



eight
fifteen

PRIME OFFICE SPACE

SUBLEASE
AVAILABLE

GRANDVIEW
A V E N U E



LOCATED IN **DESIRABLE**
GRANDVIEW SUBMARKET

ROTH

REAL
ESTATE
GROUP



**eight
fifteen**

**GRANDVIEW
A V E N U E**

**SUBLEASE
AVAILABLE**

**INDUSTRIAL AESTHETICS
MEETS CONTEMPORARY
DESIGN**

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GRANDVIEW
AVENUE

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ROTH

REAL
ESTATE
GROUP



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GRANDVIEW
A V E N U E

A versatile office property nestled in the heart of Columbus, Ohio. This contemporary loft-style building offers a unique blend of historic charm and modern functionality, making it an ideal choice for businesses seeking a distinctive workspace in a rapidly growing area. With its prime location, ample parking, and potential for future development, 815 Grandview Ave presents an attractive proposition for savvy investors and forward-thinking companies alike.

DISCOVER AN
EXCEPTIONAL
SUBLEASE
OPPORTUNITY AT
815 GRANDVIEW AVE

815

INDUSTRIAL AESTHETICS MEETS CONTEMPORARY DESIGN

THE DETAILS



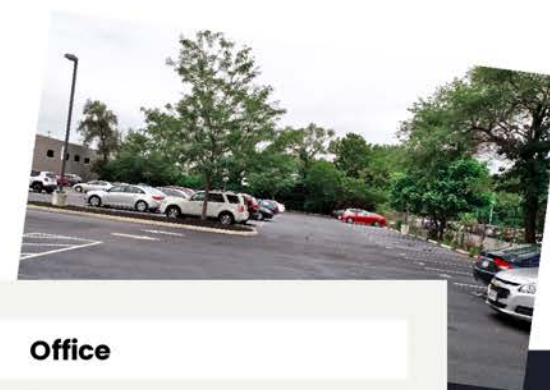
GRANDVIEW
AVENUE

Address:	815 Grandview Ave. Columbus, OH 43215
Space/Unit:	Ste #100
Available SF:	1,863 SF
Building Size:	28,471 SF
Asking Rate:	\$12.61/SF
Lease Type:	NNN
Lease Term:	Negotiable
Expense Rate:	\$7.39/SF/YR
Utilities:	Included in Lease Rate



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GRANDVIEW
AVENUE



815 Grandview Ave is a single-story office building that combines industrial aesthetics with contemporary design. Originally constructed in 1946 and renovated in 1999, this Class B property boasts 24,787 square feet of flexible office space, perfect for a variety of business needs. Its strategic location in the Grandview Heights area offers excellent visibility and accessibility, making it **a standout option in the Columbus commercial real estate market.**

Building Type:	Office
Building Height:	1 Story
Building Size:	24,787 SF
Building Class:	B
Typical Floor Size:	24,787 SF
Year Built/Renovated:	1946/1999
Walk Score ®:	60 (Somewhat Walkable)
Transit Score ®:	24 (Minimal Transit)
Parking:	Surface + Covered

HIGHLIGHTS



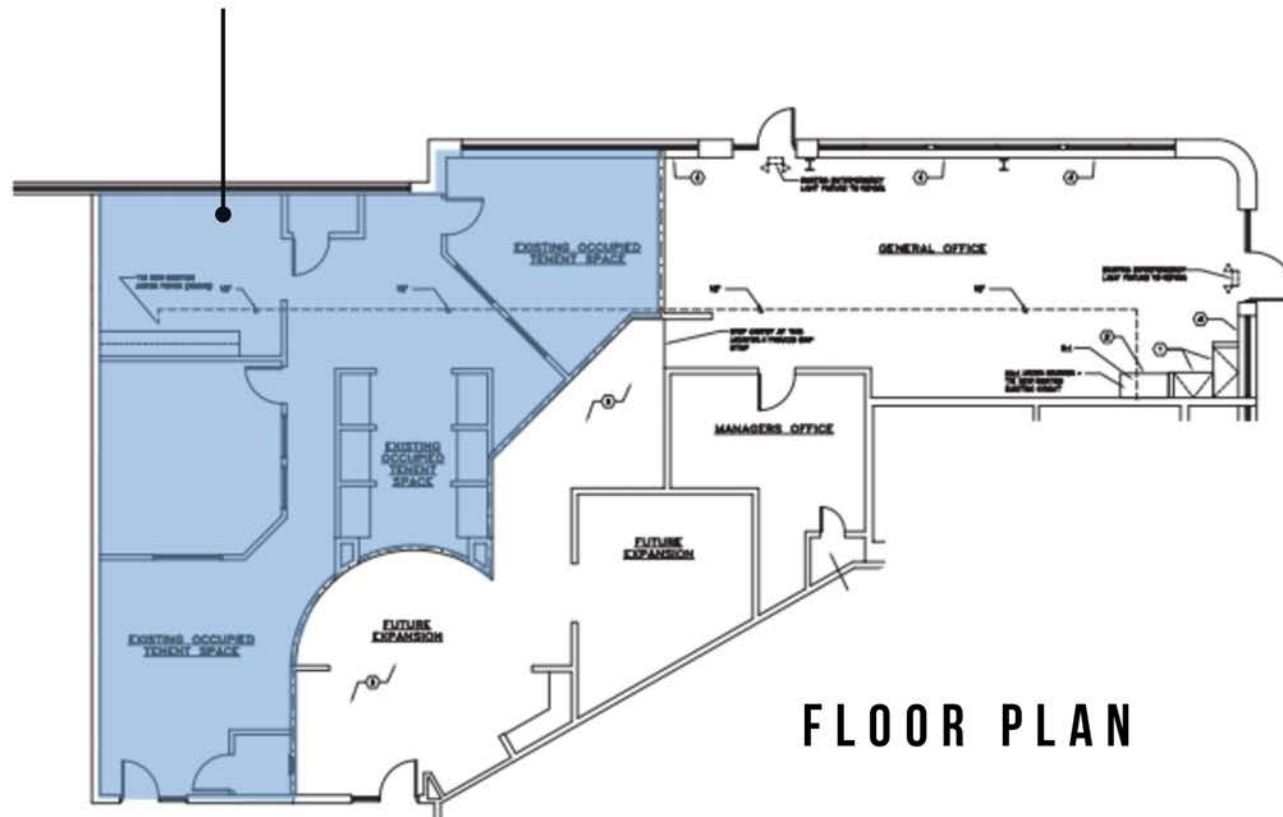
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GRANDVIEW
A V E N U E

