



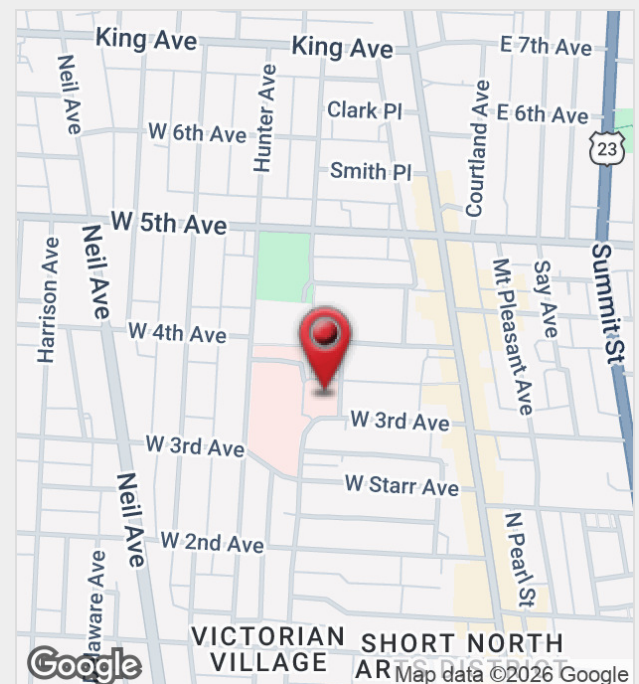
100 W 3rd Ave

Columbus, Ohio 43201

Property Features

- Highly Desirable Short North / Victorian Village Location
- General Office Space Available
- First Floor Office Suites | 1,063 SF & 1,104 SF
- Third Floor Office Suites | 2,983 SF & 5,338 SF
- Entire Third Floor can be Combined | 8,321 SF
- Free On-Site Parking
- Walkable Location in Close Proximity to Numerous Amenities including N. High St. / The Short North

Lease Rate: \$19.50-\$22.00 SF/Yr (MG)
(Includes Utilities And Janitorial)
www.ShortNorthOffice.Com



For more information:

Philip Bird, SIOR

614 629 5296 • pbird@ohioequities.com

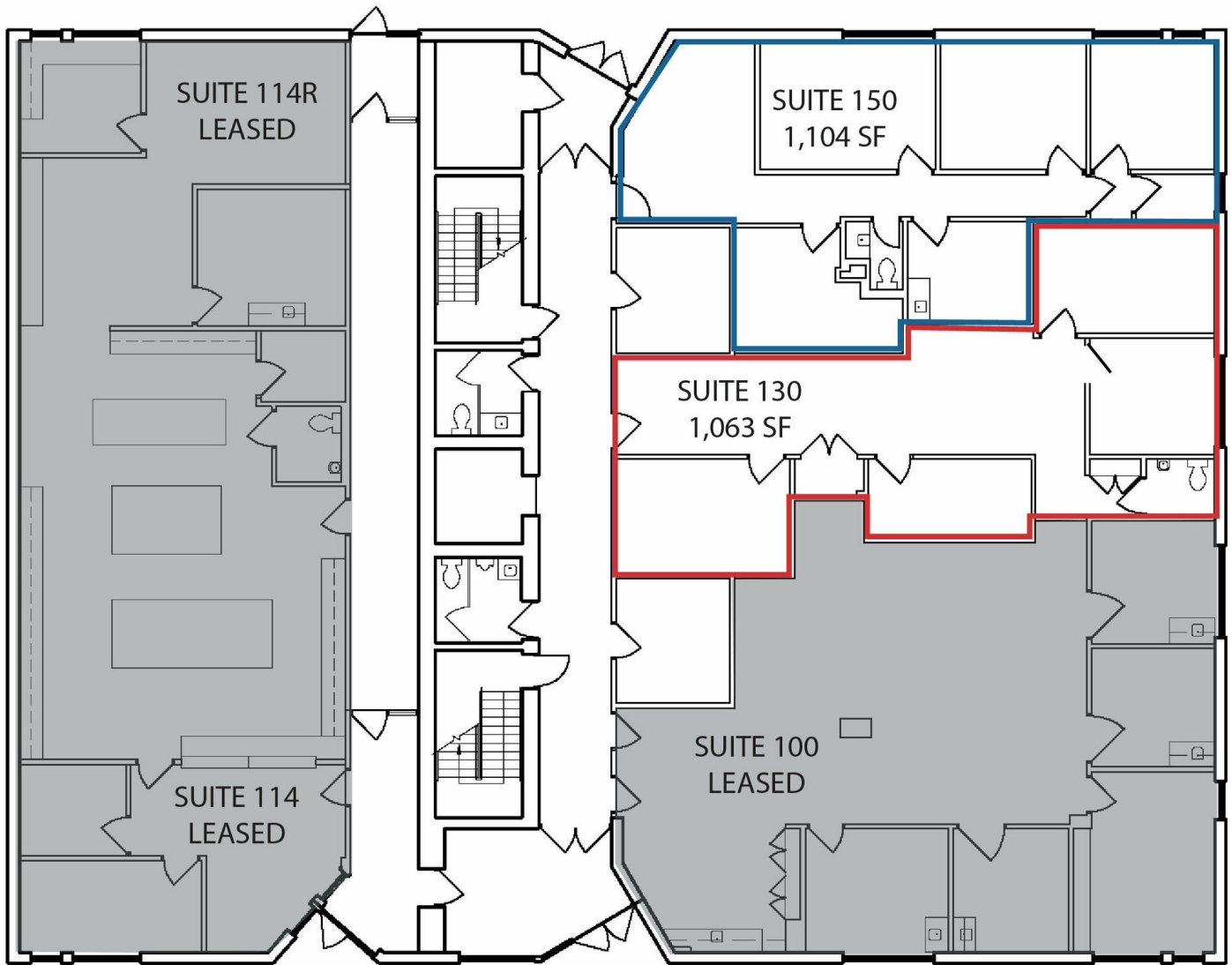
Lease Rate: \$19.50 - 22.00 SF/YR (MG)

