

Unique and Historic Downtown Office Building for Sale

THE DEL MONTE BUILDING
COLUMBUS, OHIO



NEWMARK

FOR SALE

The Del Monte Building

**341-345 S. THIRD STREET
COLUMBUS, OHIO**

Location

Located in Downtown Columbus within walking distance to the Franklin County Courthouse, Columbus Commons and many restaurants.

Year Built

1902

History

The Del Monte Building is on the national register of historic places. Originally an 18-unit apartment complex, the three-story building was converted to office space in 1985 where it now is used for executive and attorneys' offices. The Romanesque Revival building was designed by Charles W. Bellows, a Columbus resident and nephew of George Bellows, builder of the 1887 Franklin County Courthouse.

Property Highlights

- Excellent highway access in and out of Downtown Columbus
- Meeting center located on-site with a state-of-the-art video conferencing system
- Security cameras monitor parking lot and all common areas
- Private, enclosed courtyard with stone walls and brick patio
- ADA accessible



THE DEL MONTE BUILDING

\$2,500,000
ASKING PRICE

26,136 SF
BUILDING SIZE

0.43 AC
SITE SIZE

4
FLOORS

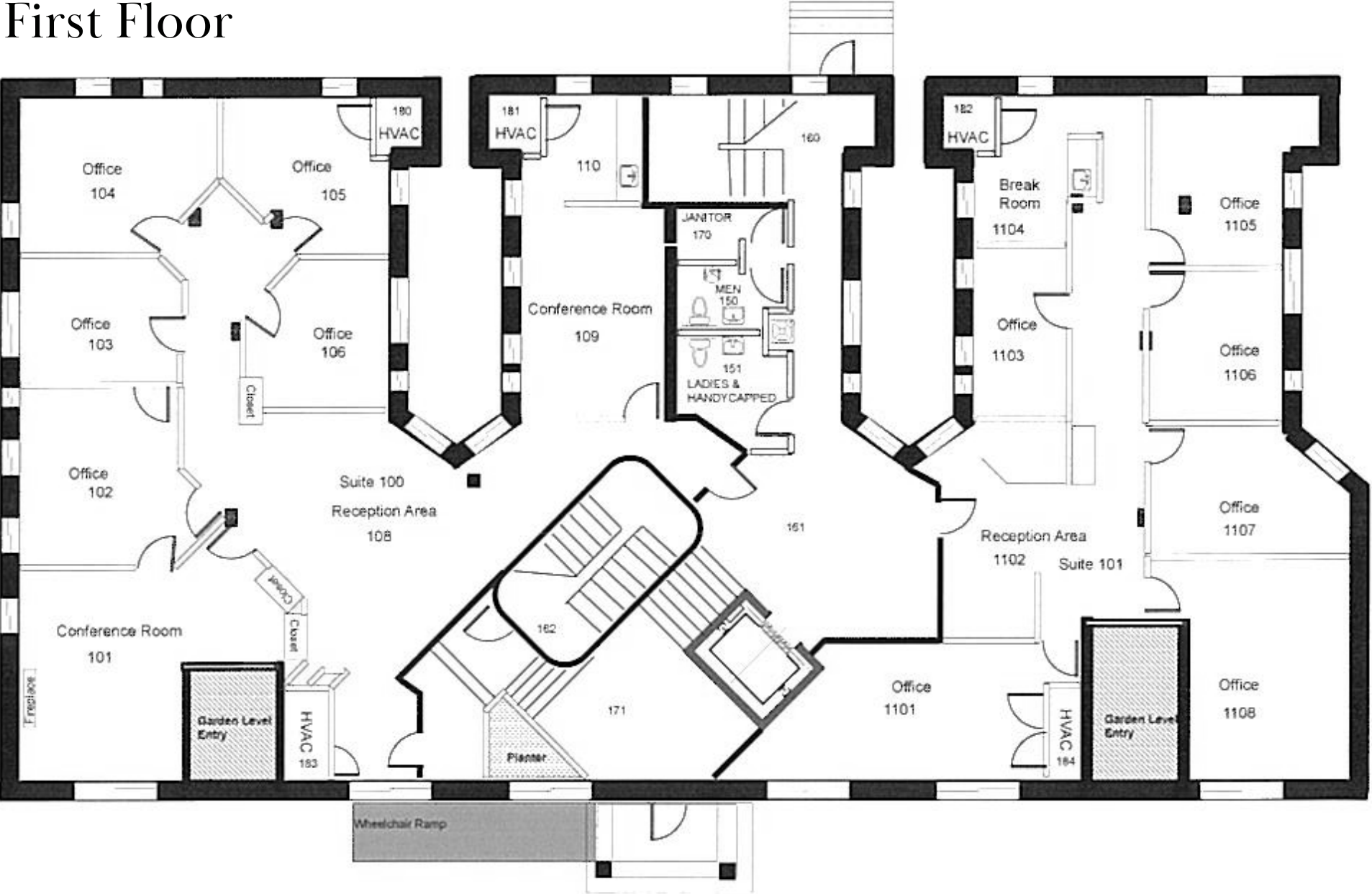
40
SURFACE PARKING SPOTS



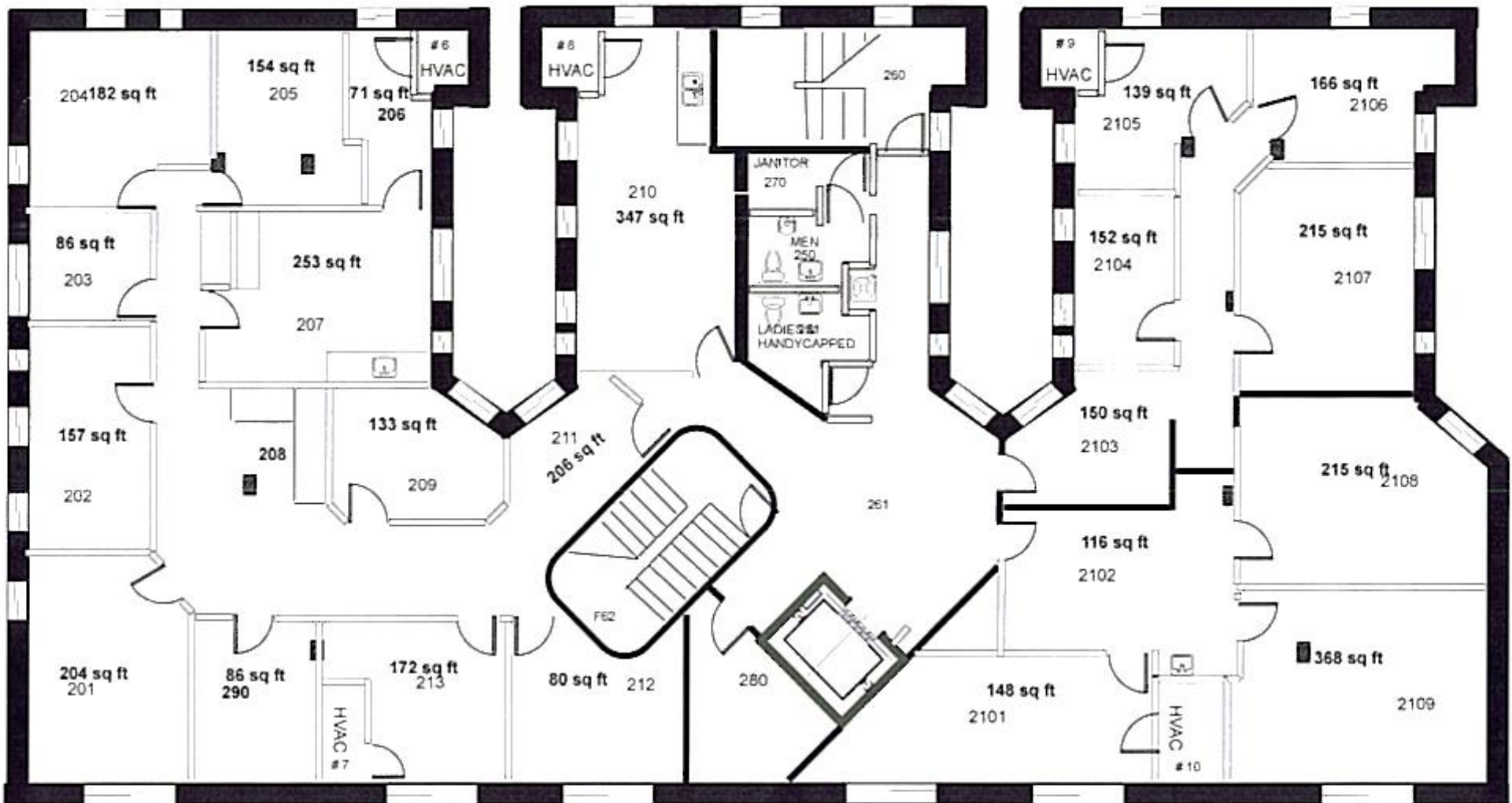
Garden Level



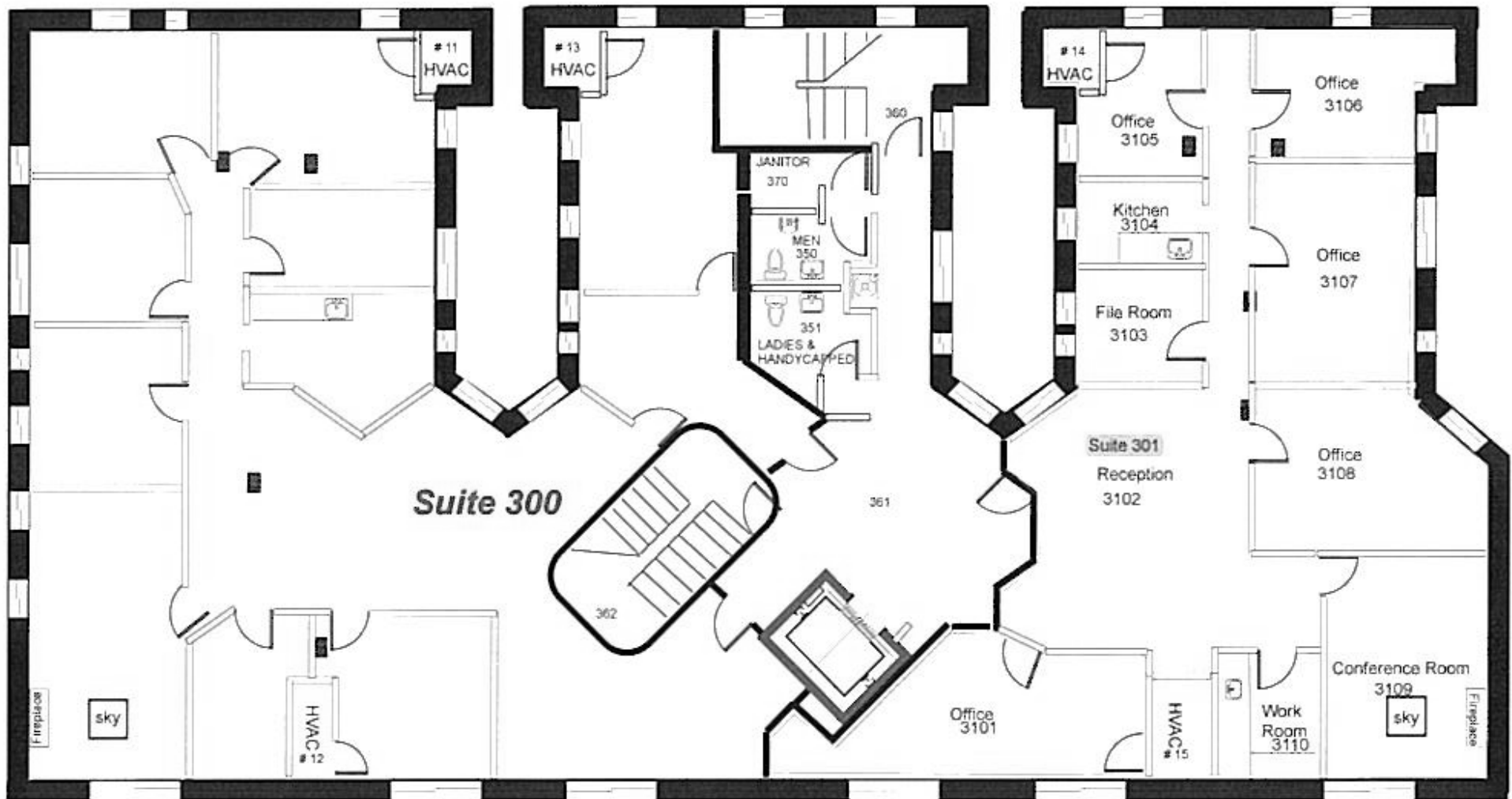
First Floor



Second Floor



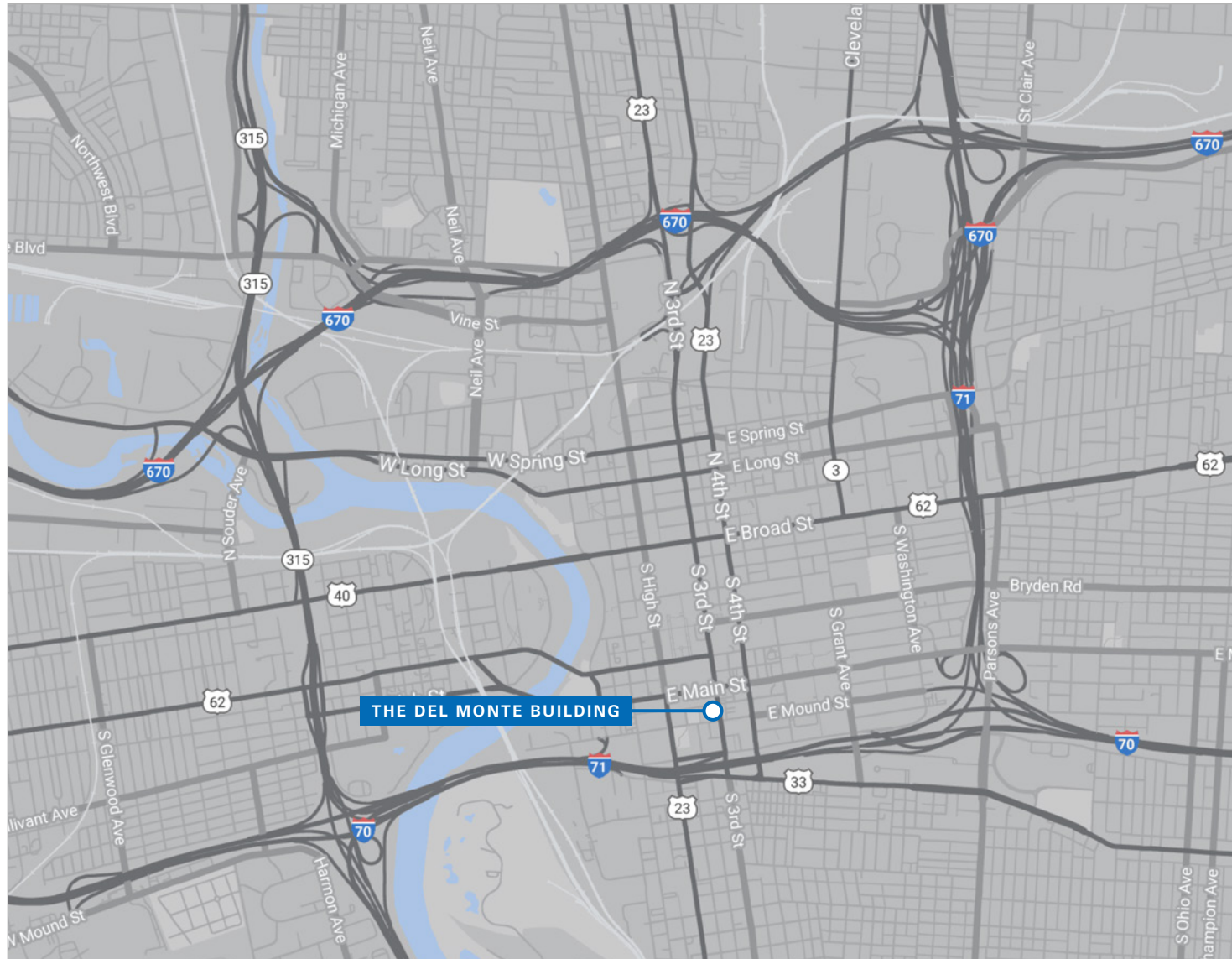
Third Floor



THE DEL MONTE BUILDING



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Total Population

1 mile	17,078
3 miles	154,062
5 miles	367,691

Projected Population

1 mile	18,405
3 miles	163,659
5 miles	387,195

Population Growth

1 mile	3.6%
3 miles	2.4%
5 miles	1.7%

Median Age

1 mile	39.5
3 miles	33.7
5 miles	34.1

Total Households

1 mile	10,457
3 miles	66,036
5 miles	152,738

Average Household Income

