



THE
ENCOVA
BUILDING

471 East Broad



BUILDING OVERVIEW

The Encova Building at 471 E. Broad St. is a 330,000 SF Class A office building with attached, covered parking and an abundance of on-site amenities for tenants, employees and guests.

The landlord and large-owner occupant, Encova Insurance, has made a significant investment into the building offering tenants top-of-the-line finishes, an accessible cafeteria with retail service providers, 24/7 security and office space that assists with successful recruitment and retainment for today's workforce.



4/1,000 SF
ON-SITE
PARKING



330,000
TOTAL SF



21
STORIES



UNMATCHED AMENITIES

The Encova Building offers an impressive suite of amenities designed to meet the needs of today's dynamic businesses. Tenants benefit from 24/7 on-site security, ensuring a safe and secure environment around the clock. The modern fitness center, complete with personal lockers, makes it easy to prioritize wellness without ever leaving the building. A full-service cafeteria provides convenient dining options, while multiple tenant lounges offer comfortable spaces for casual meetings, brainstorming sessions, or just a midday reset.

The building also features an onsite parking garage connected by a covered walkway—an invaluable perk for both employees and clients navigating downtown. Expansive windows throughout the space offer stunning views of the city skyline, bringing in natural light and energy that elevate the workday experience. For collaboration and productivity, tenants can take advantage of a well-appointed common area conference room, perfect for team meetings or client presentations. These top-tier amenities not only support productivity and convenience, but they also reflect the professional image that companies want to project—making this a standout choice for any business looking to establish a presence downtown.



THE COVE (DINING)



24/7 SECURITY



LOCKER ROOMS



FITNESS CENTER



COMMON CONFERENCE



TENANT LOUNGE



ATTACHED PARKING



CITY VIEWS



Scan QR code or [click here](#) to spend a 'Day in the Life' at Encova!



