

Historic Office Space for Lease in Downtown Columbus

35 NORTH FOURTH STREET
COLUMBUS, OHIO

35

North Fourth Street

NEWMARK

FOR LEASE

35 North Fourth Street

COLUMBUS, OHIO

Location

35 N. Fourth St. is located in Columbus' Downtown Business District. The building is a five minute walk from the Ohio Statehouse.

Approximate Size

5 Floors, 59,601 SF Total

Year Built

1910

Parking

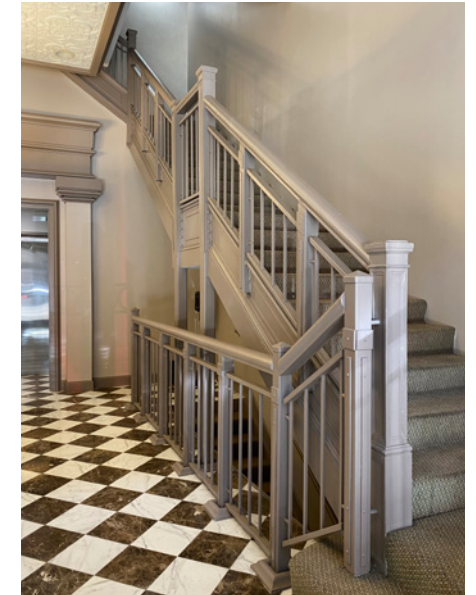
City garage located half a block away at 4th & Elm, with below market rates

Property Highlights

- Offices suite layouts have a combo of private offices and open space
- 2 brand new passenger elevators and 1 freight elevator
- Exterior Building signage is available
- On-site property management
- Easy access to I-670, I-71, and I-70



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Available Space

Suite 200

6,936 SF
\$16.00/SF Modified Gross

Suite 340

1,090 SF
\$16.00/SF Modified Gross

Suite 350

2,793 SF – Available July 1
\$16.00/SF Modified Gross

Suite 400

9,960 SF
\$16.00/SF Modified Gross

Suite 500

3,410 SF (Divisible to 2,744 SF)
\$16.00/SF Modified Gross

Lower Level

8,630 SF (with Windows)
\$12.00/SF Modified Gross



Capital Improvements

35 N. Fourth St. has undergone several major upgrades to key components of the building, work was completed in the summer of 2023.

COOLING TOWER AND ZONED TEMPERATURE CONTROLS

The building will receive a new cooling tower along with updated controls to more efficiently provide air conditioning to all areas of the building. This system, scheduled for March 2023, will employ modern methods of conservation.



