

VERSATILE COMMERCIAL PROPERTIES AVAILABLE

880 King Ave & 896 King Ave, Columbus, OH 43212



EXPERIENCE MATTERS

110+ Years Proudly Serving the CRE Community

1480 Dublin Rd ♦ Columbus, OH, 43215 ♦ 614.228.5547 ♦ krgre.com



Kohr Royer Griffith Inc.
Commercial Real Estate Services

PROPERTY SUMMARY

880 King Ave & 896 King Ave, Columbus, OH 43212

Unlock the potential of a flexible and fully equipped office environment at 880 King Ave, a premier property designed for productivity, convenience, and comfort. Perfectly suited for businesses seeking a dynamic workspace in a well-established location.

PROPERTY HIGHLIGHTS:

- 6,303 SF of functional office space
- Built in 1960 with thoughtful updates and infrastructure improvements
- 40 semi-private workspaces (approx. 8' x 9') designed for team efficiency
- 5 private offices, with flexibility to convert additional spaces
- 1 dedicated conference room, with options to repurpose additional rooms
- 5 bathrooms to support a large team or multiple tenants
- Fully equipped kitchenette: cabinets, refrigerator, microwave, convection oven, coffee machine, dishwasher, sink & disposal
- Modern climate control: 5 HVAC systems provide central heating and air
- Secure parking: 35 defined spaces including gated rear lot

This well-maintained office layout supports open collaboration while also offering private areas for meetings or focused work. Ample parking and secure access make it ideal for professional firms, shared workspaces, or creative agencies.

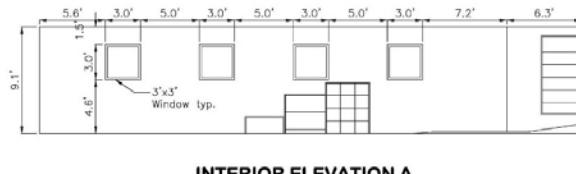
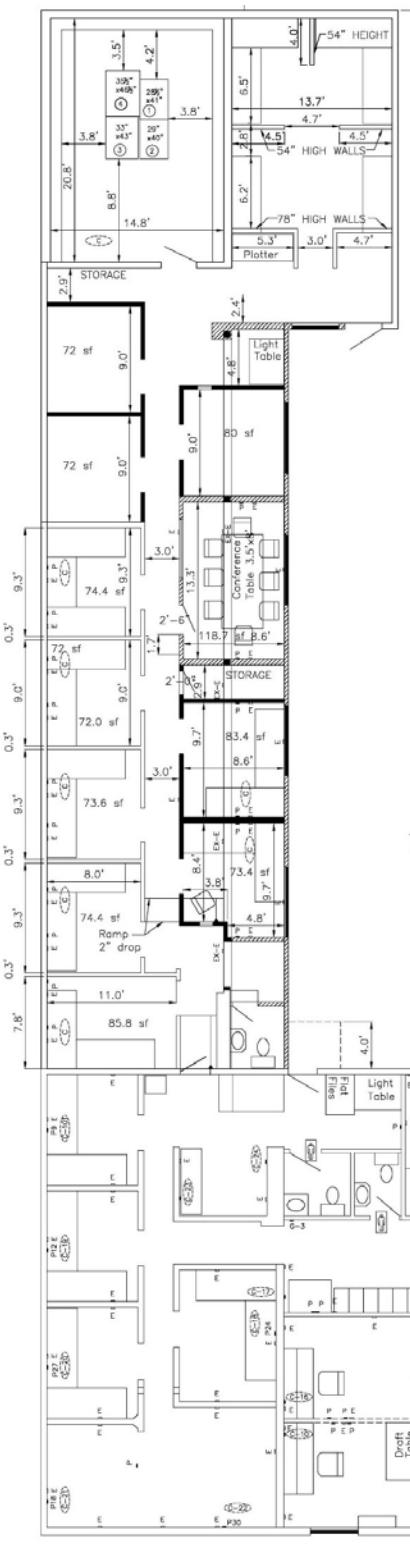
880 King Ave is your opportunity to secure a distinctive property that blends functionality with flexibility.