BUILDING AVAILABILITY



FLOOR 7
11,245 SF



FLOOR 8
6,995 SF



SUITE 910
1,348 SF



FLOOR 10
11,245 SF



SUITE 1820
3,321 SF



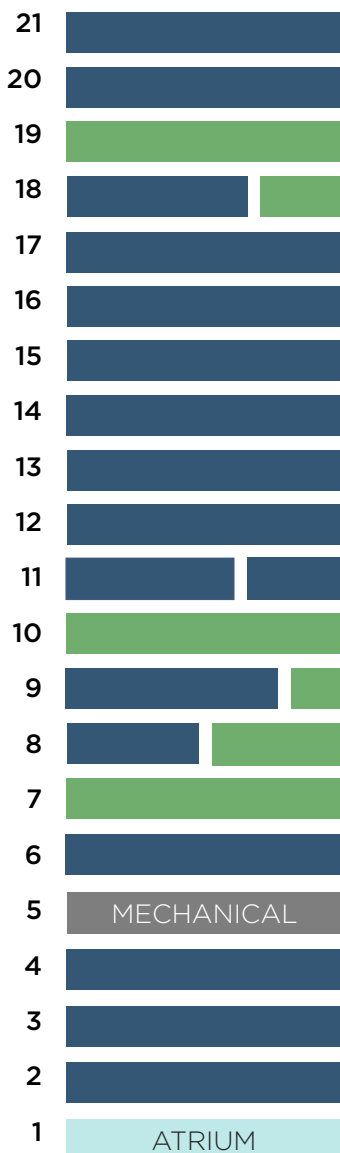
FLOOR 19
11,341 SF



BUILDING AVAILABILITY



HIGH RISE

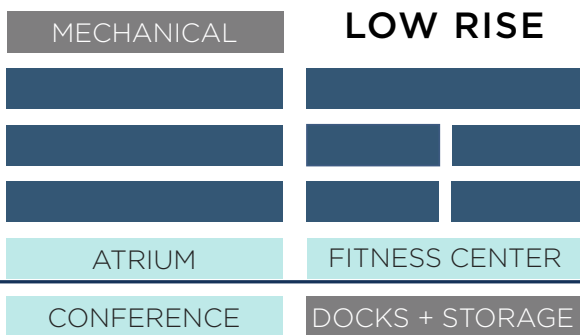


**Click on each vacancy block for a 360-degree tour.*

POTENTIAL LARGE USER UP TO 18,240 SF

E BROAD ST

LOW RISE



GARAGE



