

CONFIDENTIAL INVESTMENT OPPORTUNITY

515
E MAIN
STREET

1 MARKET EXCHANGE
515 E MAIN STREET, COLUMBUS, OHIO



Offering OVERVIEW

1 Market Exchange is a five-story, 59,965-square-foot office building strategically positioned in downtown Columbus, Ohio, with 128 on-site parking spaces. The property presents a rare opportunity for an owner-occupant or investor to acquire a distinguished headquarters-caliber location with immediate rental income potential. The building offers flexible, creative office space with exposed ceilings, abundant natural light, distinctive character, and a prominent signage opportunity.

With up to 48,621 SF available, an owner-occupant can take immediate possession of a significant portion of the building while benefiting from interim rental income. The property's position in downtown's Discovery District between Nationwide Children's Hospital and OhioHealth Grant Medical Center provides unmatched institutional credibility and accessibility for nonprofits, professional services firms, educational users, or healthcare-adjacent organizations seeking a downtown presence.



Location HIGHLIGHTS

Strong Office Fundamentals

The surrounding office market benefits from a strong institutional presence and established base of healthcare, education and professional users.

Access To Talent

Surrounded by leading educational and healthcare institutions, offering access to an established pipeline of emerging and highly skilled talent.

Discovery District Location

Strategically positioned within Columbus' Discovery District, home to a concentrated mix of healthcare, education, arts and institutional anchors.

Strategic Healthcare Location

Located less than one-half mile from Nationwide Children's Hospital and immediately adjacent to OhioHealth Grant Medical Center.

Downtown Columbus Amenity Base

Walkable access to restaurants, hotels, retail and services throughout downtown Columbus.

Central Ohio Connectivity

Centrally positioned within the Columbus metro with convenient access to major regional transportation corridors and destinations.

Landmark Location

A distinctive opportunity to establish a prominent presence within one of downtown Columbus' most institutionally anchored districts, surrounded by some of Central Ohio's leading healthcare, education and civic organizations.

The Property

1 Market Exchange is a five-story, 59,965-square-foot office building located in Downtown Columbus. The property offers a unique combination of healthcare adjacency, modernized common areas and flexible floor plates capable of accommodating a wide range of users.

Property Name	1 Market Exchange	Existing Tenants	4
Address	515 E Main Street, Columbus, OH 43215	Year Built	2001
Total RSF	59,965 RSF	Site Acreage	1.33 Total (515 E. Main Street office & executive/visitor parking) + 476 E. Mound Street (surface lot)
Maximum RSF Available	48,621 RSF	Parking	128 on-site spaces (38 executive/visitor + 90 surface)
Stories	5		
Pending Tenants	1 (Suite 110)		