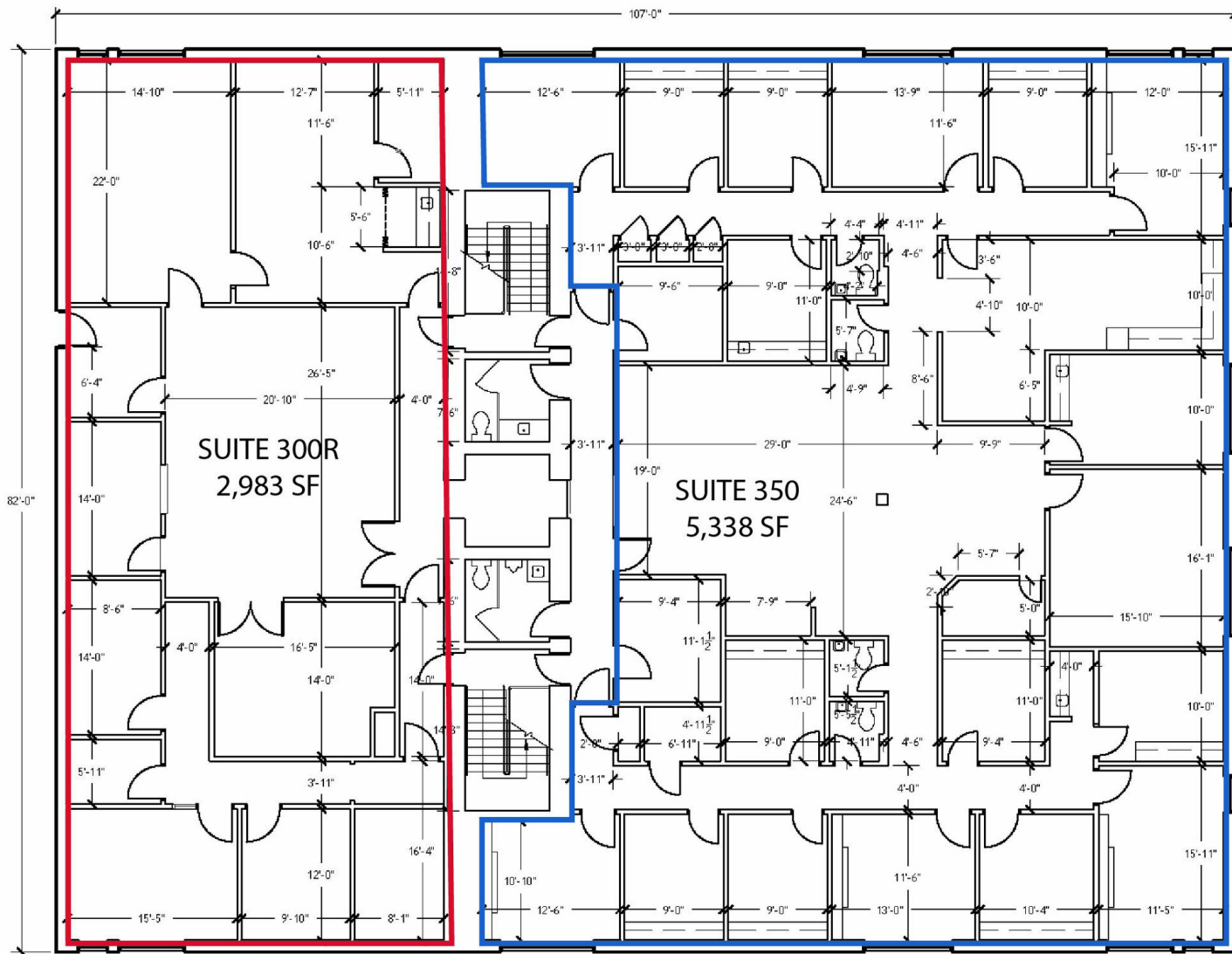
Total Space 1,063 - 8,321 SF

Lease Type: MG

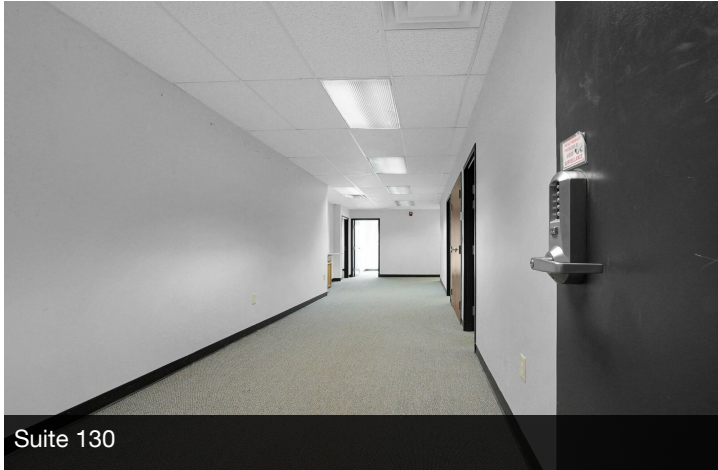
Lease Term: Negotiable

| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE (SF) | AVAILABILITY |
|------------------|-----------|-----------------------|----------------|-----------|--------------|
| Suite 130 | Office | \$19.50 - 22.00 SF/Yr | Modified Gross | 1,063 | VACANT |
| Suite 150 | Office | \$19.50 - 22.00 SF/Yr | Modified Gross | 1,104 | VACANT |
| Suite 130 + 150 | Office | \$19.50 - 22.00 SF/Yr | Modified Gross | 2,167 | VACANT |
| Suite 300R | Office | \$19.50 - 22.00 SF/Yr | Modified Gross | 2,983 | VACANT |
| Suite 350 | Office | \$19.50 - 22.00 SF/Yr | Modified Gross | 5,338 | VACANT |
| Suite 300R + 350 | Office | \$19.50 - 22.00 SF/Yr | Modified Gross | 8,321 | VACANT |

