



1 East Livingston Ave

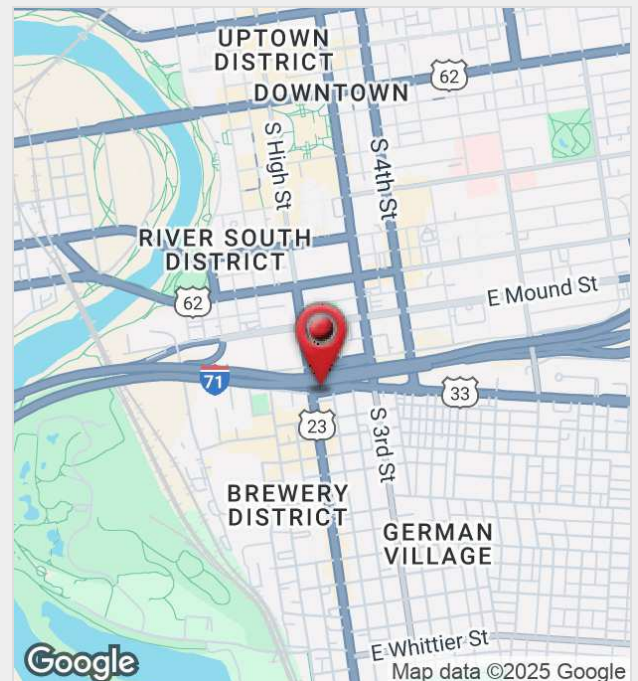
Columbus, Ohio 43215

Property Features

- Two Office Suites Available
- ±1,510 SF & ±1,690 SF
- Can be Combined for ±3,200 SF
- Garden Level with Windows
- Ideal for an Attorney, CPA or other Professional Services
- Signage Available
- Free On-Site Parking Spaces
- Excellent Visibility
- Great Walkability to Brewery District and German Village
- 2 Blocks to the Municipal Court, Recorder's/Auditor's Office and Common Pleas Court

