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Providing creative commercial real estate solutions since 1997



CREATIVE OFFICES

BUDD DAIRY

1086 N FOURTH STREET, COLUMBUS, OH 43201

ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com



Property Description

Dynamic, redeveloped office suites in the award-winning Budd Dairy development. Suites include industrial finishes with exposed brick, high ceilings and creative incorporation of historic building features. Discover a unique blend of style and functionality, perfectly tailored to meet the needs of today's businesses.

Property Highlights

- Located in the Budd Dairy project, which includes the Cameron Mitchell managed Food Hall and a public rooftop bar and patio
- Office tenants of the project can enjoy a spacious, private courtyard for their team and guests
- At over 100 years old, this project has been transformed to amazing, industrial-style spaces with all of the modern amenities your team requires
- In the heart of the booming Italian Village, steps from several neighborhood favorites including Seventh Son Brewing, Fox in the Snow, Lit Life + Yoga, Drunch, and many other amenities
- Easy access to the Short North Arts District, downtown Columbus and OSU's main campus, with highway access via I-670 & Third Street interchange

OFFERING SUMMARY

Available SF	1,888 - 4,300 SF
Lease Rate	\$29.00 /SF
Op Exp	Included in Rents
Utilities	Paid by Tenant, including in-suite janitorial

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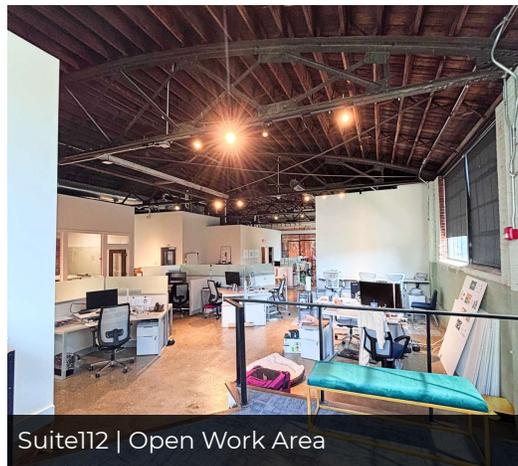
Budd Dairy Food Hall



