

THE ROBERT WEILER COMPANY EST. 1938 OFFERING MEMORANDUM

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2,800 +/- SF Office Suite Available



Appraisal Brokerage Consulting Development

QUALITY OFFICE SUITE FOR LEASE

1020 Dennison Avenue, Columbus, OH 43201

PROFESSIONAL OFFICE SUITE AVAILABLE IN HISTORIC VICTORIAN VILLAGE

Position your business in one of Columbus' most sought-after urban office locations. 1020 Dennison Avenue offers a unique 2,800 SF office leasing opportunity in the heart of Victorian Village, just steps from the Short North Arts District and minutes from Downtown Columbus and The Ohio State University. Tenants benefit from convenient on-site surface parking, a rare amenity in the neighborhood, providing easy access for employees and visitors alike.

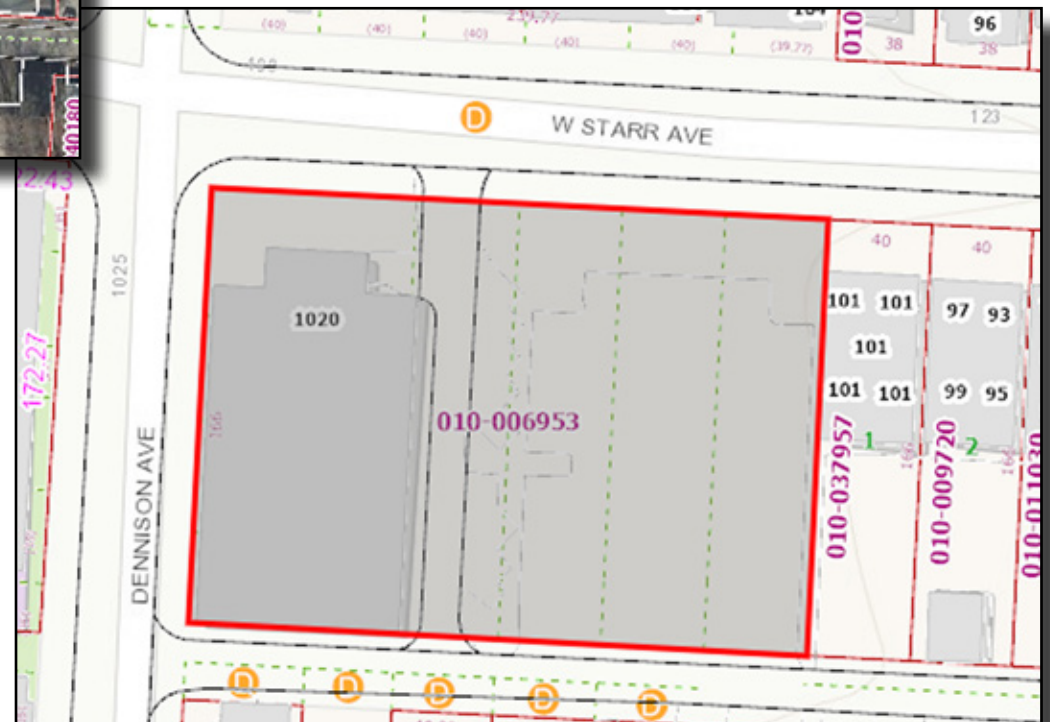
The available suite features a functional combination of private offices, collaborative work areas, and meeting space, offering flexibility for a variety of professional, creative, technology, and service-oriented users. The property's historic character, central location, and pedestrian-friendly setting create an environment that supports employee satisfaction while enhancing client accessibility.

