

THE ROBERT WEILER COMPANY EST. 1938 OFFERING MEMORANDUM

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Appraisal Brokerage Consulting Development

German Village Private Office Suites

486-498 and 500-504 City Park Avenue, Columbus, OH 43215

Professional Office Suites in the Heart of German Village

- Prime German Village location
- Private office suites available
- Shared conference rooms and kitchenettes
- First-floor client waiting area
- Flexible lease terms available
- All utilities included (internet not included)
- Minutes from Downtown Columbus
- Near Nationwide Children's Hospital
- Walkable to restaurants, cafés, and local amenities

Located along City Park Avenue in historic German Village, the property provides a professional office environment for attorneys, accountants, consultants, therapists, and other professional users. Shared amenities, flexible lease terms, and a convenient location make this an attractive workspace solution in one of Columbus' most desirable neighborhoods.



Suite B-2 (1st Floor)

- Approximately 108 SF office
- Natural light from exterior window
- Access to waiting area
- Access to conference room and kitchenette
- Convenient first-floor location
- Near shared restrooms, including handicap-accessible facilities

Suite 200 D (2nd Floor)

- Approximately 108 SF office
- Shared conference room and kitchenette
- Ideal for professionals with limited client traffic
- Quiet second floor location
- No elevator access
- Access to shared restrooms on the first floor
- Interior office suite (no exterior windows)

Property Overview

Address: 486-498 and 500-504
 City Park Avenue
 Columbus, OH 43215

County: Franklin

PID: 010-042632-00
 010-002454-00

Location: In the heart of German Village,
 between E. Livingston Ave
 and E. Blenkner St

Two Available Office Suites at 490 City Park Avenue

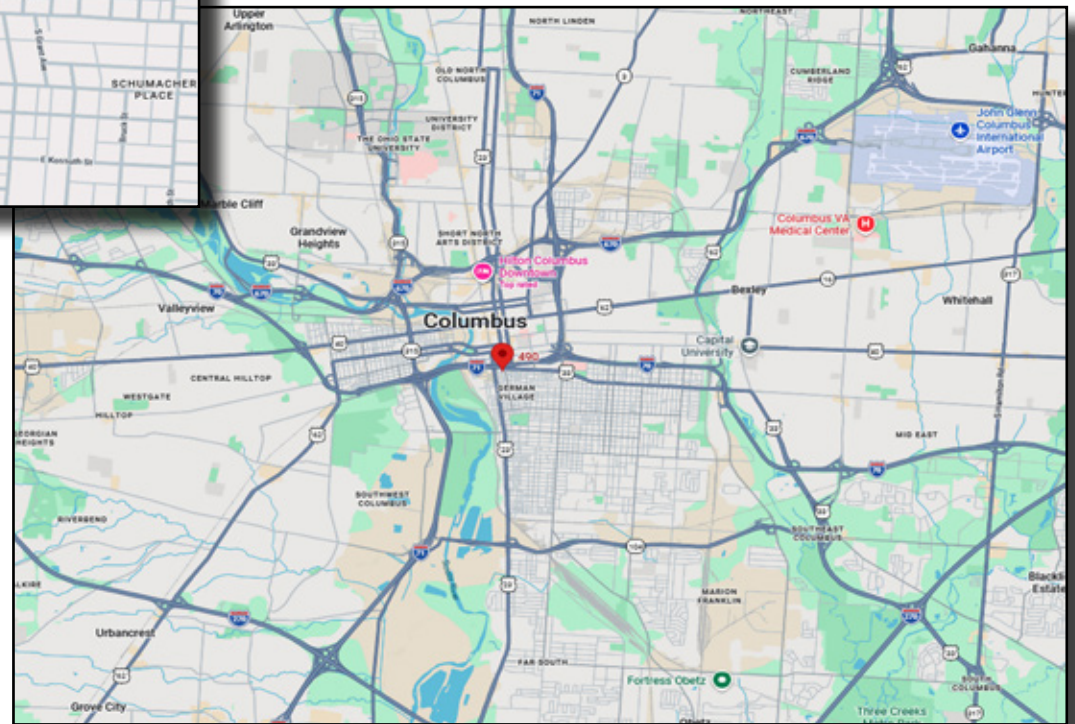
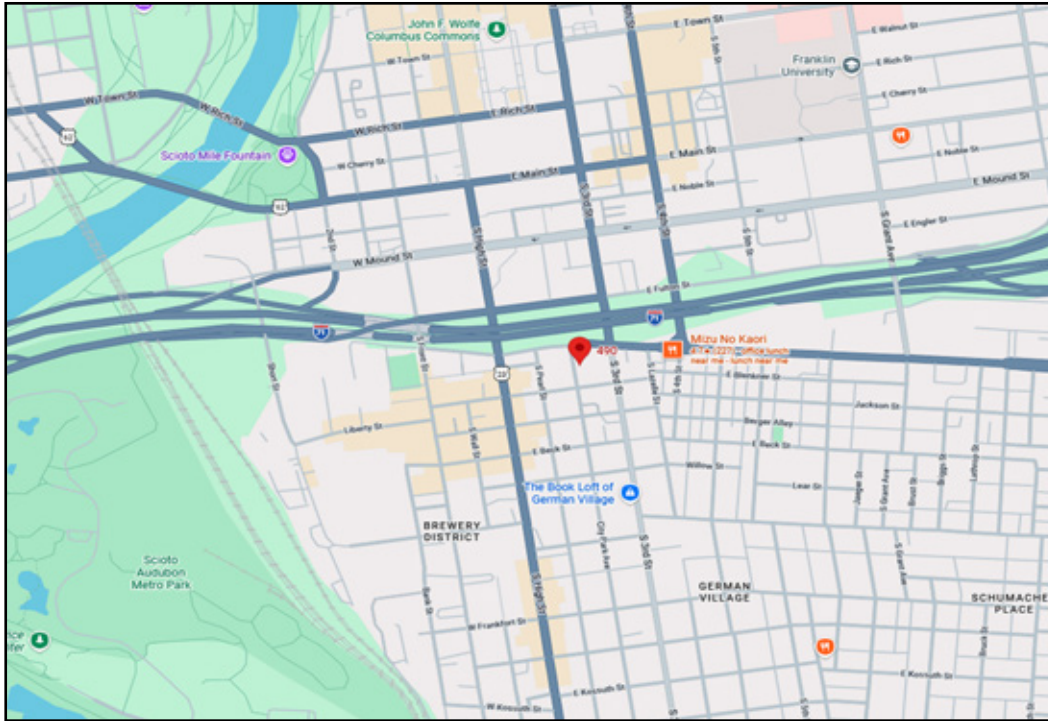
Suite B-2 (1st Floor): 108 +/- SF