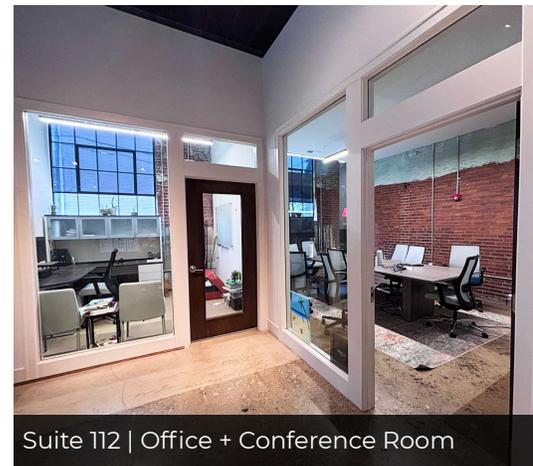
Private Courtyard For Tenants



Suite 112 | Kitchen



Suite 112 | Open Work Area



Suite 112 | Office + Conference Room



Suite 112 | Raised Soft-Seating Area



Suite 112 | Gorgeous Showroom/Large Conference Room

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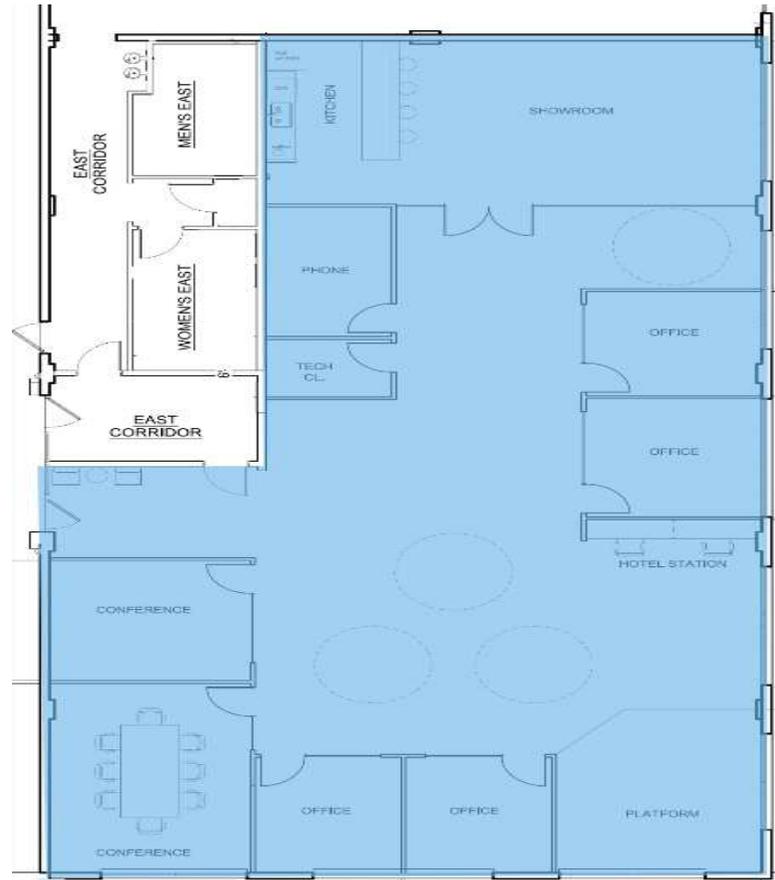
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Suite 112 | Open Area with Barrel-Vaulted Ceilings



Suite 112 | Mix of open and private offices & showroom

Suite 112

SIZE (SF)	DESCRIPTION
4,300 SF	Suite 112 is the gem of the development, with vaulted, original wood ceilings, tons of natural light, an attractive kitchenette with an attached showroom, open work area, four private offices and two conference rooms. Suite includes polished concrete floors, exposed ceilings and tons of character, including a raised corner soft-seating area. Access the suite via the private courtyard for Budd Dairy tenants.

