



713 S Front St  
Columbus, OH 43206

OFFICE BUILDING FOR LEASE



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## Property Highlights

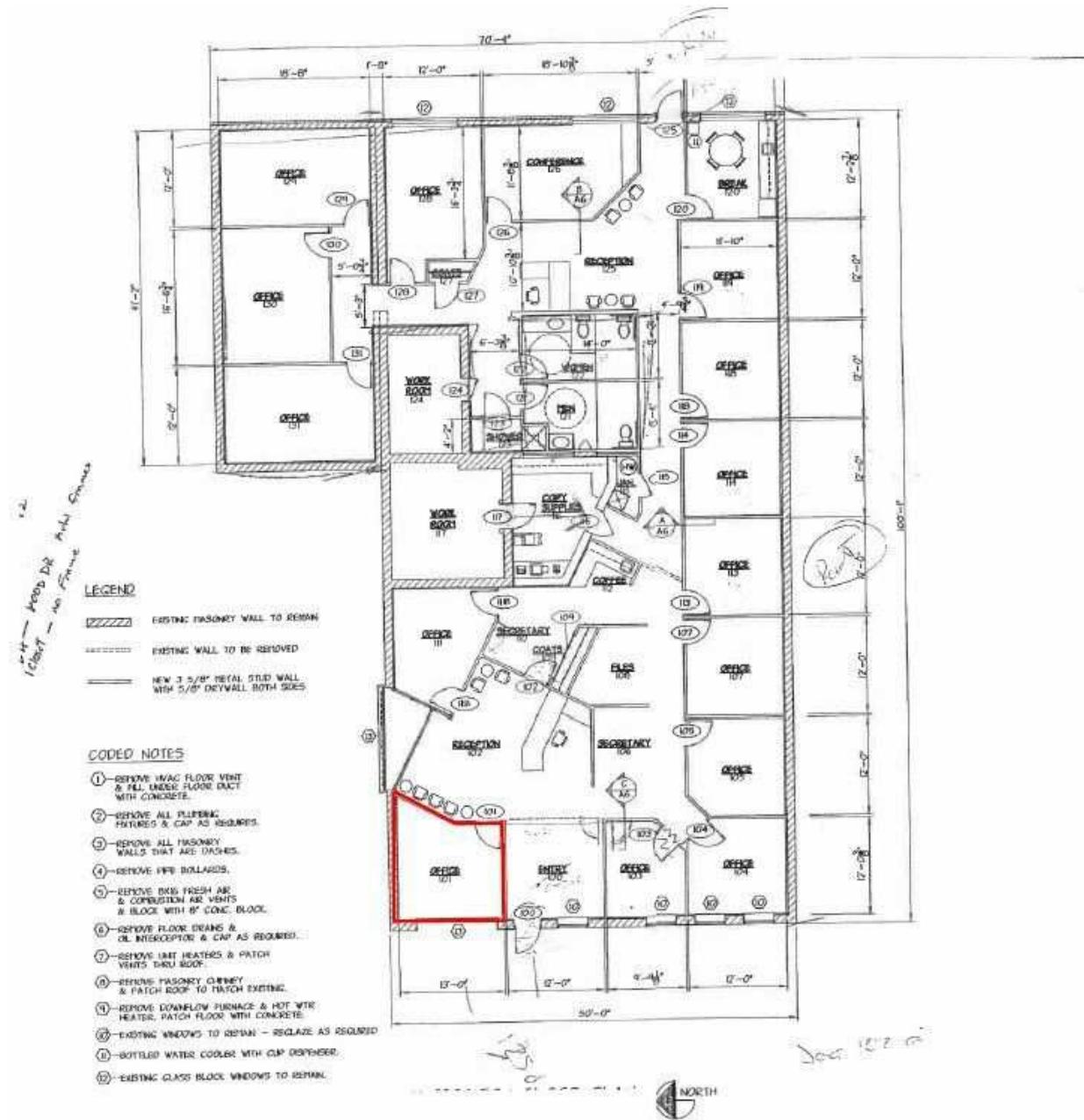
- 713 S Front St is a freestanding building in the Brewery District. Walking distance from numerous restaurants, hotels, shopping and the County Courthouse.
- Executive suite available for sublease in a building shared with attorneys and other respected professionals.
- Includes one parking spot per suite and use of all common areas including 2 conference rooms, storage and kitchenette.
- Receptionist service is available.

