



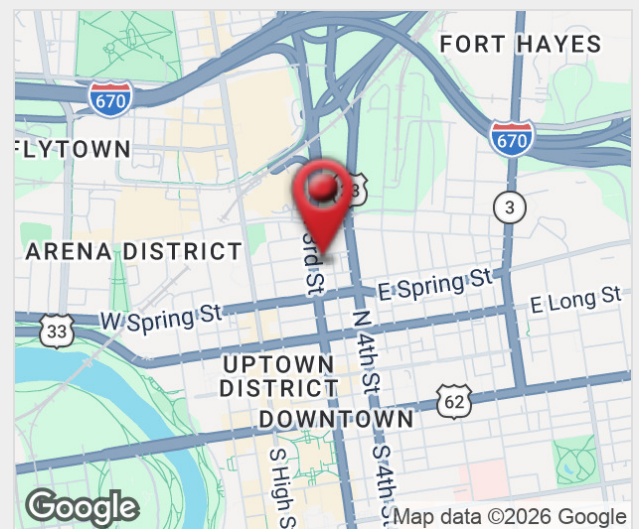
232 N Third Street

Columbus, Ohio 43215

Property Features

- Downtown Creative Loft Office Space
- 1,300 SF Available on the First Floor
- Five Private Offices & Conference Room
- Exposed Brick Walls, Beams, & Hardwood Floors
- Potential for New Tenant Entry on Lazelle St.
- Building Features a Roof Top Terrace
- Close Proximity to Many Amenities including Restaurants, Hotels, & the Convention Center
- Easy Access In & Out of Downtown via I-670

Lease Rate: \$22.00 SF/Yr (MG)



For more information:

Peter Merkle

614 629 5240 • pmerkle@ohioequities.com

Matt Gregory, SIOR, CCIM

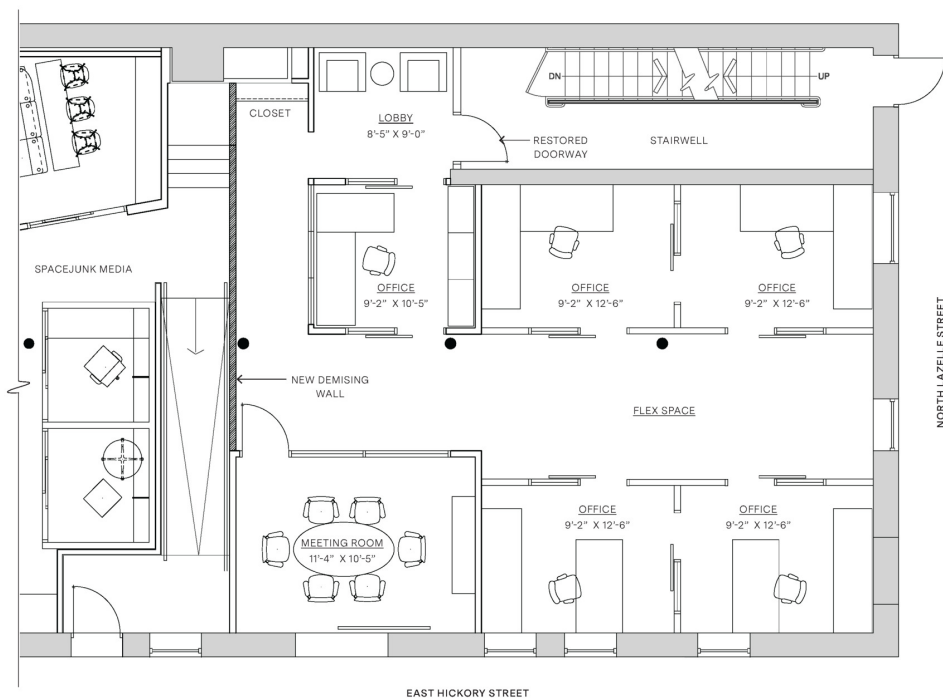
614 629 5234 • mgregory@ohioequities.com

