



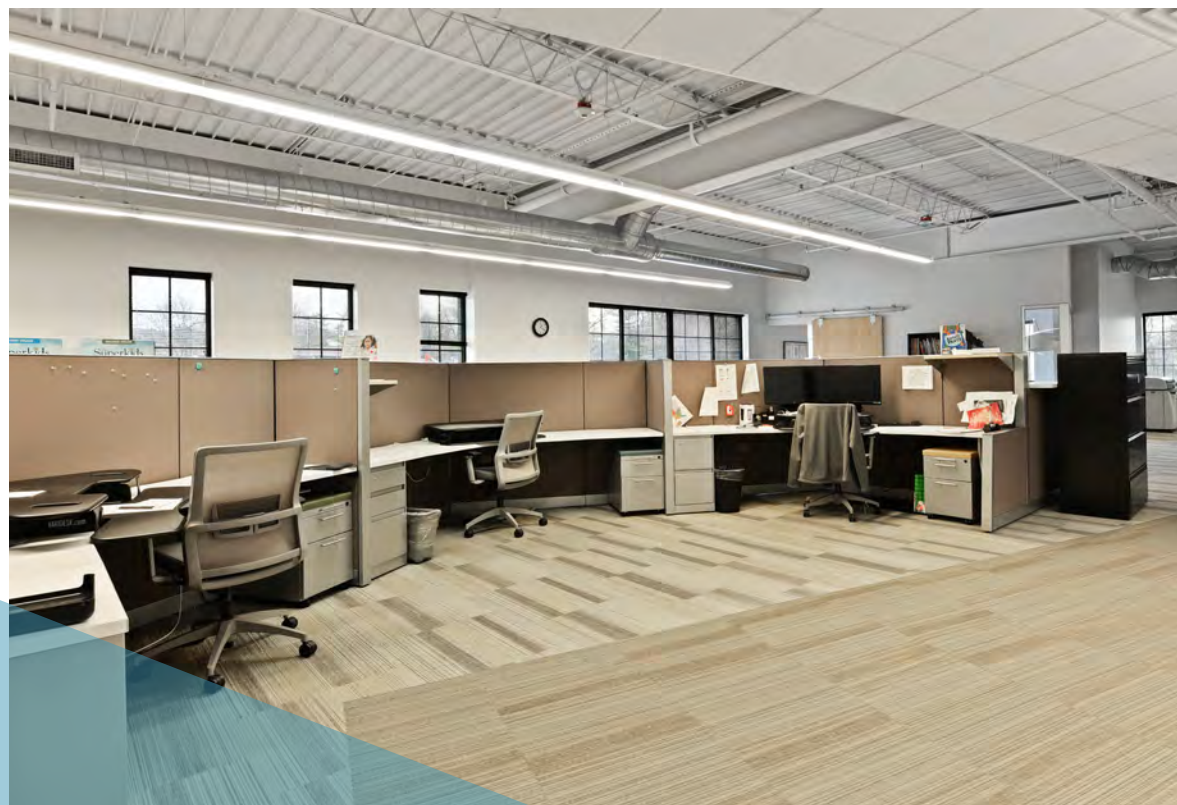
OFFICE FOR LEASE  
**1400 & 1404**  
**GOODALE BLVD**  
GRANDVIEW HEIGHTS, OH



## 1400 AND 1404 GOODALE BLVD

are two vibrant Class A office buildings located in the highly desirable Grandview Heights office market, which is 88.6% occupied as a whole. The buildings are located two miles northwest of Downtown Columbus, one mile from Nationwide's Grandview Yard, and directly to the north of Thrive's new 63-acre mixed use development, Grandview Crossing.

Both properties provide dynamic work place environments, perfect for companies focused on recruiting and retaining top talent. The suites offer exposed ceilings with spiral duct work, exposed columns, large windows, polished concrete floors, and primarily open layouts.