LEASE RATE:	\$12.95 SF/YR (NNN)
# BUILDINGS:	2
880 KING AVAILABLE SF:	6,303 SF
896 KING AVAILABLE SF:	1,248 SF
PARKING SPACES:	50+ including 7 garage bays
SALES PRICE:	\$2,650,000.00 (all parcels)

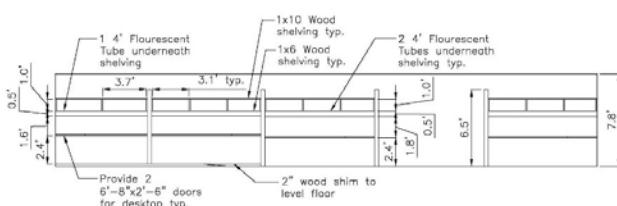


FLOOR PLAN

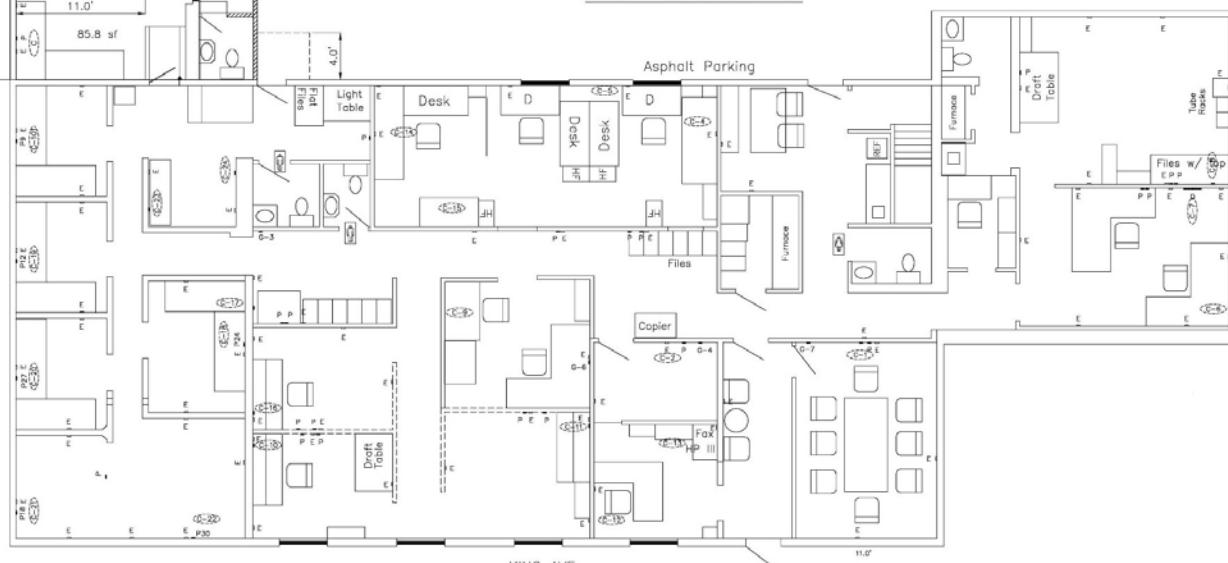
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INTERIOR ELEVATION A



INTERIOR ELEVATION B



PHOTOS

880 King Ave, Columbus, OH 43212



PROPERTY SUMMARY

896 King Ave, Columbus, OH 43212

Positioned for functionality and flexibility, 896 King Ave offers a rare combination of professional office space and a versatile garage bay building — ideal for service-oriented businesses, contractors, or operations requiring both workspace and secure equipment storage. The well-designed office layout includes private rooms and a large open-concept area, while the expansive garage structure delivers multi-bay access with modern roll-up doors and shared interior flow..

PROPERTY HIGHLIGHTS

- Office Building – 1,248 SF
- 3 framed private rooms (approx. 11' x 11', 11' x 11', and 11' x 15')
- Large open-concept area (approx. 23' x 25') for reception or team workspace
- 2 bathrooms
- Central heat and air conditioning throughout

Garage Building – 2,700 SF

- Cement block structure with aluminum garage doors
- 7 garage bays (approx. 12' wide x 30' deep each)
- Individual roll-up doors with openers; interior bays open to each other
- 1 side entry access door near the main office
- 11 defined parking spaces (in addition to the garage bays)

Whether you're expanding operations, consolidating office and field services, or seeking an investment with flexible usage potential, 896 King Ave is a smart, adaptable solution ready to meet a variety of commercial needs.

