



1015 E Broad Street
Columbus, OH 43205

OFFICE BUILDING FOR SALE



BRADFORD KITCHEN, SIOR
614.545.2155
bkitchen@AlterraRE.com

RICHARD CONIE
614.545.4099
rconie@AlterraRE.com

AlterraRE.com



Property Highlights

- **Owner occupant or investment opportunity**
- Prime East Broad Street location just outside of Downtown Columbus in popular **Olde Town East** offers 12,000 SF in this renovated office building with parking and opportunity to raise rents and add parking revenue or owner occupant can occupy all or a portion of the building and rent extra space.
- **Fully renovated** office just outside of Downtown Columbus with **40 parking spaces**.
- Renovations include full interior renovation, 2 new HVAC units, new gutter system and access control.
- Secure building with key fob access, cameras and intercom with remote access capability.

Offering Summary

Sale Price	\$1,699,995
Lot Size	0.5 Acres
Building Size	12,000 SF
NOI	\$147,413
Cap Rate	9%

Demographics	1 Mile	5 Miles	10 Miles
Total Households	9,387	144,780	435,378
Total Population	18,655	336,407	1,058,861
Average HH Income	\$64,189	\$76,981	\$91,492



Property Overview

Two story 12,000 SF office building with a finished lower level and included parking lot on .5 acres just outside of Downtown Columbus. East Broad Street is a major east/west corridor that spans directly through the heart of Columbus. The building also sits on a bus line to allow for ease of access to public transportation.

Sale Price

\$1,699,995

Current Occupancy

100%

CAP Rate

9%



Projected Returns

			2027	<i>*With Rent Increases</i>
Annual NOI			\$232,511	
Annual Cash Flow	\$66,472	20%	\$127,361	37%
Annual Debt Reduction	\$0	0%	\$25,702	8%
Tax Deduction	\$48,567	14%	\$47,985	14%
Annual Appreciation	\$51,000	15%	\$51,000	15%
Total Annual Return	\$166,038	49%	\$252,048	74%



Investment Highlights

Prime East Broad Street location just outside of Downtown Columbus in popular Olde Town East offers 12,000 SF in this renovated office building with parking and opportunity to raise rents and add parking revenue or owner occupant can occupy all or a portion of the building and rent extra space.

Property Description

Ideal for any business, with easy access to public transportation, including the COTA bus stop, and just a 3-minute drive from both I-70 and I-71.

Property Highlights

Fully renovated office just outside of Downtown Columbus with 40 parking spaces. Renovations include full interior renovation, 2 new HVAC units, new gutter system and access control.

Secure building with key fob access, cameras and intercom with remote access capability.

Area Description Being the capital of Ohio adds a lot of stability to the economy and nearly 150,000 college students at Ohio State University and other local colleges, along with Technology companies, banking, insurance and other industries adds tremendous growth to the area.

Columbus is #1 in the Midwest for Population, Job and GDP Growth.

Olde Towne East resides in the historic Near East Side of Columbus, Ohio, making it one of the city's oldest neighborhoods. With over 1,000 homes, some dating back to the 1830s, the area boasts a diverse architectural landscape, showcasing more than 50 styles that reflect its rich history.