LED LIGHTING AND CONTROLS

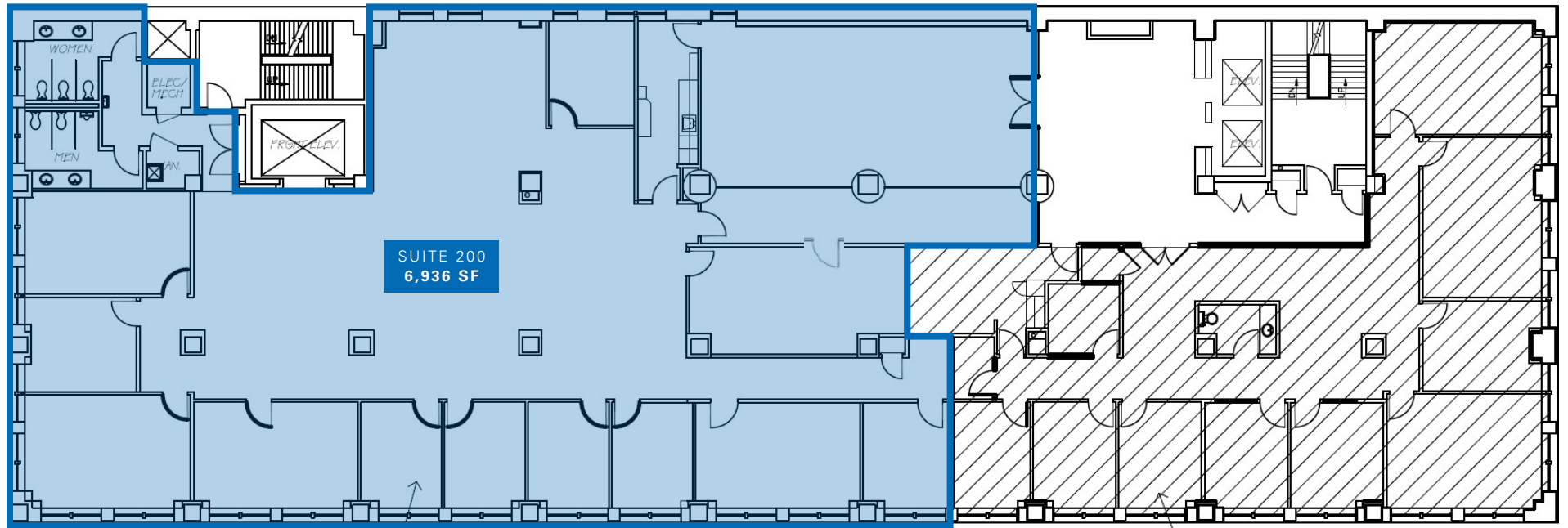
Currently underway, fixtures are being upgraded to direct wire LED lighting. This will utilize the existing fixtures and replace only the bulbs with LED equivalents. In addition to this, key areas of the building will receive new lighting controls which sense occupancy to further reduce overall energy usage.



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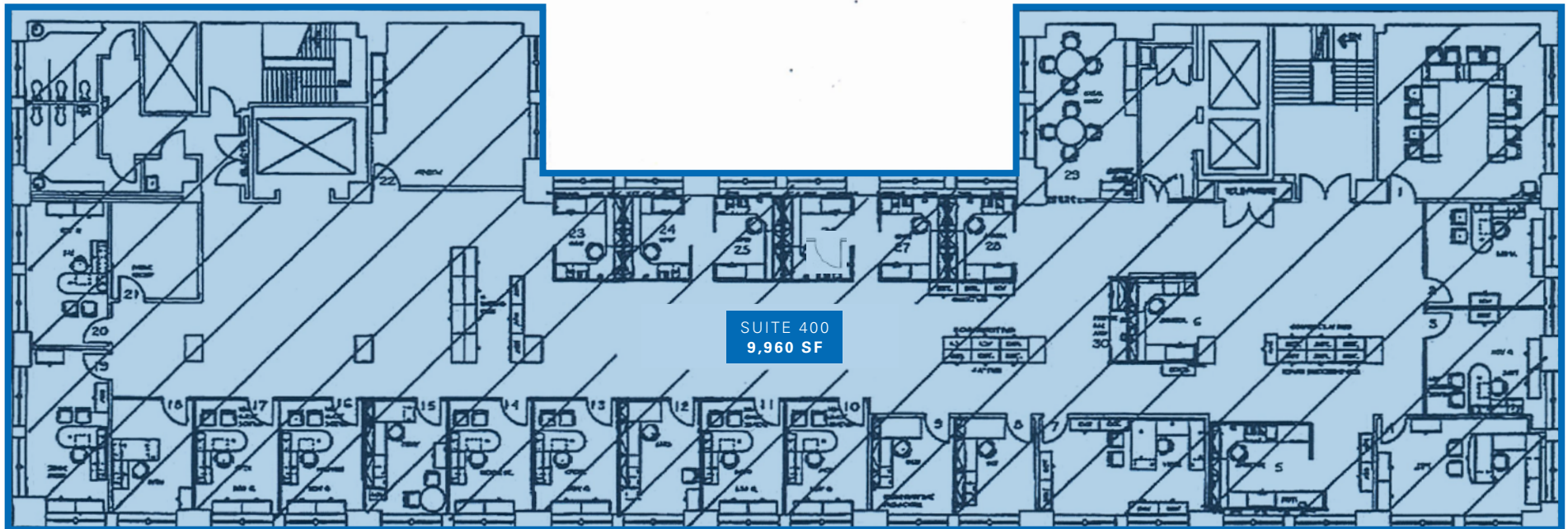
Second Floor



