

OFFICE SPACE FOR LEASE

855 GRANDVIEW AVENUE

Grandview, OH 43215



VIEW PROPERTY WEBSITE

VIEW AERIAL VIDEO

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FOR LEASE:

Suite	SF	NNN Rate/SF	Est. OpEx/SF
110-A	5,217	\$16.50	\$10.06
110-B	6,222	\$16.50	\$10.06
100-A <i>(office/retail)</i>	4,867	\$25.00	\$10.06
110-A, 110-B, & 100-A <i>(suites can be demised for smaller tenants or combined for larger tenants up to 16,306 SF)</i>	Up to 16,306	\$16.50	\$10.06
140*	6,030	\$16.50	\$10.06
215	1,496	\$17.50	\$10.06
295**	3,189	\$16.50	\$10.06

**Suite 140 is currently offered for sublease through 7/31/27, but a direct lease with the landlord is possible.*

*** Suite 295 is available for occupancy approx. 9/1/26, possibly sooner.*

PROPERTY HIGHLIGHTS:

- High-end finishes, exposed ceilings, and polished concrete floors
- Located in Grandview Heights, directly across from Thrive's Grandview Crossing Development and the Little Grand Market
- Minutes from downtown Columbus with quick freeway access
- Ample parking in free surface lot
- Direct traffic light access provides convenient ingress and egress
- Abundance of natural light in loft style office space

TRAFFIC COUNTS:

- Grandview Avenue (9,713 VPD)
- State Route 33 (19,948 VPD)
- I-670 (105,900 VPD)