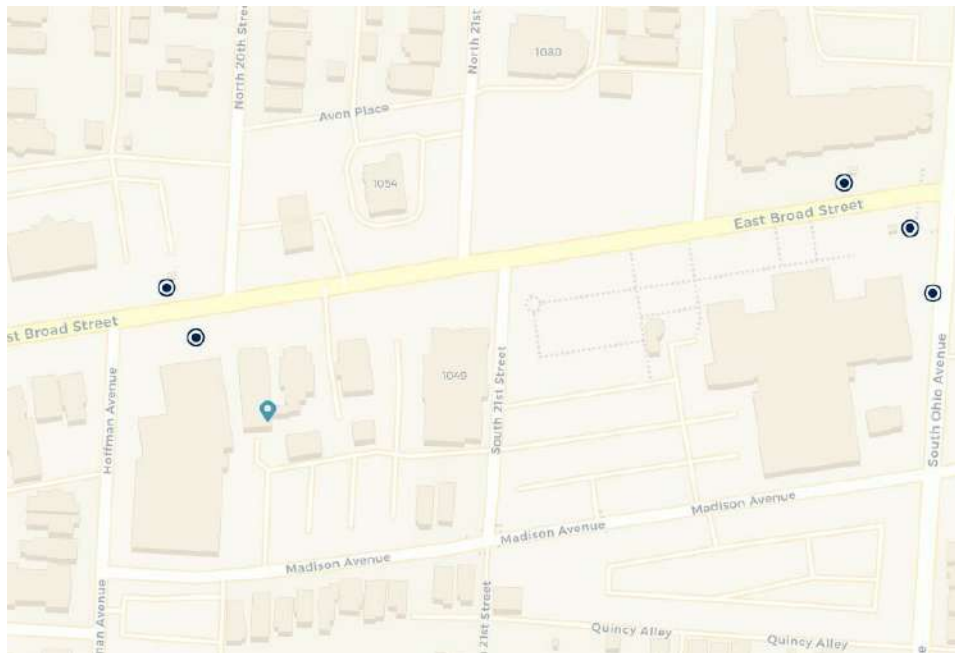
Near major interchanges of Interstates I-70 and I-71.

Conveniently located just 7 minutes from the airport, close to Children's Hospital, and only 5 minutes from downtown.