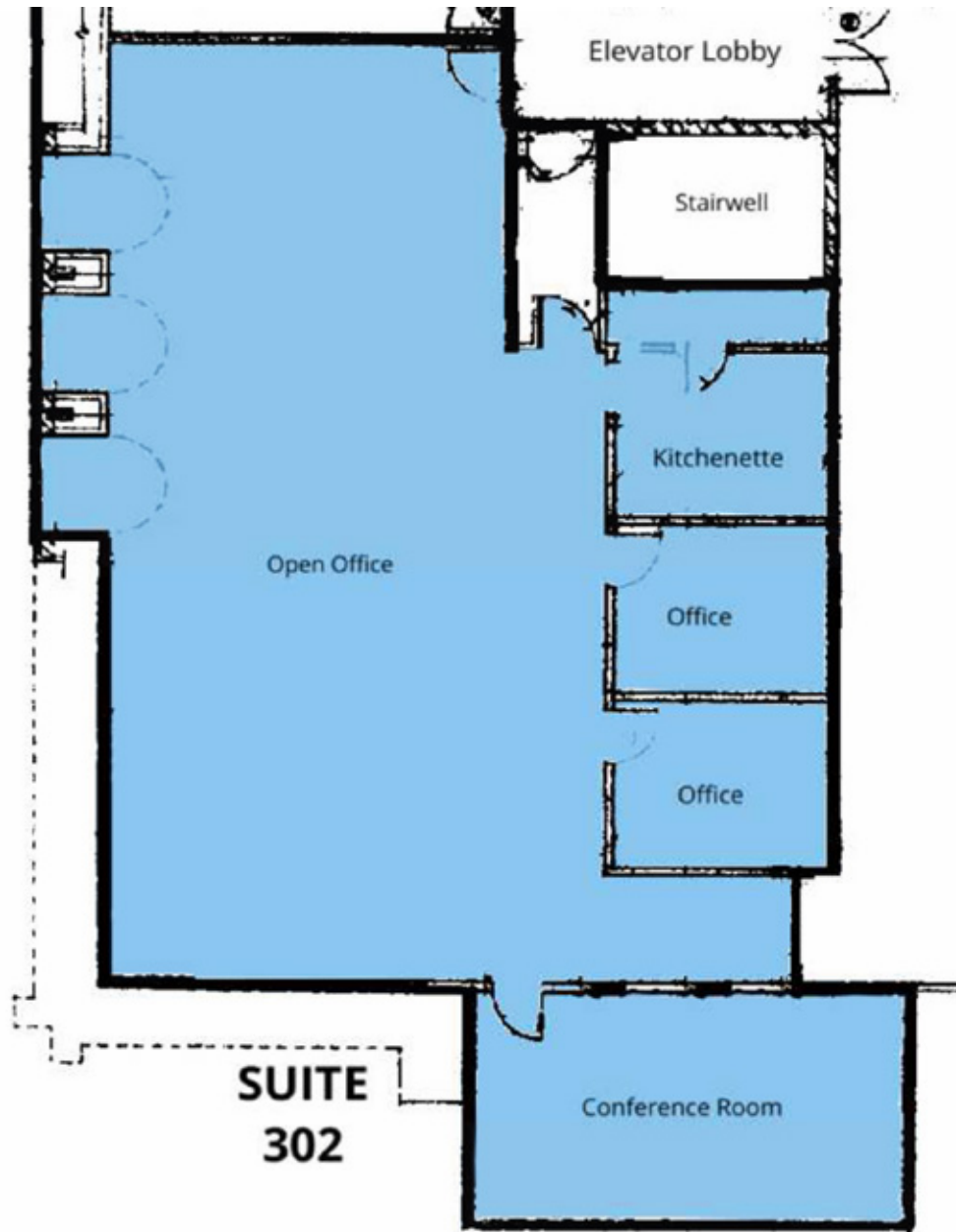
Surrounded by some of Columbus' most popular restaurants, coffee shops, fitness centers, and entertainment venues, 1020 Dennison Avenue delivers the amenity-rich experience sought by today's workforce. Convenient access to SR-315, I-670, and Downtown Columbus further enhances connectivity throughout the region.