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BUILDINGS: 2

880 KING AVAILABLE SF: 6,303 SF

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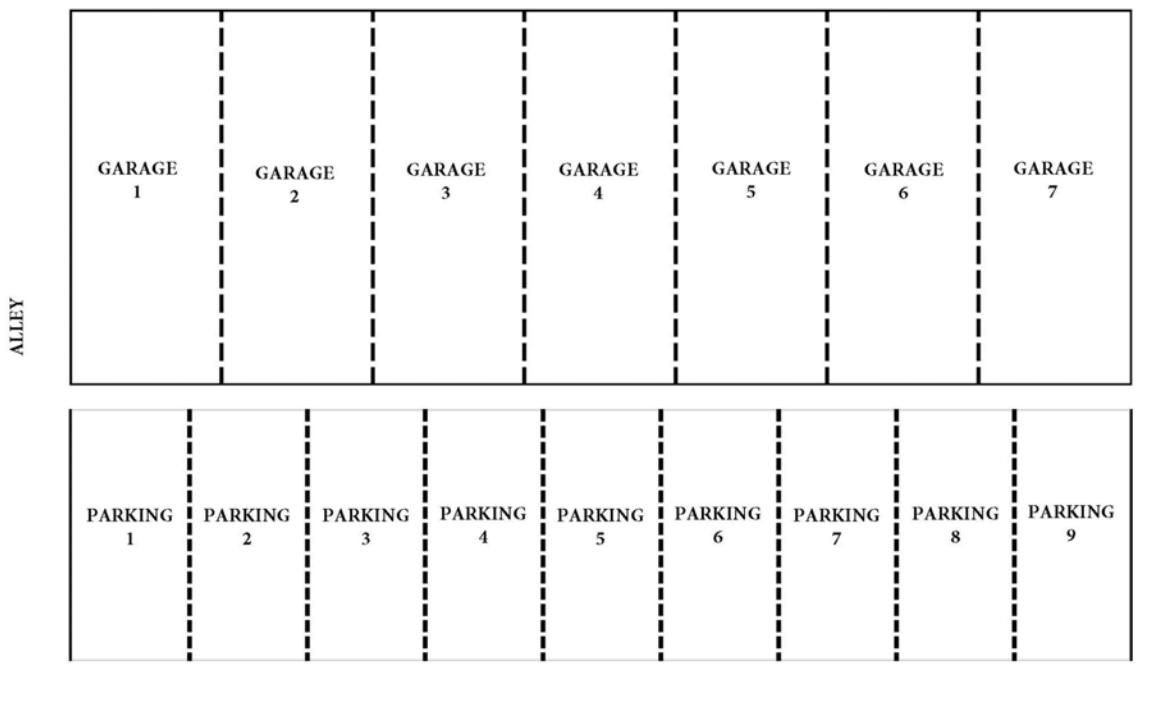
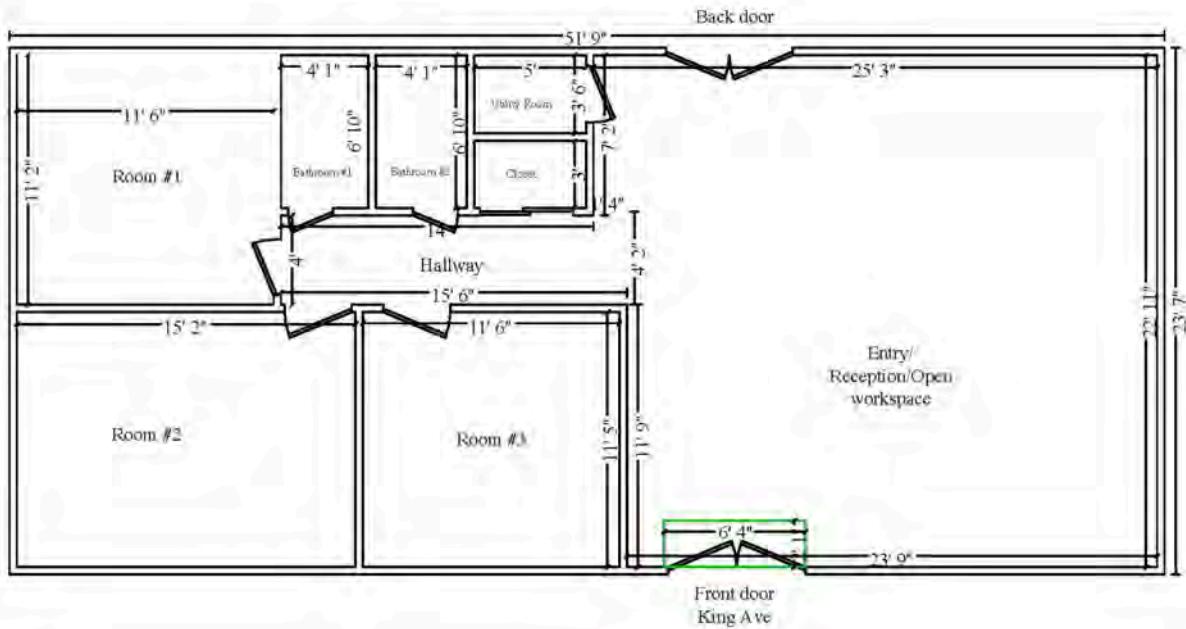
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FLOOR PLAN & PARKING