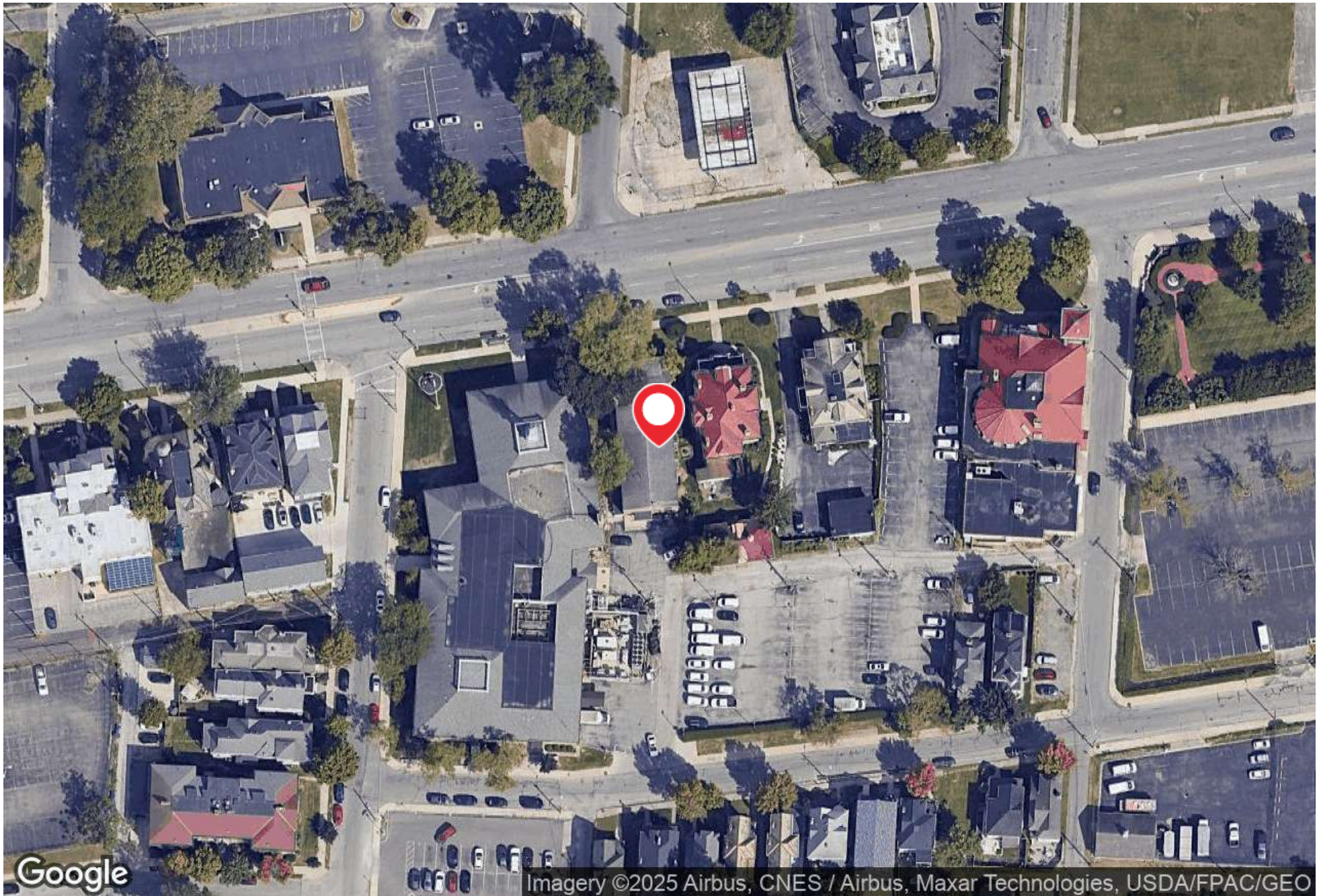
Included Parking

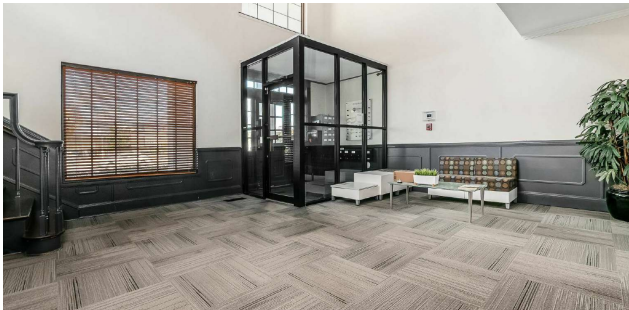
- An additional .5 AC parcel directly behind the building includes private parking.
- Currently houses 40 striped parking spaces, available to Tenants or owner occupants.
- 4 private parking spaces located directly behind the building.
- ADA ramp located directly behind the building.
- Direct neighbors with Red Cross.



