



Price: \$365,000

PROPERTY DESCRIPTION

Newly renovated 2,784 SF office space offering a clean, functional layout designed for professional use. The main level includes a reception area, lobby, conference room, and six private offices, providing an efficient setup for client interaction and daily operations. The lower level adds two flexible-use spaces and additional storage, allowing for expansion, support functions, or specialized uses. With three restrooms and updated finishes throughout, the space is well-suited for an owner-user seeking a turnkey office environment.

LOCATION DESCRIPTION

Positioned within a well-established commercial corridor, this property offers a professional setting surrounded by a mix of office, medical, and service-oriented users. The area supports steady business activity and provides a recognizable destination for clients and employees alike. With convenient access to primary roadways and surrounding neighborhoods, the location benefits from consistent traffic flow while maintaining a quieter, office-focused environment ideal for day-to-day operations.

SUMMARY

Building SF: 2784

Price: \$365,000

Price/SF: \$131.11

Parking: 110 Shared Spaces

Renovated: 2025

Year Built: 1976

CO:
Zoning: Professional Office

PROPERTY OVERVIEW

360 PLAZA DRIVE | COLUMBUS, IN 47201

Property Description

This newly renovated 2,784 SF office space offers a clean, professional environment designed to support both client-facing operations and internal workflow. The main level features a welcoming reception area and lobby, a dedicated conference room, and six private offices—providing an efficient and functional layout for a wide range of professional users.

The lower level expands the usability of the space with two flexible areas that can be utilized for additional offices, collaborative workspace, or specialized business functions, along with additional storage. With three restrooms and updated finishes throughout, the property is well-positioned as a turnkey solution for an owner-user seeking a high-quality office environment. Office furniture is also available for purchase, offering a potential plug-and-play setup for an incoming user.

Located within an established commercial corridor, the property is surrounded by a mix of office, medical, and service-based businesses, creating a professional setting with steady activity. The area offers convenient access to major roadways and nearby neighborhoods, supporting both employee accessibility and client convenience while maintaining a quieter, office-oriented atmosphere.

Highlights:

- 2,784 SF total office space
- Newly renovated, move-in ready condition
- Reception area with professional lobby
- Conference room for meetings and presentations
- 6 private offices on main level
- 2 additional flex spaces in lower level
- Additional storage space
- 3 restrooms
- Office furniture available for purchase
- Functional layout for professional office users
- Lower level provides flexibility for expansion or specialized use
- Positioned within an established commercial office corridor
- Convenient access to surrounding roadways and neighborhoods

PROPERTY PHOTOS

360 PLAZA DRIVE | COLUMBUS, IN 47201



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PROPERTY PHOTOS

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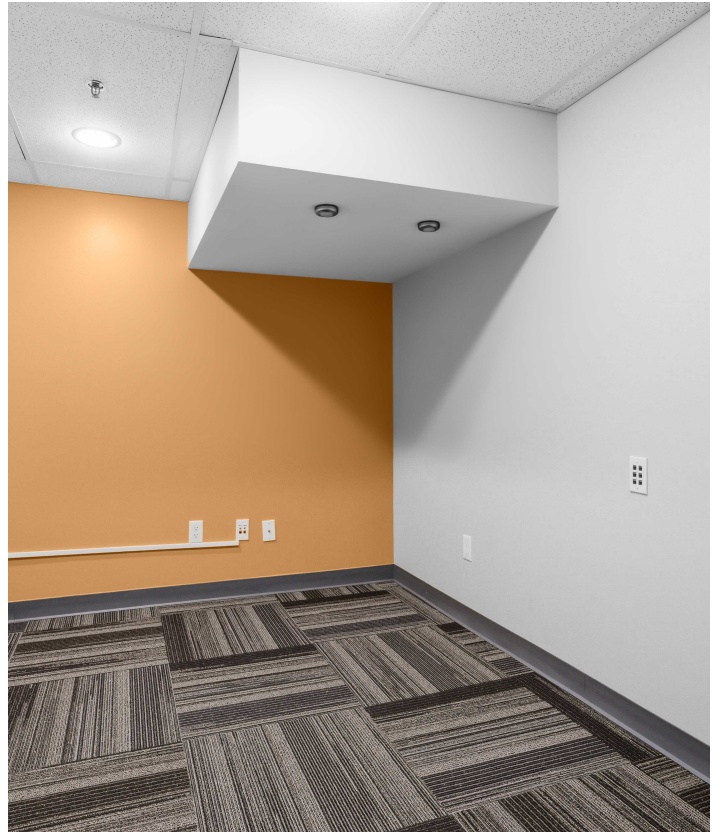