# BUILDING HIGHLIGHTS

1400 & 1404 GOODALE BLVD



\$16.95/SF  
NNN



CLASS A  
OFFICE



OPEN CONCEPT  
FLOOR PLAN



FREE ONSITE  
PARKING



EASY FREEWAY  
ACCESS VIA  
OLENTANGY  
RIVER RD



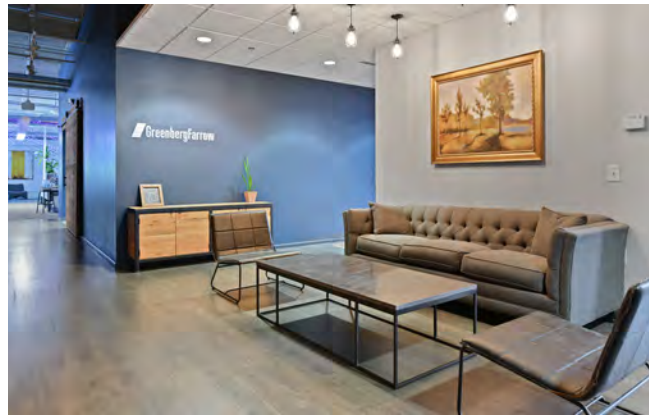
ABUNDANT  
AMENITIES IN  
IMMEDIATE  
PROXIMITY



RENOVATED  
IN 2017



DIRECTLY  
ACROSS FROM  
GRANDVIEW  
CROSSING



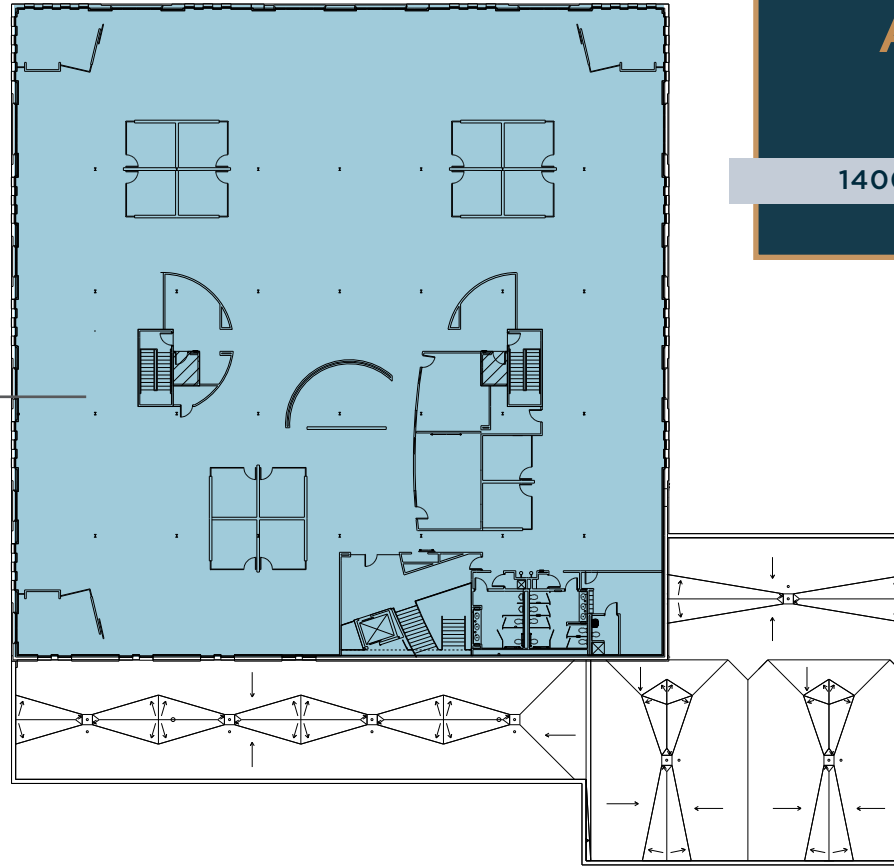
## 1400 Goodale Blvd Second Floor

## AVAILABLE SPACE

1400 & 1404 GOODALE BLVD

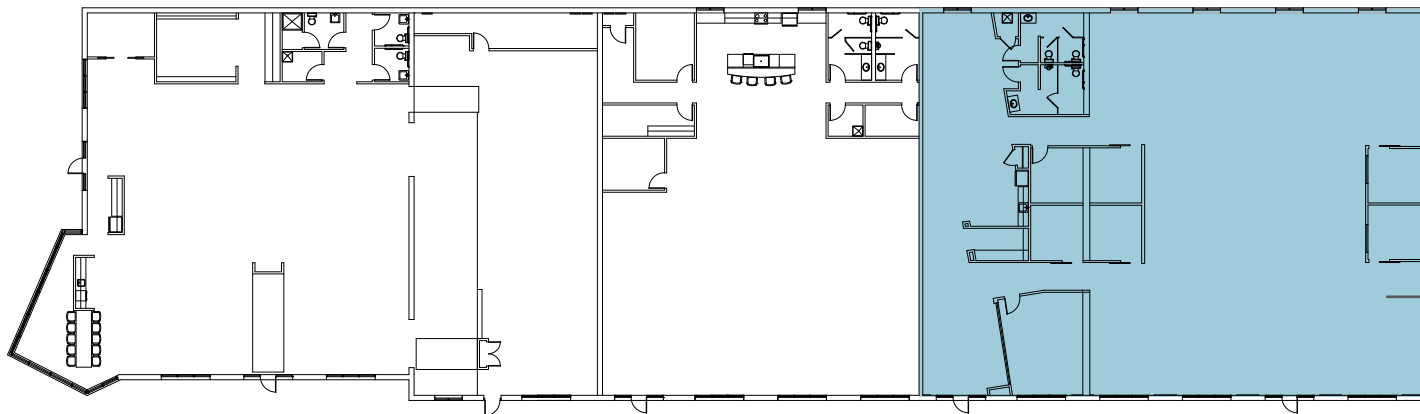
Available  
Suite 200  
27,242 SF -

Option to demise:  
10,000 - 27,247 SF



## 1404 Goodale Blvd Ground Floor

Available  
Suite 400  
7,225 SF





# BUILDING LOCATION

1400 & 1404 GOODALE BLVD

## Area Overview

Just minutes west of downtown but embodying both small-town and urban vibes, the Grandview community is close-knit and friendly, and people of all ages and walks of life call this walkable area home. Grandview boasts many small businesses, from event venues and boutiques to craft beer and coffee.

