

BREWERS YARD I
585 S. FRONT STREET | COLUMBUS, OH

**CLASS A OFFICE
IN THE BREWERY DISTRICT**

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BUILDING OVERVIEW

Brewers Yard I is a Class A office building located in Columbus' coveted Brewery District neighborhood surrounded by numerous restaurants, bars, hotels and retail amenities. Availability ranges from individual suites to full floors. The classic brick and glass architecture provides all tenants with an abundance of natural light and great views. The building is a perfect blend of professional and creative office spaces with highly flexible build-out potential attracting many different types of professional office users.



BUILDING INFORMATION:



Three (3) Floors + Garden Level
45,363 SF | Built in 2000



22 Executive Parking Spots
500-Car Surface Lot
1,000-Car Parking Garage
*Up to 6;1,000 SF Ratio



Building Signage Opportunities



Two (2) Passenger Elevators



Courtyard Space

CURRENT TENANTS:



LEASE RATE: \$14.00/SF NNN

OPEX: \$13.47/SF

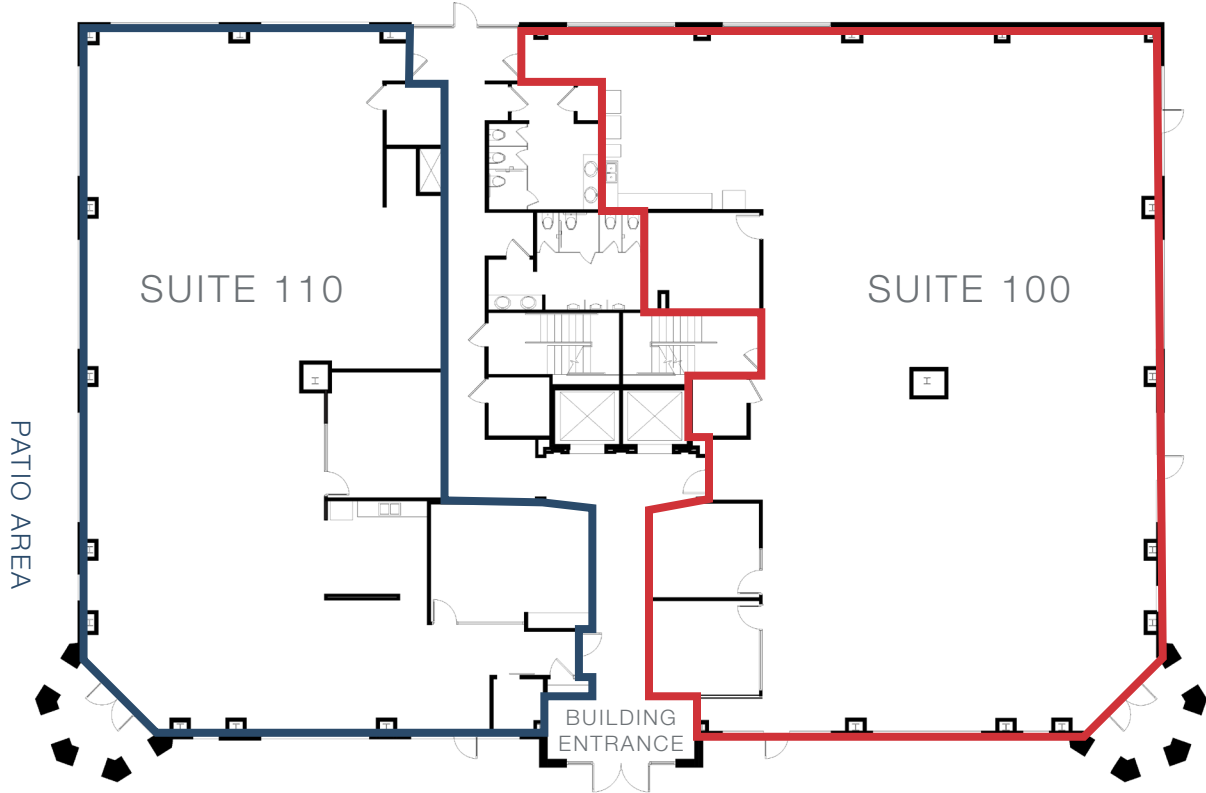
www.BreweryDistrictOffice.com

AVAILABLE SPACE

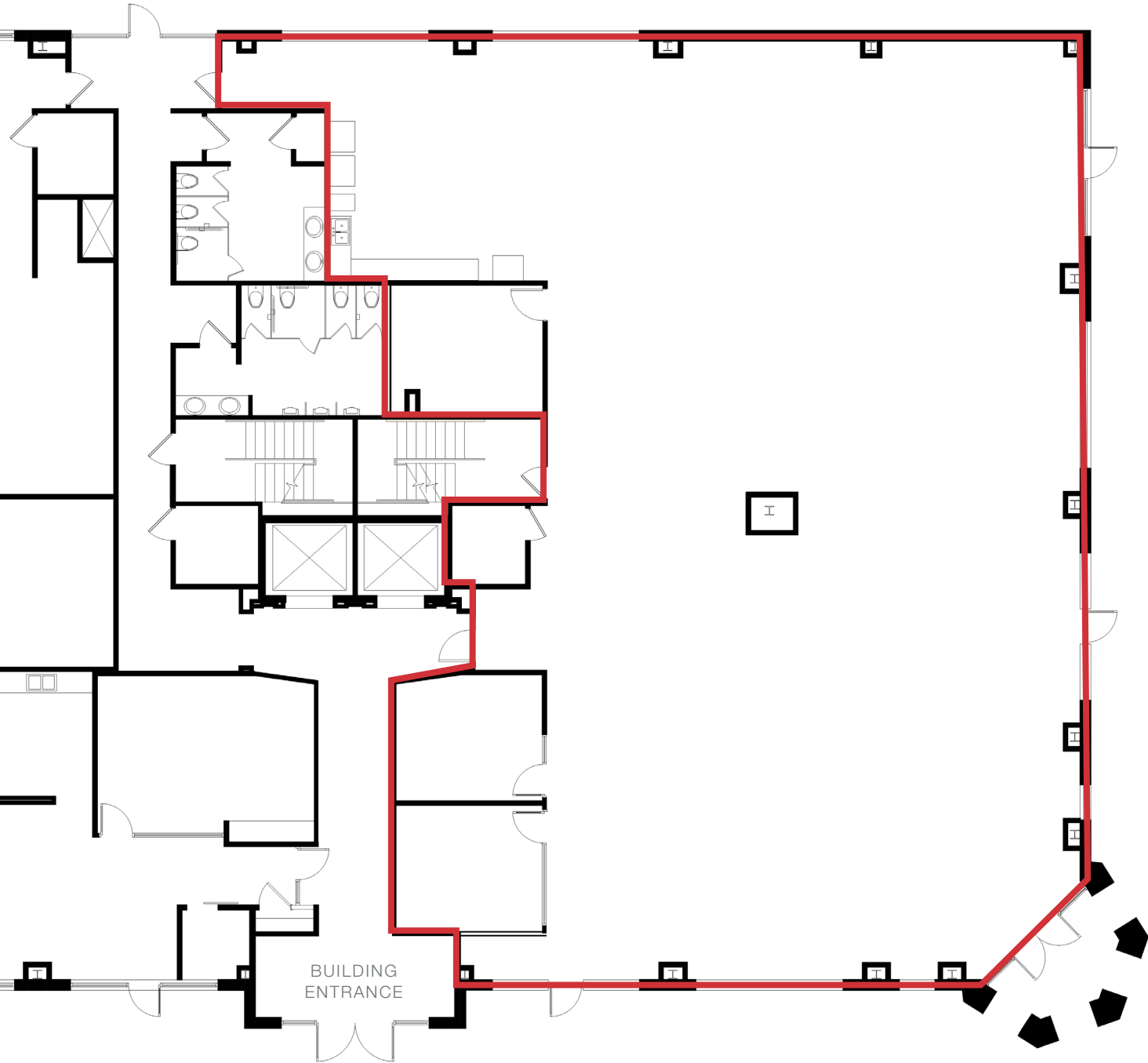


SUITE	SQUARE FEET	AVAILABILITY	RATE	OPEX
100	6,720	01/01/2027	\$14.00/SF NNN	\$13.47/SF
110	5,267	01/01/2027	\$14.00/SF NNN	\$13.47/SF
100+110*	11,987	01/01/2027	\$14.00/SF NNN	\$13.47/SF

