

OFFICE SPACE FOR LEASE IN DOWNTOWN COLUMBUS

**73 - 81 S Fourth Street
Columbus, Ohio 43215**



5,813 +/- Square Feet Available on 2 Floors



Appraisal Brokerage Consulting Development

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Property Description

PRIME DOWNTOWN LOCATION!

Up to 5,813 +/- square feet office space available on 2 levels in Downtown Columbus. Great accessibility to Downtown Columbus. Located at the NW corner of South Fourth Street and East State Street, this property is zoned DD. Available space is on the 2nd and 3rd floor. This building is situated in a prime downtown area and has newer exterior facade and interior elevator. Great for small office users.

Address: 73 - 81 S. Fourth Street
Columbus, OH 43215

County: Franklin

PID: 010-038013-00

Location: Downtown Columbus
NWC of E State Street
and S Fourth Street

Levels: 3 floors

Available Space: 5,813 +/- SF

2nd Floor: 2,965 +/- SF

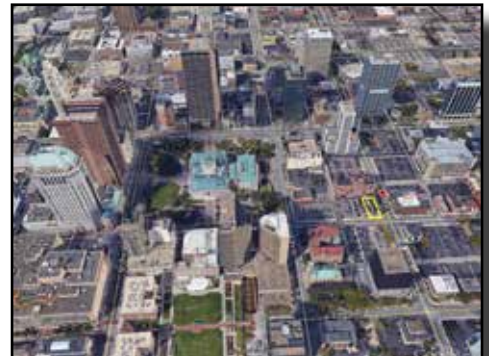
3rd Floor: 2,848 +/- SF - Suite # 300

Lease Rate: \$16.88/SF MG

Year Built: 1915

Year Remodeled: 2003

Zoning: DD - Downtown District



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3rd Floor Plan

Third Floor



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Property Location



Great Location!

DOWNTOWN COLUMBUS

5 minutes to Freeways

15 minutes to Columbus Airport

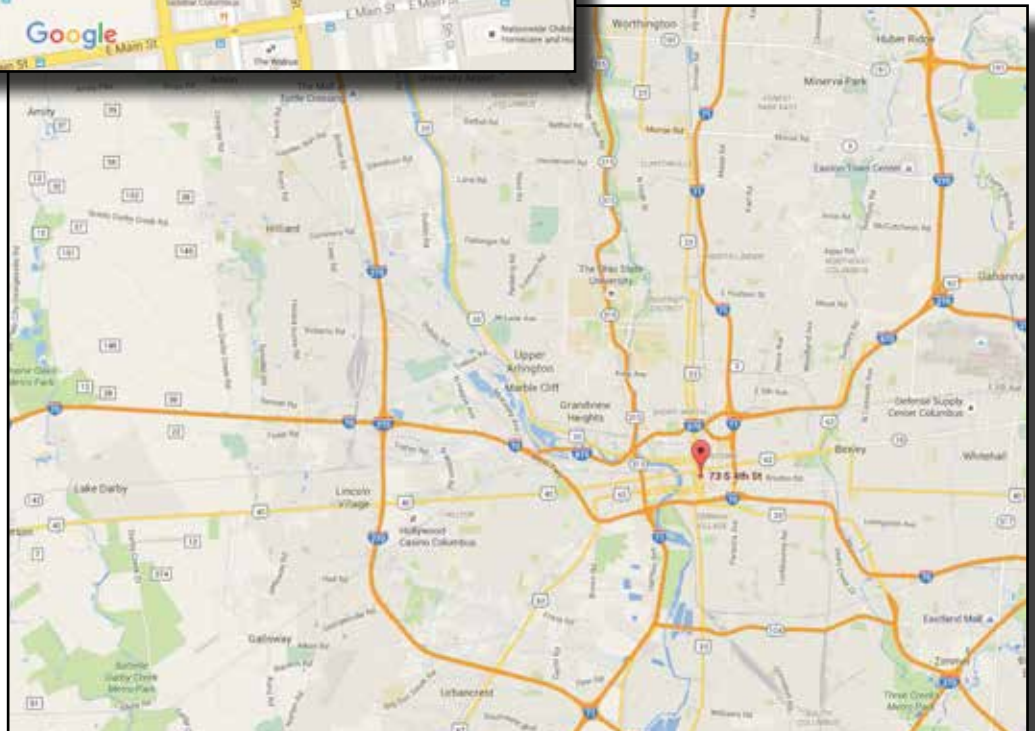
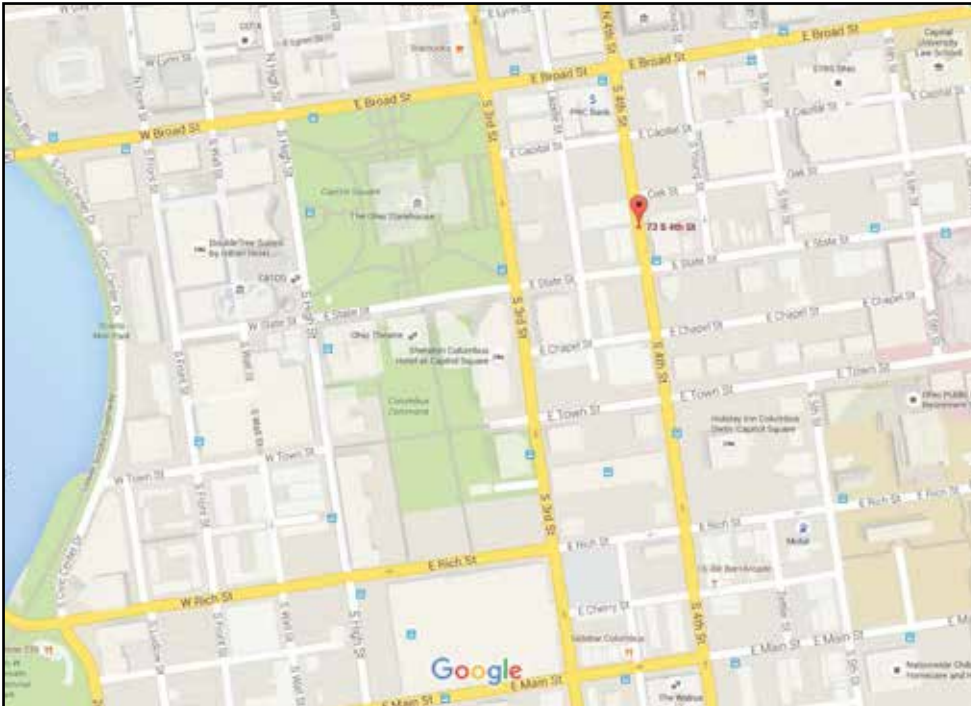
20 minutes to Polaris or Easton