FIRST FLOOR 855 GRANDVIEW AVENUE

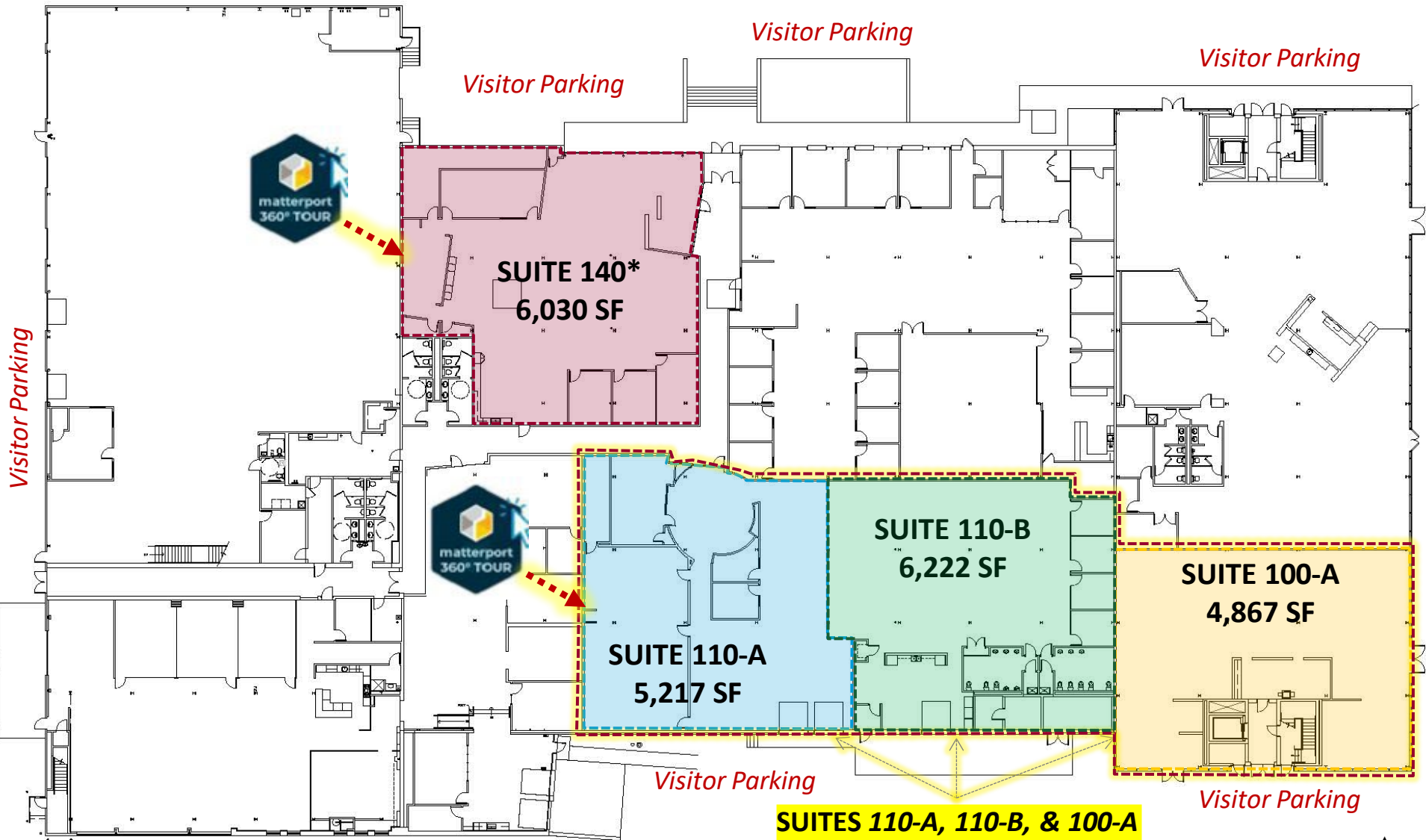
Railroad

Railroad

Visitor Parking

Visitor Parking

Visitor Parking



SUITES 110-A, 110-B, & 100-A
(suites can be demised for smaller tenants or
combined for larger tenants up to 16,306 SF)

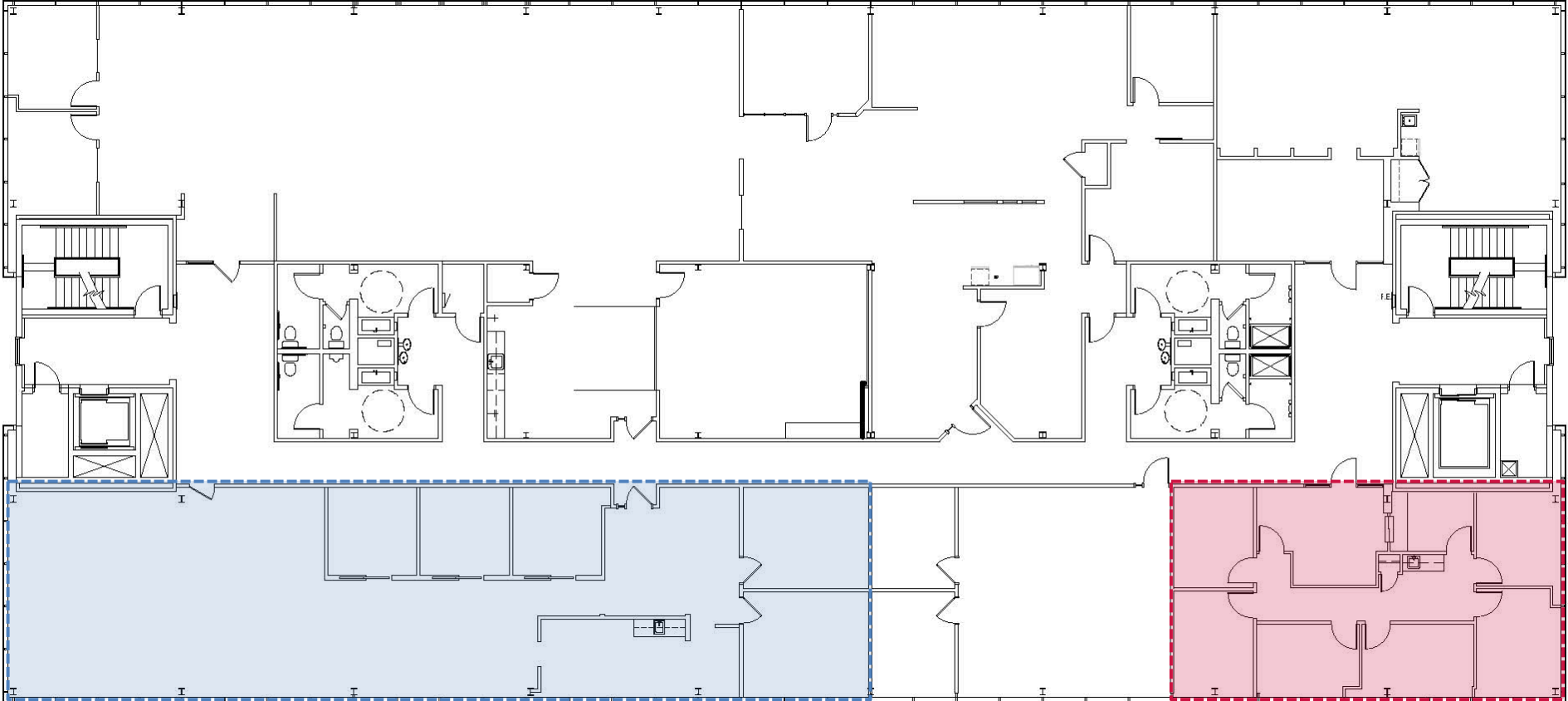
* Suite 140 is currently offered for sublease through 7/31/27, but a direct lease with the landlord is possible.



