



CAPITOL  
EQUITIES

FOR LEASE

*Providing creative commercial real estate solutions since 1997*



# OFFICE

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# SHORT NORTH

27 - 29 EAST FIFTH AVE, COLUMBUS, OH 43201

## ED FELLOWS

VP Brokerage  
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## J.R. KERN

President  
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## Property Description

Dynamic space with two private entries - Fifth Avenue and the private parking lot accessed via Mt Pleasant Avenue. This mostly open interior provides a great space for your creative business operations with exposed brick, wood floors and two provide offices.

## Property Highlights

- These suites provide predominantly open interiors with common area restrooms at attractive rental rates
- Join Hoof Hearted Brewery, Service Bar, Heartfelt Yoga, 'Plas restaurant and more in this dynamic corridor at Fifth Ave and High Street, nestled between the Short North, Italian Village and the Ohio State University Campus.
- Rear entry provides ADA accessibility with lift
- Five-year lease can potentially include free on-site parking spaces in the private lot located behind the building, available during business hours

## Location Description

Great Short North location, just east of High Street on Fifth Avenue. Steps from several dining and entertainment options including the new Hoof Hearted Taproom, Middle West Spirits and Service Bar, 'Plas, Condado Tacos, Paulie Gee's, The Short North Stage, and so much more. The Short North is the most exciting and walkable community destination in central Ohio. This location perfectly caters to businesses seeking a dynamic neighborhood.

### OFFERING SUMMARY

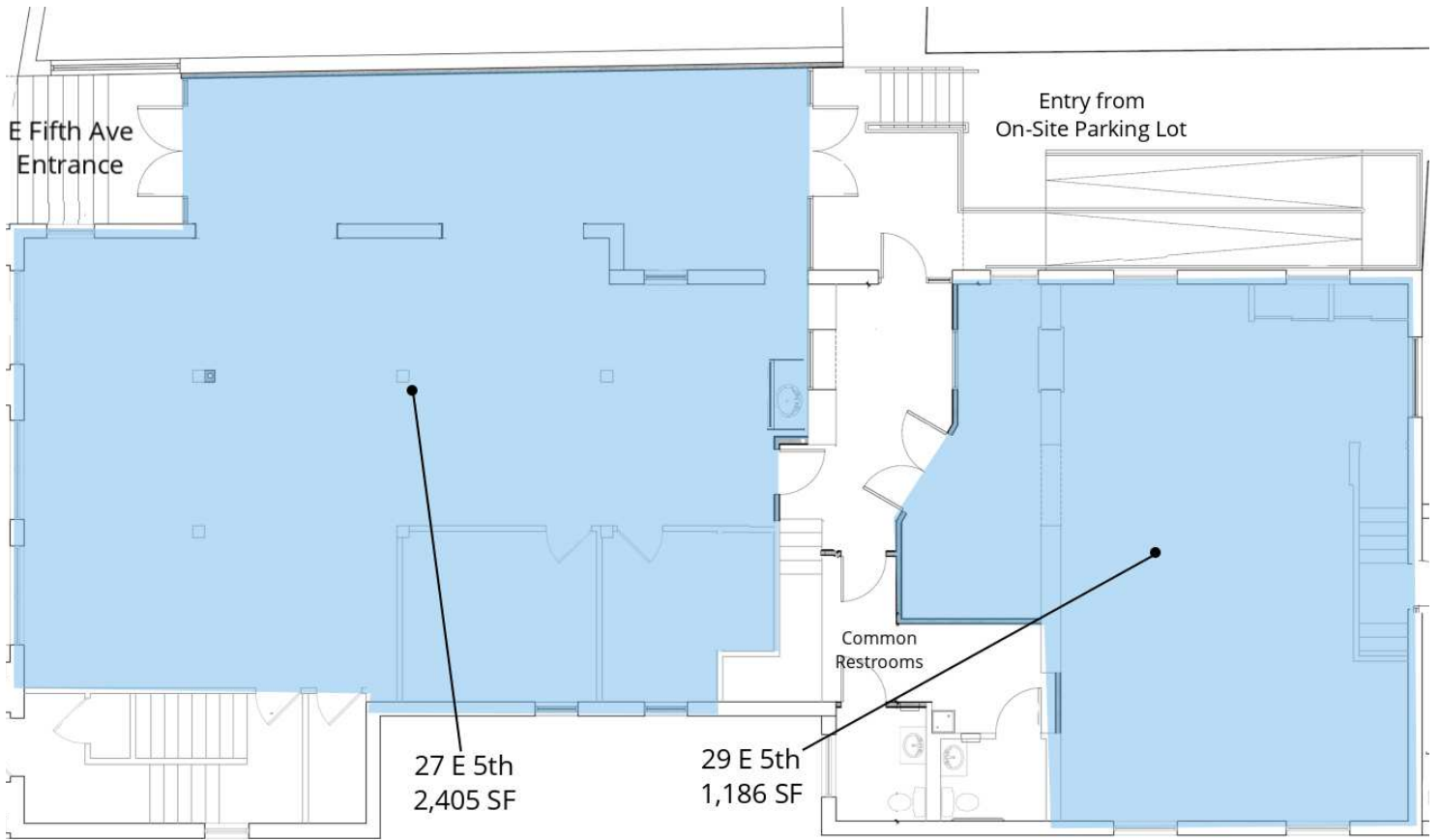
Available SF:	1,186 - 2,405 SF
Lease Rate:	\$18.95 SF/yr
Utilities:	Paid by Tenant
Tax + Ins:	Included in Rents