Access

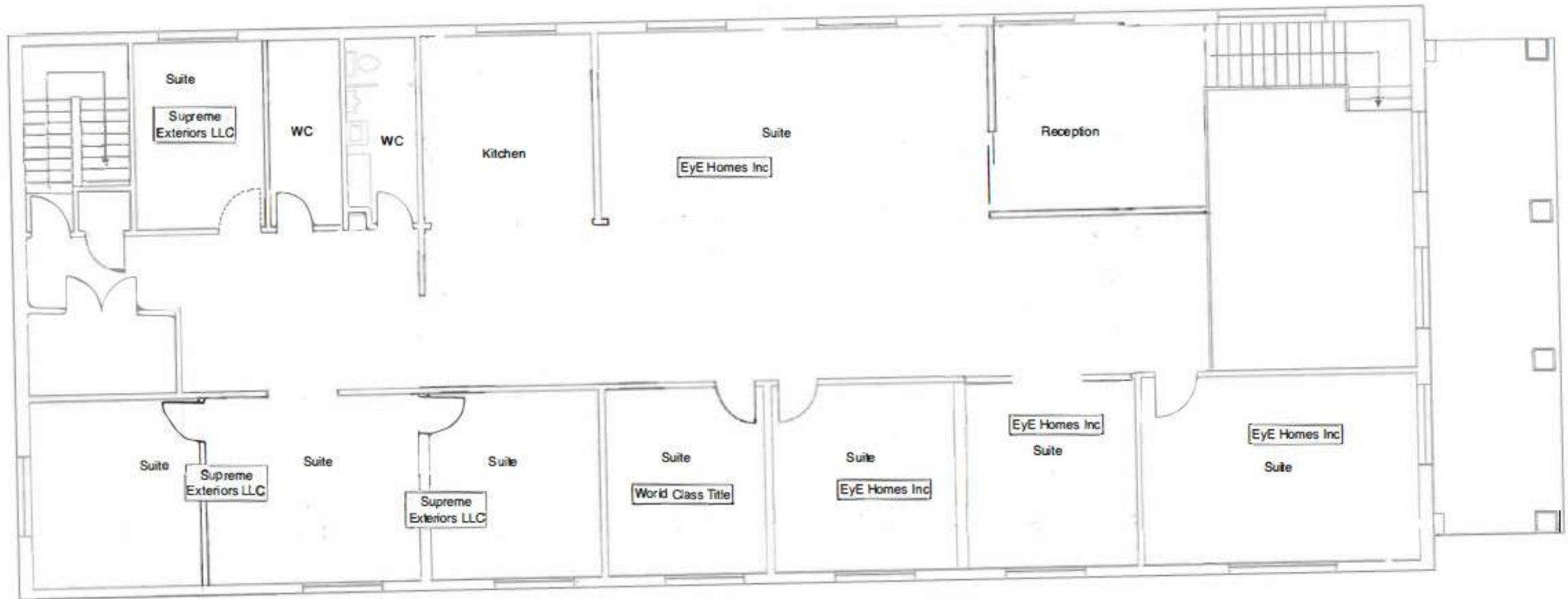
- COTA (Central Ohio Transit Authority) stop located directly on the bus line route for East Broad Street.
- Total of 5 public transportation stops within immediate walking distance.
- Nearest COTA (Central Ohio Transit Authority) route located directly in front of the building.

