



CAPITOL
EQUITIES

FOR LEASE

Providing creative commercial real estate solutions since 1997



CREATIVE OFFICES

SHORT NORTH

1020 DENNISON AVENUE, COLUMBUS, OH 43201

ED FELLOWS

VP Brokerage
614.760.5660 x123
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J.R. KERN

President
614.760.5660 x124
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Property Highlights

- A hidden gem of the community, located one block off High Street for easy parking, in a quiet neighborhood
- Free on-site parking lot and street parking for guests and employees
- Great branding opportunity with marquee signage available facing Dennison and Third Avenue
- Easy walking distance to local favorites including Northstar Cafe, Ampersand Asian Supper Club, Bodega, plus Orangetheory and Penzone Salon + Spa, and all the retailers, restaurants and entertainment options the Short North has to offer
- Terrific mix of professional and medical related businesses within the building
- Great central location drawing from the Short North, downtown, OSU campus, Italian Village and Grandview

Property Description

This inviting property offers a prime Short North location that's perfect for a mix of professional and medical-related businesses seeking to be in this dense urban community. Rare for the area, this building provides ample, free, on-site parking, ensuring convenience for both employees and guests. With a well-designed layout and modern amenities, this property presents an exceptional opportunity for businesses looking to thrive in a prime commercial location.

OFFERING SUMMARY	COLUMN 2
Available SF	2,800 SF
Lease Rate	\$19.50 /SF/yr
Op Exp	Included in Gross Rents
Utilities	Janitorial by Tenant

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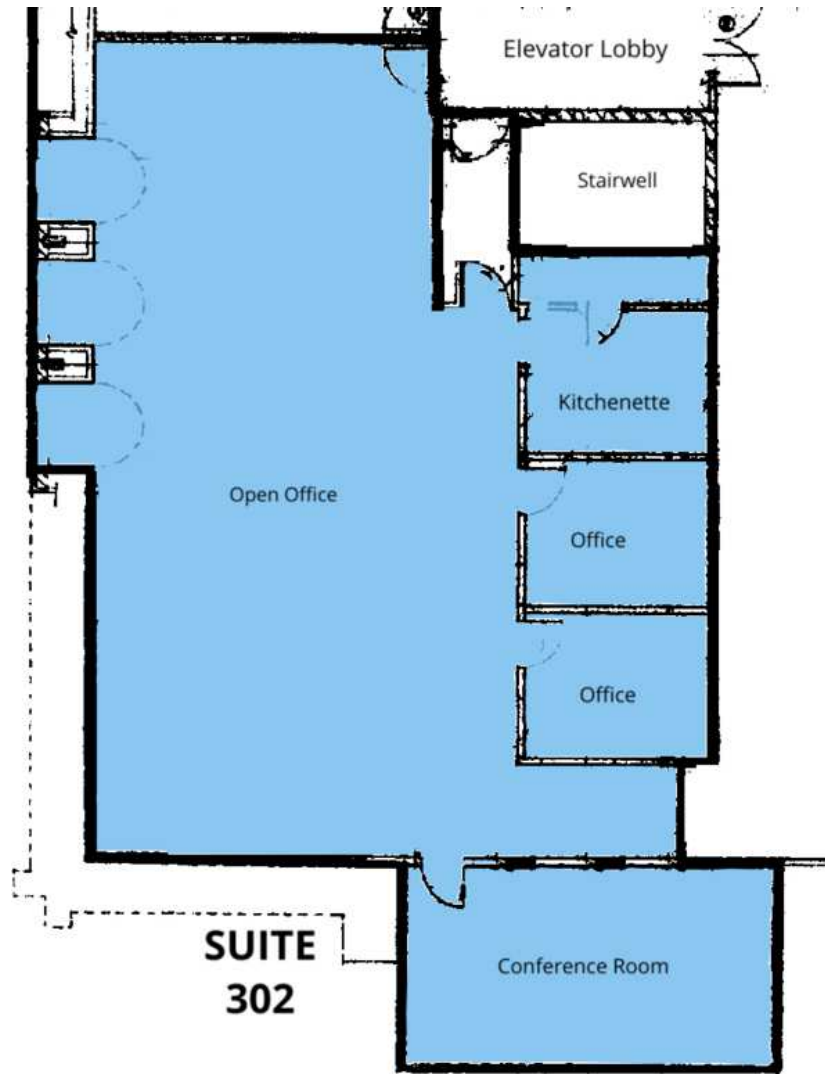
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Available Space

