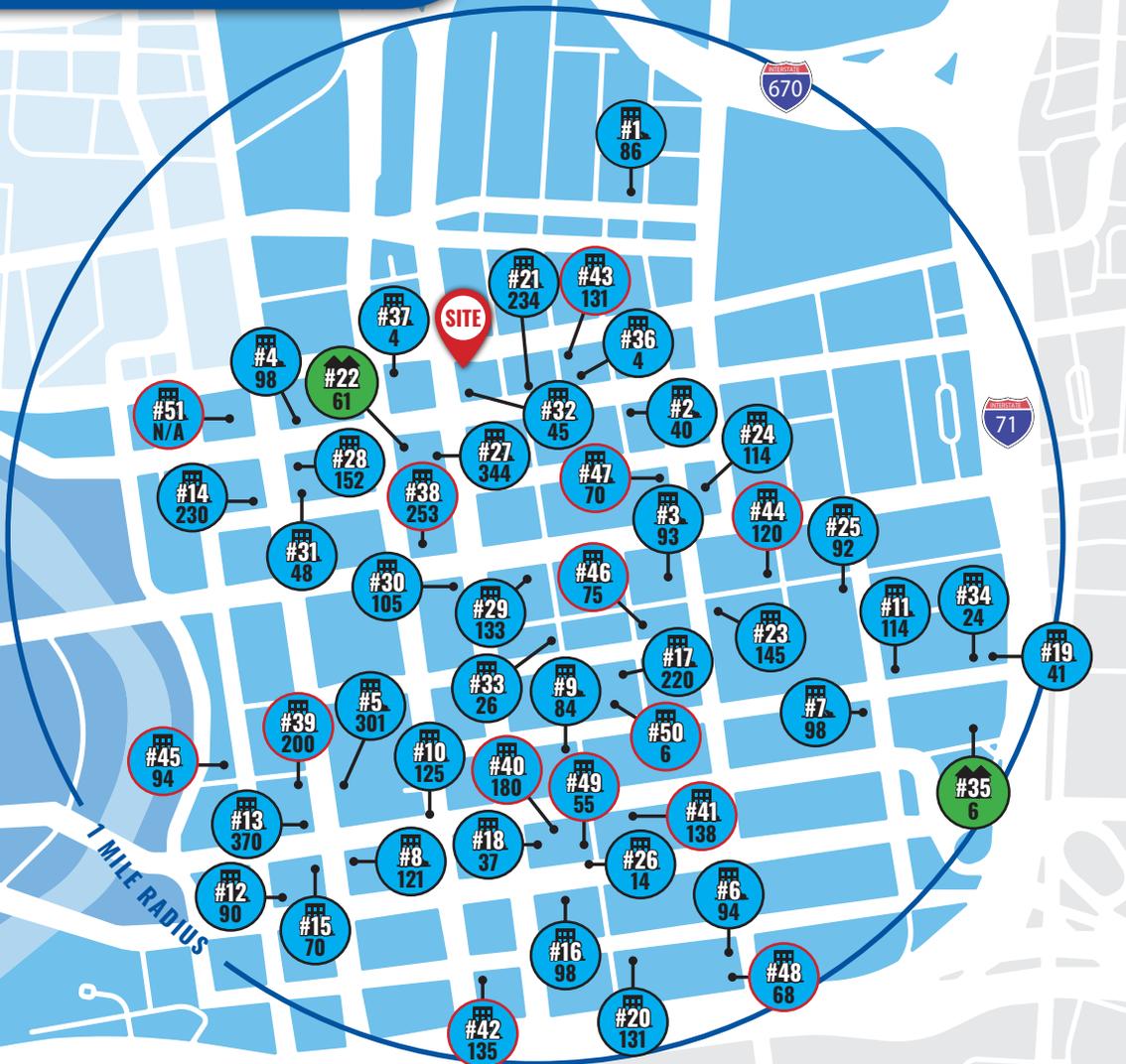
APARTMENTS



TOWNHOMES



PROPOSED

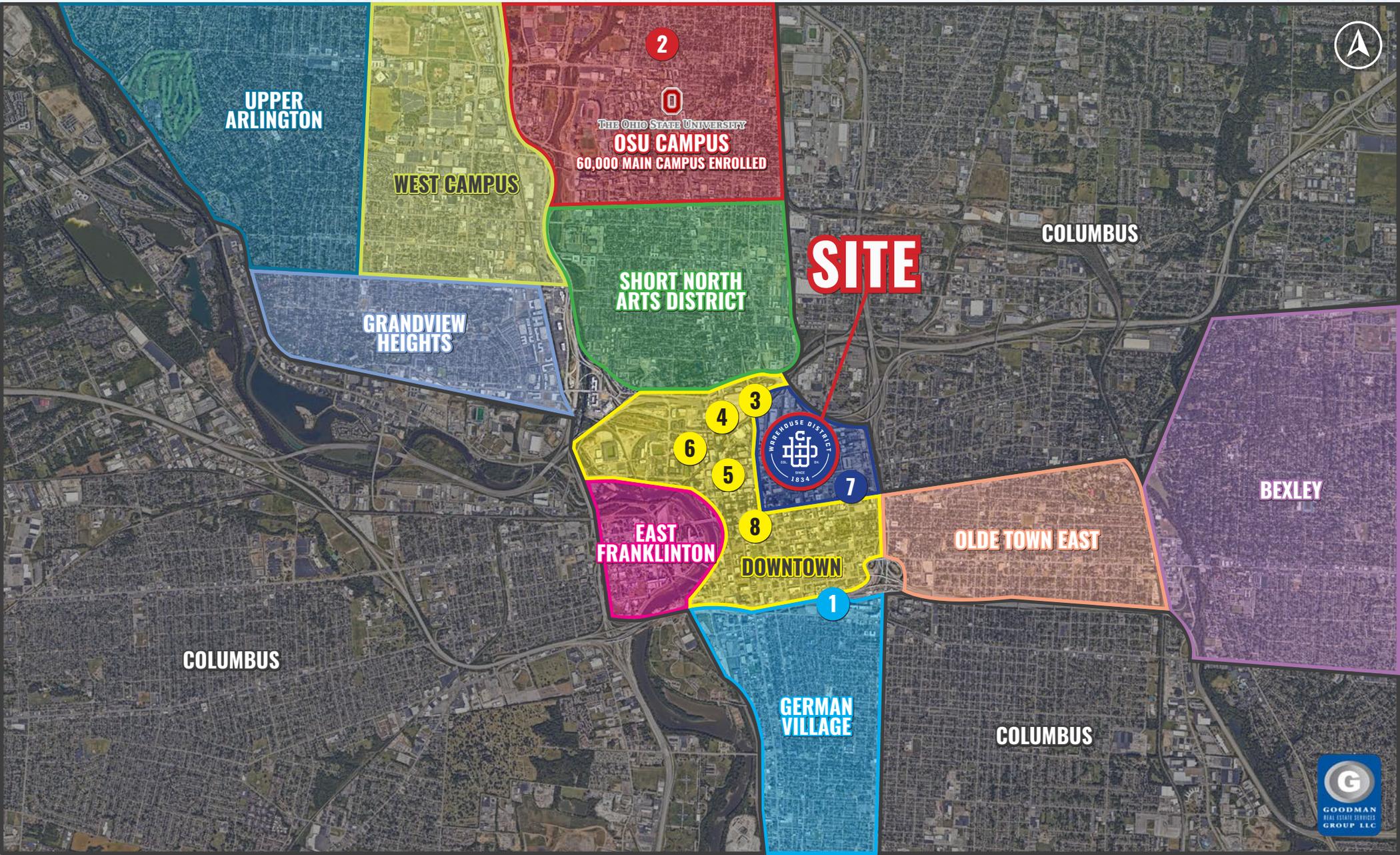


#	HOUSING PROPERTY	UNITS	#	HOUSING PROPERTY	UNITS
1	The View on Grant	86	27	Continental Centre Conversion	344
2	Normandy Columbus	40	28	100 N High St	152
3	The Pierce	93	29	The Gilbert	133
4	The Atlas	98	30	Preston Centre	105
5	Highpoint on Columbus Commons	301	31	The Madison	48
6	Market Mohawk	94	32	174 E Long St Micro Living	45
7	Topiary Park Crossing	98	33	81 S 5th St VOA Facility	26
8	250 High	121	34	602 E Town St	24
9	223 E. Town	84	35	Rich Street Townhomes	6
10	80 on the Commons	125	36	Belong on Long	4
11	Washington Place	114	37	E Lafayette Residential	4
12	The Julian	90	38	Chase Tower	253
13	LC RiverSouth	370	39	161 S High St	200
14	The Nicholas	230	40	The Estrella	180
15	High & Cherry	70	41	Jaycee Arms Expansion	138
16	Harlow on Main	98	42	AspireColumbus	135
17	Xander On State	220	43	267 E Spring St	131
18	MicroLiving Lofts	37	44	Library Park - Phase 4	120
19	Belmont	41	45	The Civic	94
20	Americana	131	46	Former Knights of Columbus	75
21	Industry Columbus	234	47	Artem on Gay	70
22	The Exchange Urban Lofts	61	48	Elevate 340	68
23	Library Park	145	49	The TwoFer	55
24	Vera on Broad	114	50	250 E Town St Adaptive Reuse	6
25	Residencies at Topiary Park	92	51	Former YMCA	N/A
26	The Residences at 218 E Main	14			

Nearby NEIGHBORHOODS

MAJOR POINTS OF INTEREST

- 1 Nationwide Children's Hospital
- 2 The Ohio State University
- 3 Convention Center
- 4 North Market
- 5 Theater District
- 6 Arena District – Nationwide Arena, Huntington Park, Lower.com Field
- 7 Columbus Art Museum
- 8 Ohio State Capitol