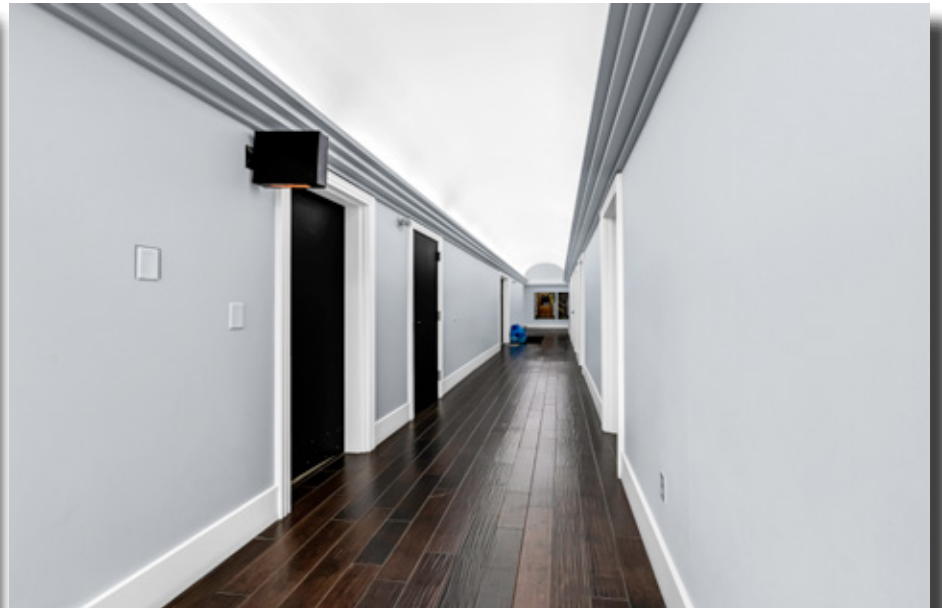
Property Highlights

Address:	1020 Dennison Avenue Columbus, Ohio 43201
County:	Franklin
PID:	010-00695300
Location:	SEC of Dennison Ave and W Starr Ave
Building SF:	25,976 +/- SF
Year Built:	1975
<u>Space Available For Lease:</u>	
Suite 302:	2,800 +/- SF
Lease Rate:	\$23/SF Gross



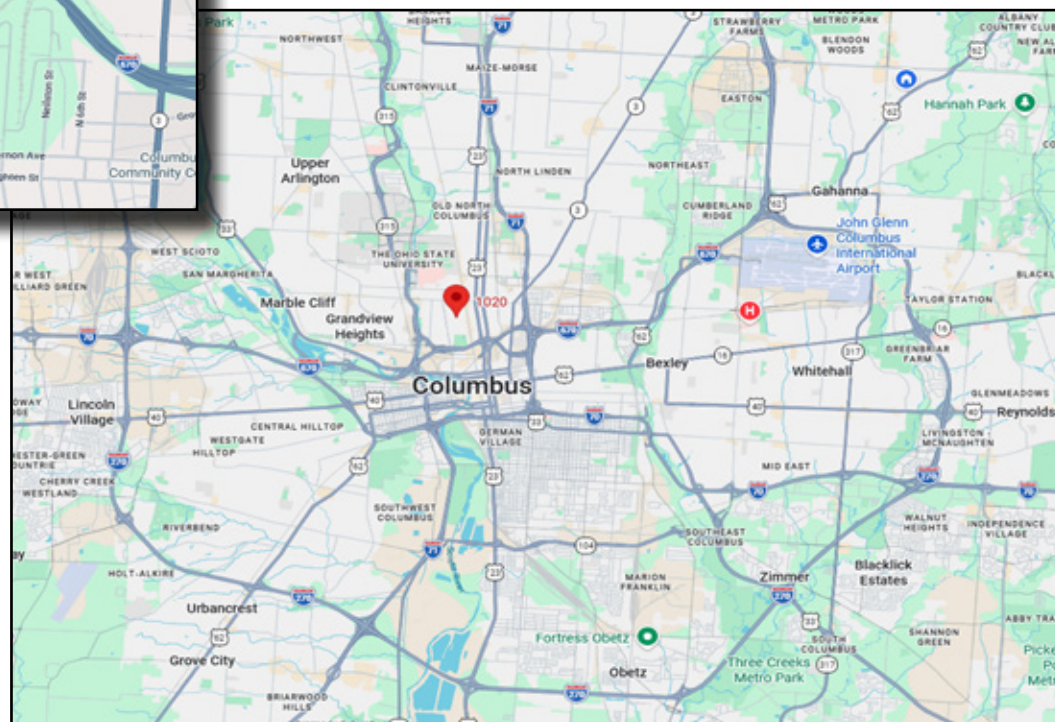
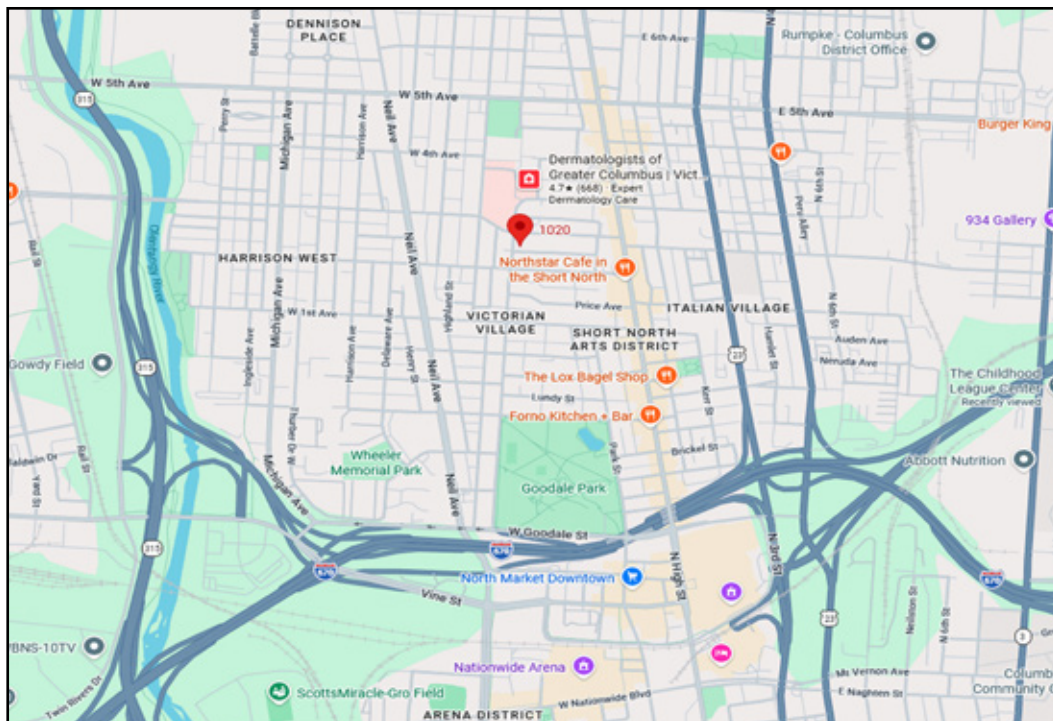