	SIZE (SF)	LEASE RATE	DESCRIPTION
■	2,800 SF	\$4,550 per month	Mostly open office, one large conference room, two private offices, and kitchen

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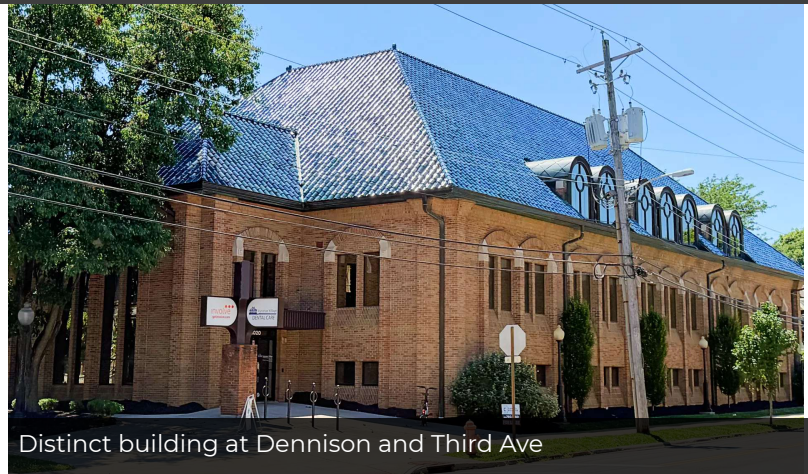
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SUITE 302 | 2,800 SF

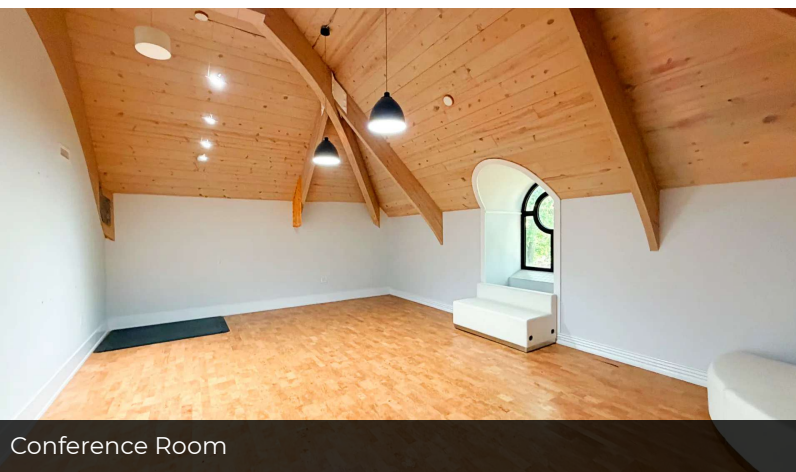
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Mostly Open Interior with 21' ceilings



Distinct building at Dennison and Third Ave



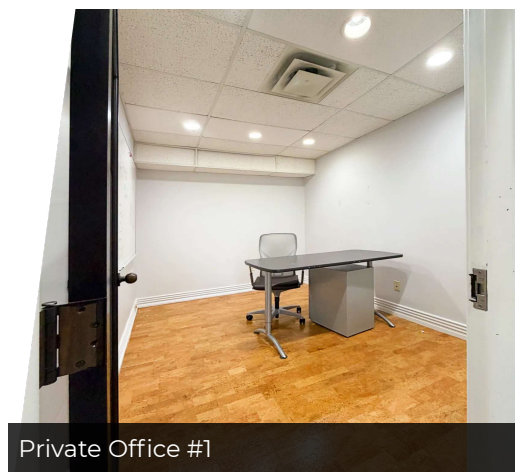
Conference Room



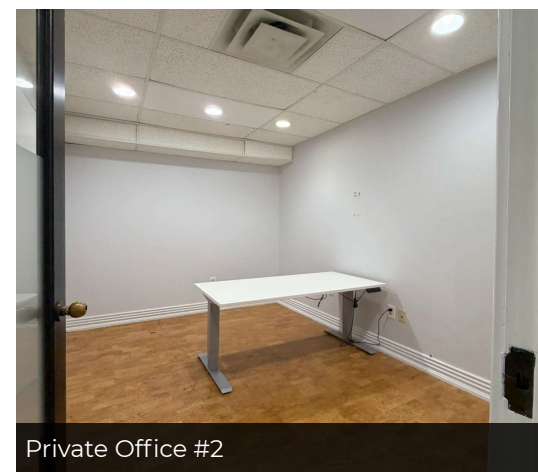
Additional View, Conference Room



Kitchenette



Private Office #1



Private Office #2

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LOCATION OVERVIEW

Fantastic Short North/Harrison West location at the intersection of Dennison Avenue and West Third Avenue.

