

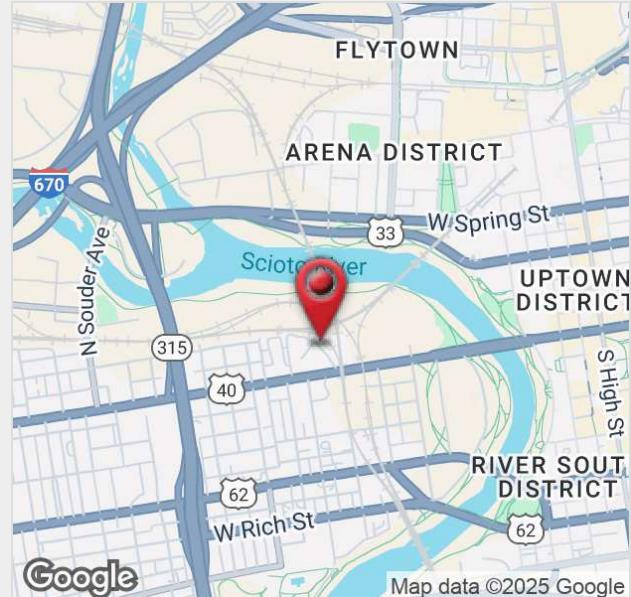
## Gravity Sublease

440-500 West Broad Street, Columbus, Ohio 43215

### Property Features

- Class A Creative Loft Office Space
- 2,967 SF Available for Sublease
- 2 Private Offices, Conference Room, Kitchenette & Open Work Space
- Large Windows, High Ceilings, Exposed HVAC, & Polished Concrete Floors
- Direct Suite Entry from Courtyard
- Furniture Available
- 2 Garage Parking Spaces Included; Additional Spaces Available
- Numerous Walkable Amenities
- Tenant Responsible for Utilities & Janitorial
- Sublease Expires 11/30/2028

**Lease Rate: \$25.00 SF/Yr (Modified Gross)**  
[www.GravitySublease.com](http://www.GravitySublease.com)



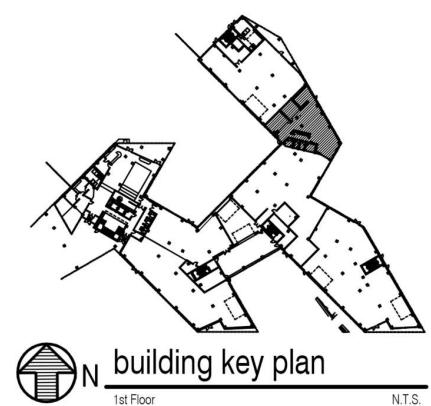
For more information:

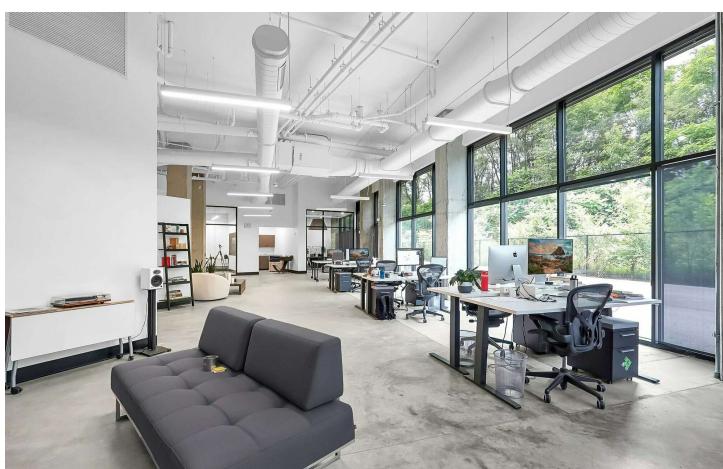
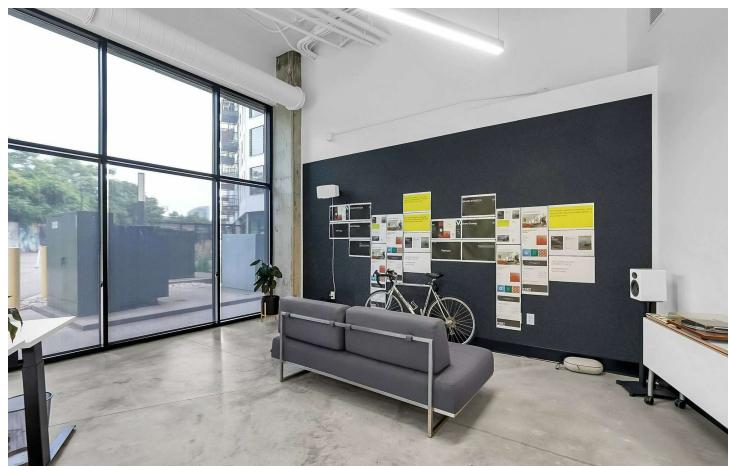
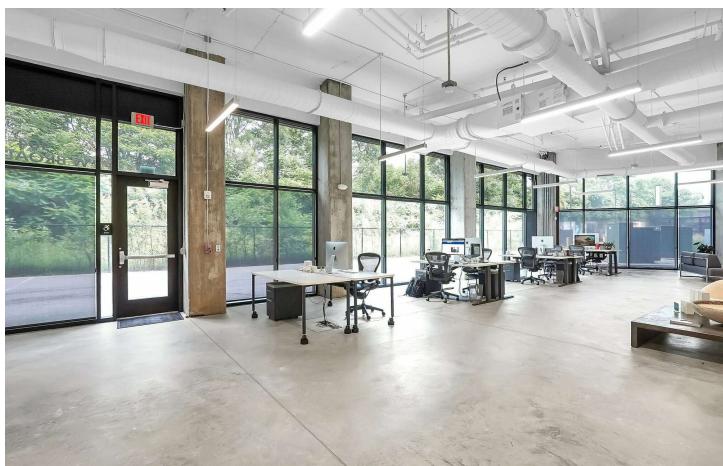
**Philip Bird, SIOR**