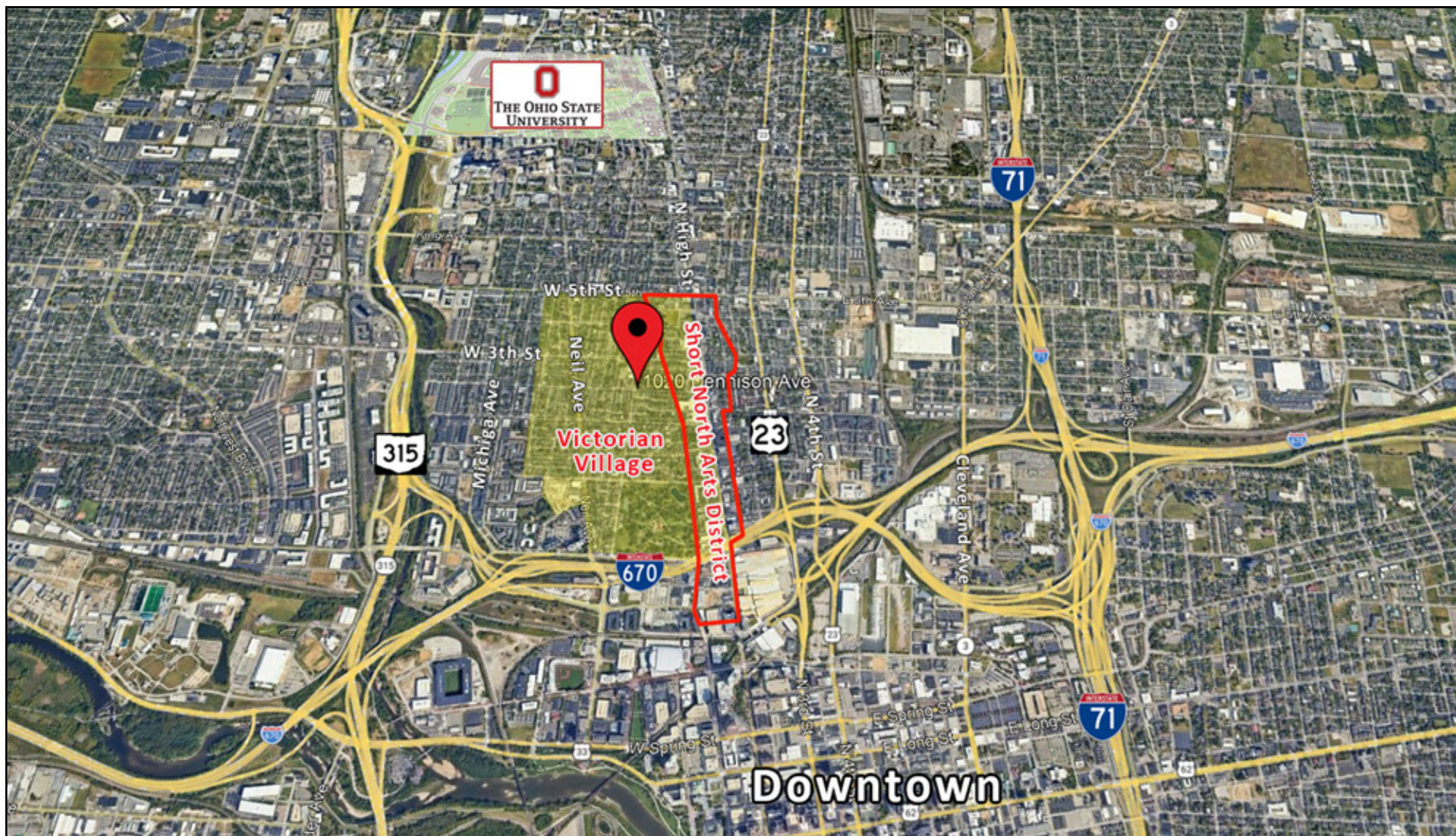












