

I.F.I. BUILDING

OFFICE FOR LEASE

1520 Old Henderson Road, Columbus, OH 43220



DAVIS GILLE | ADVISOR

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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)

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OFFICE FOR LEASE 1520 OLD HENDERSON ROAD
COLUMBUS, OHIO 43220

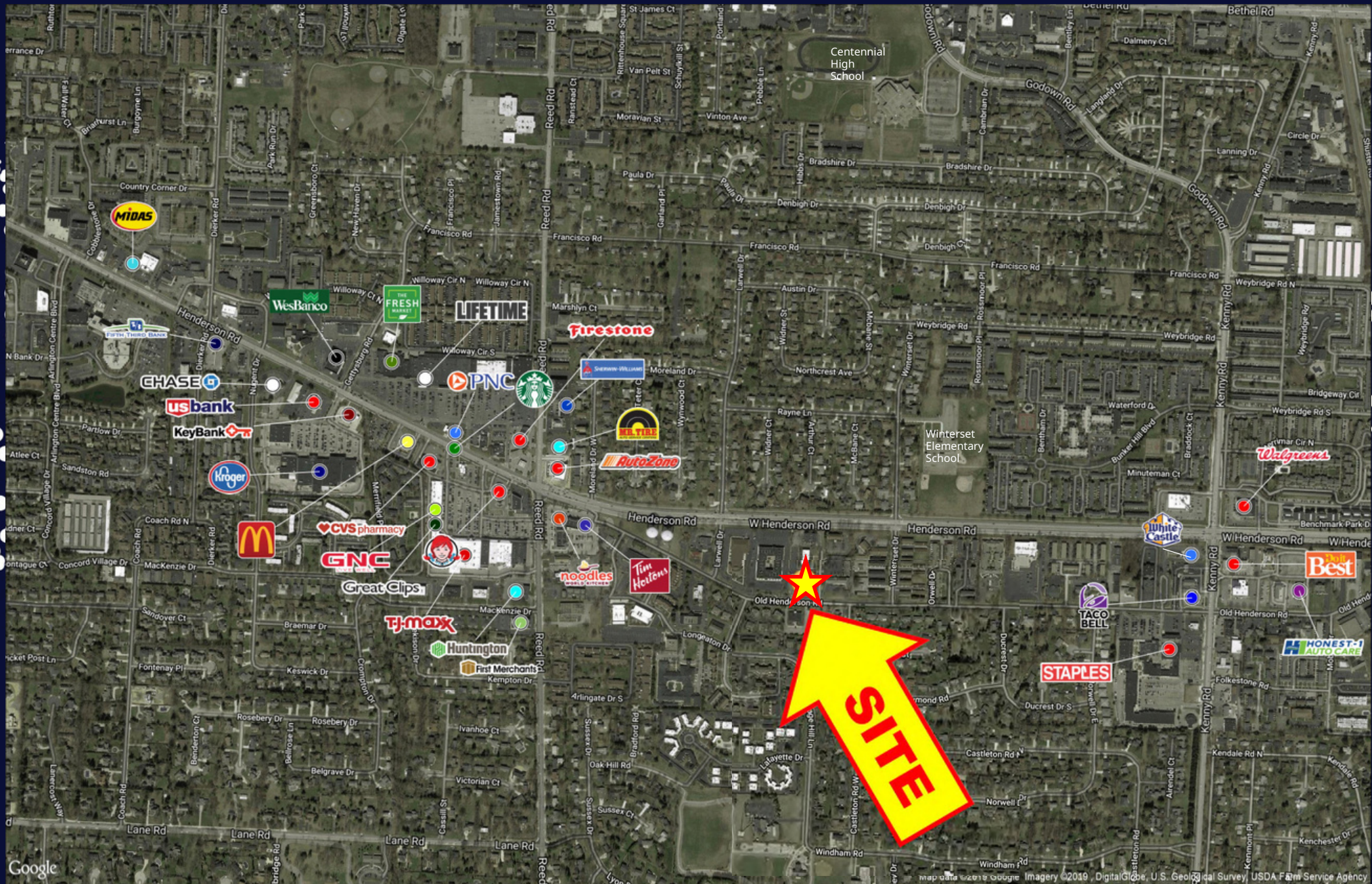


SPACE PLAN

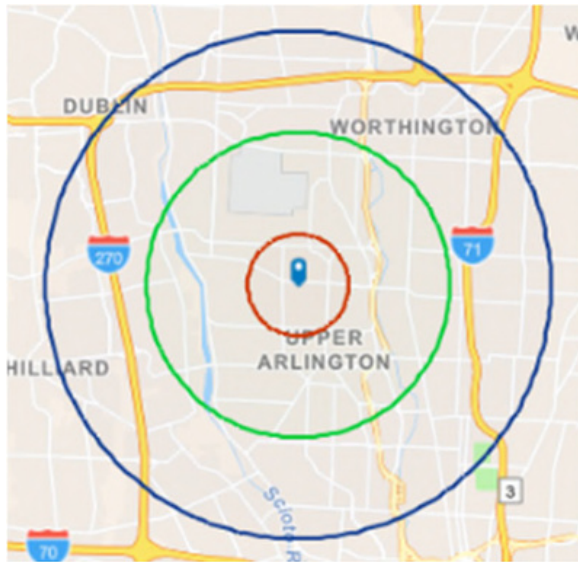


Suite 100B: 881 SF

AERIAL



1-MILE RADIUS DEMOS



KEY FACTS

17,586

Population



2.1

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 %



