

OFFICE SPACE FOR LEASE

855 GRANDVIEW AVENUE

Columbus, OH 43215



Dax Hudson
dax.hudson@lee-associates.com
D 614.309.3409

Aaron Lewandowski
aaron.lewandowski@lee-associates.com
D 419.226.2720

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFICE SPACE FOR LEASE

855 GRANDVIEW AVENUE

AVAILABLE:

Suite	Available	SF	NNN Rate PSF	Est. OpEx
110A - 100A	Immediately	16,306	\$16.50	\$10.06
110A	Immediately	5,217	\$16.50	\$10.06
110B	Immediately	6,222	\$16.50	\$10.06
100A	Immediately	4,867	\$25.00	\$10.06
140	Sublease thru 7/31/27	6,030	\$16.50	\$10.06
215	Immediately	1,496	\$17.50	\$10.06
295	9/1/26	3,189	\$16.50	\$10.06

PROPERTY HIGHLIGHTS:

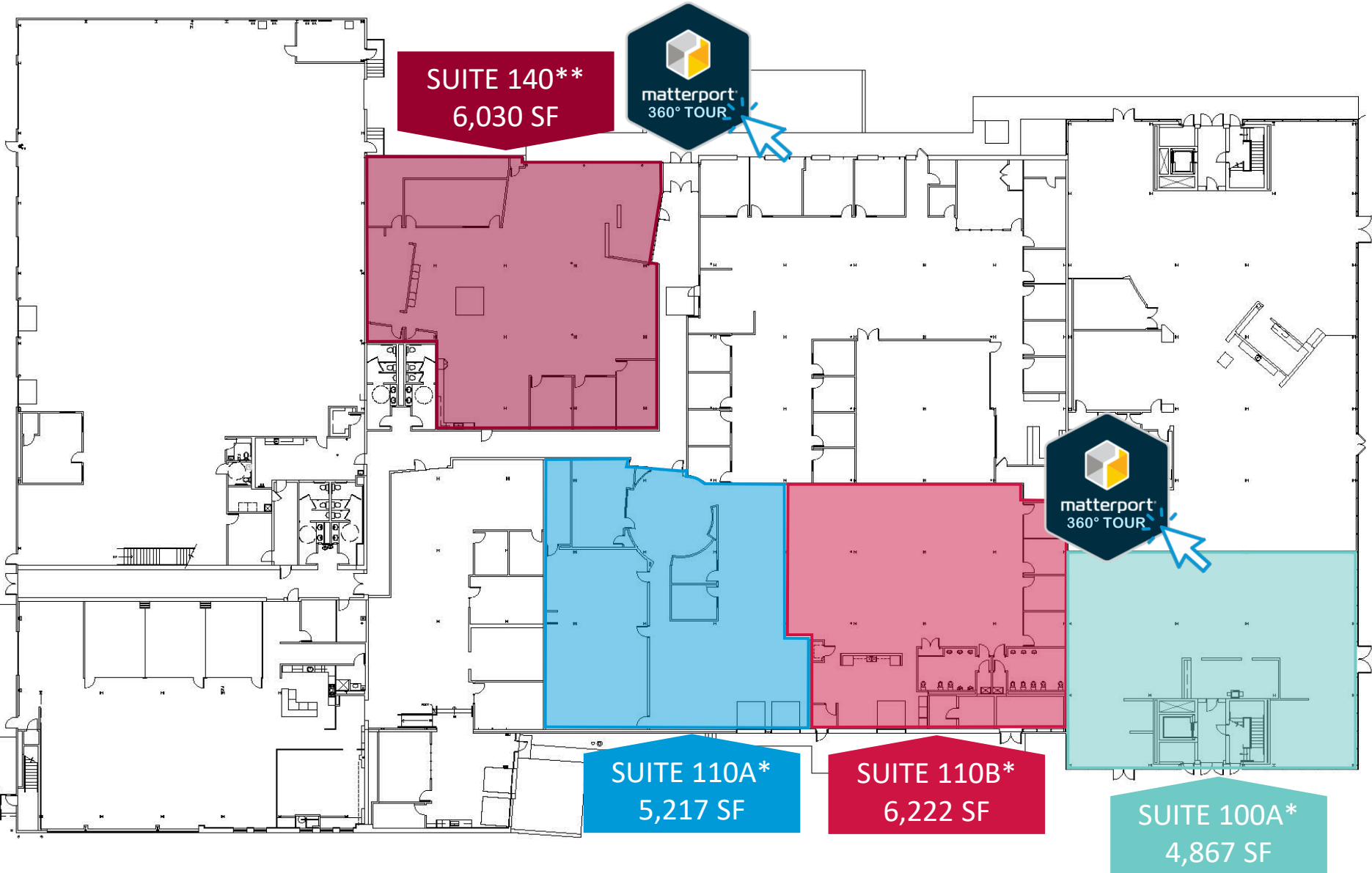
- High-end finishes, exposed ceilings, and polished concrete floors
- Located in Grandview Heights, directly across from Thrive's Grandview Crossing Development and the Little Grand Market
- Minutes from downtown Columbus
- Excellent connectivity with quick freeway access (US-33 is 1 block south)
- Ample parking in free surface lot
- Direct traffic light access provides convenient ingress and egress
- Abundance of natural light in loft style office space