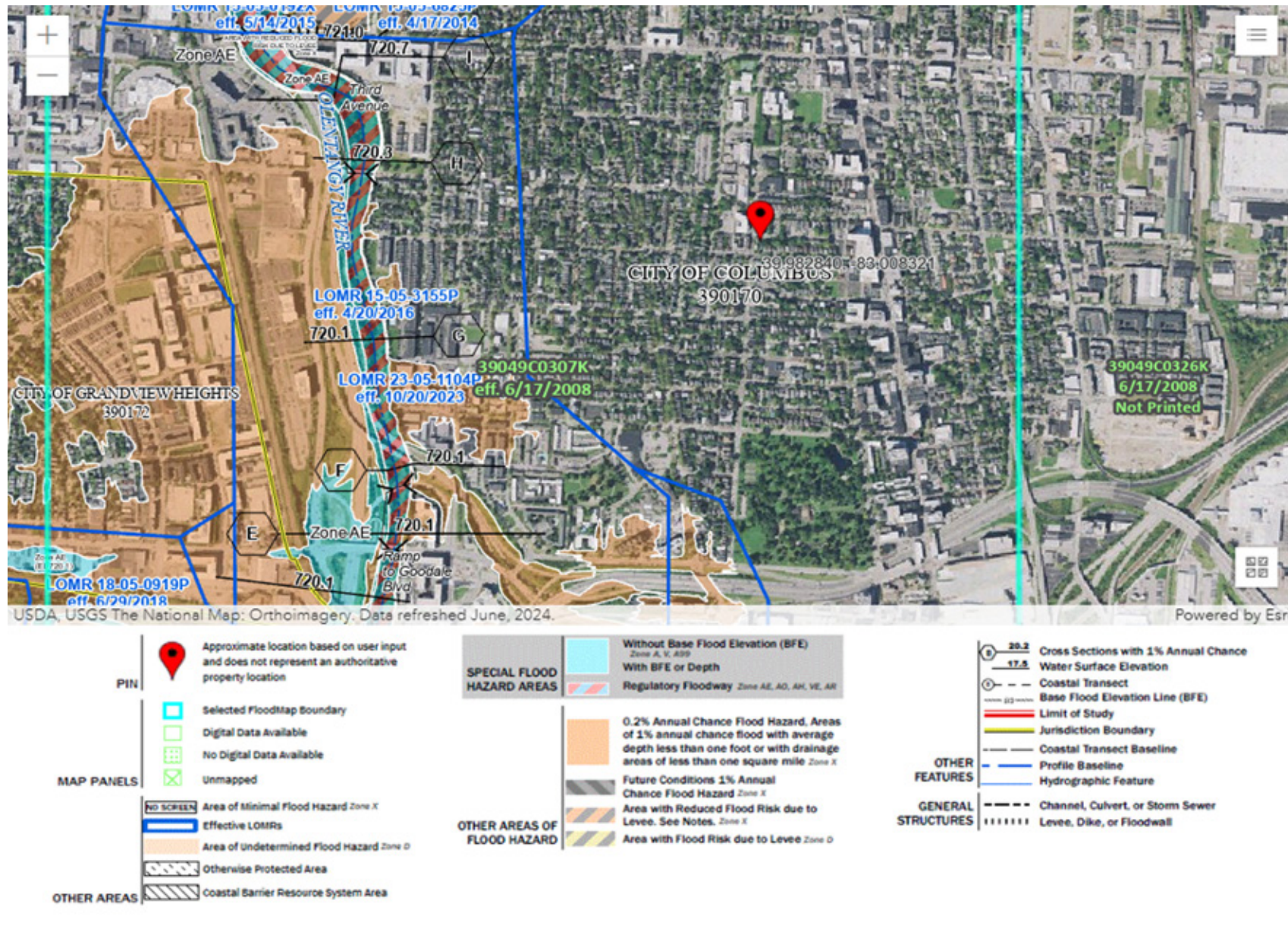
Great Location!

