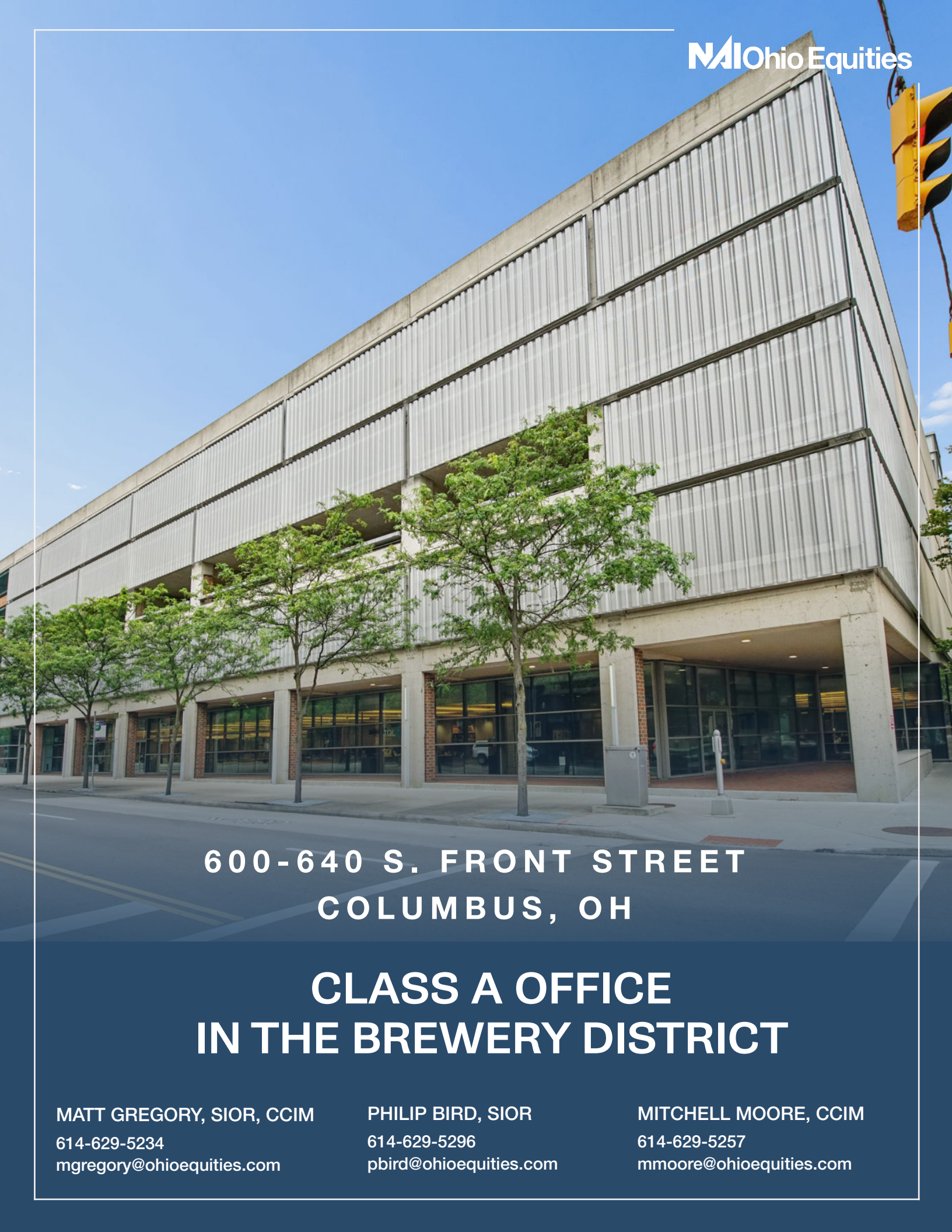


A photograph of a modern, multi-story office building with a facade of vertical metal slats. The building is situated on a street corner with trees and a clear blue sky in the background.

