



LIONRES.COM

OFFICE BUILDING FOR LEASE

ICE HOUSE

455 S. LUDLOW ST., COLUMBUS, OH 43215

33,619 SF | 455 S. LUDLOW ST. | COLUMBUS, OH

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 3,496 SF

Lease Rate: Negotiable

Year Built: 1890

Building Size: 33,619 SF

Market: CBD

Submarket: German Village

PROPERTY OVERVIEW

LOCATION OVERVIEW

CBD

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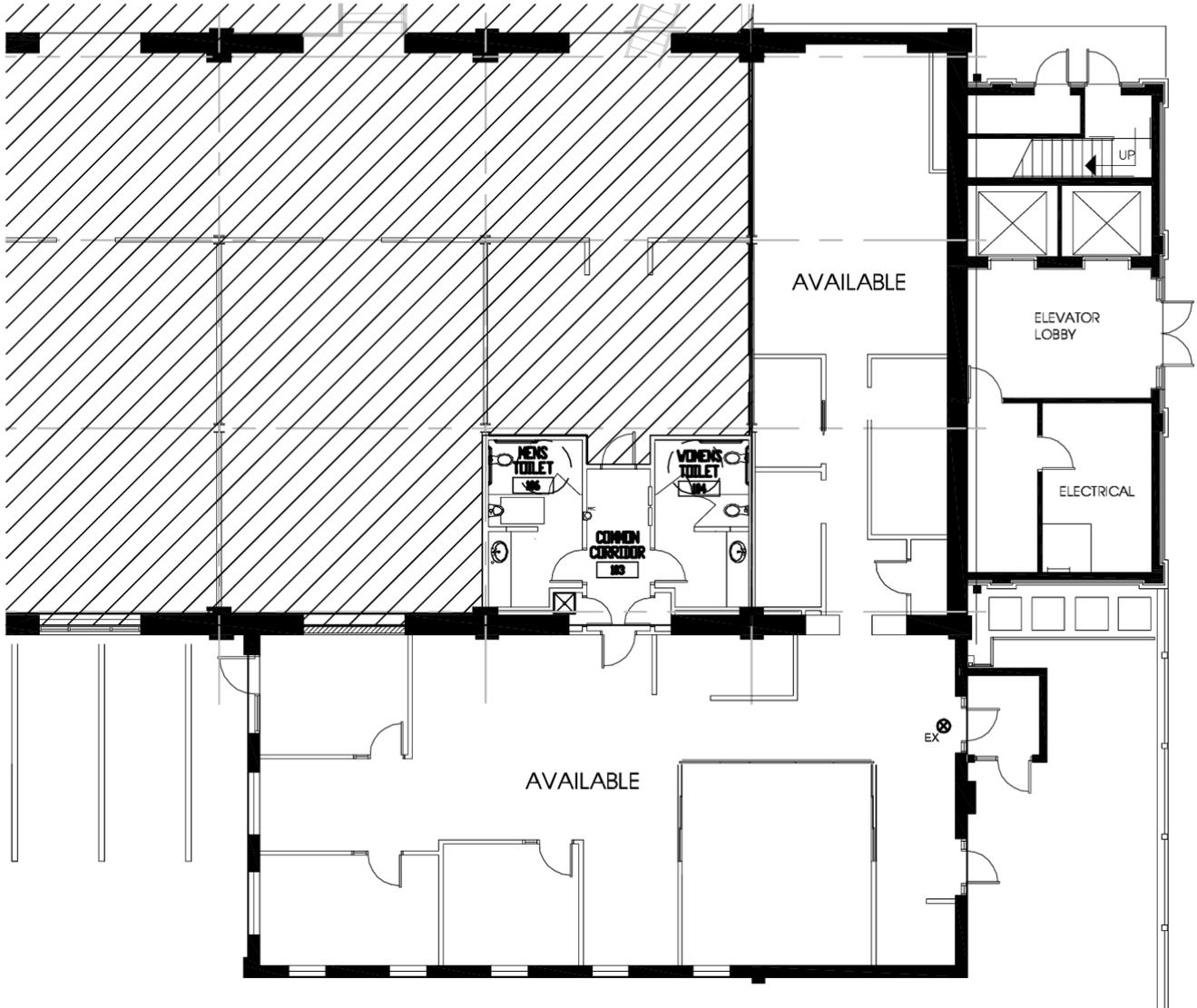
AVAILABLE SPACES

