



FOR LEASE

THE BREWERY TOWER

500 S FRONT ST, COLUMBUS, OH

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PRESTIGIOUS PROPERTY

The Brewery Tower is a stunningly unique multi-tenant 12-story office building with an attached 579-car garage located in the thriving Brewery District of Greater Columbus, Ohio.

142,315 sq ft. Office Building



BUILDING FEATURES



Dramatic Renovated
Indoor/Outdoor
Lobby



Easy On/Off
Access to
Interstate 70



579-Space
Covered Parking
Garage



Walking Distance
to 22 Restaurants
and Bars



BUILDING AVAILABILITY

SUITE	RSF	RATE/RSF/YK	DETAILS
A	3,920	\$13.95 NNN	Retail / Restaurant / Deli space
125	2,015	\$13.95 NNN	First floor space with first floor lobby exposure and direct access
200	5,531	\$13.95 NNN	Seven perimeter offices, conference room, break room and open space
860	2,301	\$13.95 NNN	Five hard wall offices along the perimeter, large conference room and break room
900	3,720	\$12.00 NNN	Sublease - lease expiration: 03/31/2026, fully furnished, available in 30 days
970	2,751	\$13.95 NNN	Perimeter offices with internal open work area
1110	2,750	\$13.95 NNN	Corner suite with abundant natural light
1201	5,726	\$13.95 NNN	Top floor space with northern views + patio space

Current Estimated Operating Expenses: \$11.24/SF



NEARBY AMENITIES

The Brewery Tower is located in a thriving downtown office environment with ample restaurants, shops, bars, entertainment and parking well within walking distance.

THE BREWERY DISTRICT



Current Freeway Renovation
\$1.5 billion revamp of I-70 and I-71 which will diminish safety concerns and congestion problems surrounding downtown

- Franklinton**
- BREWDOG
 - LAND GRANT
 - Little West Tavern
 - COZI
 - MAKERS SOCIAL
 - THE JUNTO
 - NATIONAL VETERANS MEMORIAL MUSEUM
 - MAUDINE'S
 - brass eye
 - STUDIO 54

- Downtown**
- Residence Inn
 - Sheraton
 - HYATT
 - Hilton
 - canopy
 - GOODALE STATION
 - Parable
 - WESTIN
 - Butcher & Kose
 - PINS
 - Chouette
 - Jackie O's

- German Village**
- KITTIES
 - snaps 24/7 fitness
 - CENTO
 - Lindor's
 - Schmidt's
 - PISTACIA VERA
 - SOUTH VILLAGE
 - STARBUCKS
 - WINANS
 - Venue
 - Club 185
 - TULLERMAN CAFE

- Brewery District**
- FIRST WATCH
 - AGNI
 - Kroger
 - Harvest
 - TACO BELL
 - Wendy's
 - COBRA
 - emmetts
 - AOH
 - Local Craft Lines