Strategically located between Downtown Columbus, The Ohio State University, and the Short North Arts District



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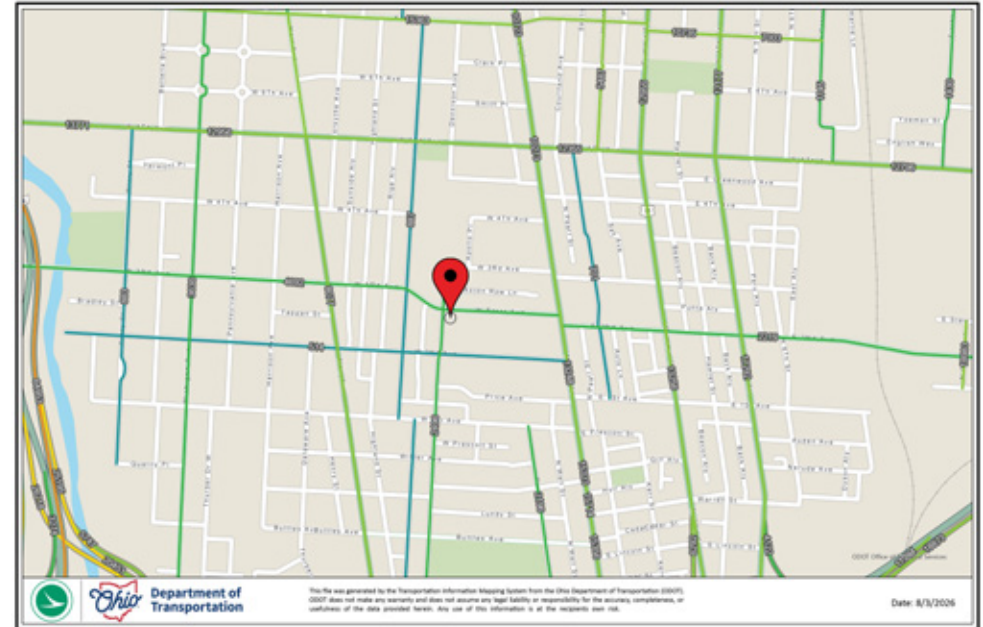
Demographic Summary Report