1 mile	\$99,202
3 miles	\$72,086
5 miles	\$70,957

Daytime Employees

1 mile	90,986
3 miles	204,810
5 miles	314,291

THE DEL MONTE BUILDING

The Columbus Market

The Columbus Region is a thriving 11-county area and home to 2.2 million people. Since 2010, the Region has led the Midwest's largest metros in jobs, population and GDP growth. Home to recognizable brands—Scotts, Express, JPMorgan Chase, Nationwide, Abercrombie & Fitch—innovative small businesses and powerhouse research and academic institutions, the Region has experienced strong economic growth, ensuring a vibrant future for people and companies of Central Ohio.

The Region's 50-plus college and university campuses enroll 134,000 students each year, giving it one of the highest concentrations of college students in the nation.

Nearly 60% of North America is within 500 miles, or a one-day drive of Columbus and the city has a 1,000-mile radius to 78% of the U.S. gross domestic product. Columbus is one of the most sought-after distribution center locations in North America.

Columbus is located at the intersection of I-70 and I-71 and features unparalleled highway access. The ease of commuting, low cost of living and high concentration of graduating college seniors each year is a powerful incentive to locate in Central Ohio.

Additionally, Intel has recently announced two new semiconductor plants to be built on the northeast side of Columbus. These two plants are expected to completely transform Columbus and the surrounding area in the next few years.



**2.2 Million
Overall Population**



**#1 Job Growth
in the Midwest**



**#2 Fastest Growing
Economy in the Midwest**



**#1 Best City for
College Grads**



**#1 Residential
Real Estate Market**



**Top City in America for
Female Entrepreneurs**

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