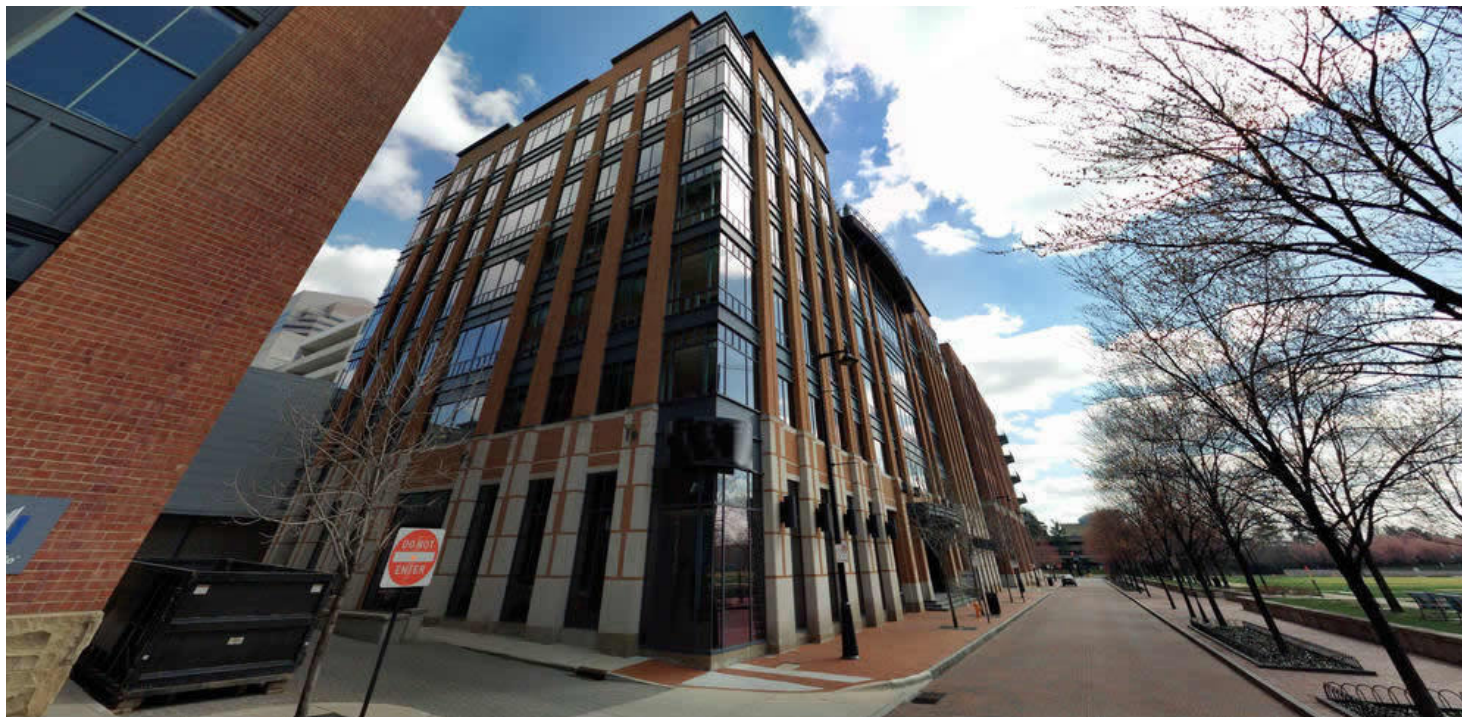




250 WEST ST

Columbus, OH 43215

LEASE



LEASE RATE **\$19.48 SF/YR**

OFFERING SUMMARY

Available SF:	3,454 - 8,586 SF
Lease Rate:	\$19.48 SF/yr (NNN)
CAM / SF:	\$11.00
Lot Size:	0.64 Acres
Year Built:	2000
Building Size:	137,967 SF
Renovated:	2007
Zoning:	DD - Downtown District
Market:	Columbus, OH
Submarket:	CBD