SKY BRIDGE

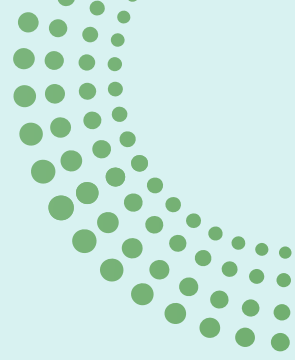
OAK ST

CONFERENCE

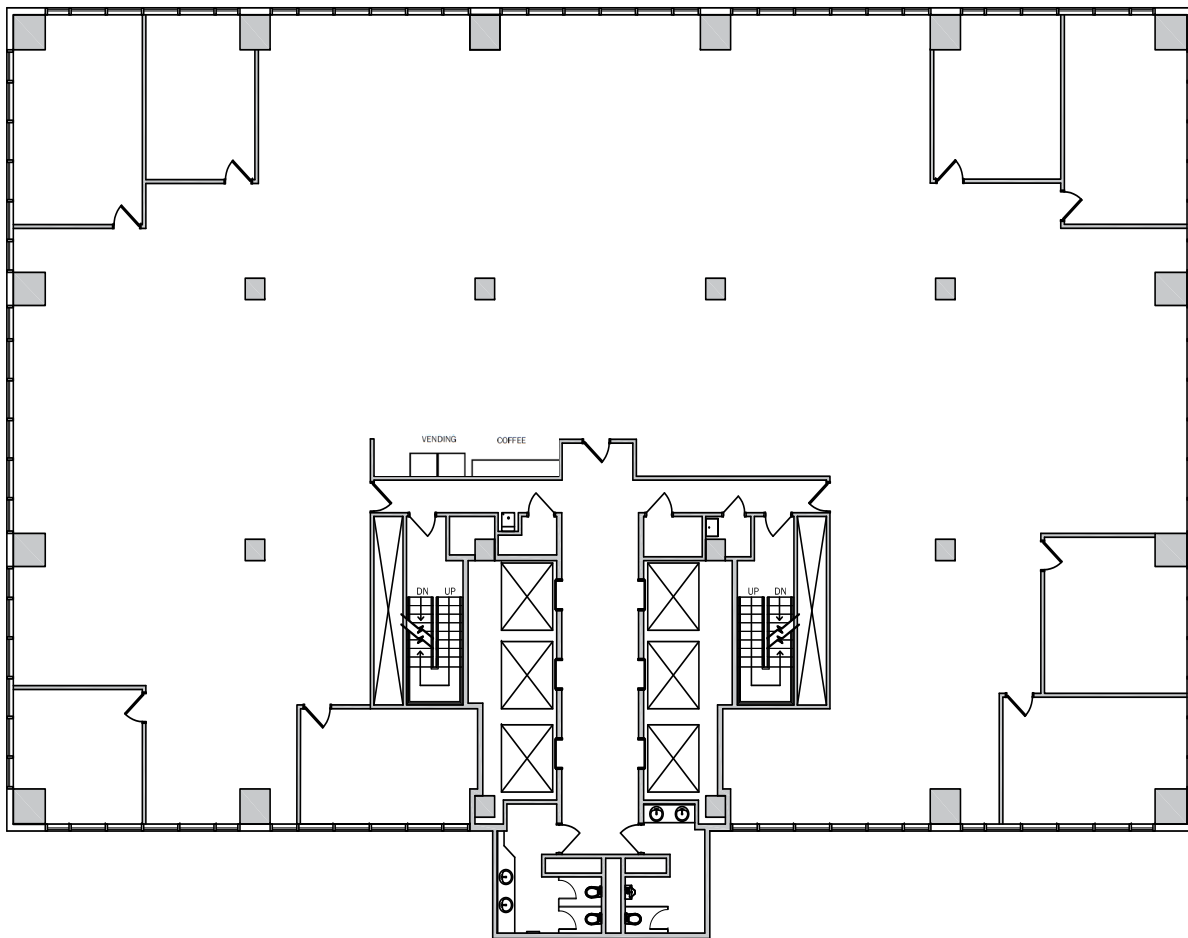
DOCKS + STORAGE



FLOOR PLANS



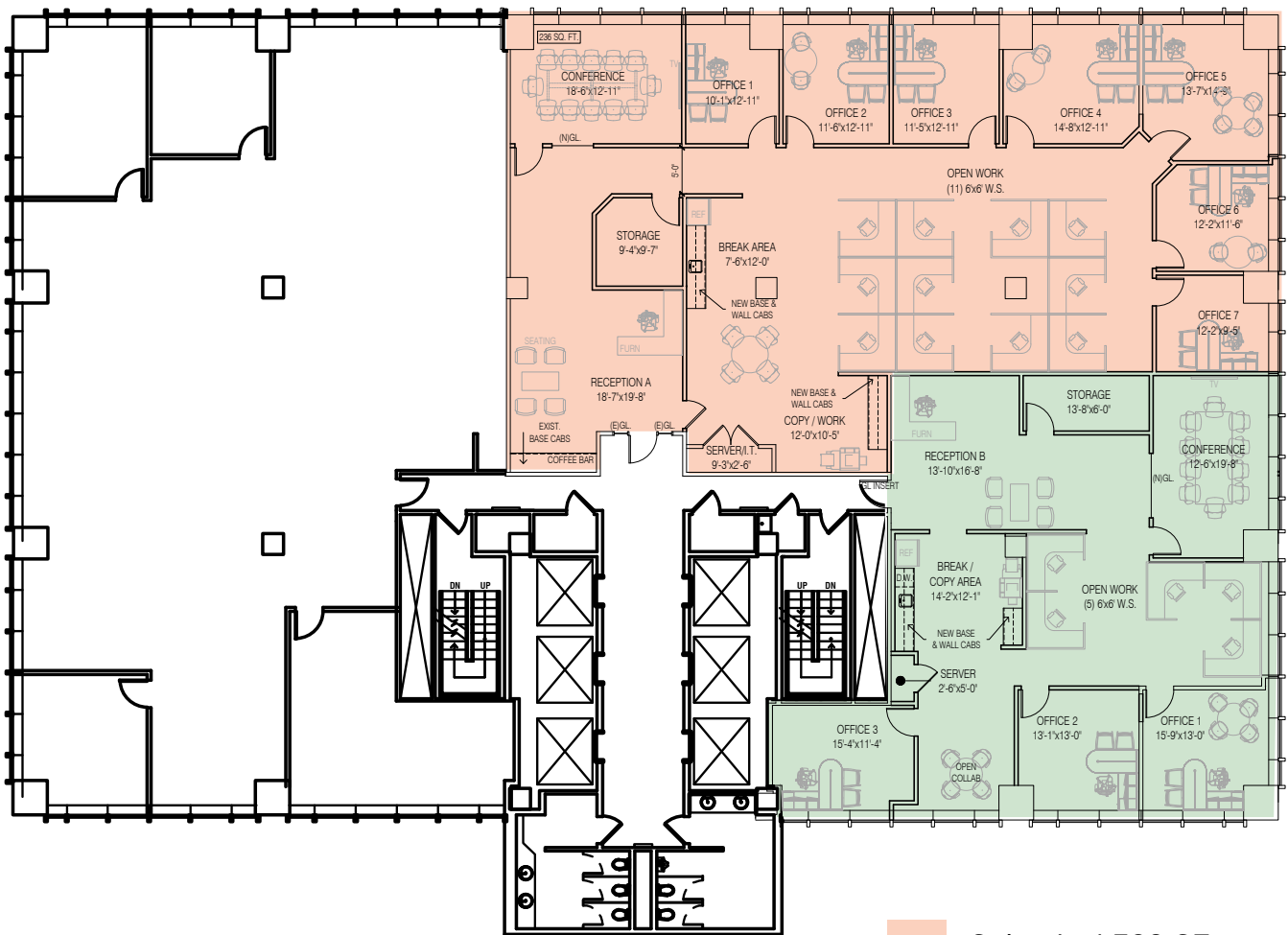
7TH FLOOR 11,245 SF (full floor)



FLOOR PLANS

8TH FLOOR

6,995 SF (option to demise, spec suite plan shown)



- Suite A: 4,389 SF
- Suite B: 2,606 SF



Scan or [click here](#) to experience a 360 Tour!

