



CAPITOL
EQUITIES

FOR LEASE

Providing creative commercial real estate solutions since 1997



CREATIVE LOFT OFFICES

ARENA DISTRICT

300 MARCONI BOULEVARD, COLUMBUS, OH 43215

ED FELLOWS

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Property Description

Great, loft-style Arena District offices in the Marconi Square building, steps from the main entrance of Nationwide Arena. Amazing suite and common area designs in this historic factory, converted to creative office suites, featuring exposed brick, exposed wood ceilings and historic features with all of the modern amenities required in today's office environment.

Property Highlights

- Great Arena District location
- Suites include hardwood floors, high ceilings, exposed ductwork and beams and brick walls.
- On-site cafe: Wario's Beef & Pork
- Prime entertainment just steps away - Nationwide Arena, Huntington Park, Lower.com Crew Stadium, Kemba Live! and more.
- Several restaurants and hotels within walking distance.

Location Description

In the heart of the Arena District, overlooking Nationwide Arena's entrance. At the intersection of Marconi Boulevard and Nationwide Boulevard, steps from professional sports and entertainment venues, restaurants, retailers, hotels and the Columbus Convention Center.

Several parking garage options in close proximity to Marconi Square for easy employee parking. Ample street parking wraps the building for easy visitor parking.

OFFERING SUMMARY

Available Suites	1,900 SF up to 5,222 SF
Net Rent	\$12.50 /SF/yr
Operating Expenses	\$9.45 /SF/yr

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[Video](#)

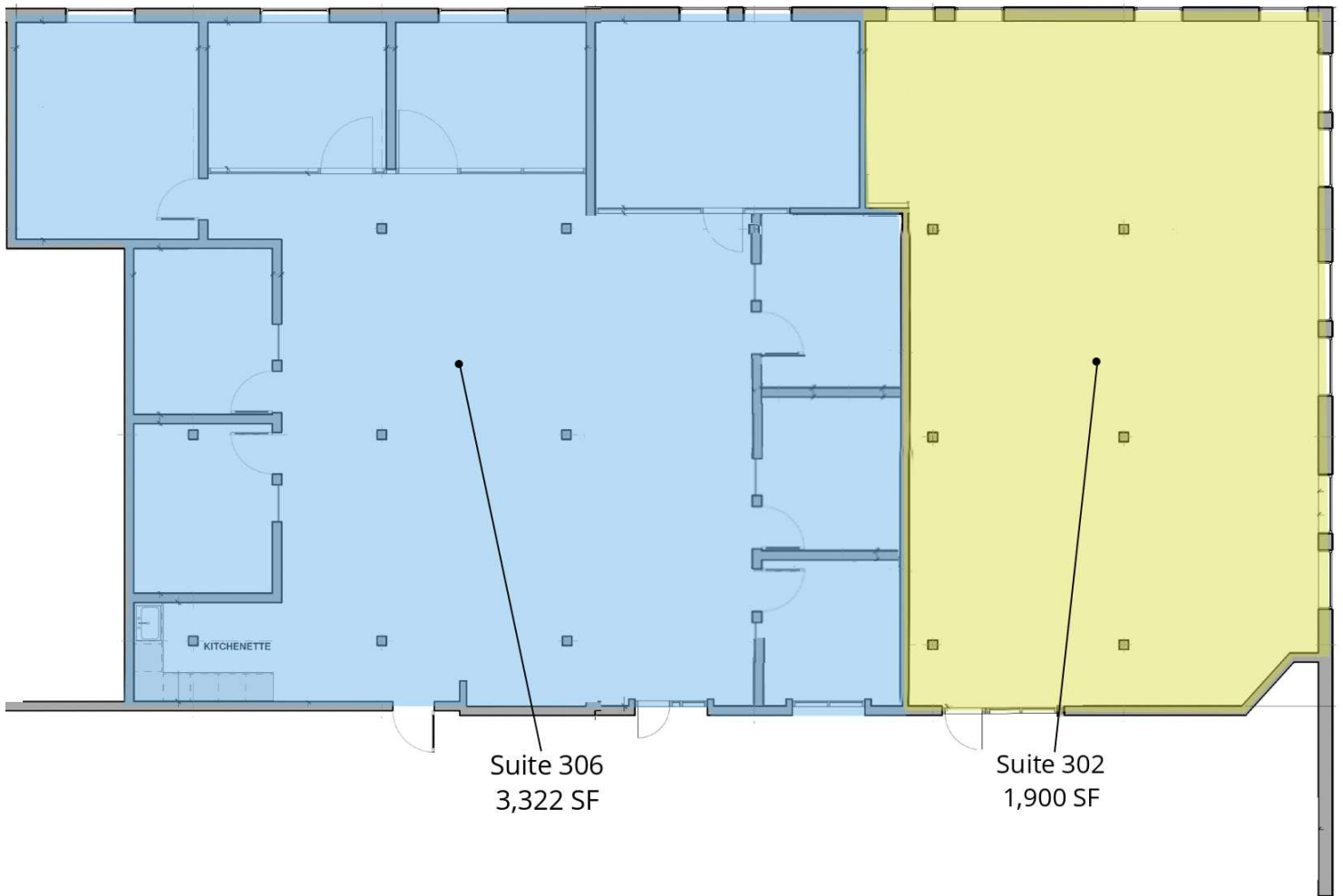
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Available Third Floor Suites