Lease Rate: NEGOTIABLE **Total Space:** 3,496 SF
Lease Type: **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 150	Office Building	\$14.50NNN		3,496 SF	Negotiable	

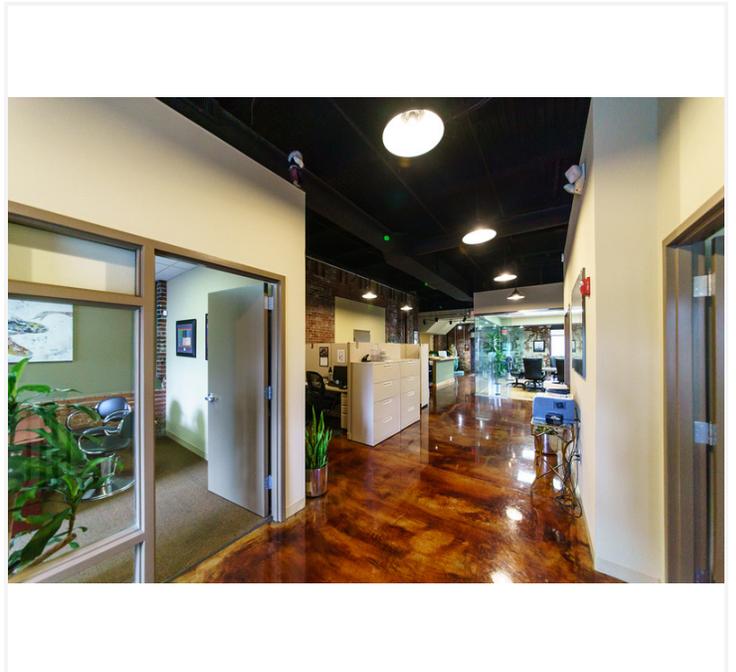
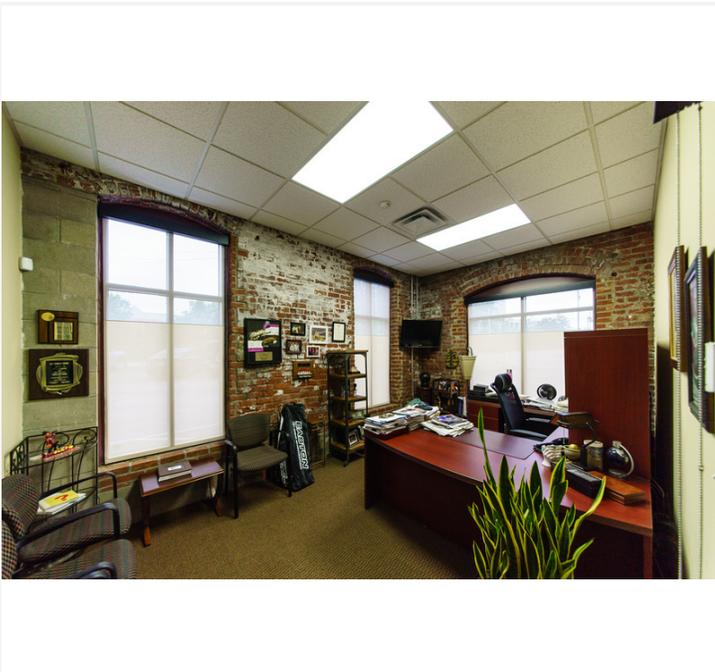
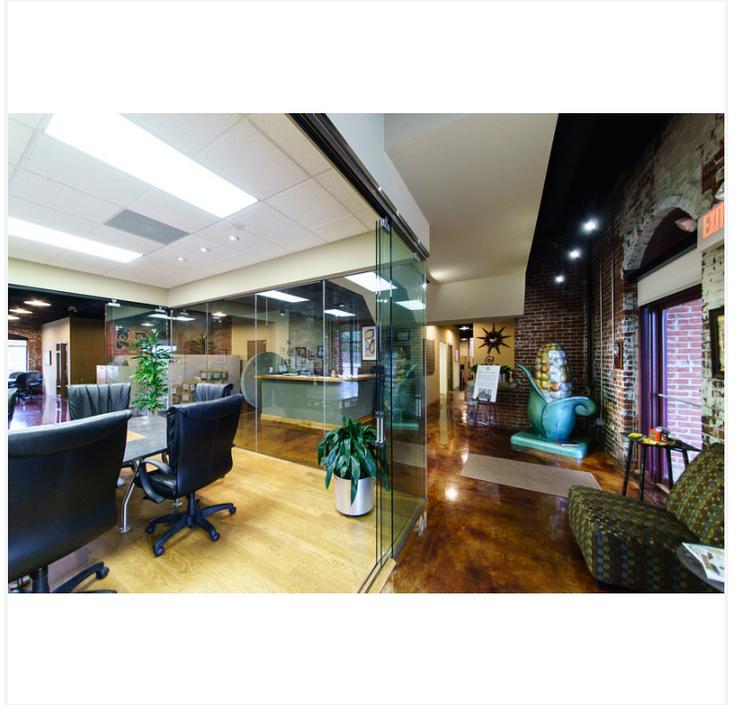
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SUITE 150 - 3,496 SQFT



