

For Lease

Up to ±3,200 SF Available General Office Space



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:

Philip Bird, SIOR

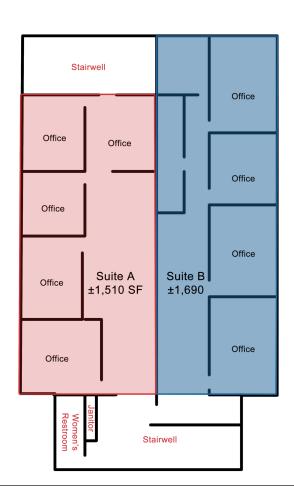
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For Lease 1 E. Livingston Ave Available Space

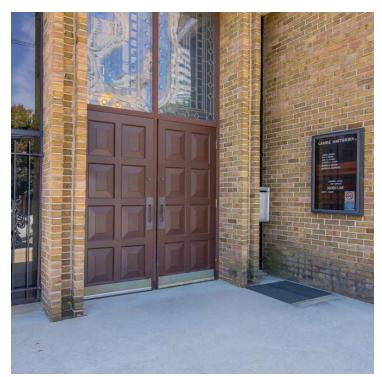


| SPACE | SPACE USE | FLOOR | LEASE RATE | LEASE TYPE | SIZE (SF) | AVAILABILITY |
|-----------|--------------|-------|---------------|----------------|-----------|--------------|
| Suite A | Office | LL | \$16.00 SF/YR | Modified Gross | 1,510 SF | VACANT |
| Suite B | Office | LL | \$16.00 SF/YR |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





For Lease 1 E. Livingston Ave Property Photographs











For Lease 1 E. Livingston Ave Suite A Photographs













For Lease 1 E. Livingston Ave Suite B Photographs









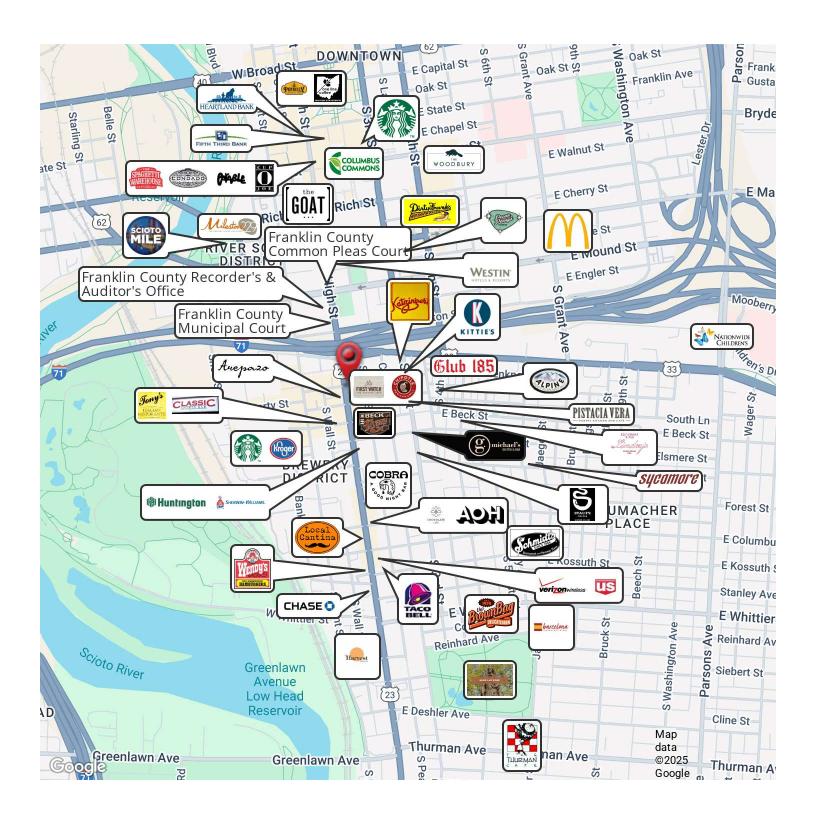








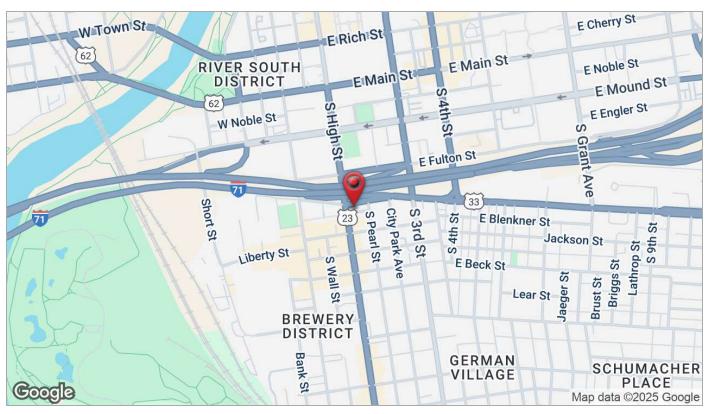
For Lease 1 E. Livingston Ave Nearby Amenities







For Lease 1 E. Livingston Ave Location Maps

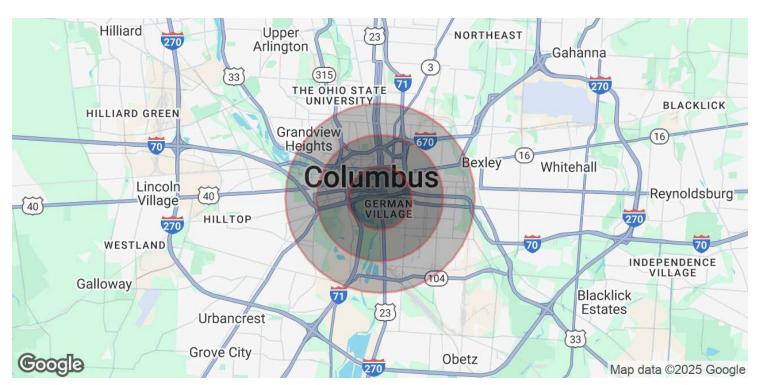








For Lease 1 E. Livingston Ave Demographics



| 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