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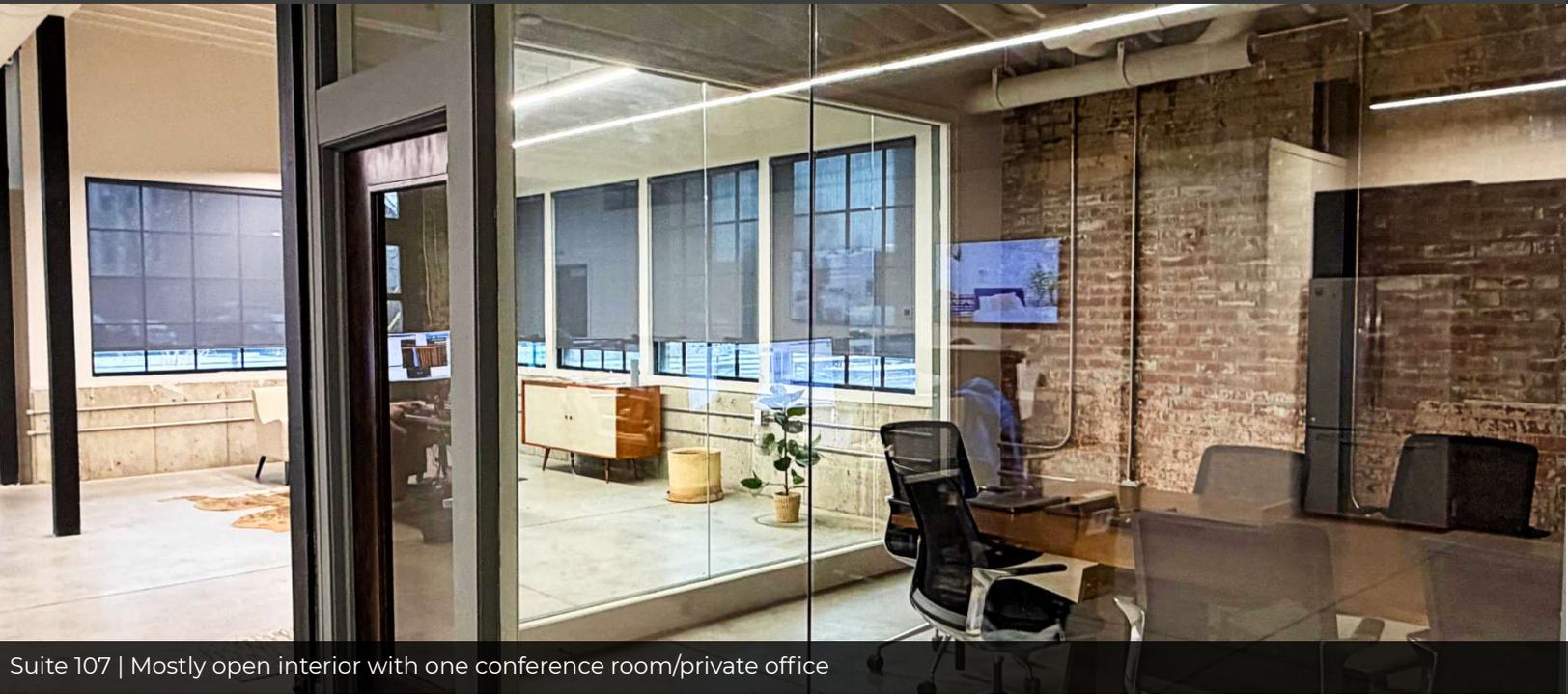
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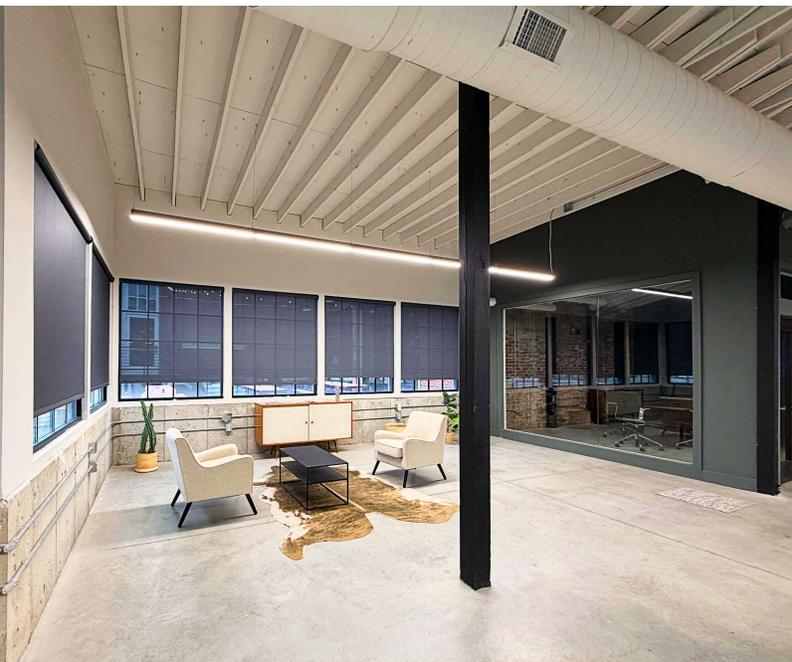
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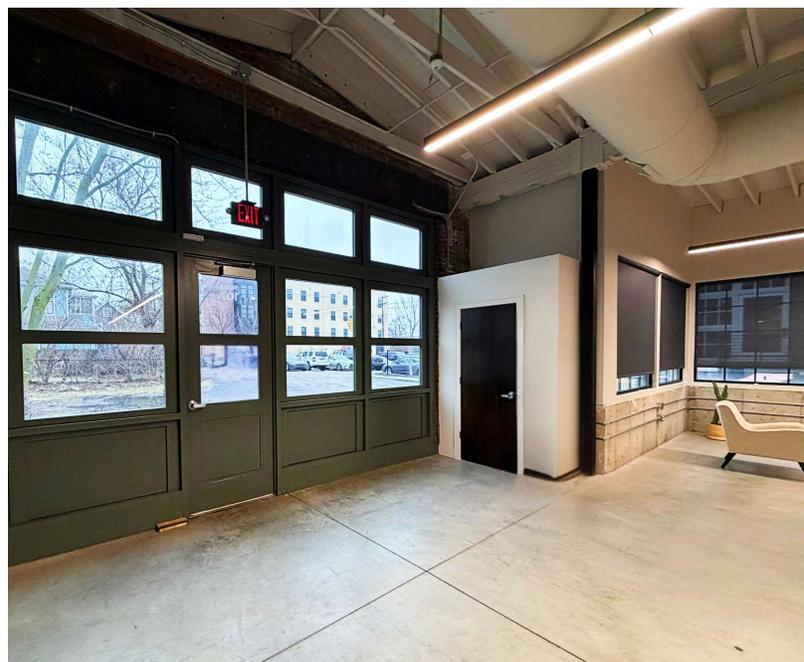
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Suite 107 | Mostly open interior with one conference room/private office



