



100 E BROAD ST, COLUMBUS, OH 43215



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PASSOV GROUP
COMMERCIAL BROKERAGE

CHASE TOWER

PROPERTY HIGHLIGHTS

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- Prime first-floor space within Chase Tower at Downtown Columbus's busiest intersection
- Rare Downtown Patio – Exclusive outdoor dining in one of Columbus's premier buildings
- Exceptional visibility with 37,815 vehicles per day (VPD)
- 1500-2800 SQFT. available (44X44 SQFT) – ideal for upscale restaurant or flagship concept
- Prominent location offers strong pedestrian and vehicular traffic exposure
- \$153.5M in annual Food & Beverage spending within a 2-mile radius

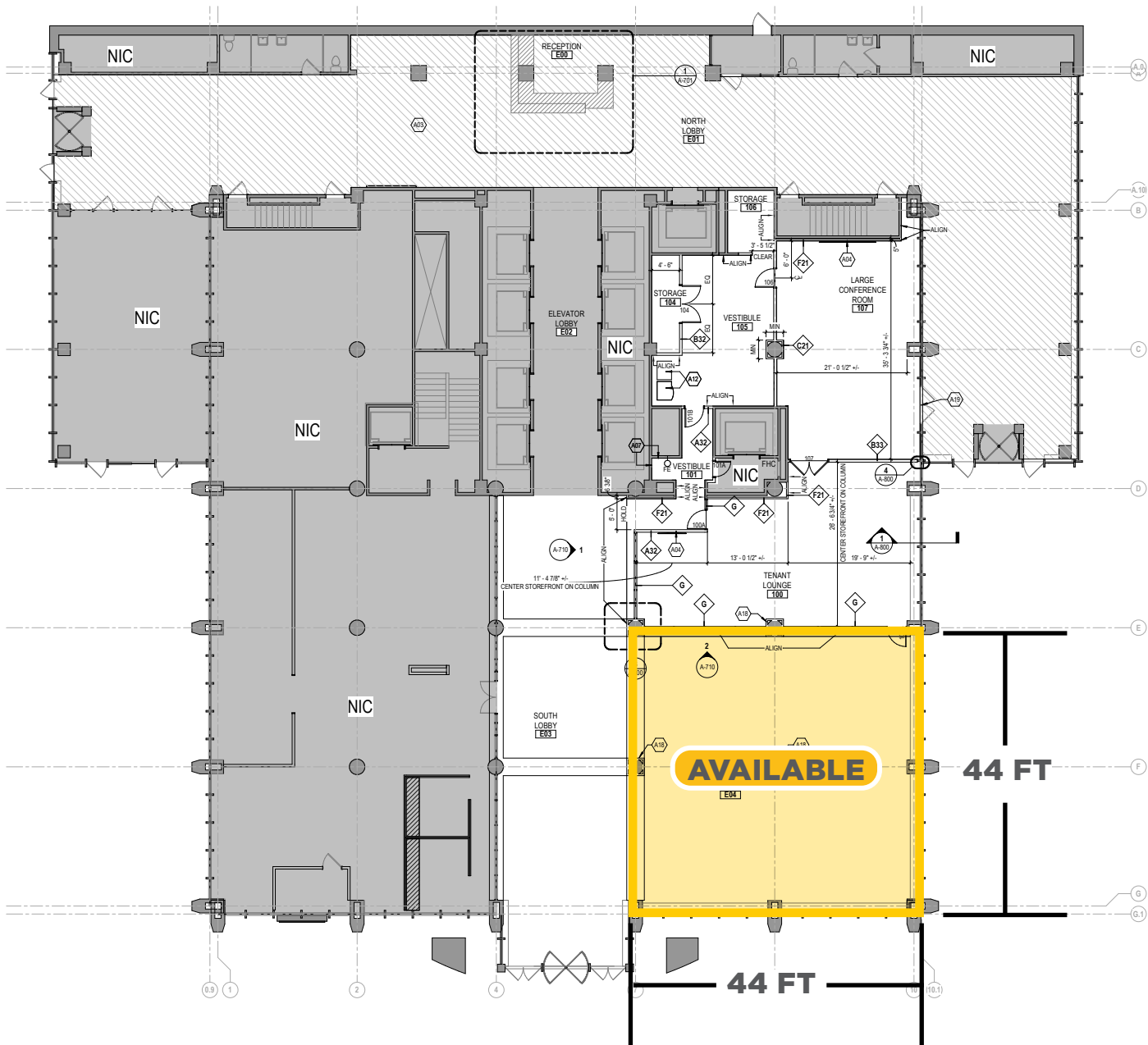
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimate	18,327	156,869	367,535
2030 Projection	20,629	160,824	371,415
BUSINESS	1 MILE	3 MILE	5 MILE
2025 Estimated Total Businesses	3,965	9,696	16,410
2025 Estimated Total Employees	68,015	134,519	214,821
INCOME	1 MILE	3 MILE	5 MILE
2025 Estimated Average Household Income	\$122,068	\$103,354	\$102,991
2025 Estimated Median Household Income	\$72,479	\$65,264	\$68,360