Suite 200-D (2nd Floor): 108 +/- SF

Lease Rate: \$55.00-\$66.70/SF Gross
 Approx. \$500-\$600/month

Zoning: UCT - Mixed-Use

Flood Zone: FEMA Zone X









Great Location!

Heart of German Village / Minutes from Downtown Columbus /
Immediate access to I-70 & I-71 / Walkable to restaurants and cafés /
Near Nationwide Children's Hospital

Demographic Summary Report

German Village

486-498 City Park Ave, Columbus, OH 43215



Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	20,060	148,559	380,888
2025 Estimate	19,120	140,747	364,703
2020 Census	16,987	121,037	331,812
Growth 2025 - 2030	4.92%	5.55%	4.44%
Growth 2020 - 2025	12.56%	16.28%	9.91%
2025 Population by Hispanic Origin			
2025 Population	19,120	140,747	364,703
White	13,968 73.05%	76,120 54.08%	205,765 56.42%
Black	2,686 14.05%	45,189 32.11%	104,014 28.52%
Am. Indian & Alaskan	40 0.21%	357 0.25%	1,058 0.29%
Asian	774 4.05%	3,904 2.77%	10,811 2.96%
Hawaiian & Pacific Island	5 0.03%	64 0.05%	240 0.07%
Other	1,647 8.61%	15,113 10.74%	42,815 11.74%
U.S. Armed Forces	0	134	296