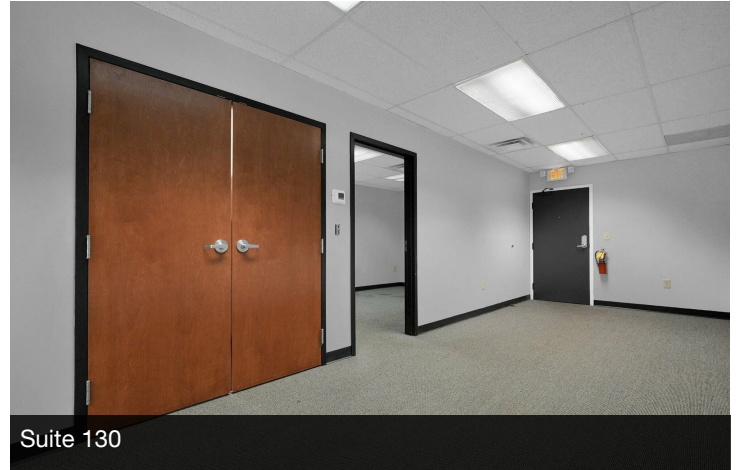




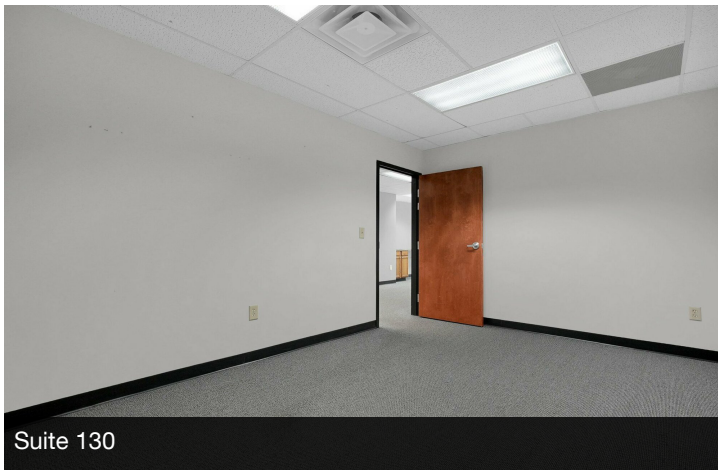




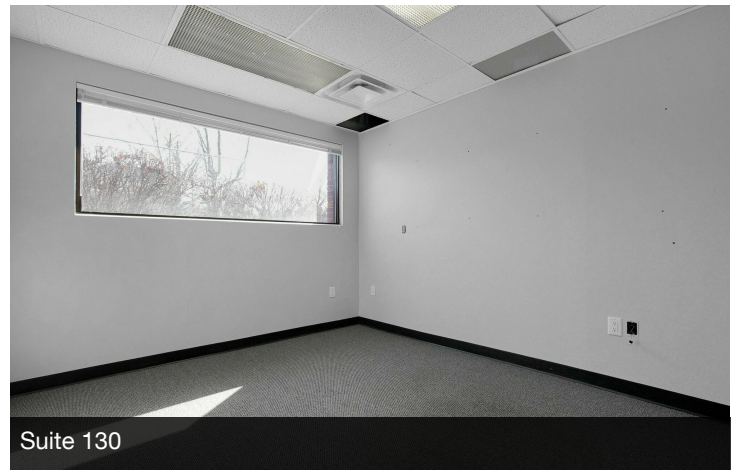
Suite 130



