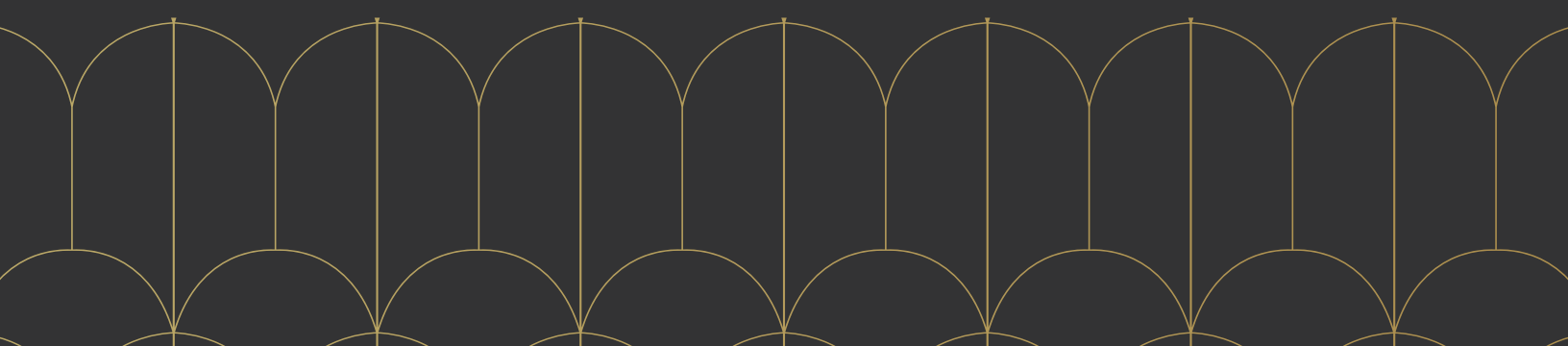




Office & Retail For Lease

Chestnut Square

130 E Chestnut, Columbus, OH 43215



Property Highlights



Restaurants & amenities in the immediate proximity



Historic building features



Walkable to amenities



2,452 - 11,418 SF range available

Chestnut Square is a historic, four-story office building in the heart of downtown Columbus just off the corner of fourth street and Nationwide. It is located within immediate proximity of numerous bars, restaurants, breweries and hotels of the area and offers a variety of available suites accenting the original features of the building including high ceilings and exposed brick walls.



Lease Rate
1st Floor: \$26.00/SF MG
3rd Floor: \$22.00/SF MG
Utilities Separately Metered



Recent Common Area Improvements!

