



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



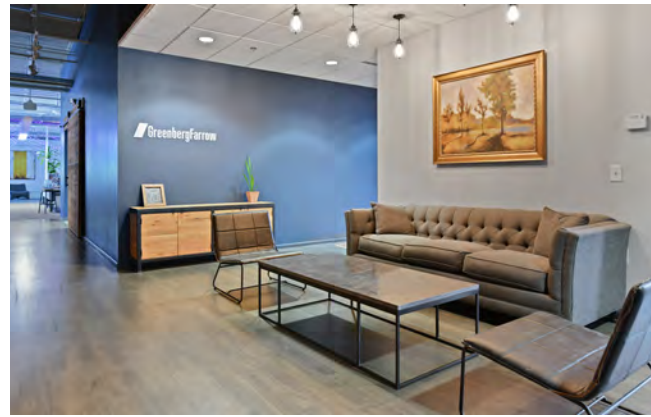
ABUNDANT
AMENITIES IN
IMMEDIATE
PROXIMITY



RENOVATED
IN 2017



DIRECTLY
ACROSS FROM
GRANDVIEW
CROSSING



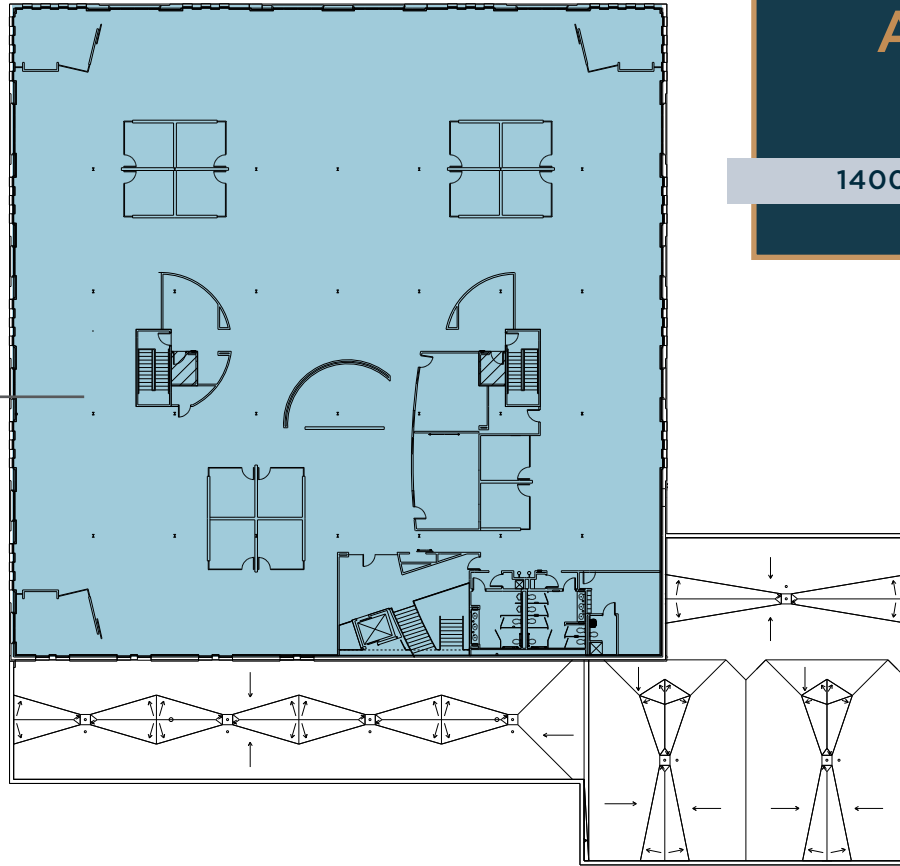
**1400 Goodale Blvd
Second Floor**

**AVAILABLE
SPACE**

1400 & 1404 GOODALE BLVD

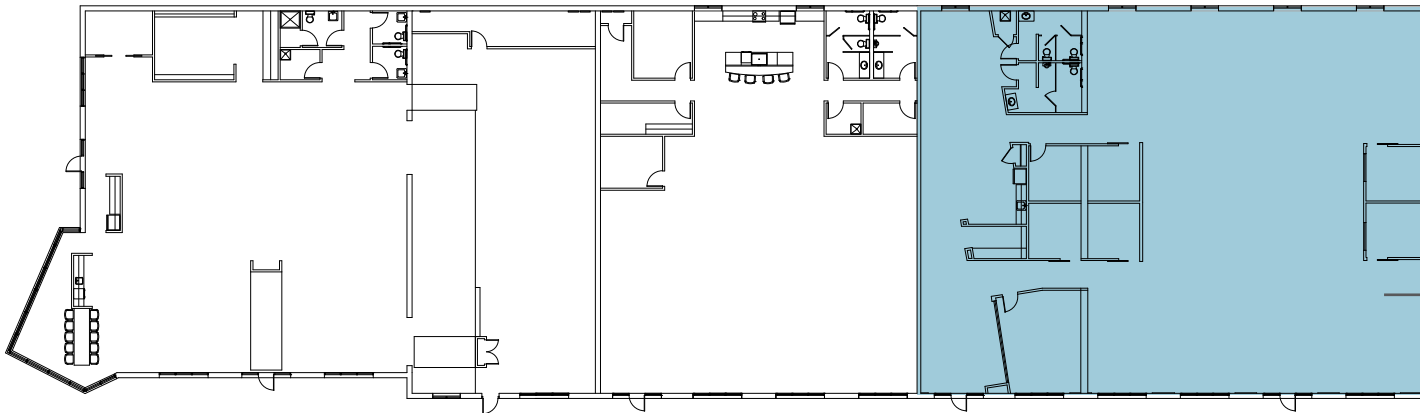
Available
Suite 200
27,242 SF -

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.



