



CAPITOL
EQUITIES

FOR LEASE

Providing creative commercial real estate solutions since 1997



OFFICE | 3,746 - 10,522 SF

DOWNTOWN COLUMBUS

101 EAST TOWN 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 Highlights

- Cost affordable, attractive professional office space available at Town and Third Streets, including large, exterior signage opportunities
- Entire floor available with floor to ceiling windows overlooking downtown Columbus, including views of Columbus Commons
- Available suite provides a very efficient layout with several private offices, including larger executive offices, plus open work areas, multiple conference rooms, as well as a large cafe/kitchen area for employees
- 24/7 secured office building with intercom access at lobby entry
- Walking distance to popular restaurants, hotels and entertainment options
- On-site parking available to lease in the gated, secure lot (\$150/space/month) plus several parking garages and lots in 1-block radius

Property Description

Attractive lease rate for newly renovated office space. Steps from Capitol Square. Building includes Subway, a high-security data center and Primrose School of Downtown Columbus.

OFFERING SUMMARY

Available SF	3,746 - 10,522 SF
Net Rent	\$13.00 /SF
Operating Expenses	\$8.48 /SF
Utilities	Included in Op Exp
On-Site, Gated Parking	\$150.00 /space/month

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101 EAST TOWN STREET, 4TH FLOOR, COLUMBUS, OH 43215



Fourth Floor Conference Room



Efficient Layout with Private and Open Areas



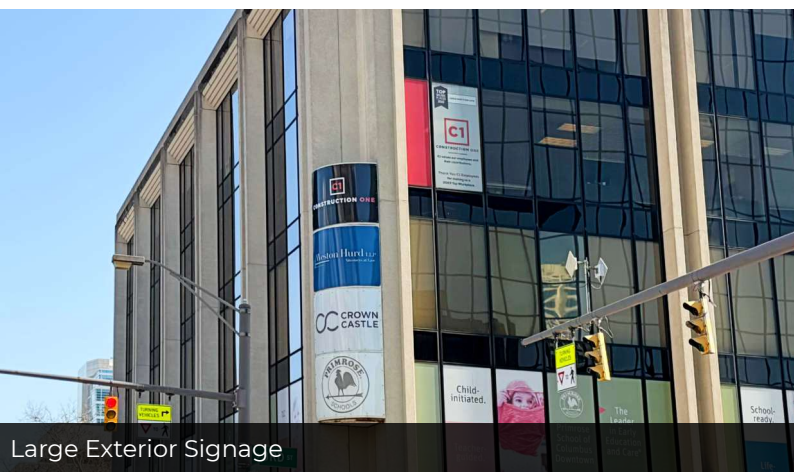
Fourth Floor Conference Room 2



Fourth Floor Kitchen/Break Area



Fourth Floor Lobby Area



Large Exterior Signage



Across Street from Columbus Commons

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Parking Plan

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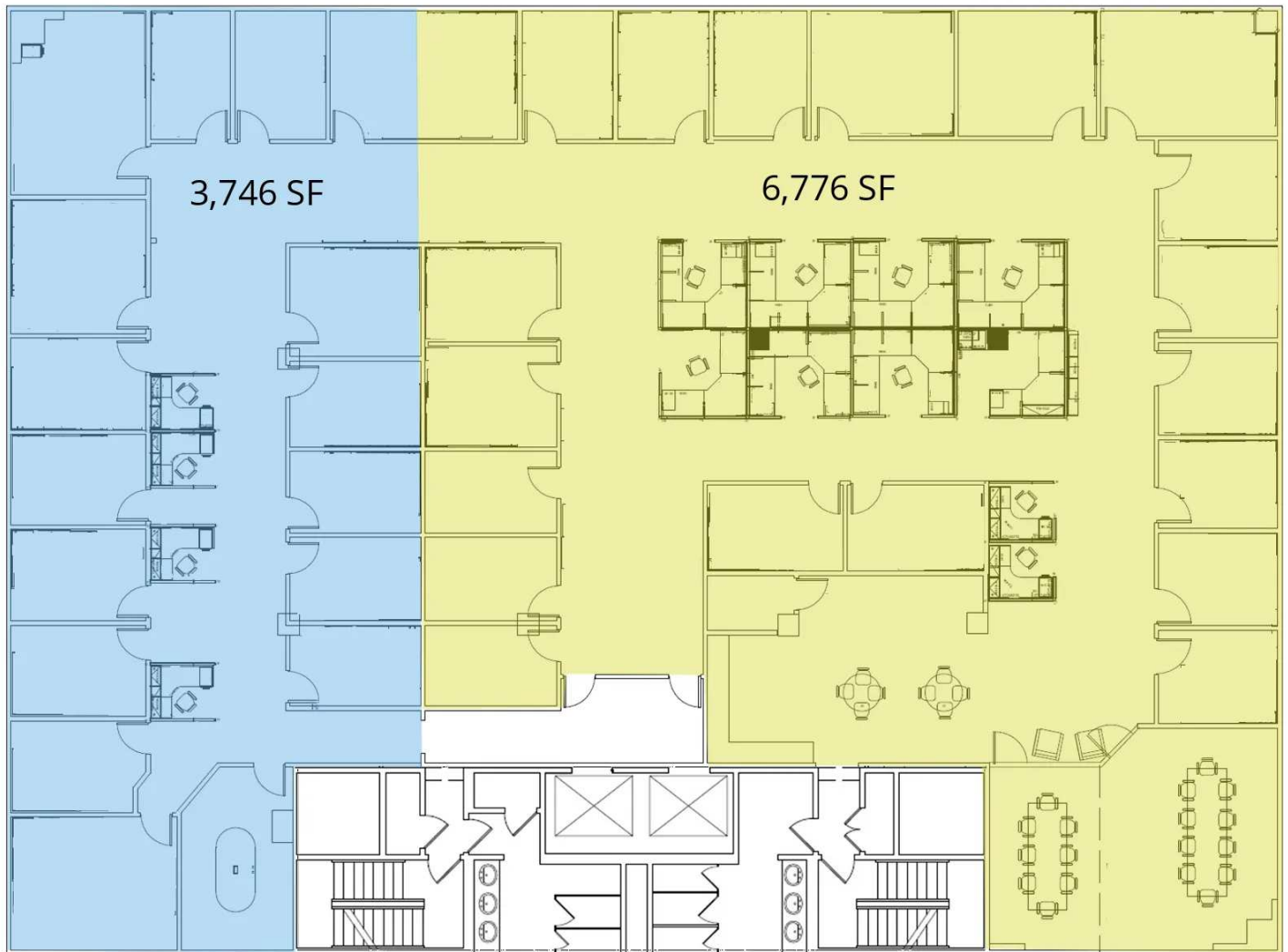
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Fourth Floor | As Built | Easily divided to two suites, or entire 10,522 SF floor available

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Location Overview

Prominently located on a main intersection of downtown Columbus at Third and Town Streets. One block from Capitol Square, and steps from Columbus Commons, several restaurants, entertainment options, hotels, and more.

Prime downtown entertainment options are within walking distance of the property including Columbus Commons, Ohio Theater, Palace Theater, Southern Theater, Bicentennial Plaza, COSI and the Scioto Mile. Professional and semi-professional sports teams based in downtown Columbus include the Columbus Blue Jackets professional hockey team, Columbus Clippers Triple-A baseball, and Columbus Crew professional soccer team playing in the brand-new Lower.com facility.

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