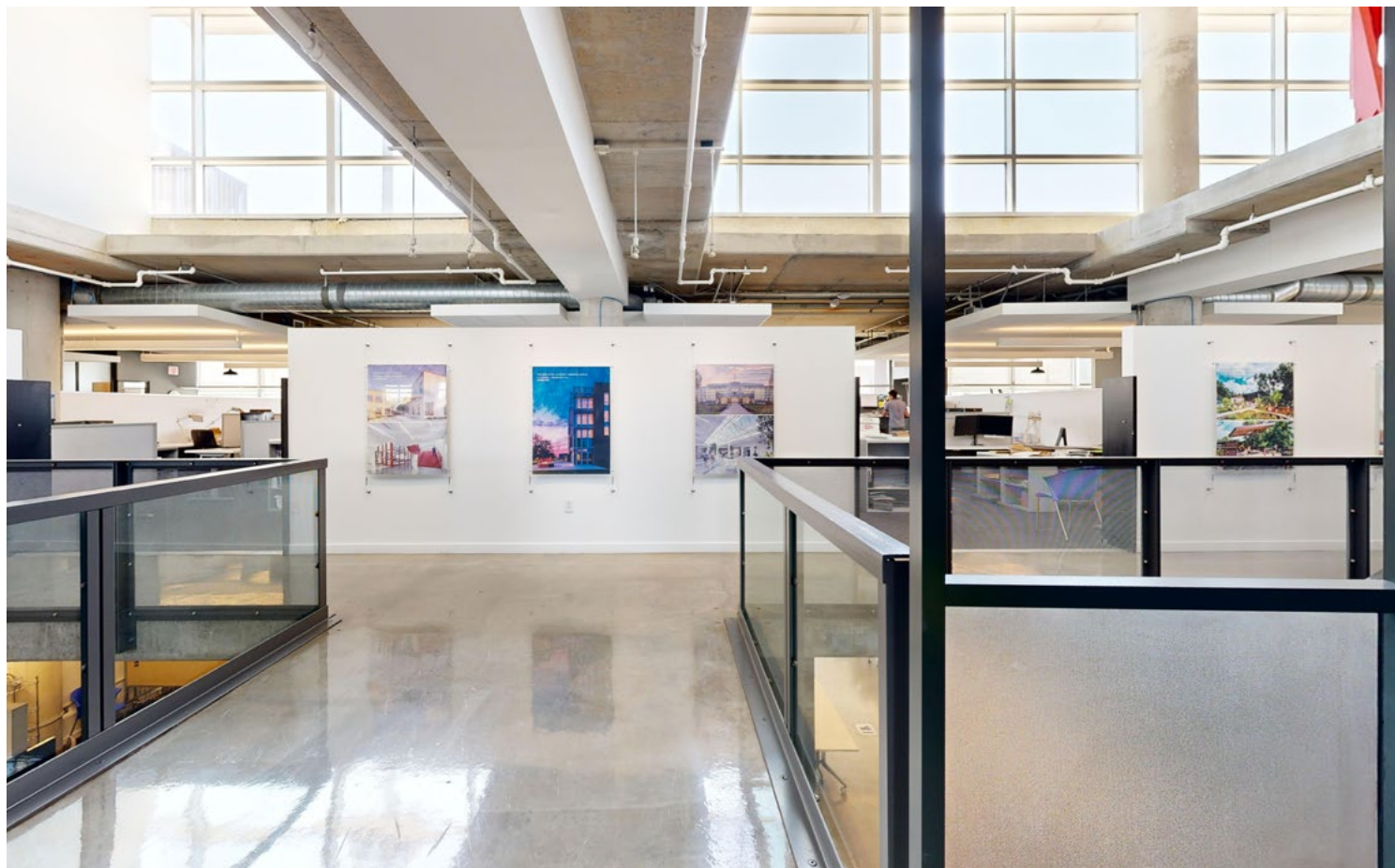
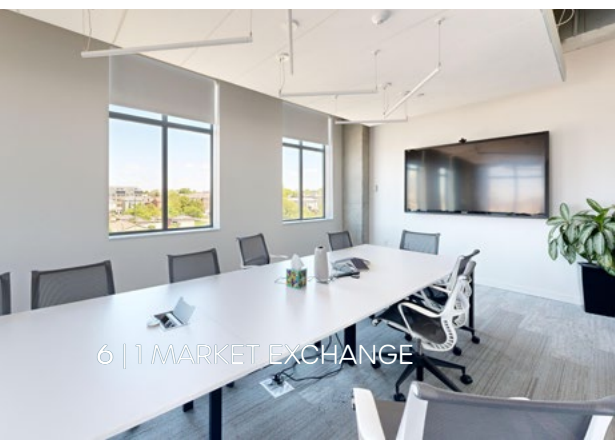
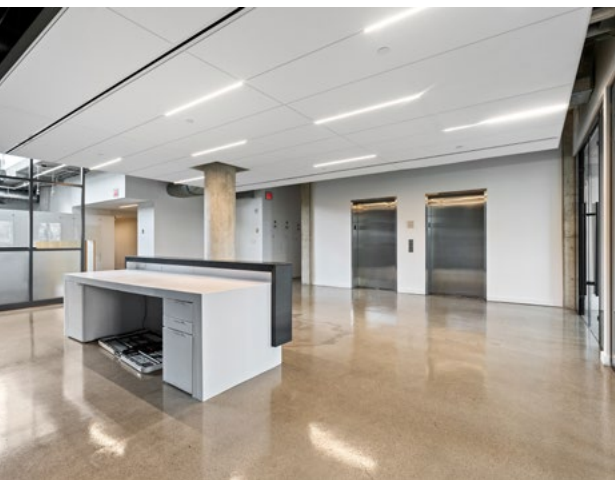


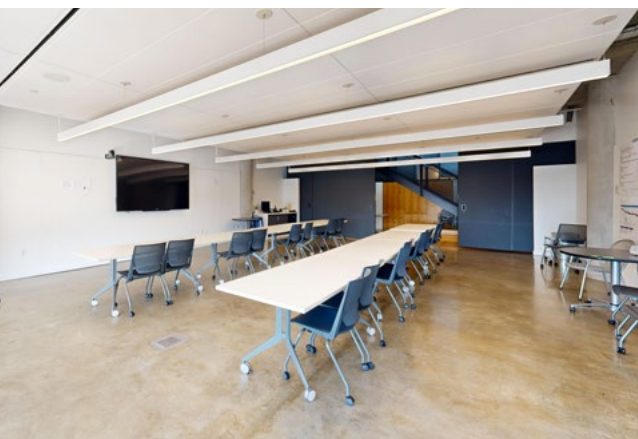
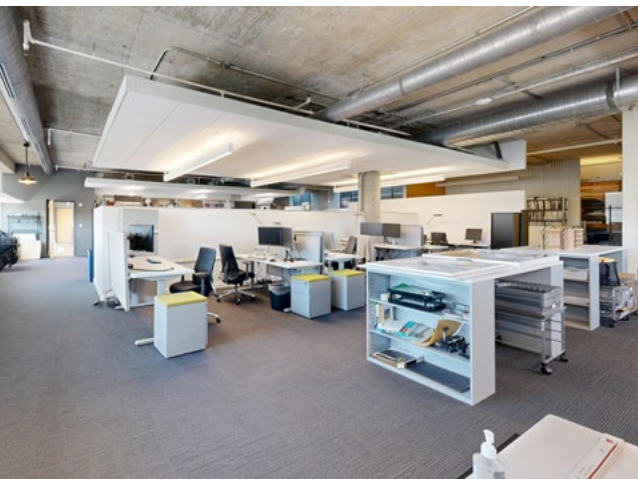


