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Clayton Davis - Brad Stricker
+1 614 460 4444

266

266

N. 5TH STREET

THE WAREHOUSE DISTRICT

DISTRICT

DOWNTOWN COLUMBUS

 Hackman
Capital
Partners

 JLL®

266

N. 5TH STREET

INTRODUCTION

The Columbus Warehouse District features 10 historic office buildings, totaling 412,191 square feet, on the northwest side of the central business district of downtown Columbus.

Hackman Capital Partners will be renovating the buildings to leverage the market's creative-office demand, spotlighting irreplaceable architectural keepsakes, such as high ceilings, tall windows, wood and bow-truss ceilings, exposed brick walls and ornamental columns.

The Warehouse District is strategically located in a burgeoning urban hub, minutes from the city's major highways and blocks from the Columbus College of Art and Design, Columbus State Community College and the Nationwide Arena.

Columbus is the state's capital and largest city and boasts a consistently healthy growth rate due to its diversified economy, educated workforce and superior infrastructure. The city also is the winner of the U.S. Department of Transportation's \$40 million Smart City Challenge. The \$40 million award, combined with \$500 million in additional public and private funding will be used to turn Columbus into the nation's first city to integrate self-driving electric vehicles, smart grids, smart streetlights and collisions avoidance sensors.

CONTACT

Clayton Davis

Executive Vice President

clayton.davis@am.jll.com

+1 614 460 4484

Alex Ashworth

Associate

alex.ashworth@am.jll.com

+1 614 460 4432





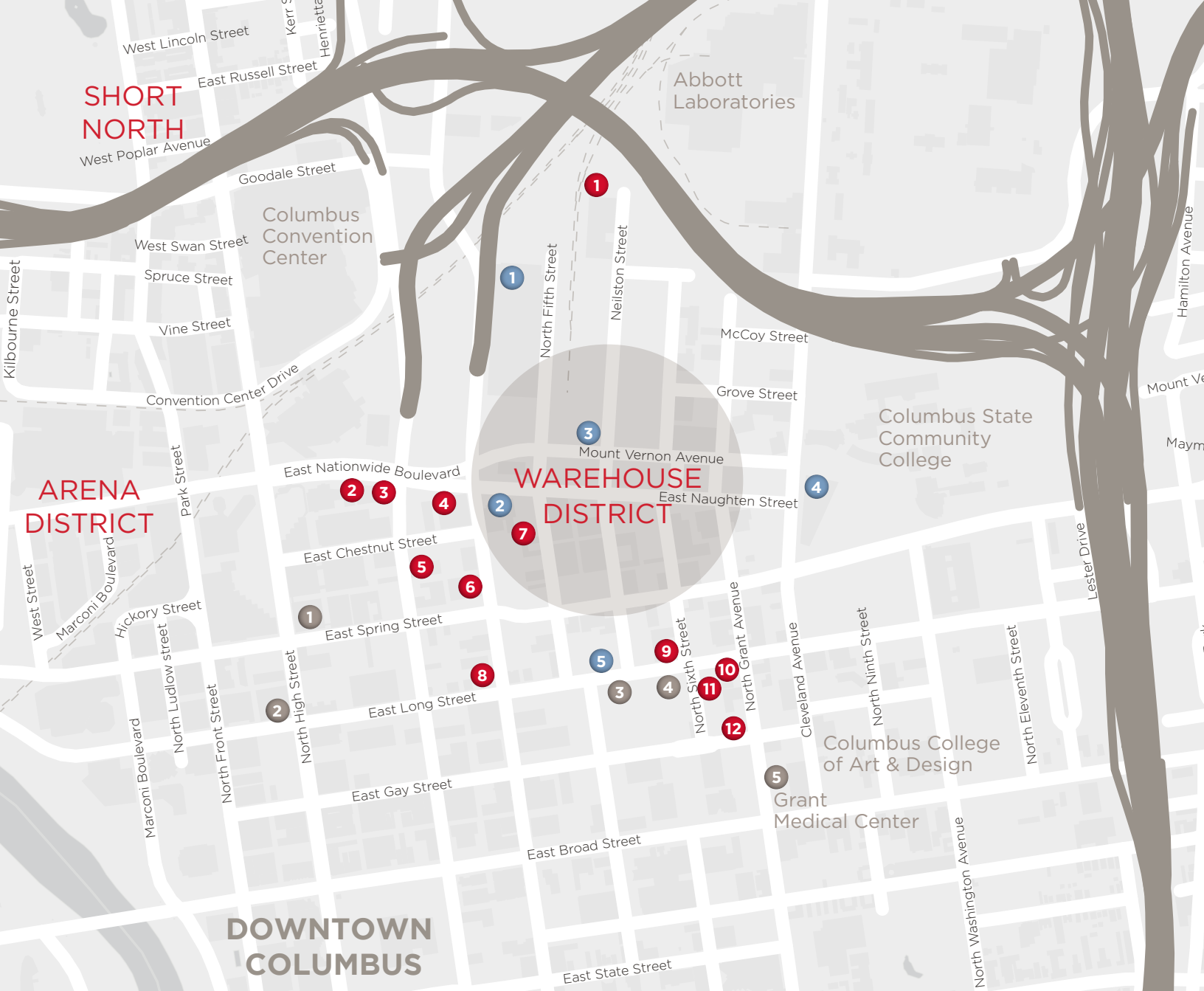
10 HISTORIC BUILDINGS.
ONE VIBRANT NEIGHBORHOOD.

