

**FOR SALE | LEASE**



## **Columbus Office Space**

**513 E Rich St., Columbus OH 43215**

Tim Weber | [timweber@hannacre.com](mailto:timweber@hannacre.com) | 614.374.5600

Greg Hrabcak | [greghrabcak@hannacre.com](mailto:greghrabcak@hannacre.com) | 614.906.2227

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### PROPERTY INFORMATION

- 3 Story + Lower-Level Office conversion at Historic Landmark in Market Exchange District
- Updated in 2023
- 1<sup>st</sup> Floor: 10 Offices, Restrooms (3,535 +/- SF Useable Office Space)
- 2<sup>nd</sup> Floor: 10 Offices, Restrooms (3,508 +/- SF Useable Office Space)
- 3<sup>rd</sup> Floor: 5 Offices, 2 Conference Rooms, Open Office Space, Restrooms (2,973 +/- SF Useable Office Space)
- Lower Level: 7 Offices (1,573 +/- SF Useable Office Space)
- Elevator Services Floors 1 - 3
- 24 Parking Spaces
- Built in 1856
- Quick access from / to 315, I-71 & I-70.

### SPACE

- 10,726 +/- SF (Floor 1, 2, 3) + 3,679 +/- SF (Lower Level) = 14,405 +/- SF (Total)
- 0.34 Acres

### RATE

- Priced for Sale at: \$1,250,000
- Priced for Lease at: \$14.00 MG

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## Exterior



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## Interior



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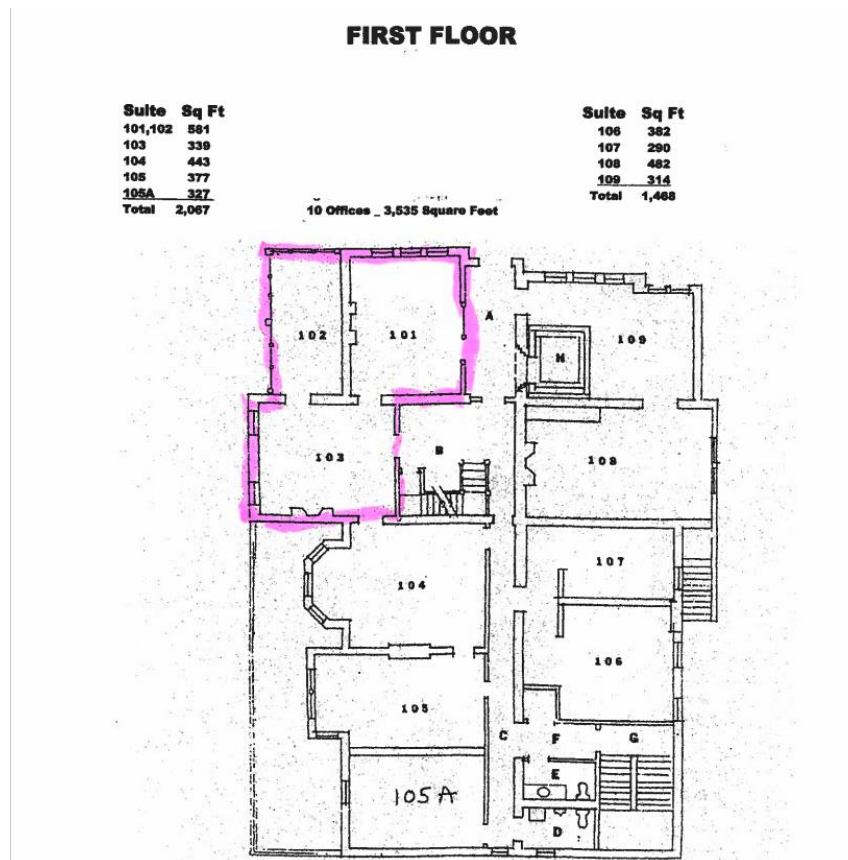