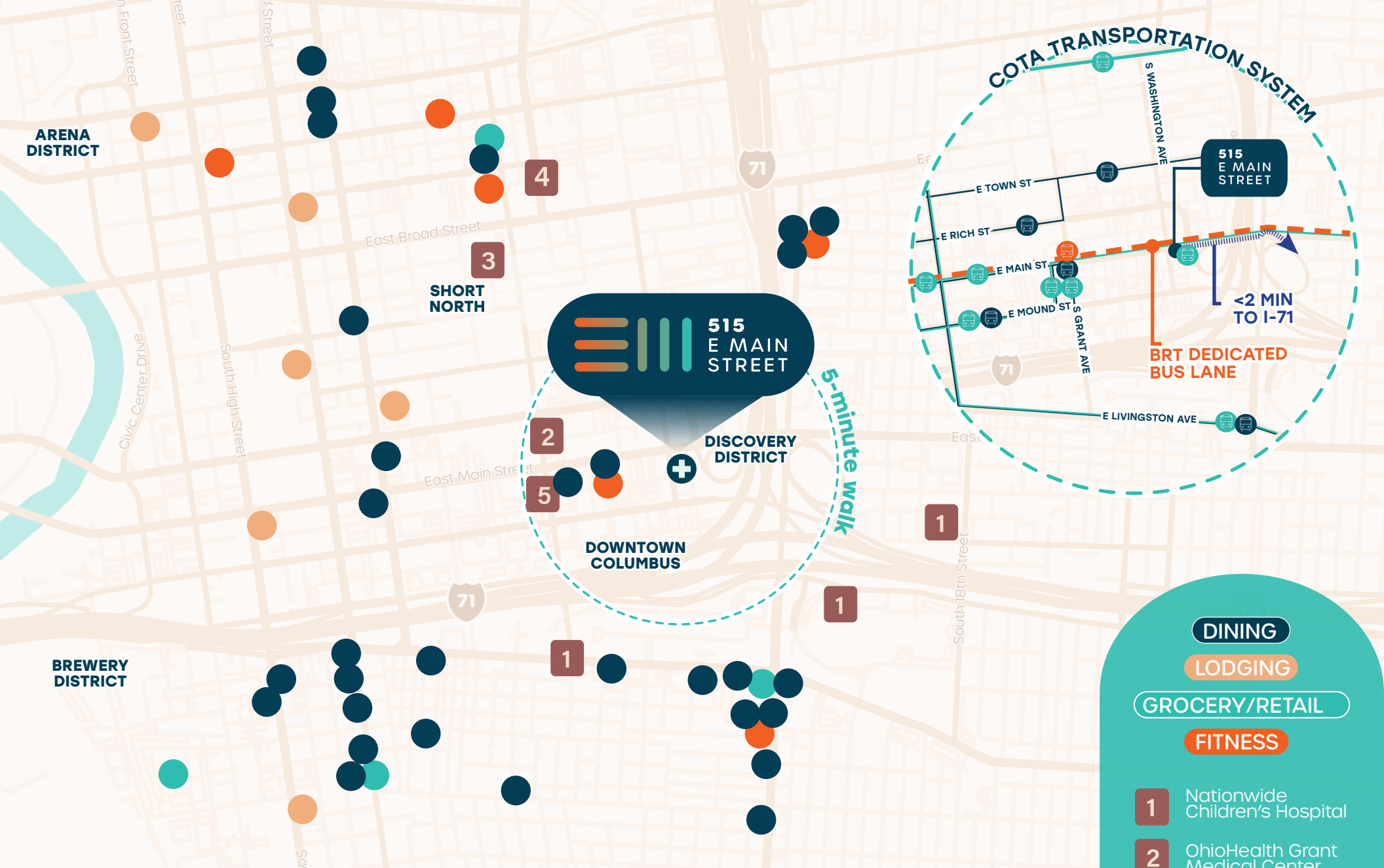
Building Features:

- Prominent building signage opportunity
- On-site executive, visitor and employee parking
- Fully renovated 1st floor common area lobby and restrooms
- Two (2) elevators
- Modern distinctive architectural pedigree

Photo GALLERY







- DINING
- LODGING
- GROCERY/RETAIL
- FITNESS

- 1 Nationwide Children's Hospital
- 2 OhioHealth Grant Medical Center
- 3 Capital University Law School
- 4 Columbus College of Art & Design
- 5 Franklin University

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Andy Dutcher

D + 1 614 460 4403
M + 1 614 425 2959
andrew.dutcher@jll.com

Joey Lamb

D + 1 614 460 4412
M + 1 614 506 9147
joey.lamb@jll.com



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