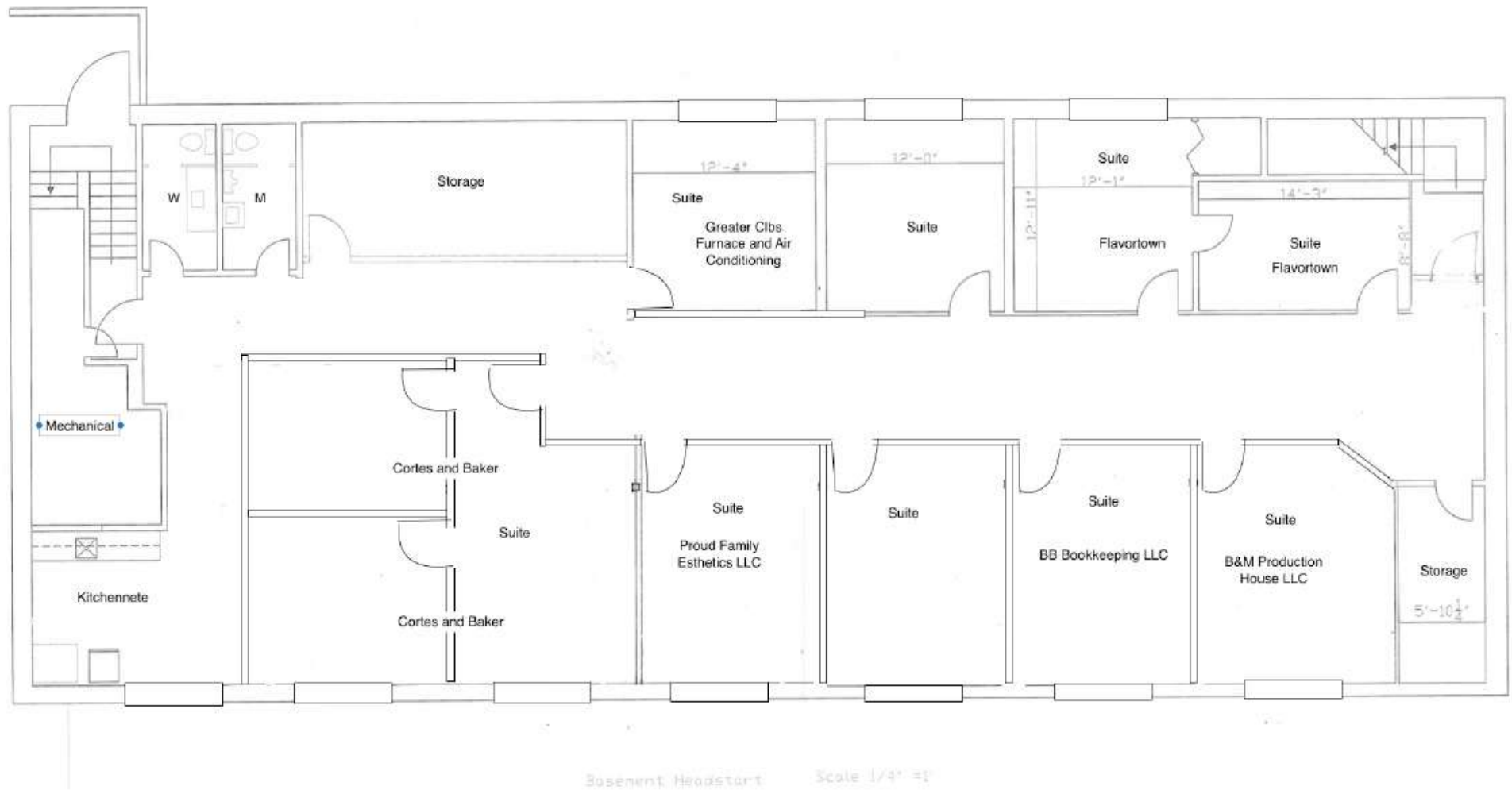






Floor Plans







Sale Comparables





1015 E Broad Street

1015 E Broad Street, Columbus, OH 43205

Price:	\$1,699,995	Bldg Size:	12,000 SF
Lot Size:	0.5 Acres	Cap Rate:	9%



1



1335-1337 King Avenue

Columbus, OH 43212

Price:	\$935,000	Bldg Size:	4,272 SF
Lot Size:	0.34 Acres	Year Built:	1953



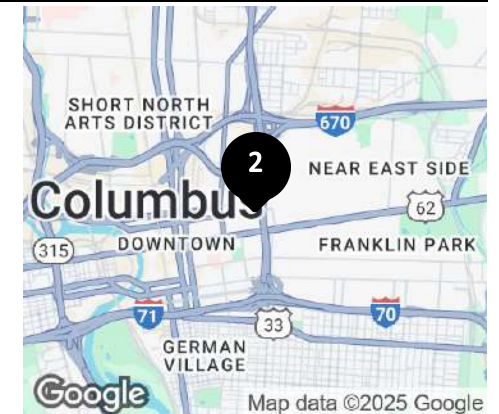
2



112 Jefferson Avenue

Columbus, OH 43215

Price:	\$5,500,000	Bldg Size:	24,795 SF
Lot Size:	0.73 Acres	Year Built:	2005



3

**262 S Third Street**

Columbus, OH 43215

Price:

\$1,800,000

Bldg Size:

8,494 SF

Lot Size:

0.28 Acres

Year Built:

1920



4

**1310 Dublin Road**

Columbus, OH 43215

Price:

\$1,421,000

Bldg Size:

6,813 SF

Lot Size:

1.00 Acres

Year Built:

1964



5

**75 W Third Avenue**

Columbus, OH 43201

Price:

\$600,000

Bldg Size:

2,995 SF

Lot Size:

0.16 Acres

Year Built:

1890



6

**533 S Third Street**

Columbus, OH 43215

Price:

\$700,000

Bldg Size:

3,604 SF

Lot Size:

0.06 Acres

Year Built:

