



FOR LEASE

## THE BREWERY TOWER

500 S FRONT ST, COLUMBUS, OH

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# PRESTIGIOUS PROPERTY

The Brewery Tower is a stunningly unique multi-tenant 12-story office building with an attached 579-car garage located in the thriving Brewery District of Greater Columbus, Ohio.

**142,315 sq ft. Office Building**



## BUILDING FEATURES



Dramatic Renovated  
Indoor/Outdoor  
Lobby



Easy On/Off  
Access to  
Interstate 70



579-Space  
Covered Parking  
Garage



Walking Distance  
to 22 Restaurants  
and Bars





## BUILDING AVAILABILITY

SUITE	RSF	RATE/RSF/YK	DETAILS
A	3,920	\$13.95 NNN	Retail / Restaurant / Deli space
125	2,015	\$13.95 NNN	First floor space with first floor lobby exposure and direct access
200	5,531	\$13.95 NNN	Seven perimeter offices, conference room, break room and open space
860	2,301	\$13.95 NNN	Five hard wall offices along the perimeter, large conference room and break room
870	1,583	\$13.95 NNN	Hard wall offices , conference room and kitchenette
900	3,720	\$12.00 NNN	Sublease - lease expiration: 03/31/2026, fully furnished, available in 30 days
970	2,751	\$13.95 NNN	Perimeter offices with internal open work area
1110	2,750	\$13.95 NNN	Corner suite with abundant natural light
1201	5,726	\$13.95 NNN	Top floor space with northern views + patio space

Current Estimated Operating Expenses: \$11.24/SF





## NEARBY AMENITIES

The Brewery Tower is located in a thriving downtown office environment with ample restaurants, shops, bars, entertainment and parking well within walking distance.