Company HEADQUARTERS

FORTUNE 500 ► COLUMBUS FEATURES FIVE FORTUNE 500 COMPANIES



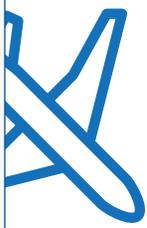
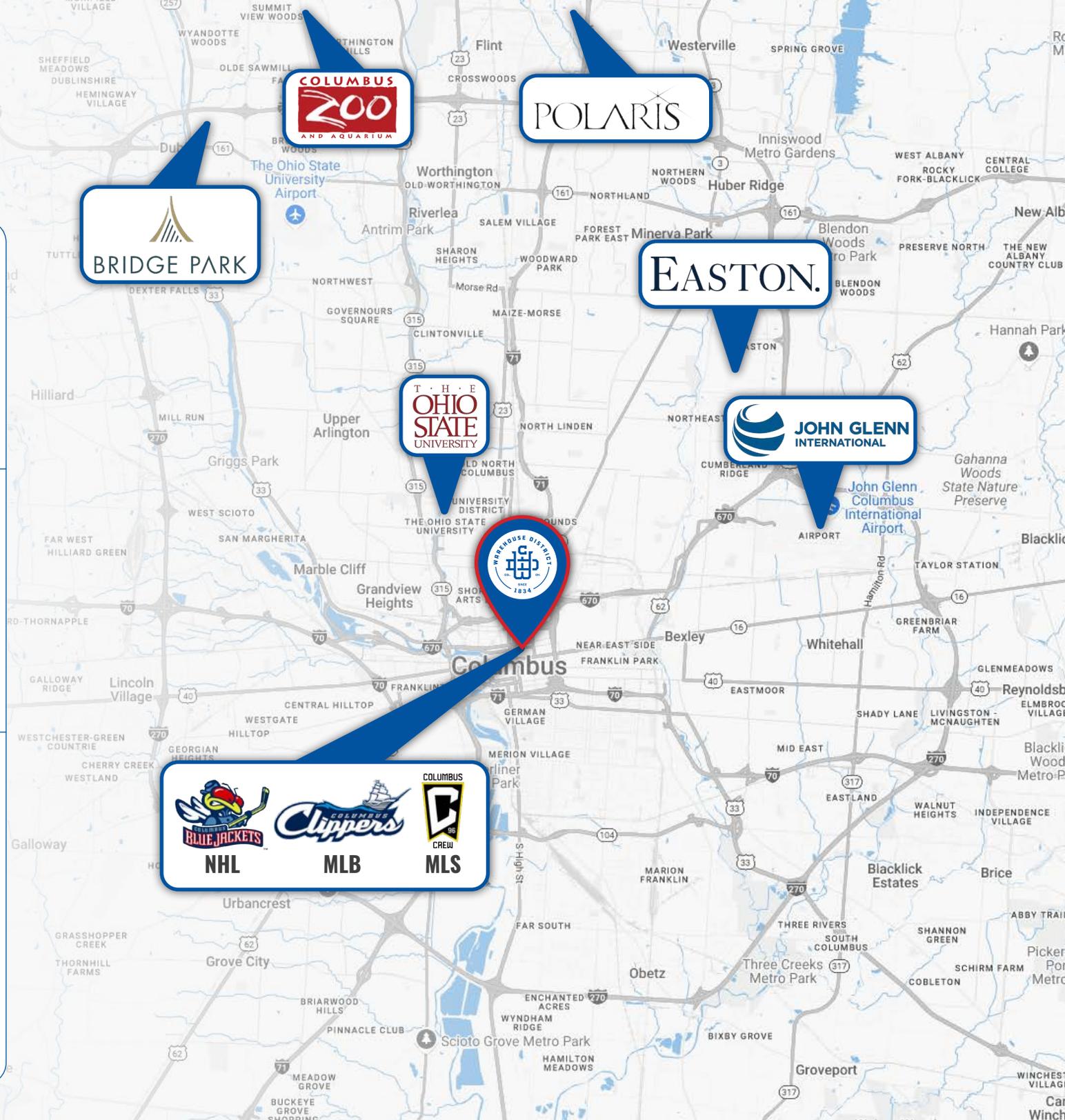
OVER 100 COMPANIES ARE HEADQUARTERED IN COLUMBUS

Connecting To COLUMBUS

50% OF THE U.S. POPULATION
is within 500 miles of Columbus, Ohio

MAJOR N/S AND E/W CONNECTIVITY
with Interstate 71 and Interstate 70

\$2 BILLION AIRPORT EXPANSION
at John Glenn International Airport with groundbreaking in early 2025



GET IN TOUCH WITH US

GOODMAN REAL ESTATE SERVICES GROUP HAS GROWN TREMENDOUSLY SINCE ITS FOUNDING IN 1998.

Goodman Real Estate Services Group is a commercial real estate brokerage specializing in tenant and buyer representation, property marketing and investment sales nationwide. We have grown since 1998 to be a Midwest market leader in commercial real estate services, specializing in retail. Goodman Real Estate Services Group is also the Northern Ohio partner of ChainLinks Retail Advisors, the nation's leading retail-focused real estate services and commercial property brokerage organization.



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