



CAPITOL
EQUITIES

FOR SALE

Providing creative commercial real estate solutions since 1997



HISTORIC OFFICE BUILDING

FOR SALE

785 EAST BROAD STREET, COLUMBUS, OH 43215

J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com

ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

Property Summary



Property Description

Introducing an exceptional opportunity at 785 East Broad Street, Columbus, OH. This remarkable three-story office building boasts a prime central location, presenting an enticing prospect for owner-users. With its contemporary updates and adaptable layout, 785 East Broad is tailored to meet the needs of owner-users seeking attractive, professional workspace.

OFFERING SUMMARY

PRICE REDUCED	\$545,000
Building	3,486 SF
On-Site Parking Lot	12 spaces
Annual Taxes	\$11,213
Price PSF	\$156.00

Property Highlights

- This stand-alone office building contains tons of old-world charm including marble fireplaces, chandeliers, and historic construction details throughout
- While maintaining historic architecture and design elements throughout, the building has undergone a full modernization including new carpet, lighting, modern color scheme, updated facilities and building systems
- Beautifully-maintained property by previous owner-operator with tons of natural light throughout
- On-site parking with a 12-space lot behind the building
- Beautiful green space and private courtyard for your employees and guests to use
- 1st & 2nd floor laid out with 3 extra-large private offices, updated restrooms and beautiful common areas
- Lower level provides ample, clean storage and additional office space options with private entry

J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com

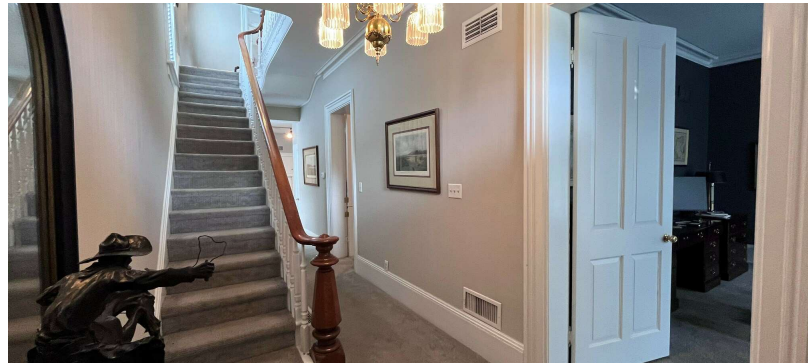
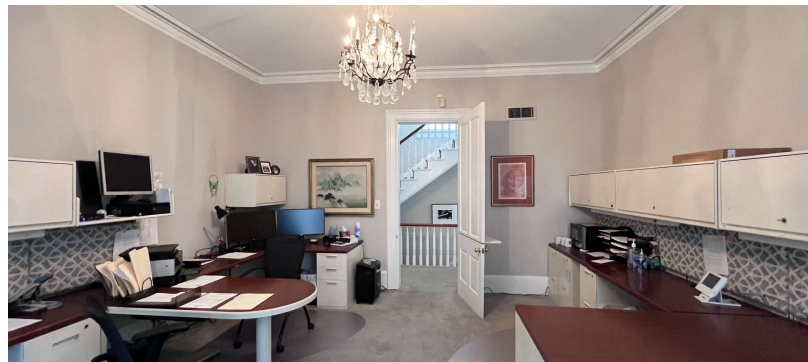
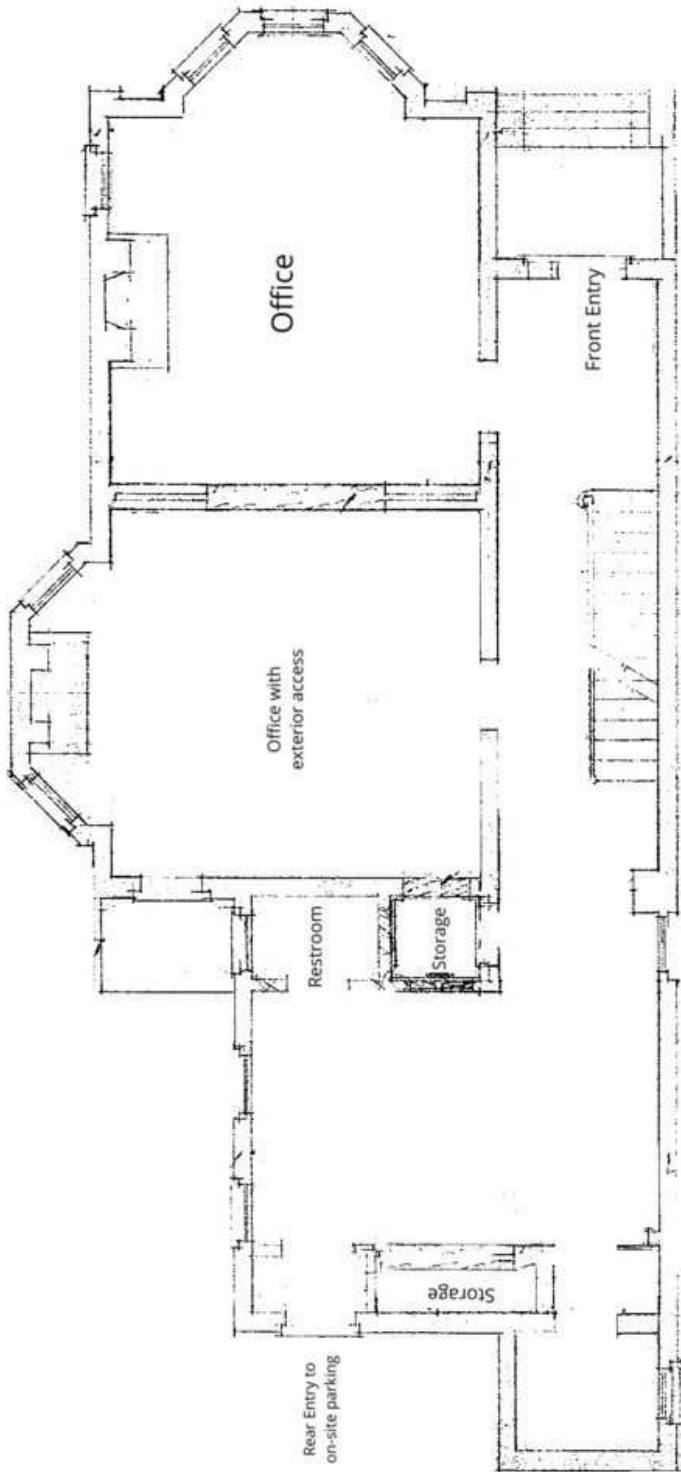
ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