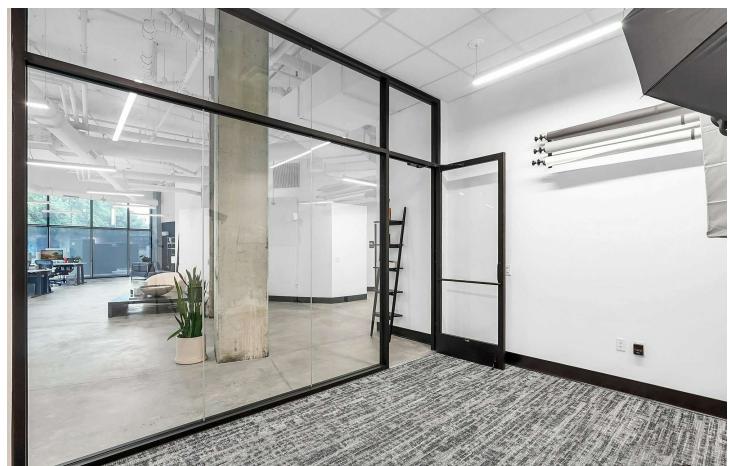
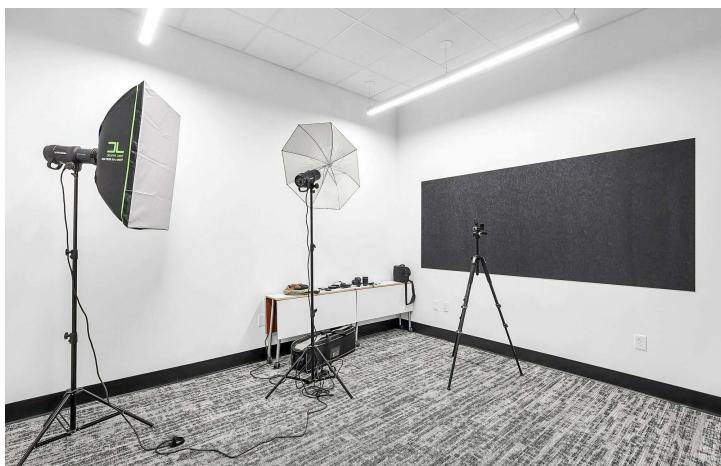
614 629 5296 • [pbird@ohioequities.com](mailto:pbird@ohioequities.com)

**Peter Merkle**

614 629 5240 • [pmerkle@ohioequities.com](mailto:pmerkle@ohioequities.com)