### THE BREWERY DISTRICT

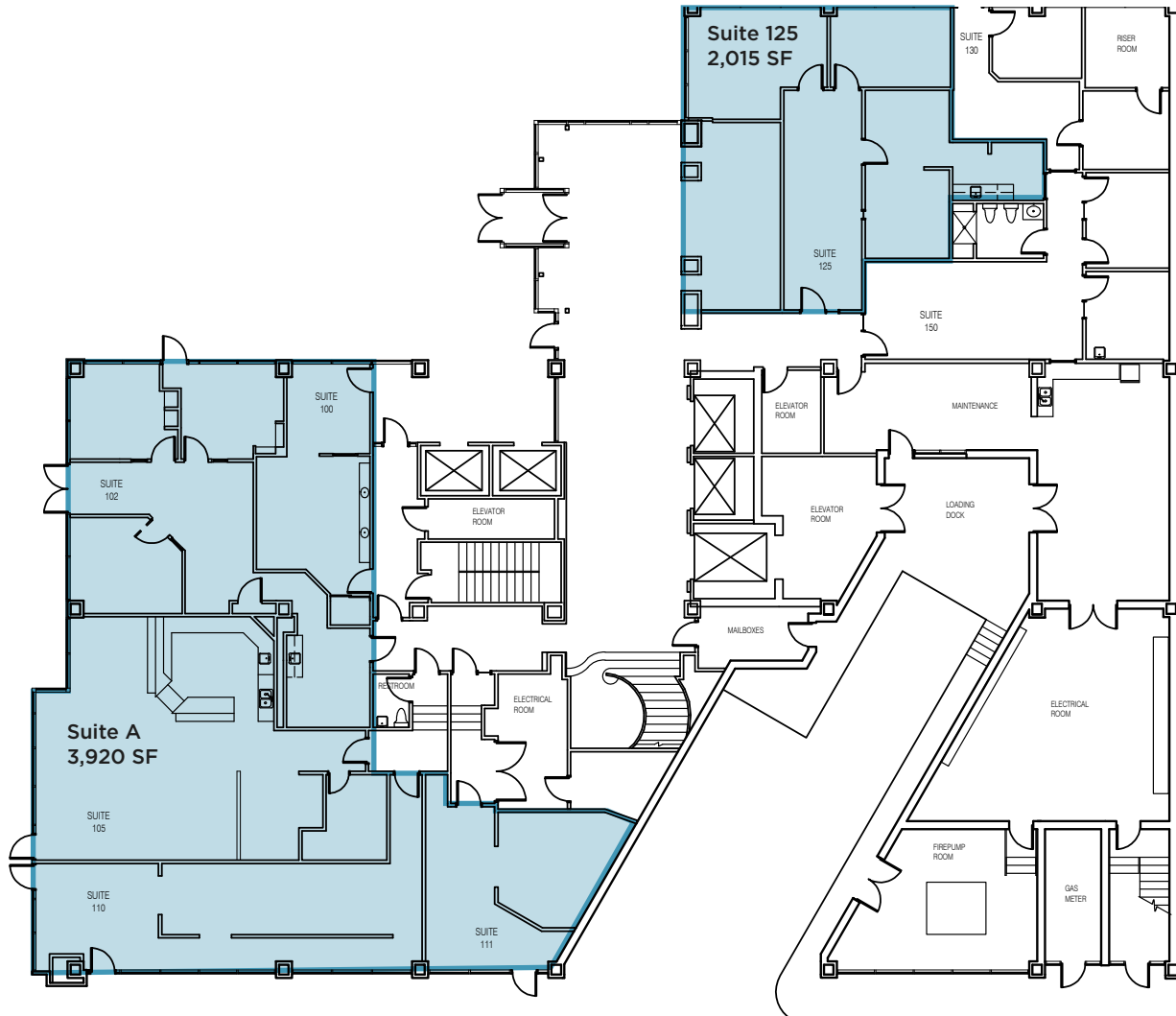


## PARKING OPTIONS

- |   |  |
|---|--|
| <p><b>1</b><br/><b>Brewery Tower</b><br/>\$160/month unreserved<br/>Additional charge</p> | <p><b>5</b><br/>Brewery District Lot<br/>(129 S Liberty)<br/>\$75/month</p>      |
| <p><b>2</b><br/>Brewmasters Lot #50<br/>(477 S Front)<br/>\$70/month</p>                  | <p><b>6</b><br/>Grange - Kroger Lot<br/>(284 W Sycamore)<br/>\$65/month</p>      |
| <p><b>3</b><br/>Brewmasters Lot #7<br/>(100 S Liberty)<br/>Currently Full</p>             | <p><b>7</b><br/>Grange - Sycamore Lot 37D<br/>(85 W Sycamore)<br/>\$65/month</p> |
| <p><b>4</b><br/>Brewmasters Lot #7<br/>(100 S Liberty)<br/>Currently Full</p>             | <p><b>8</b><br/>Grange Garage<br/>(610 S Front)<br/>Currently Full</p>           |