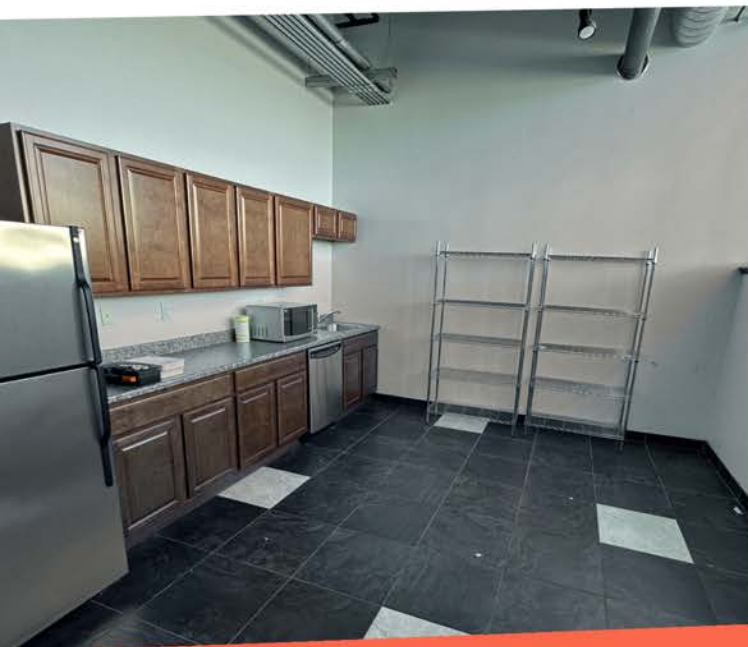
- › Prime frontage on Grandview Ave for maximum visibility
- › Quick access to I-670 for convenient commuting
- › On-site parking, including a large lot in the rear
- › High ceilings and great natural light
- › Great restaurants and amenities within walking distance
- › Flexible office space suitable for various business types
- › Unique loft-style architecture with industrial charm
- › Some existing furniture included
- › Modern kitchen with stainless steel appliances
- › Located in the fantastic Grandview submarket (directly across from the new Grandview Crossing development)

IDEAL CHOICE FOR
BUSINESSES SEEKING
**A DISTINCTIVE
WORKSPACE IN A
RAPIDLY GROWING AREA**

SUITE 100
1,863 SF

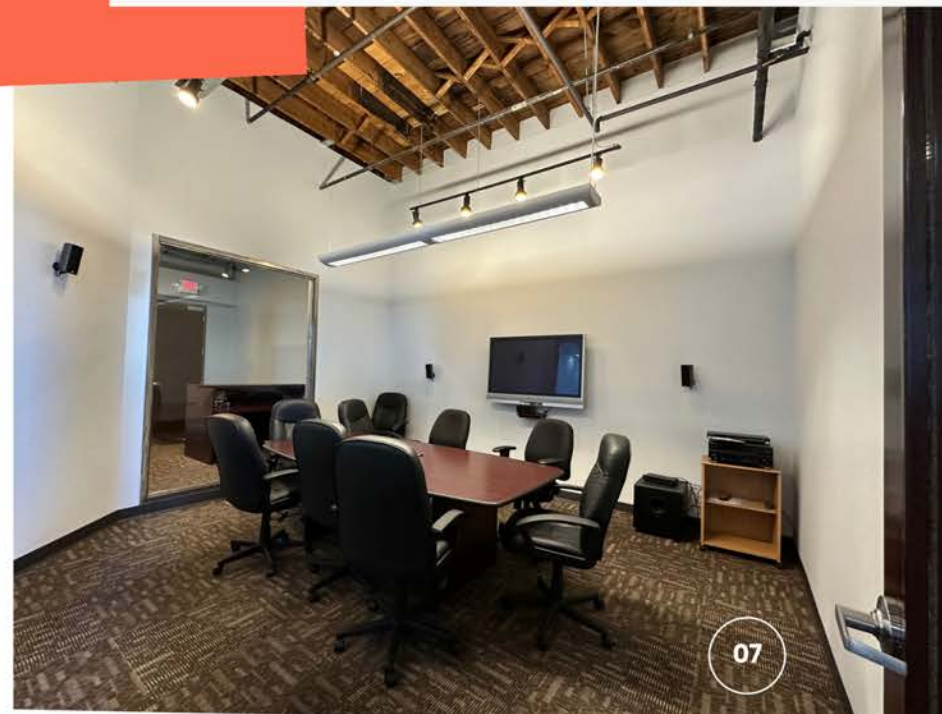


FLOOR PLAN



Recently renovated with contemporary features while maintaining its **unique loft-style character**

MODERN AMENITIES





Grandview Heights is a vibrant, walkable community known for its eclectic mix of residential and commercial properties.

GRANDVIEW HEIGHTS

Grandview Heights is a vibrant neighborhood celebrated for its unique blend of urban convenience and suburban charm, making it one of the most desirable places to live in the region. With its walkable and bikeable streets, residents enjoy easy access to a variety of amenities, including local shops, restaurants, parks, and cultural attractions. The neighborhood's main thoroughfare, Grandview Avenue, is lined with an eclectic mix of independent boutiques, cafes, and eateries that cater to diverse tastes.