Located one block off High Street with on-site parking lot and metered street parking. Walking distance to all that the Short North has to offer. Easy access to I-670 and Route 315.

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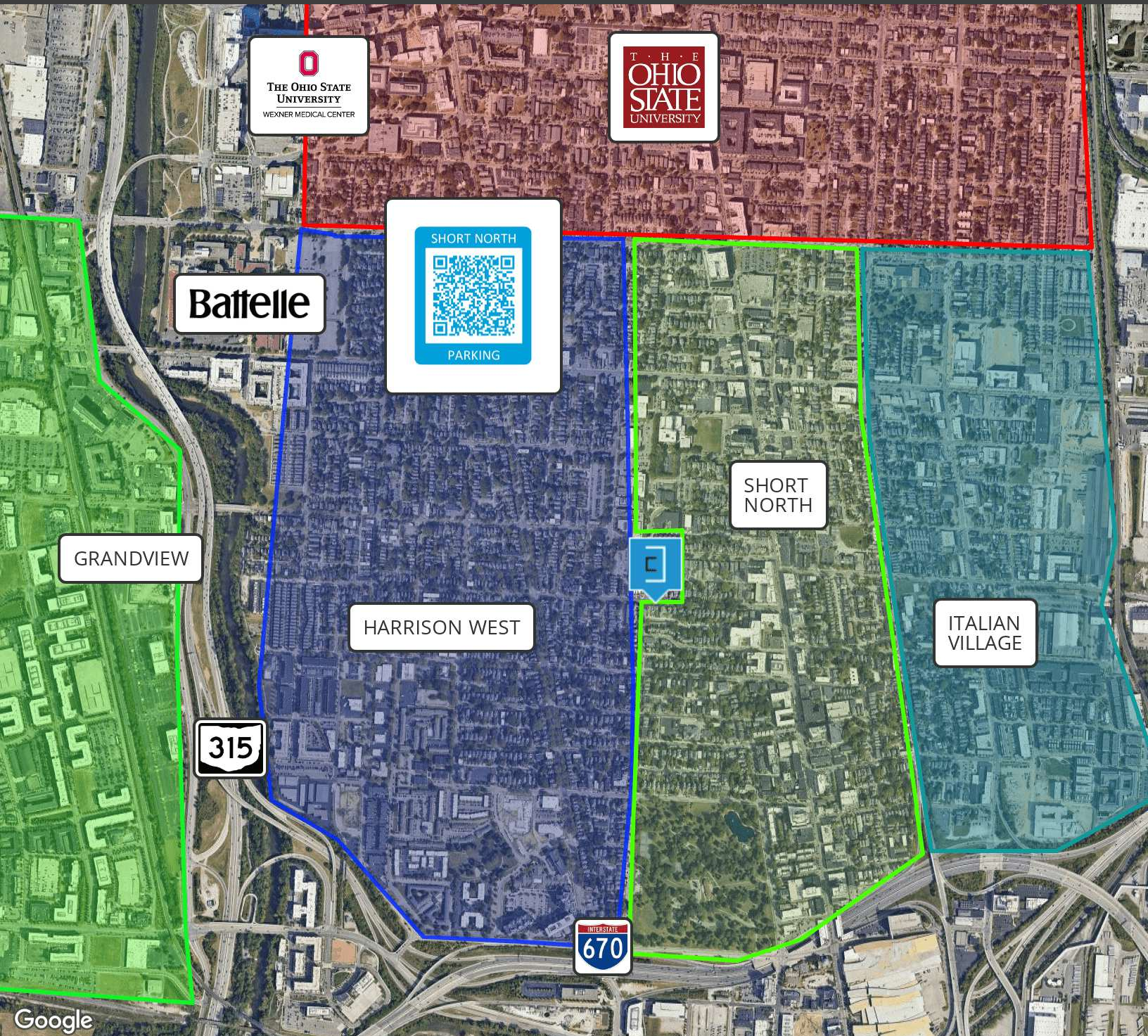
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