

I.F.I. BUILDING

OFFICE FOR LEASE

1520 Old Henderson Road, Columbus, OH 43220



equity | brokerage

DAVIS GILLE | ADVISOR

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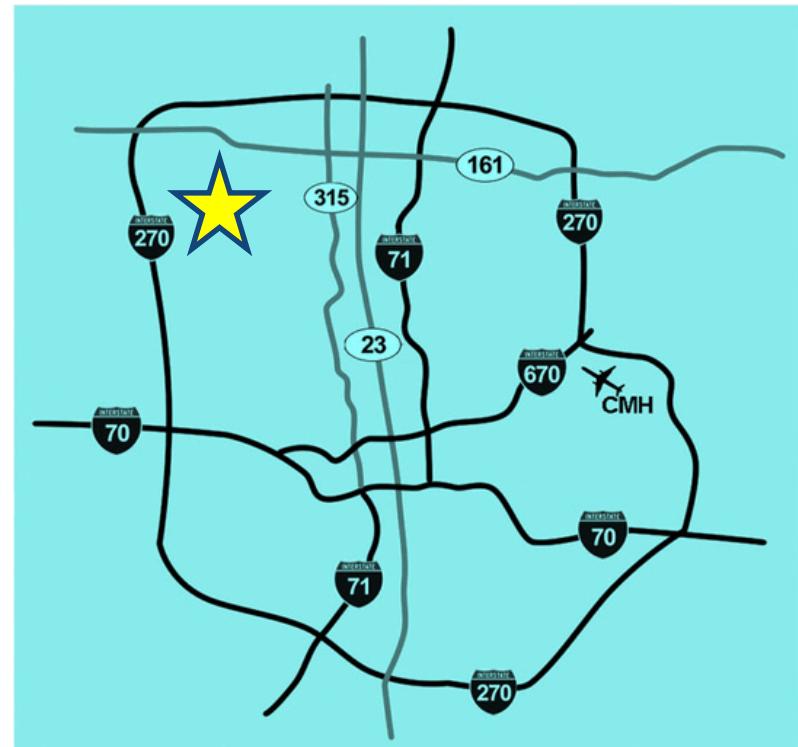
The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

PROPERTY HIGHLIGHTS

- \$17.00 per SF modified Gross
- Elevator access
- **Major 2019 renovations include:**
 - All new HVAC
 - All new roof
 - Resurfaced and striped parking lot
 - New and upgraded tenant signage
 - Updated interior high-end finishes
- **Additional 2024 renovations include:**
 - HVAC ductwork & controls
 - Bathrooms and touchless drinking fountain
 - Significant building code updates
 - Elevator reconditioned
- NEW Buildout for suite 100B in 2023
- 40 parking spaces (3.5 per 1000 SF)