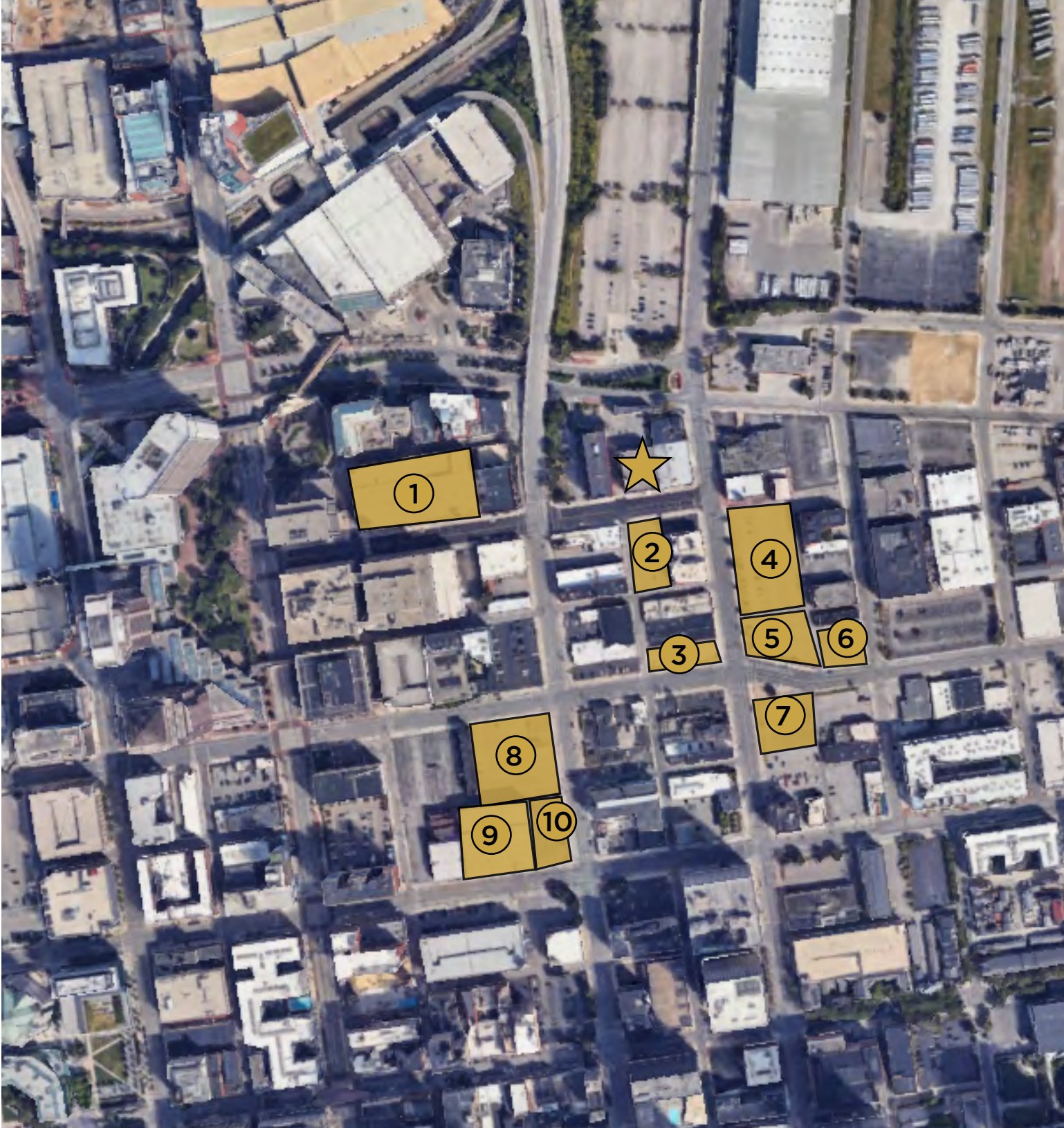


**Office Space on
Floors 2-4**



Parking Map

Check out additional parking options within immediate proximity of Chestnut Square in the map below.





130 E Chestnut St

Parking Available

- 1 Chestnut Garage
1,650 spaces
\$145 monthly
- 2 Lot 19
48 spaces
\$120-450 monthly
- 3 Lot 14
40 spaces
\$80-120 monthly
- 4 Lot 17
145 spaces
\$80 monthly
- 5 167 Mckee Lot
64 spaces
\$60 daily
- 6 187 N Young Lot
55 spaces
\$50 monthly
- 7 Lot 001
100 spaces
\$80-280 monthly
- 8 Lot 403
160 spaces
\$50 monthly
- 9 Long St Garage
870 spaces
\$65-130 monthly
- 10 Lot 402
68 spaces
\$165 monthly