CAPITOLEQUITIES.COM

The information contained herein was furnished by sources believed to be reliable, but it is not guaranteed, warranted or represented by Capitol Equities. The presentation of this property is submitted subject to errors, omissions, change of price or condition prior to sale or lease, or withdrawn without notice.

First Floor



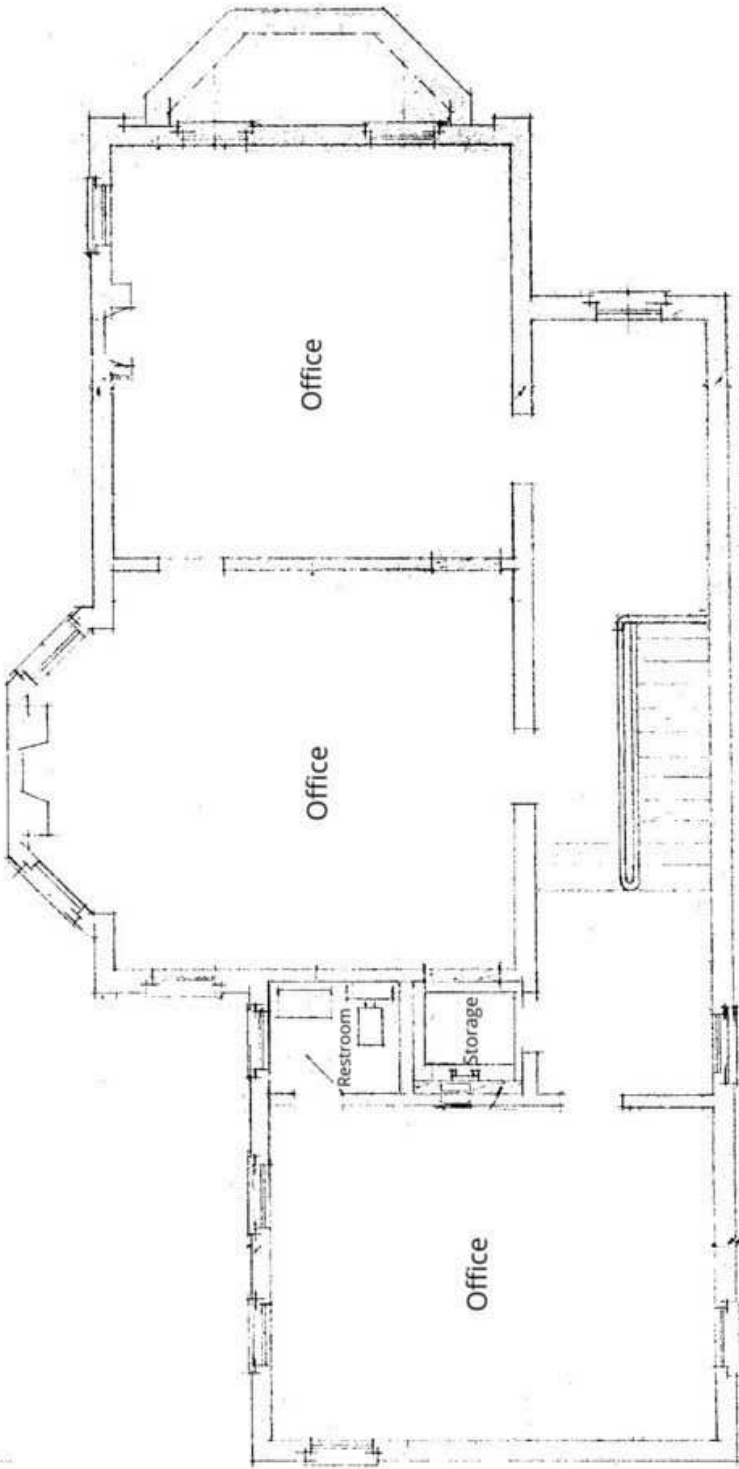
J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com

ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

Second Floor

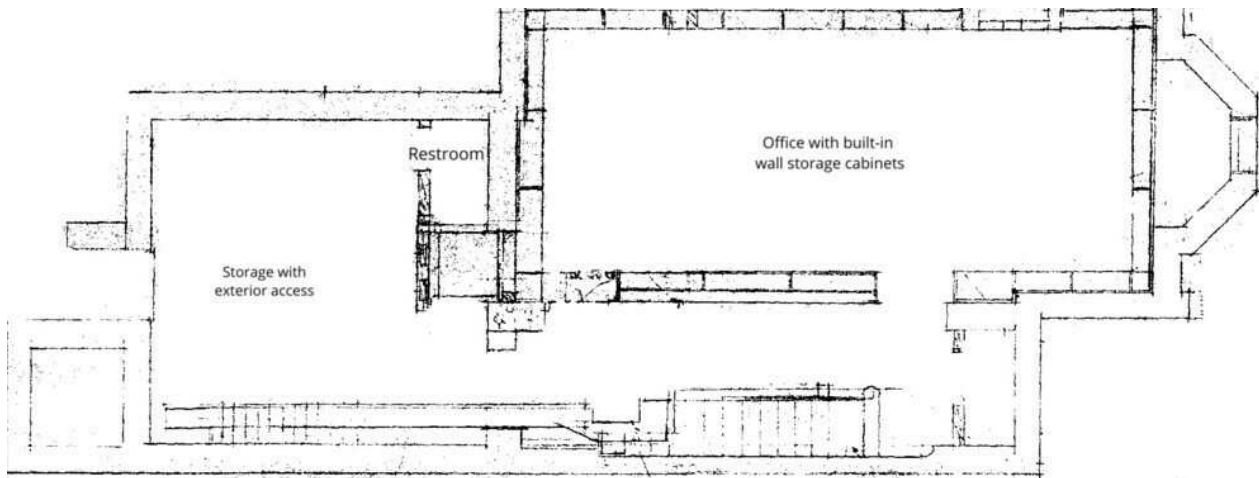
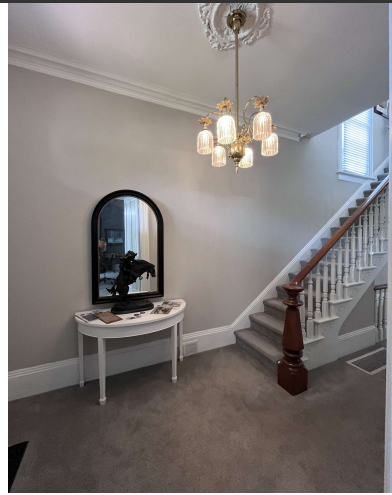
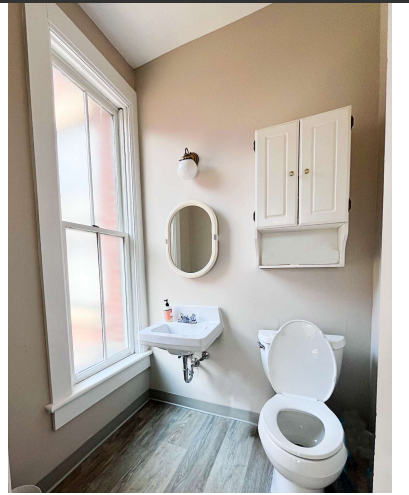


J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com

ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com



J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com

ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

Aerial Map



Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com

ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

Nearby Amenities



LOCATION OVERVIEW

Nestled just east of downtown Columbus in Old Towne East, this prime location offers great proximity to downtown businesses, restaurants and entertainment options. The site also provides convenient access to all parts of the city via I-71 and I-70, as well as public transportation routes. You have all the amenities that Old Towne East, Franklin Park, Bexley and downtown Columbus provide, while being tucked away in your own green oasis with a private courtyard.

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com

ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com