The City of Grandview Heights has a rich history, beginning in 1797, when the area was settled by Lucas Sullivant. The community was originally known as

Marble Cliff. It was the first incorporated suburb of Columbus and was nicknamed "the Millionaire Suburb." Grandview Heights was incorporated as a village in 1906 and became a city in 1931.

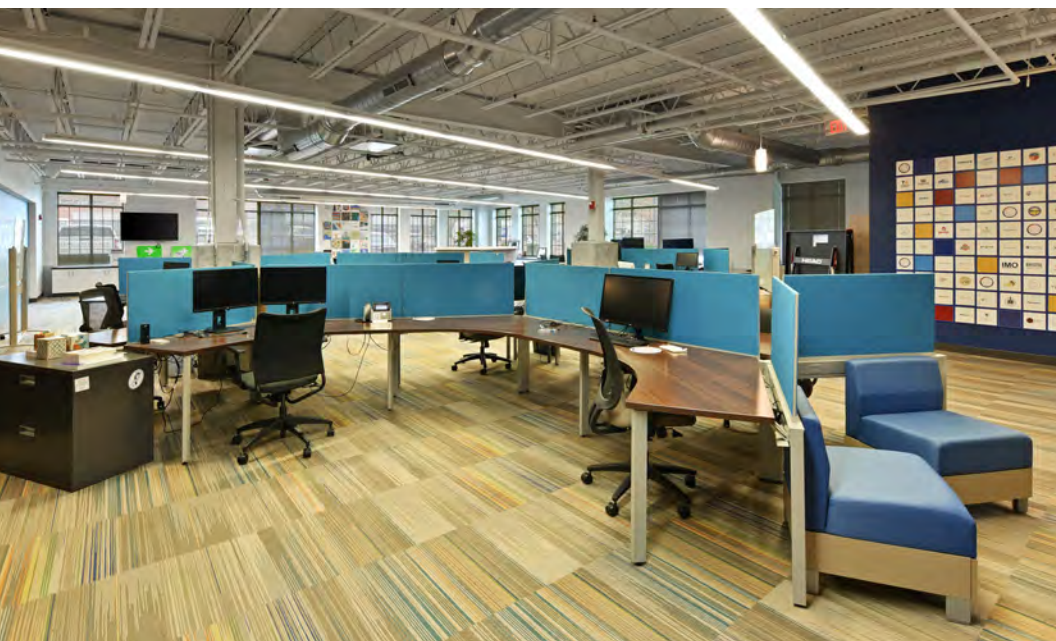
Today Grandview is known for its thrift and antique shops, modern boutiques for clothing, accessories and home goods. Grandview also hosts the Grandview Hop several times each summer, celebrating local businesses and artisans.





# PROPERTY PHOTOS

1400 GOODALE BLVD





# PROPERTY PHOTOS

1404 GOODALE BLVD





500 S Front St, Suite 980  
Columbus, OH 43215

[www.alliedre.com](http://www.alliedre.com)

**Daniel Dunsmoor, SIOR**

Managing Partner  
+1 614 352 3556  
[dan.dunsmoor@alliedre.com](mailto:dan.dunsmoor@alliedre.com)

**Michelle Fude, SIOR, CCIM**

Senior Vice President | Partner  
+1 614 398 9292  
[michelle.fude@alliedre.com](mailto:michelle.fude@alliedre.com)

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