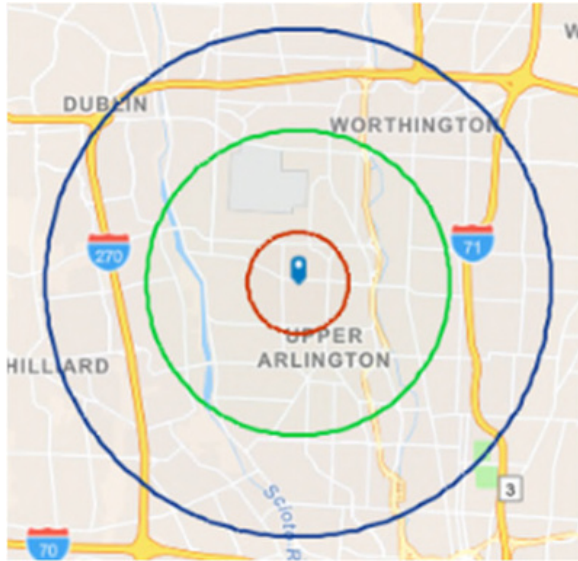
12.7

Services %

equity | brokerage

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3-MILE RADIUS DEMOS



KEY FACTS

102,961
Population

2.2
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 %

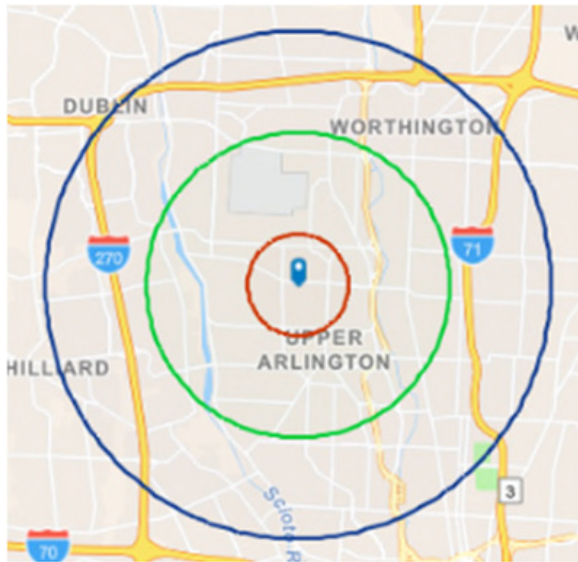
10.3
Blue Collar %

11.1
Services %

equity | brokerage

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5-MILE RADIUS DEMOS



KEY FACTS

323,615

Population



Average
Household Size



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 %

equity | brokerage

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