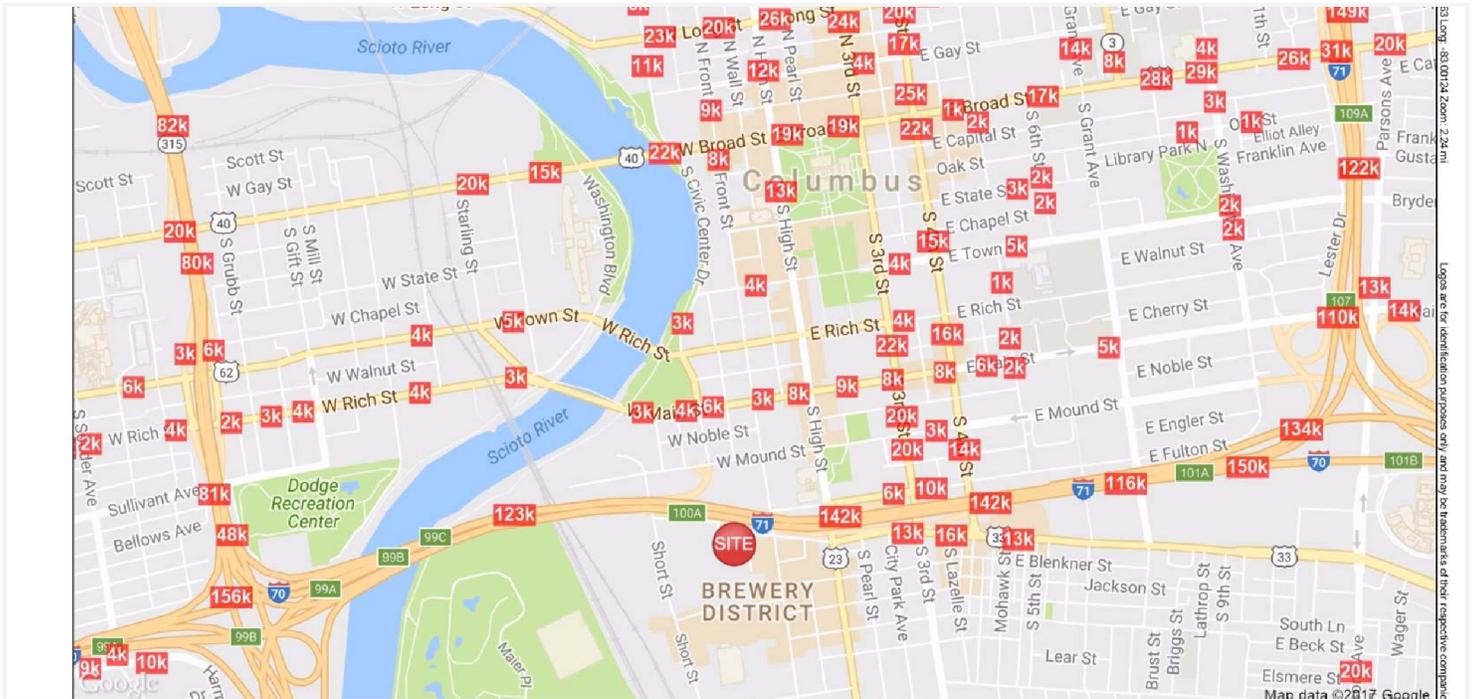
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ADDITIONAL PHOTOS



