



CAPITOL
EQUITIES

FOR LEASE

Providing creative commercial real estate solutions since 1997



LOFT OFFICES | 1,807 & 4,631 SF

SMITH BROS' HARDWARE

580 N FOURTH STREET, COLUMBUS, OH 43215

ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com



CAPITOL
EQUITIES

FOR LEASE | LOFT OFFICE ITALIAN VILLAGE

580 N FOURTH STREET, COLUMBUS, OH 43215



Property Description

Dynamic office environments available to lease in this iconic downtown building. Suites offer tons of natural light and views of downtown Columbus. With its prime location and impressive amenities, Smith Bros' Hardware is an excellent choice for businesses seeking a modern and vibrant workspace with fantastic historic character.

Property Highlights

- Dynamic design and space planning creates distinct environments for each tenant including exposed brick, concrete columns, high ceilings with exposed ducts and more historic details
- Rooftop and annex building operated by Milo's Catering
- Several restaurants, bars and entertainment options in walking distance of Smith Bros Hardware
- All of the amenities of downtown Columbus and the Short North, with on-site parking and great highway access
- Additional on-site amenities include a free bicycle-share program for tenants and rotating local food trucks providing on-site lunch service 2x's per week

Location Description

Excellent central location, tucked between downtown Columbus and the Italian Village, this vibrant area offers a dynamic blend of commercial, cultural, and entertainment options. An easy one-block walk to the Short North and the Convention Center, tenants will be within walking distance of numerous restaurants, bars, and entertainment venues. With the added amenity of direct access to I-670 via Convention Center Drive, Smith Bros provides a fantastic downtown experience with easy accessibility for both employees and guests from all parts of central Ohio.

OFFERING SUMMARY

Available Suites	1,807 & 4,631 SF
Net Lease Rate	See attached plans
Op Exp	\$9.81 /SF
On-Site Monthly Parking Rates	\$150 executive garage \$95 surface lots

ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com

CAPITOLEQUITIES.COM

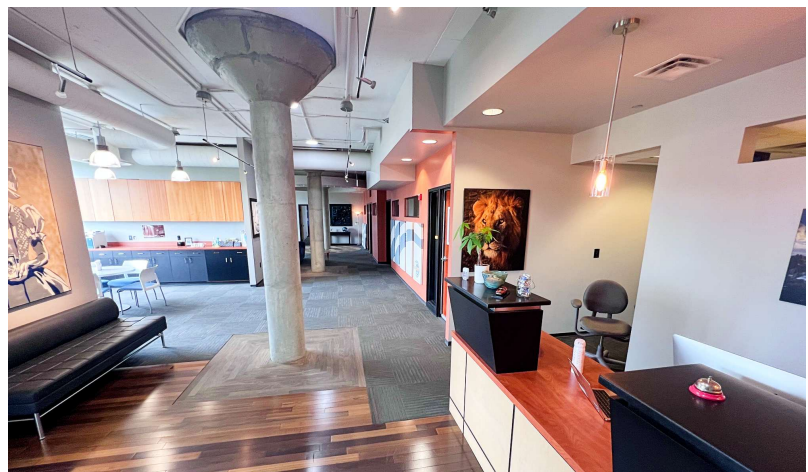
The information contained herein was furnished by sources believed to be reliable, but it is not guaranteed, warranted or represented by Capitol Equities. The presentation of this property is submitted subject to errors, omissions, change of price or condition prior to sale or lease, or withdrawn without notice.