Suite 107 | Concrete floors and great historic details



Suite 107 | Private, exterior entry to main parking lot

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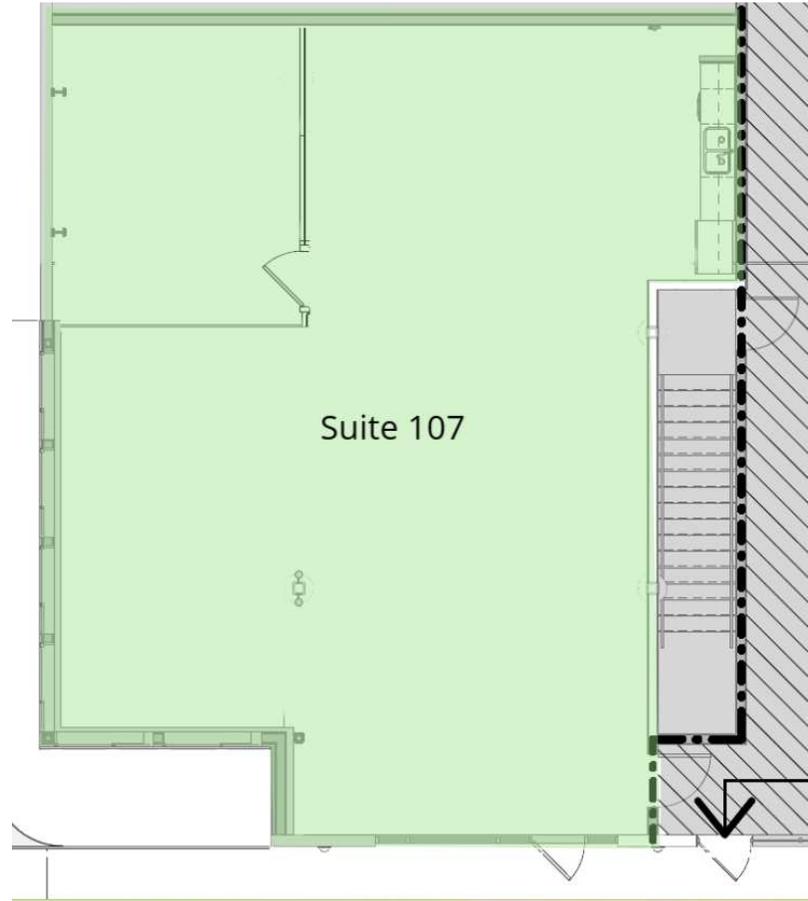
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Suite 107

SIZE (SF)	DESCRIPTION
2,000 SF	Suite 107 provides great exposure and accessibility with a private entry that is accessible from the main parking lot. Interior has vaulted, original wood ceilings, tons of natural light, mostly open work area, with one conference room and kitchenette. Suite includes polished concrete floors, exposed ceilings and tons of character including original barn doors at the entry.