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Street Maps



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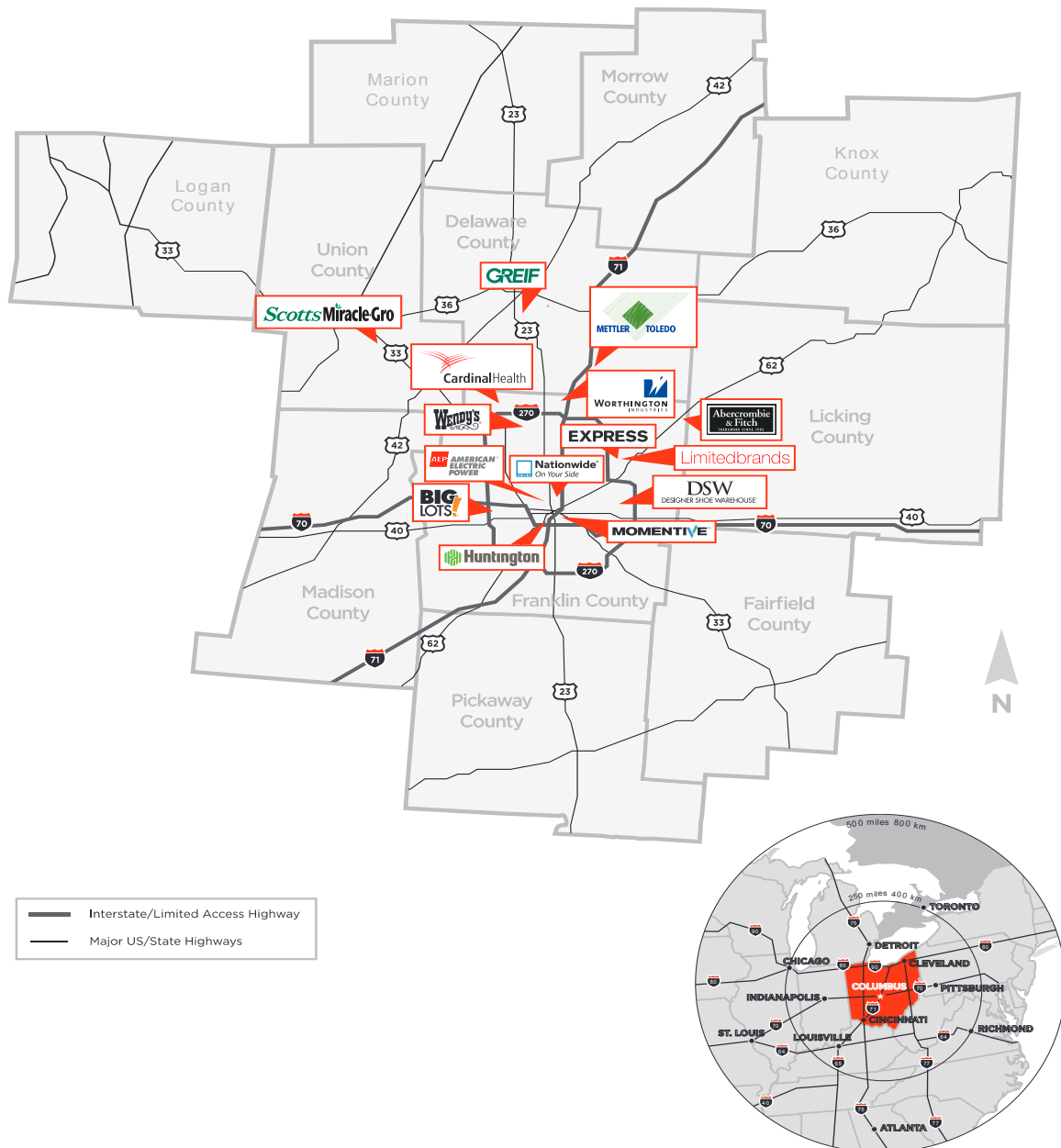
Aerial & Plat Maps