Source: ParkMe, Downtown Columbus



On-Site Surface Lot

- ◆ Located at rear of property
- ◆ Can accommodate 1/1,000 SF

Location Overview

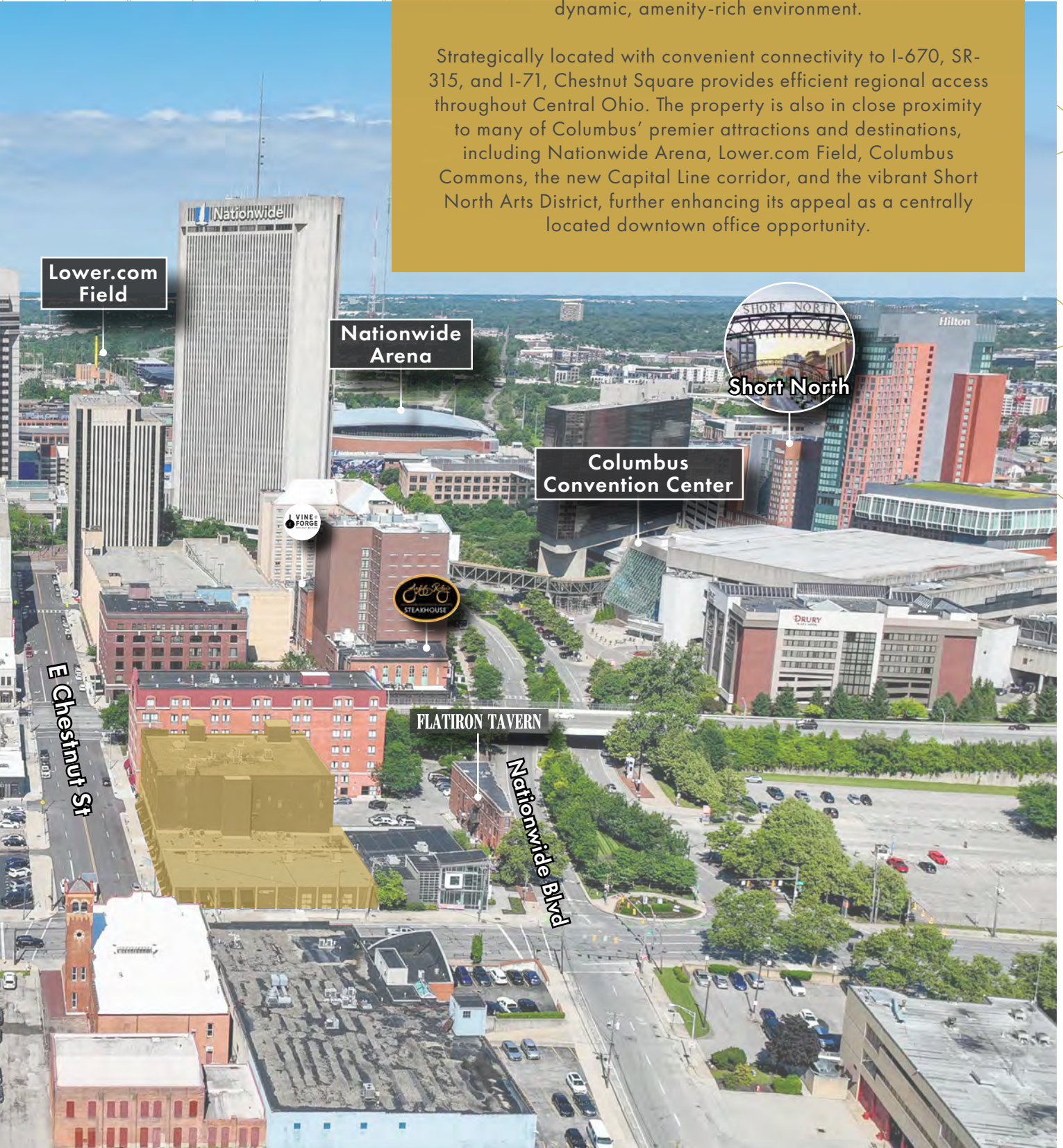


E Spring St

4th Street

Chestnut Square is ideally situated in the heart of downtown Columbus along the vibrant 4th Street corridor, offering immediate access to a wide range of dining, entertainment, and business amenities. The property is within walking distance of notable destinations such as Jeff Ruby's, Wolf's Ridge Brewing, Jackie O's, Flatiron Tavern, and the Greater Columbus Convention Center, providing tenants and visitors with a dynamic, amenity-rich environment.