33,619 SF | 455 S. LUDLOW ST. | COLUMBUS, OH

MERCHANT MAP & TRAFFIC COUNT

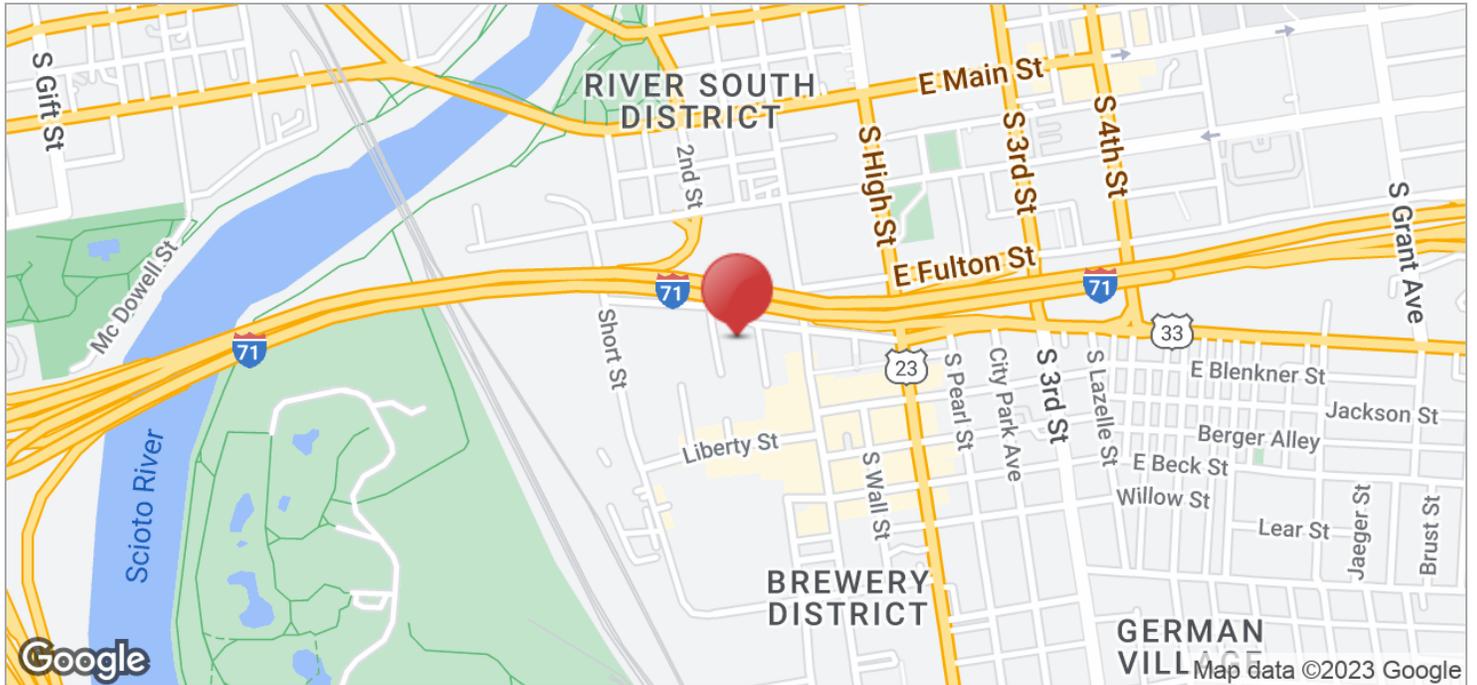


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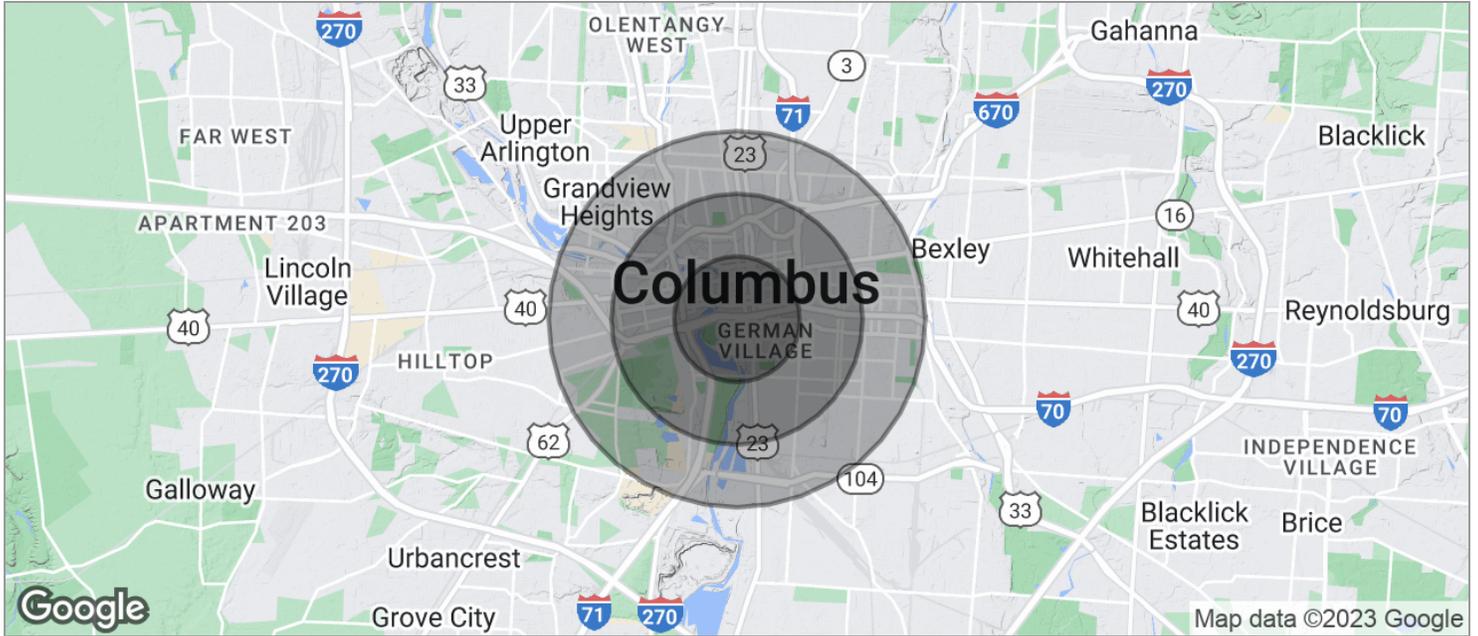
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LOCATION MAPS



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DEMOGRAPHICS MAP



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	9,986	46,785	117,632
MEDIAN AGE	36.5	33.7	32.0
MEDIAN AGE (MALE)	36.1	35.1	32.1
MEDIAN AGE (FEMALE)	36.5	32.6	31.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	6,272	22,706	51,900
# OF PERSONS PER HH	1.6	2.1	2.3
AVERAGE HH INCOME	\$72,389	\$57,493	\$48,243
AVERAGE HOUSE VALUE	\$288,307	\$211,330	\$191,925

* Demographic data derived from 2020 ACS - US Census