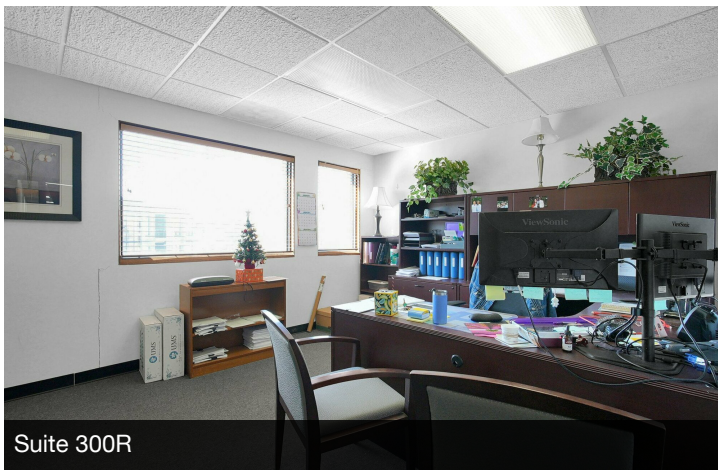
Suite 130



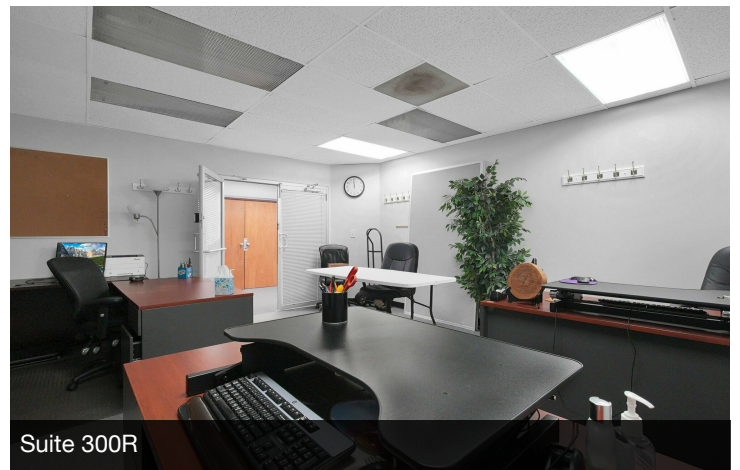
Suite 130



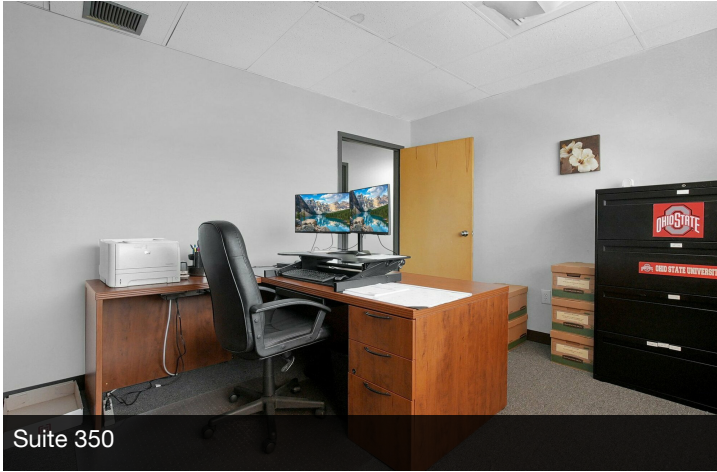