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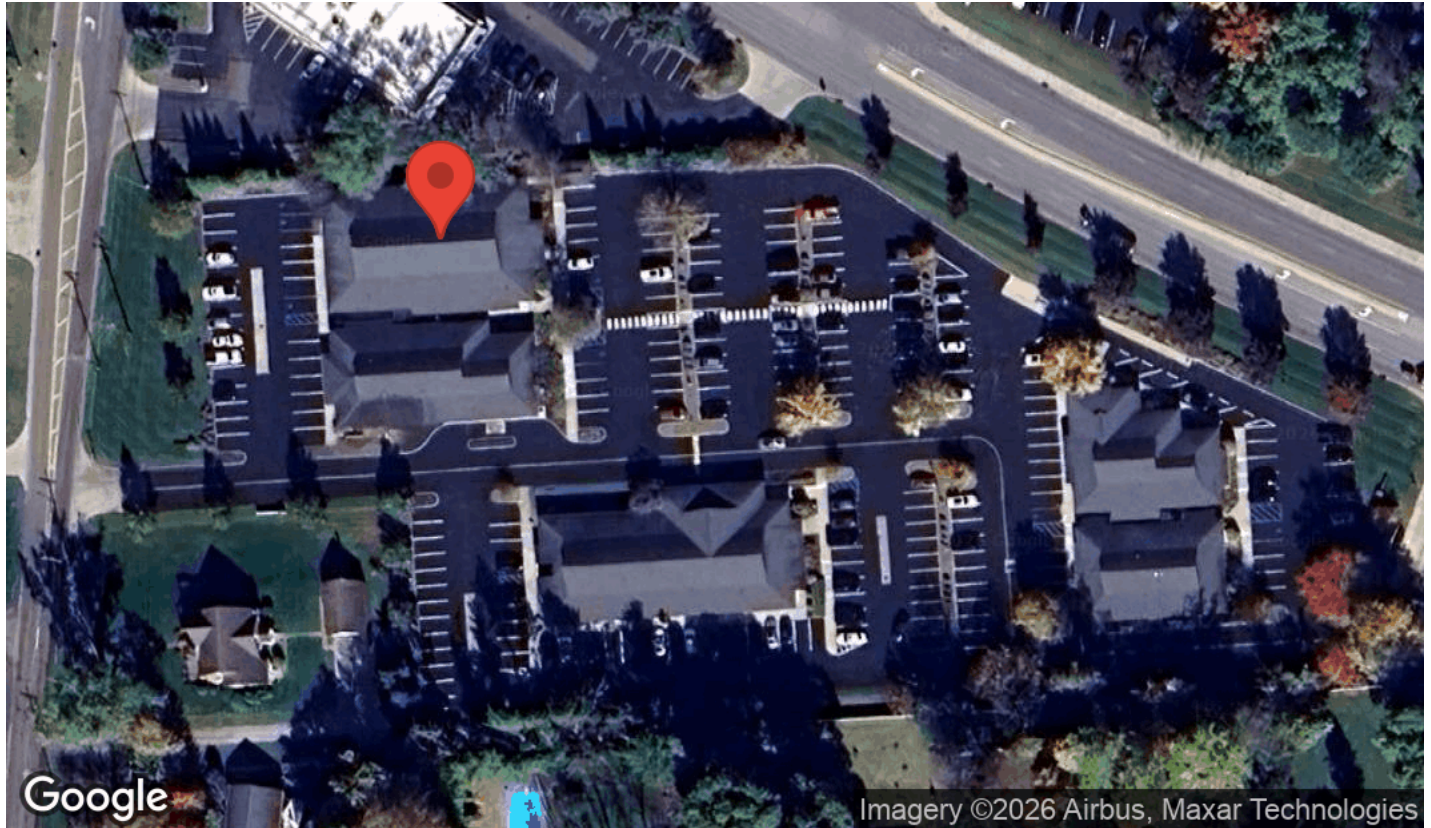