WHERE URBAN ENERGY MEETS NEIGHBORLY CHARM

- A thriving local business scene with unique shops and restaurants
- Excellent schools and family-friendly amenities
- Beautiful parks and green spaces
- A strong sense of community with numerous events and gatherings
- Proximity to downtown Columbus while maintaining a small-town feel

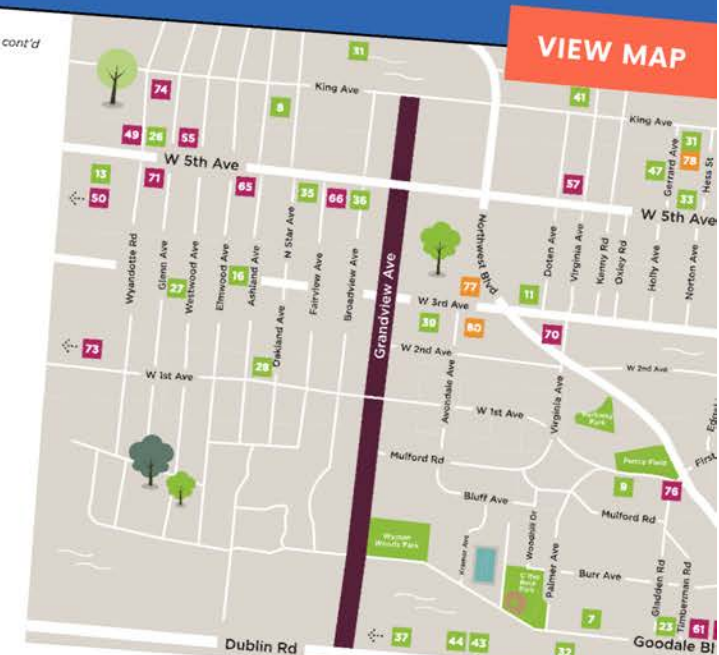
THE AREA BOASTS AWARD-WINNING CRAFT BREWERIES AND DISTILLERIES, CONTRIBUTING TO ITS REPUTATION AS **A HUB FOR CREATIVITY AND CULTURE.**



VIEW GUIDE

SHOPPING cont'd

- 64** Mystic Sisters
1203 Grandview Ave
614.488.7243
- 65** Ohio Craft Museum
1665 W 5th Ave
614.486.4402
- 66** One More Time/One More Time, Etc. (Clothing/Décor)
1521/1641 W 5th Ave
614.486.0031/7571
- 67** Open Door Art Studio & Gallery
1050 Goodale Blvd
614.641.2828
- 68** Penn & Beech Candle Co.
1255 Grandview Ave
614.488.2009
- 69** Pure Imagination Chocolatier
1205 Grandview Ave
614.488.3070
- 70** Sadie Baby Sweets
1171 W 3rd Ave
614.723.9323
- 71** Second Chance Consignment Boutique
1803 W 5th Ave
614.488.3006
- 72** State of Devotion
1399 Grandview Ave
614.569.9057
- 73** Tri-Village Trading Post
1944 W 1st Ave
614.488.6564
- 74** The Twisted Vine
1816 W 5th Ave
614.488.6113
- 75** Vernacular
1392 Grandview Ave
614.485.9039
- 76** Yarn It & Haberdashery
1093 W 1st Ave
614.736.6464



GRANDVIEW BREWS*

- 77** Barrel & Taps
1380 W 3rd Ave | 614.715.1542
- 78** Echo Spirits Distilling Co.
985 W 6th Ave | 614.725.1955
- 79** Endeavor Brewing & Spirits
909 W 5th Ave | 614.456.7074
- 80** The Ohio Taproom
1291 W 3rd Ave | 614.487.9224

HOTELS & EVENT CENTER

- The Grand Event Center
820 Goodale Blvd | 614.453.4300
- Courtyard by Marriott Columbus OSU
780 Yard St | 614.453.4420
- Hyatt Place Columbus/OSU
795 Yard St | 614.280.1234

GRANDVIEW HEIGHTS

\$100.8K

MEDIAN HOUSEHOLD
INCOME

\$521.8K

MEDIAN HOME
VALUE



8.26K

TOTAL POPULATION
1.96% 1-YEAR GROWTH

78.1%

BACHELOR'S DEGREE
OR HIGHER

DEMOGRAPHICS

GROWING COMMUNITY

As one of Columbus' most sought-after neighborhoods, Grandview Heights continues to attract young professionals and families, providing a talented workforce pool and potential customer base.