TRAFFIC COUNTS:

- Grandview Avenue - 9,713 VPD
- State Route 33 - 19,948 VPD
- I-670 - 105,900 VPD



FIRST FLOOR – 4 AVAILABLE SUITES 855 GRANDVIEW AVENUE



GRANDVIEW AVENUE

*Suites 110A, 110B, and 100A can be demised for smaller tenants or combined for a total of 16,306 SF

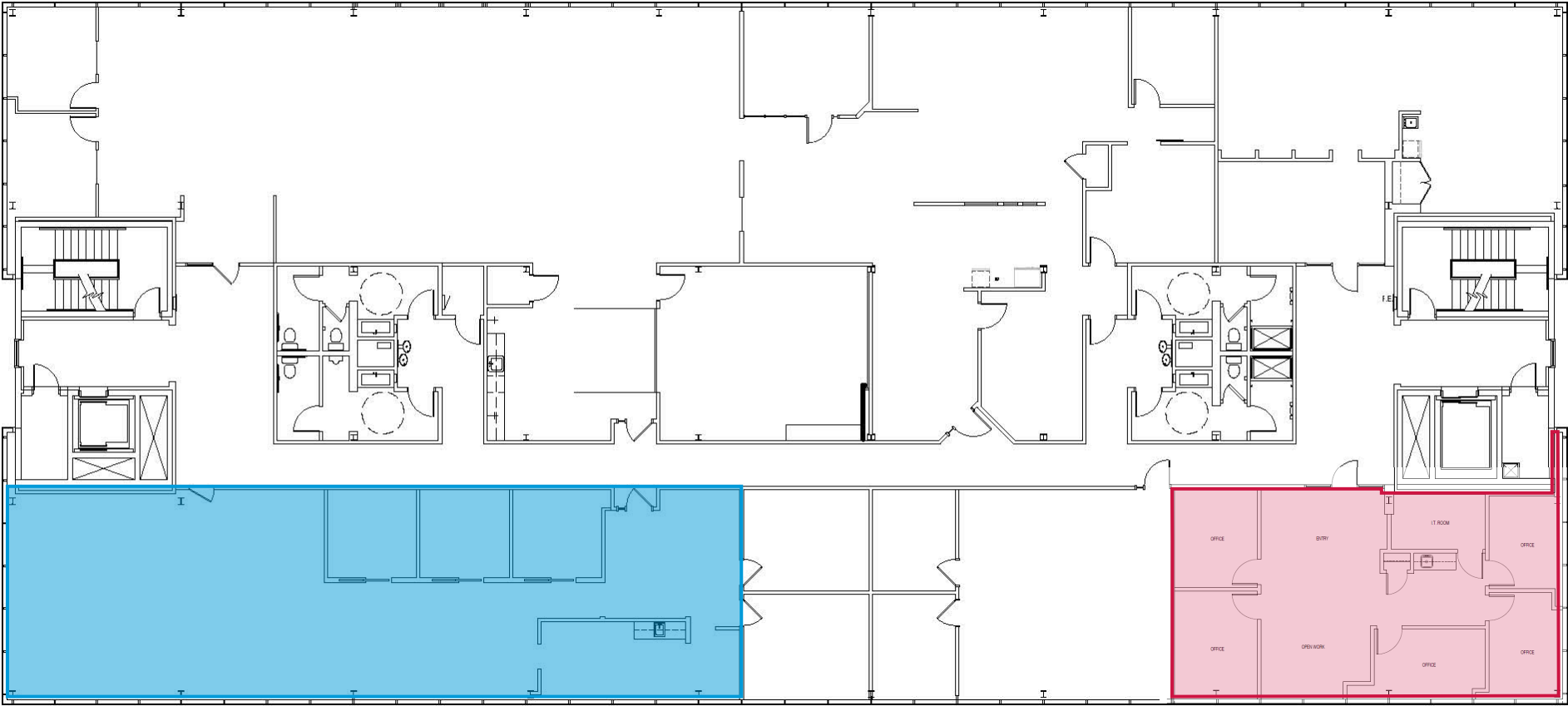
** Suite 140 currently offered for sublease through 7/31/27, but a direct lease with landlord is possible