1920



7

**3366-3370 E Broad Street**

Columbus, OH 43213

Price:

\$920,000

Bldg Size:

4,850 SF

Lot Size:

0.46 Acres

Year Built:

1960



8

**1349 E Broad Street**

Columbus, OH 43205

Price:

\$1,300,000

Bldg Size:

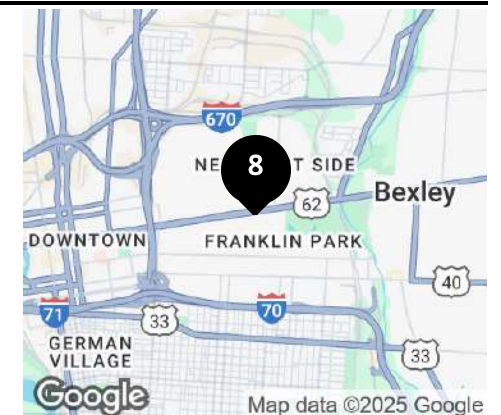
7,842 SF

Lot Size:

0.32 Acres

Year Built:

1967



9

**423 E Town Street**

Columbus, OH 43215

Price:

\$1,700,000

Bldg Size:

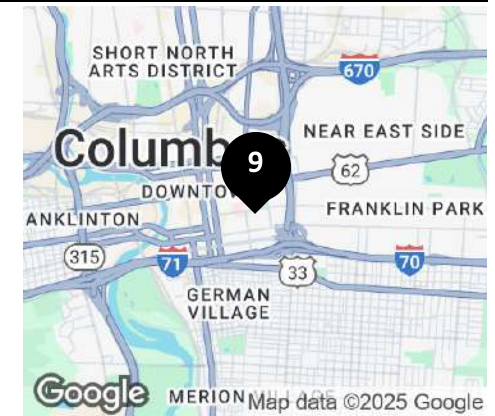
9,400 SF

Lot Size:

0.25 Acres

Year Built:

1972



A

**1824 E Broad Street**

Columbus, OH 43203

Price:

\$325,000

Bldg Size:

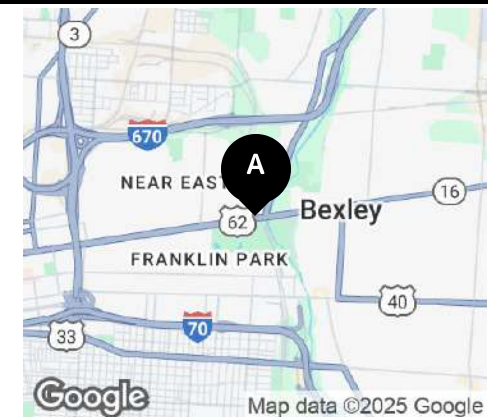
1,841 SF

Lot Size:

0.25 Acres

Year Built:

1980



B

**254 S Grubb Street**

Columbus, OH 43215

Price:

\$900,000

Bldg Size:

4,211 SF

Lot Size:

0.21 Acres

Year Built:

1965





Demographics





Bradford Kitchen, SIOR

bkitchen@AlterraRE.com

Direct: 614.545.2155 | Cell: 614.327.4366

Professional Background

When Brad Kitchen incorporated Alterra Real Estate Advisors in late 1999, he wanted to provide the best service to his clients by providing a consultative versus transactional approach to buying, selling and managing commercial real estate. Focusing on personal service, communication with clients, intelligently structuring deals, and paying greater attention to the details, he believed he could help investors maximize their return on investment and help clients minimize their commercial real estate costs. Two decades later, the concept clearly works, and Brad and Alterra have the awards, satisfied clients and results to prove it.

During his career, Brad has performed services for clients including managing the acquisition and disposition of facilities nationally, asset management, investment advisory, strategic portfolio analysis, facility planning and much more. Brad's degrees in both Finance and Real Estate from The Ohio State University, coupled with his experience in commercial real estate, have allowed him to represent a wide range of notable clients including BMW Financial, Data General, General Electric, Huntington National Bank, LCI International (Qwest), U.S. Health and numerous others.

