

For Sale



\$349,000

1251 W Broad Street, Columbus, OH 43222

Newly Renovated Office Building For Sale in Franlinton

- Newly renovated office building in Franklinton located on W Broad Street
- ± 3,280 Square Foot single-story building set up with mostly private offices, including a kitchen and three bathrooms
- 4 onsite parking spaces with street parking also available
- Adjacent lot can be purchased with property for \$50,000
- 7 Short-Term tenants in place, paying \$3,005/Month
- Close proximity to downtown Columbus, with frontage on W Broad Street
- Easy access to on and off ramps for I-70 and State Route 315



James Mangas, CCIM

(614) 559-3350 Ext. 115

Jmangas@bestcorporaterealestate.com

Questions? Contact Us:

(614) 559-3350

Info@bestcorporaterealestate.com



1251 W Broad Street, Columbus, OH 43222

Exterior Photos



James Mangas, CCIM

(614) 559-3350 Ext. 115

Jmangas@bestcorporaterealestate.com

Questions? Contact Us:

(614) 559-3350

Info@bestcorporaterealestate.com



1251 W Broad Street, Columbus, OH 43222

Interior Photos



James Mangas, CCIM

(614) 559-3350 Ext. 115

jmangas@bestcorporaterealestate.com

Questions? Contact Us:

(614) 559-3350

Info@bestcorporaterealestate.com



1251 W Broad Street, Columbus, OH 43222

Interior Photos



James Mangas, CCIM

(614) 559-3350 Ext. 115

jmangas@bestcorporaterealestate.com

Questions? Contact Us:

(614) 559-3350

Info@bestcorporaterealestate.com



1251 W Broad Street, Columbus, OH 43222

Interior Photos



James Mangas, CCIM

(614) 559-3350 Ext. 115

jmangas@bestcorporaterealestate.com

Questions? Contact Us:

(614) 559-3350

Info@bestcorporaterealestate.com



1251 W Broad Street, Columbus, OH 43222

Additional Property Information

Legal Information

| | |
|----------------------------|--------------------------|
| Legal Property Description | Office Building For Sale |
| Price | \$349,000 |
| Parcel Number | 010-025047 |
| Possession | Immediate |

Land Information

| | |
|----------------------------------|----------------|
| Land Acreage | ± 0.1318 Acres |
| Parking Available | Yes |
| Current Use | Office Suites |
| Current Zoning | UCT Mixed-Use |
| Jurisdiction and School District | Columbus CSD |

Structural Information

| | |
|-------------------------|---------------------|
| Building Square Footage | ± 3,280 Square Feet |
| Occupancy Rate | 43.80% |
| Floors Above Ground | 1 |
| Year Built | 1935 |
| Year Renovated | 2020 |

Additional Information

| | |
|--------------------------|---|
| Lot Specifics | Prime Frontage on High Traffic W Broad St |
| Parcel Benefits | Easy Access, Street Parking Available |
| Fees and Associations | None |
| Water/Sewer System | Public |
| Real Estate Taxes (2025) | \$6,311.92 |

James Mangas, CCIM

(614) 559-3350 Ext. 115

Jmangas@bestcorporaterealestate.com

Questions? Contact Us:

(614) 559-3350

Info@bestcorporaterealestate.com



1251 W Broad Street, Columbus, OH 43222

Parcel View



James Mangas, CCIM

(614) 559-3350 Ext. 115

Jmangas@bestcorporaterealestate.com

Questions? Contact Us:

(614) 559-3350

Info@bestcorporaterealestate.com



1251 W Broad Street, Columbus, OH 43222

Parking Overview

Parking Options for 1251 W. Broad Street



James Mangas, CCIM

(614) 559-3350 Ext. 115

Jmangas@bestcorporaterealestate.com

Questions? Contact Us:

(614) 559-3350

Info@bestcorporaterealestate.com



1251 W Broad Street, Columbus, OH 43222

Parcel View



James Mangas, CCIM

(614) 559-3350 Ext. 115

Jmangas@bestcorporaterealestate.com

Questions? Contact Us:

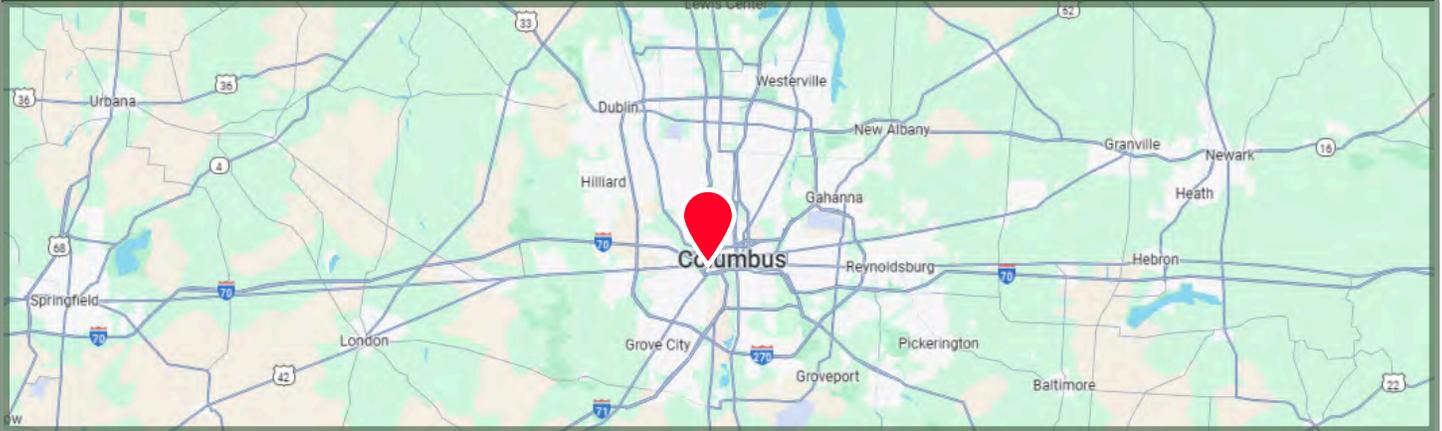
(614) 559-3350

Info@bestcorporaterealestate.com



1251 W Broad Street, Columbus, OH 43222

Traffic Counts and Regional Demographics



Local Traffic (2025)

W Broad Street

± 18,787 VPD

N Central Avenue

± 6,089 VPD



Local Demographics

| | Within 1 Mile | Within 3 Miles | Within 5 Miles |
|----------------------|-----------------|-----------------|-----------------|
| Population | 7,570 | 71,724 | 228,812 |
| Households | 4,790 | 43,422 | 104,078 |
| Avg Household Income | \$31,470 | \$48,530 | \$45,002 |

James Mangas, CCIM

(614) 559-3350 Ext. 115

Jmangas@bestcorporaterealestate.com

Questions? Contact Us:

(614) 559-3350

Info@bestcorporaterealestate.com



THE CITY OF COLUMBUS

Area Overview

Located in the heart of Central Ohio, the Columbus Region benefits from a strategic position as a global hub for advanced manufacturing, logistics, and technology. The area is anchored by massive developments including the Intel "Ohio One" semiconductor campus in New Albany, a \$28 billion investment expected to create 3,000 high-paying jobs, and Anduril Industries' "Arsenal-1", a \$1 billion defense manufacturing facility near Rickenbacker International Airport. The region also features the New Albany International Personal Care and Beauty Campus, a unique 400-acre vertically integrated supply chain cluster housing industry leaders like Bath & Body Works and KDC/One.

Columbus has solidified its status as a premier destination for the digital economy, currently on track to become the second-largest data center hub in the Great Lakes region. Major hyperscale investments include Google's \$7.2 billion data center expansion across New Albany, Lancaster, and Columbus, alongside Amazon Web Services (AWS), which has committed over \$10 billion to Ohio infrastructure. These facilities serve as the backbone for AI and cloud computing, driving significant revenue for the region as well as supporting thousands of construction and technical roles.

The healthcare sector is seeing unprecedented growth to meet the needs of a rapidly expanding population. The Ohio State University Medical Center is slated to open its new \$1.9 billion, 820-room inpatient hospital tower in early 2026. Simultaneously, OhioHealth is investing over \$1 billion in regional expansions, including a new 270,000-square-foot tower at Grant Medical Center and a dedicated Women's Health Center at Riverside Methodist Hospital. In the private sector, digital health leader Hims & Hers recently announced a \$200 million fulfillment and pharmacy lab in New Albany, which is expected to create 400 new jobs starting in 2026.