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LOCATION MAPS

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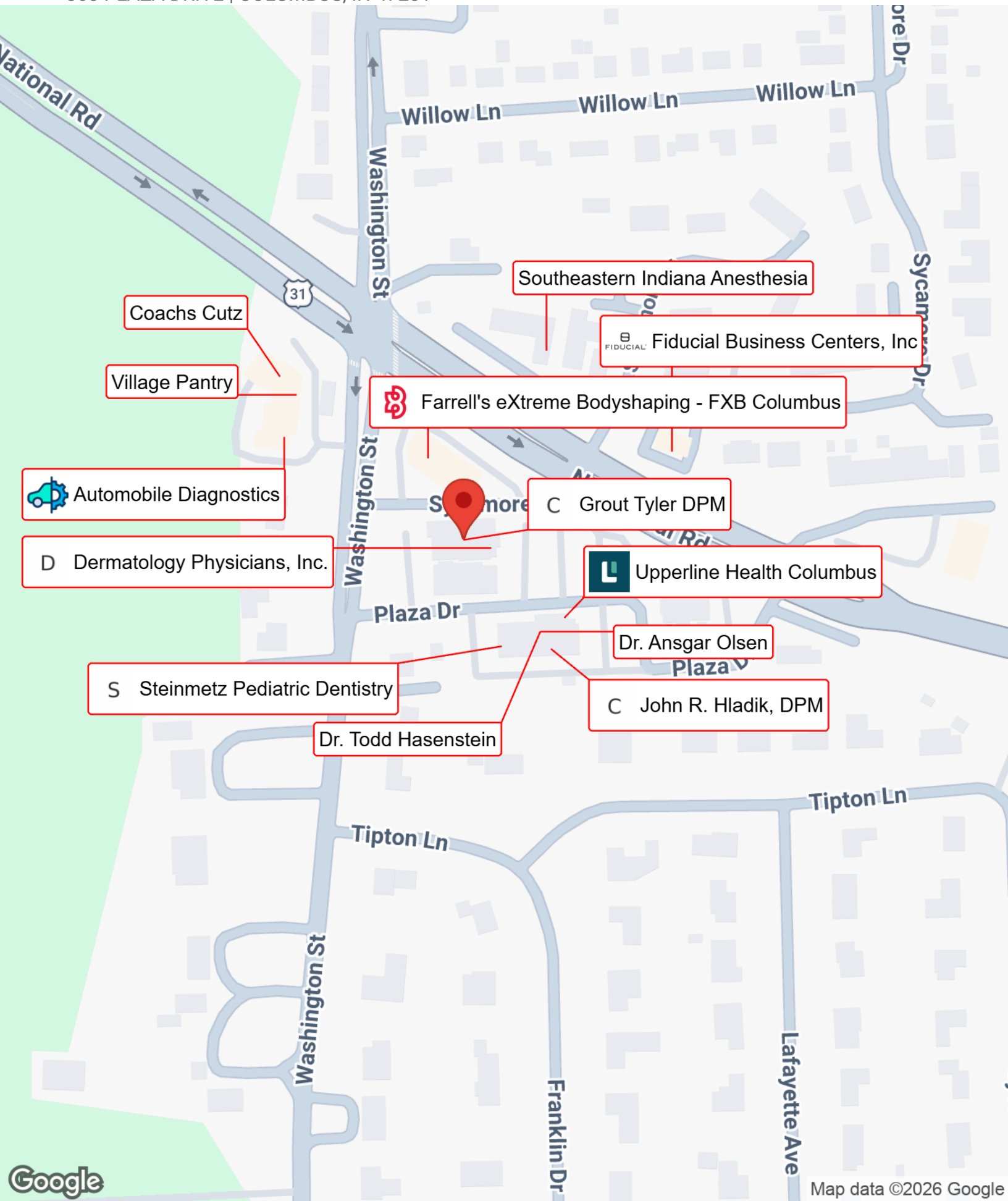


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BUSINESS MAP

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Coachs Cutz

Village Pantry

Automobile Diagnostics

D Dermatology Physicians, Inc.