**600-640 S. FRONT STREET
COLUMBUS, OH**

**CLASS A OFFICE
IN THE BREWERY DISTRICT**

MATT GREGORY, SIOR, CCIM
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BUILDING OVERVIEW

600–640 S. Front Street offers a rare opportunity to lease up to 16,815 square feet of modern office space in one of Downtown Columbus’ most unique mixed-use properties. Located on the first floor beneath a multi-level parking garage, the available space combines exceptional workplace functionality with the convenience of abundant on-site structured parking and nearby surface lot.

Available January 1, 2027, the space can be demised into two suites to accommodate a variety of tenant sizes and requirements. Featuring predominantly open floor plans, high ceilings, and abundant natural light, the office provides an inviting environment designed to foster collaboration, creativity, and productivity while allowing flexibility for customized layouts.



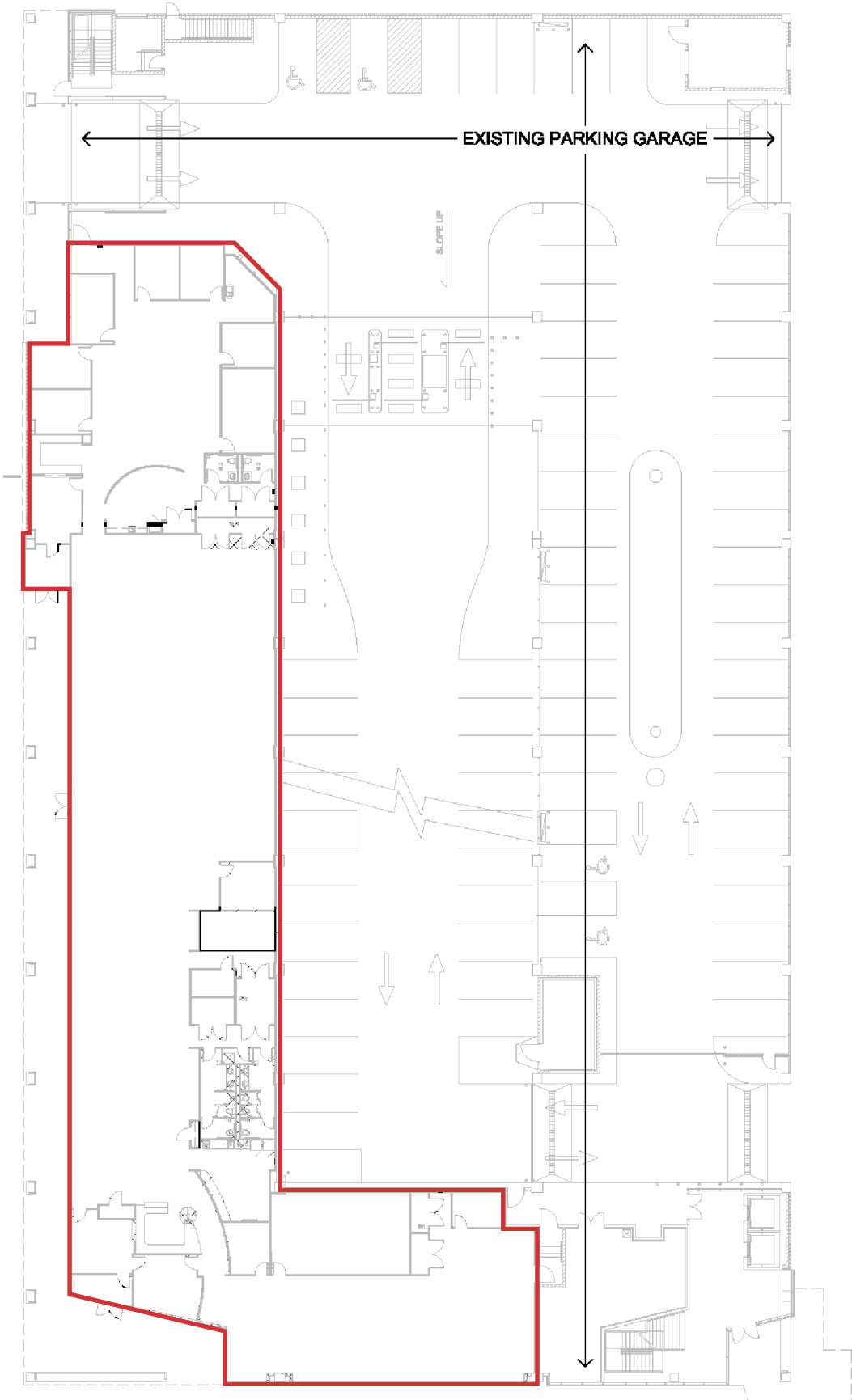
Situated just minutes from Downtown Columbus, German Village, and major interstate access, 600–640 S. Front Street offers businesses a highly accessible location with one of the area’s most valuable amenities—ample, dedicated parking for employees and visitors alike. Whether you’re seeking a corporate headquarters, creative office, professional services space, or collaborative workplace, this property delivers the flexibility, visibility, and convenience today’s tenants demand.