SECOND FLOOR – 2 AVAILABLE SUITES

855 GRANDVIEW AVENUE



GRANDVIEW AVENUE



SUITE 295
3,189 SF

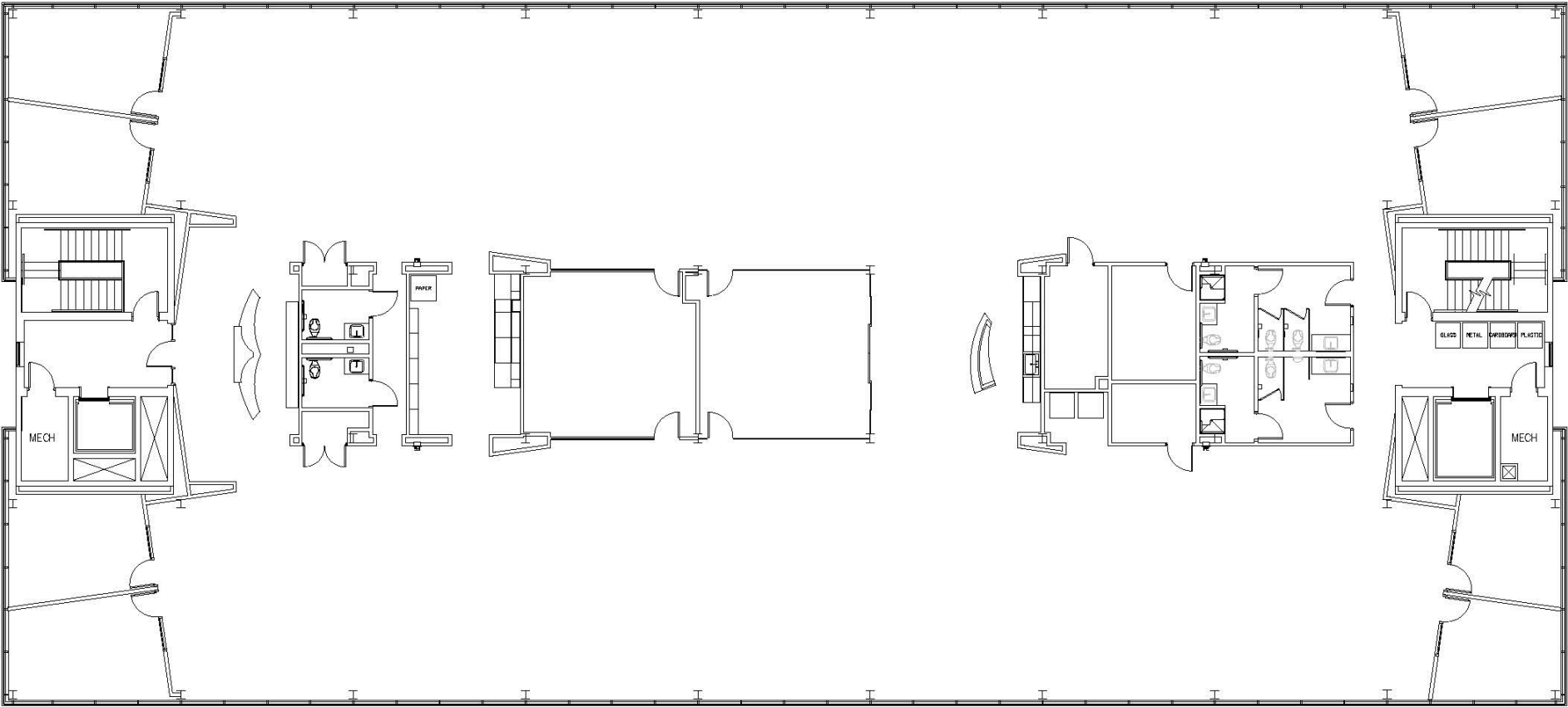
SUITE 215
1,496 SF

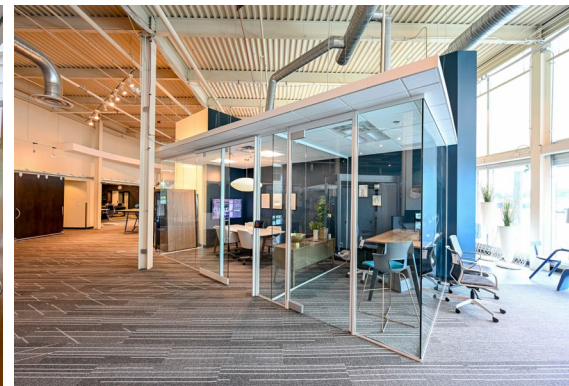
THIRD FLOOR – FULLY LEASED

855 GRANDVIEW AVENUE



GRANDVIEW AVENUE





d DOWNTOWN
COLUMBUS INC.