Strategically located with convenient connectivity to I-670, SR-315, and I-71, Chestnut Square provides efficient regional access throughout Central Ohio. The property is also in close proximity to many of Columbus' premier attractions and destinations, including Nationwide Arena, Lower.com Field, Columbus Commons, the new Capital Line corridor, and the vibrant Short North Arts District, further enhancing its appeal as a centrally located downtown office opportunity.



Demographic Overview

Based on CBD data for 2025.



32,819
Total Population



4.67%
Population Forecast
(‘24-’29)



\$82,880
Median Household
Income



11,654
Graduated with
Bachelor's Degree



23,701
Total Employees



20,655
of Households



33.2
Average Age





Floor Plans

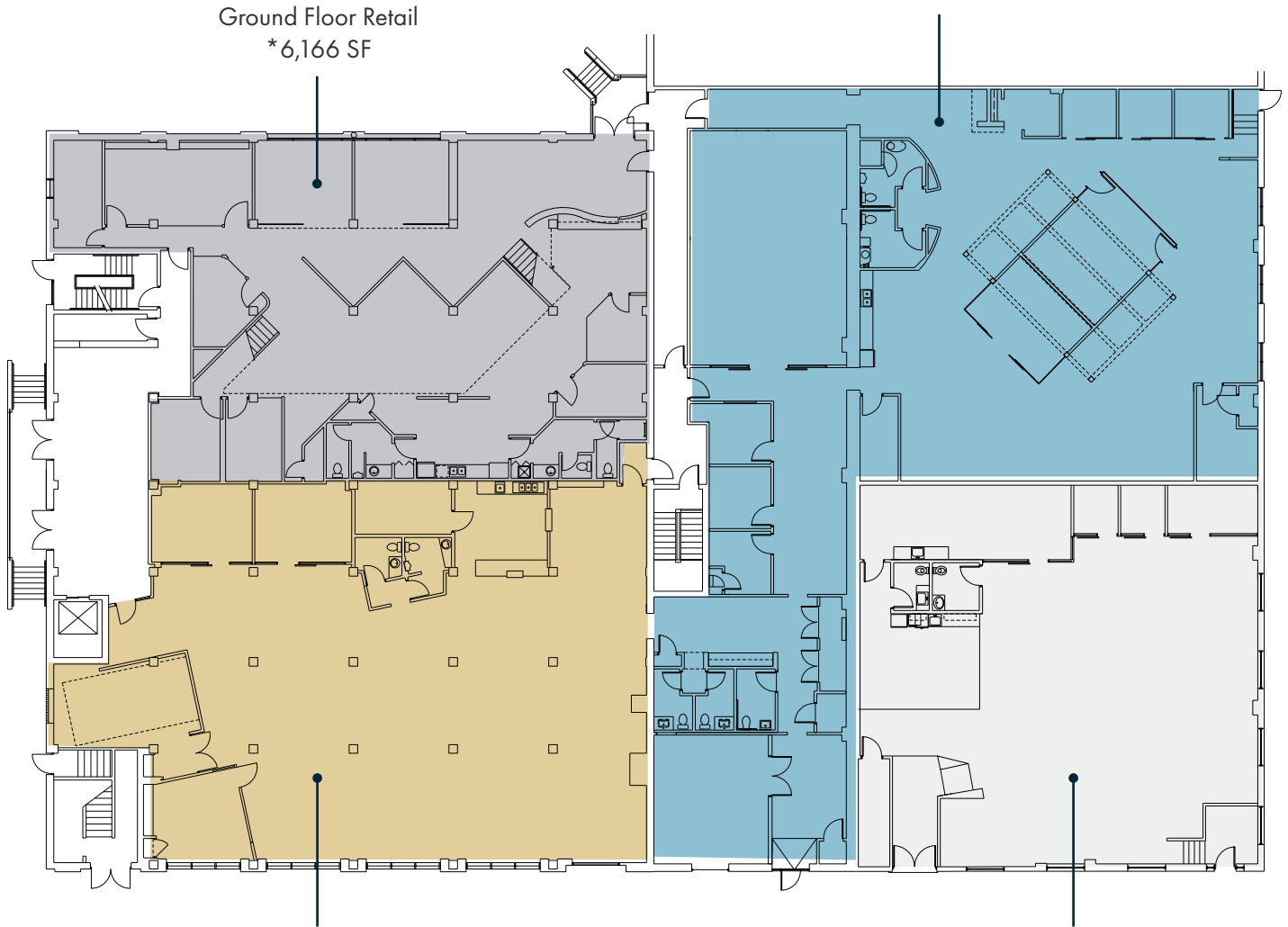
Scan or click the QR Code or [click here](#) to experience a 360-Tour of the first floor retail.



