



Office Spaces For Lease



FIRST & GRANDVIEW OFFICE BUILDING

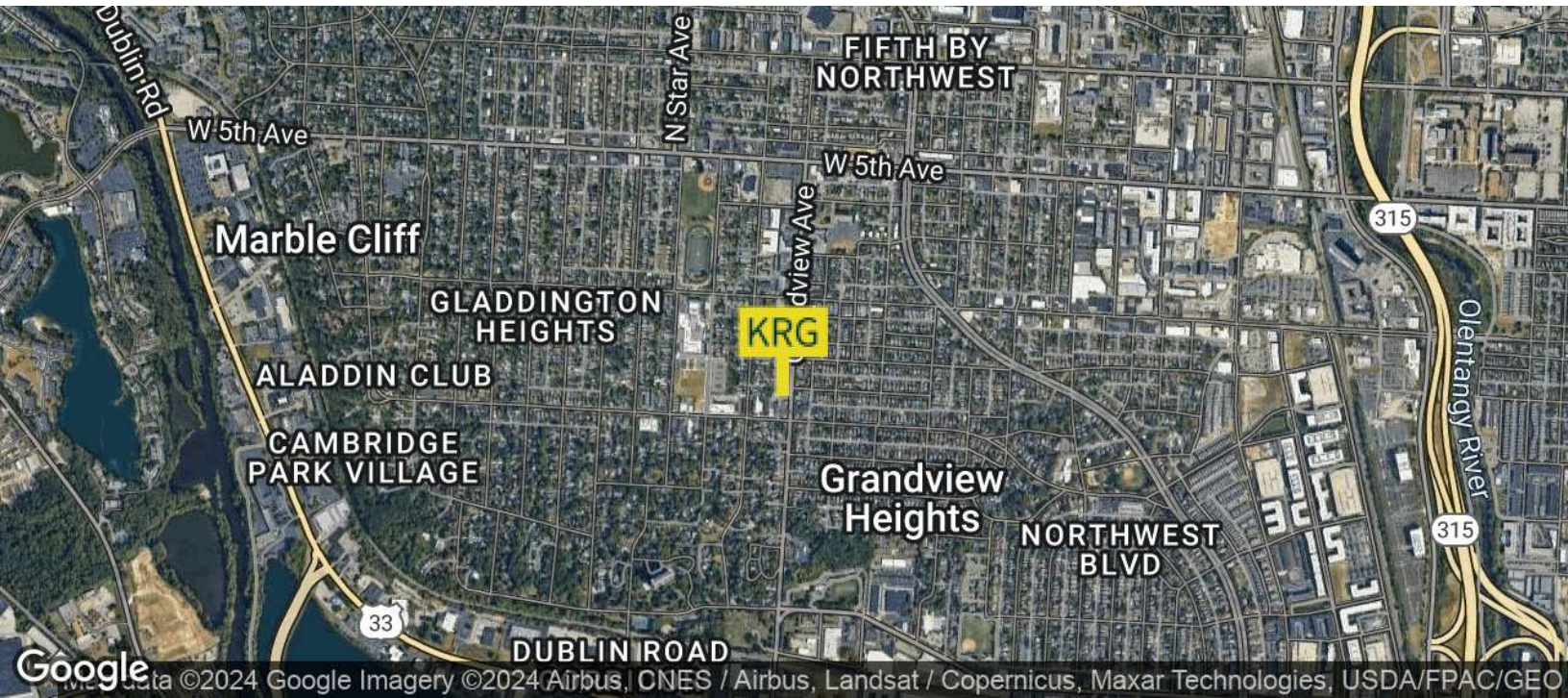
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1207 Grandview Avenue Columbus, OH 43212



PROPERTY DESCRIPTION

KRG is excited to offer office spaces for lease in the dynamic First & Grandview building. Strategically located in the heart of Grandview, the building offers a variety of office layouts to suit your business needs. A standout feature is the corner office suite complete with a private bathroom.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,280	62,936	149,699
Total Population	16,364	140,583	329,542
Average HH Income	\$95,475	\$74,338	\$71,420

LOCATION DESCRIPTION

Located on the corner of Grandview Avenue and First Avenue, on "The Avenue" in the heart of Grandview. Just northwest is the Grandview Yard which has seen an explosive growth of retail, restaurants, employers and residential units. The developing Grandview Crossing is a couple of blocks to the South. Easy access to nearby SR315 and I-670, downtown Columbus, the Ohio State University and surrounding neighborhoods.

PROPERTY HIGHLIGHTS

- Located in the heart of Grandview
- Multiple office layouts
- Corner office suite w/ private bathroom
- Office suite w/kitchenette

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 1207 Grandview Avenue Suites 214-216	832 SF	Modified Gross	\$1,175 per month	Three room suite with kitchenette. Monthly rent includes electric, natural gas, water, sewer and CAM.
■ 1207 Grandview Avenue Suites 220	325 SF	Modified Gross	\$700 per month	Corner office. Monthly rent includes utilities and CAM.

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