short north
arts district

ARENA
DISTRICT

315

GERMAN VILLAGE



33

INTERSTATE
670

BMW Financial Services

MODO YOGA

RAIL
Crafts, Kitchen & Bar



SHEETZ



GIANT EAGLE

BIBIBOP
asian grill



Wendy's



Kroger



Chick-fil-A

jemi's

HYATT PLACE



Winans



getGo

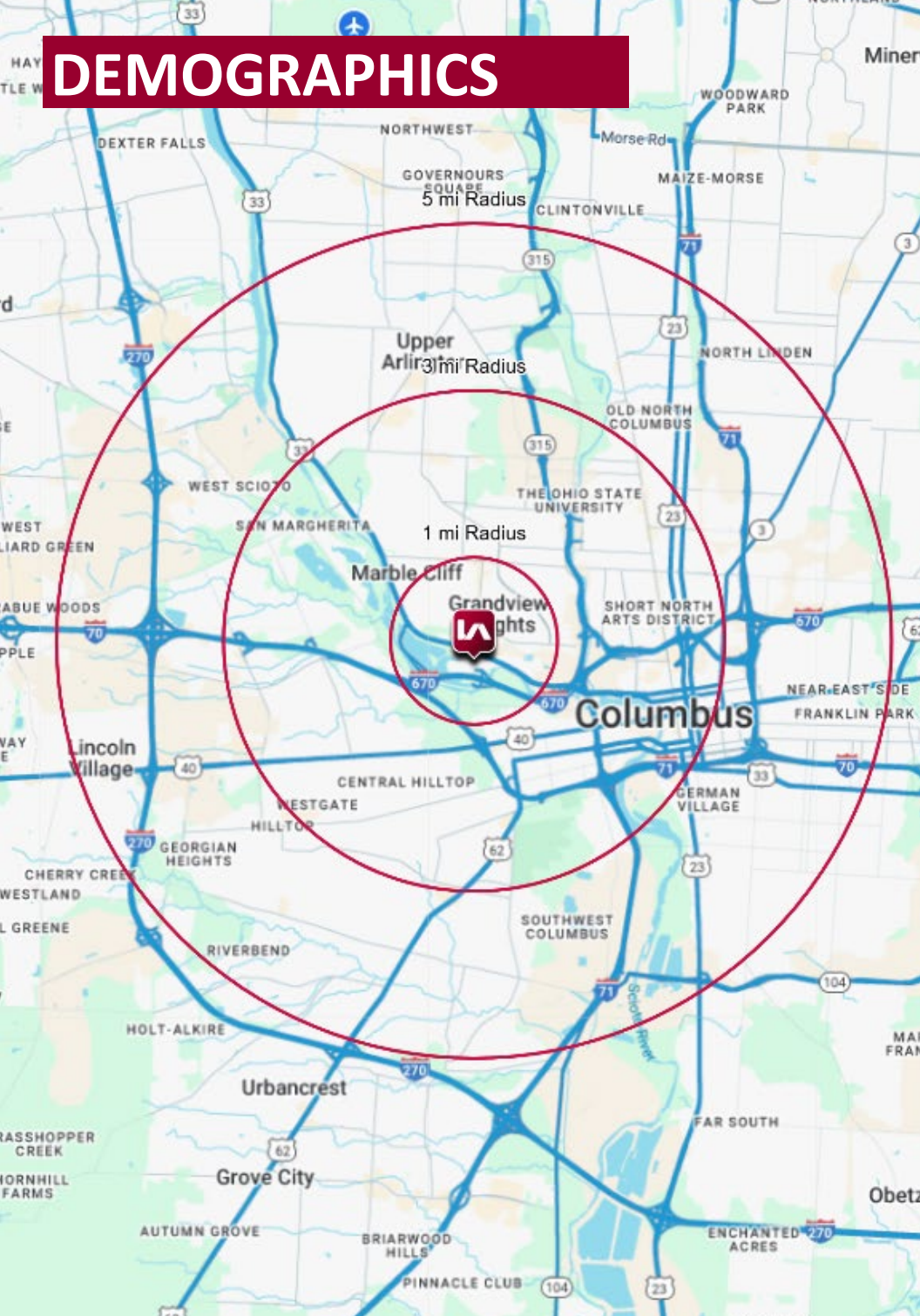
CAFE + MARKET



Agave & Rye
EPIC TACOS
Tequila & Bourbon Hall



DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	10,665	157,845	356,546
2030 Projected Population	11,283	162,365	358,693
2020 Census Population	10,176	153,614	344,457
2010 Census Population	9,001	125,391	306,127
Projected Annual Growth 2025 to 2030	1.2%	0.6%	0.1%
Historical Annual Growth 2010 to 2025	1.2%	1.7%	1.1%
HOUSEHOLDS			
2025 Estimated Households	5,591	70,876	156,833
2030 Projected Households	5,928	74,249	160,171
2020 Census Households	5,368	63,772	143,912
2010 Census Households	4,496	51,287	127,483
Projected Annual Growth 2025 to 2030	1.2%	1.0%	0.4%
Historical Annual Growth 2010 to 2025	1.6%	2.5%	1.5%
AGE			
2025 Est. Population Under 10 Years	9.3%	9.2%	11.2%
2025 Est. Population 10 to 19 Years	8.5%	11.8%	11.6%
2025 Est. Population 20 to 29 Years	22.6%	29.9%	22.9%
2025 Est. Population 30 to 44 Years	27.1%	22.6%	23.8%
2025 Est. Population 45 to 59 Years	14.3%	12.9%	14.5%