He also has the unique perspective of being a property owner which makes him much more effective at understanding the needs of landlords and tenants and implementing effective solutions. Brad has led the acquisition of over \$50 million worth of commercial real estate properties and is the managing investor of most of these real estate ventures.

Brad and his team of hands-on agents assess client needs and then work harder and smarter to make the best deal possible for their clients. Alterra is consistently listed as one of the top commercial real estate producers by CoStar Group and it is that drive, determination and engagement that placed Alterra in the # 4 spot on Business First's 2009 Fast 50 list (fastest growing 50 companies in Central Ohio), and #23 on the 2010 list, as well as Business First naming Brad one of the top 40 business people in Columbus under the age of 40 in 2003. Brad also has the distinction of having the largest commercial real estate transaction in Columbus in 1996.

He developed and instructed several commercial real estate courses at the Columbus Board of Realtors, including a required course titled "The Basics of Commercial Real Estate: Procedures and Practices". He also served as Chairman of the national SIOR Education Committee and on many committees in the commercial division of the Columbus Board of Realtors. Other real estate related organizations Brad is associated with include:

Brad is actively engaged in charitable and community organizations including the Columbus Chamber of Commerce Logistics Council, Capital Square Rotary, Columbus Museum of Art and Columbus Humane.

"We're on it!" is more than advertising to Brad Kitchen. It's the way he lives life and takes care of business.

Memberships

SIOR (Society of Industrial and Office Realtors)

CCIIR (Columbus Commercial, Industrial & Investment Realtors)

ARC (Association of I-270 Corridor Realtors)

Alterra Real Estate Advisors - OH

3 Easton Oval, Suite 120

Columbus, OH 43219

614.365.9000



Richard Conie

rconie@AlterraRE.com

Direct: 614.545.4099 | Cell: 614.915.2512

Professional Background

Richard is an ambitious and dedicated professional specializing in commercial real estate. With a background in urban planning and development, Richard brings a unique perspective to the table, ensuring that his clients receive the most comprehensive and strategic advice for their real estate needs.

A proud graduate of Miami University of Ohio, where he majored in Urban Planning and Development, Richard has always possessed a deep fascination with the intricate dynamics of urban landscapes. His education provided him with a solid foundation in understanding the complexities of zoning regulations, land use, and the economic factors that shape real estate markets.

But Richard's expertise extends far beyond the classroom. Over the years, he has honed his skills through hands-on experience, successfully running and starting multiple companies centered around negotiation. These ventures have not only allowed him to fine-tune his business acumen but have also provided him with invaluable insights into the art of deal-making. Richard understands the power of effective negotiation and utilizes this skill to secure optimal outcomes for his clients.

While Richard may be relatively new to the commercial real estate scene, his ambition and passion for helping clients set him apart. He possesses a tireless work ethic and an unwavering commitment to excellence, always going above and beyond to ensure his clients' satisfaction. Richard approaches each transaction with a fresh perspective, seeking innovative solutions that maximize his clients' investments and align with their long-term goals.

Clients who work with Richard can expect a highly personalized and collaborative experience. He listens attentively to their unique needs and aspirations, tailoring his approach accordingly. Richard believes that successful real estate transactions are built on trust, open communication, and transparent guidance. With his exceptional interpersonal skills, he fosters strong relationships with clients, ensuring that they feel supported and informed throughout the entire process.

Whether you're a seasoned investor seeking to expand your commercial portfolio or a newcomer to the real estate market, Richard is dedicated to providing you with unparalleled service. By leveraging his expertise in urban planning, his astute negotiation abilities, and his unwavering ambition, Richard is ready to guide you towards your real estate goals, turning your vision into reality.

In his free time, Richard enjoys automotive racing at Mid-Ohio Raceway, playing with his dog Jerry, and meeting new people in the greater Columbus area.

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