SECOND FLOOR

855 GRANDVIEW AVENUE

GRANDVIEW AVENUE



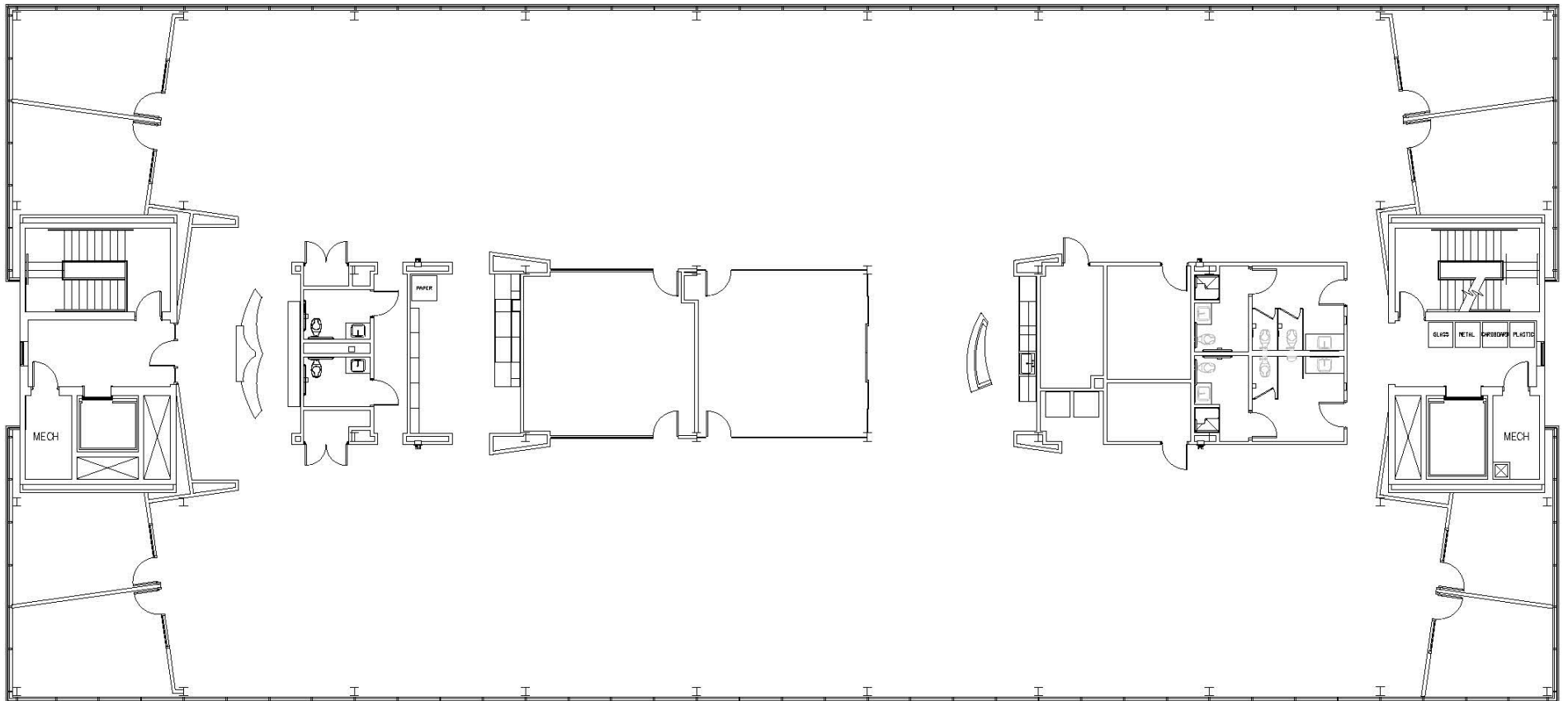
↑
SUITE 295
3,189 SF

↑
SUITE 215
1,496 SF



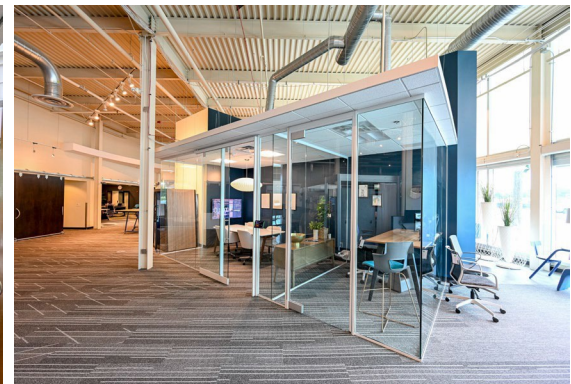
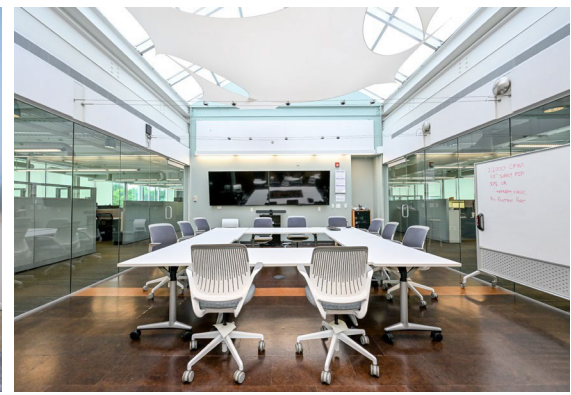
THIRD FLOOR 855 GRANDVIEW AVENUE

GRANDVIEW AVENUE



**3rd FLOOR:
FULLY LEASED**





d DOWNTOWN
COLUMBUS INC.

