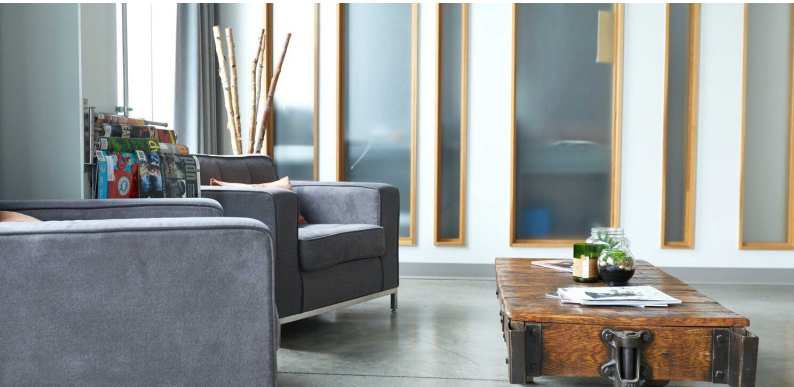




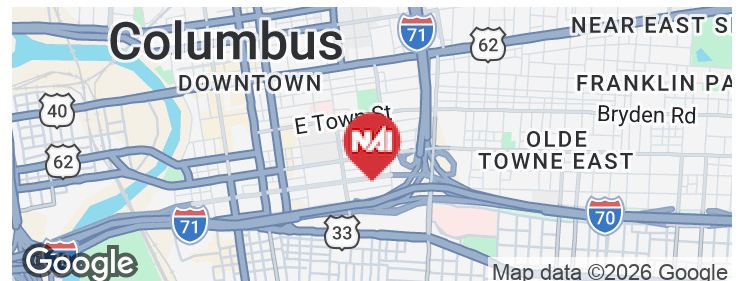
451-453 E. Mound Street

Columbus, Ohio 43215

Property Highlights

- 2,301 SF Mixed Use Office Condo
- 1,800 SF on the 1st floor and 500 SF Mezzanine
- Open Floor Plan with 24'x15' Infinity Cyc Wall
- Double Unit with 30' High Ceilings
- ADA with Private Office and Kitchenette
- Completely Private End-Unit Space
- HOA Fees are \$250 Per Month (Includes Water)
- Potential for Live-Work or Residential Uses
- Attention to Detail in this Move-in-Ready Space
- Finished Concrete Floors and Large East-Facing Windows
- 28 Parking Spaces (6 Allocated to this Unit)

Sale Price: \$539,000



[View Property Video](#)

For More Information

John Mally

O: 614 629 5254

jmally@ohioequities.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



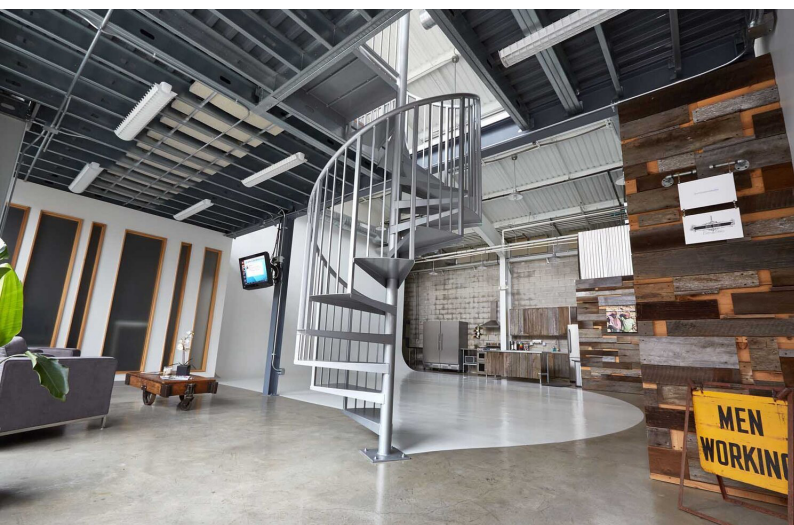
Property Description

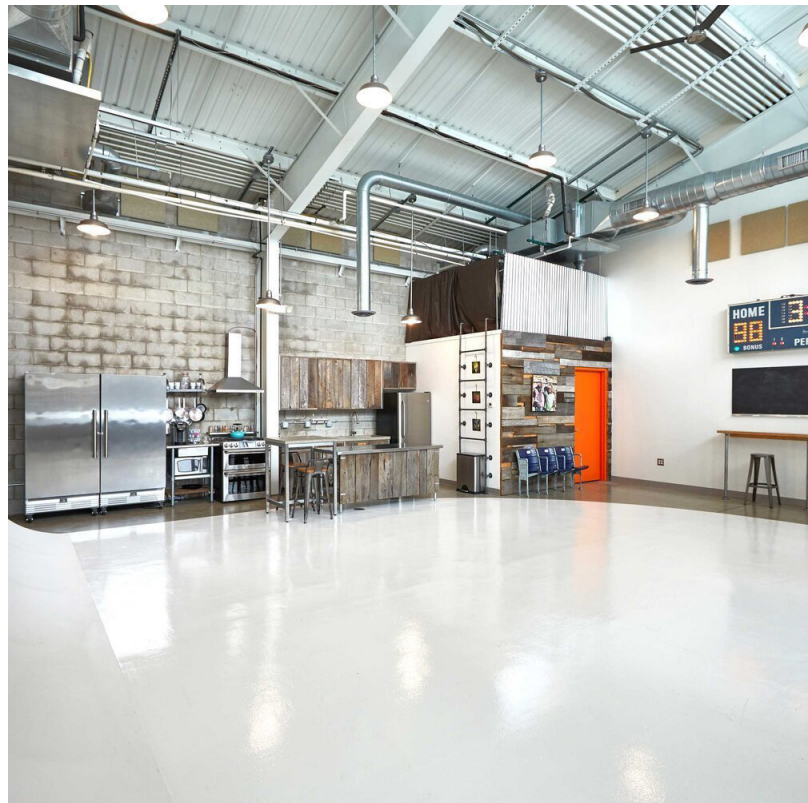
2,301 SF office condo is available For Sale. This lofted office space is move-in-ready and features large east-facing glass windows, an open floor plan, a private office, and a kitchenette area. The property provides ample parking for employees and visitors with its own parking lot and provides convenient access to major travel routes. This high-end build features one restroom and a full kitchen that could be modified to meet multiple professional space needs.



Location Description

This is a fully built-out office condo with a second-floor loft located in the heart of Downtown Columbus. This double-unit commercial condo is between E Mount St and E Engler St, just off I-70 as you enter downtown. The Downtown District zoning allows for Retail, Office, Medical, or Residential Uses. The property is located in close proximity to Franklin University, Children's Hospital, and German Village. In addition, the location of the property provides convenient access to primary travel routes and ample parking.





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