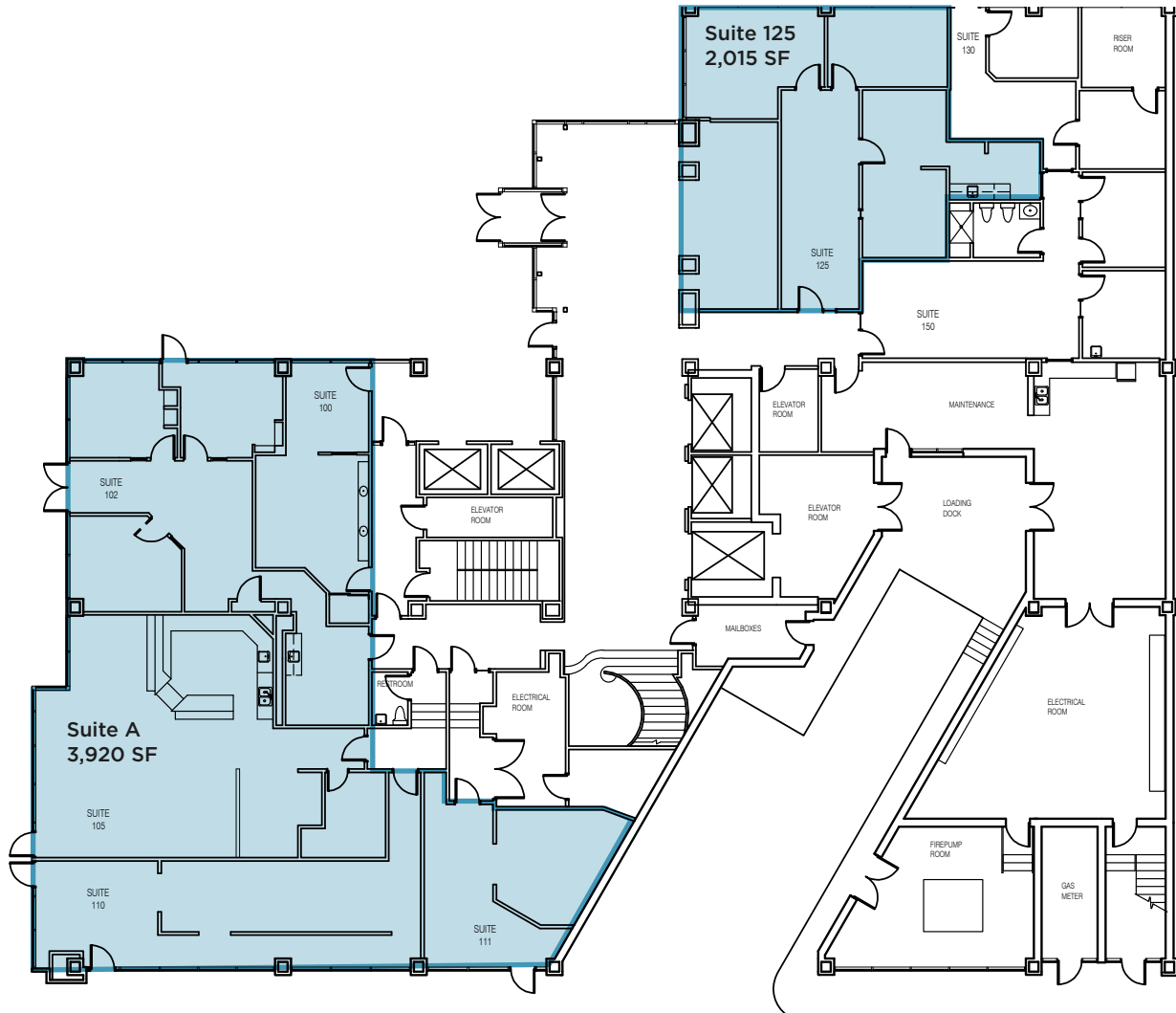


PARKING OPTIONS

- | | |
|--|---|
| <p>1
Brewery Tower
\$160/month unreserved
Additional charge</p> <p>2
Brewmasters Lot #50
(477 S Front)
\$70/month</p> <p>3
Brewmasters Lot #7
(100 S Liberty)
Currently Full</p> <p>4
Brewmasters Lot #7
(100 S Liberty)
Currently Full</p> | <p>5
Brewery District Lot
(129 S Liberty)
\$75/month</p> <p>6
Grange - Kroger Lot
(284 W Sycamore)
\$65/month</p> <p>7
Grange - Sycamore Lot 37D
(85 W Sycamore)
\$65/month</p> <p>8
Grange Garage
(610 S Front)
Currently Full</p> |
|--|---|