Lease Rate: \$16.00/ SF MG

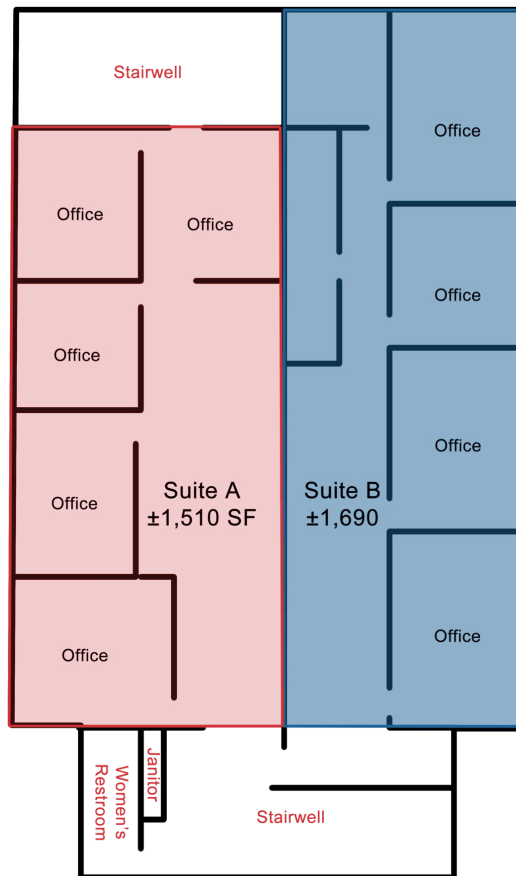
www.OneLivingston.com



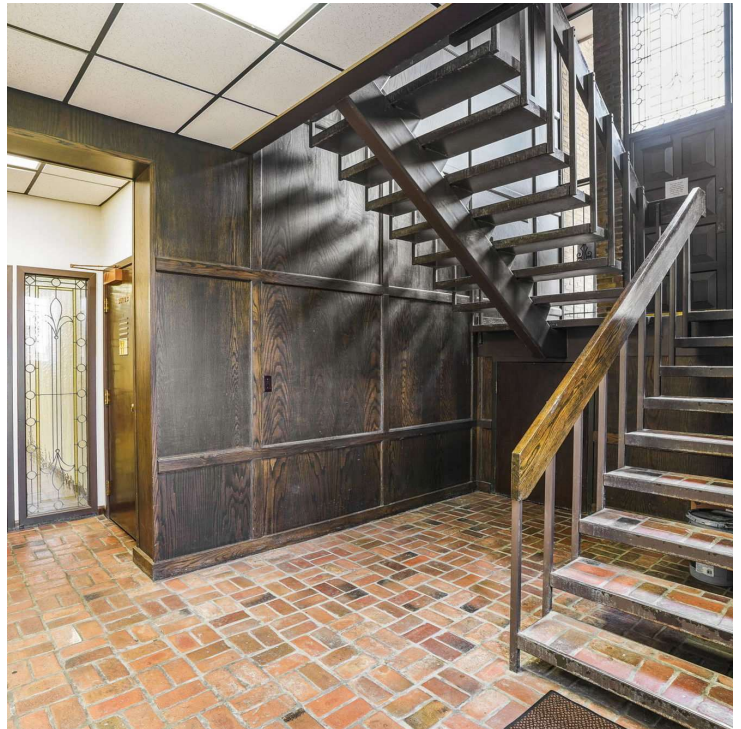
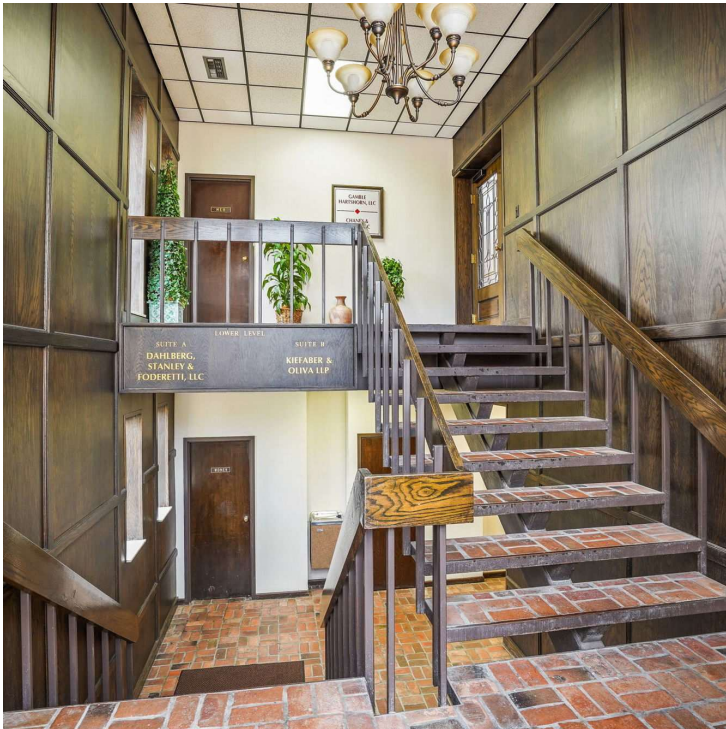
For more information:

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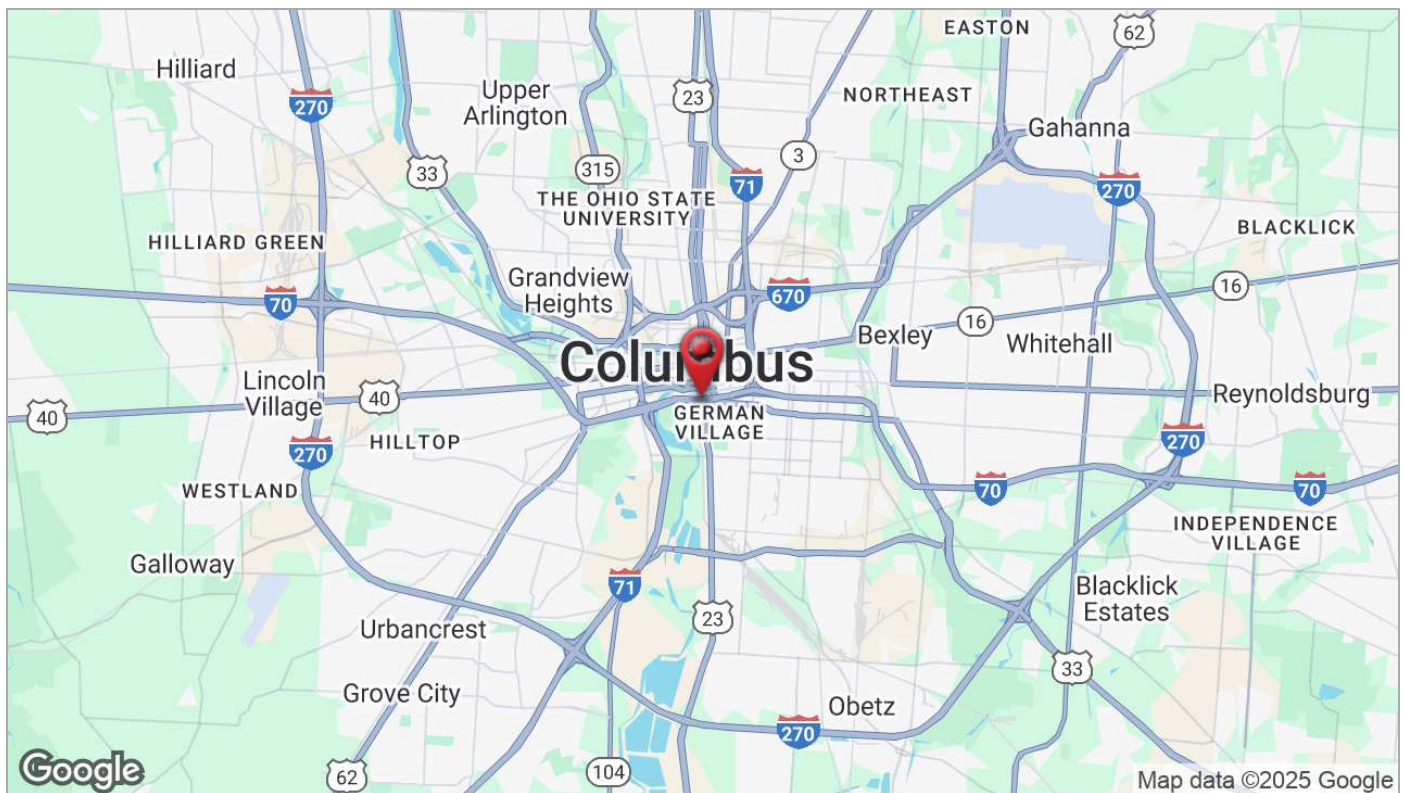
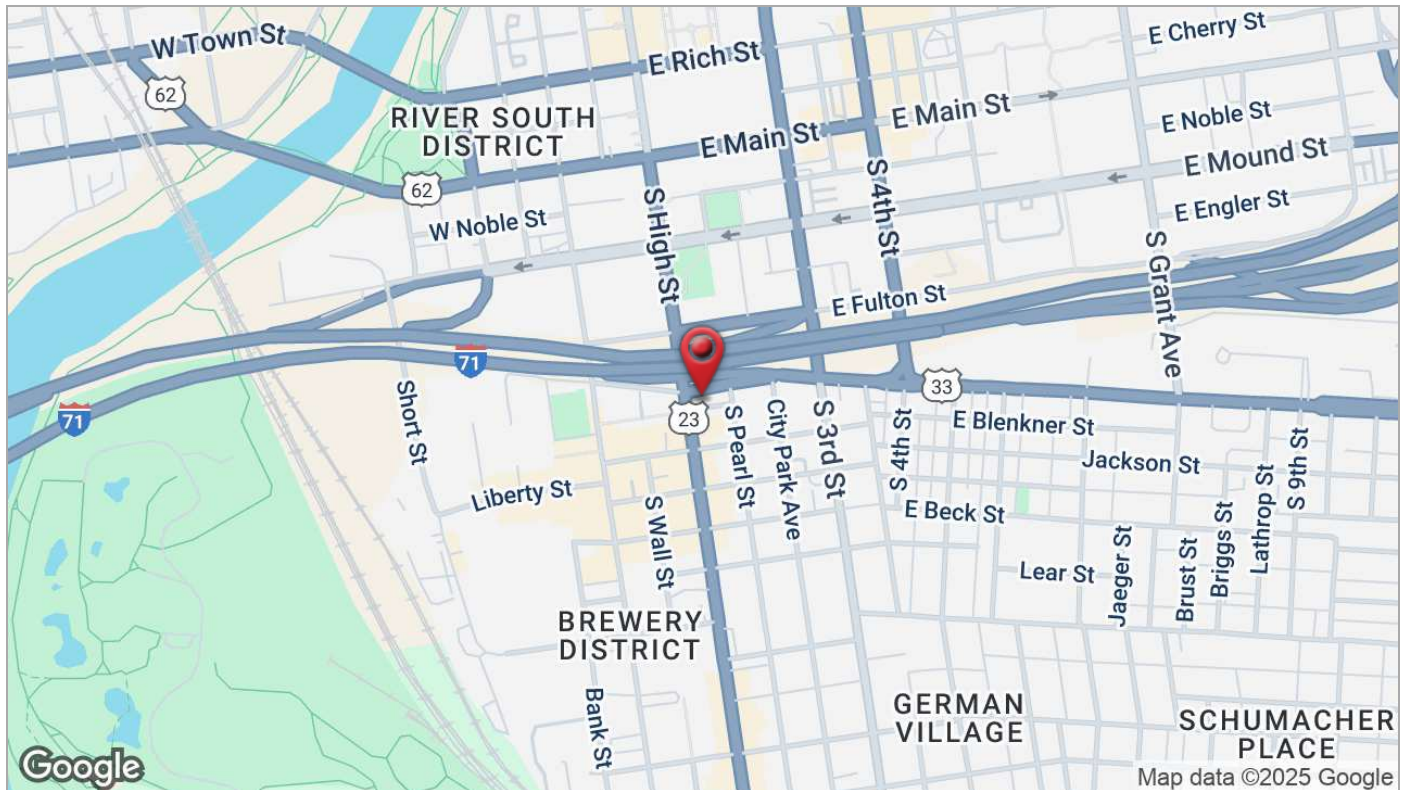
SPACE	SPACE USE	FLOOR	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite A	Office	LL	\$16.00 SF/YR	Modified Gross	1,510 SF	VACANT
Suite B	Office	LL	\$16.00 SF/YR	Modified Gross	1,690 SF	30 Days
Suite A+B	Office	LL	\$16.00 SF/YR	Modified Gross	3,200 SF	

