



CAPITOL  
EQUITIES

# FOR LEASE

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## 850 KING AVE COLUMBUS, OH 43212



- Available Space: 1,375 - 3,375 +/- square feet
- Rental Rate: \$10.50 per sf, net
- Operating Expenses: \$3.50 per sf
- Parking: Ample, on-site parking.  
Reserved parking at private entries.
- Accessibility: COTA Bus Service along King Ave.  
Easy highway access via 315/I-670
- Space Design: Modern, loft office interior with vaulted ceilings open to mezzanine + skylights
- Location: Nestled in Grandview Heights neighborhood between Lennox Town Center and Grandview Yard, just minutes from OSU and Battelle Campuses, at the intersection of King Avenue and Necco Street.

**LIKE TO GET MORE INFO?**  
We'd love to hear from you.

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In the heart of Grandview, 850 King Ave is within walking distance of Lennox Town Center, OSU Hospitals & University, Battelle Research Campus, Grandview Yard, the 5th by Northwest Neighborhood; and just minutes from Lane Avenue, Upper Arlington, Harrison West/Victorian Village, the Short North and downtown Columbus.



Nearby businesses and restaurants include:

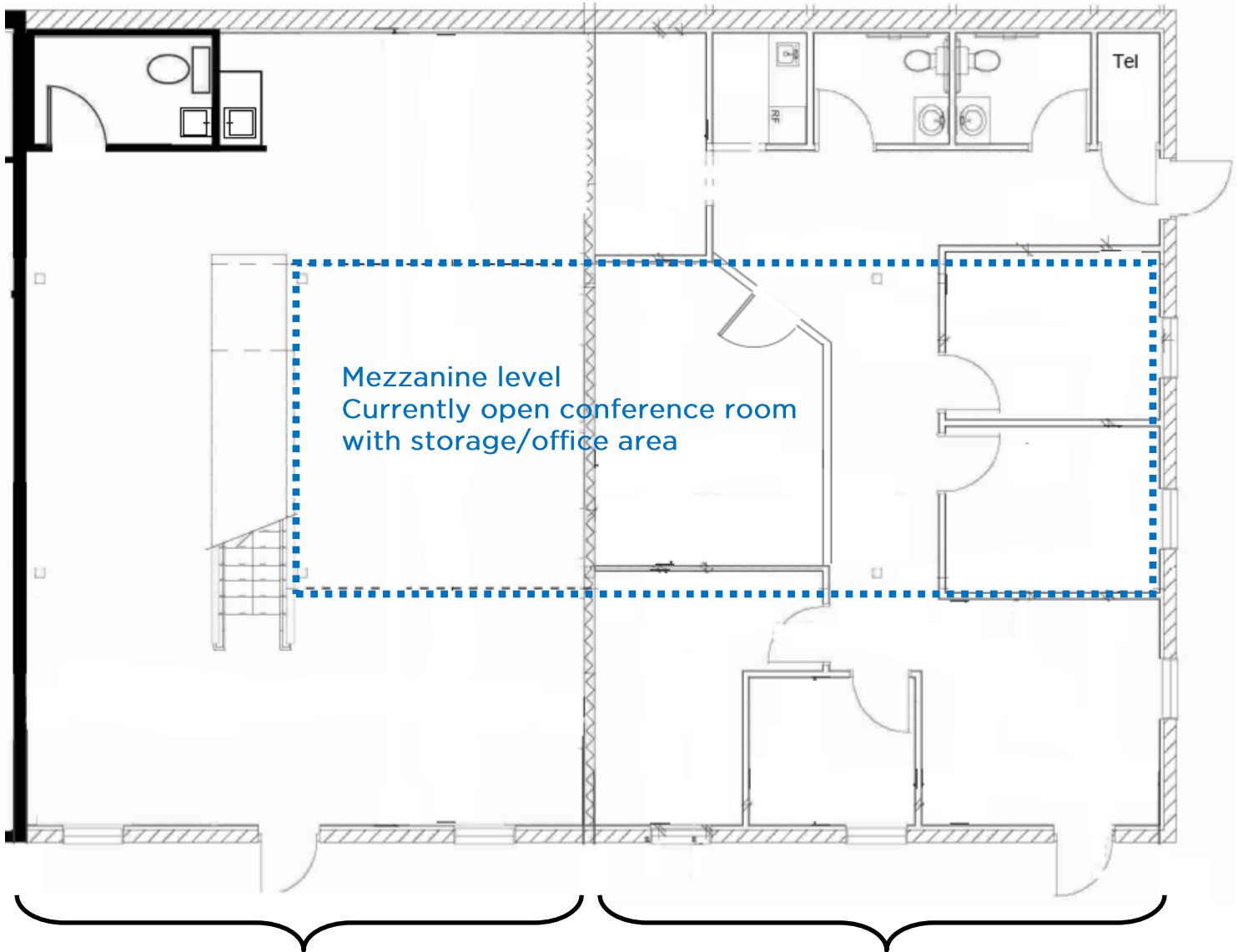
- Starbucks
- World Market
- Target
- Barnes & Noble
- Staples
- OSU Hospitals
- Battelle Research
- Rouge Fitness
- Zauber Brewing Company
- Fusian Sushi
- Bravo Cucina Italiana
- DiBella's Subs
- Brenz Pizza Co.
- Zoup
- Buffalo Wild Wings
- Brazenhead
- Bar 145
- Varsity Inn, OSU South
- Cap City Fine Diner
- Columbus Fish Market
- SpringHill Suites, OSU
- Tim Hortons
- Giant Eagle Market District
- Wright-Patt Credit Union
- Stephanie Spielman Breast Cancer Hospital
- Time Warner Cable
- Nationwide Insurance
- LA Fitness
- Hofbrauhaus Columbus



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850 KING AVE COLUMBUS, OH 43212



Suite C  
2,000 sf  
(includes mezzanine level)

Suite B  
1,375 sf (1st floor only)  
can be opened to suite C