THRIVING BUSINESS ENVIRONMENT

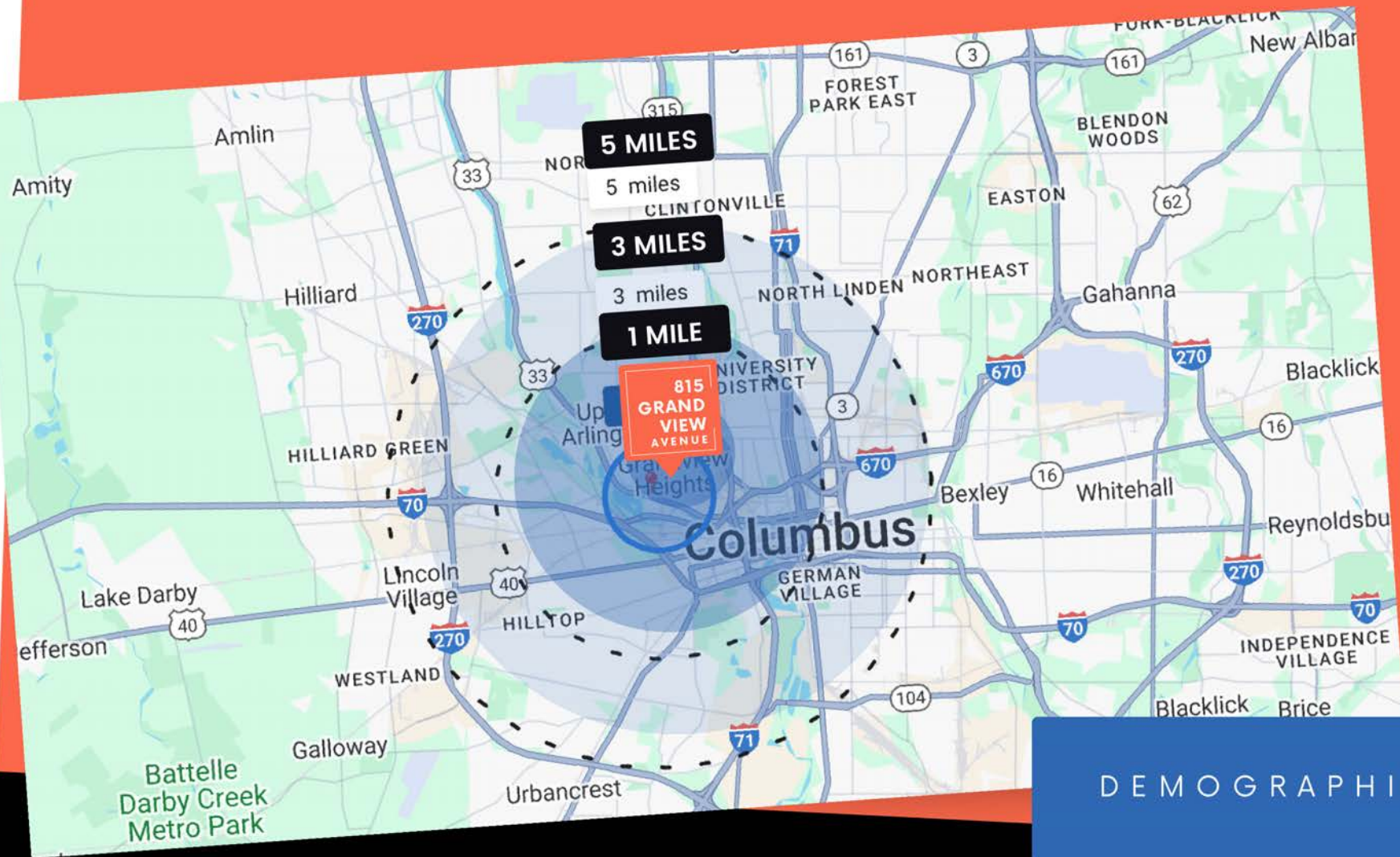
Grandview Heights boasts a perfect blend of urban energy and suburban charm. Your business will be surrounded by a diverse mix of successful companies, from startups to established firms, creating ample networking and collaboration opportunities.

**GRANDVIEW HEIGHTS HAS ALSO
EXPERIENCED A 28.92% JOB
GROWTH IN THE LAST 10 YEARS.**

**RANKED #9 IN THE
BEST PLACES TO LIVE |**
NICHE.COM

**BEST EDUCATED COMMUNITY IN
CENTRAL OHIO, WITH THE
LOWEST SCHOOL TAXES |**
COLUMBUS BUSINESS FIRST

**COLUMBUS
BUSINESS FIRST**



DEMOGRAPHICS

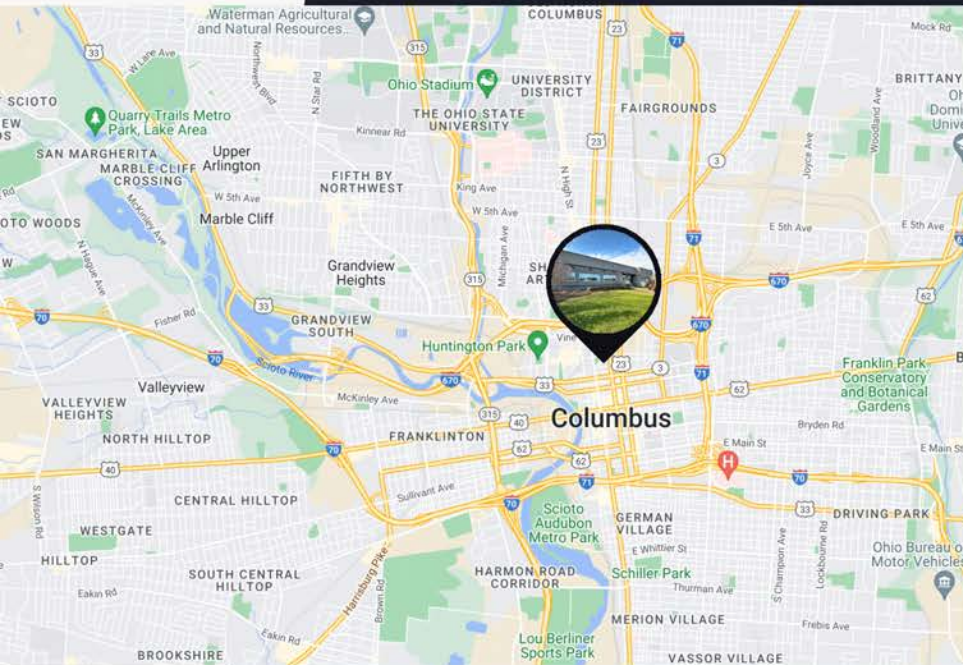
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	28.4K	205K	463K
MEDIAN HH INCOME	\$67.3K	\$68.8K	\$65.1K
MEDIAN HOME VALUE	\$473K	\$357.1K	\$291.3K
MEDIAN AGE	33	28	32

AT 815 GRANDVIEW AVE, THIS PRIME OFFICE SPACE OFFERS AN UNPARALLELED OPPORTUNITY FOR **BUSINESSES TO THRIVE IN ONE OF COLUMBUS' MOST VIBRANT AND ACCESSIBLE NEIGHBORHOODS.**

*A strategic location that
combines accessibility with the
charm of a thriving neighborhood*

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GRANDVIEW
AVENUE



Located in the Grandview Heights area, 815 grandview avenue offers excellent visibility and accessibility, making it a remarkable property in the Columbus commercial real estate market.

STRATEGIC LOCATION

Just 4 miles from downtown Columbus, this address provides easy access to major highways and the Ohio State University campus. Your employees and clients will appreciate the quick commute and central location.

EXCELLENT VISIBILITY

With frontage on Grandview Avenue, one of the area's main thoroughfares, your business will gain valuable exposure to daily commuters and local foot traffic.

