

# LEASE

## ESTRELLA

175-199 East Rich Street Columbus, OH 43215



### LOCATION DESCRIPTION

Developed by Bluestone Brothers this new mixed-used development is located in the heart of the Downtown Columbus area. This 19 floor high rise commercial project is anticipated to generate business and housing opportunities within the Columbus area. Close proximity to Columbus Commons and the Scioto River, this property is also conveniently located near a variety of restaurants, offices, entertainment venues.

### PROPERTY HIGHLIGHTS

- New mixed-used development boasting numerous amenities in the Downtown area
- Ground floor to act as an urban market concept, with coworking spaces. Retail spaces from 3,000-10,684 SF available.
- Office space from 2,000 - 6,000 SF available, located on the amenities level.
- 19th Floor Rooftop with 9,000 SF dedicated to a restaurant concept, with +/- 5,000 SF outdoor space.
- Projected to have 180 residential units, from Studio to 2 Bedroom, with 228 parking spaces
- Estimated to be completed in Q2 of 2026

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,000 - 10,684 SF
Lot Size:	0.75 Acres
Building Size:	32,669 SF
Zoning:	Downtown District, DD, 8/14/2013, H-UNLTD, 1532-2013 Zone A
APN:	010-015355-00; 010-007906-00; 010-045500-00

### OTHER RESOURCES

[bit.ly/EstrellaRetail](https://bit.ly/EstrellaRetail)