First Floor

3,822 - 11,418 SF

+/- 4,000 SF - 7,274 SF
Option to demise into two suites
Flexible lease term & rate



Ground Floor Retail
*6,166 SF

Ground Floor Retail
*5,252 SF

138 E Chestnut
3,822 SF
Flexible lease term & rate

* Suites can be combined for a total of 11,418 SF

Floor Plans

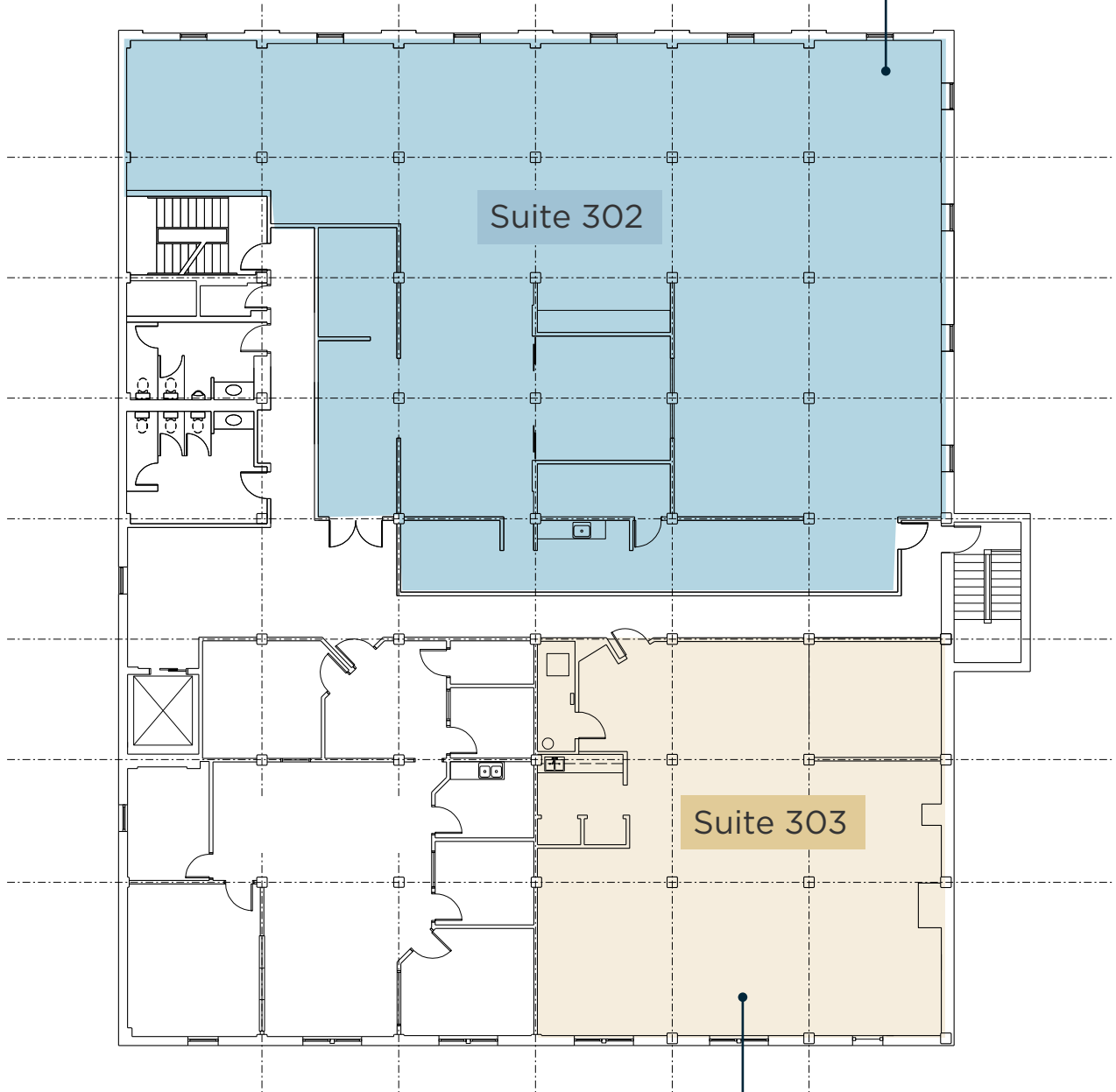
Scan or click the QR Code or [click here](#) to experience a 360-Tour of sample tenant finishes on the third floor.