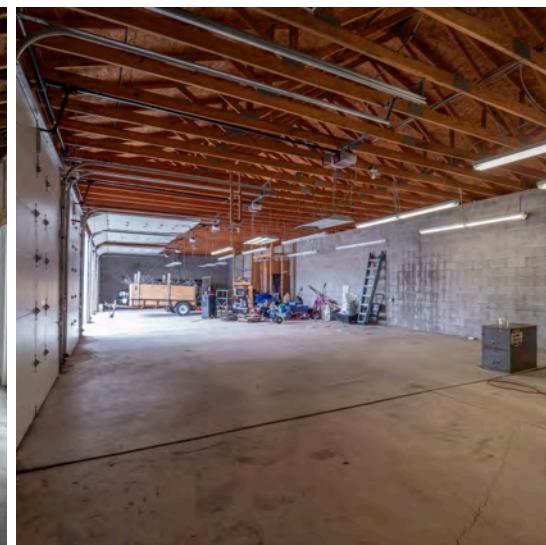
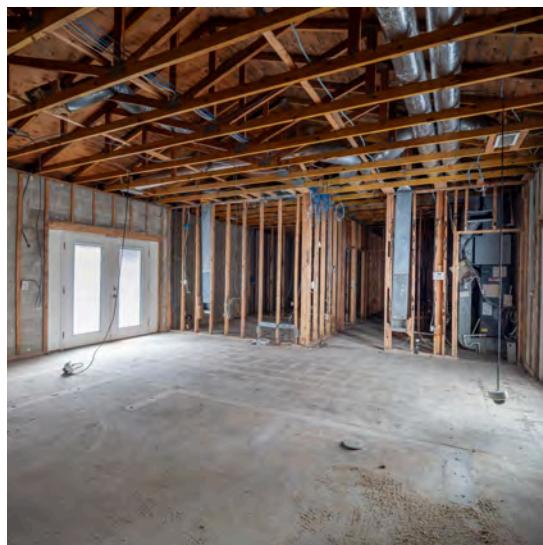
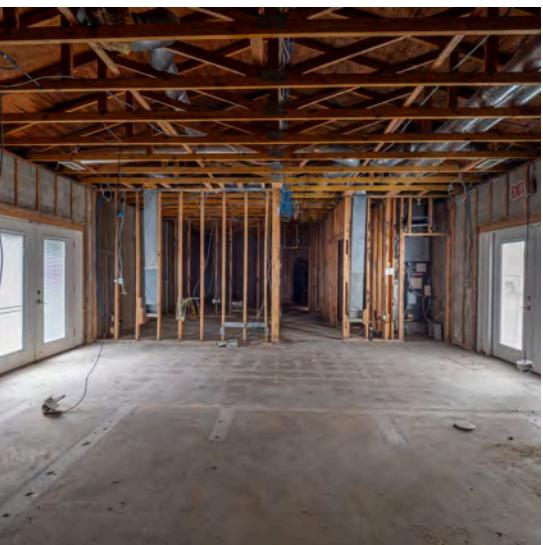
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ALLEY