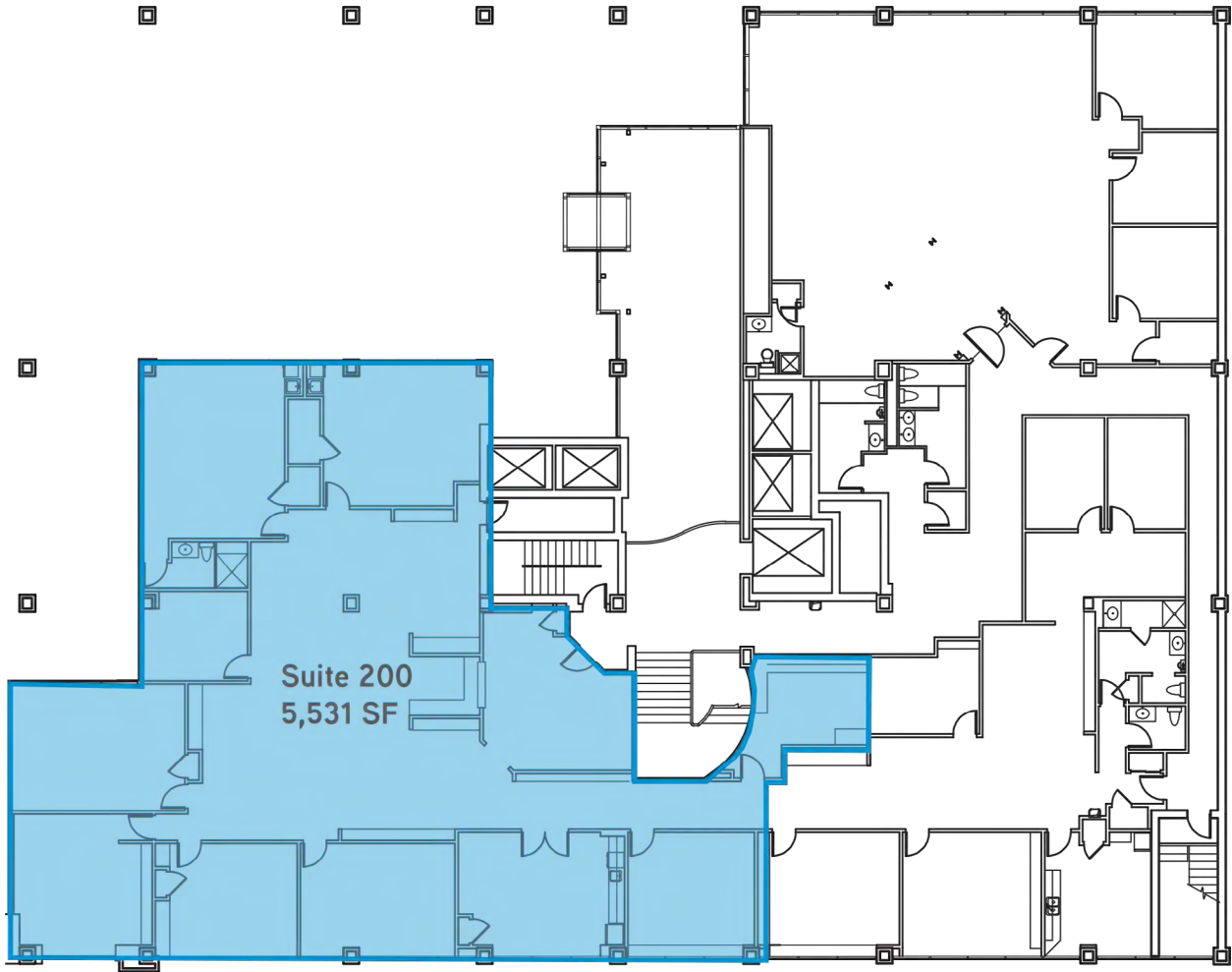
FLOOR PLANS

FIRST FLOOR



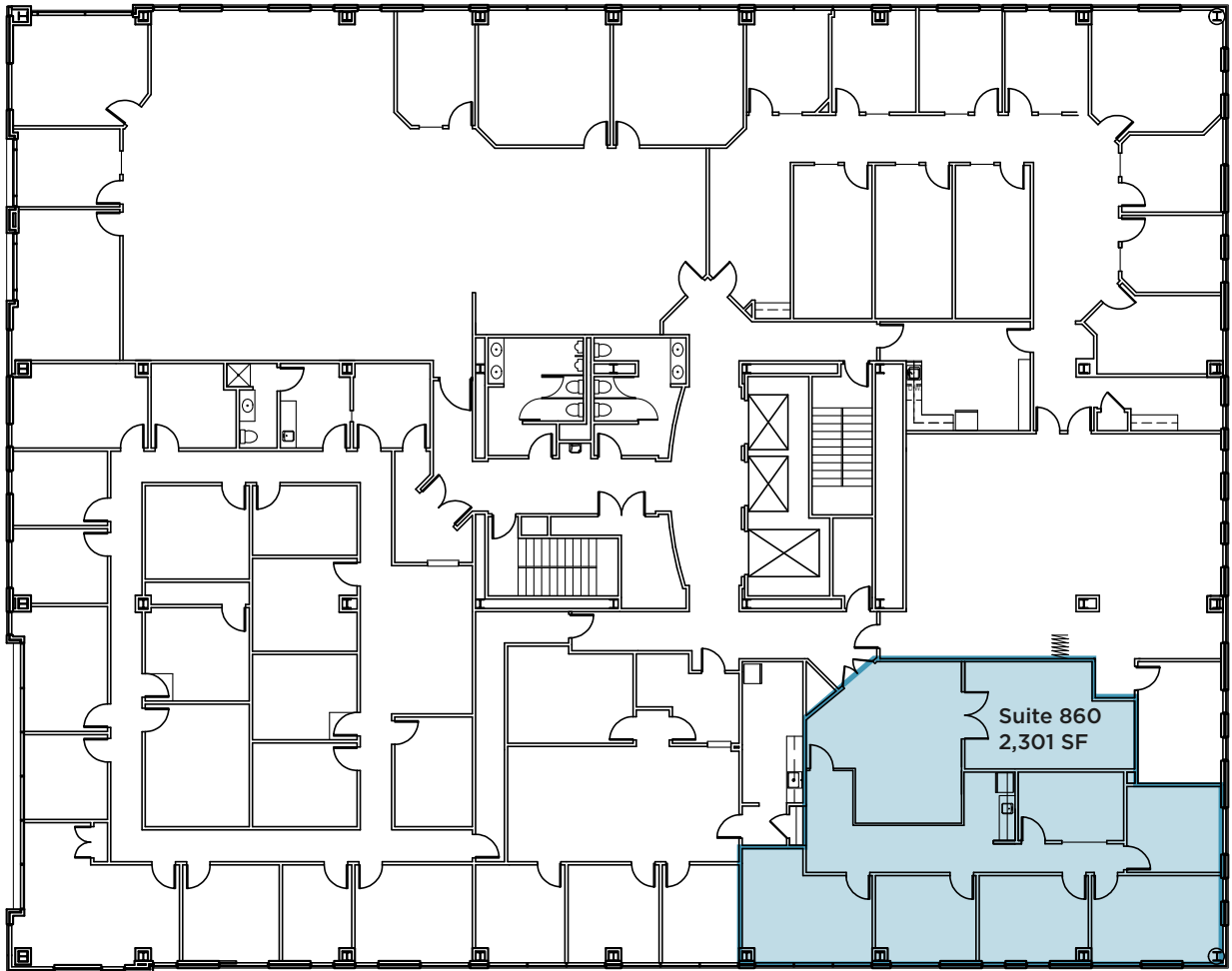