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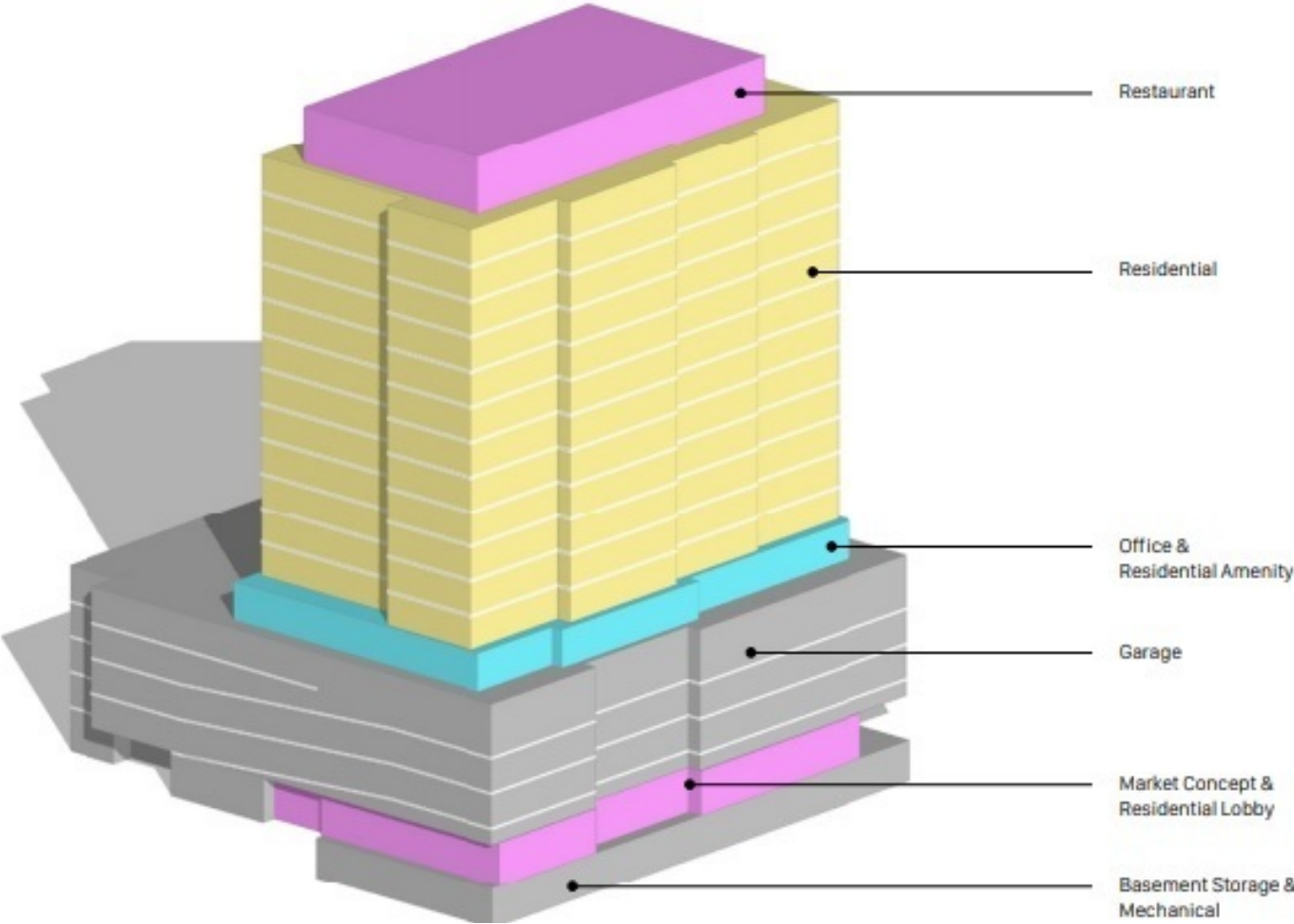
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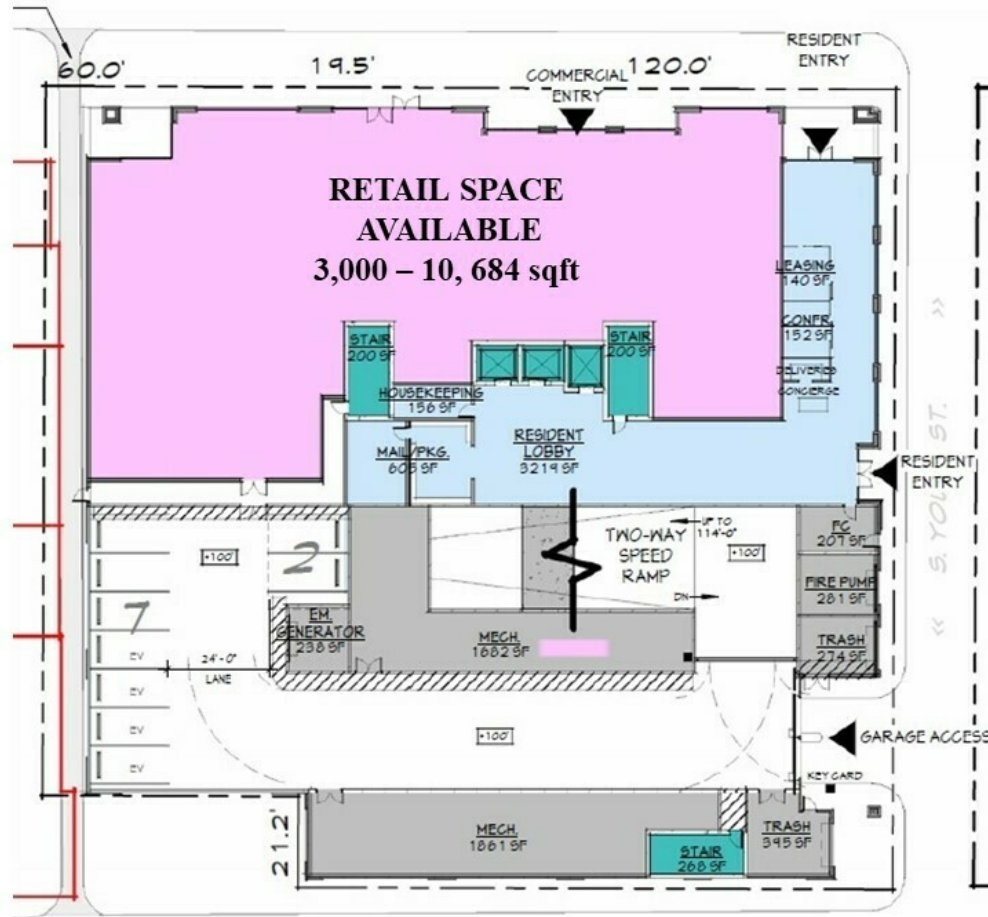
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Ground Floor Plan