Third Floor

2,452 - 5,760 SF

Suite 302
5,760 SF



Suite 303
2,452 SF

Third Floor Sample Tenant Finishes

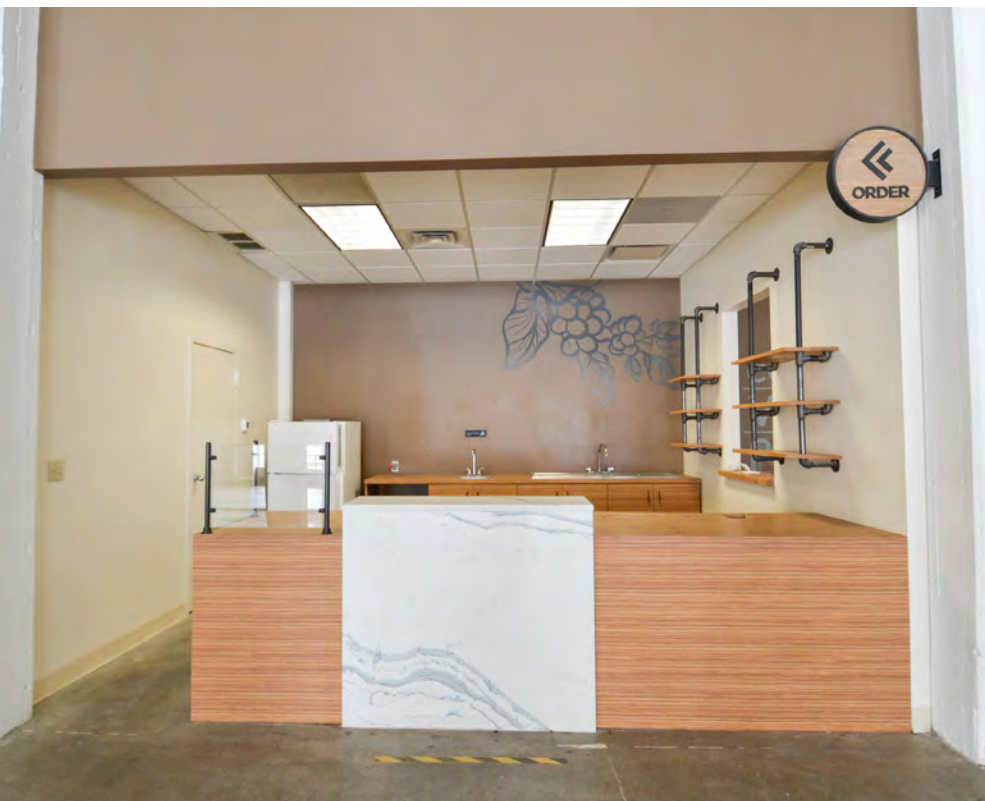


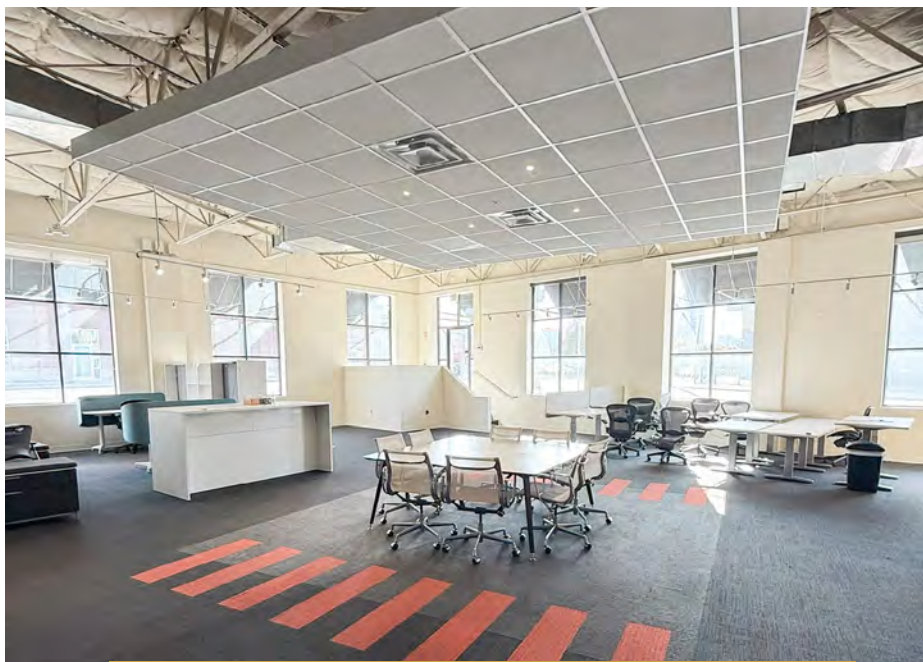