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### Available Spaces

SUITE	SIZE	DESCRIPTION
■ 27 East Fifth Ave	2,405 SF	Open space with 2 offices, kitchenette, common restrooms and two private entries
■ 29 East Fifth Ave	1,186 SF	Former yoga studio with lobby/entry area and one wide open practice room

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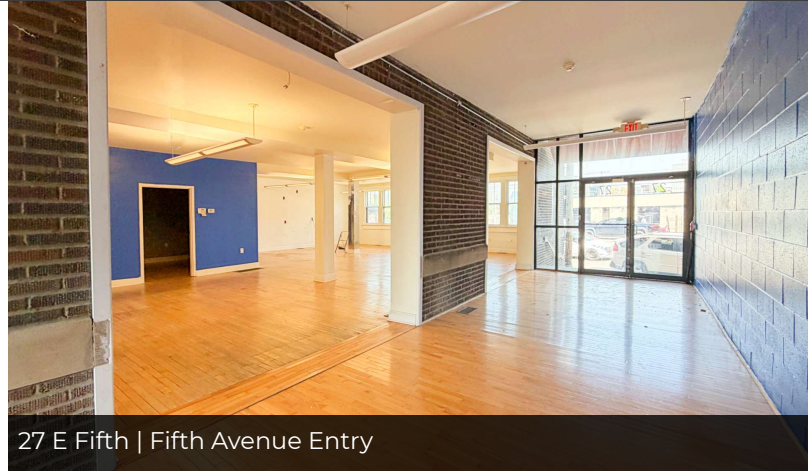
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## 27 EAST FIFTH | 2,405 SF

