

# First & Grandview Office Building

1207 W Grandview Ave & 1504 W 1st Ave,  
Grandview Hts, OH 43212



## EXPERIENCE MATTERS

110+ Years Proudly Serving the CRE Community

1480 Dublin Rd ♦ Columbus, OH, 43215 ♦ 614.228.5547 ♦ [krgre.com](http://krgre.com)



**Kohr Royer Griffith Inc**  
Commercial Real Estate Services

# PROPERTY SUMMARY

1207 Grandview Ave, Columbus, OH 43212

Position your business in the vibrant heart of Grandview at the premier corner of Grandview Avenue and First Avenue. Just steps from the neighborhood's most popular restaurants, boutiques, and entertainment venues, this high-visibility location offers unbeatable convenience and walkability—ideal for attracting clients and keeping your team connected.

Secure your spot on “The Avenue” in one of Columbus’s most desirable professional districts.

## PROPERTY FEATURES:

- High-traffic Grandview Avenue frontage
- Free on-site and ample street parking
- Walkable amenities and a strong community presence
- Available February 2026

### SUITE 203 - 492 SF (*has 3 offices*)

Lease Rate: \$13.95 SF/YR Modified Gross  
2025 CAM rate: \$3.62 SF/Yr

3-room L-shaped suite

- Suite 203: 153 SF
- Suite 205 A: 154 SF
- Suite 205 B: 185 SF (*with window facing Grandview Ave*)

Available to lease February 2026

Ideal for small teams or professional services

### SUITE 206 - 515 SF

Lease Rate: \$12.15 SF/YR Modified Gross  
2025 CAM rate: \$3.62 SF/Yr

Spacious, open layout—perfect for a wide range of uses or customizable configurations. A versatile option for growing businesses needing a centralized, accessible location.  
Available for lease March 2026



# MARKET OVERVIEW

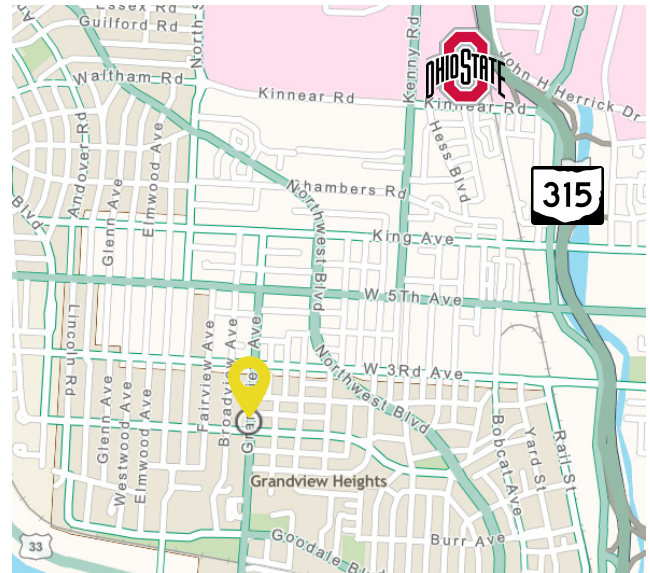
1207 Grandview Ave, Columbus, OH 43212

## NOTABLE AREA RETAILERS / COMPANIES



### Demographic Snapshot

	2 miles	5 miles
Population	89,918	368,967
Households	39,821	160,901
Avg HHI	\$88,427	\$82,65
Businesses	9,848	30,266
Employees	124,220	335,611



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## Proudly Serving The Commercial Real Estate Community 110+ Years

Since 1914, Kohr Royer Griffith Inc. has been a trusted name in commercial real estate across Central Ohio and beyond. With unmatched service and insight, we've earned the loyalty of individuals, corporations, pension funds, institutions, and government agencies.

Our leadership runs deep. KRG team members have held top roles in every major local real estate organization—proof of our influence and dedication to the industry.

At KRG, relationships come first. We work closely with clients to build stronger communities, both locally and across state lines.

For more information, please contact:



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# Offering Memorandum

All materials and information received or derived from Kohr Royer Griffith, Inc (KRG) its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KRG its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials of information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KRG will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party building by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KRG makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KRG does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KRG in compliance with all applicable fair housing and equal opportunity laws.