



OFFICE BUILDING FOR LEASE

1110 Morse Rd, Lower Level Columbus, OH 43229

Up to 4,100 sf of Office Space @ \$20 PSF NNN + OPEX

Contact Leasing Agent: Patrick Larimer @ 614-746-5602



PRESENTED BY

Patrick Larimer

(614) 746-5602

patrick@reopohio.com

Upper Arlington Office | (614) 924-0410 | 1720 Zollinger Road, Suite 200, Upper Arlington, OH 43221

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PROPERTY DESCRIPTION

For Lease: Versatile Office & Retail Suites at 1110 Morse Rd, Columbus, OH 43229

Discover 1110 Morse Rd, a fully renovated, 3.5-story commercial office building located in Columbus' active Community Activity Center (CAC) zoning district. This multi-tenant property offers a range of flexible leasing options for office, healthcare, salon, wellness, boutique retail users, amongst other options.

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Number of Units:	22
Available SF:	1,000 - 4,100 SF
Lot Size:	0.994 Acres
Building Size:	69,768 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	931	2,083	6,699
Total Population	2,076	4,820	15,870
Average HH Income	\$70,950	\$71,354	\$72,825

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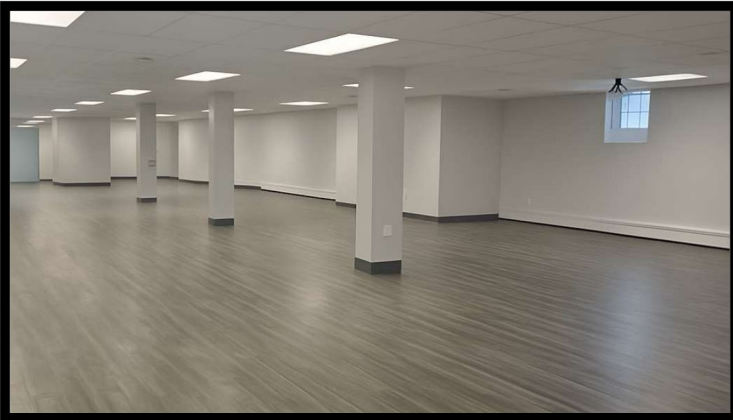
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PROPERTY DESCRIPTION

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Property Overview

Discover 1110 Morse Rd, a fully renovated, four-story commercial office building located in Columbus' active Community Activity Center (CAC) zoning district. This multi-tenant property offers a range of flexible leasing options for office, healthcare, salon, wellness, boutique retail users, amongst other options.

Key Features

Flexible Suite Sizes: Lease options from approx. 200 SF up to full-floor suite — perfect for solo professionals, growing teams, or multi-room configurations.

Move-In Ready Amenities: ADA-accessible with elevator, modern HVAC systems, and a new TPO roof installed in 2024.

Prime Exposure & Easy Parking: Over 35,000 vehicles/day on Morse Rd. with 74–78 on-site shared surface parking spaces (ratio of 3.1/1,000 SF).

Zoning & Uses

Zoned Community Activity Center (CAC) — allowing a wide range of uses including professional services, medical, salon/spa, education, retail, and institutional.

Existing tenants include professional offices and salon suite users. Select suites feature existing plumbing infrastructure (e.g., shampoo bowls), allowing seamless salon or medical use.

Leasing Highlights

Ideal for startups, expanding businesses, or those seeking temporary space.

Building Details

Floors - 3 above-grade + partial lower level

Typical Floor Size 4,100 SF

Ceiling Height Approximately 10' slab-to-slab

LOCATION DESCRIPTION

Prime North Columbus Location

Situated on the high-traffic corridor of Morse Road, this property offers exceptional visibility and accessibility in one of Columbus' most active commercial hubs. The site benefits from a daily traffic count exceeding 35,000 vehicles, making it ideal for businesses seeking maximum exposure.

Located just minutes from I-71, SR-161, and Cleveland Ave, the property provides seamless access to Downtown Columbus, Easton Town Center, and surrounding residential neighborhoods. This strategic location places tenants near a diverse customer base and workforce population.

The area is home to a vibrant mix of national retailers, medical offices, schools, service providers, and civic institutions, making it an ideal setting for professional services, wellness, retail, or institutional tenants.

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DISCLAIMER

THE INFORMATION PRESENTED IN THIS MARKETING PACKAGE IS BELIEVED TO BE ACCURATE, BUT IT IS NOT GUARANTEED. THE BUYER SHALL INVESTIGATE THE PROPERTY TO DETERMINE ITS SUITABILITY FOR THE BUYER'S REQUIREMENTS.

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