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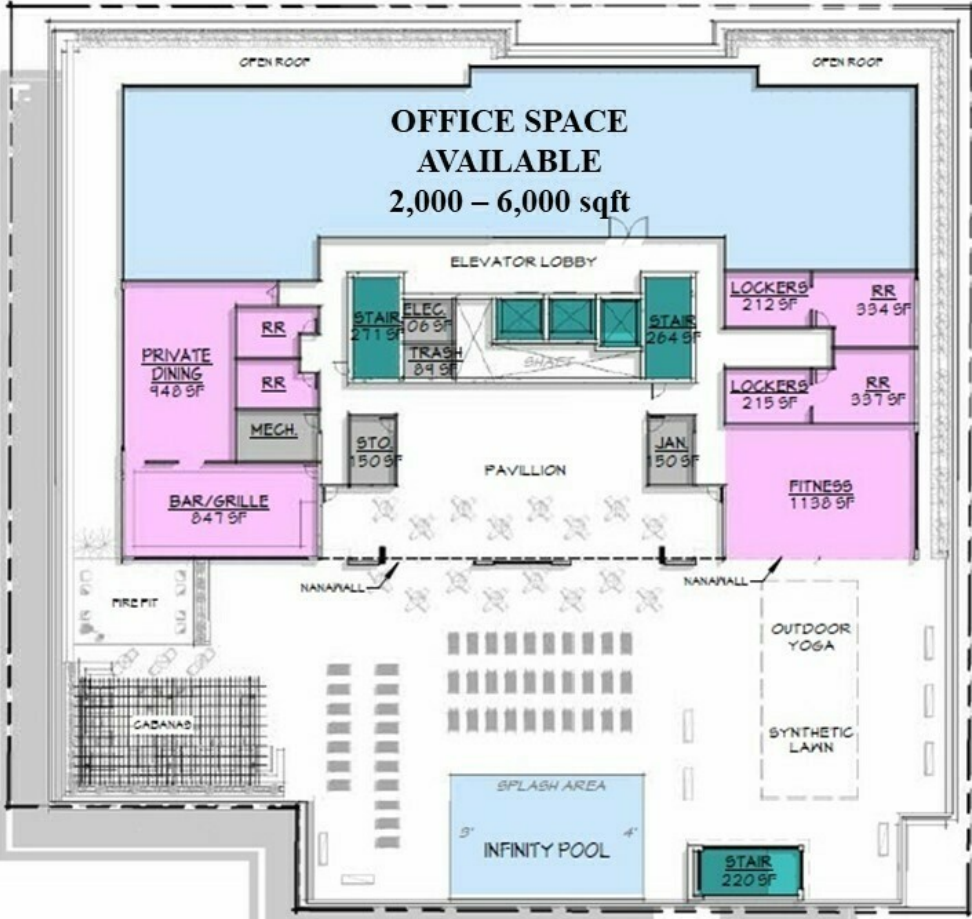
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Office Floor Plan

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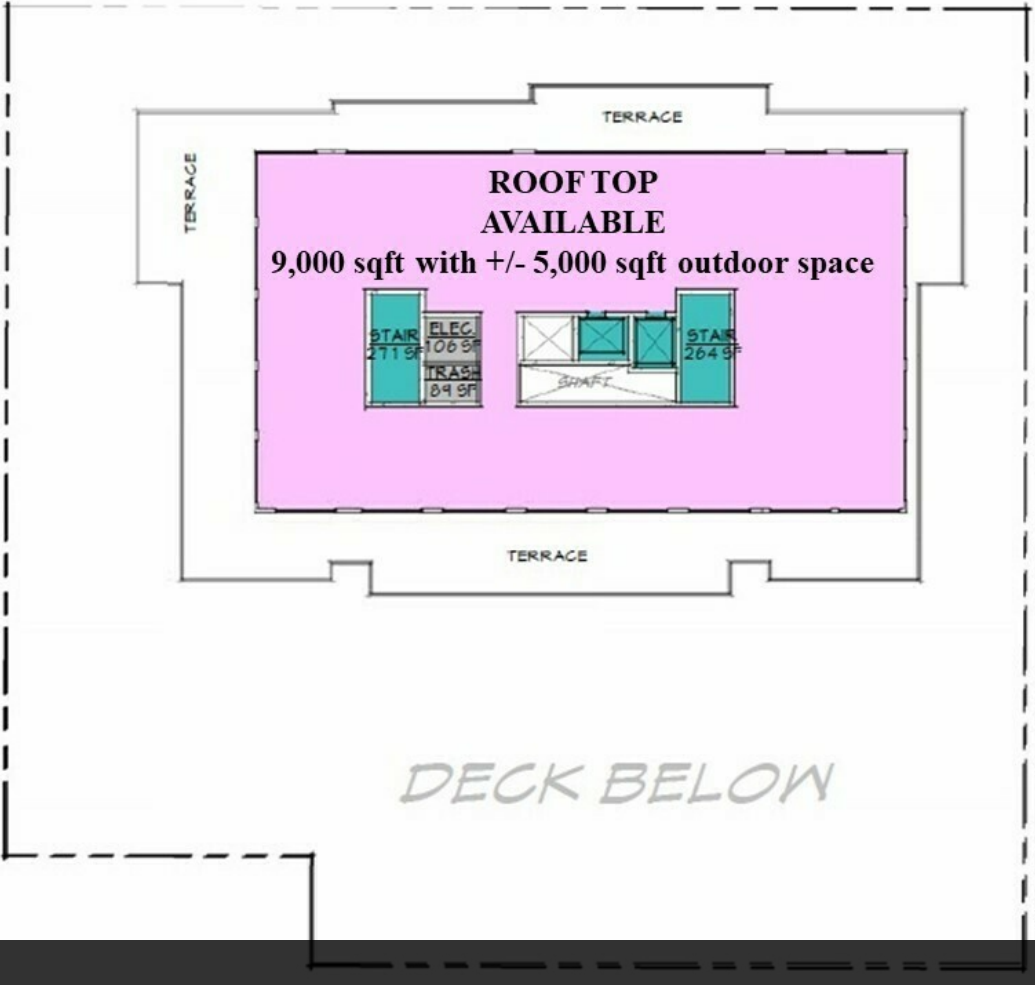
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Roof Top Floor Plan