S Steinmetz Pediatric Dentistry

Dr. Todd Hasenstein

Southeastern Indiana Anesthesia

Farrell's eXtreme Bodyshaping - FXB Columbus

C Grout Tyler DPM

Uppertime Health Columbus

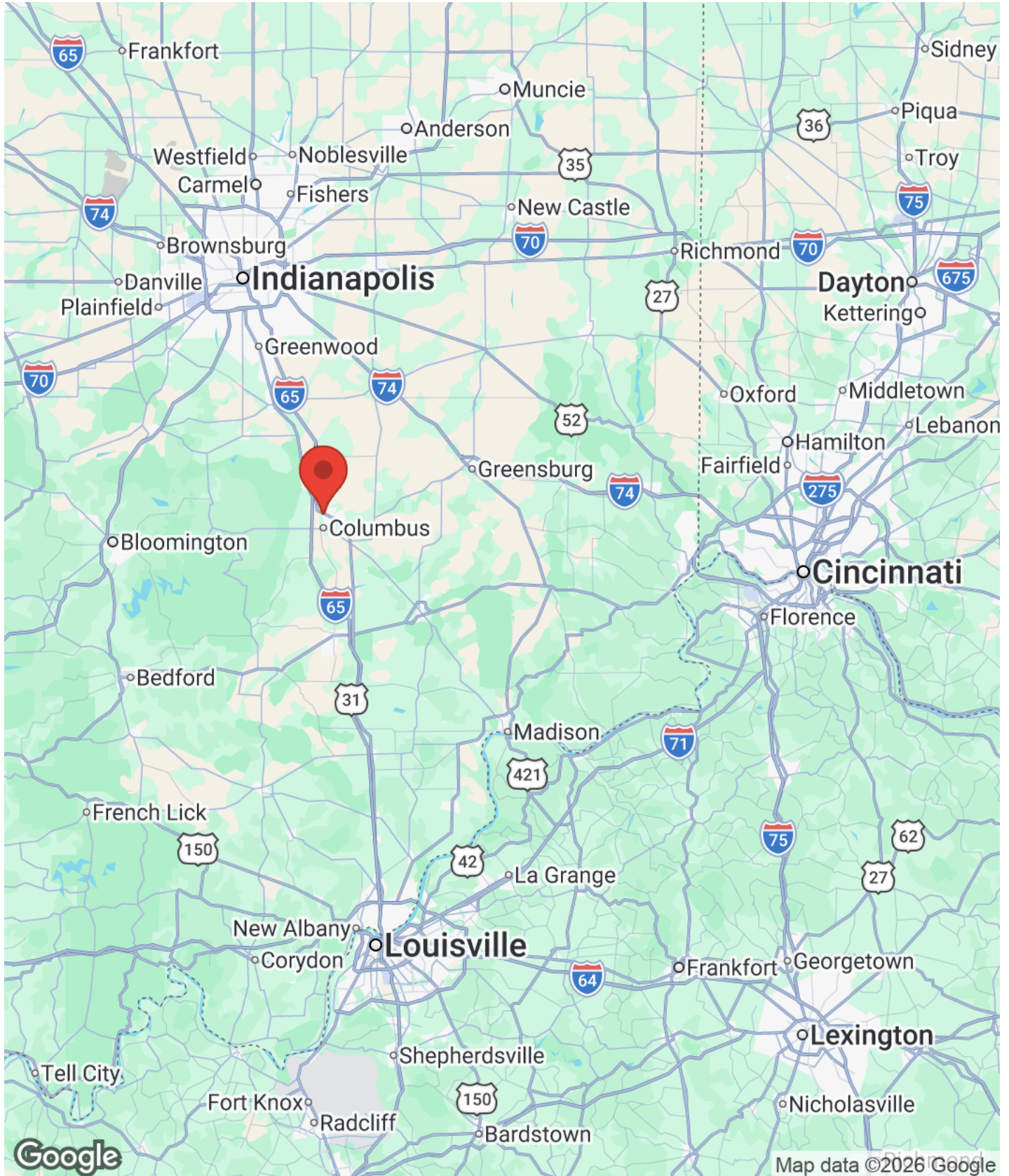