AVAILABLE SPACE

SUITE	SQUARE FEET	AVAILABILITY	RATE
600	12,815	01/01/2027	\$25.00/SF MG
640	4,000	01/01/2027	\$25.00/SF MG
600+640	16,815	01/01/2027	\$25.00/SF MG

FULL FLOOR PLAN | 16,815 SF

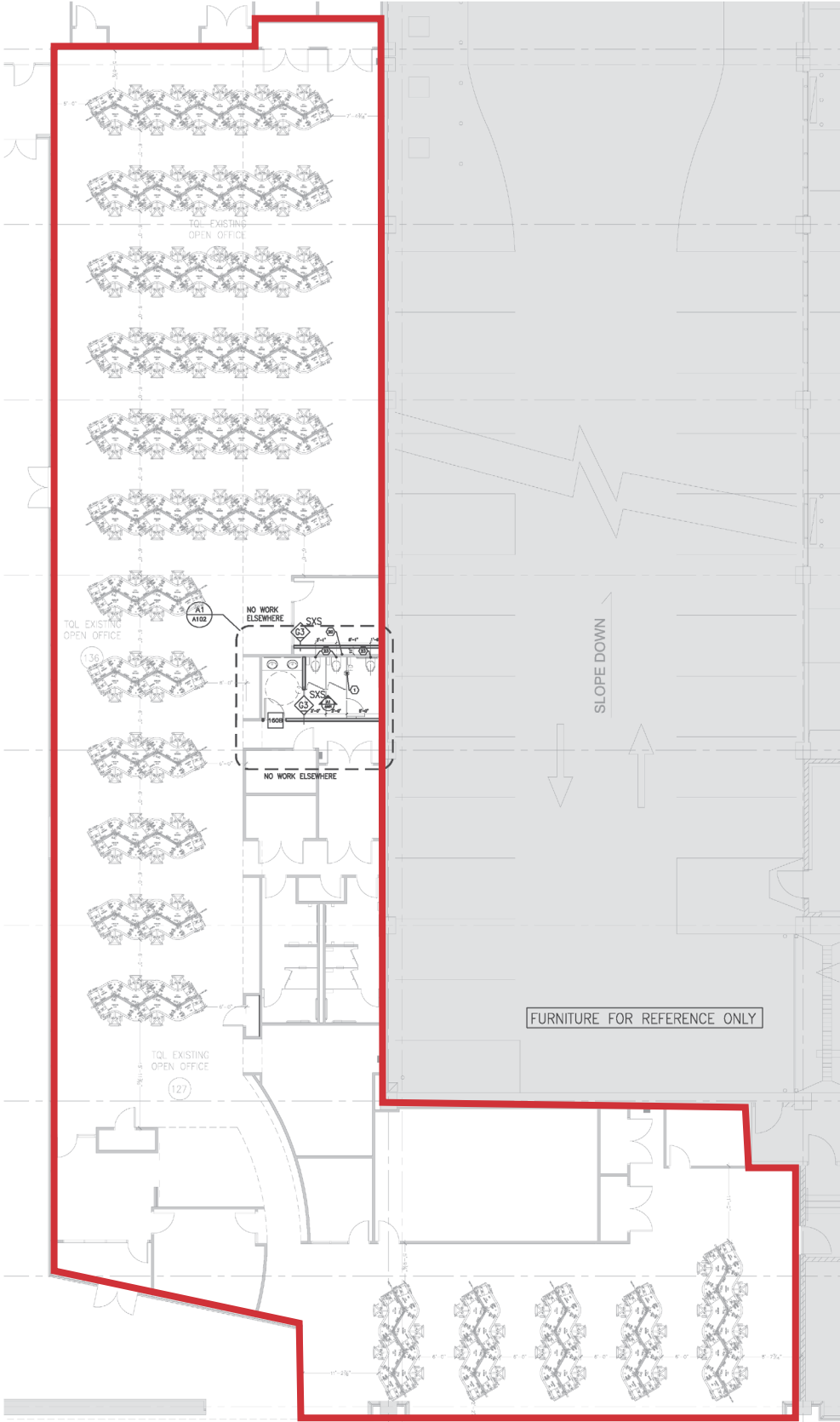
FRONT STREET



SUITE 600 | 12,815 SF

FURNITURE FOR REFERENCE ONLY