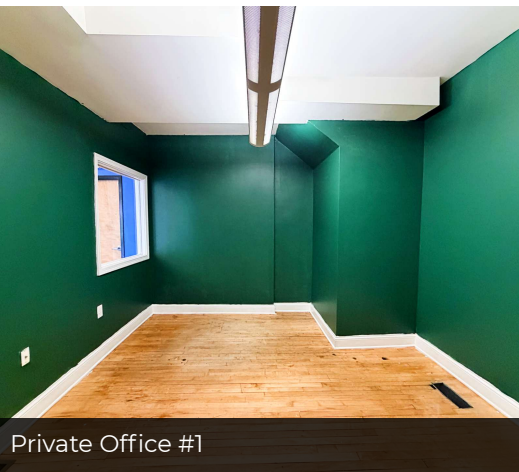
27 EAST FIFTH AVE, COLUMBUS, OH 43201



27 E Fifth | Mostly open interior with distinct brick features



27 E Fifth | Fifth Avenue Entry



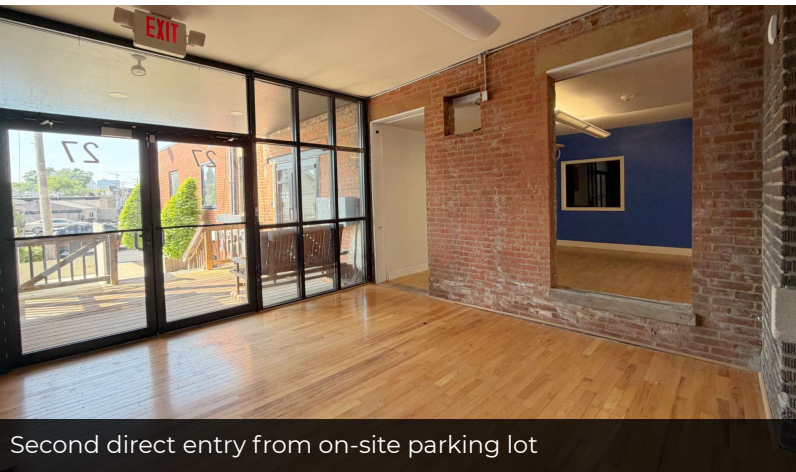
Private Office #1



Private Office #2



Small kitchenette



Second direct entry from on-site parking lot



Great historic detail

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29 EAST FIFTH | 1,186 SF

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29 East Fifth | Former yoga studio with open interior