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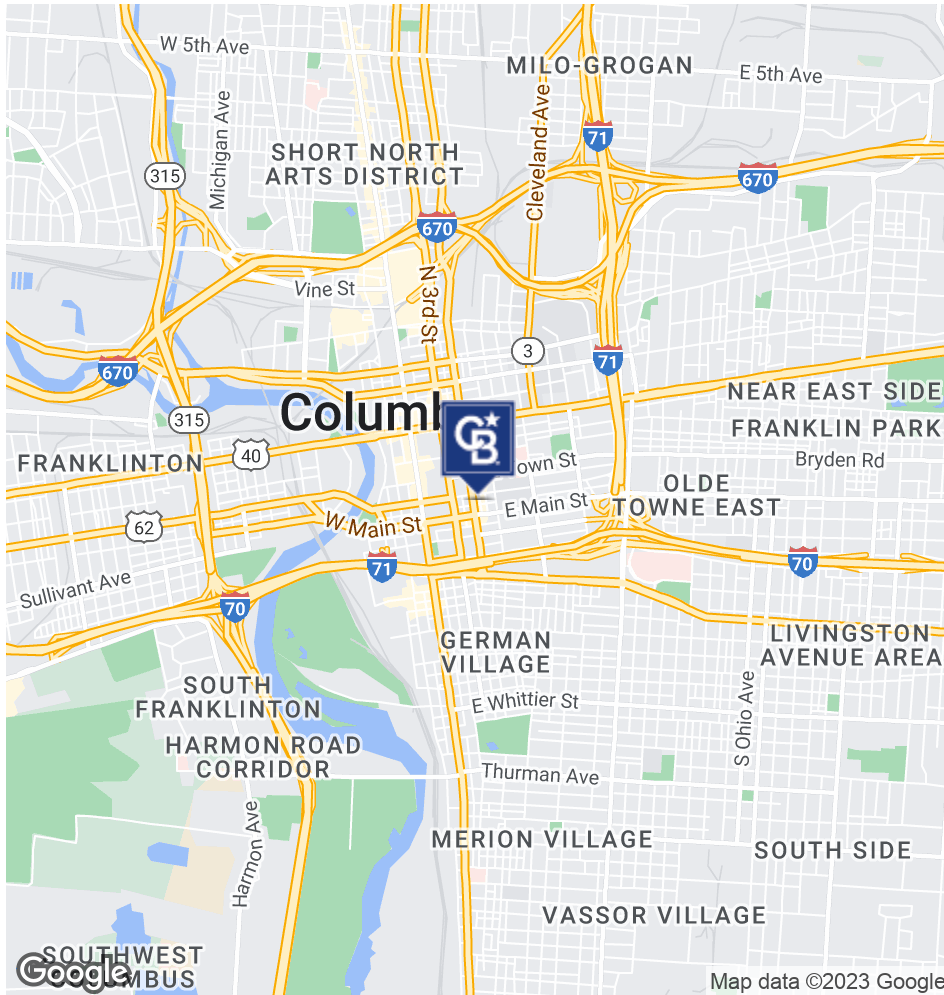
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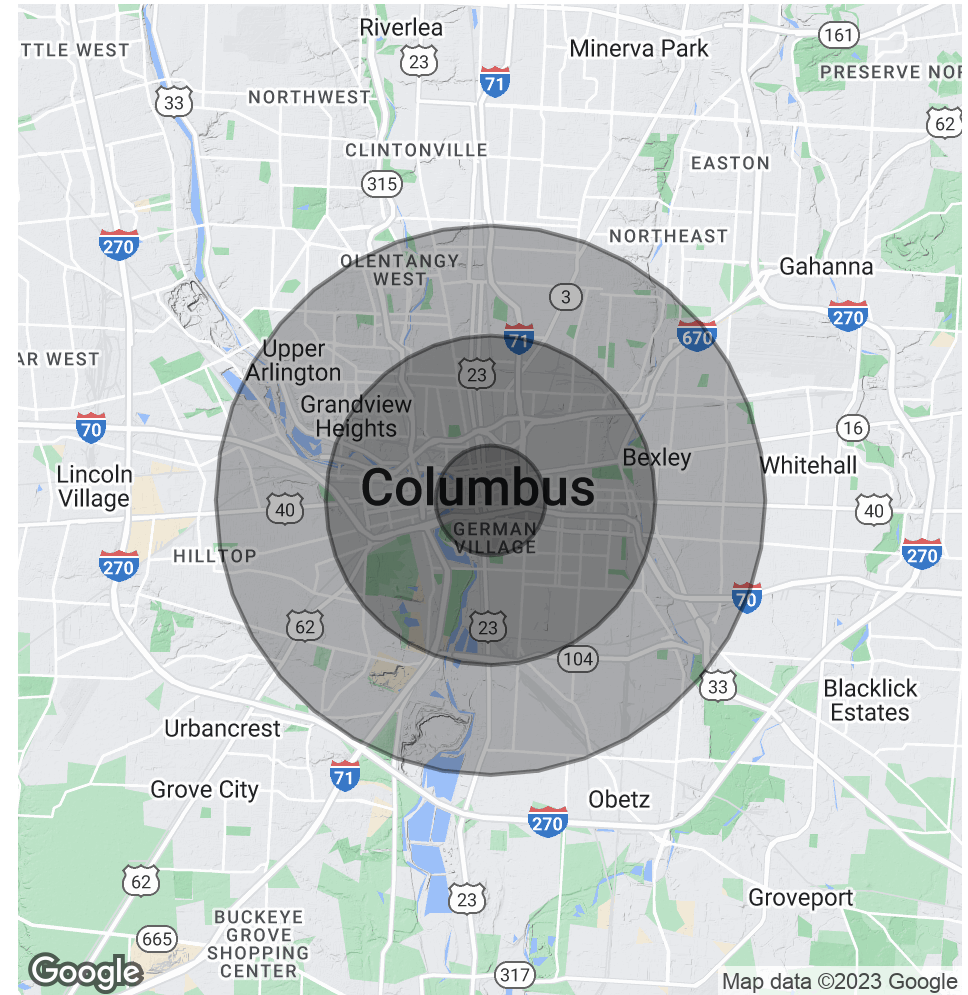
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,348	127,331	332,537
Average Age	34.4	32.2	33.7
Average Age (Male)	34.8	32.5	33.2
Average Age (Female)	33.1	32.3	34.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,149	65,646	153,547
# of Persons per HH	1.5	1.9	2.2
Average HH Income	\$84,947	\$58,943	\$61,405
Average House Value	\$280,472	\$195,733	\$170,759

\* Demographic data derived from 2020 ACS - US Census

LOCATION	TRAFFIC COUNT	DIRECTION	YEAR
S 4TH ST NORTH OF E MAIN ST	14,480	1-WAY	2016
S 3RD ST SOUTH OF E RICH ST	18,329	1-WAY	2016
S 4TH ST US23-33DA 4TH ST N OF US62 MAIN ST	13,029	1-WAY	2022



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