Households

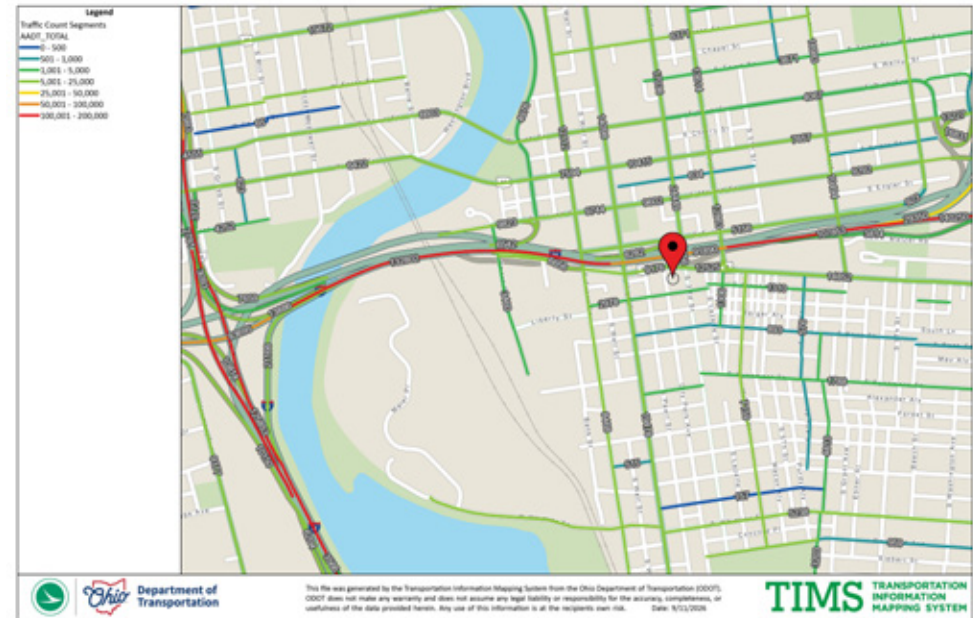
2030 Projection	12,290	71,943	161,902
2025 Estimate	11,667	68,100	154,682
2020 Census	10,193	58,589	139,848
Growth 2025 - 2030	5.34%	5.64%	4.67%
Growth 2020 - 2025	14.46%	16.23%	10.61%
Owner Occupied	3,156 27.05%	20,698 30.39%	58,934 38.10%
Renter Occupied	8,510 72.94%	47,402 69.61%	95,747 61.90%

2025 Households by HH Income

Income: <\$25,000	2,161 18.52%	16,207 23.80%	36,821 23.80%
Income: \$25,000 - \$50,000	1,792 15.36%	13,179 19.35%	32,605 21.08%
Income: \$50,000 - \$75,000	1,623 13.91%	10,386 15.25%	24,617 15.91%
Income: \$75,000 - \$100,000	1,396 11.96%	6,983 10.25%	16,782 10.85%
Income: \$100,000 - \$125,000	1,050 9.00%	6,027 8.85%	12,646 8.18%
Income: \$125,000 - \$150,000	758 6.50%	3,863 5.67%	8,463 5.47%
Income: \$150,000 - \$200,000	1,397 11.97%	5,358 7.87%	10,360 6.70%
Income: \$200,000+	1,491 12.78%	6,097 8.95%	12,388 8.01%

2025 Avg Household Income	\$106,765	\$87,928	\$83,452
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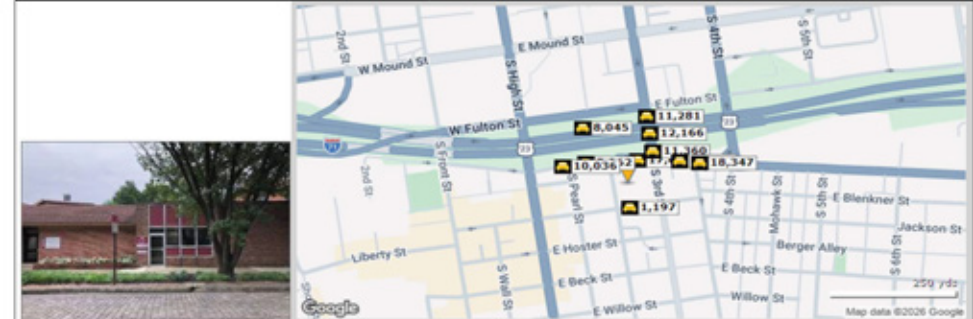
2025 Med Household Income	\$79,620	\$60,536	\$57,039
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Traffic Count Report