Owen Zimmerman

614 629 5298 • ozimmerman@ohioequities.com

FIRST FLOOR | BACK TENANT SPACE: 1300 SF

meyers+associates



232 N THIRD STREET | COLUMBUS, OHIO

NEW FLOOR PLAN OPTION 1

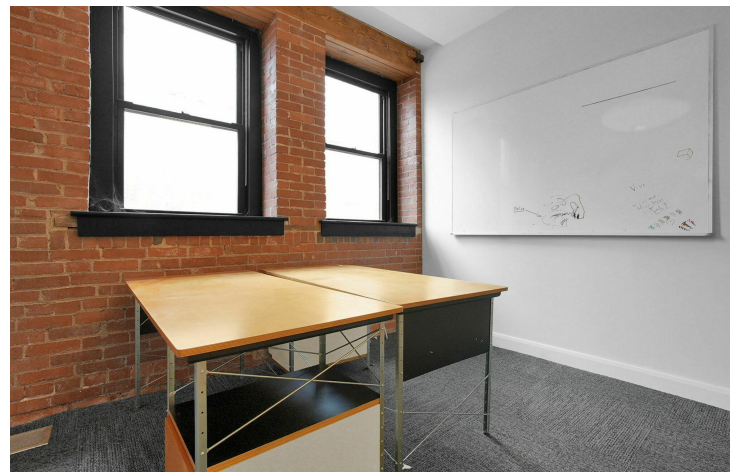
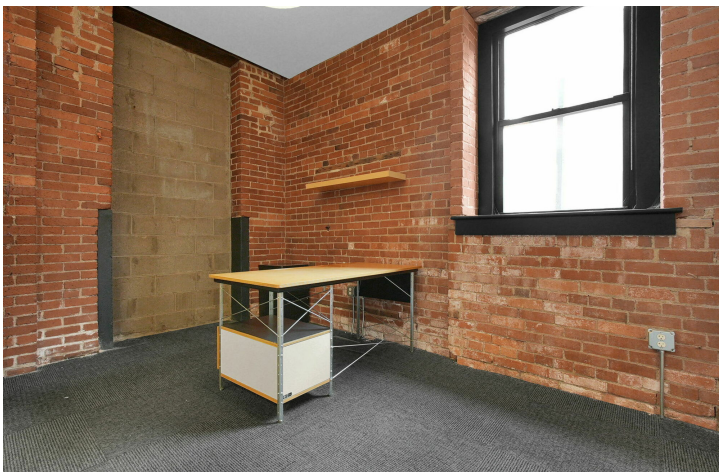
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 103	Creative/Loft	\$22.00 SF/YR	Modified Gross	1,300 SF	VACANT