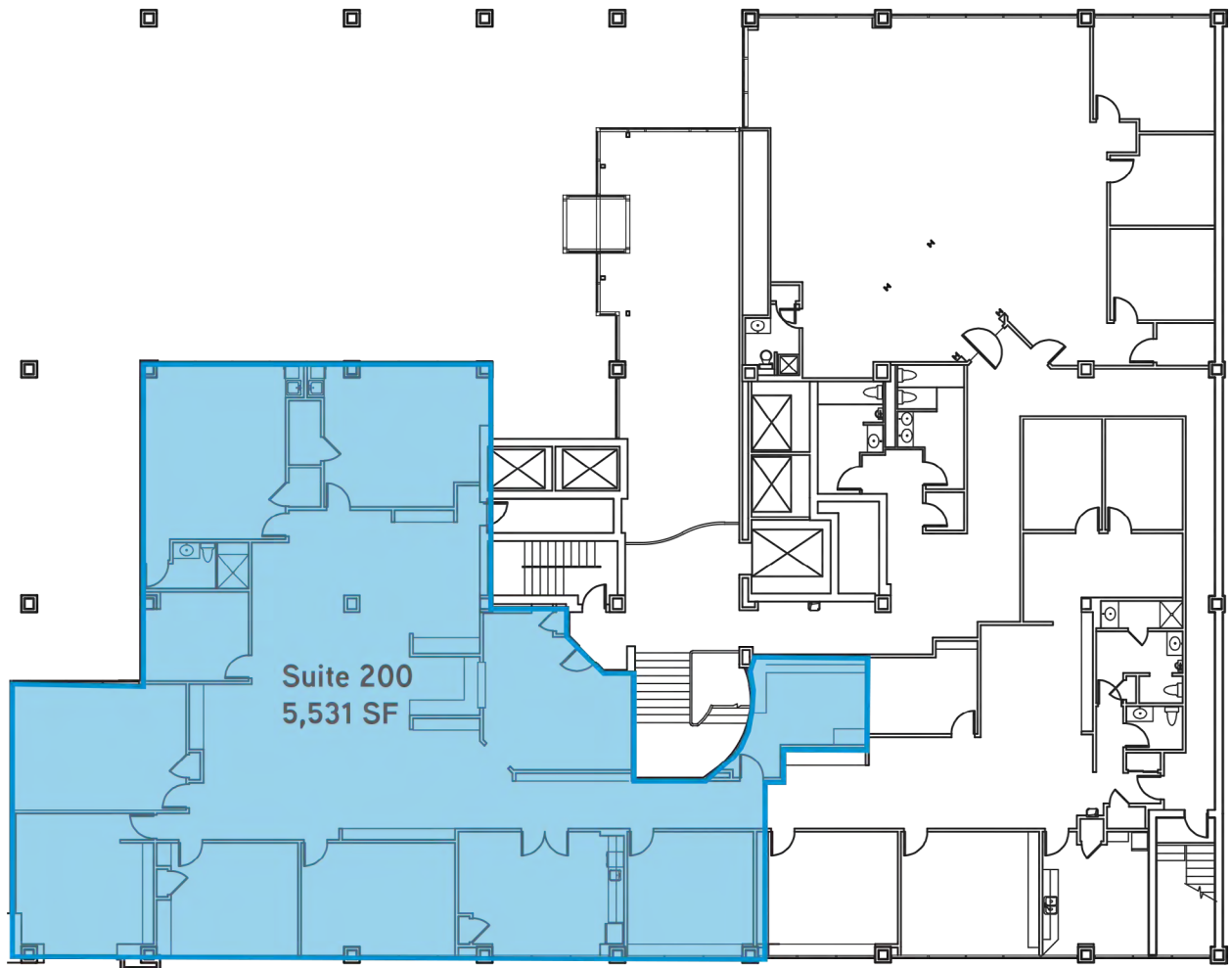
# FLOOR PLANS

## FIRST FLOOR



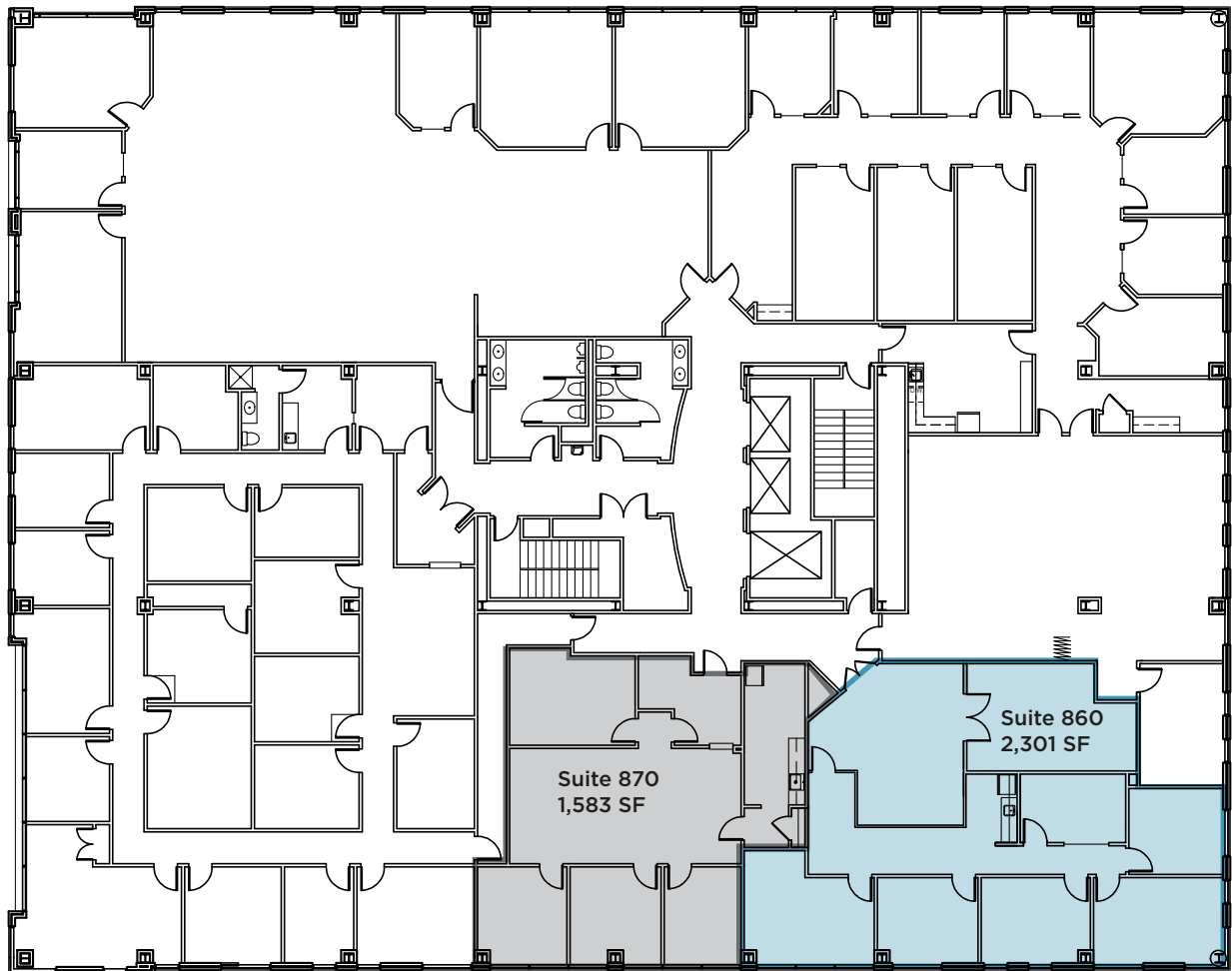
# FLOOR PLANS

## SECOND FLOOR



