

CLASS A OFFICE FOR LEASE

777

GOODALE
BLVD

Grandview Heights, OH





Property Details

Situated in the heart of Columbus's Grandview Heights submarket, 777 W Goodale Boulevard offers 44,457 rentable square feet of single-story Class A creative office space. The property delivers "cool and creative" character just minutes from the CBD, paired with free parking and a walkable, inspiring setting surrounded by abundant amenities.

The building sits within the highly sought-after Grandview Heights office market, currently 87% occupied, two miles northwest of Downtown Columbus. It is a mile from Thrive's 60-plus-acre Grandview Crossing mixed-use development, directly across the street from Nationwide's Grandview Yard, and under three miles from Ohio State University, the Short North Arts District, and the Arena District.

777 Goodale Blvd offers a 10,888 SF suite, Suite 200, that features exposed wood ceilings and a blend of open and private offices, as well as conference rooms.



44,457 SF
Building Size



154
On-Site Parking
Spaces



10,888 SF
Available Suite Size



\$20.95 NNN
Lease Rate



\$6.21/SF
Estimated 2026
OpEx

Property Highlights



Prime Location
in the Heart
of Grandview
Heights and
Across From
Grandview Yard



Desirable Class
A Office with
Creative Workplace
Finishes and High
Open Ceilings



Close Proximity
to Numerous
Restaurants and
Amenities

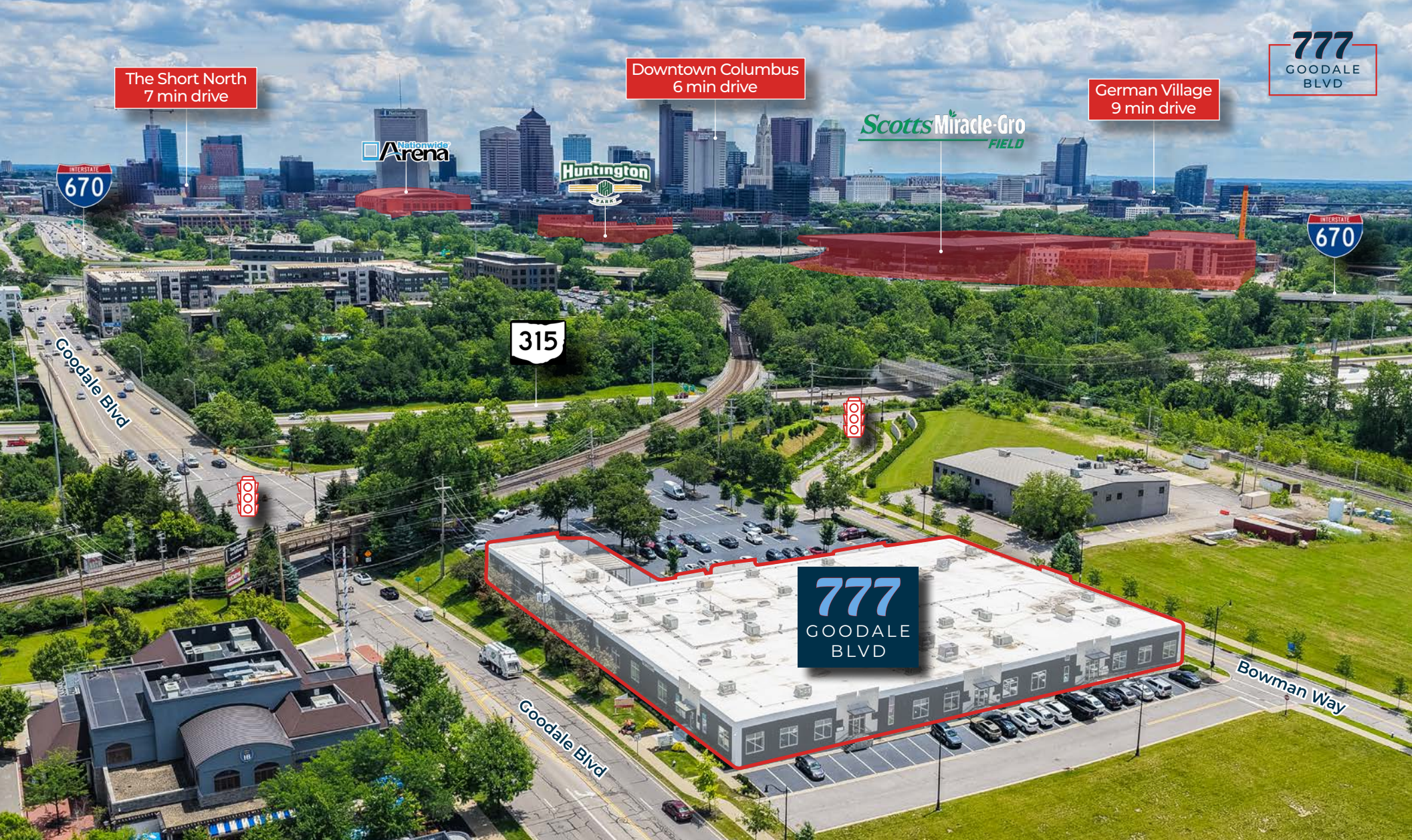