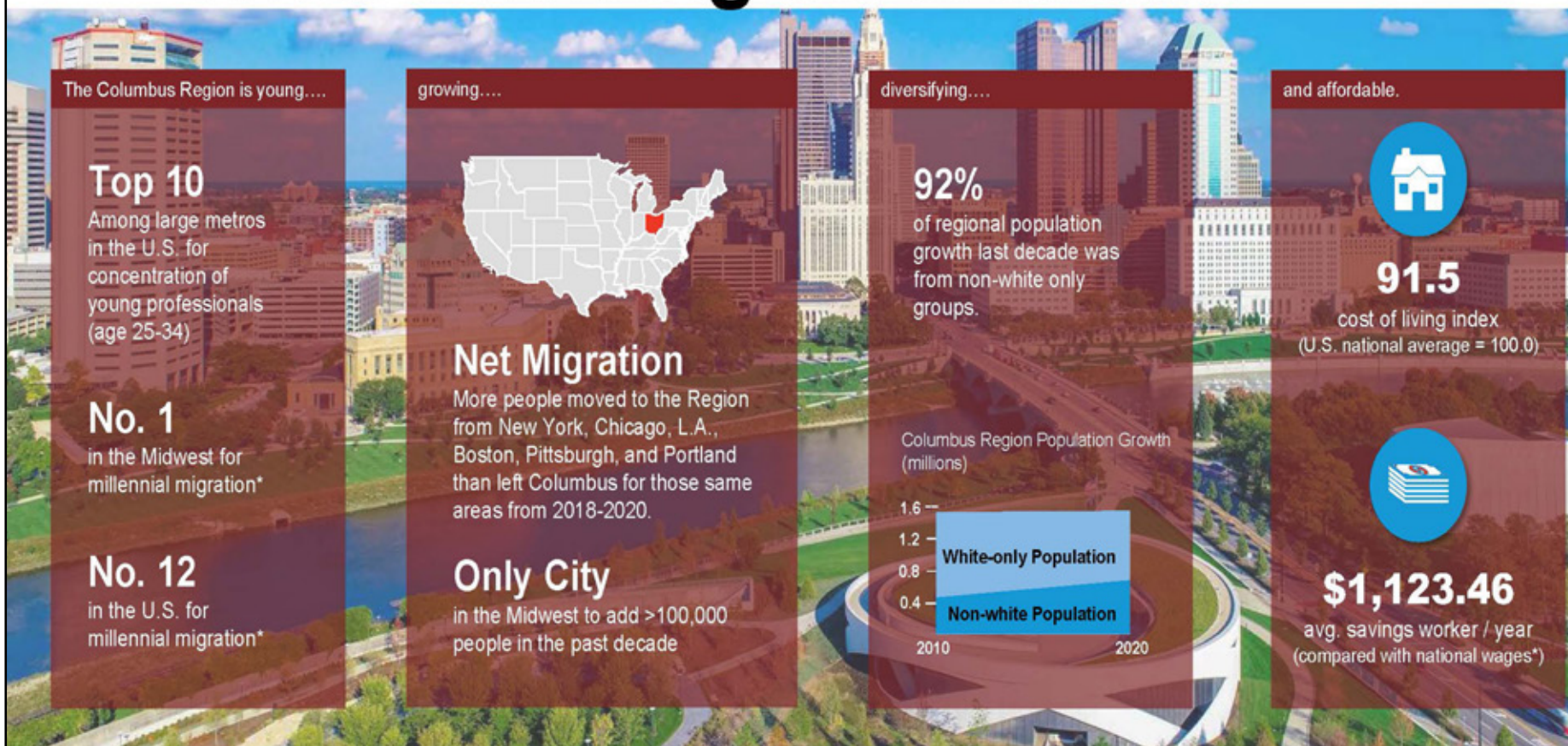
German Village

486-498 City Park Ave, Columbus, OH 43215



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 E BLENKNER ST	City PkAve	0.01 W	2026	1,197	MPSI	.03
2 E LIVINGSTON AVE	S 3rd St	0.02 E	2026	17,043	MPSI	.04
3 S 3rd St	E Livingston Ave	0.01 S	2024	11,360	MPSI	.05
4 East Livingston Avenue	S Pearl St	0.01 SW	2026	5,962	MPSI	.06
5 East Livingston Avenue	East Livingston Avenue	0.05 E	2026	12,421	MPSI	.07
6 South Third Street	E Livingston Ave	0.01 S	2026	12,166	MPSI	.07
7 East Livingston Avenue	S Pearl St	0.01 E	2026	10,036	MPSI	.08
8 E LIVINGSTON AVE	S Lazelle St	0.00 W	2026	18,347	MPSI	.09
9	S High St	0.02 W	2026	8,045	MPSI	.09
10 S 3rd St	I-70	0.01 S	2026	11,281	MPSI	.09

What's Driving Investment?



Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **88** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

THE ROBERT WEILER COMPANY EST. 1938



Learn more about us at
www.rweiler.com

The Robert Weiler Company is a full-service commercial real estate and appraisal firm, but what truly sets us apart is our commitment to relationships, integrity, and results.

For nearly nine decades, we have helped clients navigate the complexities of commercial real estate by taking the time to understand their unique goals and delivering solutions tailored to their needs.

Our experienced team combines deep market knowledge, strategic insight, and a client-first approach to create opportunities and maximize value.

Having been around since 1938, we offer a competitive advantage built on local expertise, long-standing relationships, and a reputation for excellence. This legacy allows us to deliver a level of service and market intelligence that clients will not find from any other commercial real estate firm in Columbus, Central Ohio, or beyond.



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The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property/space for your needs.

All potential buyers/tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler Company and the Seller/Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers/tenants to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Seller/Landlord or The Robert Weiler Company for the accuracy or completeness of the Memorandum.

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