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FOR LEASE



**SINGLE OFFICES + SHARED AMENITIES**

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# GERMAN VILLAGE

490 CITY PARK AVENUE, COLUMBUS, OH 43215

**ED FELLOWS**

VP Brokerage  
614.760.5660 x123  
efellows@capitolequities.com



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## GERMAN VILLAGE

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### Property Description

Great opportunity for individuals to lease a single professional office including accessibility to shared amenities and on-site parking.

### Property Highlights

- Lease a single-professional office for your business operations
- Each office includes access to shared amenities: professional conference room, reception/waiting area, kitchenette, and shared restrooms
- Property includes professional exterior signage, on-site parking, as well as easy street parking
- Utilities and weekly cleaning included in monthly rent, except internet/data
- Great German Village location just off Third Street and Livingston Ave

### Location Description

Nestled in German Village, with immediate access to the heart of downtown Columbus, the area offers convenient access to several great amenities including several quality dining and coffee shop options. Located behind the famous Katzinger's Delicatessen, the area boasts beautiful, tree-lined streets and easy accessibility to all parts of the city.

### OFFERING SUMMARY

Single Offices Available	1st and 2nd floor options
Monthly Rent	\$500.00 per office
Utilities + Janitorial	Included in Monthly Rent
Parking	On-site lot and street parking

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## Available Spaces

SUITE	LEASE RATE	DESCRIPTION
490 City Park Ave, 2nd Floor	\$500 per month	Two (2) single-offices available on the second floor which includes a shared professional conference room and kitchenette. Restrooms accessed on the first floor.
490 City Park Ave, 1st Floor	\$500 per month	One (1) single-office available on the first floor which includes a large, professionally designed conference room, reception/waiting area, and kitchenette, plus shared restrooms.

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## FIRST FLOOR

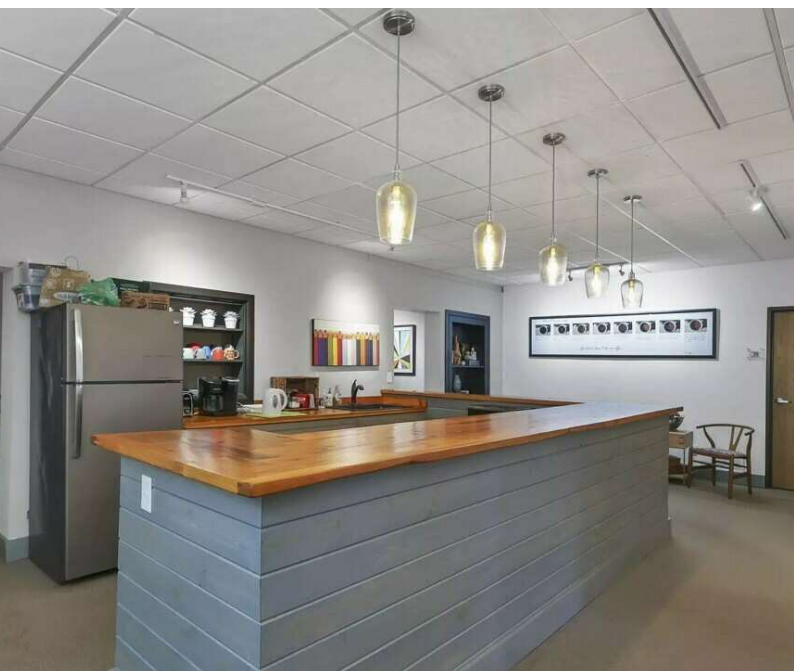
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First Floor Reception Area



First Floor Shared Conference Room



First Floor Kitchen



First Floor Available Office

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# FOR LEASE | SINGLE OFFICES SECOND FLOOR

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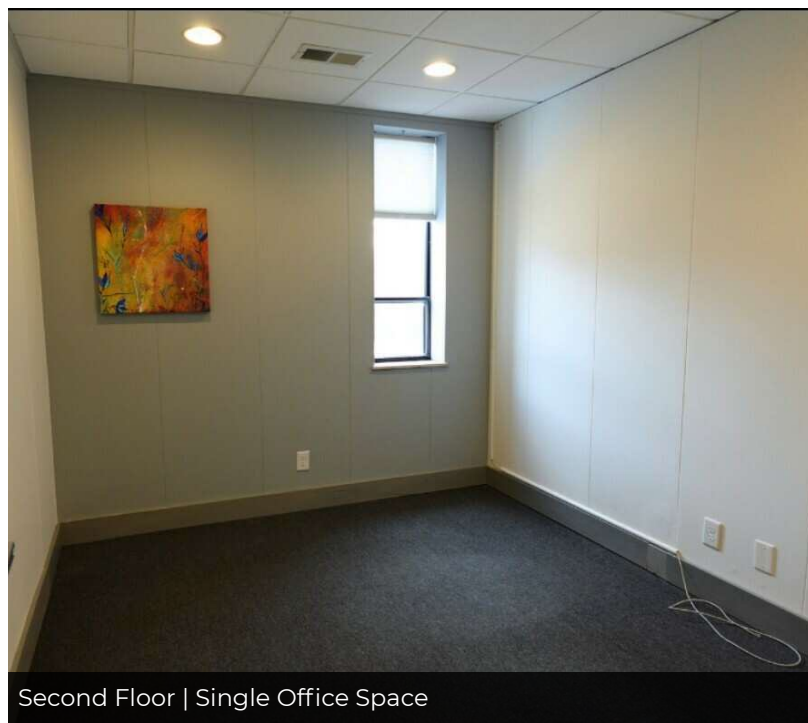
Second Floor Shared Conference Room



Second Floor Reception Area



Second Floor Kitchenette



Second Floor | Single Office Space

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[efellows@capitolequities.com](mailto:efellows@capitolequities.com)

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