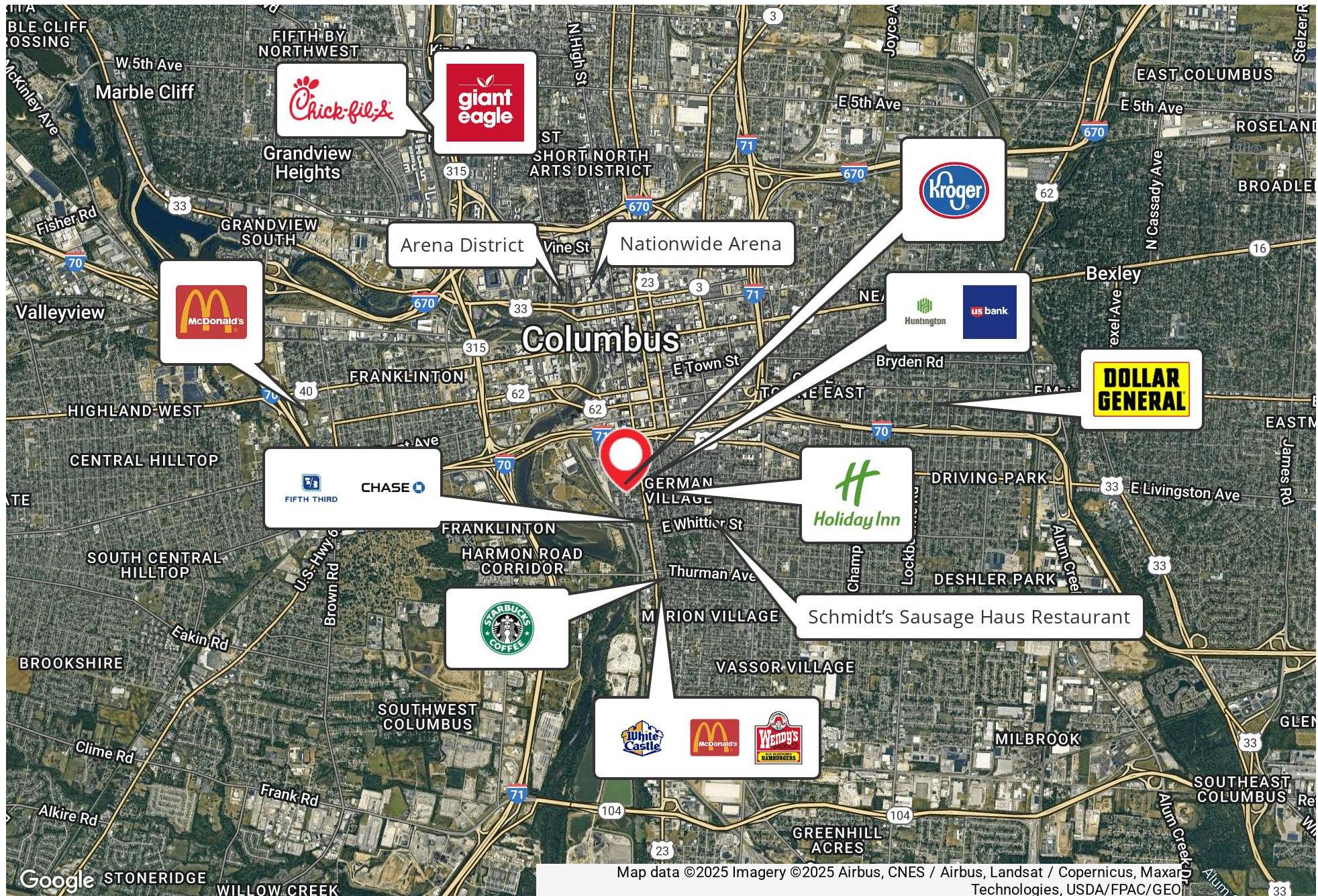
## Offering Summary

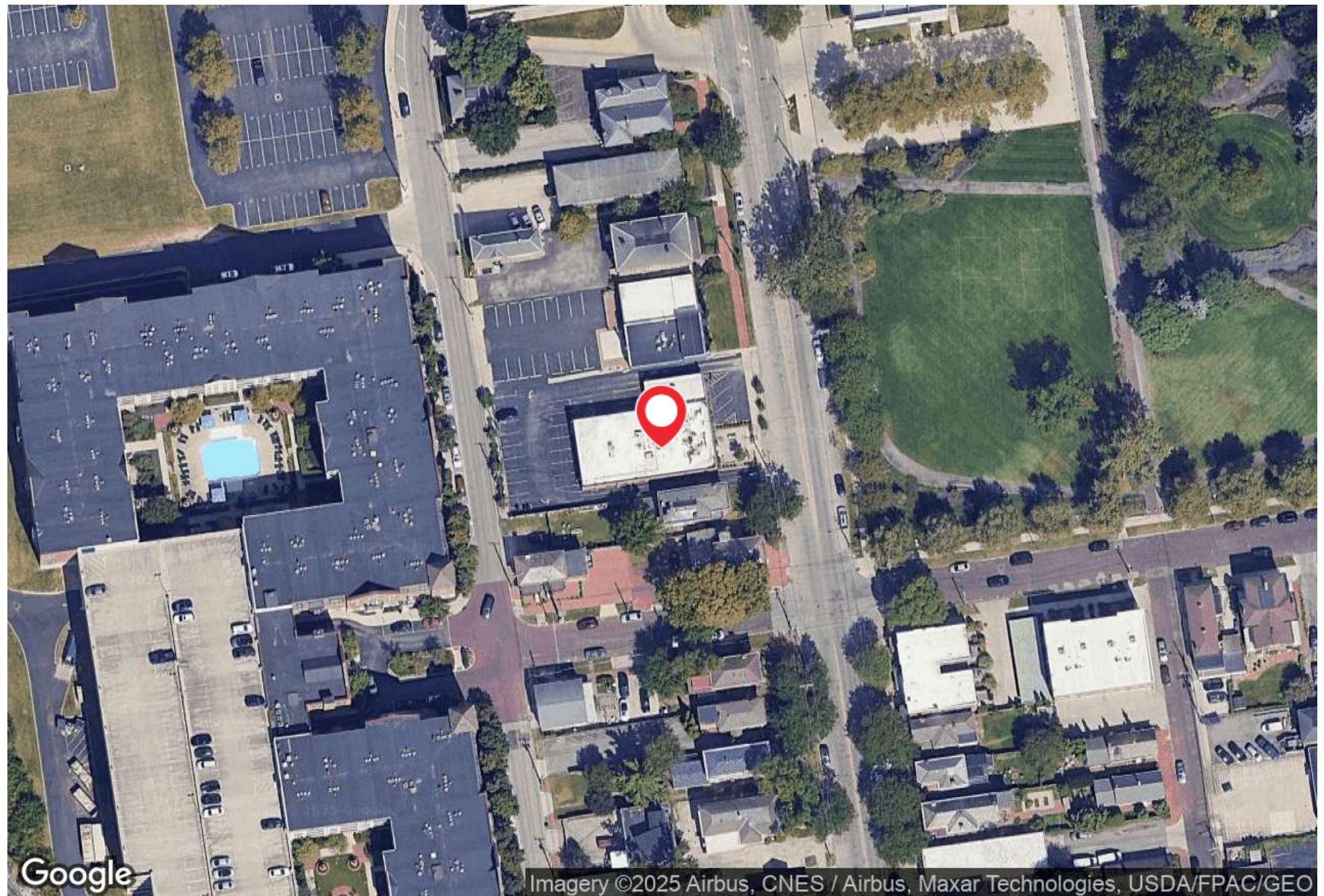
Lease Rate	\$795.00 per month (Gross)	
Available SF	144 SF	
Building Size	17,160 SF	

Demographics	1 Mile	5 Miles	10 Miles
Total Households	9,279	137,188	420,118
Total Population	15,586	321,561	1,019,143
Average HH Income	\$109,668	\$79,471	\$89,495