Dennison Avenue Medical Center

1020 Dennison Ave, Columbus, OH 43201



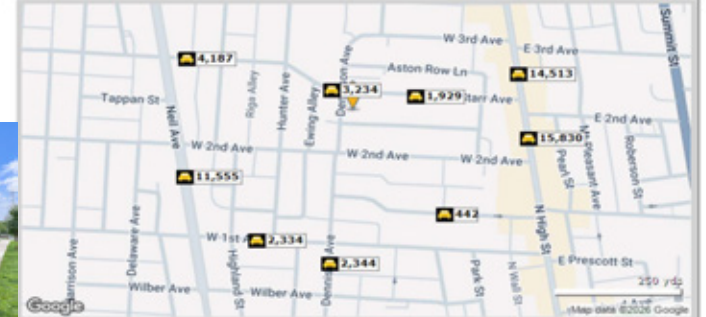
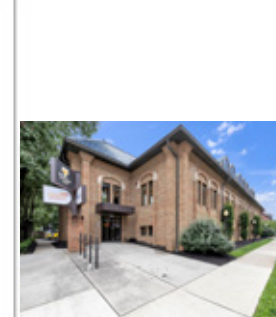
Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	38,335	188,206	410,460
2025 Estimate	36,960	179,789	393,653
2020 Census	34,820	161,809	361,110
Growth 2025 - 2030	3.72%	4.68%	4.27%
Growth 2020 - 2025	6.15%	11.25%	9.01%
2025 Population by Hispanic Origin			
2025 Population	36,960	179,789	393,653
White	27,509 74.43%	115,438 64.21%	234,227 59.50%
Black	3,822 10.34%	38,138 21.21%	99,198 25.20%
Am. Indian & Alaskan	70 0.19%	338 0.19%	1,154 0.29%
Asian	2,073 5.61%	8,438 4.69%	13,963 3.55%
Hawaiian & Pacific Island	40 0.11%	143 0.08%	236 0.06%
Other	3,445 9.32%	17,293 9.62%	44,875 11.40%
U.S. Armed Forces	20	199	298
Households			
2030 Projection	18,453	85,629	176,165
2025 Estimate	17,713	81,593	168,625
2020 Census	16,403	72,771	153,938
Growth 2025 - 2030	4.18%	4.95%	4.47%
Growth 2020 - 2025	7.99%	12.12%	9.54%
Owner Occupied	3,346 18.89%	21,952 26.90%	67,682 40.14%
Renter Occupied	14,367 81.11%	59,641 73.10%	100,943 59.86%
2025 Households by HH Income			
Income: <\$25,000	3,723 21.02%	20,891 25.60%	37,347 22.15%
Income: \$25,000 - \$50,000	3,085 17.42%	15,461 18.95%	35,305 20.94%
Income: \$50,000 - \$75,000	2,540 14.34%	11,912 14.60%	25,349 15.03%
Income: \$75,000 - \$100,000	1,747 9.86%	8,163 10.00%	17,847 10.58%
Income: \$100,000 - \$125,000	1,633 9.22%	6,152 7.54%	14,142 8.39%
Income: \$125,000 - \$150,000	1,493 8.43%	4,728 5.79%	9,563 5.67%
Income: \$150,000 - \$200,000	1,580 8.92%	6,081 7.45%	12,247 7.26%
Income: \$200,000+	1,911 10.79%	8,204 10.05%	16,824 9.98%
2025 Avg Household Income	\$97,675	\$88,582	\$89,971
2025 Med Household Income	\$70,438	\$58,425	\$59,800



