

35 N. 4TH STREET
COLUMBUS, OH 43215



OFFICE FOR SALE/LEASE
12,348 SF Available

CONVENIENTLY LOCATED AT FOURTH AND BROAD ST. IN THE HEART OF DOWNTOWN COLUMBUS

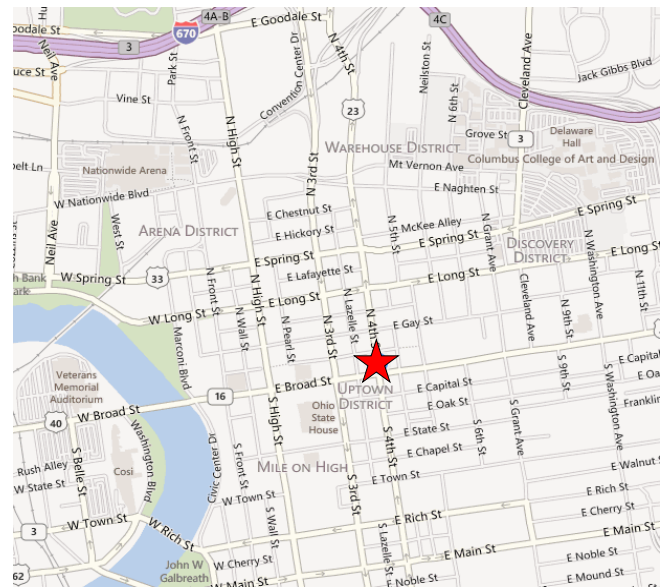
PROPERTY OVERVIEW

- 12,348 SF available for lease
 - LL – 3,188 sf
 - 320 – 1,400 sf
 - 345 – 2,260 sf
 - 500 – 5,500 sf
- Located around the corner from the Columbus Club, Athletic Club and Statehouse.
- Easy access to I-670, I-71 and I-70
- 2 passenger elevators and 1 freight elevator
- Open offices with perimeter offices
- ADA accessible
- Opportunity for owner occupant



OVERVIEW

TOTAL SQUARE FEET	64,104 sf
TOTAL AVAILABLE	12,348 sf
LEASE / SALE RATE	\$14.50 FSG



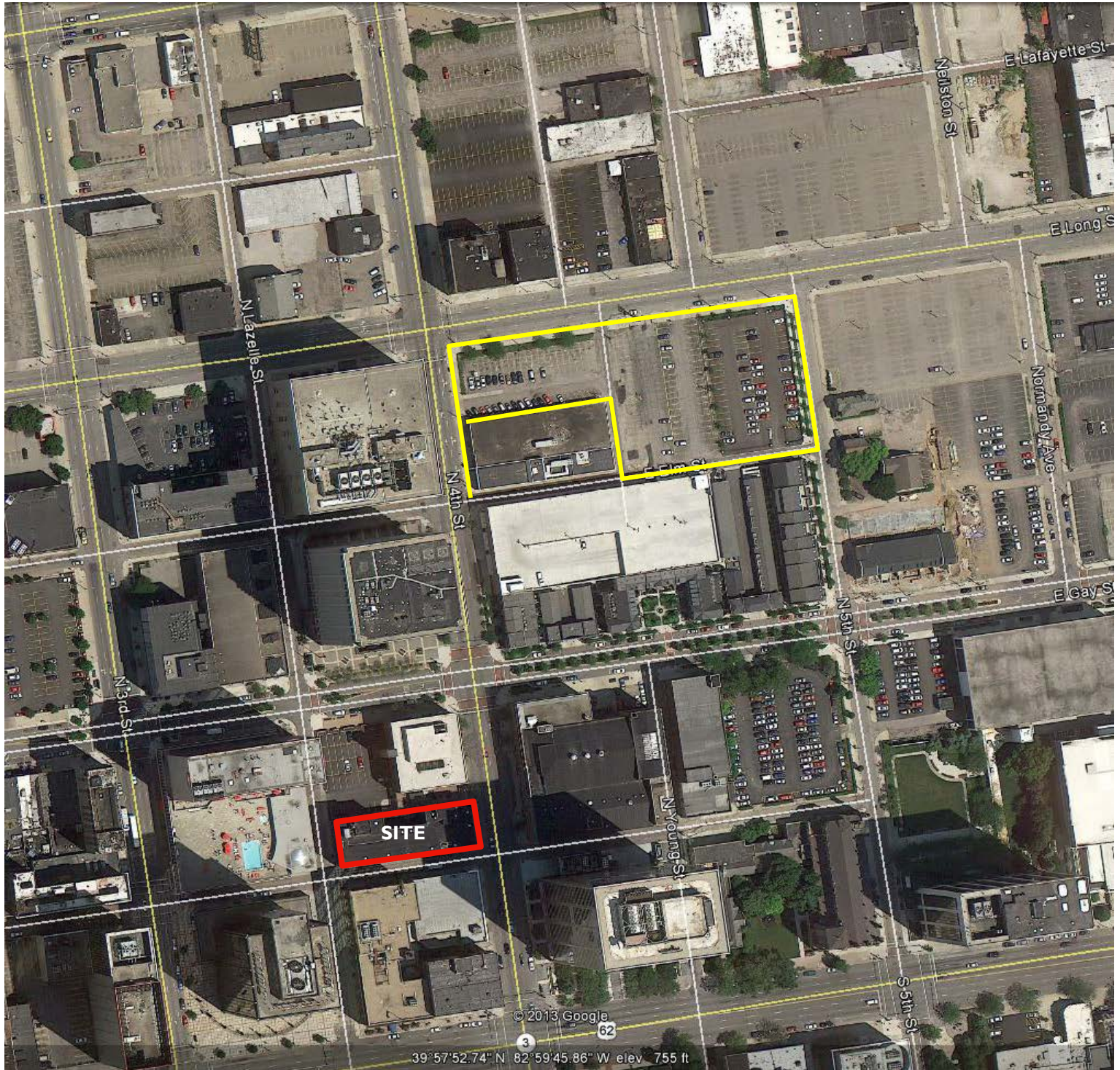
For more information, please contact:

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PARKING

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