AMENITY-RICH NEIGHBORHOOD

Steps away from the historic Bank Block, your team can enjoy an array of local restaurants, cafes, and shops. The walkable community promotes work-life balance and employee satisfaction.

STRATEGIC LOCATION

*Columbus, Ohio,
A Hidden Gem In
Plain Sight
- Forbes*



COLUMBUS, OHIO

COLUMBUS, OH

\$63K

MEDIAN HOUSEHOLD
INCOME

\$212.5K

MEDIAN HOME
VALUE



902K

TOTAL POPULATION

97%

EMPLOYMENT RATE

DEMOGRAPHICS

OHIO RANKED #7
AMERICA'S TOP
STATES FOR BUSINESS
2024 | CNBC

10 USA TODAY
10Best

NAMED TOP 10 BEST
CITIES TO MOVE TO IN
2024 | FORBES HOME

Forbes HOME

Columbus is one of the fastest-growing cities in the Midwest. In fact, Columbus has the most population growth out of any metropolitan in U.S. Vibrant and alive, Columbus is known for its public-private collaborations and entrepreneurial spirit.

ECONOMIC VIABILITY

The cost of real estate in Columbus is relatively lower compared to other major cities, making it an attractive location for starting or expanding a business. This economic advantage, coupled with a diverse population, supports a wide range of culinary ventures.

FRANKLIN COUNTY

\$71K

MEDIAN HOUSEHOLD
INCOME

\$243K

MEDIAN HOME
VALUE



1.32M

TOTAL POPULATION

42.3%

BACHELOR'S DEGREE
OR HIGHER

Situated in Franklin County, 64 E Dodridge St benefits from being part of one of Ohio's most prosperous and forward-thinking regions. As the most populous county in the state, Franklin County is known for its diverse economy, world-class educational institutions, and thriving cultural scene.

The county's commitment to growth and development is evident in its ongoing initiatives to attract businesses, support innovation, and enhance quality of life for its residents. By investing in 64 E Dodridge St, ***you're not just acquiring a property; you're becoming part of a larger story of progress and opportunity in the heart of Ohio.***