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## 1st Floor



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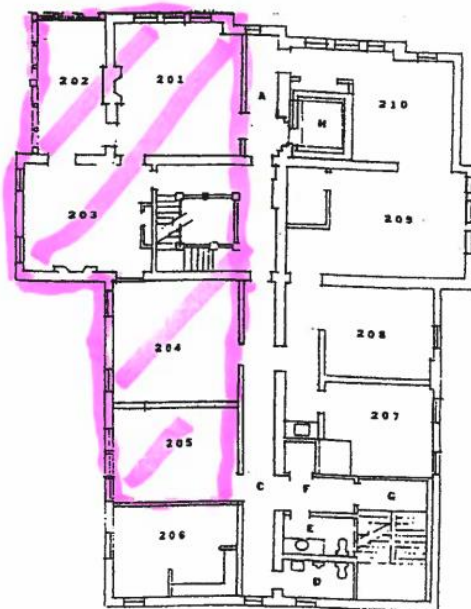
## 2<sup>nd</sup> Floor

### SECOND FLOOR

Suite	Sq Ft
201, 202	620
203	346
204	413
205	328
206	303
<b>Total</b>	<b>2,010</b>

Suite	Sq Ft
207	347
208	371
209	460
210	320
<b>Total</b>	<b>1,498</b>

10 Offices - 3,508 Square Feet



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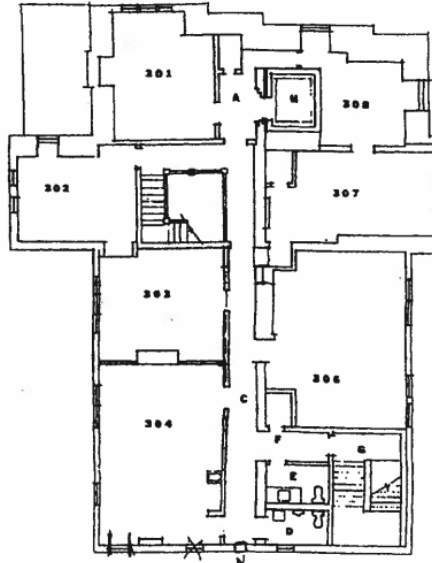
513 E Rich St., Columbus, OH 43215

## 3<sup>rd</sup> Floor

### THIRD FLOOR

Suite	Sq Ft
301	352
302	222
303	400
304, 305	611
306	756
307	419
308	213
<b>Total</b>	<b>2,973</b>

5 Offices, 2 Conference Rooms / Open Offices \_ 2,973



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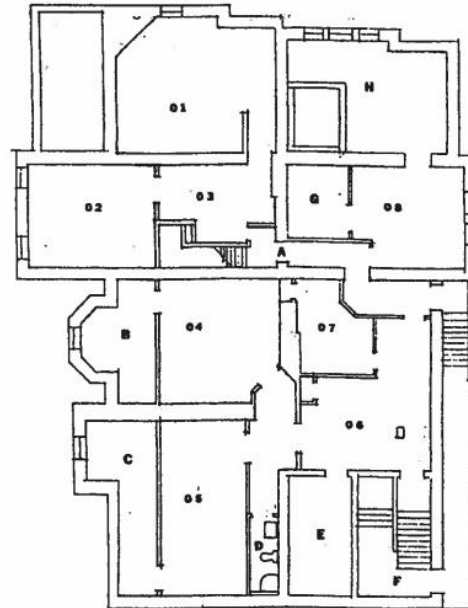
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## Lower Level

### LOWER FLOOR

Suite	Sq Ft
01, 02, 03	554
04	253
05	294
06	285
07	129
<b>Total</b>	<b>1,573</b>

7 Offices - 1,573 Square Feet



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### Demographics



#### DEMOGRAPHIC SUMMARY

Population	1 Mile	3 Mile	5 Mile
2022 Population	21,679	155,790	363,489
2027 Population	23,348	165,265	383,005
Pop Growth 2022-2027	7.7%	6.1%	5.4%
2022 Average Age	39	35	36
<b>Households</b>			
2022 Households	11,923	65,984	150,497
2027 Households	12,907	70,269	158,808
Household Growth 2022-2027	8.3%	6.5%	5.5%
Median Household Income	\$58,711	\$48,398	\$47,639
Average Household Size	1.6	2.1	2.2
Average HH Vehicles	1	1	1
<b>Housing</b>			
Median Home Value	\$309,007	\$228,996	\$157,802
Median Year Built	1960	1952	1955