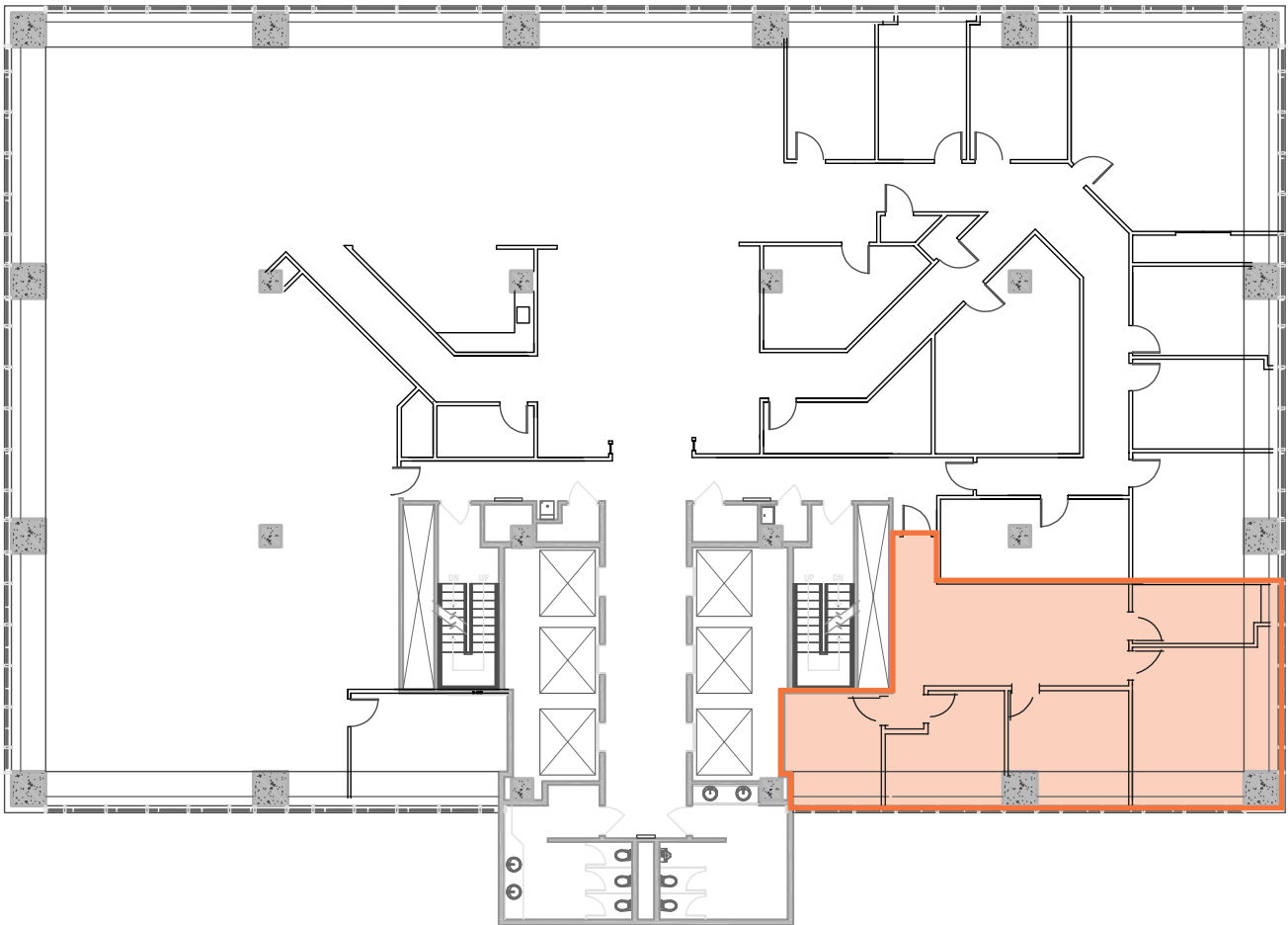


FLOOR PLANS

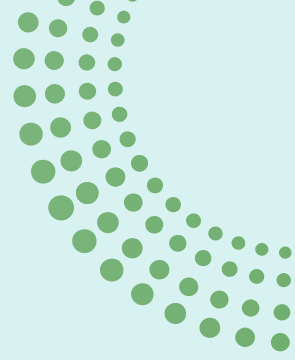


9TH FLOOR