> **A STRONG JOB MARKET
WITH OPPORTUNITIES IN
VARIOUS SECTORS**

> **HOME TO MULTIPLE
FORTUNE 500 COMPANIES**

> **EXCELLENT HEALTHCARE
FACILITIES AND RESEARCH
CENTERS**

> **A THRIVING ARTS AND
CULTURE SCENE**

> **NUMEROUS PARKS AND
RECREATIONAL AREAS**

DEMOGRAPHICS

#8 BEST COST OF DOING BUSINESS

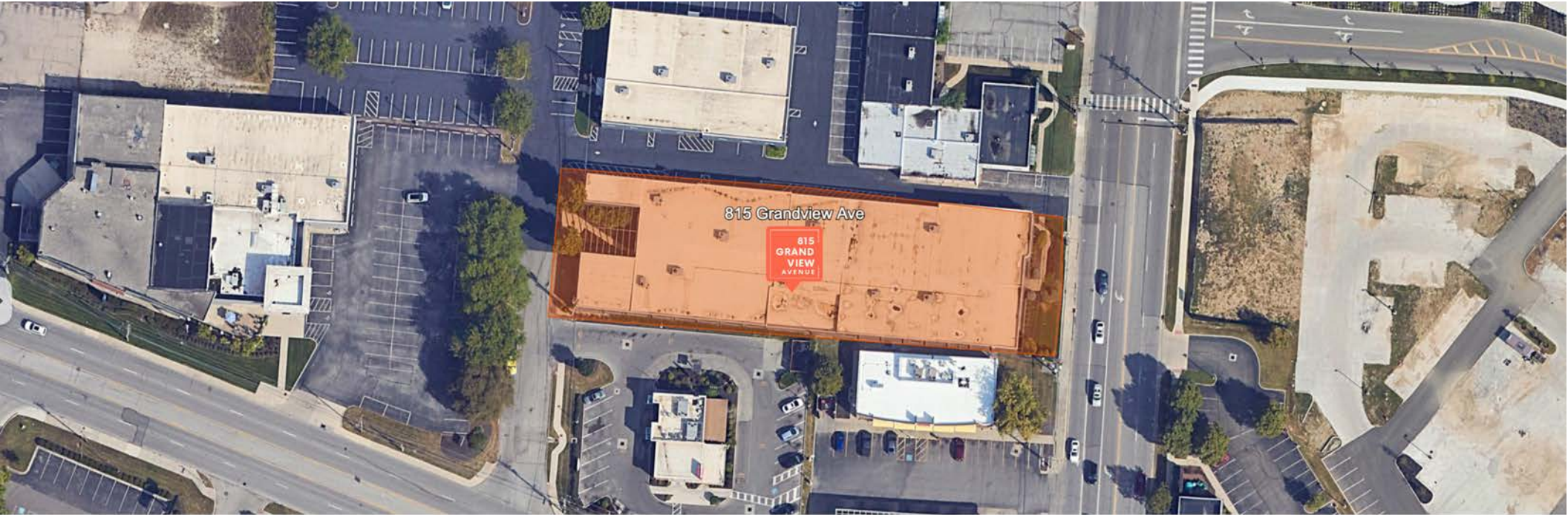
AREADEVELOPMENT

**10% LOWER COST OF LIVING THAN
THE NATIONAL AVERAGE**

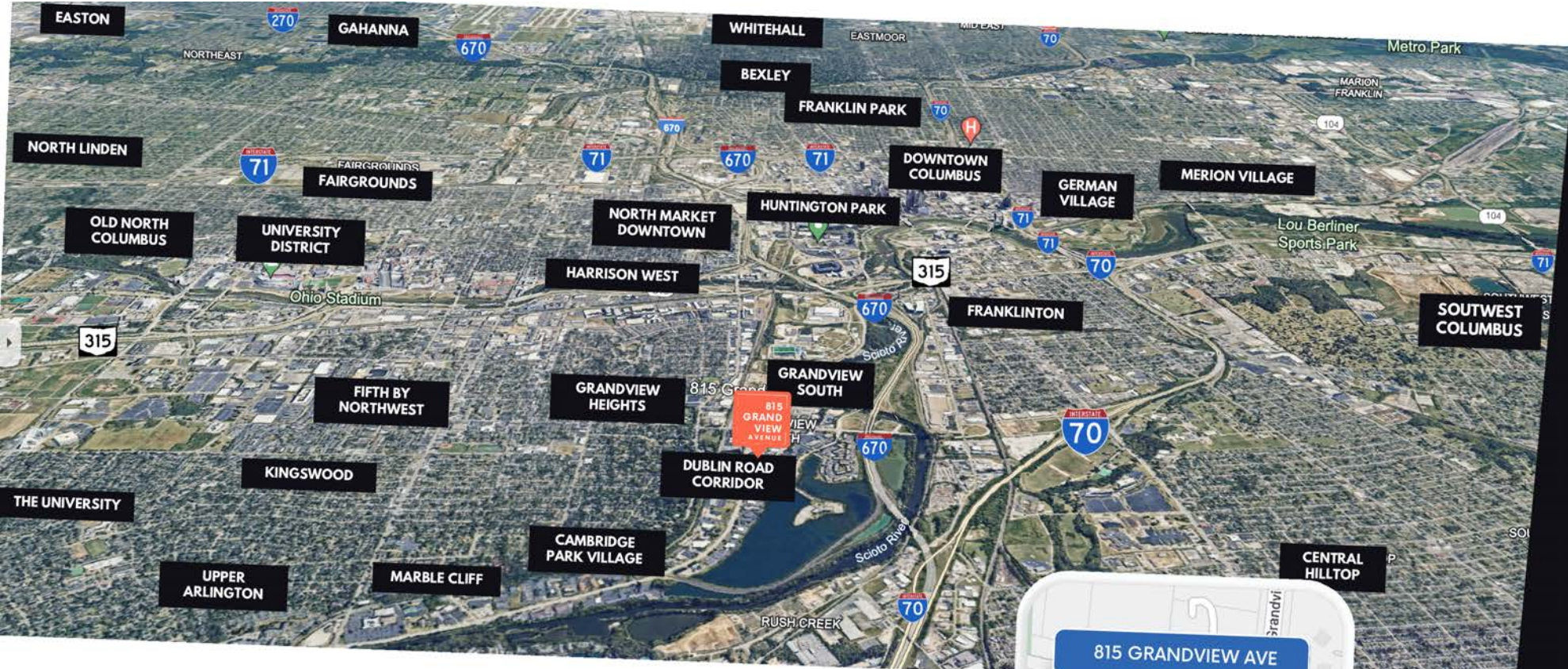
THE
COLUMBUS
REGION



AERIAL VIEWS







ACCESSIBILITY

JOHN GLENN COLUMBUS
INTERNATIONAL

8 MI
15 MIN

I-71 NORTH ENTRANCE

2 MI 5 MIN

DOWNTOWN COLUMBUS

3 MI
10 MIN

I-670 WEST ENTRANCE

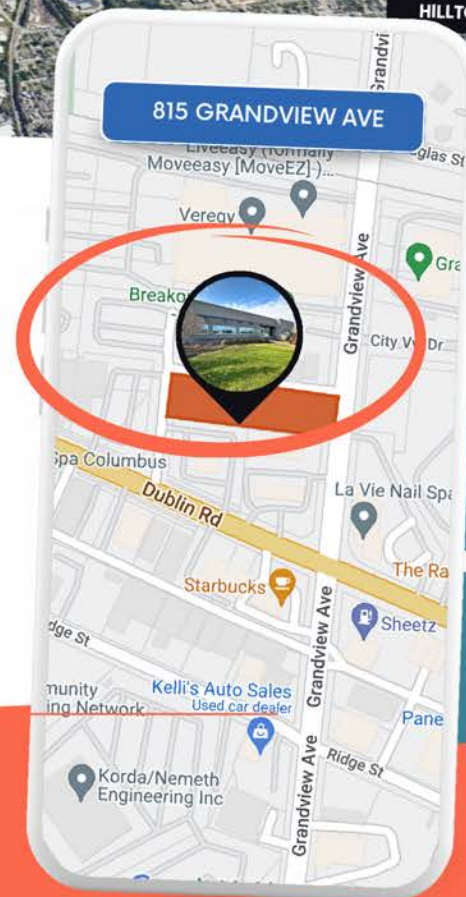
3 MI 10 MIN

US-33 EAST ENTRANCE

5 MI 12 MIN

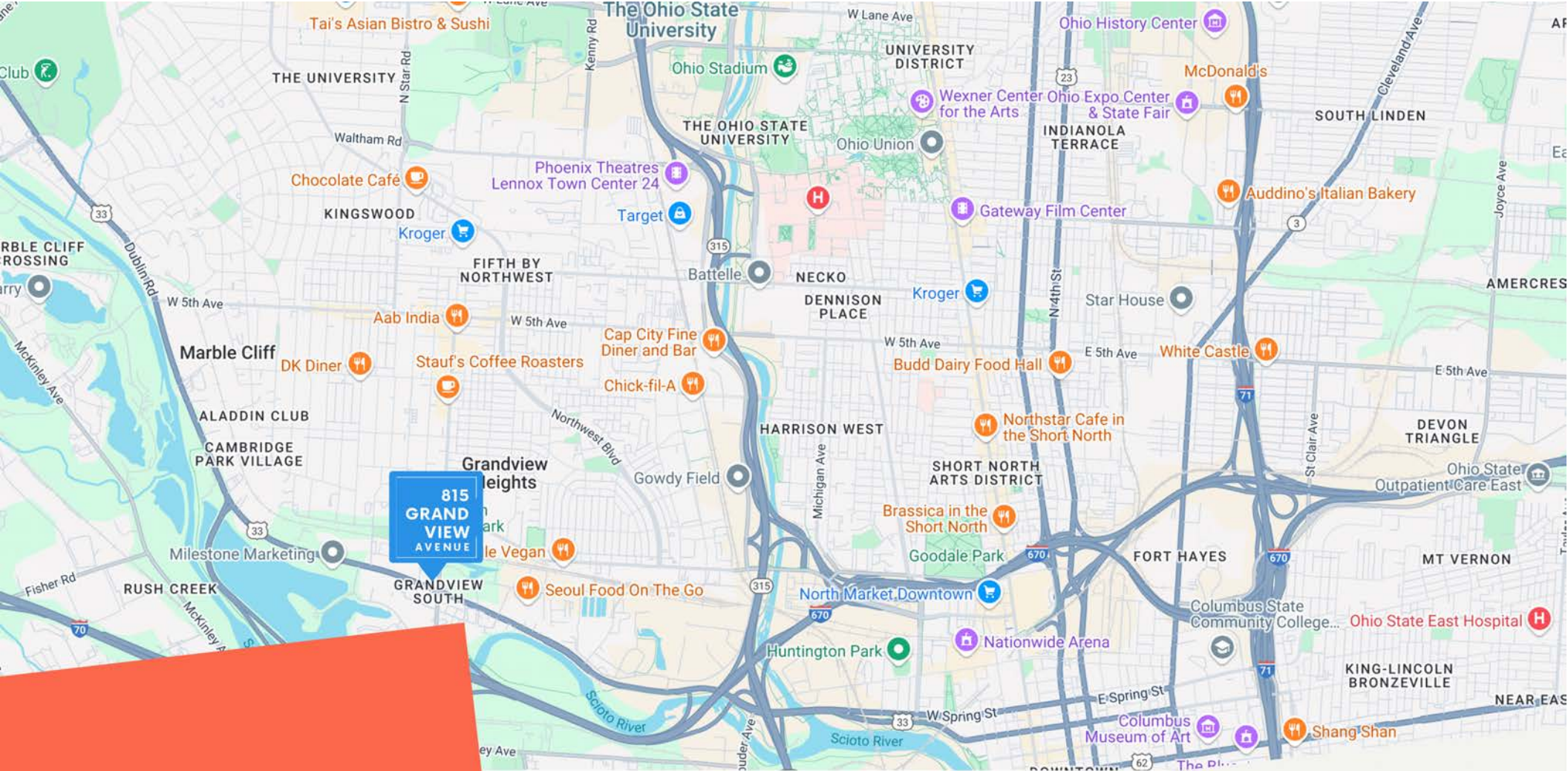
EASY ACCESS TO MAJOR
HIGHWAYS

I-670
I-71
SR-315



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GRANDVIEW
AVENUE



Nearby business districts including
Arena District and Short North
Walking distance to local amenities,
restaurants, and shops

