



CAPITOL  
EQUITIES

# FOR LEASE

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## 2300 WEST FIFTH AVENUE COLUMBUS, OHIO 43215



**EXCELLENT  
GRANDVIEW LOCATION**



**AVAILABLE SPACE:** 4,000— 8,397 +/- square feet

**NET RENTAL RATE:** \$10.50 per square foot

**OPERATING EXPENSES:** \$4.50 per square foot  
(Tenant pays Utilities & Janitorial)

**PARKING:** 5/1,000 sf

**AMENITIES:**

Great Tech Space—See Sample Open Floor Plans

Current Plan includes Reception, kitchenette, file storage, server room, 3 conference rooms, 12 offices + open area

High visibility location Fifth Ave & Dublin Road

Easy access to Rte 33, I-670 and downtown Columbus

Fully updated in 2007 with dynamic exterior and interior finishes and new building systems throughout

Corner building signage / branding opportunity

Phone & internet wiring in place

**TRAFFIC COUNTS:** Dublin Road: 20,263 vpd  
West Fifth Avenue: 13,303 vpd

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

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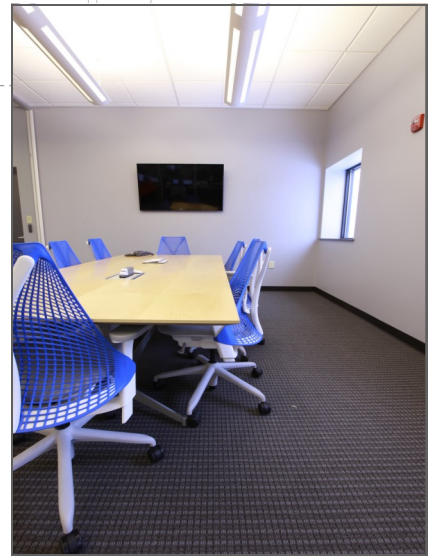
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SAMPLE OPEN FLOOR PLAN—A

PROJECT LOCATION: 2300 WEST FIFTH AVENUE, COLUMBUS, OHIO 43215. ARCHITECT: CAPITOL EQUITIES. DATE: 10/2018. SCALE: 3/16" = 1'-0".



1 SECOND FLOOR PLAN  
3/16" = 1'-0"





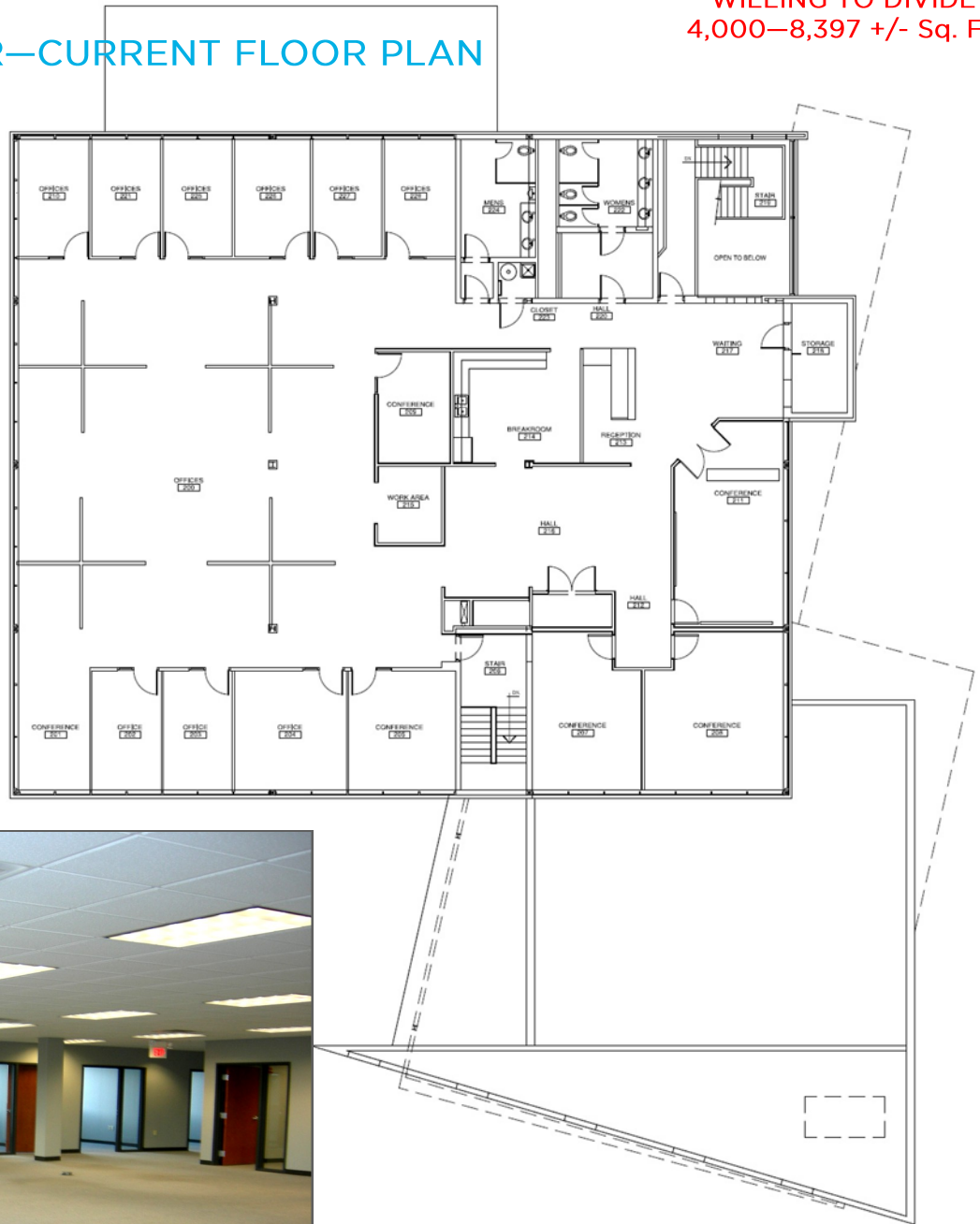
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WILLING TO DIVIDE  
4,000—8,397 +/- Sq. Ft.