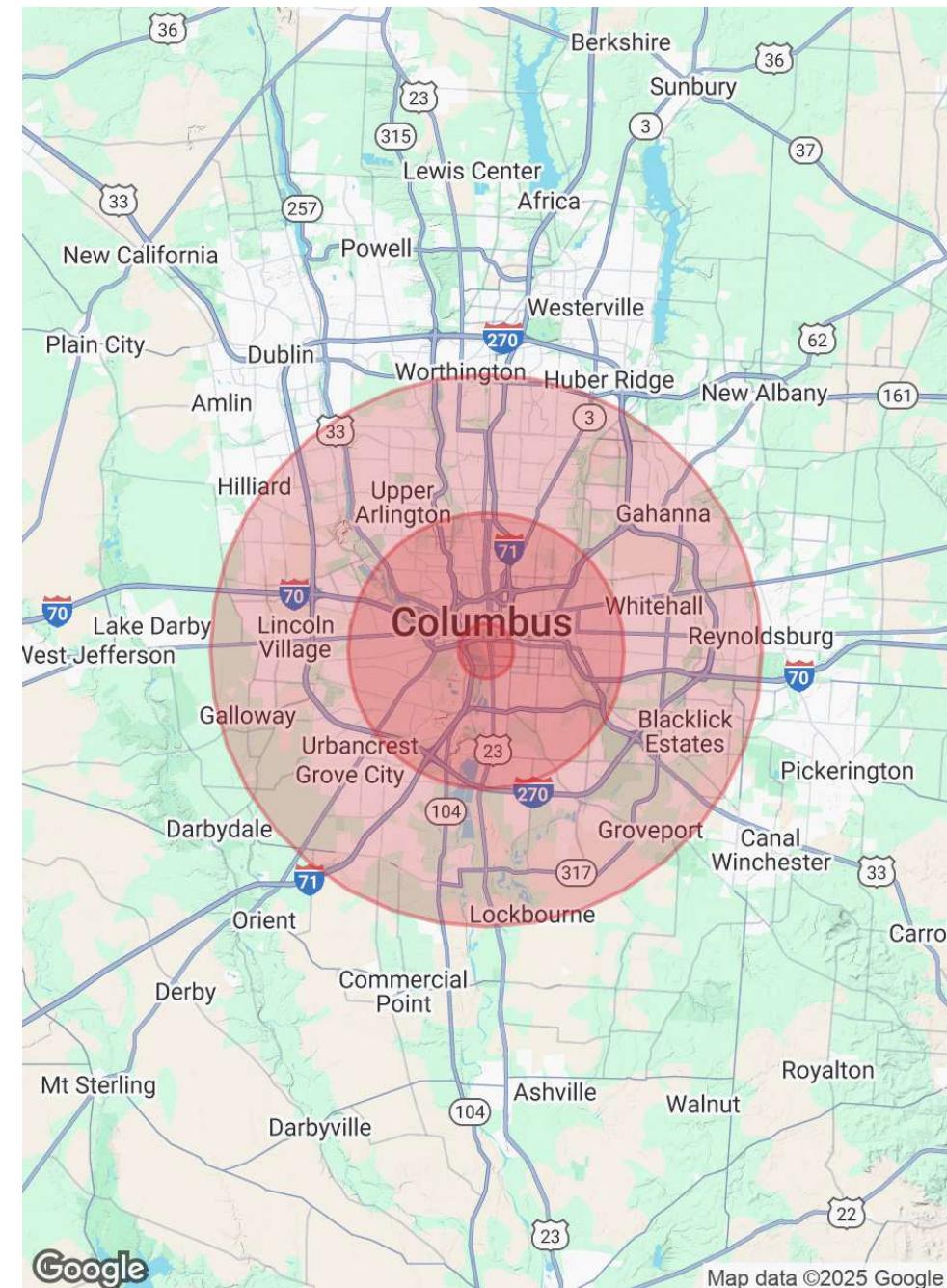




Population	1 Mile	5 Miles	10 Miles
Total Population	15,586	321,561	1,019,143
Average Age	40	36	37
Average Age (Male)	40	35	36
Average Age (Female)	40	36	38

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	9,279	137,188	420,118
# of Persons per HH	1.7	2.3	2.4
Average HH Income	\$109,668	\$79,471	\$89,495
Average House Value	\$625,969	\$313,965	\$297,211

Demographics data derived from AlphaMap





### **Jackson N. Pulliam**

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### **Professional Background**

Accomplished Commercial Real Estate Agent

Award-winning, multi-faceted, and accomplished Commercial Real Estate Broker and Principal, renowned for superior opportunity identification abilities and exceptional negotiation skills. With a track record of over \$51,000,000.00 in total transactions since joining Alterra Real Estate in 2019, Jackson is an ROI-driven professional who remains at the forefront of industry trends.

#### Key Attributes:

**ROI-Driven Expertise:** Proven success as a take-charge leader, leveraging sharp business acumen and management expertise to drive growth with minimal client risk. **Strategic Vision:** Known for strong expertise in investment analysis, contract development and negotiation, and strategic commercial business partnerships. **Innovative Leadership:** Progressive, innovative and provides decisive leadership to achieve business goals.

#### Background:

Before transitioning to commercial real estate, Jackson spent nearly a decade as a finance manager in the greater Columbus area. During this period, he honed his skills in financial analysis, risk management, and stakeholder engagement. His tenure in finance equipped him with a deep understanding of market dynamics, fiscal responsibility, and the importance of fostering long-term client relationships.

Jackson's journey from finance to real estate was driven by a passion for leveraging his financial expertise to create tangible value in the built environment. His transition seamlessly integrated his financial acumen with the complexities of commercial real estate transactions, allowing him to offer clients a unique blend of strategic foresight and financial stewardship.

#### Specialties:

1031 Exchanges, Lead Generation, Sales Management, Strategic Partnerships, Sales Staff Training & Development, Market Research & Analysis, Data-Driven Decision Making, Consultative Sales Skills, Strong Negotiation Skills, P&L Management, Risk Management, Stakeholder Management.

### **Memberships**

SIOR (Society of Industrial and Office Realtors)

CCIR (Columbus Commercial, Industrial & Investment Realtors)

Costar Power Broker

### **Alterra Real Estate Advisors - OH**

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