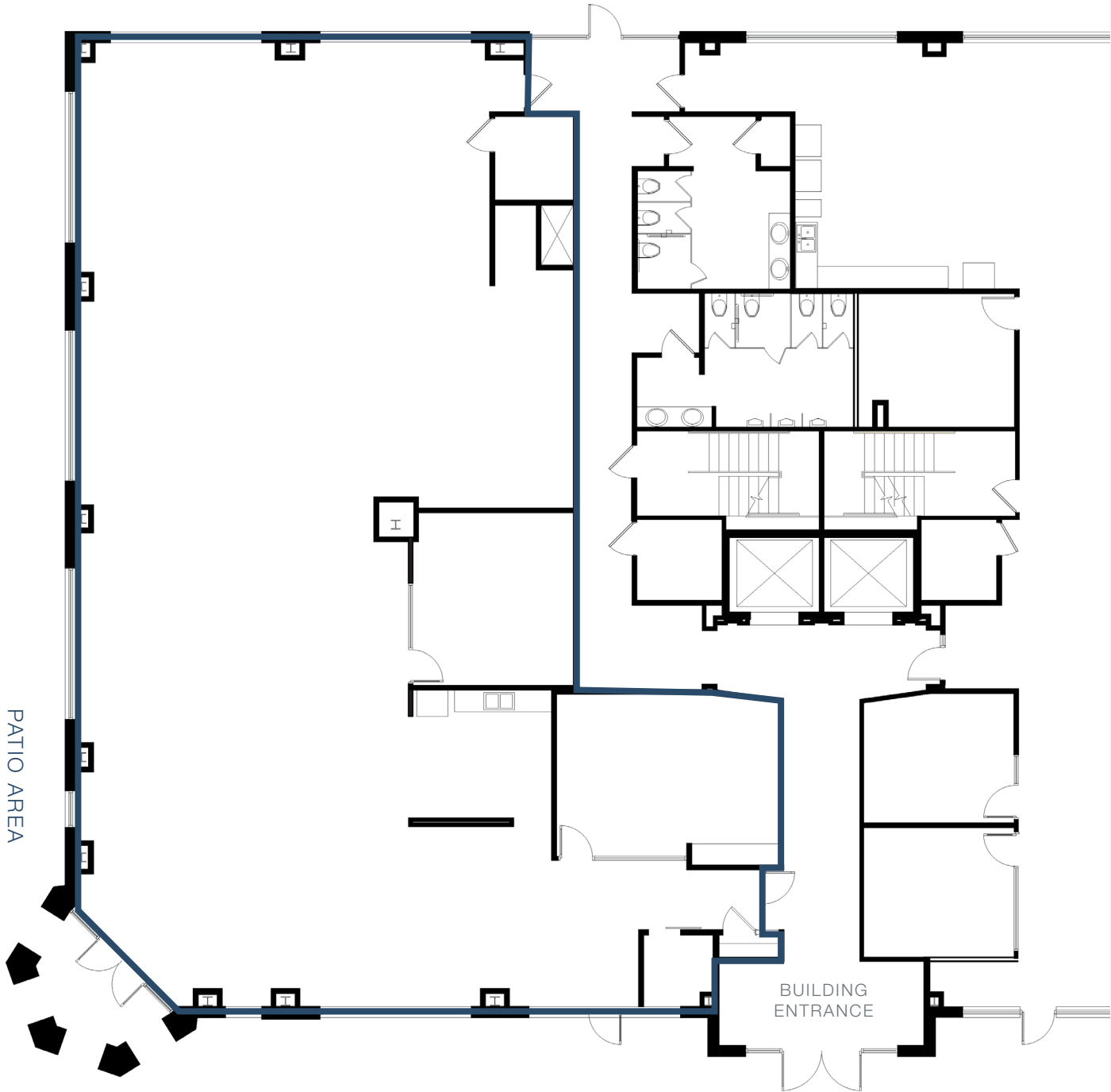
*Suites are separated by a common area hallway and building lobby.