Suite 130



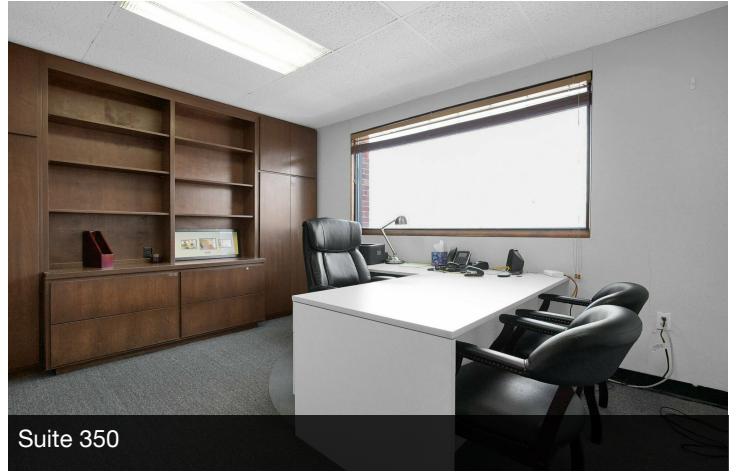
Suite 300R



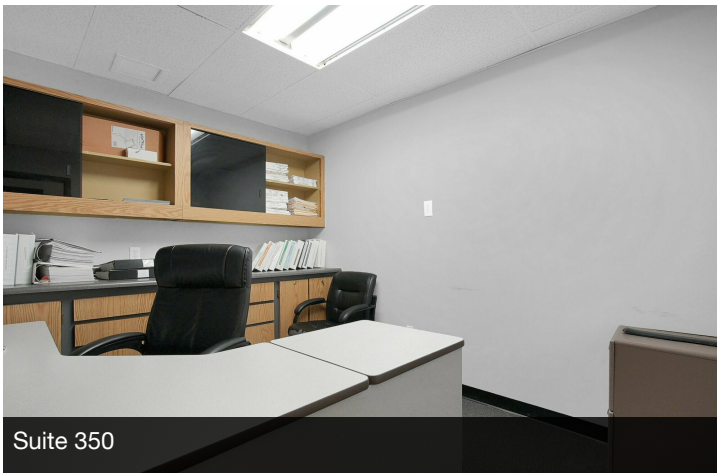
Suite 300R