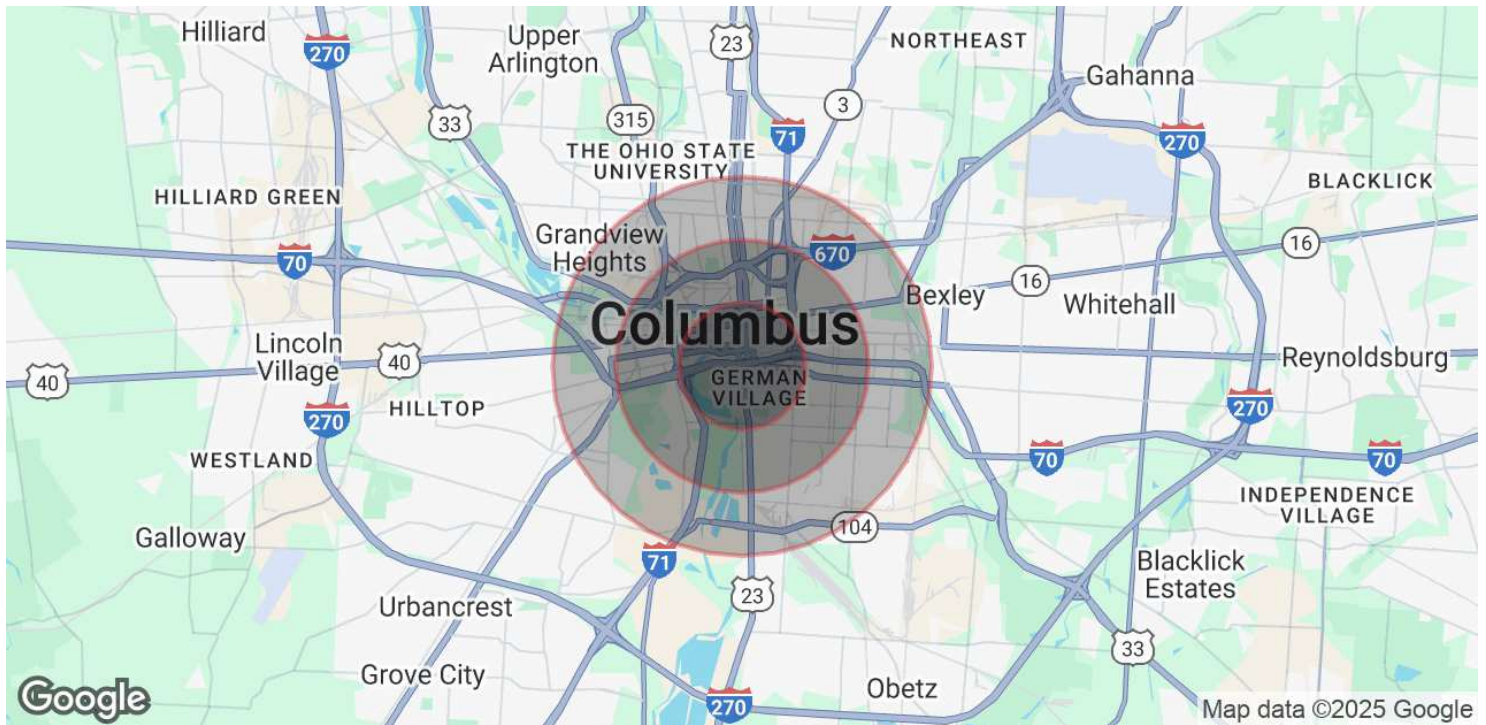












POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	11,187	49,124	117,055
Average Age	37.2	33.7	32.3
Average Age (Male)	36.4	34.9	32.2
Average Age (Female)	37.4	32.6	32.3

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	7,134	23,585	51,833
# of Persons per HH	1.6	2.1	2.3
Average HH Income	\$74,680	\$55,728	\$47,876
Average House Value	\$284,354	\$200,287	\$184,431

* Demographic data derived from 2020 ACS - US Census