SUITE 100 | 6,720 SF



SUITE 110 | 5,267 SF



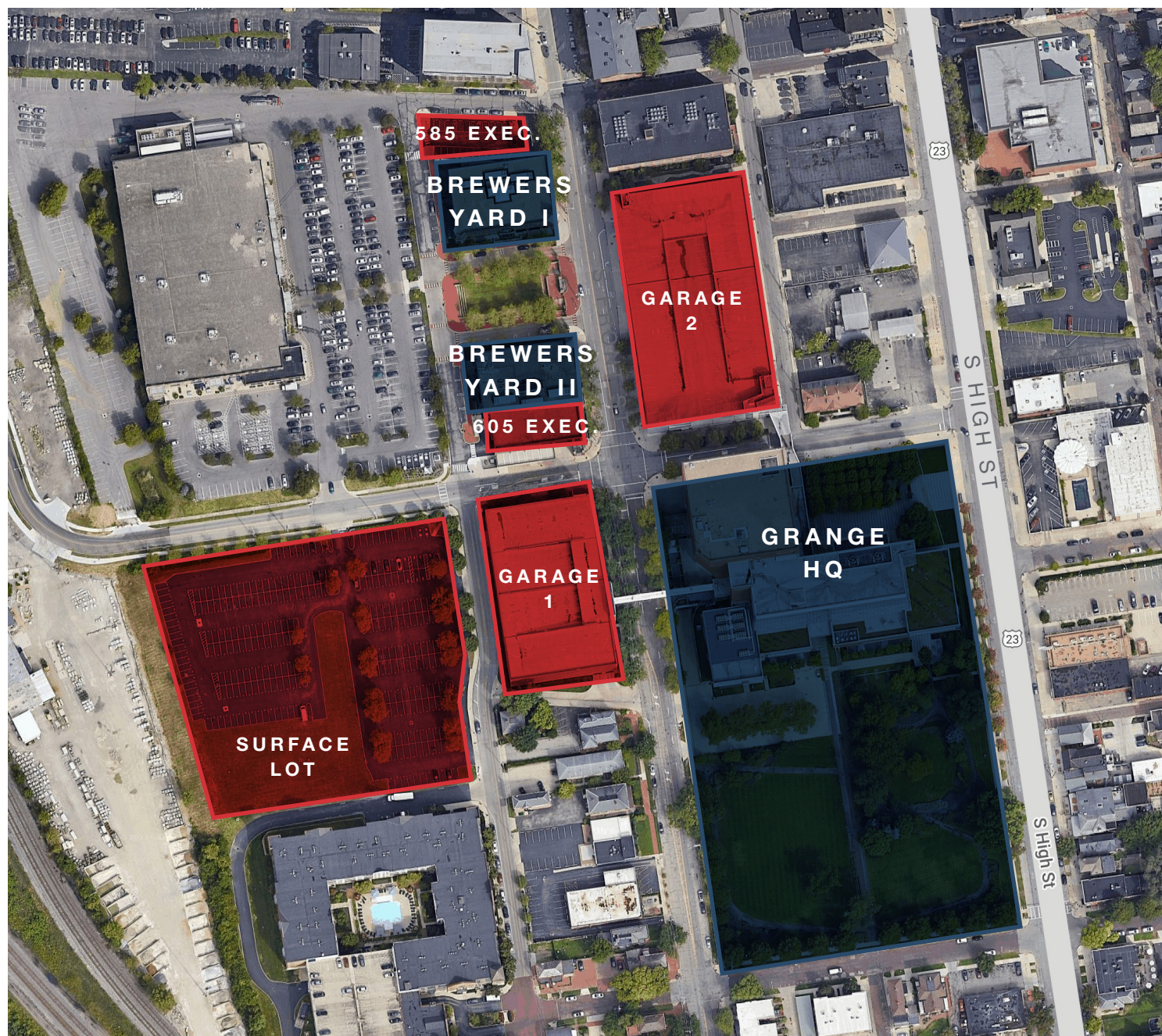
SUITE 100 | PHOTOGRAPHS



SUITE 110 | PHOTOGRAPHS



PARKING OVERVIEW



PARKING KEY

SURFACE LOT | 500 SPACES

585 EXEC | 22 SPACES

605 EXEC | 39 SPACES

GARAGE 1 | 600 SPACES

GARAGE 2 | 1,000 SPACES

UP TO 6;1,000 SF RATIO



EASILY ACCESSIBLE, HIGHLY VISIBLE LOCATION

The property boasts some of the most convenient access to major freeways in and out of downtown Columbus as well as unmatched on-site parking exclusively available to Brewers Yard tenants which includes a 22 space executive lot, 500 space surface lot and a 1,000 space parking garage. Brewers Yard I can achieve a parking ratio up to 6 per 1,000 if needed. All parking is owned and managed by the Landlord for the convenience of our tenants.