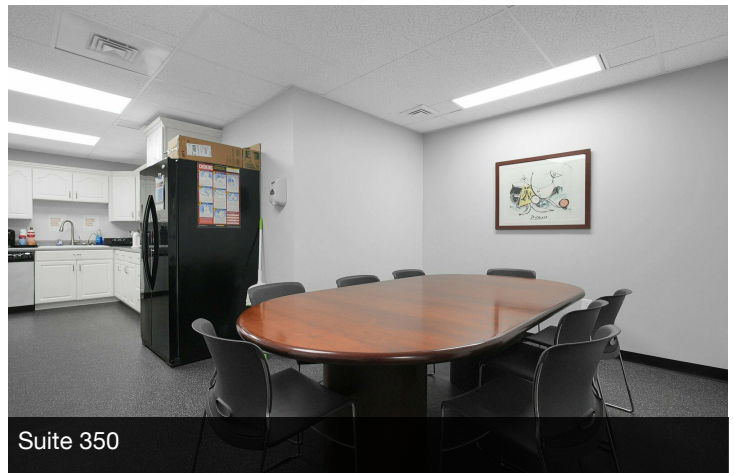
Suite 350



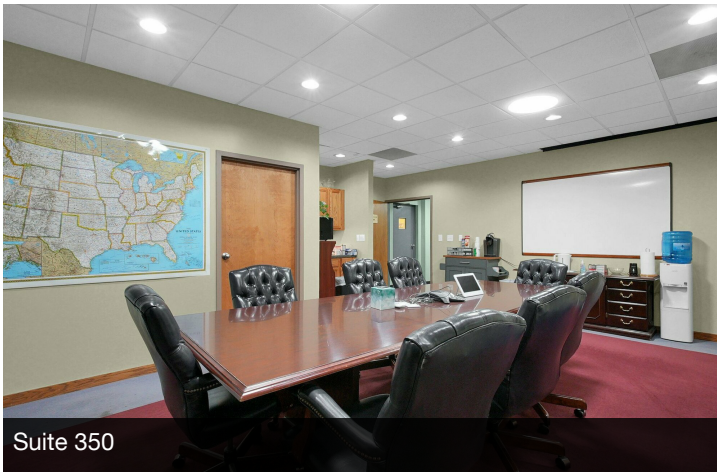
Suite 350



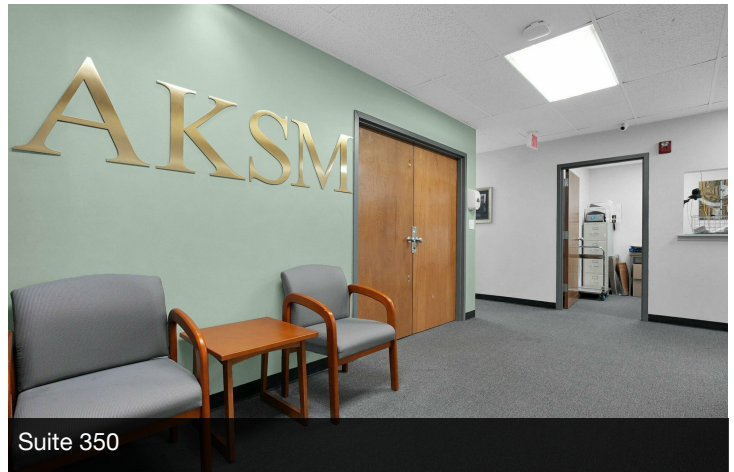