LOCAL AMENITIES

With its walkable and bikeable streets, residents enjoy easy access to a variety of amenities, including local shops, restaurants, parks, and cultural attractions. The neighborhood's main thoroughfare, Grandview Avenue, is lined with an eclectic mix of independent boutiques, cafes, and eateries that cater to diverse tastes. Whether you're in the mood for a casual breakfast at a local café or a fine dining experience at an upscale restaurant, Grandview Heights has something to offer everyone.

- Restaurants
- Hospitals
- Attractions
- Shopping
- Entertainment

CULINARY DELIGHTS

<u>GRANDVIEW CAFE</u>	0.3 MI	2 MIN
<u>GREEK EXPRESS</u>	0.5 MI	2 MIN
<u>GRANDVIEW</u>		
<u>THIRD & HOLLYWOOD</u>	0.4 MI	2 MIN

RETAIL RETREATS

<u>GRANDVIEW</u>	0.2 MI	2 MIN
<u>MERCANTILE</u>		
<u>FRESCO FURNISHINGS</u>	1 MI	5 MIN
<u>FINE FEATHER</u>	0.1 MI	1 MIN

COFFEE CORNERS

<u>GRANDVIEW GRIND</u>	0.2 MI	2 MIN
<u>THE ROOSEVELT</u>	1 MI	5 MIN
<u>COFFEEHOUSE</u>		
<u>STAUF'S COFFEE</u>	0.3 MI	2 MIN
<u>ROASTERS</u>		