2025 Est. Population 60 to 74 Years	13.2%	10.1%	11.9%
2025 Est. Population 75 Years or Over	5.0%	3.5%	4.2%
2025 Est. Median Age	35.0	31.0	32.6
MARITAL STATUS & GENDER			
2025 Est. Male Population	49.1%	56.6%	53.3%
2025 Est. Female Population	50.9%	43.4%	46.7%
2025 Est. Never Married	48.5%	61.3%	53.6%
2025 Est. Now Married	39.0%	24.3%	28.8%
2025 Est. Separated or Divorced	8.6%	11.3%	13.9%
2025 Est. Widowed	3.9%	3.1%	3.8%
INCOME			
2025 Est. HH Income \$200,000 or More	19.7%	12.0%	10.9%
2025 Est. HH Income \$150,000 to \$199,999	12.8%	8.1%	7.9%
2025 Est. HH Income \$100,000 to \$149,999	15.9%	13.9%	14.8%
2025 Est. HH Income \$75,000 to \$99,999	11.9%	10.9%	11.6%
2025 Est. HH Income \$50,000 to \$74,999	19.2%	16.0%	15.5%
2025 Est. HH Income \$35,000 to \$49,999	7.4%	10.5%	11.3%
2025 Est. HH Income \$25,000 to \$34,999	4.2%	7.3%	7.8%
2025 Est. HH Income \$15,000 to \$24,999	2.4%	7.1%	7.4%
2025 Est. HH Income Under \$15,000	6.4%	14.2%	12.9%
2025 Est. Average Household Income	\$157,463	\$117,725	\$110,541
2025 Est. Median Household Income	\$100,953	\$76,149	\$75,171
2025 Est. Per Capita Income	\$82,549	\$53,598	\$49,003
2025 Est. Total Businesses	1,081	8,636	16,212
2025 Est. Total Employees	15,816	135,746	218,003