1.5 miles to SR-315 and I-670 interchange via Olentangy River Road

GVX
Grandview Crossing
< 1 mile

Grandview Yard
1 mile



Fine Feather

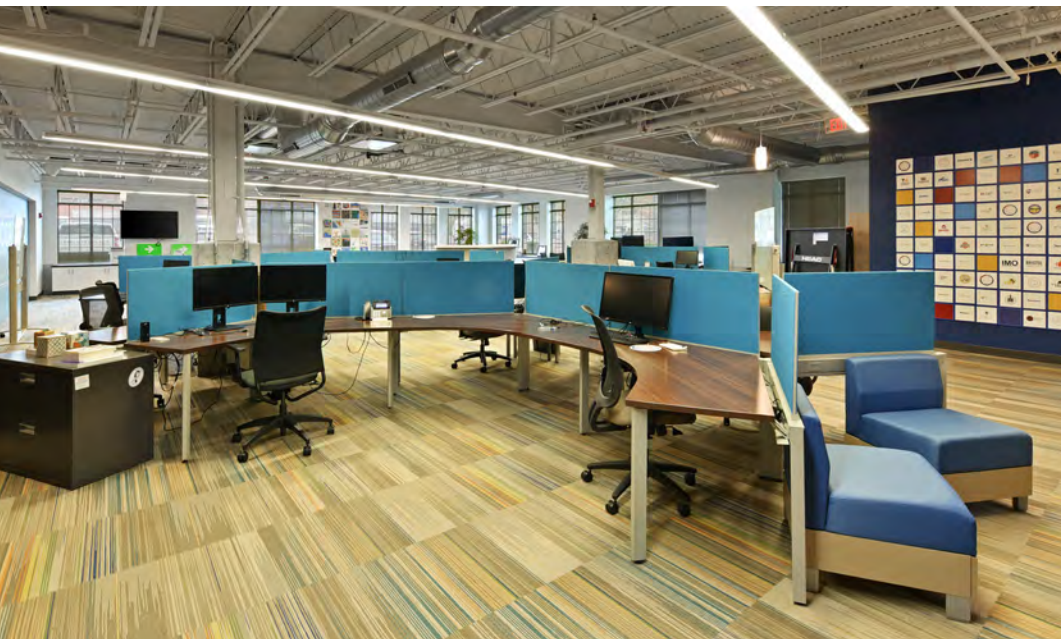


Jeni's



PROPERTY PHOTOS

1400 GOODALE BLVD



PROPERTY PHOTOS

1404 GOODALE BLVD





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Ownership Disclosure: Agents have an ownership interest in the property.

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