### FRANKLINTON SUBMARKET

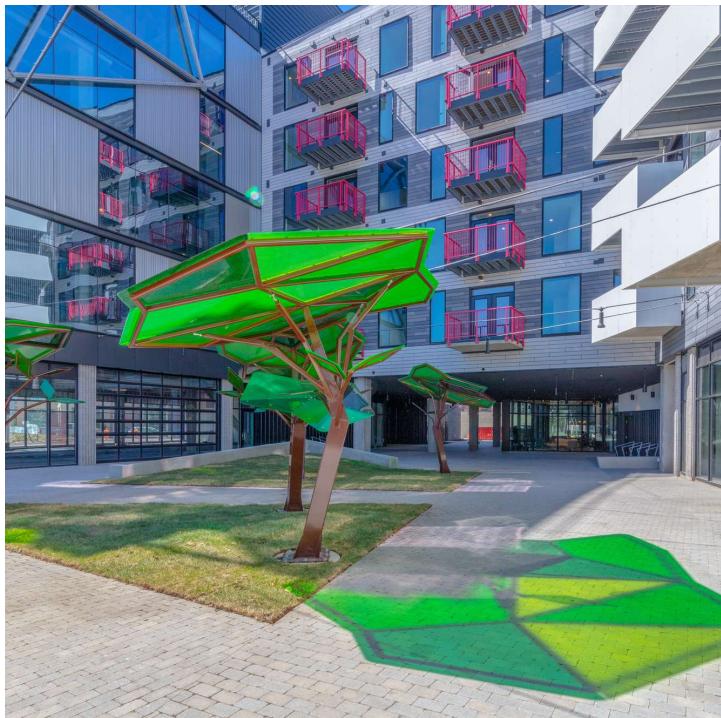
Just south of downtown Columbus, across the Scioto River, is the historic neighborhood of Franklinton. This evolving neighborhood is an evolving hub of innovation where thought leaders and entrepreneurs to launch new ideas.

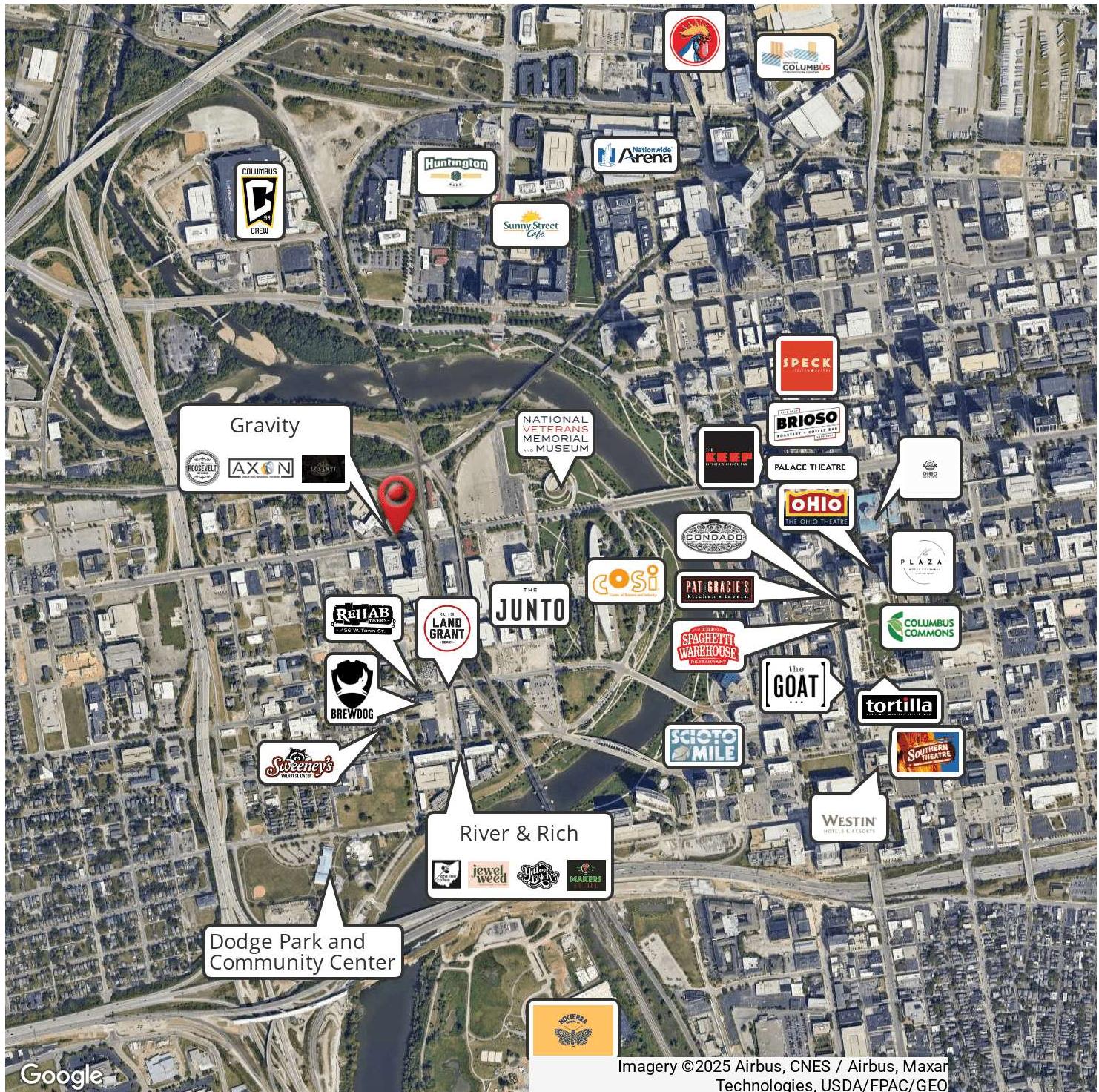
Franklinton is focused on promoting a sustainable and forward-thinking approach to urban living, work, and entertainment. The exploration in multi-modal transit options, renewable energy, green infrastructure solutions and connected bicycle corridors will assist in Franklinton redefining urban living across the Midwest.