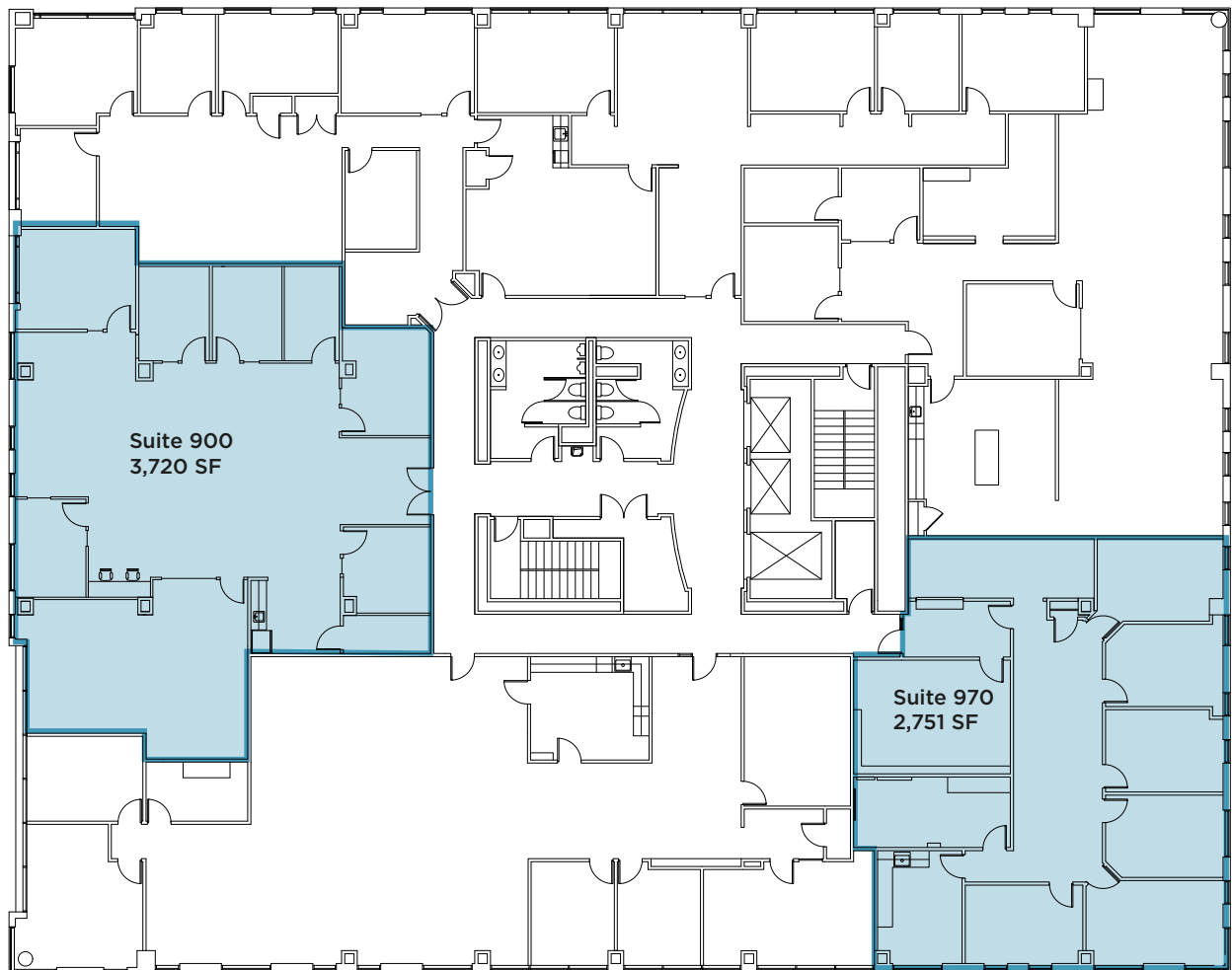
# FLOOR PLANS

## EIGHTH FLOOR



# FLOOR PLANS

## NINTH FLOOR





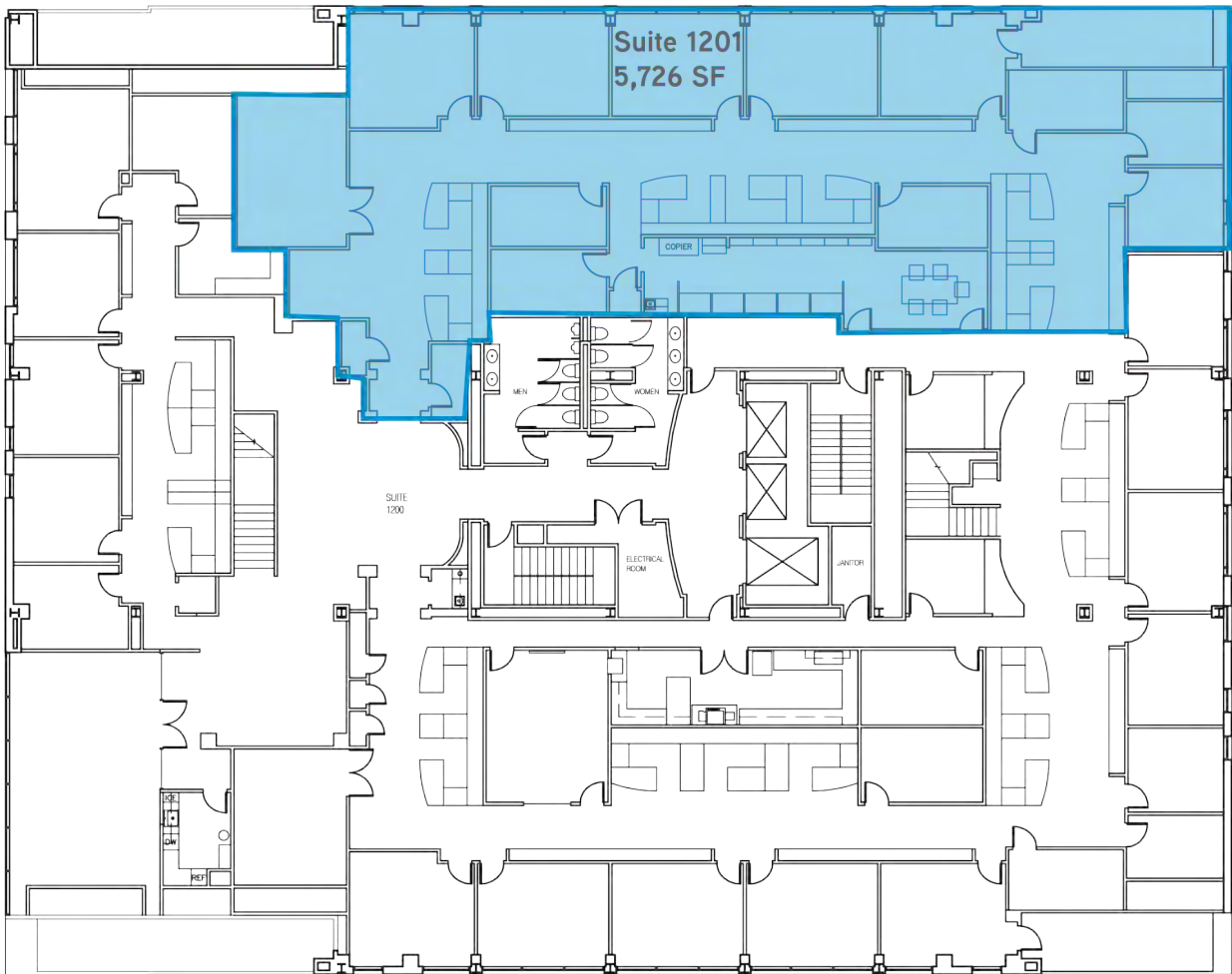
# FLOOR PLANS

## ELEVENTH FLOOR - *as built floorplan*



# FLOOR PLANS

## TWELFTH FLOOR







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