CHASE TOWER

SITE PLAN



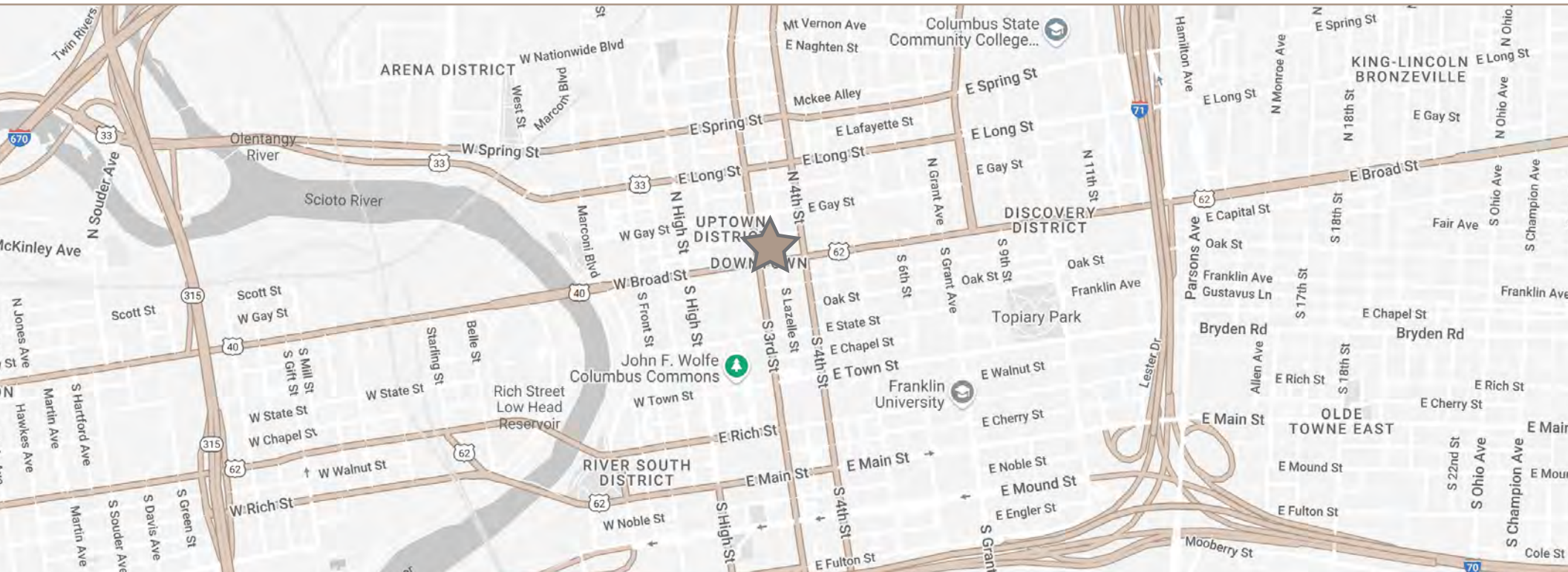
CHASE TOWER

TRADE AERIAL



CHASE TOWER

LOCATION OVERVIEW



Columbus, Ohio is a thriving metropolitan city and one of the fastest-growing markets in the Midwest, offering unmatched potential for commercial real estate. Its central location provides direct access to major interstates including I-70, I-71, and I-270, along with proximity to John Glenn Columbus International Airport, making it ideal for regional and national connectivity. As the state capital, Columbus boasts a diverse economy supported by strong sectors such as finance, education, government, technology, and healthcare—creating consistent demand across all asset types.

The commercial real estate landscape in Columbus is wide-ranging and rapidly evolving. The downtown core features Class A office towers, mixed-use developments, and creative workspaces that appeal to startups, corporate headquarters, and service-based industries. Suburban

hubs like Easton, Polaris, and Dublin are known for their high-performing retail centers, medical facilities, and professional office parks. Columbus also ranks as a logistics and distribution leader, with industrial parks and warehouse developments located near major transportation routes, many of which offer modern infrastructure and build-to-suit options.

What sets Columbus apart is its affordability, growth momentum, and strong municipal support for development. Property values remain competitive compared to coastal and larger metro markets, while incentive programs, enterprise zones, and streamlined permitting processes encourage new investment. Continued infrastructure improvements, a growing population, and a stable economic base make Columbus a top choice for developers, investors, and businesses seeking long-term opportunity in a well-rounded and future-focused market.



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