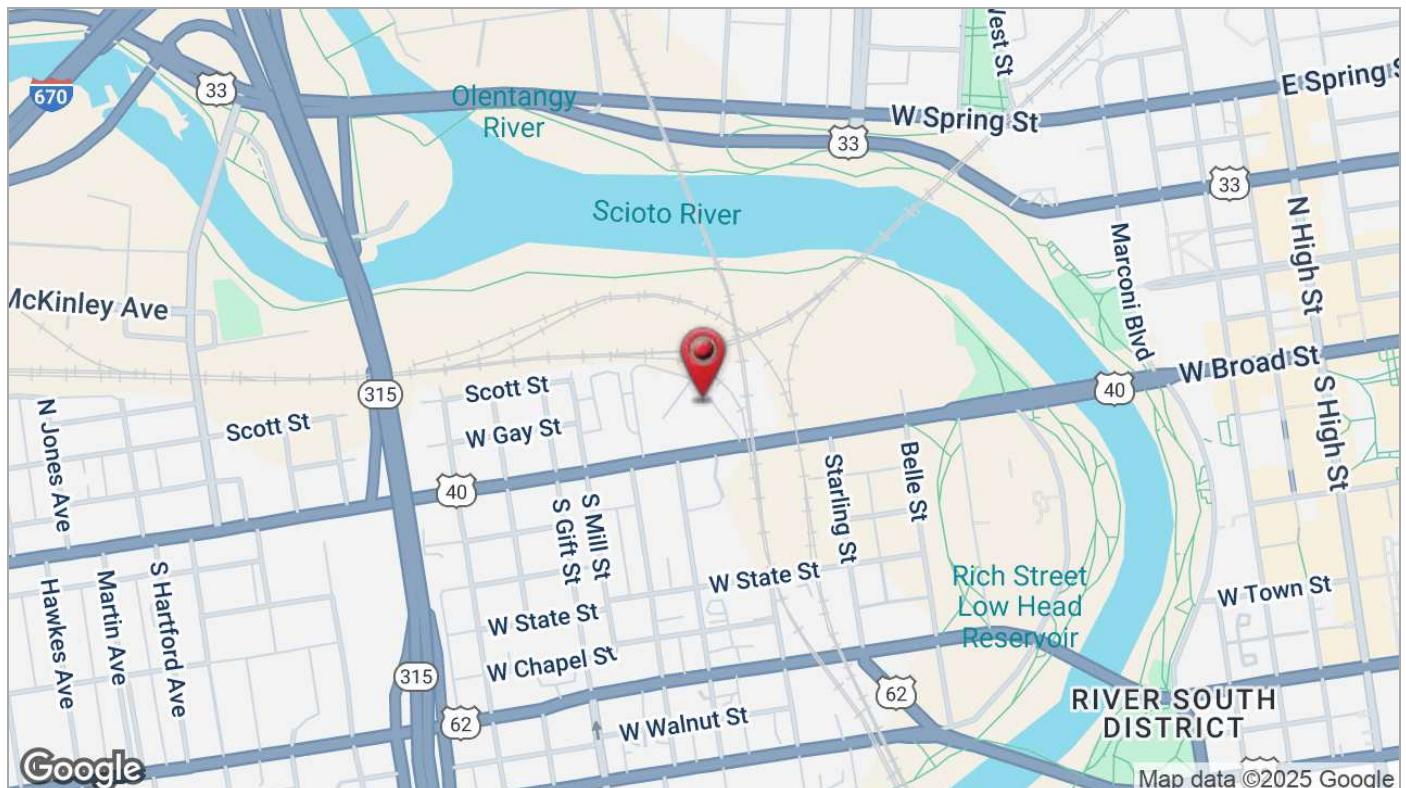
500 West Broad is leading the way in providing creative office space in Columbus, Ohio, and across the country.