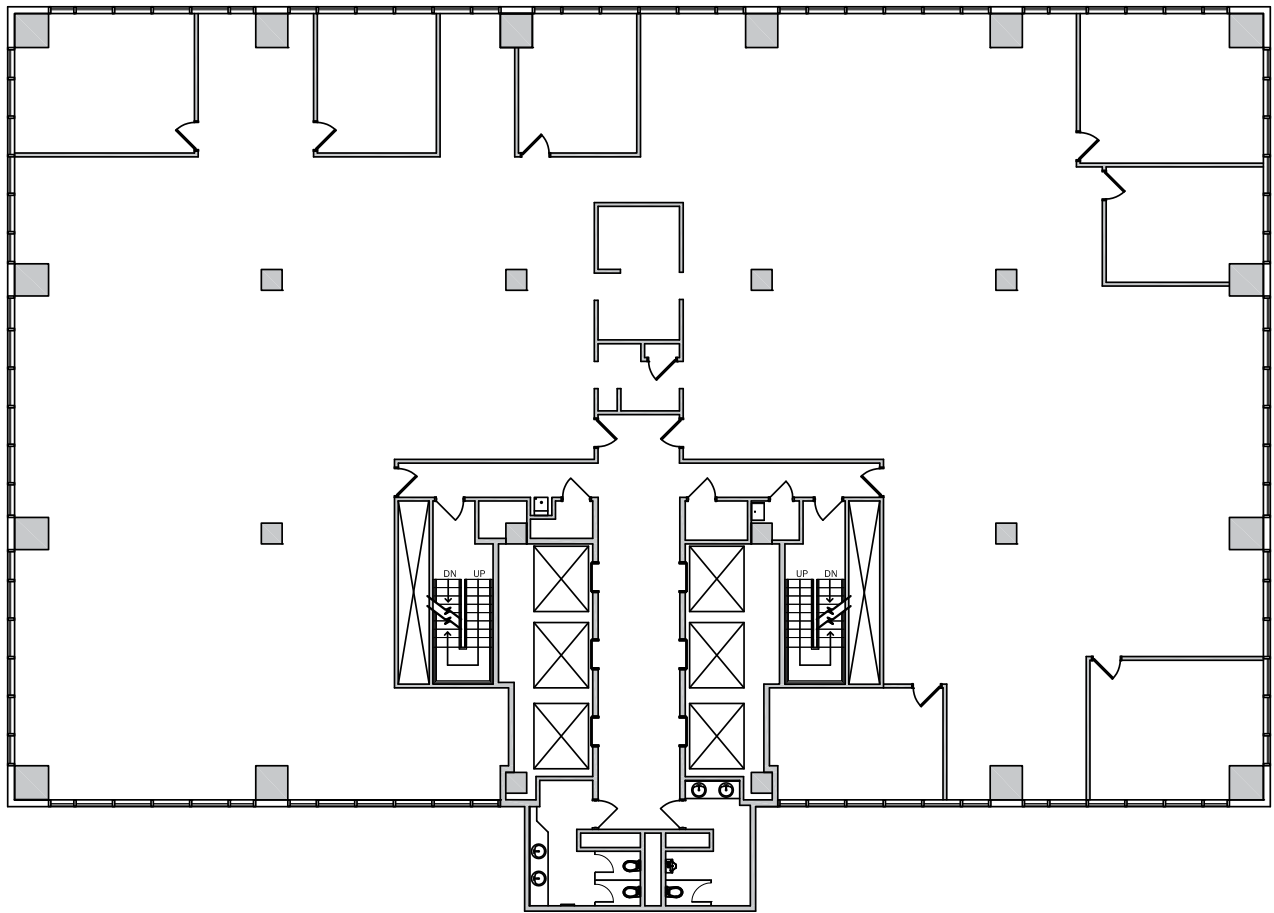
Suite 910 - 1,348 SF



FLOOR PLANS



10TH FLOOR 11,245 SF (full floor)