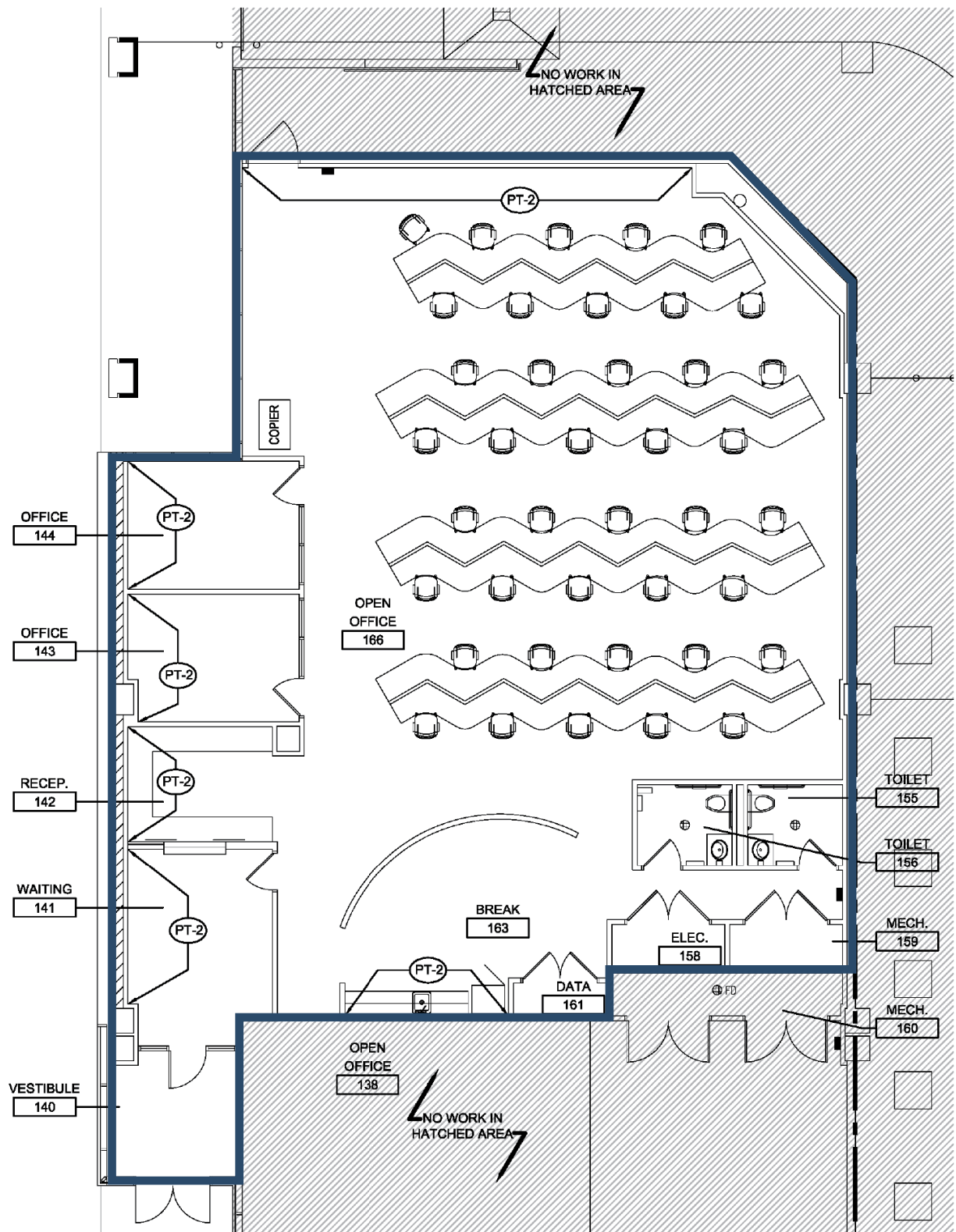
FRONT STREET



SUITE 640 | 4,000 SF

FURNITURE FOR REFERENCE ONLY

FRONT STREET



SUITE 600 PHOTOGRAPHS



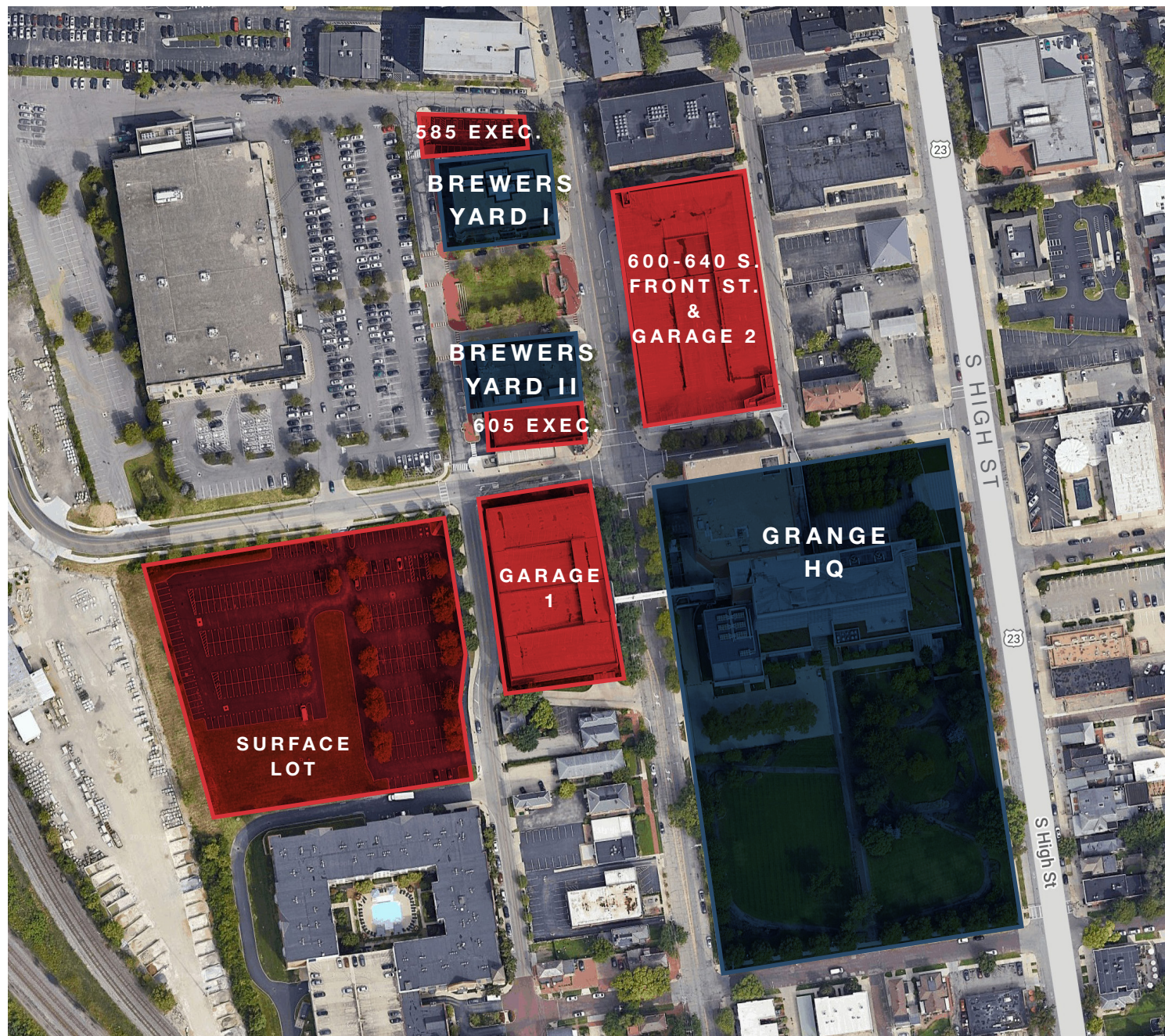
SUITE 600 PHOTOGRAPHS



SUITE 640 PHOTOGRAPHS



PARKING OVERVIEW



PARKING KEY

SURFACE LOT | 500 SPACES

585 EXEC | 22 SPACES

605 EXEC | 39 SPACES

GARAGE 1 | 600 SPACES

GARAGE 2 | 1,000 SPACES

UP TO 6;1,000 SF RATIO



EASILY ACCESSIBLE, HIGHLY VISIBLE LOCATION

The property boasts some of the most convenient access to major freeways in and out of downtown Columbus as well as unmatched on-site parking exclusively available to tenants which includes a 500 space surface lot, a 1,000 space parking garage, and a 600 space parking garage. The campus can achieve a parking ratio up to 6 per 1,000 if needed. All parking is owned and managed by the Landlord for the convenience of our tenants.