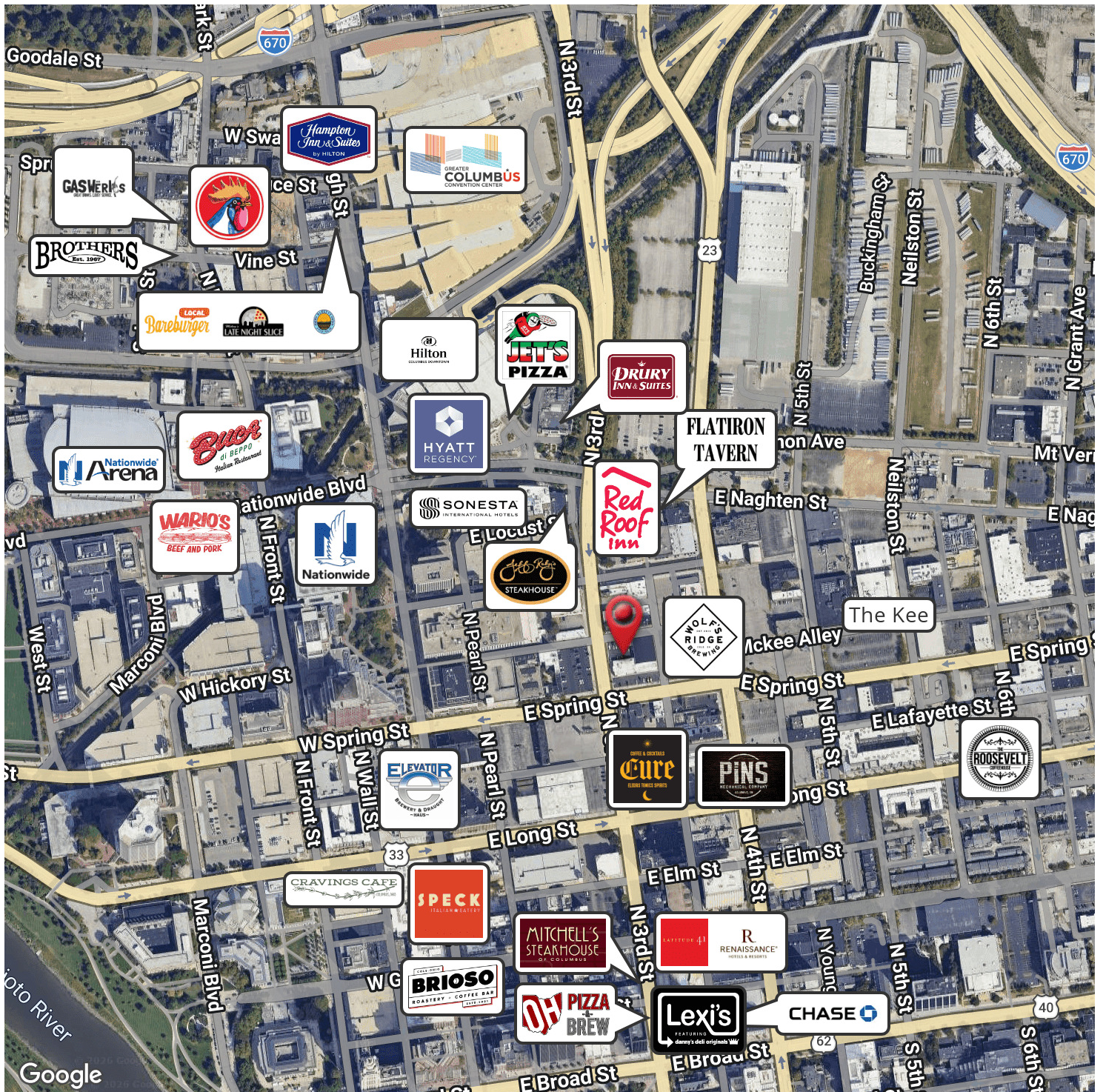


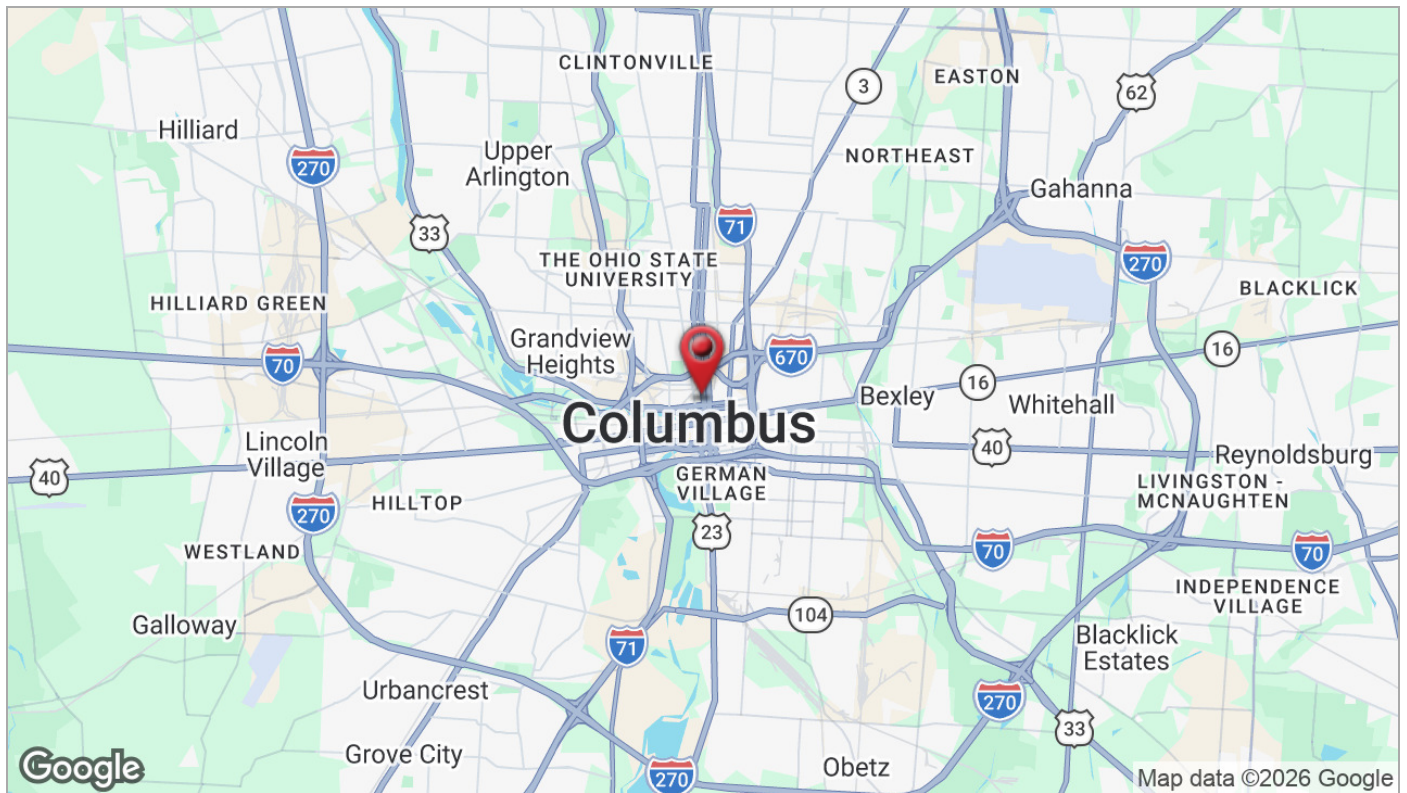