Downtown Columbus

Major Regional Employers



Demographics



Area Population
2,230,960

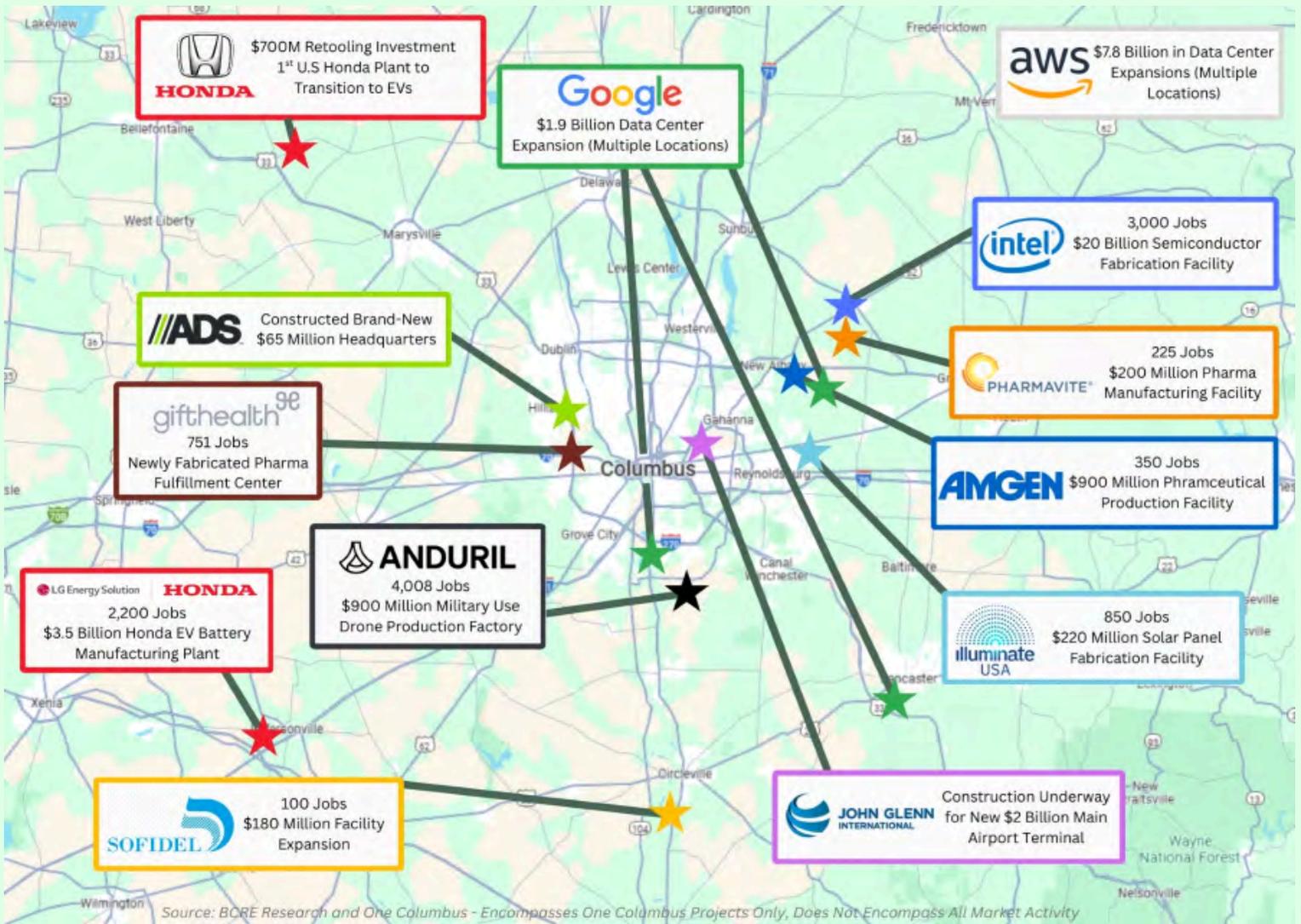


Area Households
826,729

Major Interstates



NOTABLE PROJECTS COMING TO COLUMBUS (2026)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

James Mangas, CCIM
(614) 559-3350 Ext. 115
Jmangas@bestcorporaterealestate.com

Questions? Contact Us:
(614) 559-3350
Info@bestcorporaterealestate.com



Disclaimer And Confidentiality Agreement

Best Corporate Real Estate has been retained as the broker regarding the sale/lease of this property/business.

This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

Although the information contained herein is believed to be correct, Best Corporate Real Estate, the Owner, and their officer's, agents and/or employees disclaim, any and all liability for representations, warranties, and or guarantees, expressed and/or implied, contained herein, or any omissions from the information being provided. This includes any additional oral or written communication made available to the recipient.

This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

By accepting this information, the potential prospect and/or the prospect's broker agree that the property information is confidential. Duplication or photocopying (all or in part) is not permitted. Best Corporate Real Estate deems this information reliable but cannot be made accountable for its accuracy. The owner of the property/business reserves the right to make any change, to add, delete, or modify the information at any time. The Owner reserves the right to reject any potential offer at any time without notice. This property information is not to be construed as an offer, a contract, or commitment.

The potential purchaser and or purchaser's broker is not allowed to communicate, interview, or represent to tenant/employee's that the property/business is for sale/lease.

No representation is made by Best Corporate Real Estate or Owner as to the accuracy or completeness of the information or photographs contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the property/business.

Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

**Disclaimer
And Confidentiality Agreement
- Continued -**

Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization.

Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.

BEST
Corporate Real Estate