DRIVE TIMES

10-15 MINUTES

BEXLEY
GRANDVIEW

15-20 MINUTES

UPPER ARLINGTON
GROVE CITY
GAHANNA

20-30 MINUTES

WORTHINGTON
HILLIARD
DUBLIN
NEW ALBANY
WESTERVILLE
POWELL

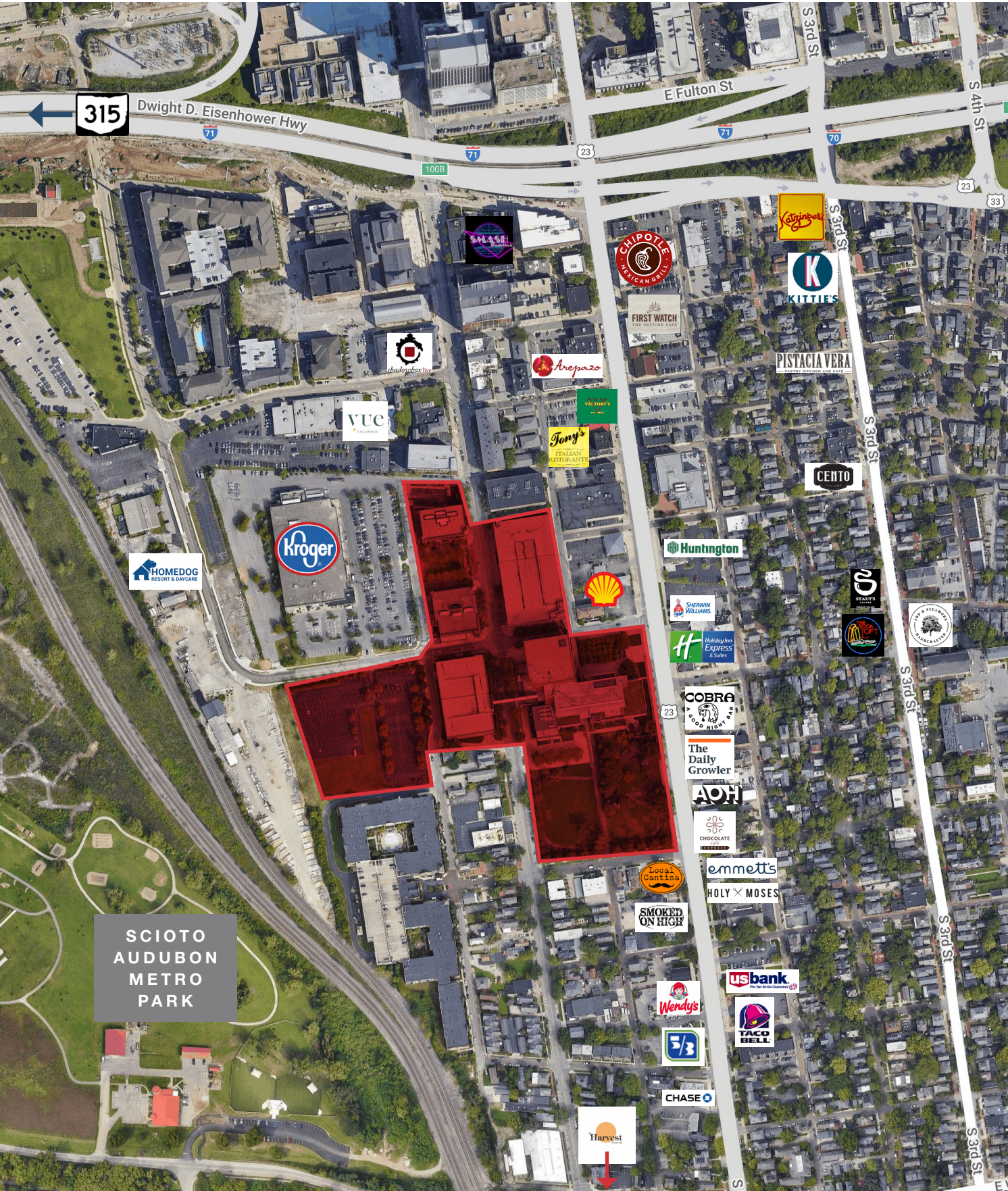


WALKABLE AMENITIES

- LOCAL CANTINA
- EMMETT'S CAFE
- CHIPOTLE
- FIRST WATCH
- HARVEST
- KROGER
- ANTIQUES ON HIGH
- THE DAILY GROWLER
- LAW BIRD
- HIGH BECK TAVERN
- ASH & EM
- AREPAZO TAPAS
- FIRST WATCH
- SHADOW BOX LIVE
- PISTACIA VERA
- KATZINGER'S
- KITTIE'S CAKES
- LINDEY'S
- THE BUTCHER SHOP FITNESS
- CHASE
- FIFTH THIRD
- HOLIDAY INN EXPRESS
- SALON LOFTS
- SMASH BUDDIES
- COBRA BAR
- THE BOOK LOFT
- CENTO
- STAUF'S COFFEE ROASTERS
- 3RD & SYCAMORE GIFT SHOP
- CHOCOLATE CAFE EXPRESS
- NOCTERRA BREWING CO.



NEARBY AMENITIES MAP



CONTACT US

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