City Highlights

FORTUNE 1000 HEADQUARTERS

THE
COLUMBUS
REGION




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Demographics & Traffic

Demographic Summary Report

The Lilley Building 73-81 S 4th St, Columbus, OH 43215						
						
Radius	1 Mile	3 Mile	5 Mile			
Population						
2020 Projection	11,361	137,078	353,429			
2015 Estimate	10,691	129,807	333,903			
2010 Census	10,008	123,961	316,374			
Growth 2015 - 2020	6.27%	5.60%	5.85%			
Growth 2010 - 2015	6.82%	4.72%	5.54%			
2015 Population by Hispanic Origin	323	4,604	13,427			
2015 Population	10,691	129,807	333,903			
White	7,467	74,925	207,366	70.03%	57.72%	62.10%
Black	2,512	46,375	103,786	23.50%	35.73%	31.08%
Am. Indian & Alaskan	38	630	1,345	0.36%	0.41%	0.40%
Asian	339	3,819	10,849	3.17%	2.94%	3.25%
Hawaiian & Pacific Island	1	154	231	0.01%	0.12%	0.07%
Other	314	4,003	10,334	2.94%	3.08%	3.09%
U.S. Armed Forces	0	34	114			
Households						
2020 Projection	6,910	57,616	146,261			
2015 Estimate	6,480	54,492	138,105			
2010 Census	5,975	52,260	131,440			
Growth 2015 - 2020	6.64%	5.73%	5.92%			
Growth 2010 - 2015	8.45%	4.27%	5.07%			
Owner Occupied	1,649	17,319	58,038	25.45%	31.78%	42.02%
Renter Occupied	4,831	37,172	80,067	74.55%	68.22%	57.98%
2015 Households by HH Income	6,479	54,490	138,104			
Income: <\$25,000	2,460	23,150	51,359	38.28%	42.48%	37.19%
Income: \$25,000 - \$50,000	1,083	12,713	35,743	16.72%	23.33%	25.88%
Income: \$50,000 - \$75,000	862	7,635	21,124	13.61%	14.01%	15.30%
Income: \$75,000 - \$100,000	465	3,753	10,602	7.18%	6.89%	7.82%
Income: \$100,000 - \$125,000	379	2,534	7,005	5.85%	4.65%	5.07%
Income: \$125,000 - \$150,000	213	1,434	3,801	3.29%	2.63%	2.75%
Income: \$150,000 - \$200,000	428	1,597	3,606	6.61%	2.93%	2.61%
Income: \$200,000+	549	1,674	4,664	8.47%	3.07%	3.38%
2015 Avg Household Income	\$74,296	\$51,653	\$54,948			
2015 Med Household Income	\$42,813	\$31,542	\$35,865			

Traffic Count Report

The Lilley Building 73-81 S 4th St, Columbus, OH 43215						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 E State St	S Lazelle St	0.02 E	2009	5,780	AADT	.06
2 S 4th St	E Chapel St	0.02 N	2014	19,355	MPSI	.09
3 S 4th St	E Capital St	0.03 S	2014	21,099	MPSI	.10
4 E Town St	S 3rd St	0.03 W	2014	5,358	MPSI	.13
5 E Broad St	N Lazelle St	0.01 W	2014	23,532	MPSI	.13
6 E Broad St	N 4th St	0.02 W	2011	24,229	AADT	.13
7 S 3rd St	E Capital St	0.03 S	2014	20,993	MPSI	.13
8 E Broad St	N 3rd St	0.01 W	2011	21,144	AADT	.14
9 E Broad St	S Young St	0.02 W	2014	2,171	MPSI	.14
10 S 5th St	E Capital St	0.02 S	2010	2,115	Converte	.15



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Offering Memorandum

This confidential Offering memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property for your needs. All potential buyers must take appropriate measures to verify all of the information set forth herein. Both The Robert Weiler company and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Owner or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully-executed Real Estate Purchase Agreement, approved by Seller, shall bind the property. Each prospective purchaser and /or broker proceeds at its own risk.



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