### WITHIN WALKING DISTANCE

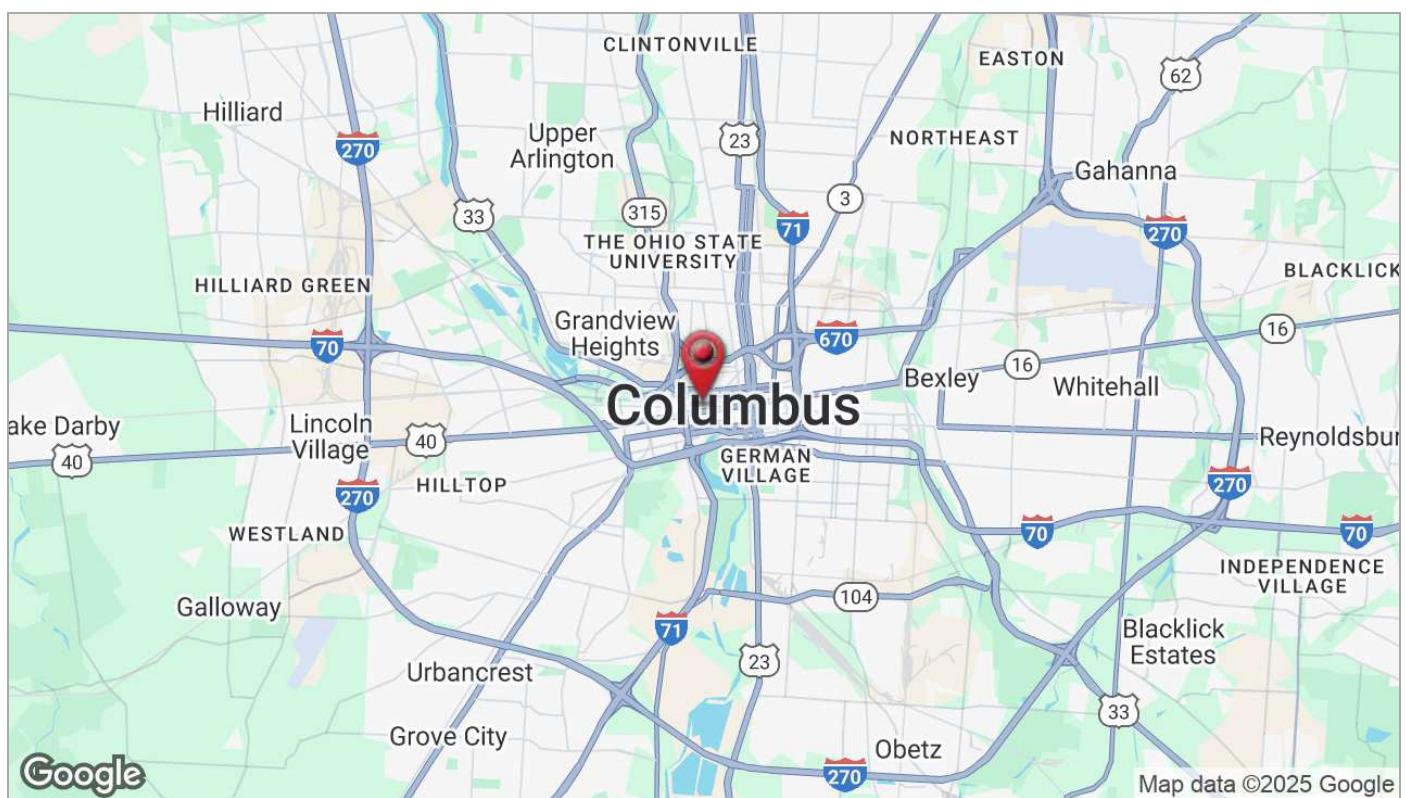
- ▶ Roosevelt Coffee
- ▶ Axon Group and Personal Training
- ▶ Losanti Steakhouse (Coming Soon!)
- ▶ Gravity Experience Park
- ▶ Land-Grant Brewing Company
- ▶ BrewDog
- ▶ One-Line Coffee
- ▶ Strongwater Food & Spirits
- ▶ COSI
- ▶ National Veteran's Memorial
- ▶ Lower.Com Field + Arena District
- ▶ The Peninsula & Downtown Columbus