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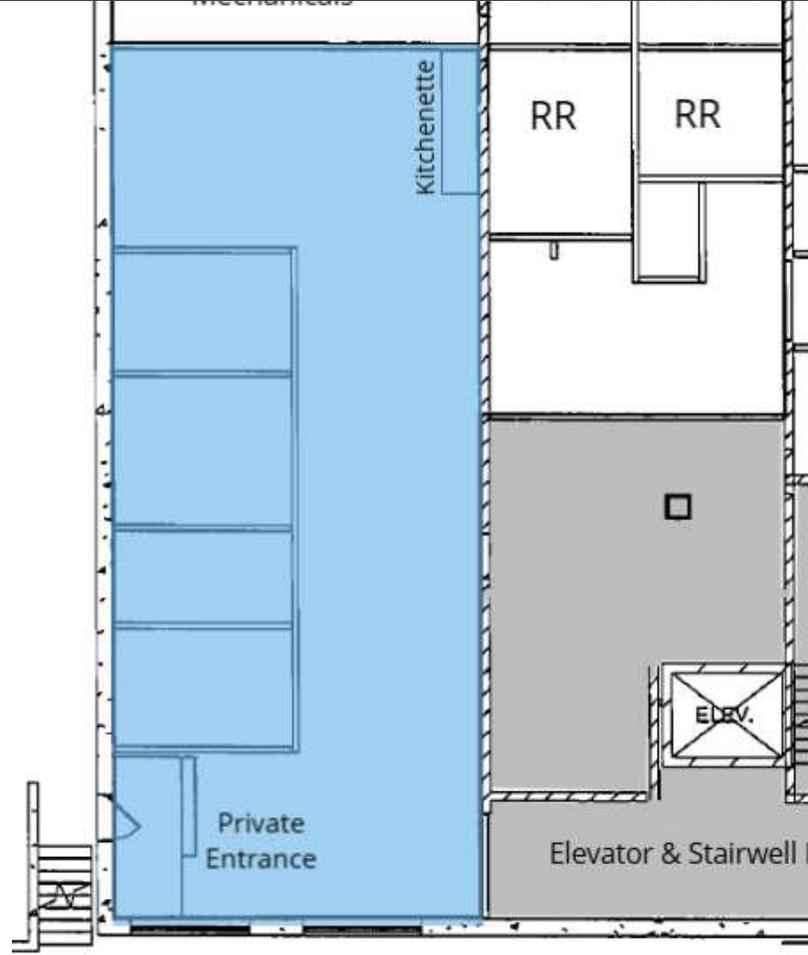
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Suite 101 | Private Consultation Room



Suite 101 | Kitchen + Open Work Area

Suite 101

SIZE (SF) DESCRIPTION

1,888 SF

Suite 101 includes an attractive kitchenette, open work area and four private rooms with polished concrete floors, exposed ceilings and tons of character. Access the suite either via the main Budd Dairy elevator or private entrance from Fourth Street.