Dr. Ansgar Olsen

C John R. Hladik, DPM

Fiducial Business Centers, Inc

REGIONAL MAP

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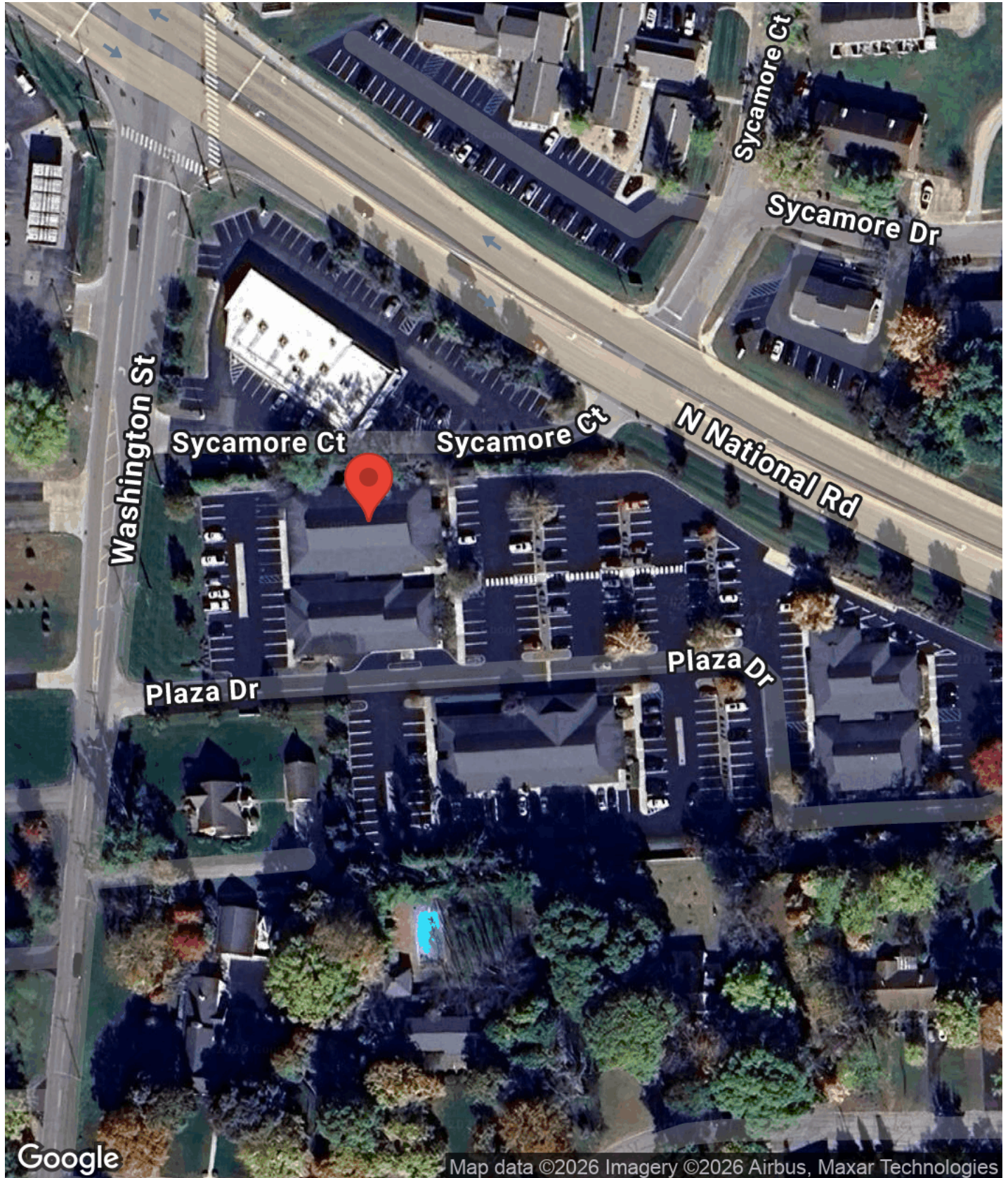