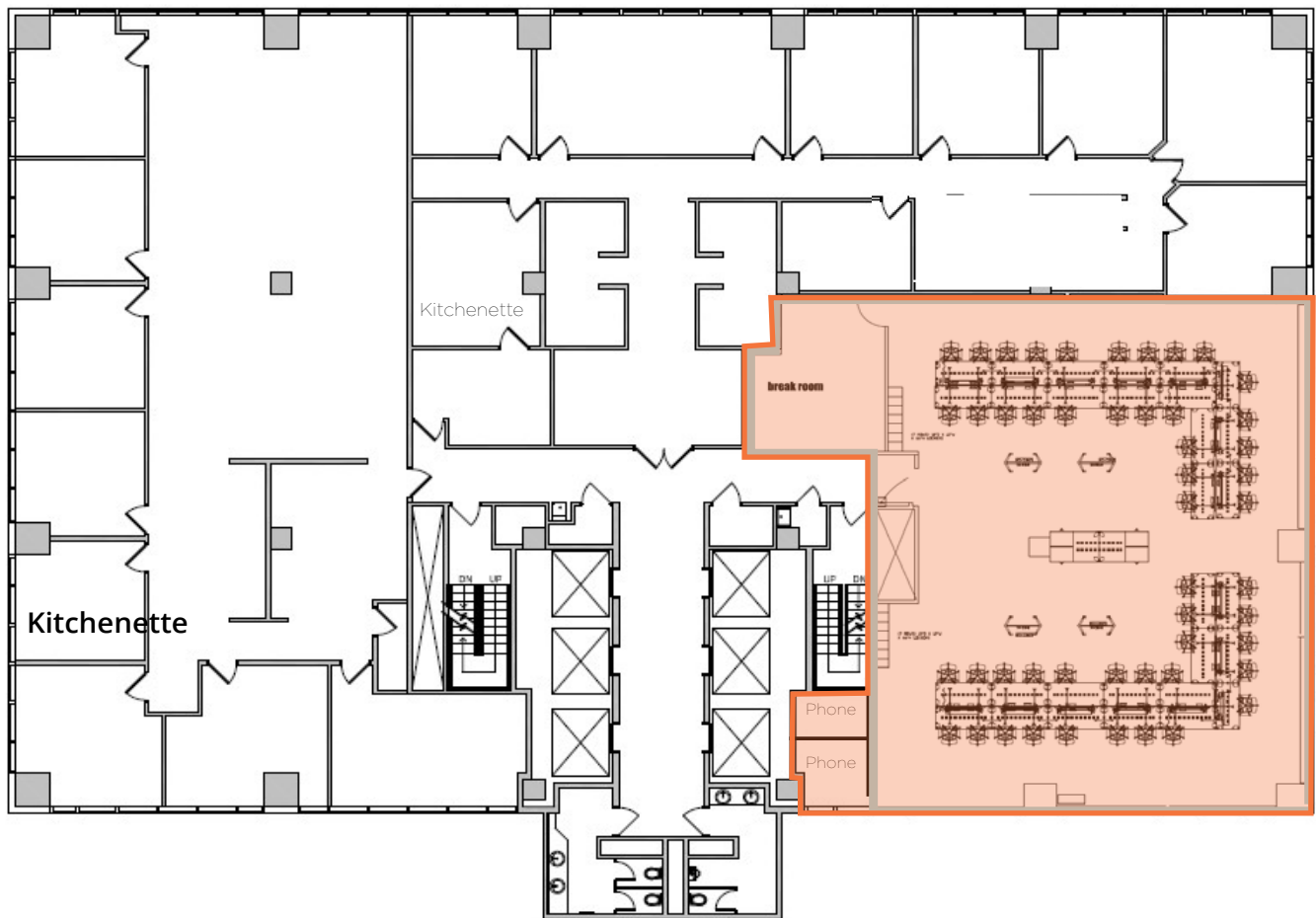


FLOOR PLANS



18TH FLOOR

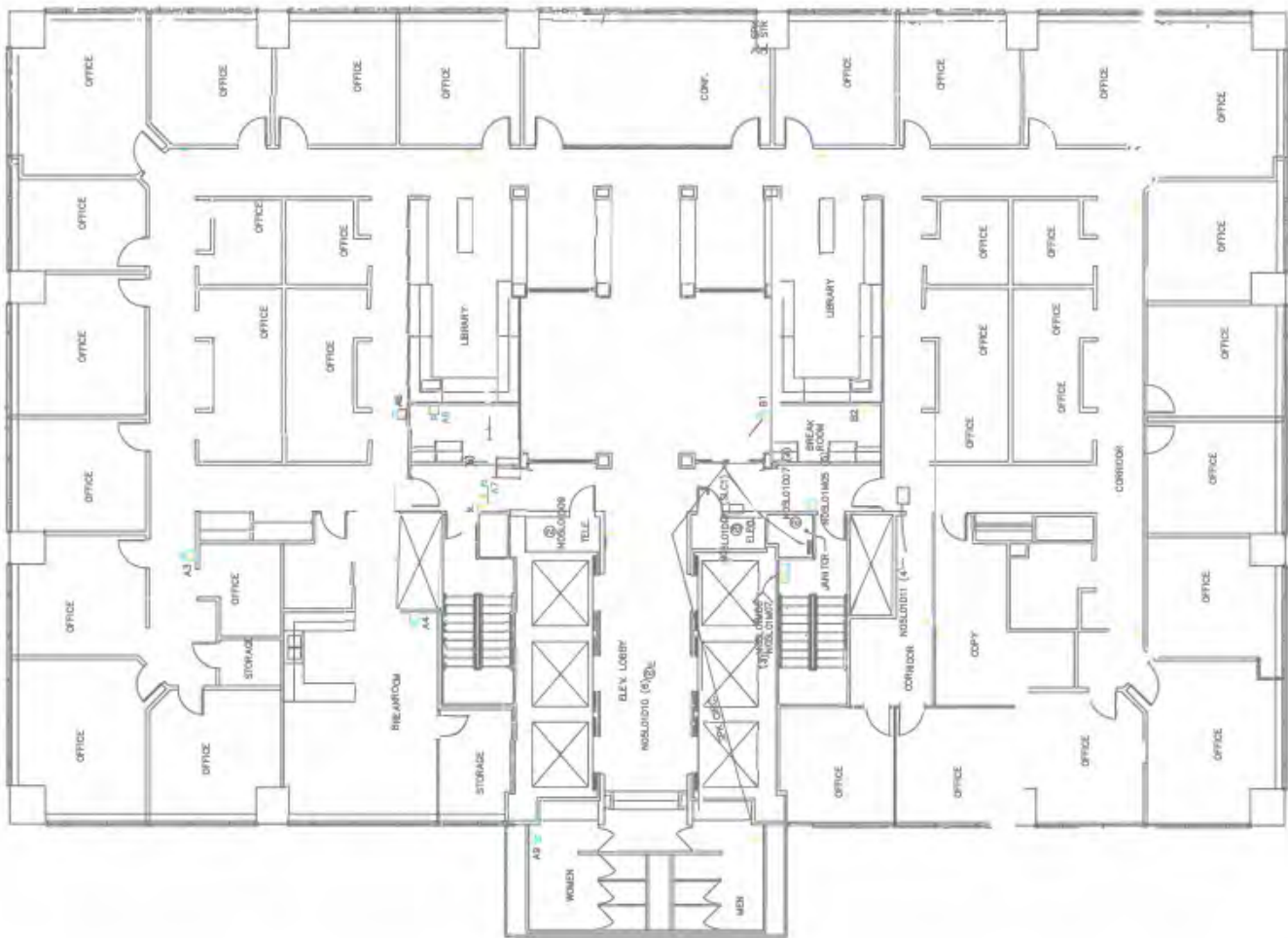
Suite 1820 - 3,321 SF



Scan or [click here](#) to experience a 360 Tour!

FLOOR PLANS

19TH FLOOR 11,341 SF (full floor)





PARKING OPTIONS



2/1,000 SF IN SURFACE LOTS

2/1,000 SF IN ONSITE GARAGE

VISITOR PARKING LOT

encova



THE DISCOVERY DISTRICT & DOWNTOWN COLUMBUS

The Discovery District is a gateway between the professional business community, graduating student community and arts community. The Encova Building offers a centralized location and is within minutes from the Statehouse, Arena District, the Short North, the Brewery District, Columbus Museum of Art, Columbus College of Art and Design, and Columbus State Community College.