ONE WAY

LOCATION

The Columbus Warehouse District offers an unrivaled setting in Downtown Columbus, Ohio – housing a variety of amenities to meet the needs of contemporary and talent-hungry tenants. From open floor plans and creative building elements to convenient parking and plenty of walkable lunch options, the Columbus Warehouse District is positioned well for immediate occupancy as well as future revitalization. Embrace the unique history of the neighborhood and watch as the Columbus Warehouse District is re-envisioned and brought to life.





The Columbus Warehouse District's current landscape boasts several new restaurants and breweries, long-standing tenants like BalletMet and Abbott Nutrition, and recently redeveloped multi-family buildings. Within just a few blocks is the Convention Center, several educational institutes, Grant Medical Center, and the Central Business District.

DINING

- 1 Platform Beer Co.
- 2 Max & Erma's
- 3 Jeff Ruby's Steakhouse
- 4 Flat & Iron
- 5 OH Pizza and Brew
- 6 Wolf's Ridge Brewing
- 7 Warehouse Cafe
- 8 Pins Mechanical Co.
- 9 The Roosevelt Coffee House
- 10 Brioso Roastery & Coffee Bar
- 11 Jimmy John's
- 12 Pat and Gracie's

RESIDENTIAL

- 1 Sixty Spring
- 2 The Atlas Apartments
- 3 The Neilston
- 4 The Normandy
- 5 The Abigail

NEW DEVELOPMENTS & NOTABLE PLACES

- 1 Abbott Nutrition
- 2 Children's Theater
- 3 Ballet Met
- 4 New Construction (CSCC Culinary Building)
- 5 New Mixed-Use Development (7 stories at 230 E. Long)

BUILDING SPECIFICS

11,296 SF

BUILDING SIZE

11,296 SF

AVAILABLE SPACE

2/1,000

(CONTROLLABLE)
PARKING RATIO

11,296 SF

MAX CONTIGUOUS

11,296 SF

MINIMUM CONTIGUOUS

\$6.73/SF

OPERATING EXPENSES
(EST.)

INTERIOR AND EXTERIOR IMPROVEMENTS

PROPOSED EXTERIOR IMPROVEMENTS

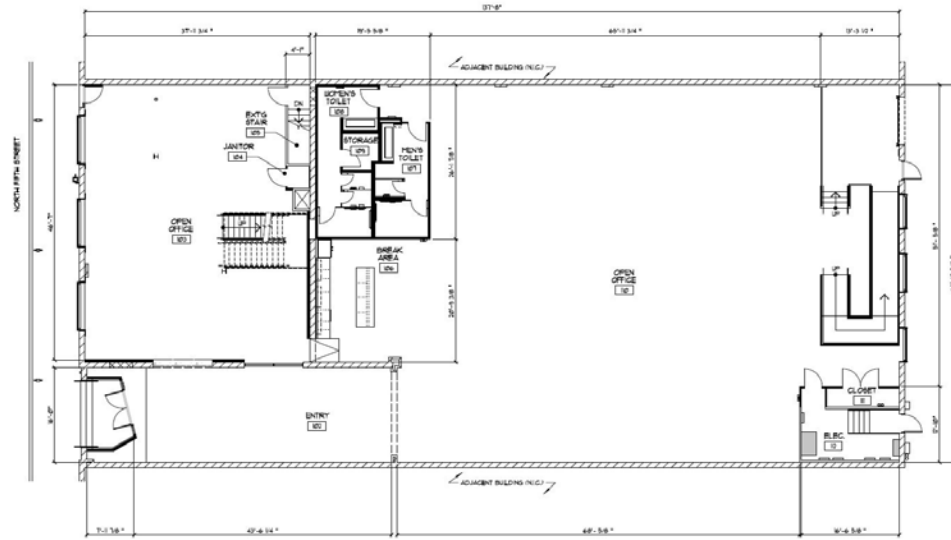


COMMON SPACE UPDATES

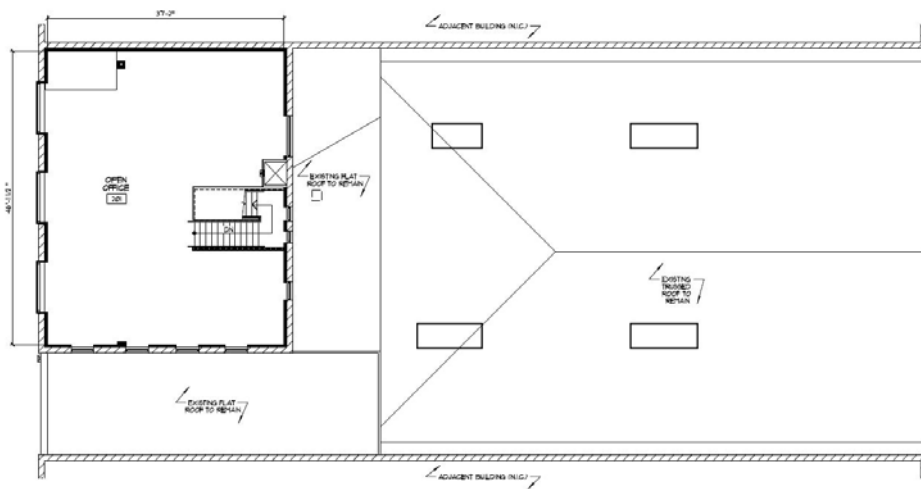


SITE PLAN

FIRST FLOOR | 9,180 SF



SECOND FLOOR | 2,116 SF



THE WAREHOUSE DISTRICT

DOWNTOWN COLUMBUS



ABOUT HACKMAN CAPITAL PARTNERS

Hackman Capital Partners is a privately-held real estate investment and operating company, based in Los Angeles, California. We focus on commercial and industrial properties in major U.S. markets, and with more than 30 years of experience, we do it all—from acquisitions and dispositions to development, design and construction, from leasing and marketing to asset and property management.

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