FLOOR PLANS

SECOND FLOOR



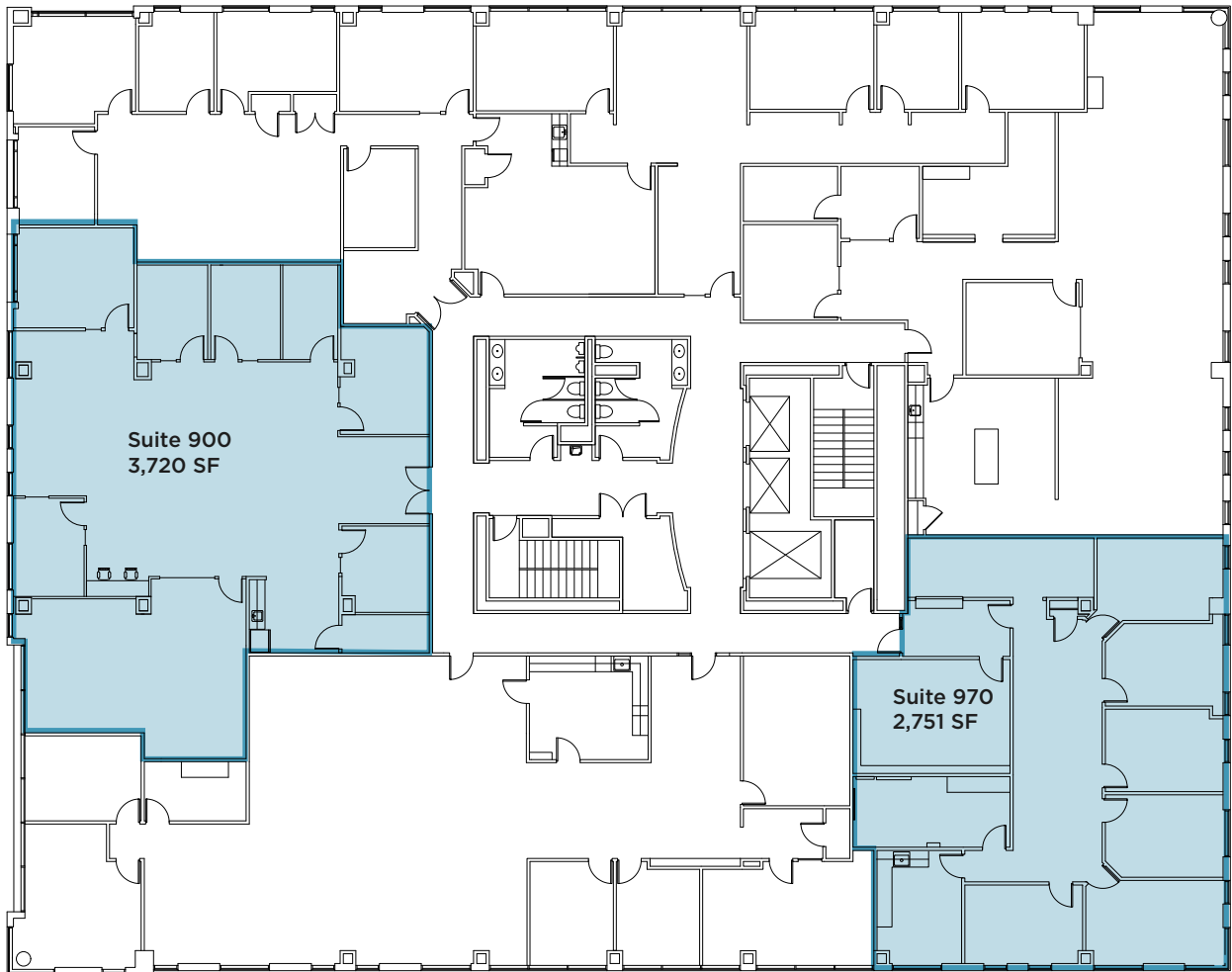
FLOOR PLANS

EIGHTH FLOOR