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AERIAL MAP

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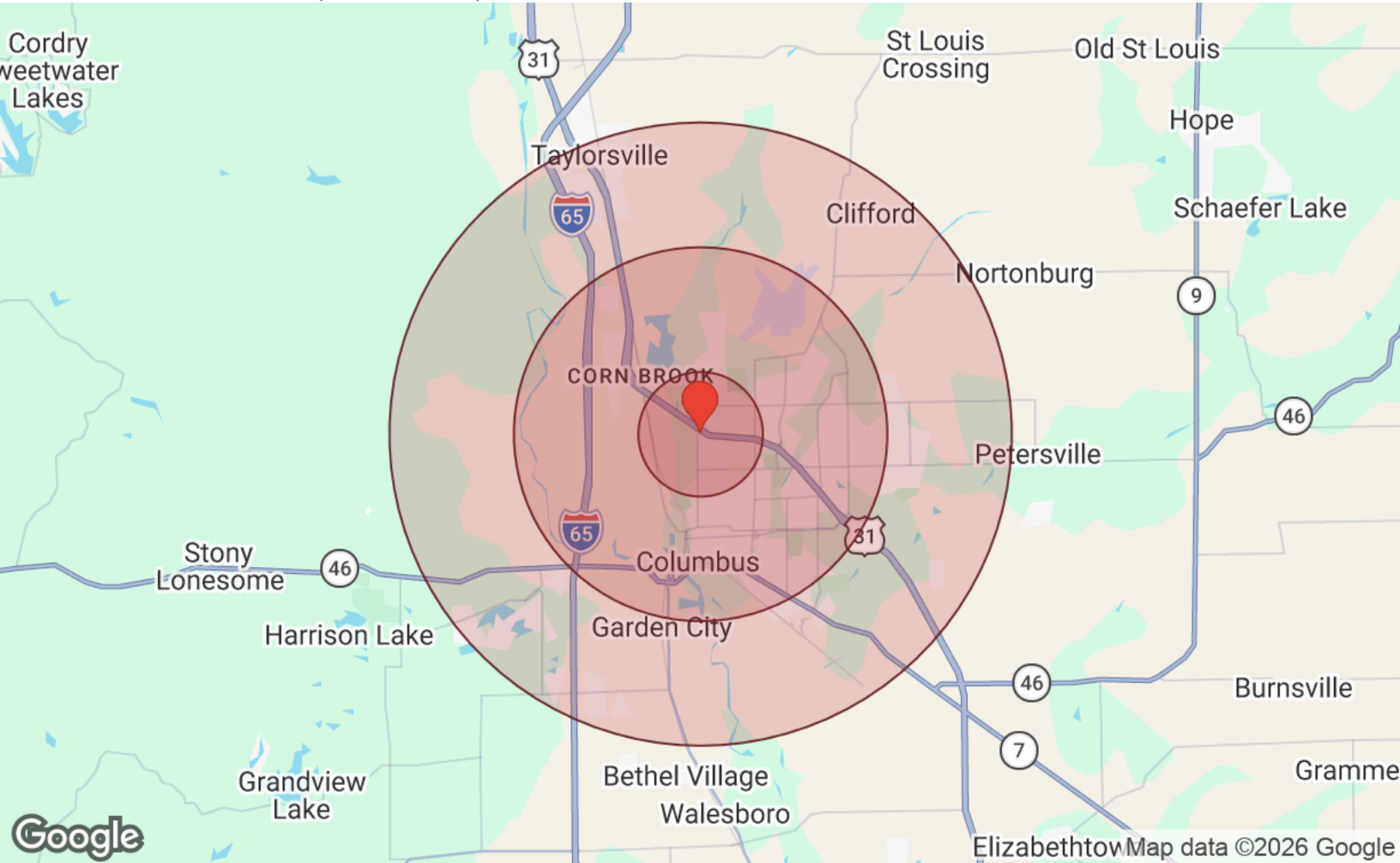


