



575 W 1st Ave
OFFICE CONDO FOR SALE

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Property Overview

Unique Positioning

Located in the historic Harrison West neighborhood along the Olentangy Greenway Trail, **575 W 1st Avenue** presents a rare opportunity for owner-occupant buyers seeking move-in-ready office space in one of Columbus' most desirable urban neighborhoods. This 4,051-square-foot office condo features a plug-and-play layout with quality finishes and exceptional amenities, in a walkable urban-park setting.



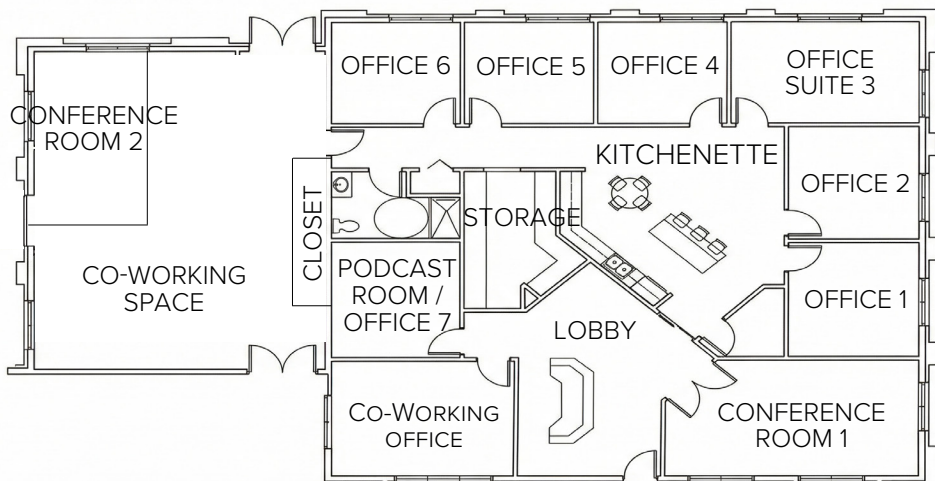
VIRTUAL
BUILDING TOUR

Sale Price

\$1,053,260 (\$260/SF)

Highlights

- **Total size:** 4,051 SF
- **Parking:** 20 reserved spaces
- **Amenities:** Immediate access to Harrison Park, clubhouse available for daily use or private events, fully equipped fitness center, outdoor pool & sundeck, BBQ & picnic areas, bike racks, and more
- **Plug-and-Play:** Excellent condition with large offices, high ceilings, and furniture available



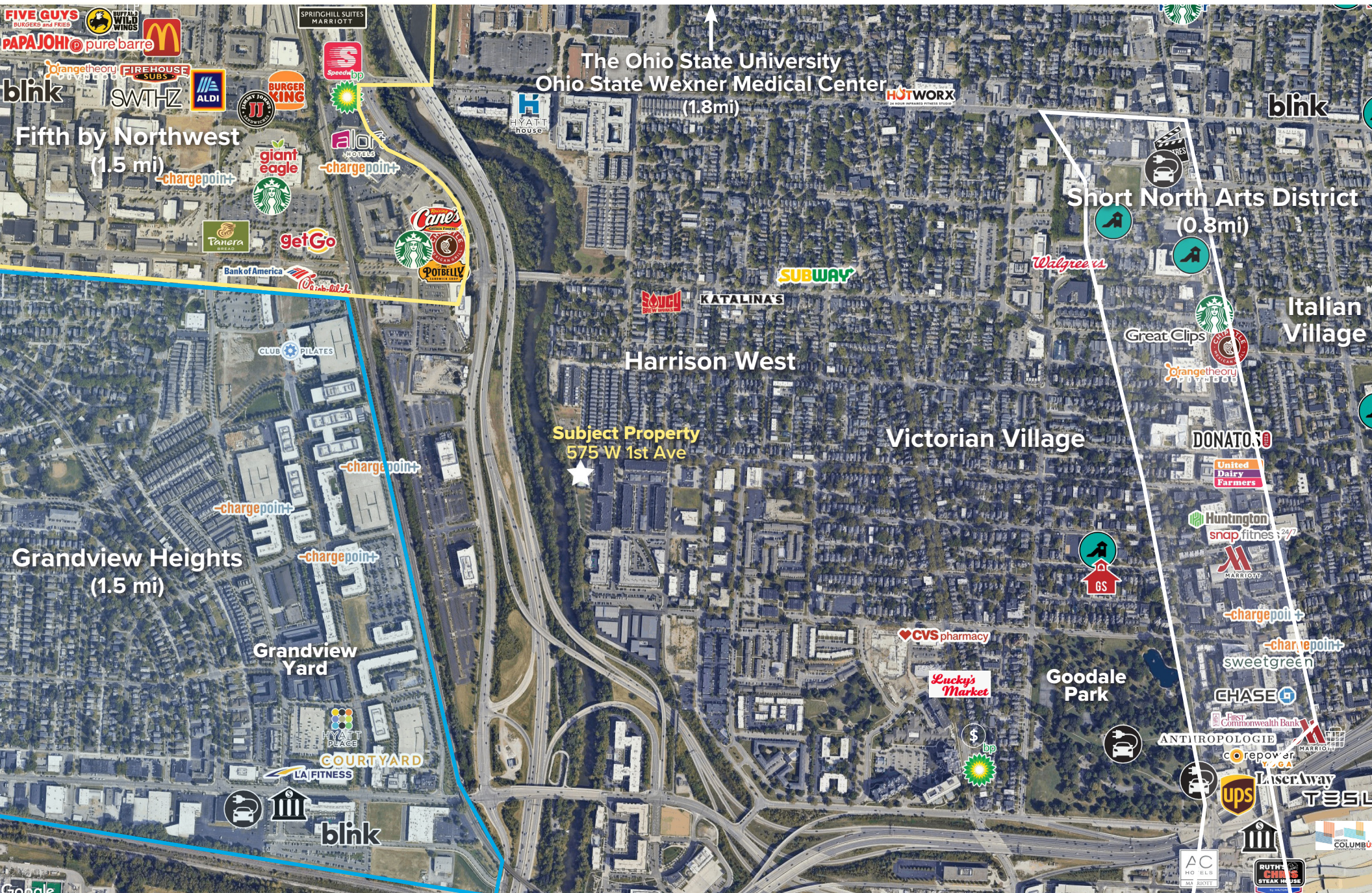
*FLOOR PLAN IS APPROXIMATE

Demographics

	1mi	3mi	5mi
Population	25,860	163,106	360,825
Households	15,031	76,045	158,068
Avg HH Income	\$123,882	\$99,511	\$99,506

Submarket Advantage

Harrison West is widely regarded as one of Columbus's more affluent and desirable urban neighborhoods. Its strong residential appeal is driven by a mix of historic charm and modern development, proximity to downtown and the Short North, and easy access to major employment centers, parks, and cultural amenities. The area's real estate market reflects this positioning, with home values and buyer demand consistently outpacing many surrounding neighborhoods.





Amenities & Features

Shared Community & Building Amenities

- Clubhouse available for daily use or private events
- Fully equipped fitness center
- Outdoor pool & sundeck
- BBQ & picnic areas
- Bike racks and additional community amenities

Park & Outdoor Features

- Immediate access to Harrison Park
- Olentangy River frontage
- Direct access to the Olentangy Greenway Trail
- Gazebo, playground, and open green space
- Nearby boat launch





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