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FOR LEASE

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CREATIVE OFFICES

BUDD DAIRY

1086 N FOURTH STREET, COLUMBUS, OH 43201

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Property Description

Dynamic, redeveloped office suites in the award-winning Budd Dairy development. Suites include industrial finishes with exposed brick, high ceilings and creative incorporation of historic building features. Discover a unique blend of style and functionality, perfectly tailored to meet the needs of today's businesses.

OFFERING SUMMARY	COLUMN 2
Available SF	1,815 - 4,300 SF
Lease Rate	\$25.00 /SF
Op Exp	Included in Rents
Utilities	Paid by Tenant, including in-suite janitorial

Property Highlights

- RENT REDUCED!
- Located in the Budd Dairy project, which includes the Cameron Mitchell managed Food Hall and a public rooftop bar and patio
- Office tenants of the project can enjoy a spacious, private courtyard for their team and guests
- At over 100 years old, this project has been transformed to amazing, industrial-style spaces with all of the modern amenities your team requires
- In the heart of the booming Italian Village, steps from several neighborhood favorites including Seventh Son Brewing, Fox in the Snow, Lit Life + Yoga, Drunch, and many other amenities
- Easy access to the Short North Arts District, downtown Columbus and OSU's main campus, with highway access via I-670 & Third Street interchange

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The Budd Dairy project includes the Food Hall, the Rooftop Bar, & a separate office wing with private event patio for office tenants.

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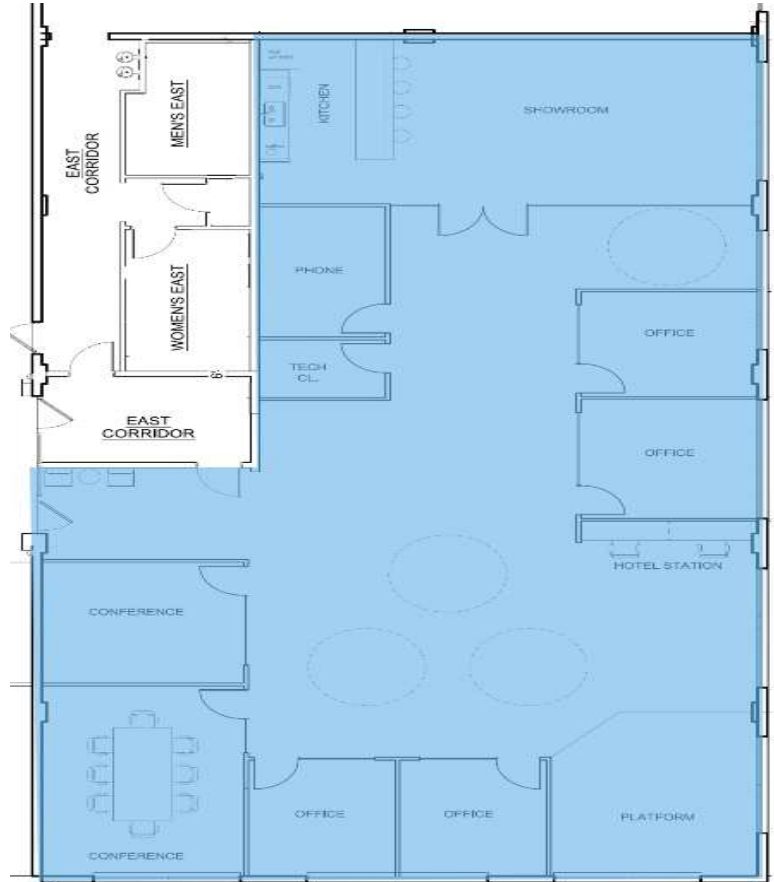
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Suite 112 | Open plan with Barrel-Vaulted Ceilings