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DETAILED DEMOGRAPHICS

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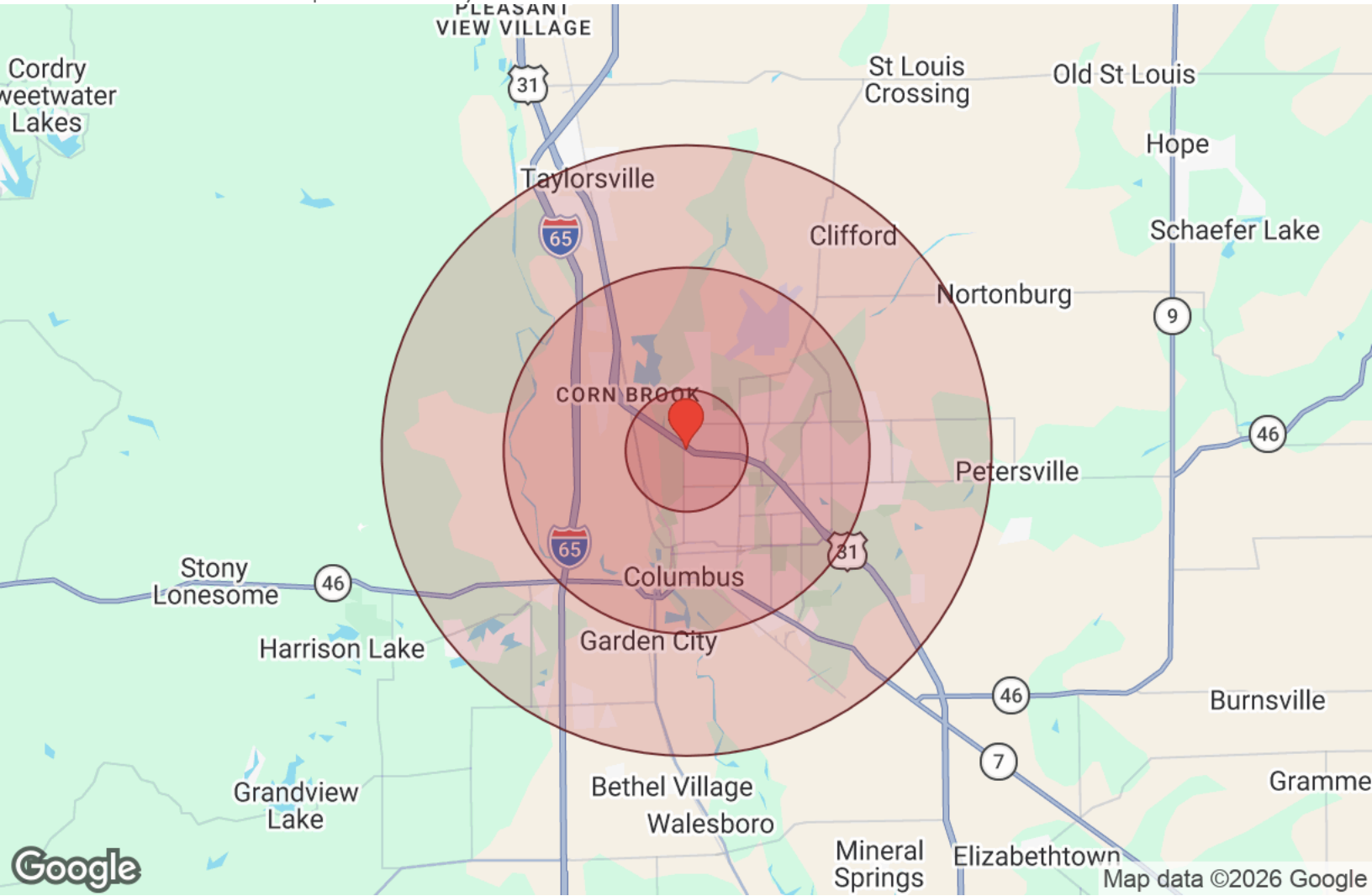


Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles
Population			
Male	2,787	19,179	30,877
Female	2,780	19,155	30,567
Total Population	5,567	38,334	61,444
Housing			
Total Units	2,349	16,871	26,545
Occupied	2,245	16,025	25,210
Owner Occupied	1,791	9,488	15,785
Renter Occupied	454	6,537	9,425
Vacant	105	846	1,335
Race / Ethnicity			
White	4,571	29,084	45,512
Black	174	1,499	2,175
Am In/AK Nat	6	38	61
Hawaiian	N/A	15	25
Hispanic	443	4,037	6,452
Asian	251	2,768	5,849
Multiracial	114	866	1,339
Other	8	27	37

DETAILED DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0 - 4	315	2,405	3,901	Median	\$94,919	\$69,494	\$77,468
Ages 5 - 9	351	2,483	4,129	Under \$10k	120	1,587	2,299
Ages 10 - 14	370	2,553	4,116	\$10k - \$15k	47	480	600
Ages 15 - 19	362	2,388	3,935	\$15k - \$20k	24	566	674
Ages 20 - 24	350	2,675	4,102	\$20k - \$25k	21	279	429
Ages 25 - 29	284	2,819	4,540	\$25k - \$30k	37	813	1,026
Ages 30 - 34	328	2,934	4,782	\$30k - \$35k	46	412	662
Ages 35 - 39	356	2,591	4,393	\$35k - \$40k	112	635	830
Ages 40 - 44	328	2,250	3,811	\$40k - \$45k	62	619	836
Ages 45 - 49	338	2,153	3,550	\$45k - \$50k	96	649	963
Ages 50 - 54	355	2,183	3,576	\$50k - \$60k	178	871	1,406
Ages 55 - 59	340	2,051	3,179	\$60k - \$75k	173	1,739	2,565
Ages 60 - 64	340	2,085	3,238	\$75k - \$100k	260	1,856	3,178
Ages 65 - 69	305	1,995	3,026	\$100k - \$125k	193	1,578	2,537
Ages 70 - 74	316	1,678	2,602	\$125k - \$150k	233	1,282	2,096
Ages 75 - 79	221	1,330	2,018	\$150k - \$200k	267	1,141	2,215
Ages 80 - 84	171	883	1,341	Over \$200k	377	1,517	2,892
Ages 85+	138	879	1,204				

PROFESSIONAL BIO

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Jared Richey is a dynamic professional with a unique blend of technical expertise and entrepreneurial spirit. Equipped with a B.S. in Electrical Engineering from Rose-Hulman Institute of Technology and an M.B.A. from Ball State - Miller School of Business, Jared has seamlessly transitioned from a successful 10-year career as a design engineer in the construction industry to become a thriving entrepreneur and commercial real estate enthusiast. This background equips him with a valuable perspective as he ventures into the world of commercial real estate, providing a unique insight into the technical aspects that can shape successful property ventures.

As a passionate entrepreneur, Jared has successfully navigated the challenges of running multiple small businesses in downtown Columbus and Jackson County, Indiana. This hands-on experience has given him an acute understanding of the needs and aspirations of small business owners, driving his commitment to supporting and enhancing the local business landscape. Originally from Crothersville, IN, Jared made the strategic decision to move to Columbus four years ago to raise his family. As a proud father of two boys, ages 7 and 5, Jared is dedicated to creating a nurturing environment for them to thrive. This commitment to family values extends to his professional life, where he strives to create opportunities and spaces that contribute positively to the community for generations to come.

Jared Richey brings a unique blend of technical acumen, entrepreneurial spirit, and community commitment to the commercial real estate arena. His background in electrical engineering, coupled with a successful entrepreneurial journey, positions him as a valuable asset for clients seeking a professional with a multifaceted understanding of both the technical and business aspects of real estate. With a dedication to community growth and a passion for small business success, Jared is poised to make significant contributions to the commercial real estate landscape in Columbus and beyond.

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360 PLAZA DRIVE



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