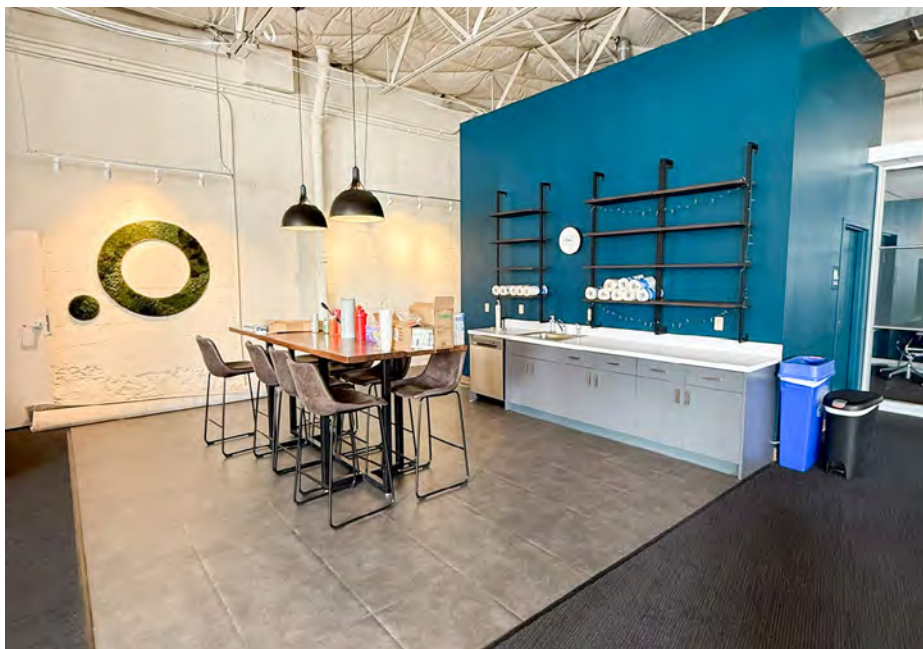
Exposed brick & high ceilings throughout





Ground Floor Retail Available!





Open Floorplan in Suite 138!



Contact Our Team

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