short north
arts district

ARENA
DISTRICT

315

GERMAN VILLAGE

OHIO STATE

The
LITTLE
GRAND

Bada
BEAN
BOOZES

33

INTERSTATE
670

BMW Financial Services

MODO YOGA

RAIL
Crafts, Kitchen & Bar

CHICKEN SILENCE
CUTS

GRANDVIEW
CROSSING

GUTCHER
PUB

LAVIE
BREWERY

ROOTS
NATURAL KITCHEN

SHEETZ

Starbucks

GIANT EAGLE

BIBIBOP
asian grill

NAPA

Kroger

STAUFS
COPPER

Chick-fil-A

jemi's

HYATT
PLACE

LION CUBS
COOKIES

Winans
COFFEE & CHOCOLATE

target

getGo
CAFE +
MARKET

Agave & Rye
EPIC TACOS
Tequila & Bourbon Hall

SITE

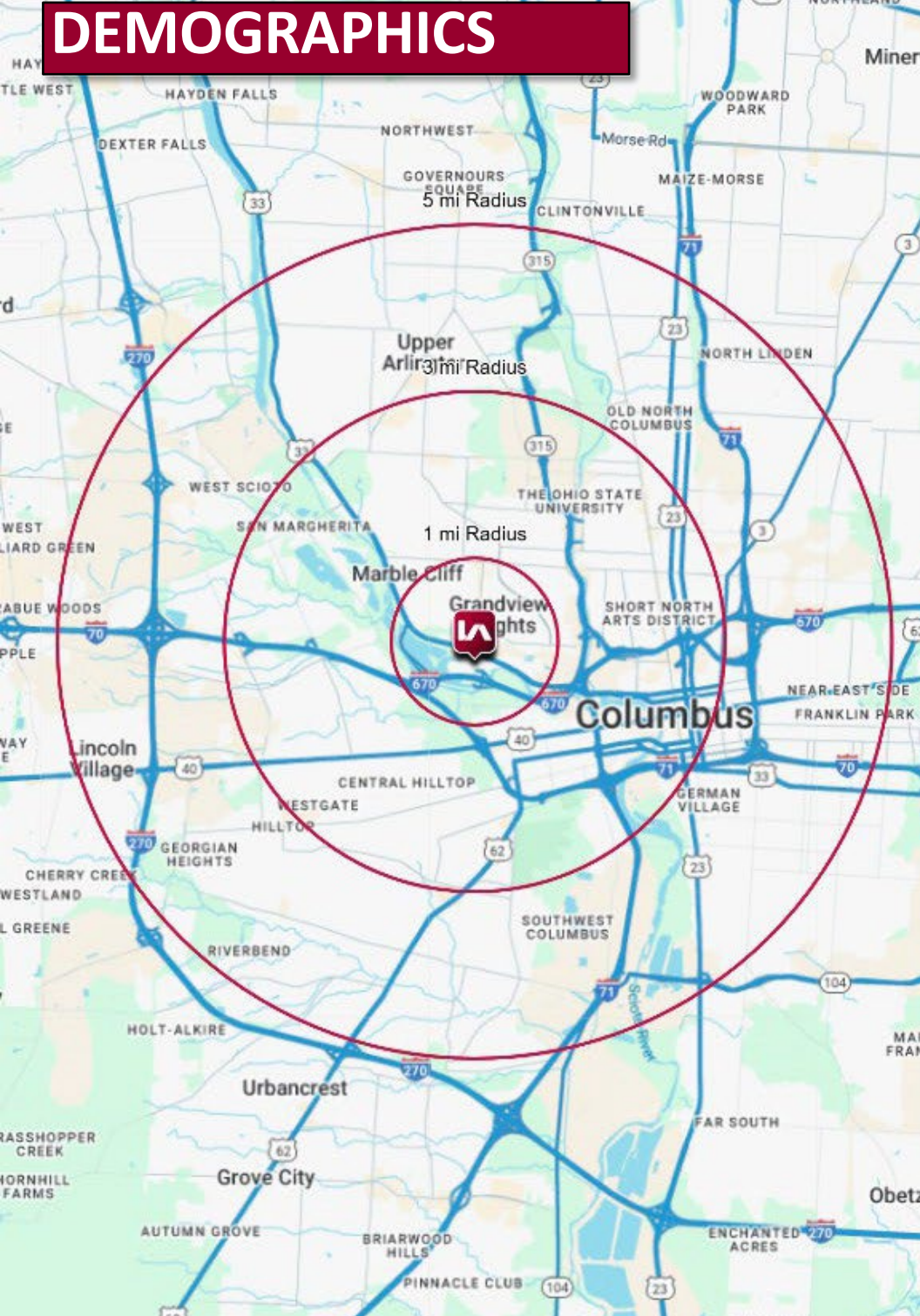
Wendy's



VIEW AERIAL VIDEO



DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	10,665	157,845	356,546
2030 Projected Population	11,283	162,365	358,693
2020 Census Population	10,176	153,614	344,457
2010 Census Population	9,001	125,391	306,127
Projected Annual Growth 2025 to 2030	1.2%	0.6%	0.1%
Historical Annual Growth 2010 to 2025	1.2%	1.7%	1.1%
HOUSEHOLDS			
2025 Estimated Households	5,591	70,876	156,833
2030 Projected Households	5,928	74,249	160,171
2020 Census Households	5,368	63,772	143,912
2010 Census Households	4,496	51,287	127,483
Projected Annual Growth 2025 to 2030	1.2%	1.0%	0.4%
Historical Annual Growth 2010 to 2025	1.6%	2.5%	1.5%
AGE			
2025 Est. Population Under 10 Years	9.3%	9.2%	11.2%
2025 Est. Population 10 to 19 Years	8.5%	11.8%	11.6%