I.F.I. BUILDING

OFFICE FOR LEASE 1520 OLD HENDERSON ROAD
COLUMBUS, OHIO 43220



SPACE PLAN



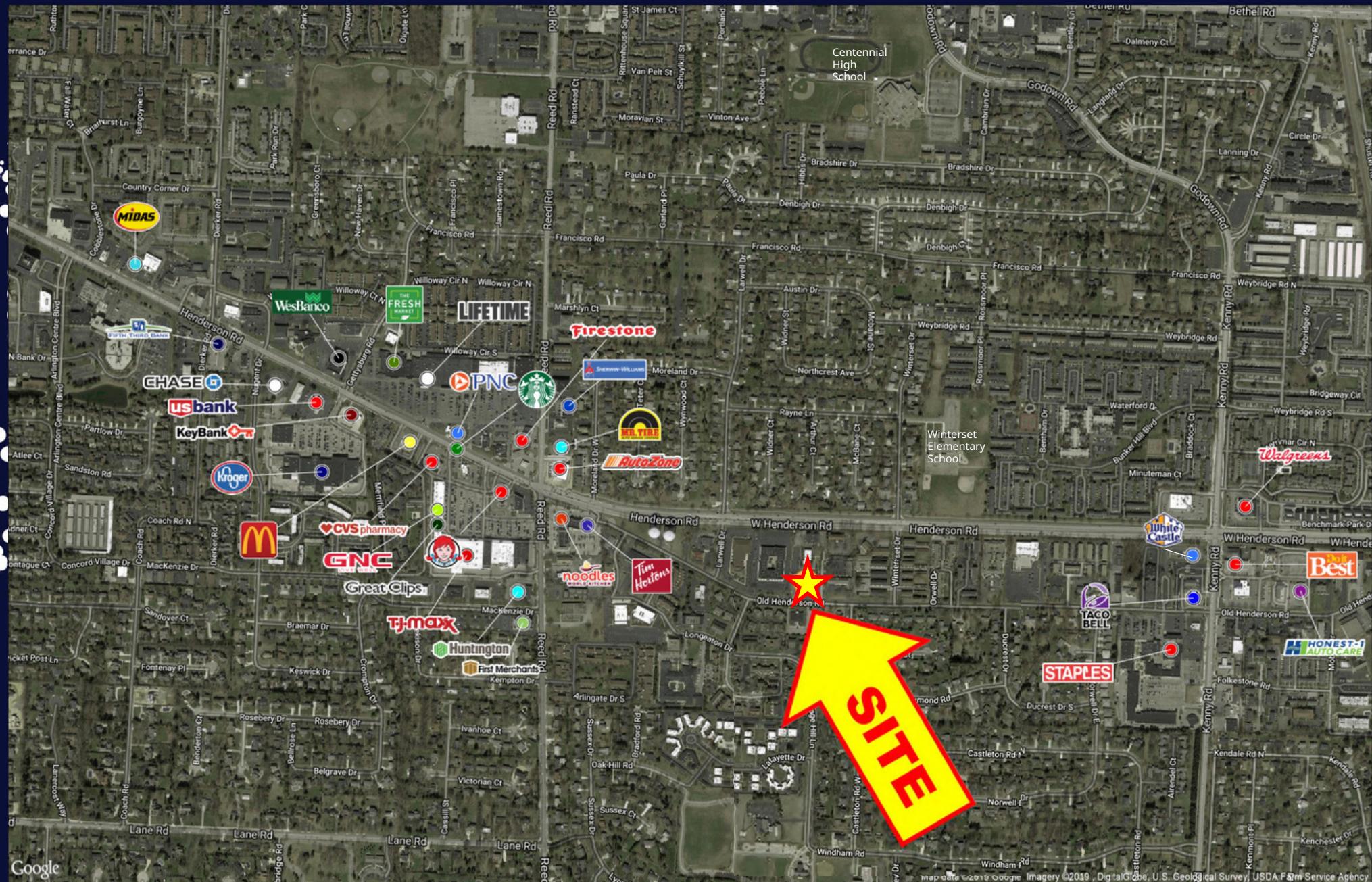
Suite 100B: 881 SF

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www.equity.net

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AERIAL

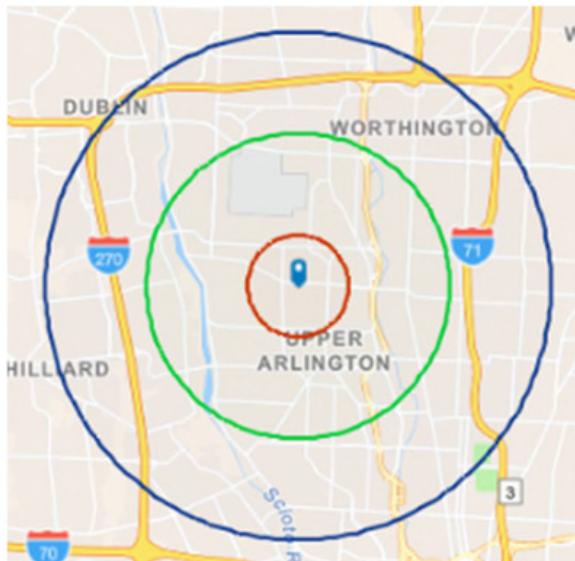


SITE

SIGNAGE



1-MILE RADIUS DEMOS



KEY FACTS

17,586

Population



Average Household Size

36.0

Median Age

\$70,487

Median Household Income

BUSINESS



989

Total Businesses



9,101

Total Employees

EDUCATION



4%

No High School Diploma



13%

High School Graduate



20%

Some College



64%

Bachelor's/Grad/Prof Degree

INCOME



\$49,545

Per Capita Income



\$70,487

Median Household Income



\$103,465

Average Household Income

EMPLOYMENT



77.8

White Collar %



9.5

Blue Collar %



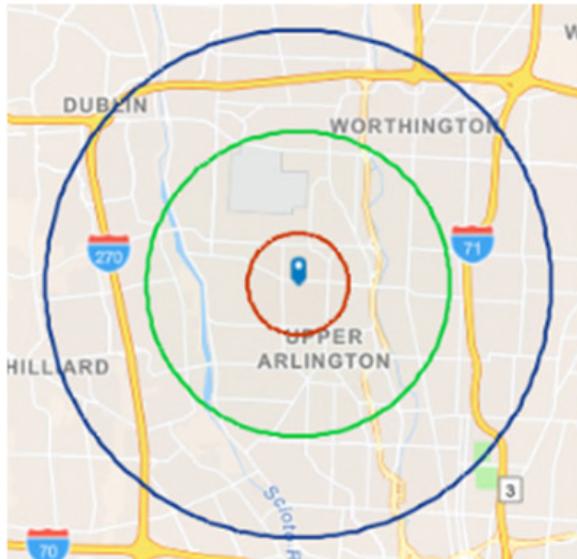
12.7

Services %

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3-MILE RADIUS DEMOS



KEY FACTS

102,961

Population



Average Household Size

39.9

Median Age

\$83,716