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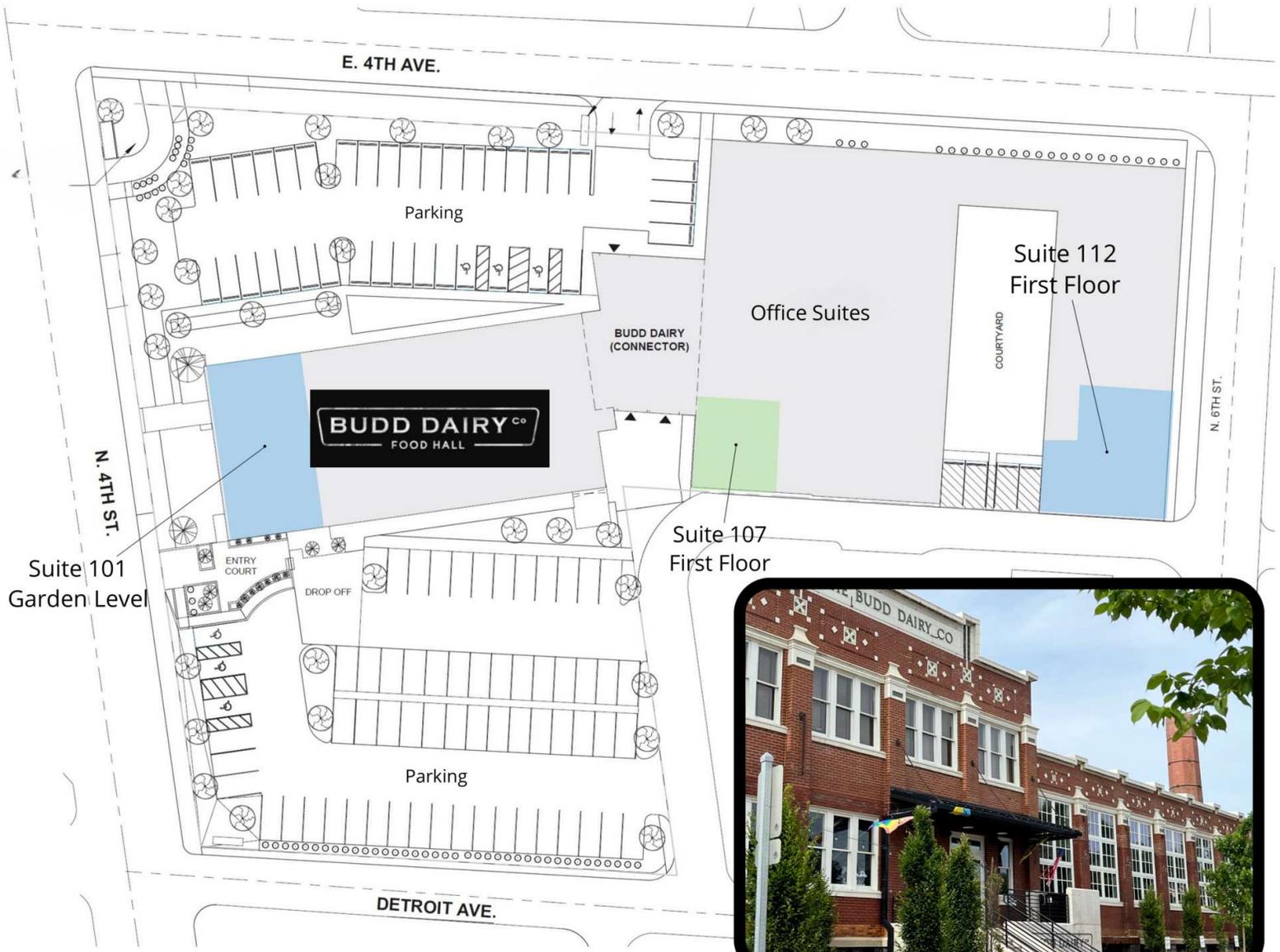
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LOCATION OVERVIEW

In the heart of the booming Italian Village neighborhood. The Budd Dairy Building presents an exciting opportunity to immerse your business in the vibrant culture of the Italian Village. Surrounded by a dynamic community, this location boasts a thriving entertainment and dining scene, and is easily accessible from downtown Columbus and the Short North Arts District.

Adjacent to the Budd Dairy Food Hall, and steps from Seventh Son Brewing, St James Tavern, Fox in the Snow Cafe, Thirsty's Pub, Drunch, Lit Life + Yoga, and so much more.

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