DRIVE TIMES

10-15 MINUTES

BEXLEY
GRANDVIEW

15-20 MINUTES

UPPER ARLINGTON
GROVE CITY
GAHANNA

20-30 MINUTES

WORTHINGTON
HILLIARD
DUBLIN
NEW ALBANY
WESTERVILLE
POWELL

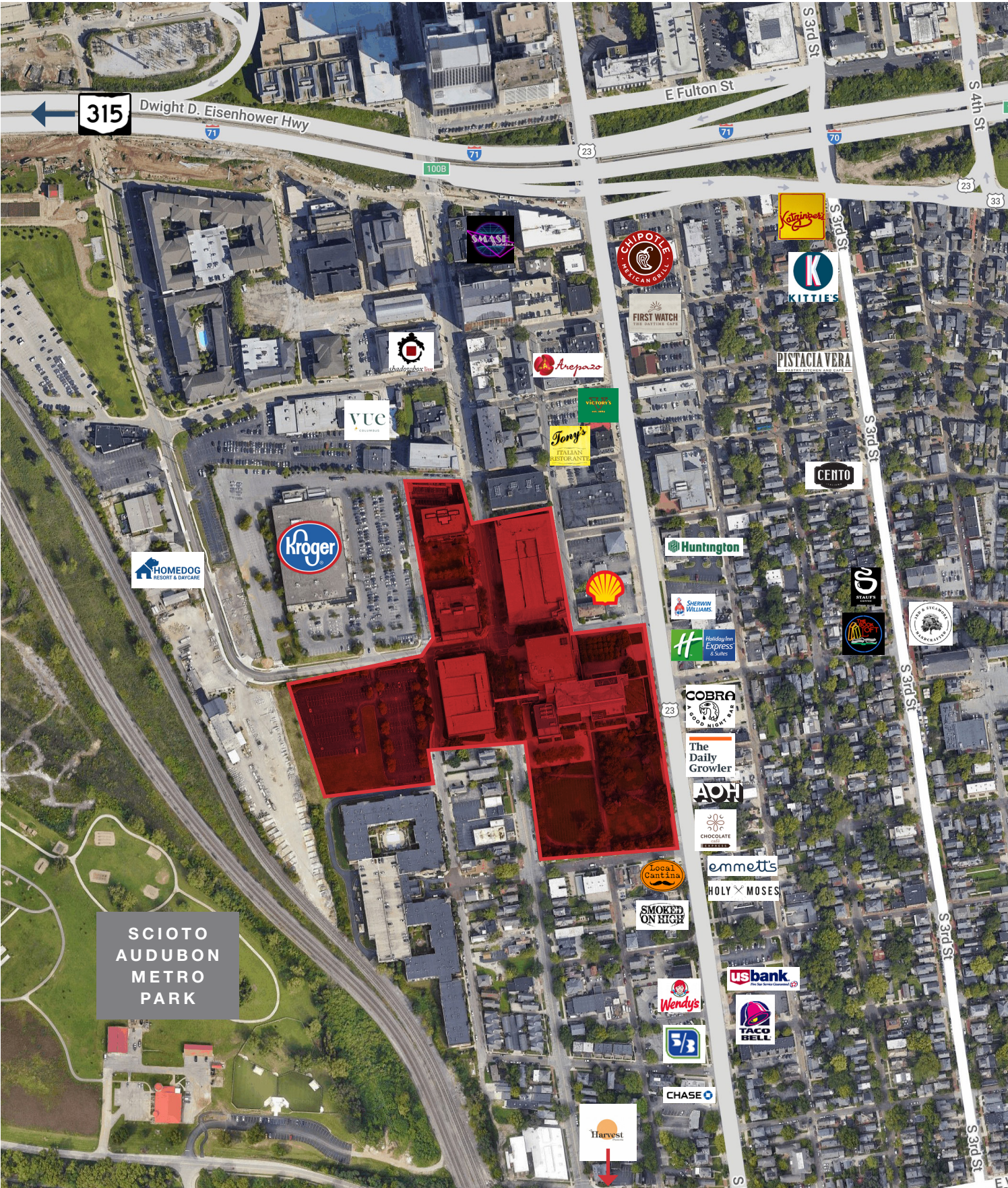


WALKABLE AMENITIES

- LOCAL CANTINA
- EMMETT'S CAFE
- CHIPOTLE
- FIRST WATCH
- HARVEST
- KROGER
- ANTIQUES ON HIGH
- THE DAILY GROWLER
- LAW BIRD
- HIGH BECK TAVERN
- ASH & EM
- AREPAZO TAPAS
- FIRST WATCH
- SHADOW BOX LIVE
- PISTACIA VERA
- KATZINGER'S
- KITTIE'S CAKES
- LINDEY'S
- THE BUTCHER SHOP FITNESS
- CHASE
- FIFTH THIRD
- HOLIDAY INN EXPRESS
- SALON LOFTS
- SMASH BUDDIES
- COBRA BAR
- THE BOOK LOFT
- CENTO
- STAUF'S COFFEE ROASTERS
- 3RD & SYCAMORE GIFT SHOP
- CHOCOLATE CAFE EXPRESS
- NOCTERRA BREWING CO.



NEARBY AMENITIES MAP



CONTACT US

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