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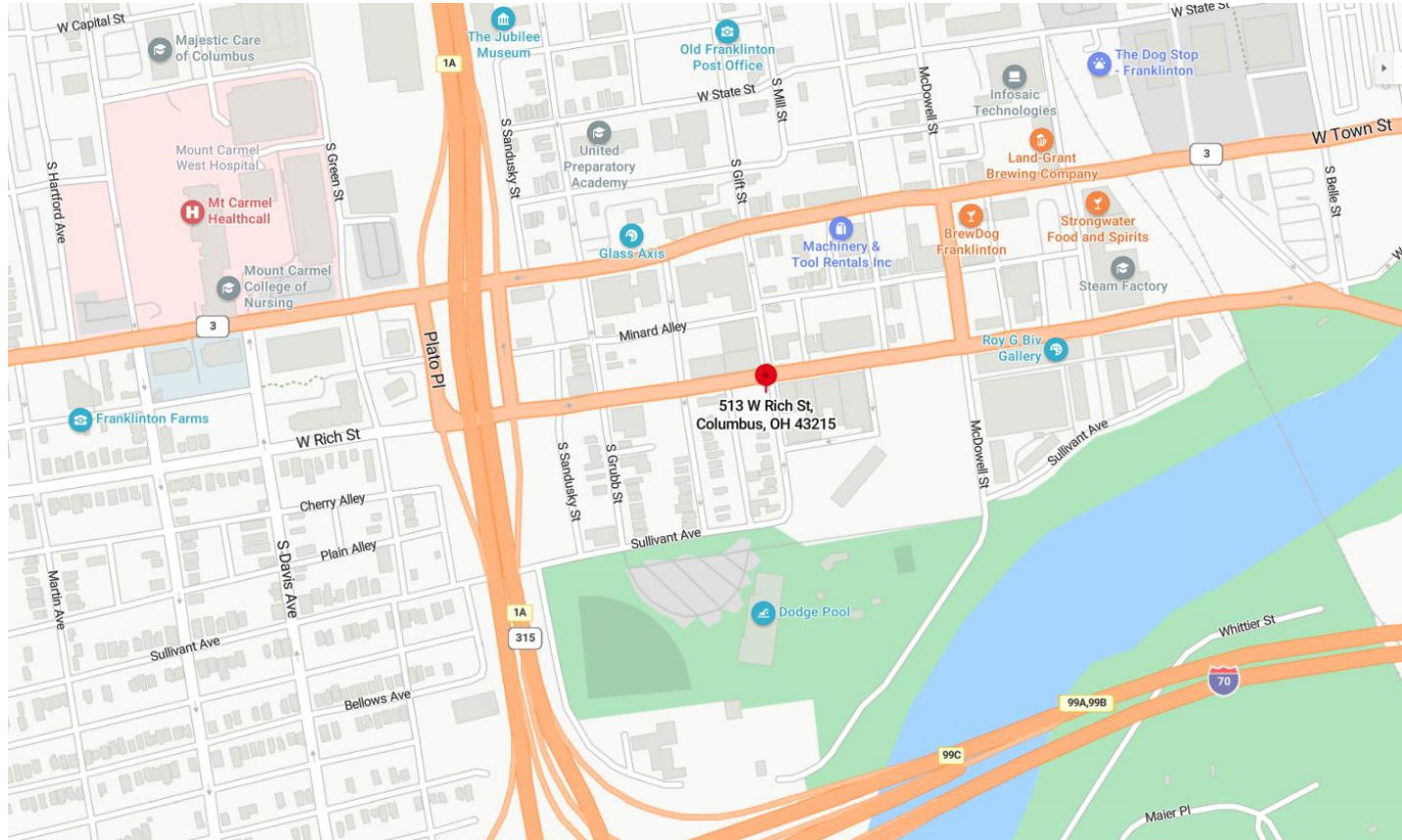
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