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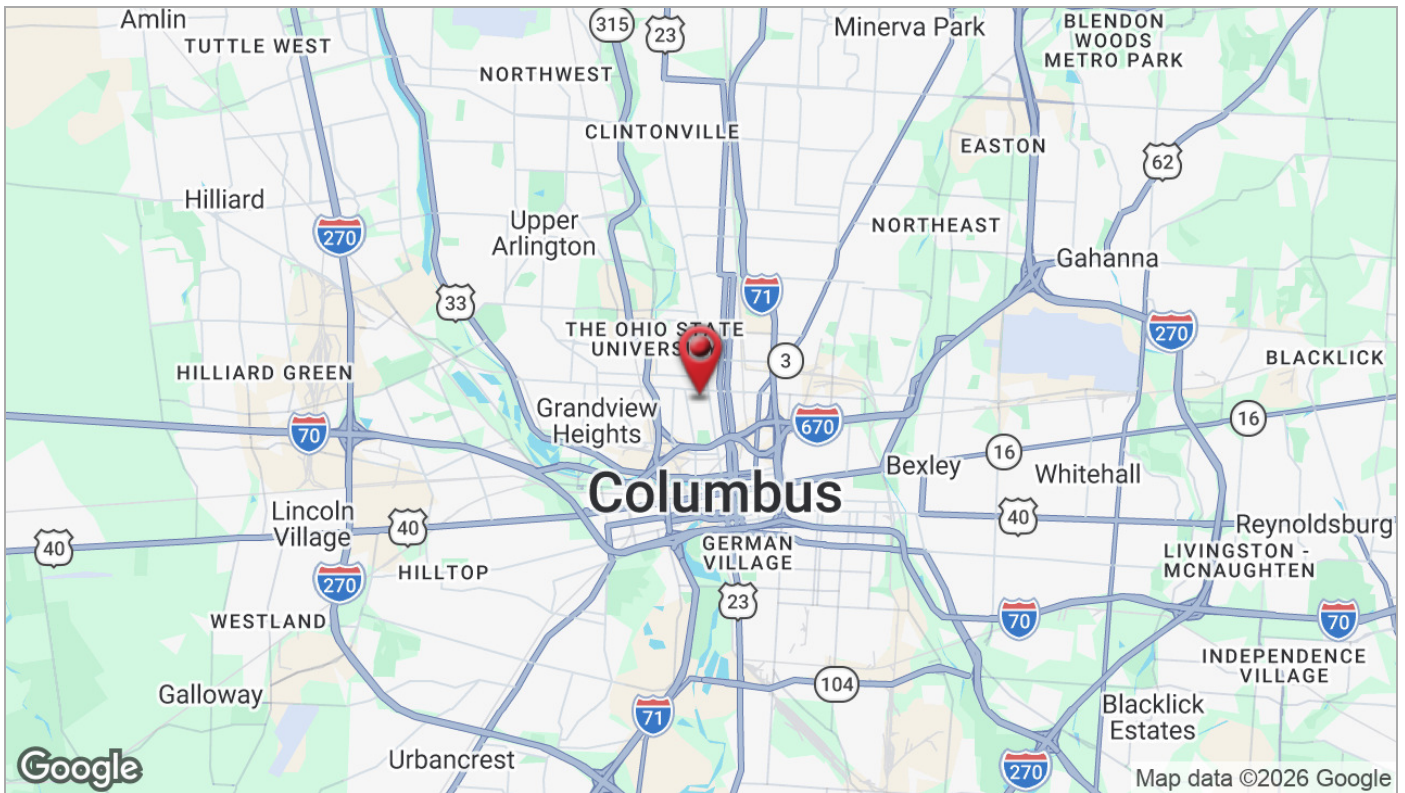
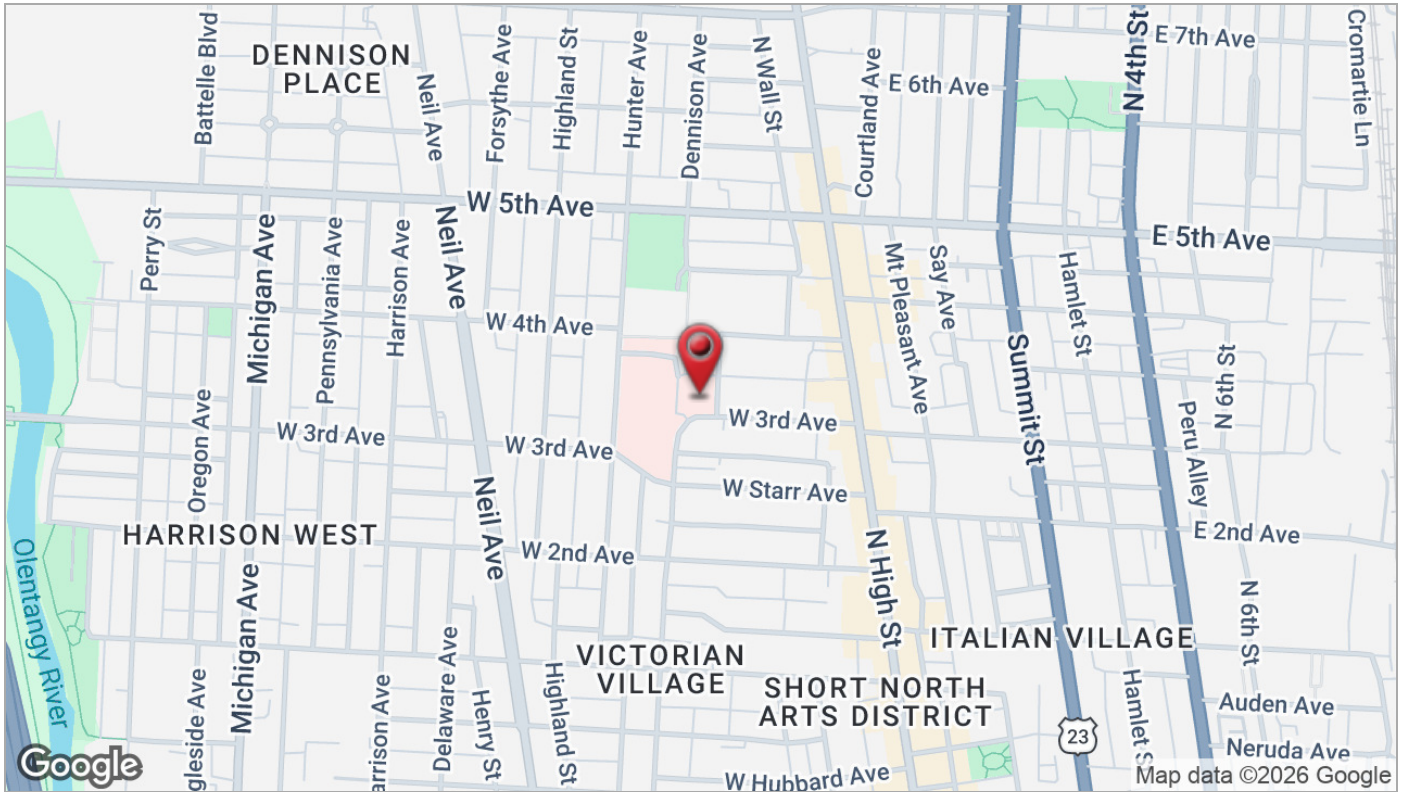
Suite 350