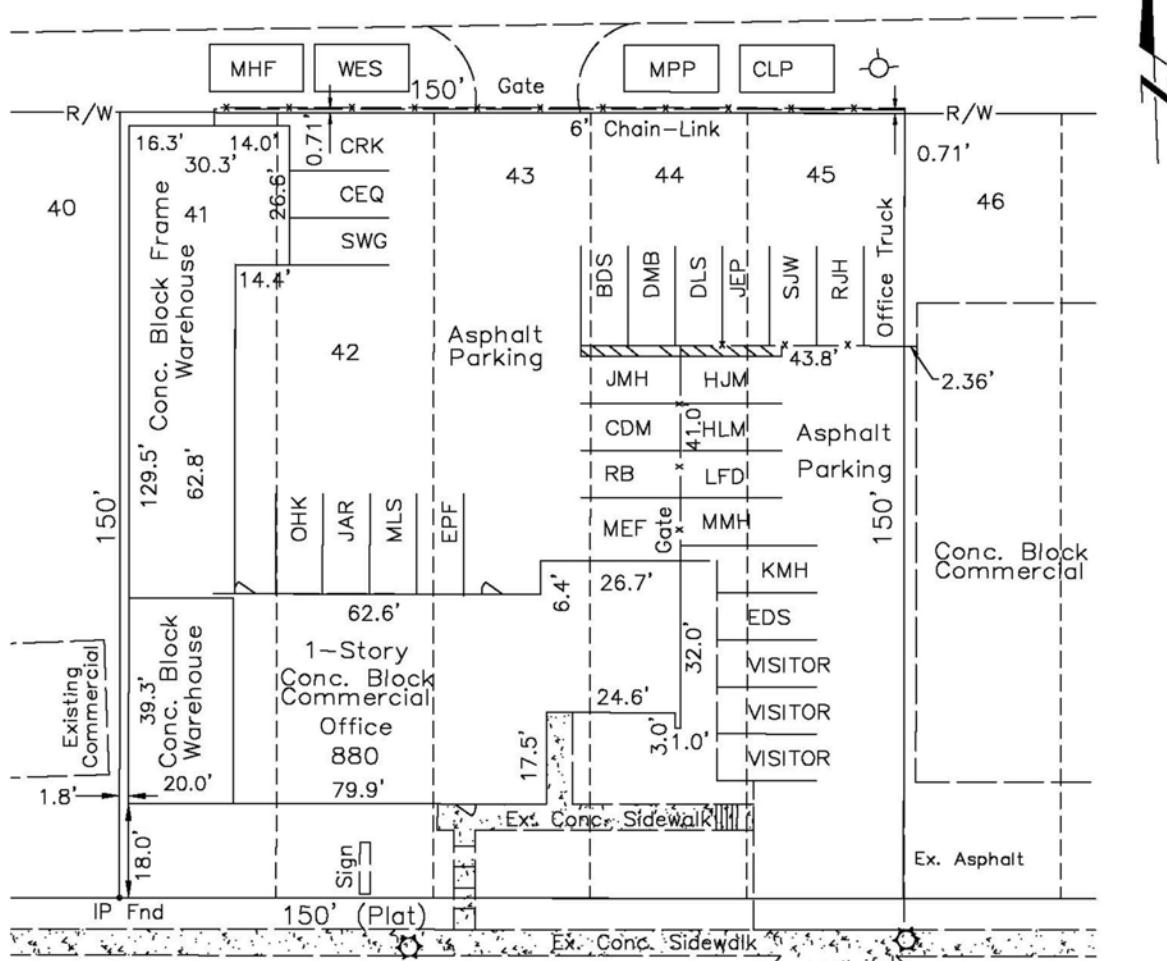
PHOTOS

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SURVEY & PLAT MAP

880 & 896 King Ave, Columbus, OH 43212



MARKET OVERVIEW

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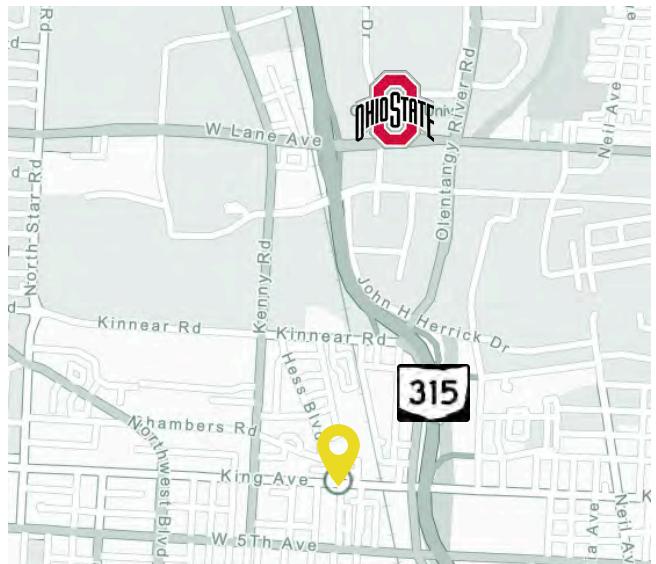
NOTABLE AREA RETAILERS / COMPANIES



THE OHIO STATE
UNIVERSITY
WEXNER MEDICAL CENTER

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



EXPERIENCE MATTERS

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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.

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Offering Memorandum

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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.