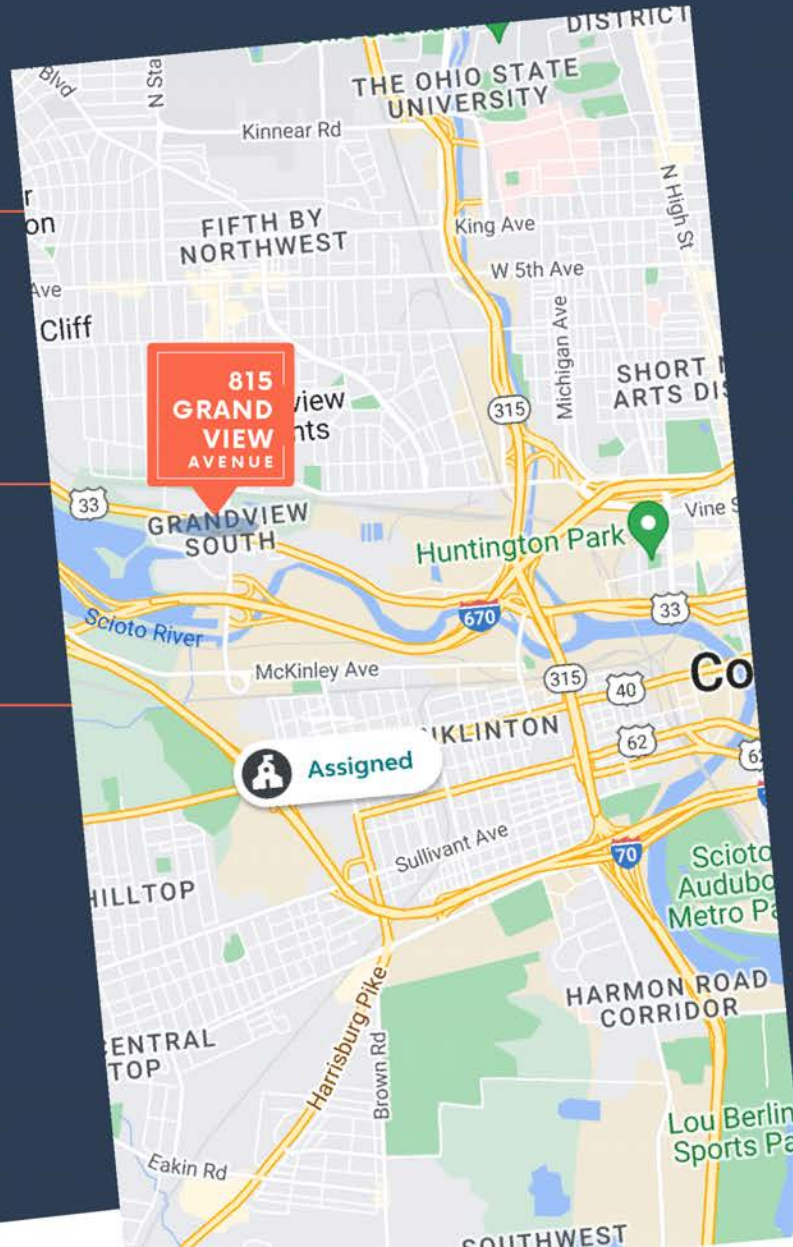
TRENDY NIGHTLIFE

<u>WOODLANDS TAVERN</u>	0.7 MI	5 MIN
<u>BARREL ON HIGH</u>	1.1 MI	5 MIN
<u>LOCAL CANTINA</u>	0.3 MI	2 MIN

EDUCATION HUBS

<u>GRANDVIEW HEIGHTS</u>	0.7 MI	5 MIN
<u>HIGH SCHOOL</u>		
<u>EDISON LARSON</u>	0.9 MI	5 MIN
<u>MIDDLE SCHOOL</u>		
<u>STEVENSON</u>	1 MI	5 MIN
<u>ELEMENTARY</u>		
<u>SCHOOL</u>		

WHETHER YOU'RE IN THE MOOD FOR A CASUAL BREAKFAST AT A LOCAL CAFÉ OR A FINE DINING EXPERIENCE AT AN UPSCALE RESTAURANT, **GRANDVIEW HEIGHTS HAS SOMETHING TO OFFER EVERYONE.**



ESSENTIALS

<u>GRANDVIEW TIRE & AUTO SERVICE</u>	0.2 MI	2 MIN
<u>GRANDVIEW CLEANERS</u>	0.4 MI	2 MIN
<u>THE UPS STORE</u>	0.6 MI	4 MIN

OUTDOOR ESCAPES

<u>WYMAN WOODS PARK</u>	0.5 MI	2 MIN
<u>GOODALE PARK</u>	2 MI	7 MIN
<u>SCHILLER PARK</u>	2.5 MI	8 MIN

VENUE VIBES

<u>GRANDVIEW THEATER & DRAFTHOUSE</u>	0.2 MI	2 MIN
<u>ESCAPE IT GRANDVIEW</u>	0.4 MI	2 MIN
<u>NEWPORT MUSIC HALL</u>	2 MI	7 MIN

CITY ATTRACTIONS

<u>NATIONWIDE ARENA</u>	2.5 MI	10 MIN
<u>COSI (CENTER OF SCIENCE AND INDUSTRY)</u>	3 MI	10 MIN

ENJOY YOUR STAY

<u>SPRINGHILL SUITES COLUMBUS OSU</u>	3.2 MI	10 MIN
<u>HYATT PLACE COLUMBUS/OSU</u>	3.3 MI	11 MIN
<u>ALOFT COLUMBUS UNIVERSITY DISTRICT</u>	3.5 MI	12 MIN

PARKING CONVENIENCE

Ample on-site parking, including a large rear lot, addresses a common concern for urban office spaces.

MODERN AMENITIES

Recently renovated with contemporary features while maintaining its unique loft-style character.

FLEXIBLE SPACE

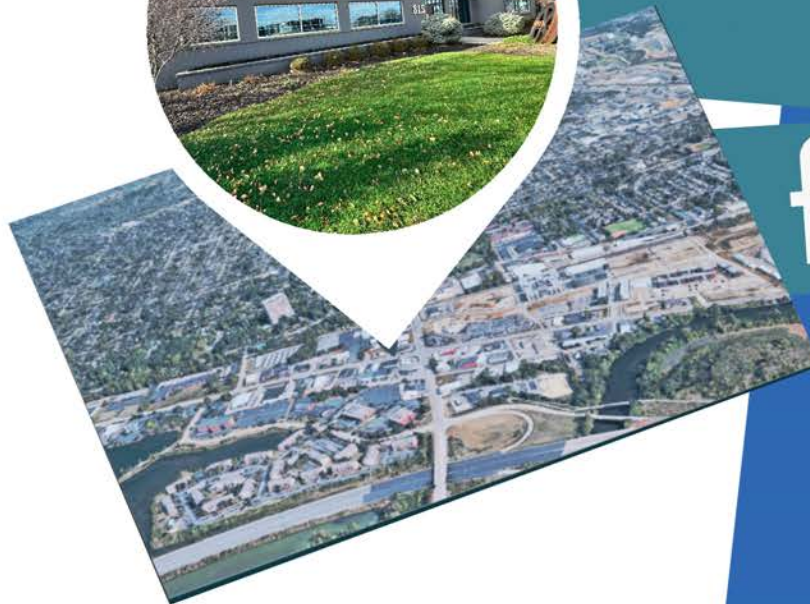
With 24,787 SF of adaptable office space, the property can accommodate a wide range of business needs and configurations.

ACCESSIBILITY

Easy access to major highways and proximity to downtown Columbus make this an ideal location for businesses serving the greater Columbus area.

PRIME LOCATION

Situated in the desirable Grandview Heights area, offering the perfect balance of urban amenities and suburban charm.



eight fifteen

**GRANDVIEW
AVENUE**

IDEAL CHOICE FOR
BUSINESSES SEEKING
**A DISTINCTIVE
WORKSPACE IN A
RAPIDLY GROWING
AREA**

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