2025 Est. Population 20 to 29 Years	22.6%	29.9%	22.9%
2025 Est. Population 30 to 44 Years	27.1%	22.6%	23.8%
2025 Est. Population 45 to 59 Years	14.3%	12.9%	14.5%
2025 Est. Population 60 to 74 Years	13.2%	10.1%	11.9%
2025 Est. Population 75 Years or Over	5.0%	3.5%	4.2%
2025 Est. Median Age	35.0	31.0	32.6
MARITAL STATUS & GENDER			
2025 Est. Male Population	49.1%	56.6%	53.3%
2025 Est. Female Population	50.9%	43.4%	46.7%
2025 Est. Never Married	48.5%	61.3%	53.6%
2025 Est. Now Married	39.0%	24.3%	28.8%
2025 Est. Separated or Divorced	8.6%	11.3%	13.9%
2025 Est. Widowed	3.9%	3.1%	3.8%
INCOME			
2025 Est. HH Income \$200,000 or More	19.7%	12.0%	10.9%
2025 Est. HH Income \$150,000 to \$199,999	12.8%	8.1%	7.9%
2025 Est. HH Income \$100,000 to \$149,999	15.9%	13.9%	14.8%
2025 Est. HH Income \$75,000 to \$99,999	11.9%	10.9%	11.6%
2025 Est. HH Income \$50,000 to \$74,999	19.2%	16.0%	15.5%
2025 Est. HH Income \$35,000 to \$49,999	7.4%	10.5%	11.3%
2025 Est. HH Income \$25,000 to \$34,999	4.2%	7.3%	7.8%
2025 Est. HH Income \$15,000 to \$24,999	2.4%	7.1%	7.4%
2025 Est. HH Income Under \$15,000	6.4%	14.2%	12.9%
2025 Est. Average Household Income	\$157,463	\$117,725	\$110,541
2025 Est. Median Household Income	\$100,953	\$76,149	\$75,171
2025 Est. Per Capita Income	\$82,549	\$53,598	\$49,003
2025 Est. Total Businesses	1,081	8,636	16,212
2025 Est. Total Employees	15,816	135,746	218,003