

PROPERTY INFORMATION

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The Macklin

397 W Broad Street, Columbus, OH 43215



FORMER SPAGHETTI WAREHOUSE SITE READY FOR DEVELOPMENT!

Project Introduction and Project Scope:

Residing on the former Columbus Spaghetti Warehouse site, the new construction project dubbed 'The Macklin' (for a former hotel on the Broad St edge) is made up of two (2) residential buildings with 2 floors podium parking + 5 floors of residential wood construction above.

Each building has an Amenity deck (Winter vs Summer) above the podium with residential amenities throughout including the street level program on Broad Street and State Street.

Parking is accessed from the required emergency fire lane along the east side of the property. The fire lane is planned to be utilized as a pedestrian plaza (with removable/collapsible bollards) with historic timelines of the site.

PROGRAM:

- (2) buildings totaling 342,420 SF
- 250 units total with 277 parking spaces
(3) Types - Studio, 1-Bedroom, 2-Bedroom
- (2) 5 levels of Residential over (2) levels of Parking with Residential Amenity at Ground Level
- 2) Amenity Decks (1 per building)



Property Details

Address: 397 W Broad St
Columbus, OH 43215

County: Franklin

PID: 010-001199, 010-001200, 010-001201
010-010128, 010-058149

Location: East of the rail in between
West Broad & West State St

Acreeage: 2.698 +/- acres

Zoning: DD - Downtown District

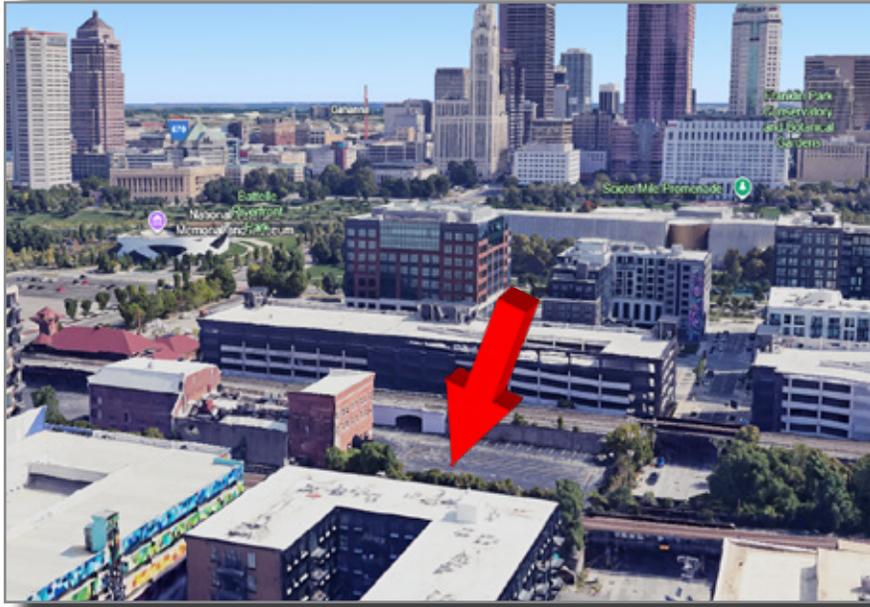
Due Diligence Reports (upon request)

- ESA Phase I & Asbestos Survey
- Limited Phase II
- Survey
- Topo
- HABS Survey

Broad Street	GSF	Studio	1BD	2BD
Unit Avg. SF		465	596	896
Ground Floor (Amenity)	4500	-	-	-
Residential (3)	20440	3	14	6
Residential (4-5)		3	15	6
Residential (6)	21500	4	15	6
Residential (7)		3	14	7
Parking SF (2 Levels-136 spaces)	60,800			
	169,620	16	73	31
State Street	GSF	Studio	1BD	2BD
Unit Avg. SF		465	596	896
Ground Floor (Amenity)	4500	-	-	-
Residential (3)	21500	4	15	6
Residential (4-6)		4	16	6
Residential (7)		3	15	7
Parking SF (2 Levels- 141 spaces)	60,800			
	172,800	19	76	31
Unit Mix		14.0%	61.2%	24.8%
Total (250 Units)		35	153	62
Parking Ratio (Res) 277 spots / 250 units	1.11			
Overall GSF	342,420			

* 0 spots for commercial, commercial assumes double height space, residential floor efficiency avg. is 88%

Aerial and Plat Maps



*Aerial Images Pre-Demolition

SPAG 397, LLC
CITY OF COLUMBUS,
COUNTY OF FRANKLIN,
STATE OF OHIO



NORTH

GRAPHIC SCALE



1" = 50'

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE (NAD83-2011). FROM GPS MEASUREMENTS REFERENCE POINTS TO THE CENTERLINE OF BROAD STREET WITH THE CENTERLINE OF BROAD STREET HAVING A BEARING OF N 81°06'22" E.