Abundant, Free
Surface Parking
and Monument
Signage Available

Convenient Access to Abundant Amenities

777 W. Goodale Boulevard is situated directly across from Nationwide's Grandview Yard, a master-planned, mixed-use urban neighborhood located in Grandview Heights, Ohio, just minutes from downtown Columbus and the Arena District. It blends suburban ease with urban style, offering a walkable streetscape, modern architecture, lush green spaces, brick and tree-lined walkways, and convenient parking. The asset is located less than three miles from OSU, the Short North Arts District, and the Arena District. Tenants enjoy walkable access to Bibibop, Chick-fil-A, Jeni's, Stauf's Coffee, Kroger, Target, and dozens of restaurants along Grandview Avenue.



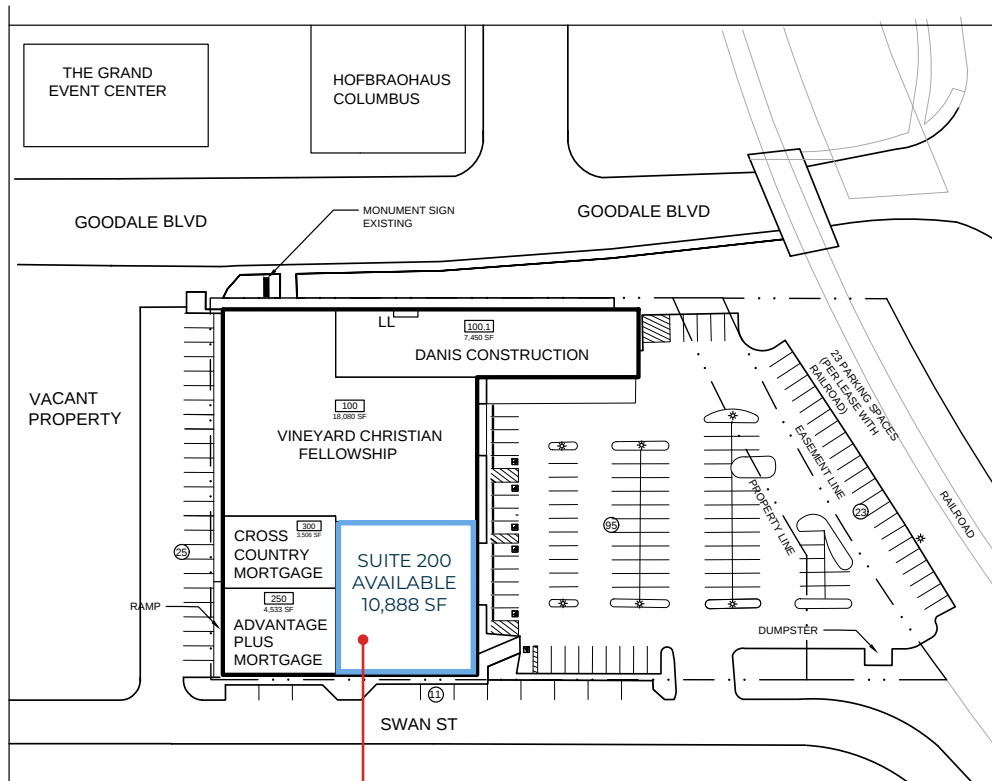


A Strategically Connected Location

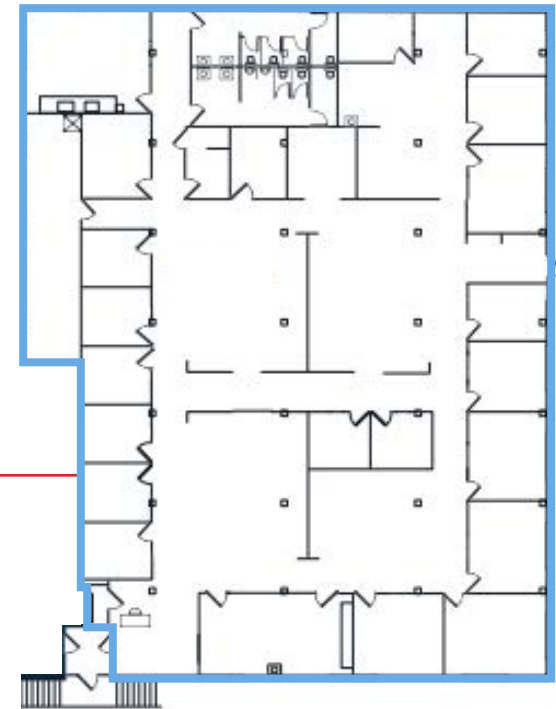
Positioned at two signalized intersections with direct access to SR-315 and I-670, the property sits at the heart of Columbus's most connected corridor, offering effortless reach to Downtown Columbus, the Short North, and entertainment venues such as Scotts Miracle-Gro Field, Huntington Park, and Nationwide Arena.

Only minutes to downtown Columbus, The Short North, and entertainment venues!

Site Plan - 777 Goodale Blvd



Floor Plan - Suite 200 10,888 SF Available 1/1/2027





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