Suite 112 | Mix of open and private offices & showroom

Suite 112

SIZE (SF)	DESCRIPTION
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4,300 SF	Suite 112 is the gem of the development, with vaulted, original wood ceilings, tons of natural light, an attractive kitchenette with an attached showroom, open work area, four private offices and two conference rooms. Suite includes polished concrete floors, exposed ceilings and tons of character, including a raised corner soft-seating area. Access the suite via the private courtyard for Budd Dairy tenants.
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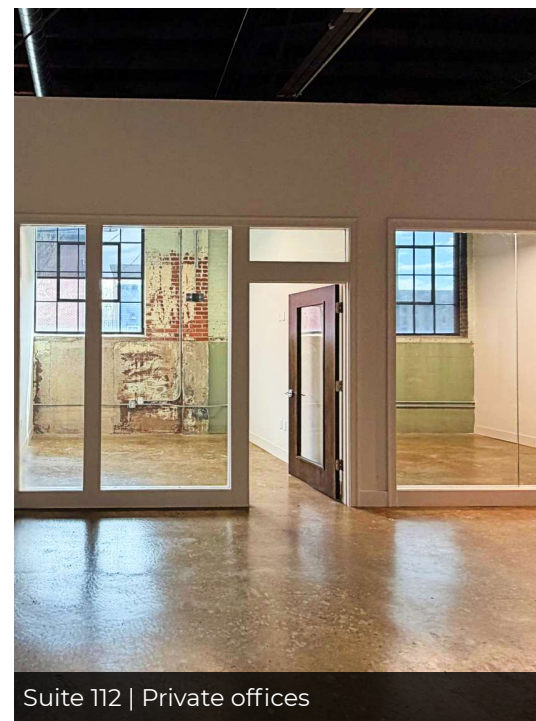
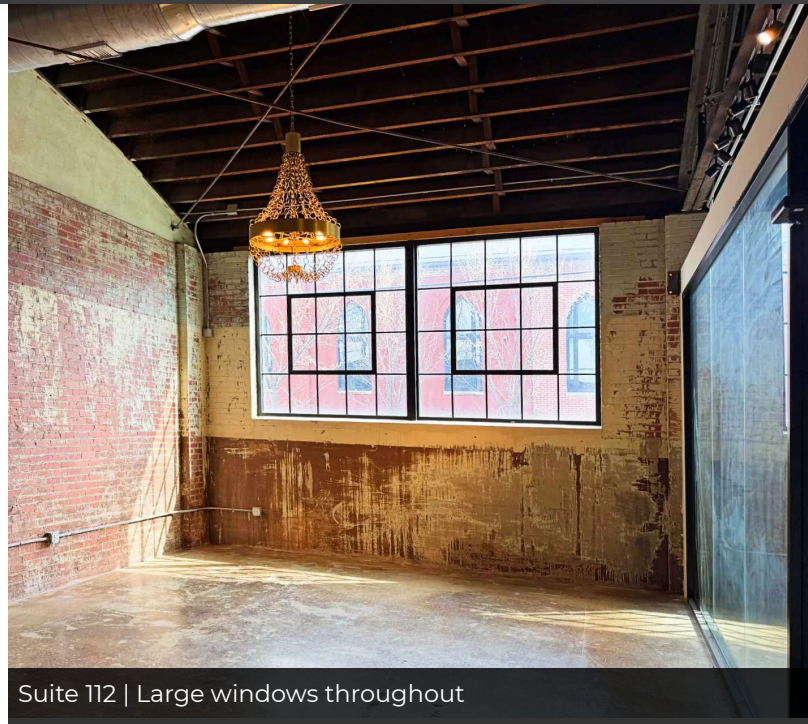
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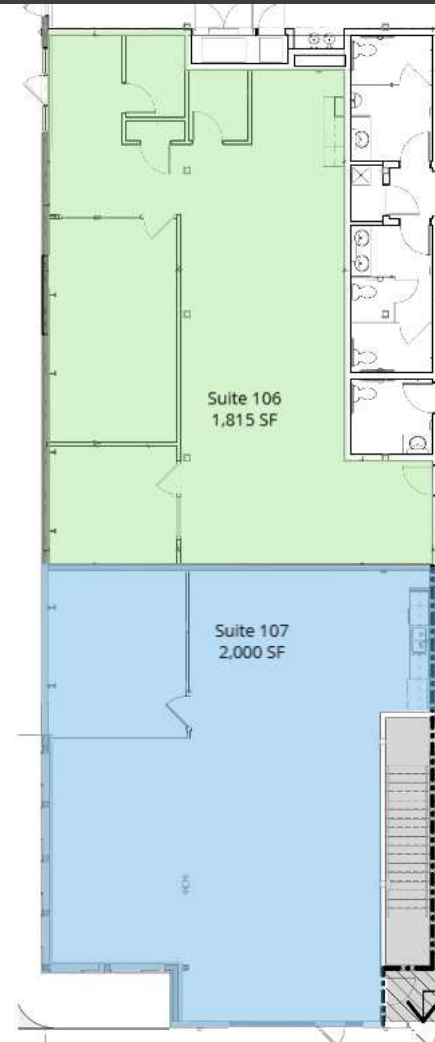
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Common Areas include unique, historic character