FLOOR PLANS

NINTH FLOOR



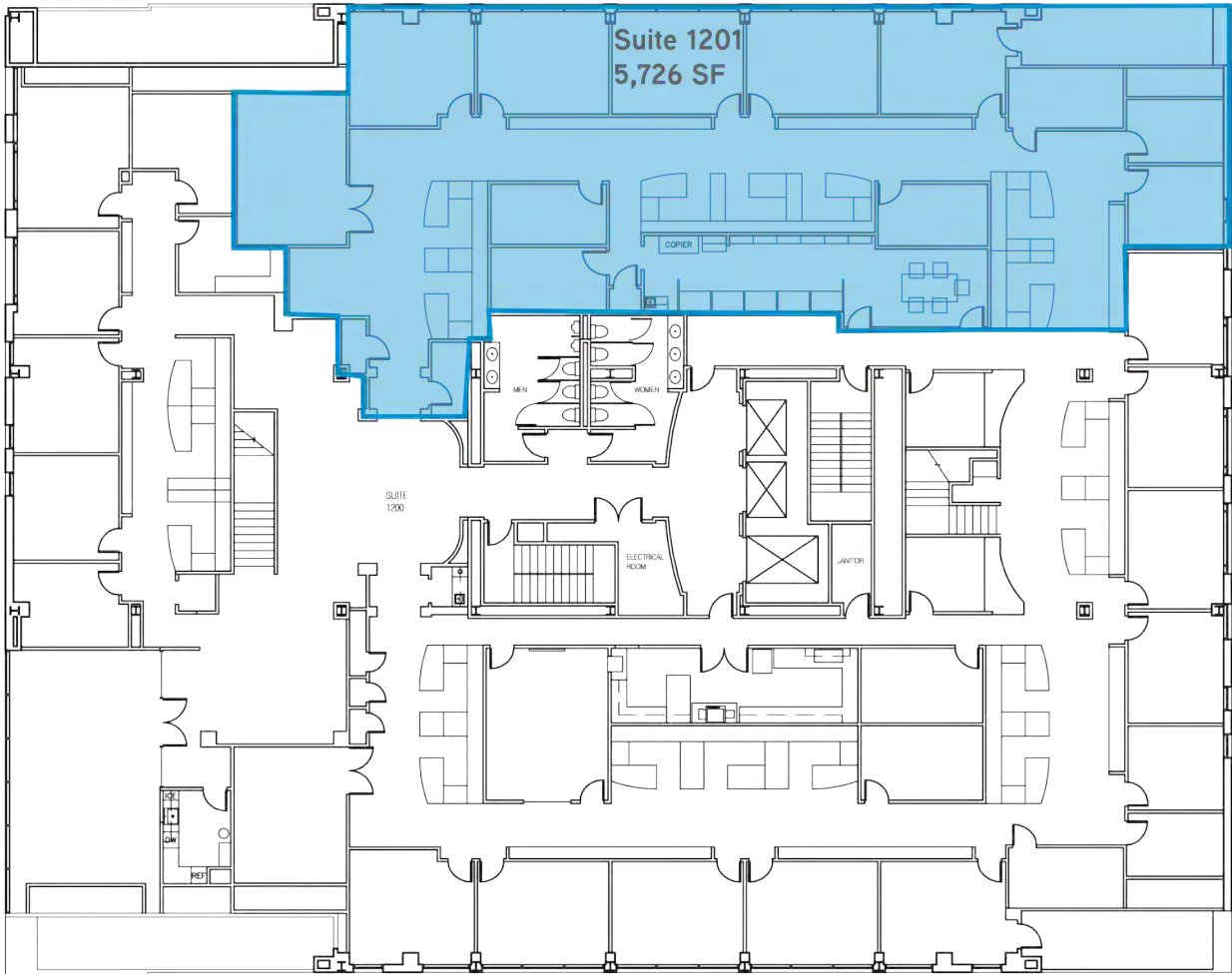
FLOOR PLANS

ELEVENTH FLOOR - *as built floorplan*



FLOOR PLANS

TWELFTH FLOOR





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