Lobby/Entry Area



Beautiful wood floors and ceilings



Rear Entry from On-Site Parking Lot

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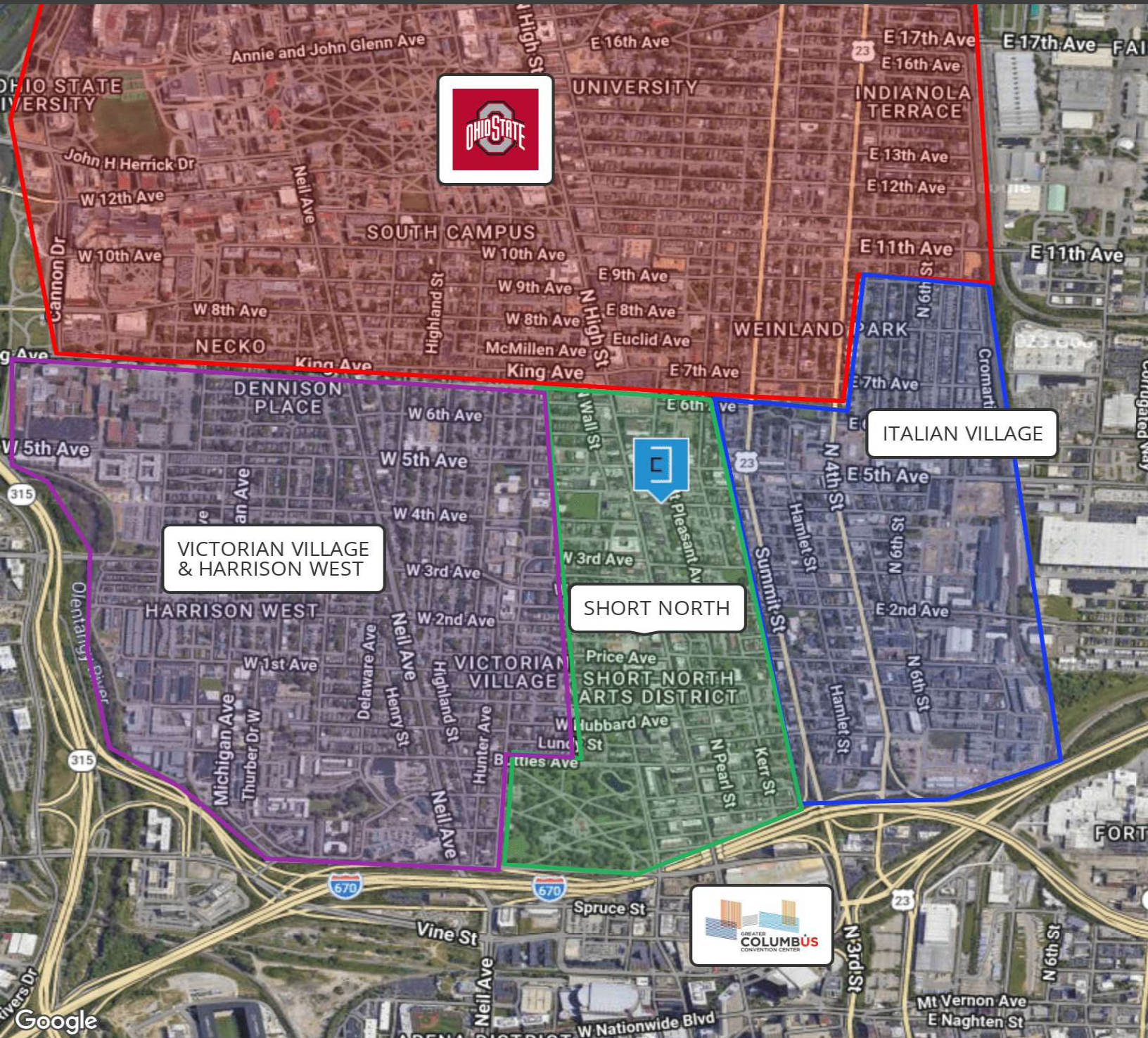
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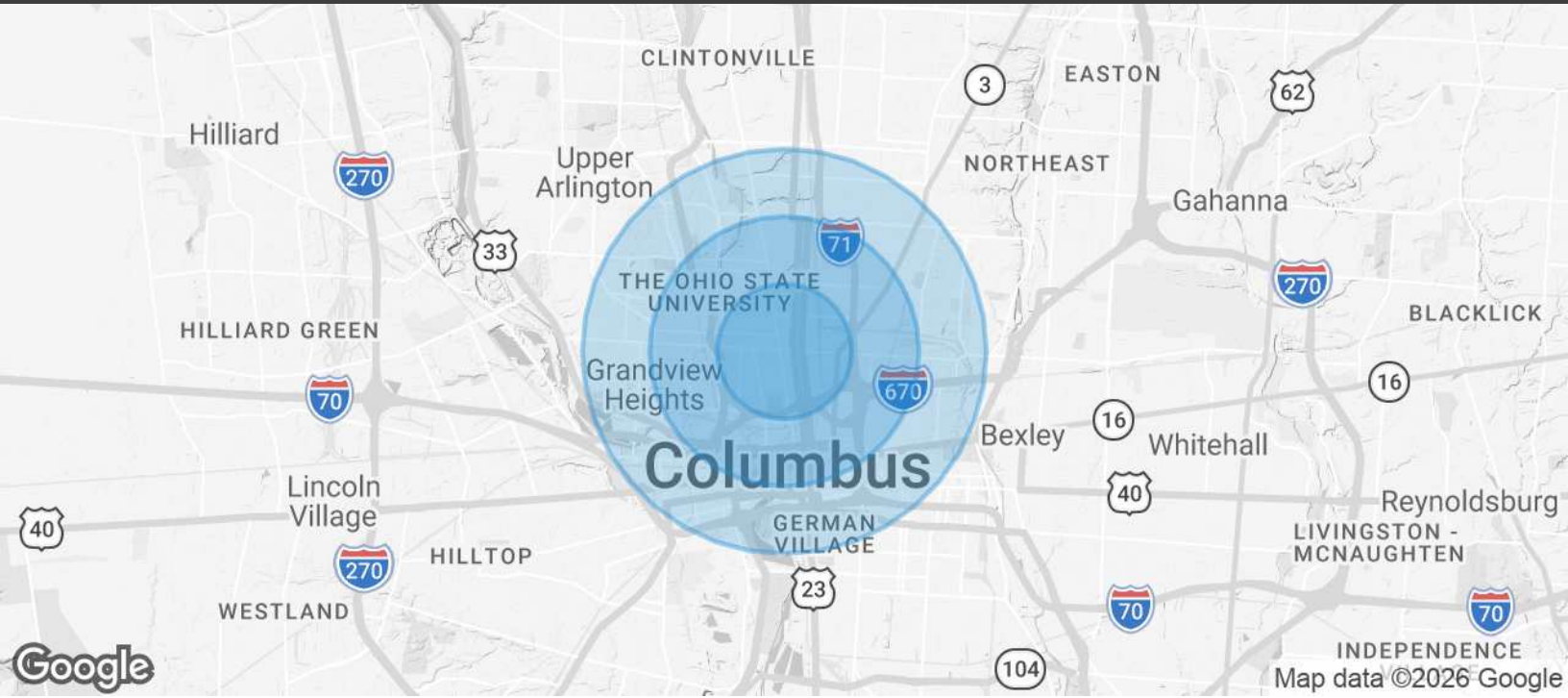
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	38,639	91,937	169,775
Average Age	29	30	33
Daytime Employees	48,095	186,202	256,083

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	17,380	39,564	77,529
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$80,639	\$73,556	\$80,080
Average House Value	\$446,608	\$365,594	\$369,225

2020 American Community Survey (ACS)

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