Suites 106 & 107 can be combined for a 3,815 SF suite

Suites 106 & 107

SIZE (SF)	DESCRIPTION
■ 1,815 SF	Suite 106 can be combined with Suite 107 to achieve a 3,815 SF suite with a mostly open plan to accommodate a flexible team with two private offices/break out rooms, plus a large conference room and two kitchenettes.
■ 2,000 SF	Suite 107 provides great exposure and accessibility with a private entry that is accessible from the main parking lot. Interior has vaulted, original wood ceilings, tons of natural light, mostly open work area, with one conference room and kitchenette.

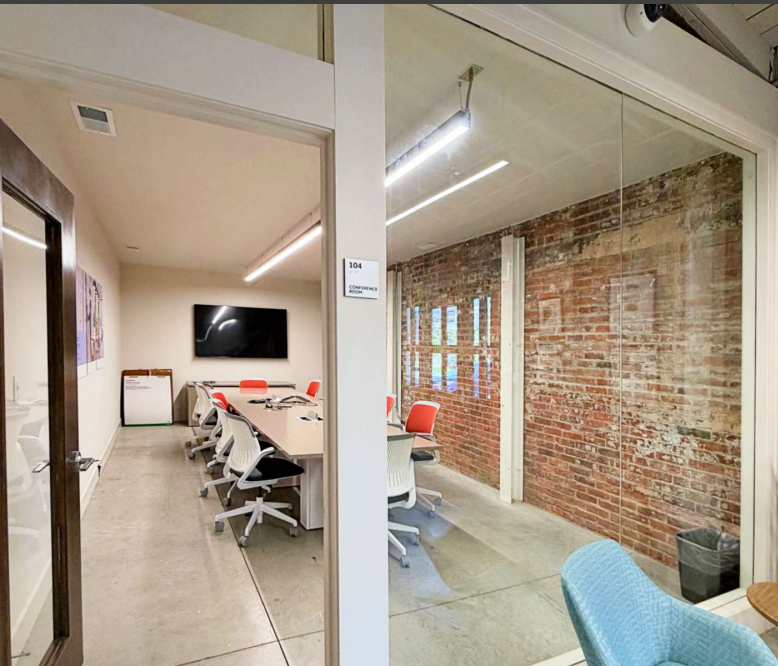
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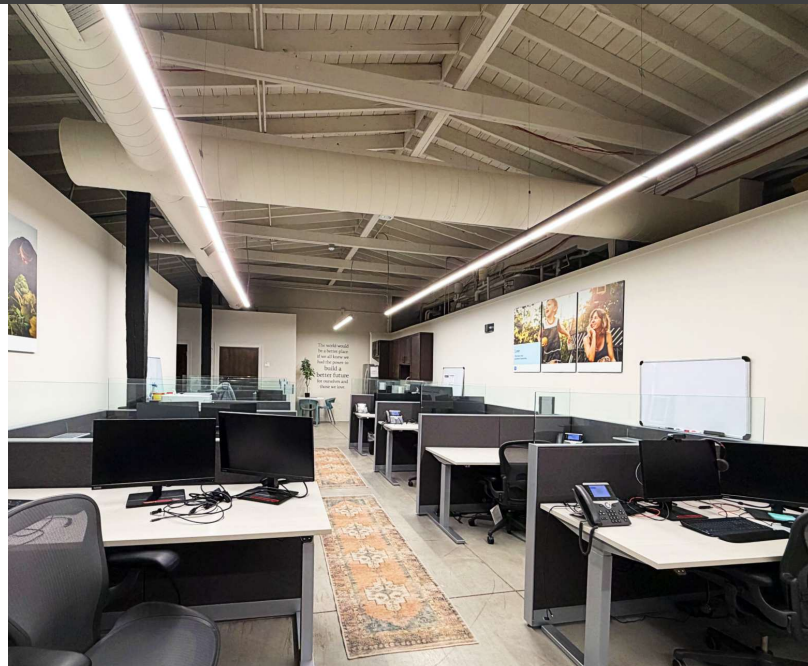
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Suite 106 | Large conference room