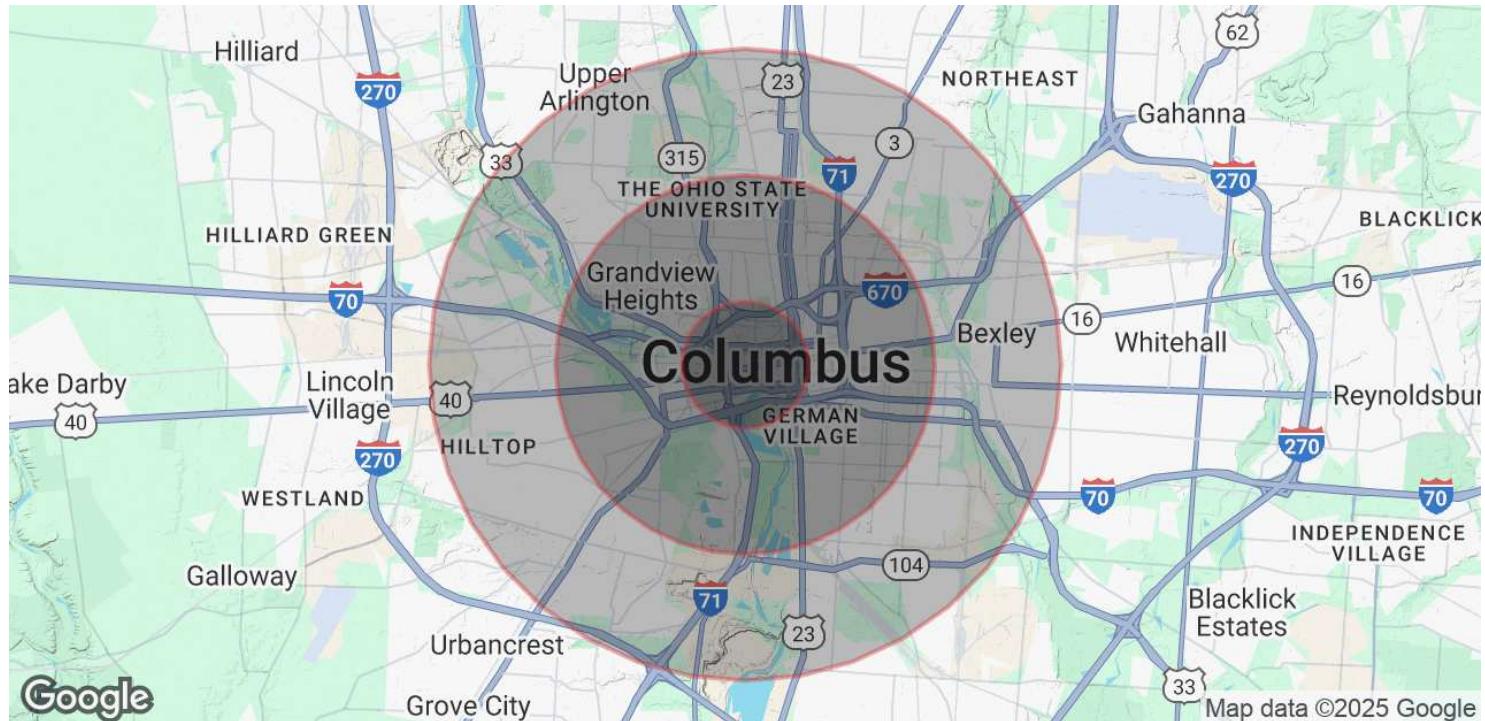




Map data ©2025 Google



Map data ©2025 Google



#### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,223	145,750	338,486
Average Age	39	35	36
Average Age (Male)	39	35	35
Average Age (Female)	39	34	36

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,762	69,308	145,206
# of Persons per HH	1.7	2.1	2.3
Average HH Income	\$97,066	\$79,033	\$84,370
Average House Value	\$600,778	\$384,685	\$330,486

Demographics data derived from AlphaMap