SECOND FLOOR—CURRENT FLOOR PLAN



ELEVATOR CAN BE ADDED IF REQUIRED

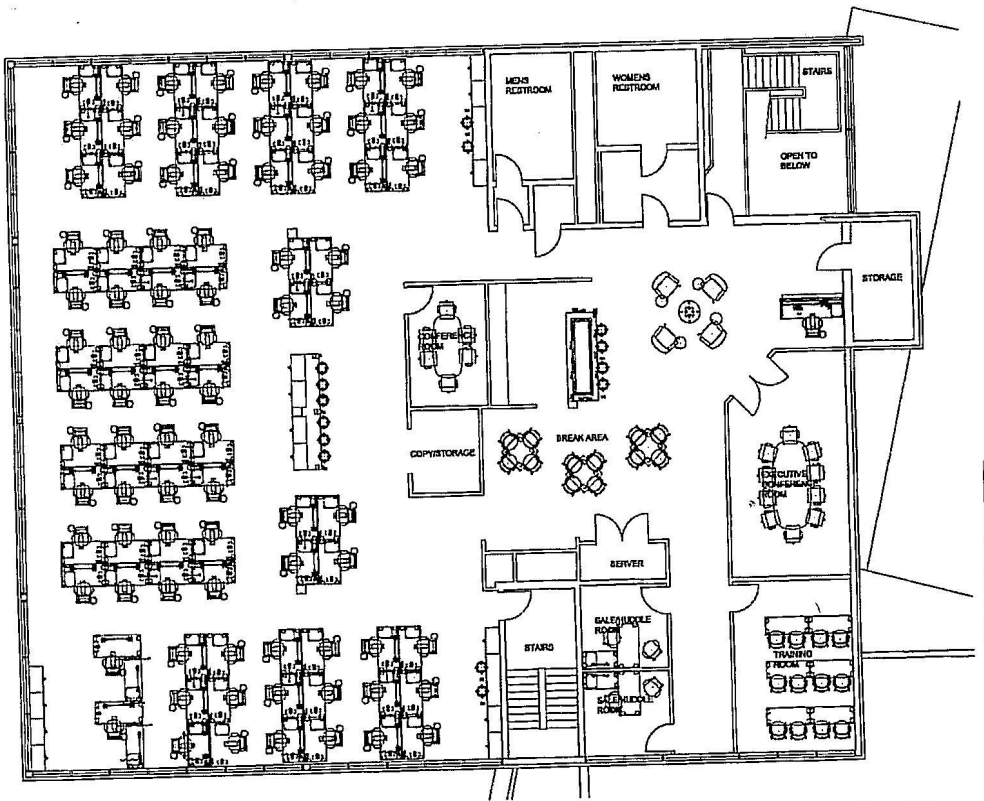


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SAMPLE OPEN FLOOR PLAN—B





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GLASS CONFERENCE  
ROOM & BREAKROOM

Polished Concrete floor in  
reception area  
Natural light throughout  
the space





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DESIGN  
RENDERINGS