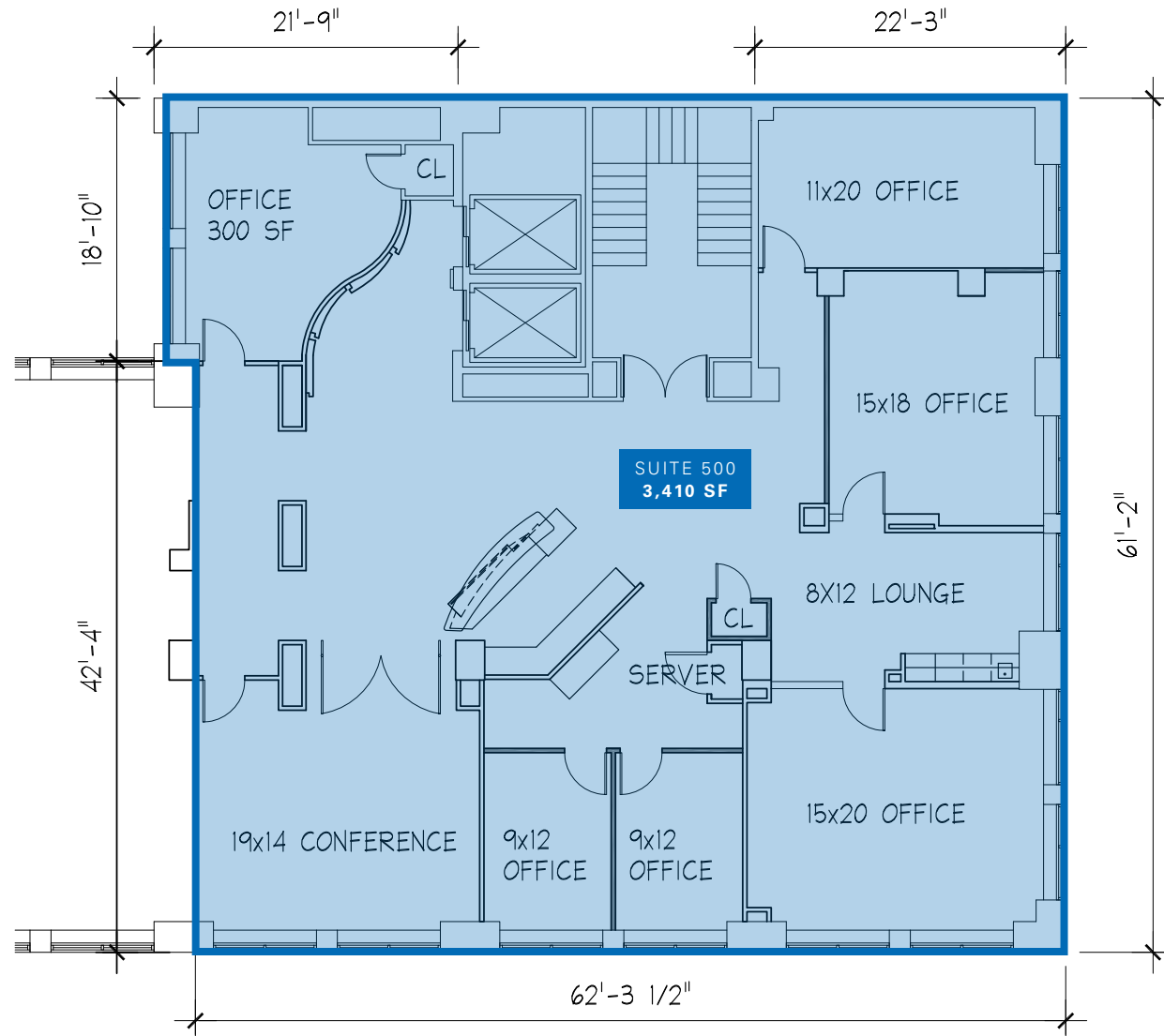
Third Floor



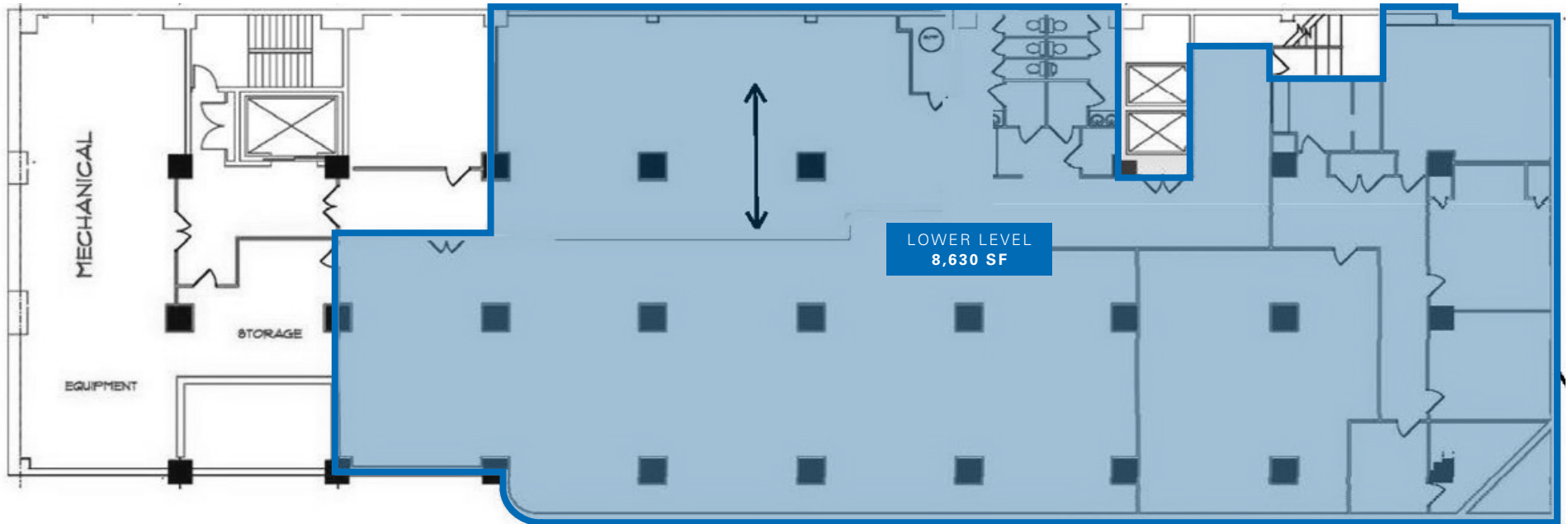
Fourth Floor



Fifth Floor



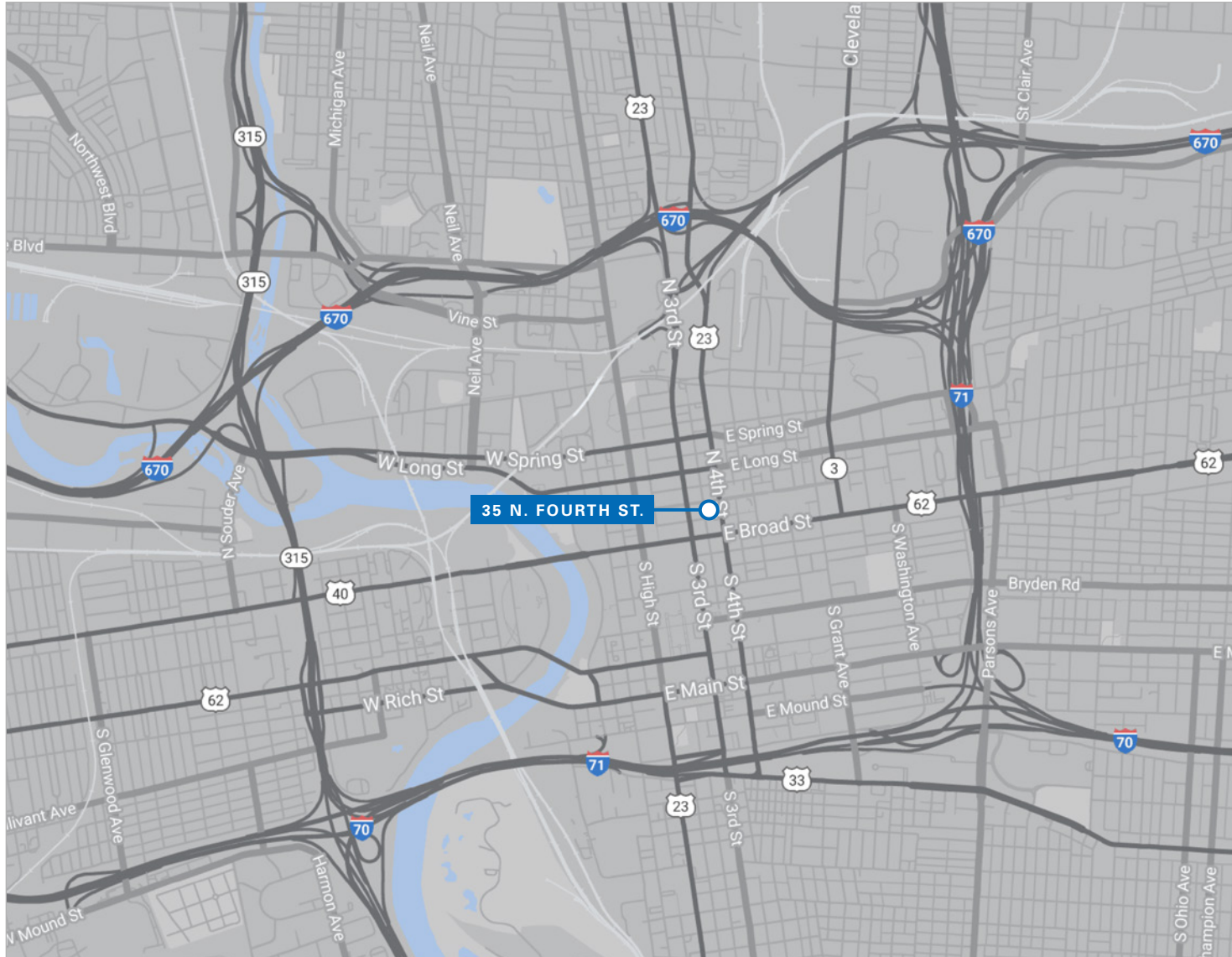
Lower Level



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Total Population

1 mile	15,066
3 miles	165,041
5 miles	378,636

Projected Population

1 mile	16,451
3 miles	174,999
5 miles	398,636

Population Growth

1 mile	5.2%
3 miles	2.3%
5 miles	1.6%

Median Age

1 mile	39.2
3 miles	33.1
5 miles	34.1

Total Households

1 mile	9,445
3 miles	69,629
5 miles	157,769

Average Household Income

1 mile	\$88,868
3 miles	\$71,995
5 miles	\$72,396

Daytime Employees

1 mile	93,784
3 miles	240,690
5 miles	316,199

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For more information:

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