SIZE	DESCRIPTION
1,900 SF	Beautiful, refinished original hardwood floors, wooden posts and ceilings, extra-large windows overlooking the Arena District. Wide open suite ready for tenant finishes and layout. Can be combined with adjacent suite 306.

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SIZE	DESCRIPTION
■ 3,322 SF	Gorgeous office space with multiple skylights, original wood floors, beams and ceilings. Currently a dynamic mix of open office space, fully updated kitchen and nine offices/conference rooms along perimeter. Can be easily combined with adjacent 1,900 SF suite

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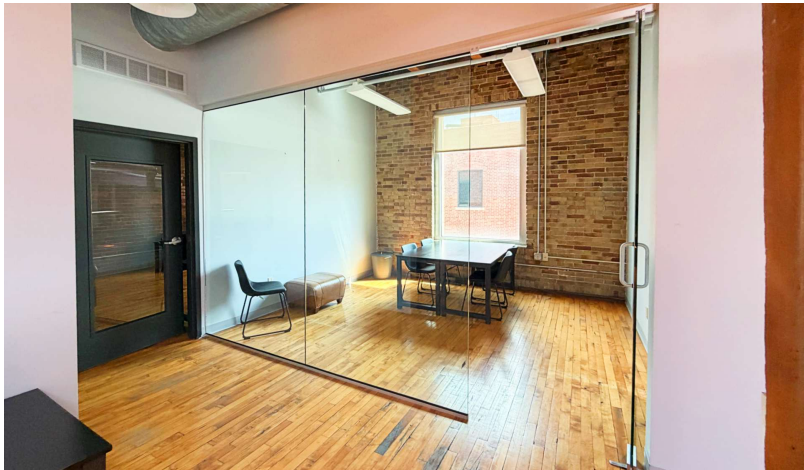
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FOR LEASE | LOFT OFFICE SUITE 306 | 3,322 SF

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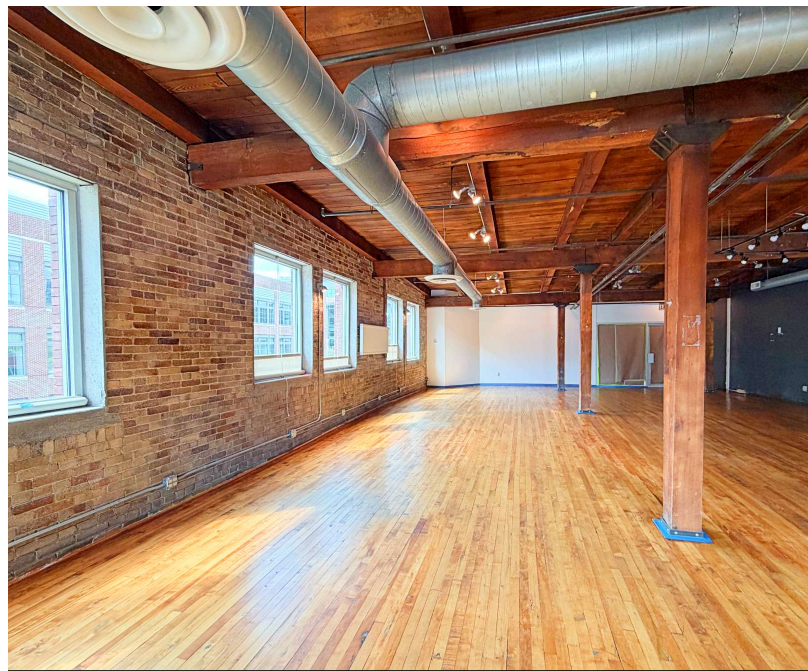
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FOR LEASE | LOFT OFFICE SUITE 302 | 1,900 SF

300 MARCONI BOULEVARD, COLUMBUS, OH 43215



Open Plan with Original Wood Floors, Posts and Ceilings



Wide Open Interior Ready for Tenant Design

Suite 302 | 1,900 SF | Available Now

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LOCATION OVERVIEW

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