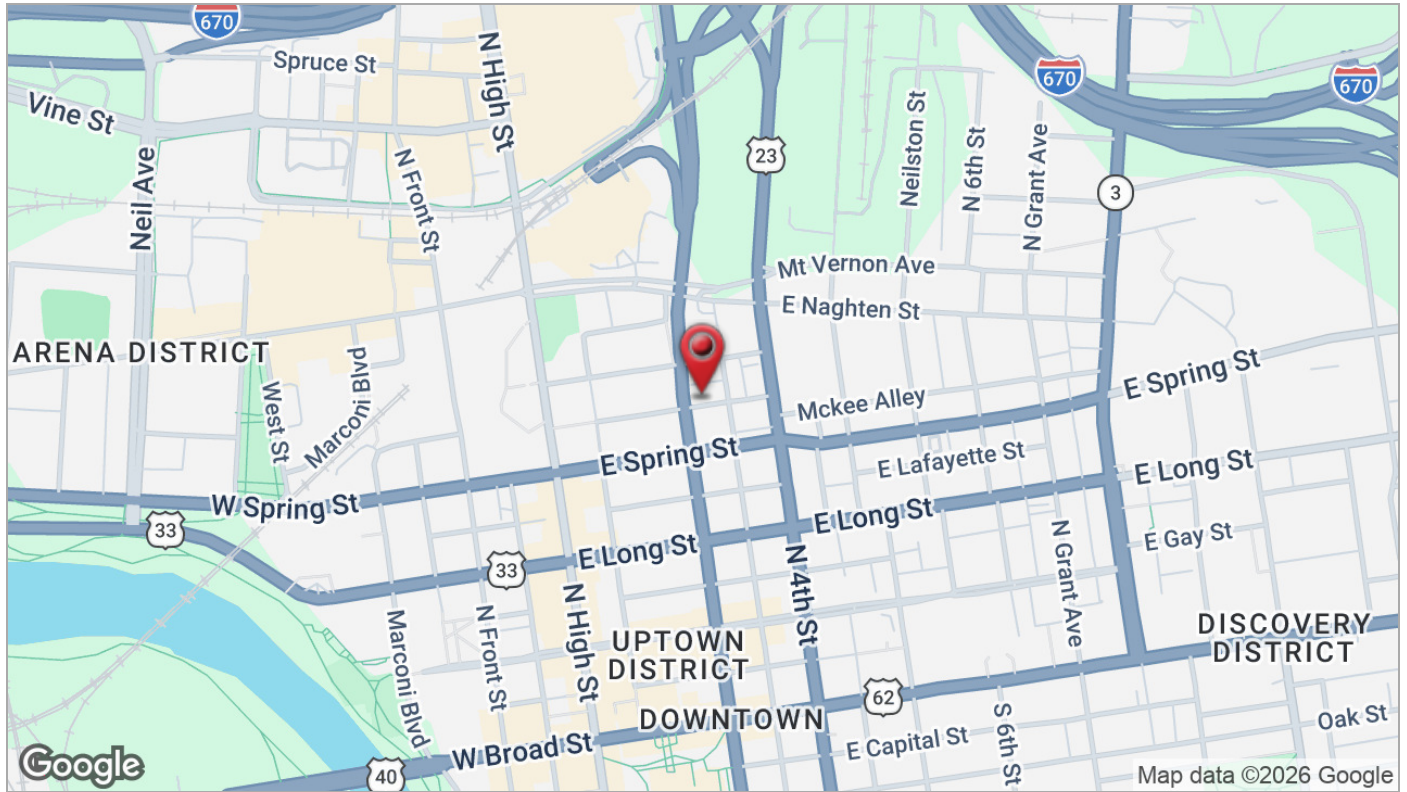
Existing