CBC-ASPIRE.COM

Bill Davis
614 341 9800 x102
bdavis@cbc-aspire.com

Tom Velalis
614 341 9800 x109
tvelalis@cbc-aspire.com

LOCATION OVERVIEW

This property is located in the Arena District which is directly north and west of downtown Columbus. The Arena District has sprung up into a vibrant neighborhood filled with restaurants, bars, condos, and offices. Nationwide Arena hosts NHL Columbus Blue Jackets and concerts from some of the nation's biggest acts. Huntington Park is home to Columbus Clippers the AAA affiliate of the Cleveland Indians. At the northern end of the district, the North Market is home to 35 local vendors that display the best of the local food scene. Adjacent to the North Market, the clubs and bars on Park Street are a mainstay of Columbus' nightlife.

PROPERTY HIGHLIGHTS

- Turnkey, fully built-out and furnished office space available with flexible footprint
- High end finishes throughout this Class A space creating a modern environment for any corporate office need.
- 12,040 SF of office space, two suites available 8,586 SF and 3,454 SF
- Private offices, open area with workstations, conference room, exposed ceilings and concrete floors
- Sublease until 01/31/2028

PROPERTY WEBSITE

bit.ly/250WestSt



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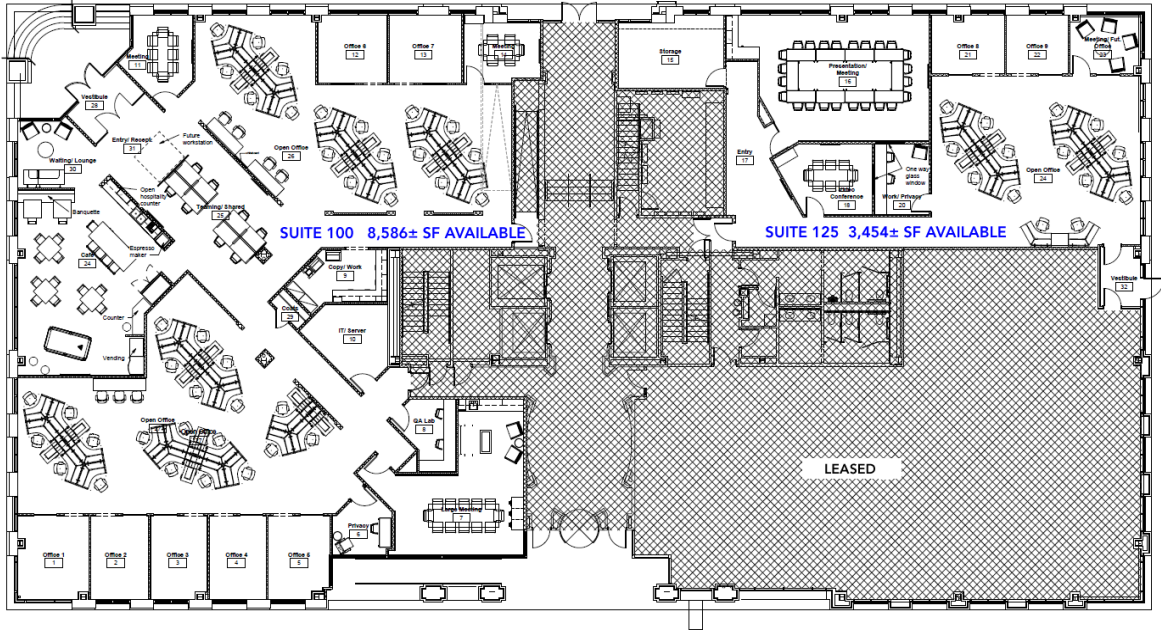
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FLOOR PLAN
Scale: 1/8" = 1'-0"

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
250 West St, #100	Available	8,586 SF	NNN	\$19.48 SF/yr
250 West St, #125	Available	3,454 SF	NNN	\$19.48 SF/yr