CAPITOL
EQUITIES

FOR LEASE | LOFT OFFICE SIXTH FLOOR | 4,631 SF

580 N FOURTH STREET, COLUMBUS, OH 43215



ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com

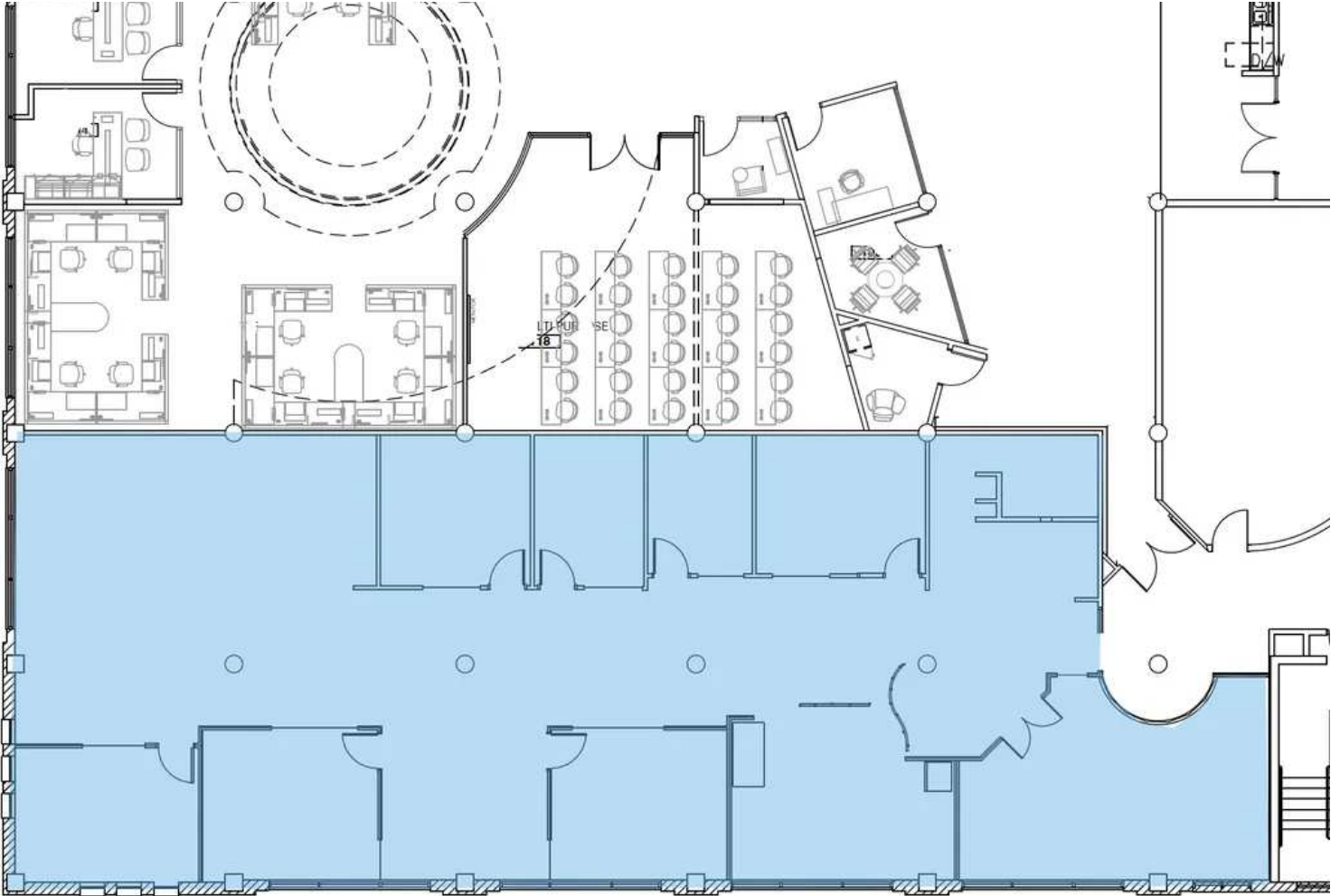
CAPITOLEQUITIES.COM



CAPITOL
EQUITIES

FOR LEASE | LOFT OFFICE SIXTH FLOOR SUITE

580 N FOURTH STREET, COLUMBUS, OH 43215



Available Sixth Floor Suite

SIZE	RATE	DESCRIPTION
■ 4,631 SF	\$19.00 SF/yr	Attractive, top floor office suite with amazing downtown Columbus views.

ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com

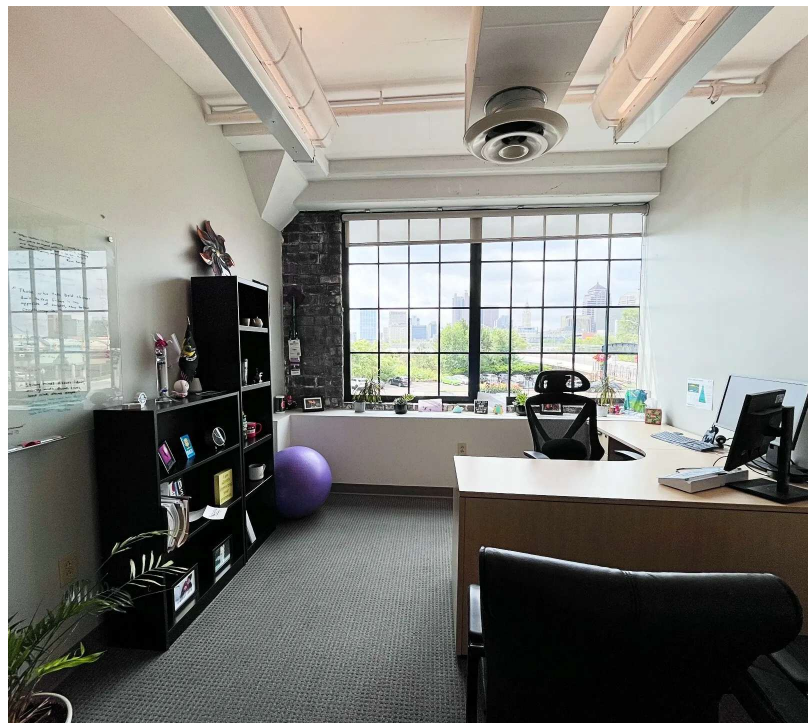
CAPITOLEQUITIES.COM



CAPITOL
EQUITIES

FOR LEASE | OFFICE SECOND FLOOR | 1,807 SF

580 N FOURTH STREET, COLUMBUS, OH 43215



ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com

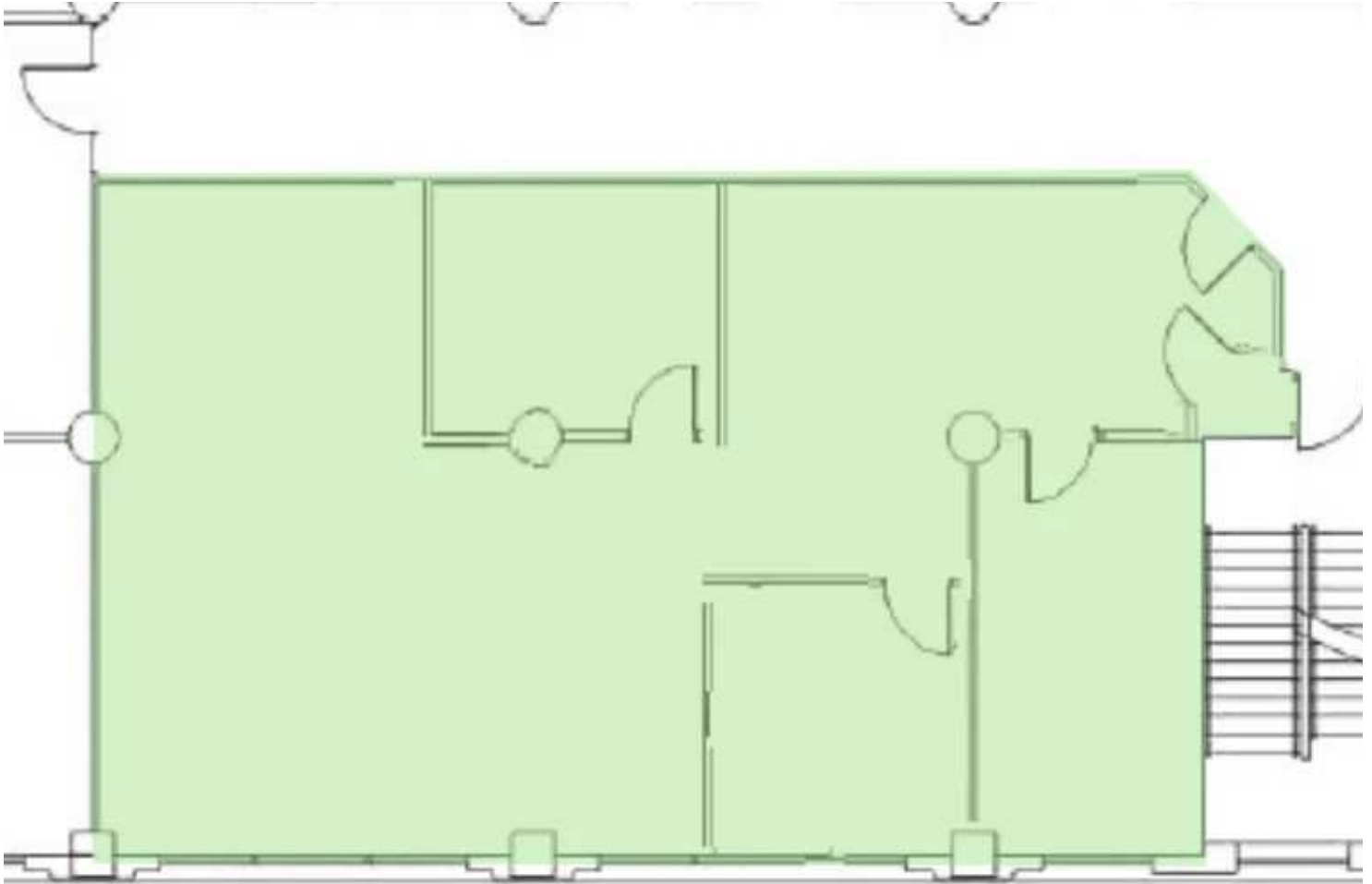
CAPITOLEQUITIES.COM



CAPITOL
EQUITIES

FOR LEASE | OFFICE SECOND FLOOR SUITE

580 N FOURTH STREET, COLUMBUS, OH 43215



Available Second Floor Suite

SIZE	RATE	DESCRIPTION
■ 1,807 SF	\$17.50 SF/yr	Current layout: 1 conference room, 2 private offices and open office space.

ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com

CAPITOLEQUITIES.COM



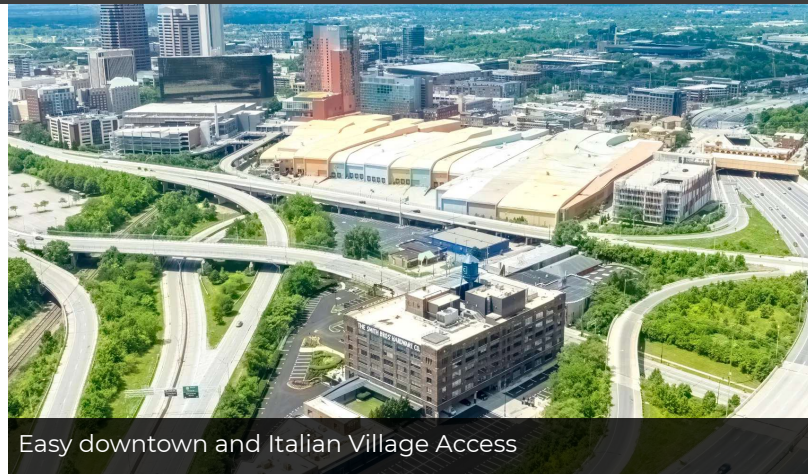
CAPITOL
EQUITIES

FOR LEASE | LOFT OFFICE COMMON AREA AMENITIES

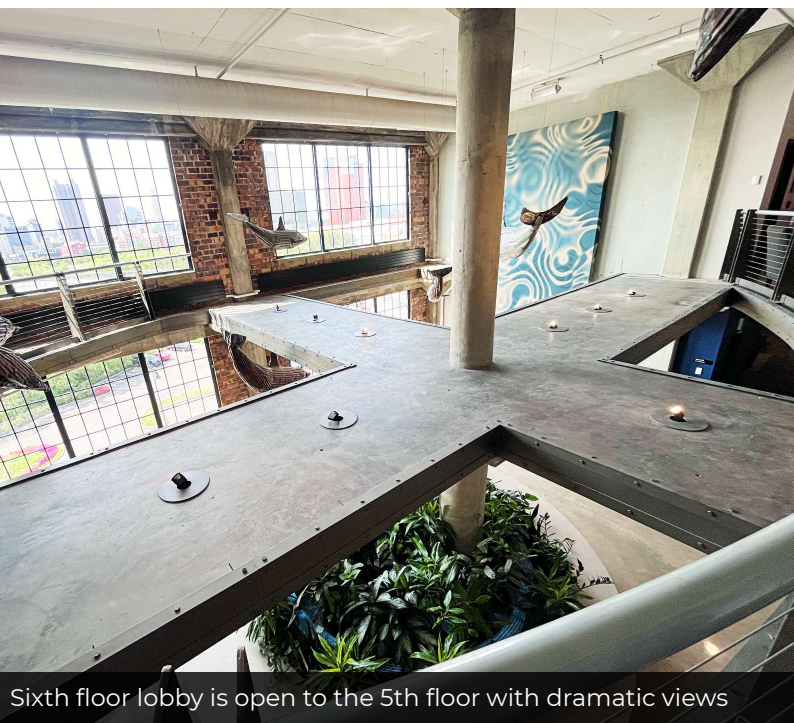
580 N FOURTH STREET, COLUMBUS, OH 43215



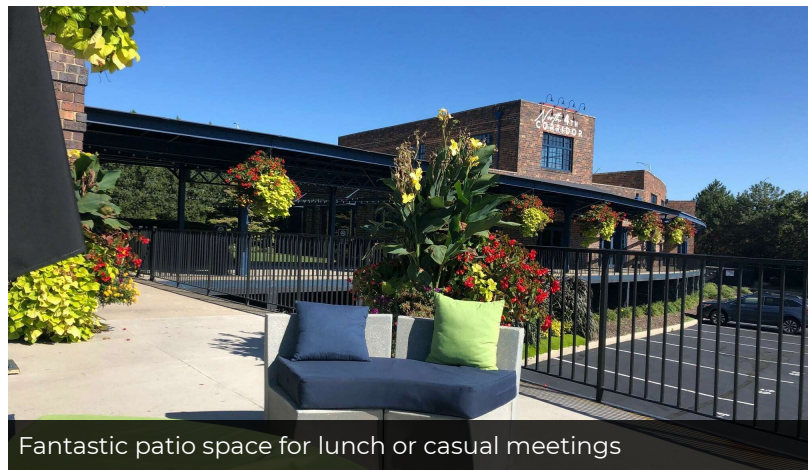
Smith Bros includes rooftop and annex event spaces



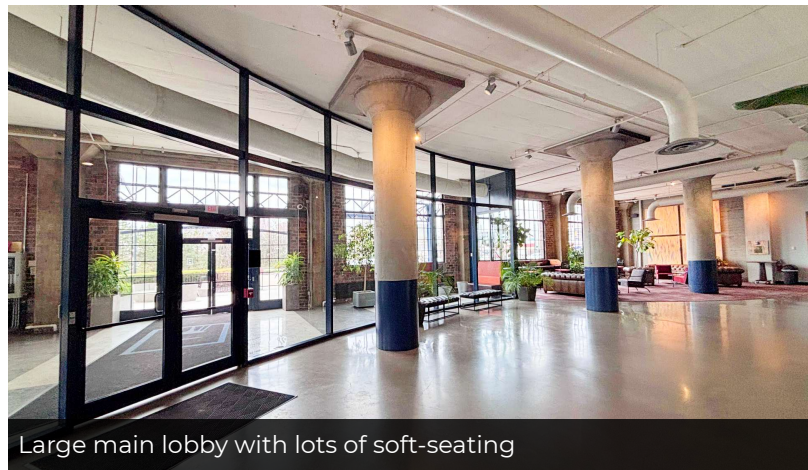
Easy downtown and Italian Village Access



Sixth floor lobby is open to the 5th floor with dramatic views



Fantastic patio space for lunch or casual meetings



Large main lobby with lots of soft-seating

ED FELLOWS

VP Brokerage

614.760.5660 x123

efellows@capitolequities.com

J.R. KERN

President

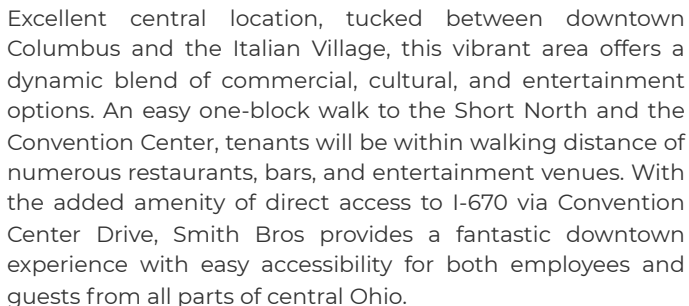
614.760.5660 x124

jrkern@capitolequities.com

CAPITOLEQUITIES.COM



580 N FOURTH STREET, COLUMBUS, OH 43215



Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

President
614.760.5660 x124
jr kern@capitolequities.com

CAPITOLEQUITIES.COM