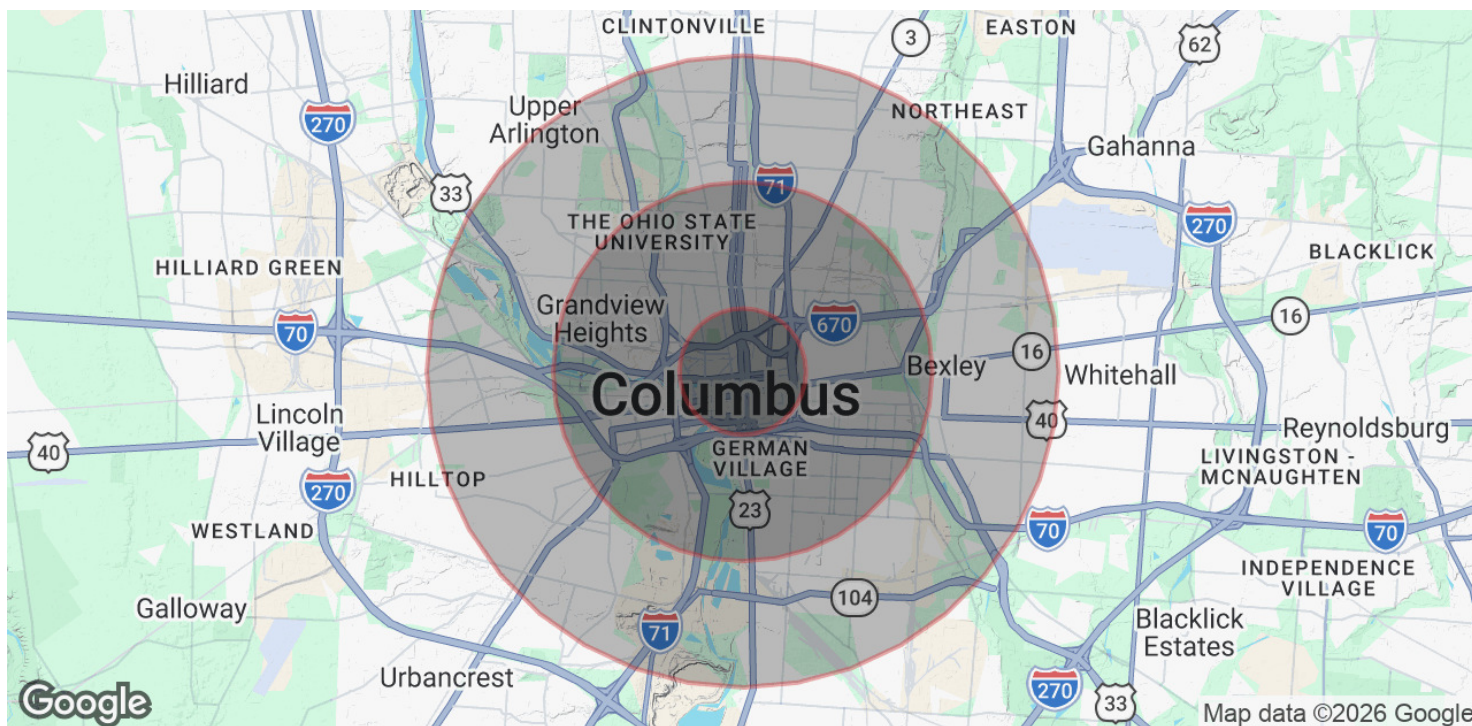


Rendering









	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	7,855	143,144	324,392
Average Age	36.5	29.1	32.0
Average Age (Male)	39.3	29.1	31.2
Average Age (Female)	33.3	29.2	32.8
HOUSEHOLDS & INCOME			
Total Households	4,838	57,792	132,204
# of Persons per HH	1.6	2.5	2.5
Average HH Income	\$59,839	\$45,117	\$49,830
Average House Value	\$276,493	\$195,241	\$167,945

2020 American Community Survey (ACS)