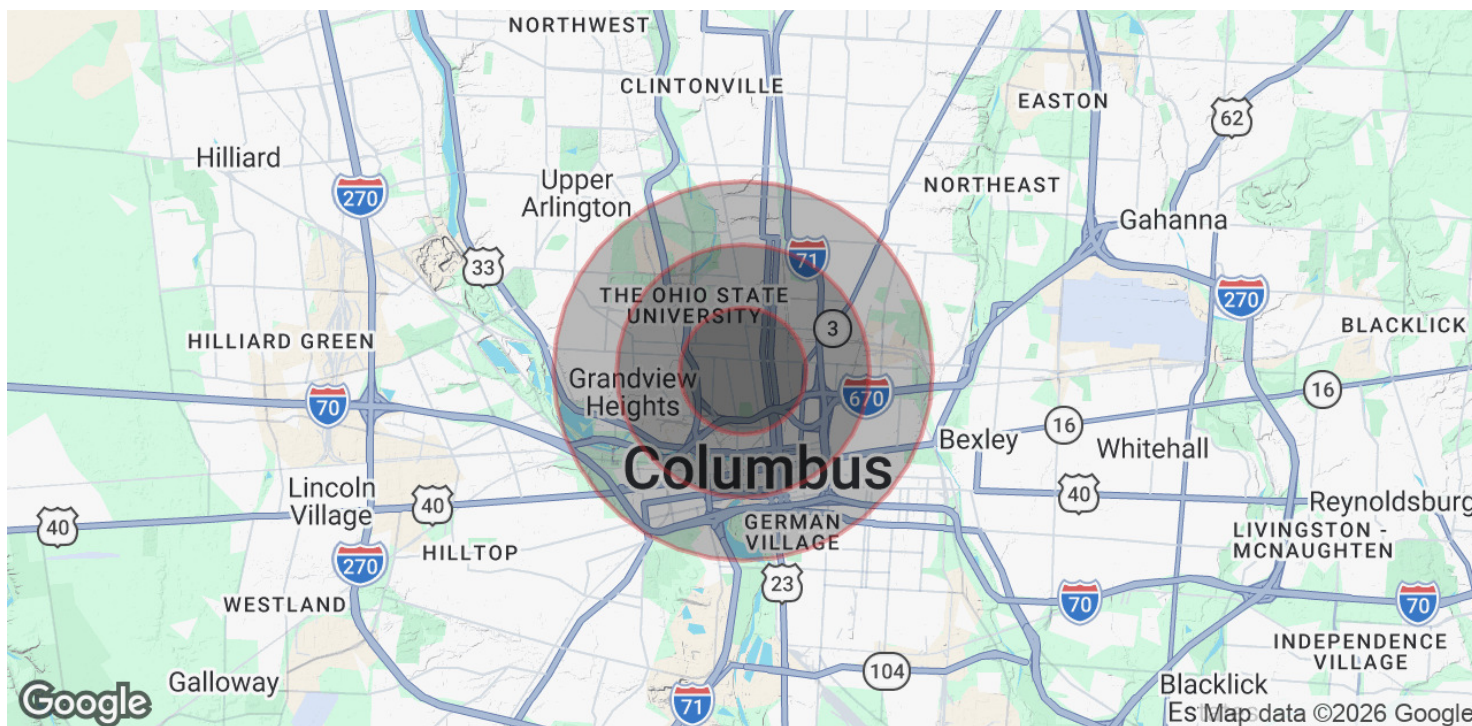


Suite 350



Suite 350





POPULATION

| | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population | 28,701 | 77,090 | 145,507 |
| Average Age | 25.6 | 25.2 | 27.9 |
| Average Age (Male) | 26.8 | 25.6 | 27.7 |
| Average Age (Female) | 24.6 | 24.7 | 28.1 |

HOUSEHOLDS & INCOME

| | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 11,901 | 28,754 | 60,664 |
| # of Persons per HH | 2.4 | 2.7 | 2.4 |
| Average HH Income | \$50,314 | \$43,140 | \$45,450 |
| Average House Value | \$264,245 | \$242,464 | \$208,020 |

* Demographic data derived from 2020 ACS - US Census