Traffic Count Report

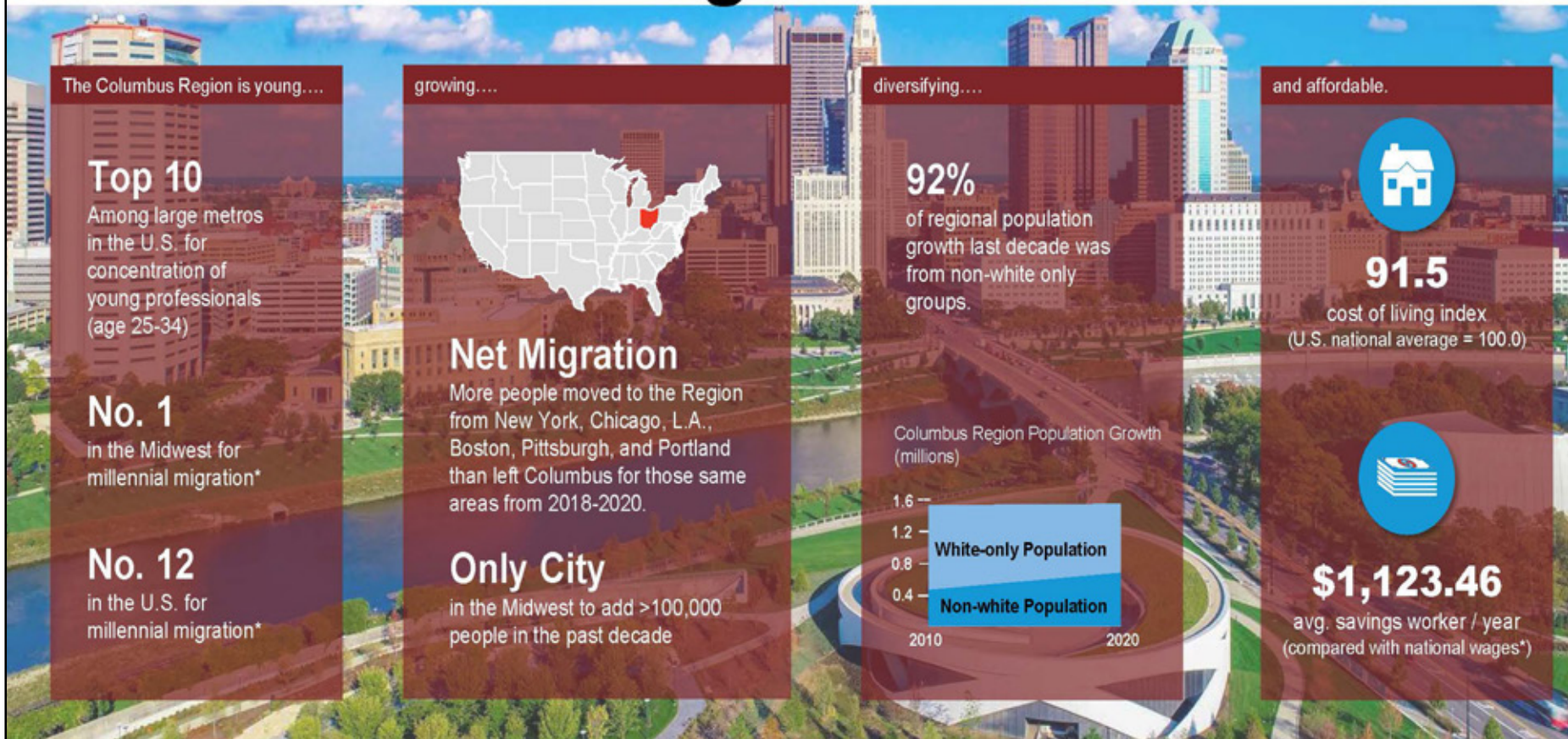
Dennison Avenue Medical Center

1020 Dennison Ave, Columbus, OH 43201



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 W 3rd Ave	Dennison Ave	0.01 E	2026	3,234	MPSI	.04
2 W Starr Ave	N High St	0.12 E	2026	1,929	MPSI	.08
3 Price Ave	N Wall St	0.07 E	2026	442	MPSI	.17
4 Dennison Avenue	W Prescott St	0.02 S	2026	2,344	MPSI	.19
5 N High St	E 3rd Ave	0.03 N	2026	14,513	MPSI	.20
6 W 1st Ave	Hunter Ave	0.02 E	2024	2,346	MPSI	.20
7 W 1st Ave	Hunter Ave	0.02 E	2026	2,334	MPSI	.20
8 W 3rd Ave	Neil Ave	0.02 W	2026	4,187	MPSI	.20
9 N High St	E 2nd Ave	0.03 N	2026	15,830	MPSI	.20
10 Neil Ave	W 2nd Ave	0.04 N	2026	11,555	MPSI	.21

What's Driving Investment?



Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **88** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

THE ROBERT WEILER COMPANY EST. 1938



Learn more about us at
www.rweiler.com

The Robert Weiler Company is a full-service commercial real estate and appraisal firm, but what truly sets us apart is our commitment to relationships, integrity, and results.

For nearly nine decades, we have helped clients navigate the complexities of commercial real estate by taking the time to understand their unique goals and delivering solutions tailored to their needs.

Our experienced team combines deep market knowledge, strategic insight, and a client-first approach to create opportunities and maximize value.

Having been around since 1938, we offer a competitive advantage built on local expertise, long-standing relationships, and a reputation for excellence. This legacy allows us to deliver a level of service and market intelligence that clients will not find from any other commercial real estate firm in Columbus, Central Ohio, or beyond.



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This confidential Offering Memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible sale/lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers/tenants, and to establish only a preliminary level of interest in the subject property/space. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property/space for your needs.

All potential buyers/tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler Company and the Seller/Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers/tenants to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Seller/Landlord or The Robert Weiler Company for the accuracy or completeness of the Memorandum.

A prospective Buyer/Tenant must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller/Landlord. The Seller/Landlord expressly reserves the right, at its sole discretion, to reject any offer to purchase/lease the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Real Estate Purchase Agreement/Lease, approved by Seller/Landlord, shall bind the property. Each prospective Purchaser/Tenant and/or Broker proceeds at its own risk.