Suite 106 | Mostly open plan



Suite 106 | Private Office



Suite 106 | Historic details throughout



Suite 106 | Attractive private entry

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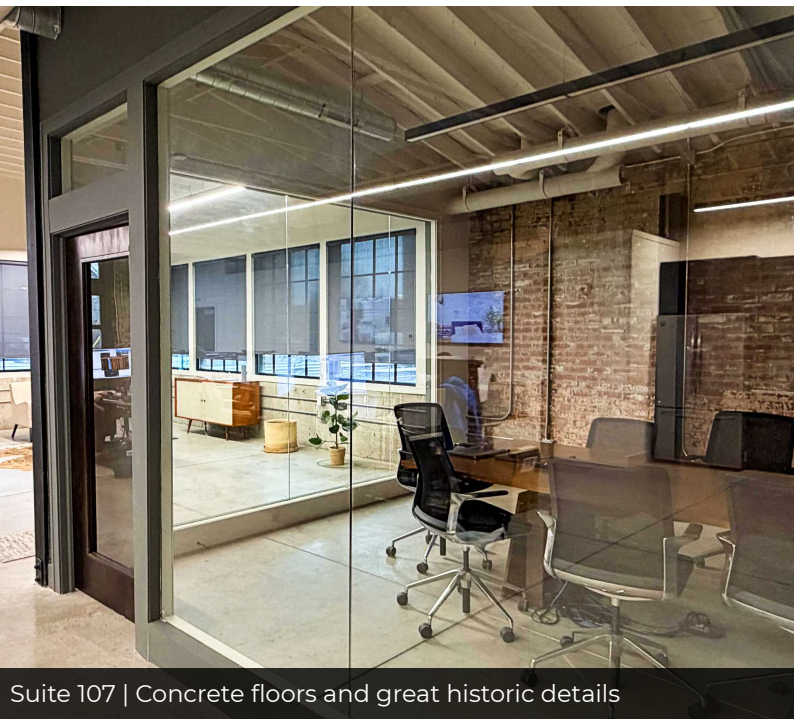
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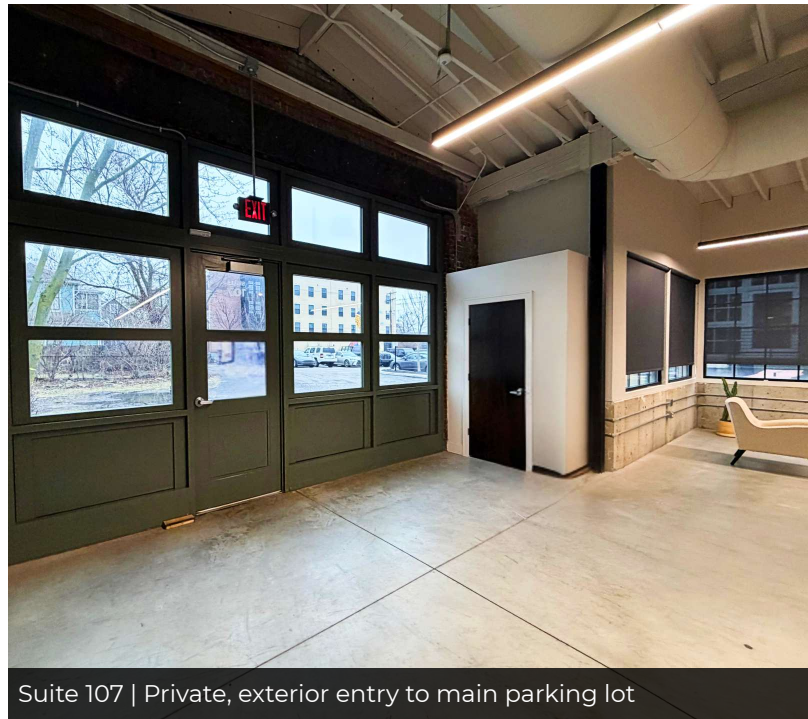
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Suite 107 | Mostly open interior with one conference room/private office



Suite 107 | Concrete floors and great historic details



Suite 107 | Private, exterior entry to main parking lot

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LOCATION OVERVIEW

In the heart of the booming Italian Village neighborhood. The Budd Dairy Building presents an exciting opportunity to immerse your business in the vibrant culture of the Italian Village. Surrounded by a dynamic community, this location boasts a thriving entertainment and dining scene, and is easily accessible from downtown Columbus and the Short North Arts District.

Adjacent to the Budd Dairy Food Hall, and steps from Seventh Son Brewing, St James Tavern, Fox in the Snow Cafe, Thirsty's Pub, Drunch, Lit Life + Yoga, and so much more.

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