4 MIN
FROM THE
STATE HOUSE

6 MIN
FROM THE
ARENA DISTRICT

7 MIN
FROM THE
SHORT NORTH

8 MIN
FROM THE
BREWERY DISTRICT



Short North Arts District
MERIDIEN TOWNHALL
sweetgreen SHAKE SHACK
HYDE PARK Graduate moxy
Seneca STANDARD HALL TORNO THE PEARL

Arena District
Home to Nationwide Arena,
Huntington Park and
Lower.com Field

**Greater Columbus
Convention Center**

Merchant Building
New development with 170
residential units, 206 room
boutique hotel, parking
garage, and Class A office

covermymeds
HQ

Nationwide
HQ

AMERICAN
ELECTRIC
POWER
HQ

National Veterans Memorial
and Museum

COSI - Center of Science
and Industry

Franklinton
BREWDOG LAND GRANT
MAKERS SOCIAL

Downtown
Parable WESTIN
Residence Inn Holiday Inn BUTCHER & ROSE PINS
Sheraton Sheraton
Hanks SPECK Chouette
HYATT Hilton canopy GOODALE STATION

Scioto Mile
175+ acres of parkland
along the Scioto River

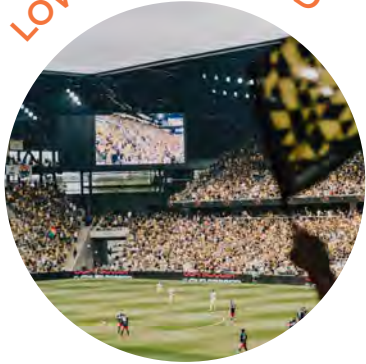
Scioto Peninsula
New development with
1,800 residential units, 2
million SF of commercial
space and the Junto Hotel

Current Freeway Renovation
\$1.5 billion revamp of I-70 and I-71
which will diminish safety
concerns and congestion
problems surrounding downtown

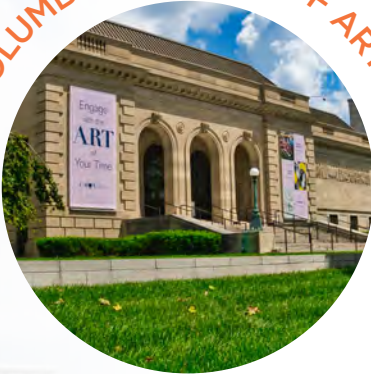


NEARBY ATTRACTIONS

LOWER.COM FIELD



COLUMBUS MUSEUM OF ART



FRANKLIN PARK CONSERVATORY



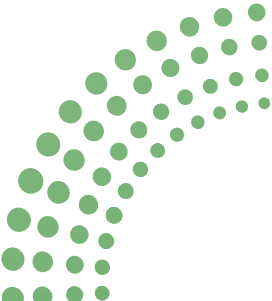
NATIONWIDE ARENA

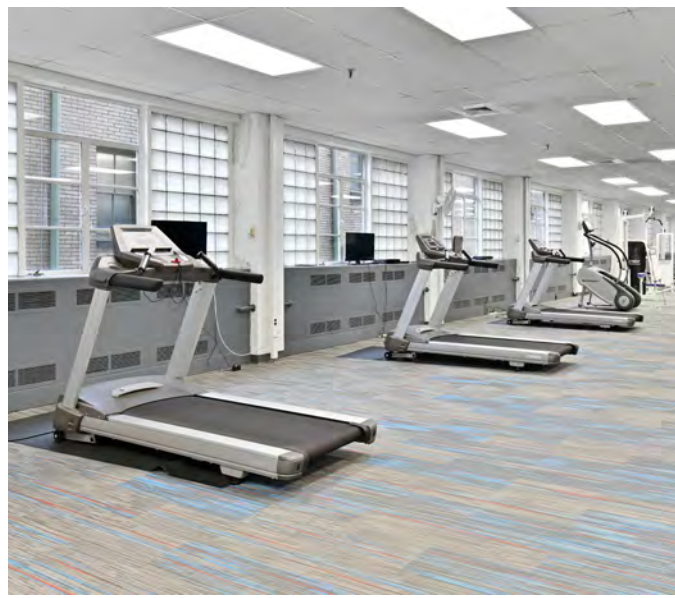


SCIOTO MILE



THE SHORT NORTH









THE
ENCOVA
BUILDING

471 East Broad



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