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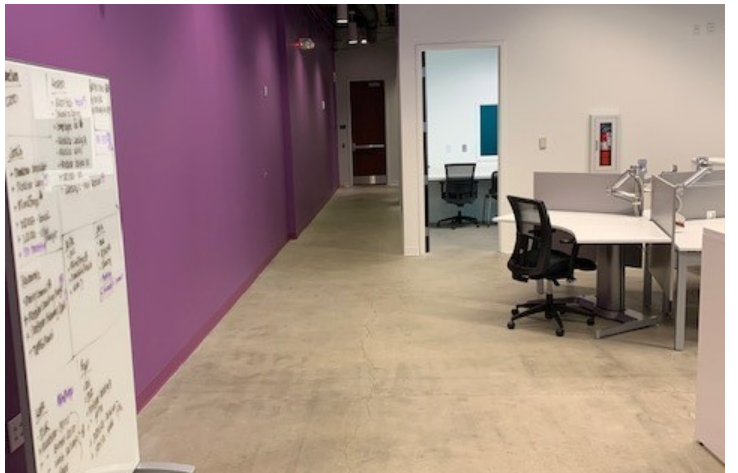
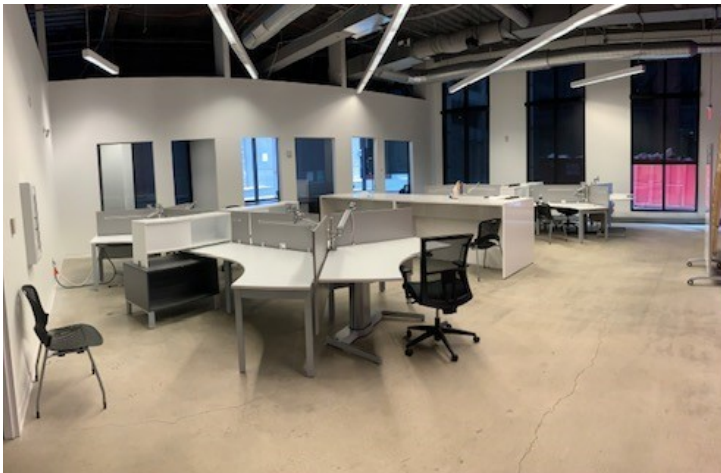
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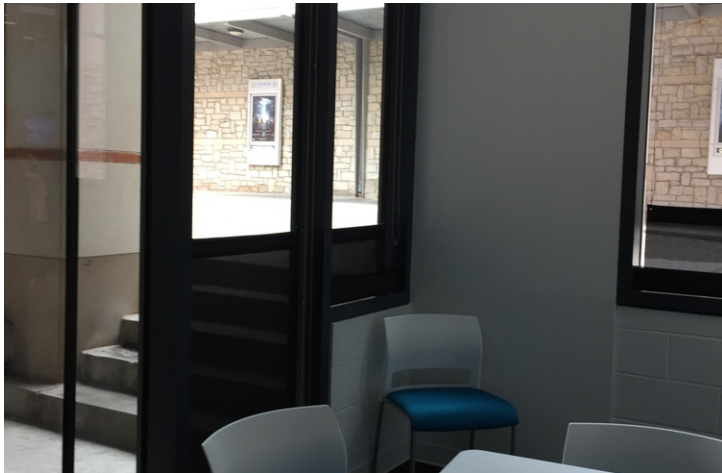
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HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,396	56,990	133,654
# of persons per HH	1.7	2.5	2.5
Average HH income	\$60,695	\$46,298	\$49,714
Average house value	\$279,724	\$209,490	\$169,592

A map of Columbus, Ohio, illustrating the drive time zones from downtown. Three concentric circles are drawn around the center, labeled '10 min', '20 min', and '30 min'. The map shows various neighborhoods including Clintonville, North Linden, Northeast Columbus, Bexley, Whitehall, Hilltop, Grandview Heights, Upper Arlington, and Urbancrest. Major highways (Interstates 270, 71, 70, 670 and State Routes 33, 315, 23, 40, 62, 104, 3) are also shown. The Google logo and 'Map data ©2020' are visible at the bottom.

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