Median Household Income

BUSINESS



3,824

Total Businesses



47,713

Total Employees

EDUCATION



3%

No High School Diploma



12%

High School Graduate



19%

Some College



67%

Bachelor's/Grad/Prof Degree

INCOME



\$56,048

Per Capita Income



\$83,716

Median Household Income



\$123,756

Average Household Income

EMPLOYMENT



78.6

White Collar %



10.3

Blue Collar %



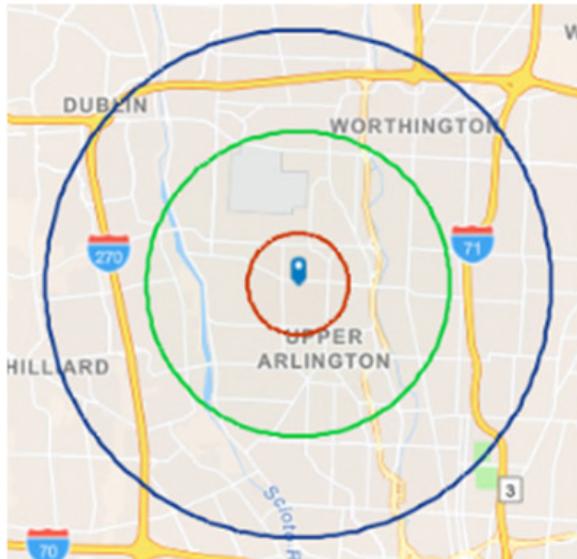
11.1

Services %

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5-MILE RADIUS DEMOS



KEY FACTS

323,615

Population



Average Household Size

34.0

Median Age

\$74,435

Median Household Income

BUSINESS



12,905

Total Businesses



234,736

Total Employees

EDUCATION



5%

No High School Diploma



14%

High School Graduate



20%

Some College



61%

Bachelor's/Grad/Prof Degree

INCOME



\$47,026

Per Capita Income



\$74,435

Median Household Income



\$109,491

Average Household Income

EMPLOYMENT



74.9

White Collar %



12.0

Blue Collar %



13.1

Services %

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