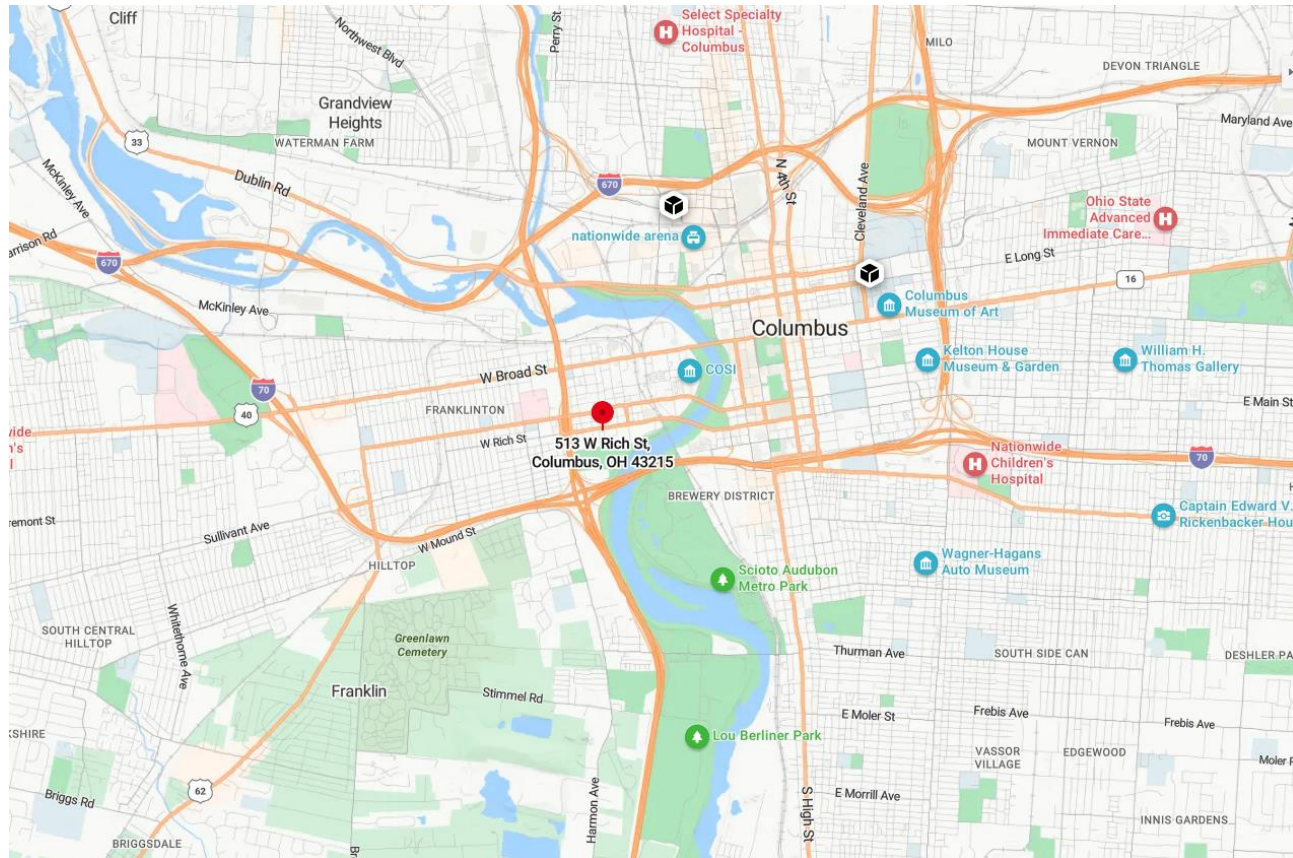


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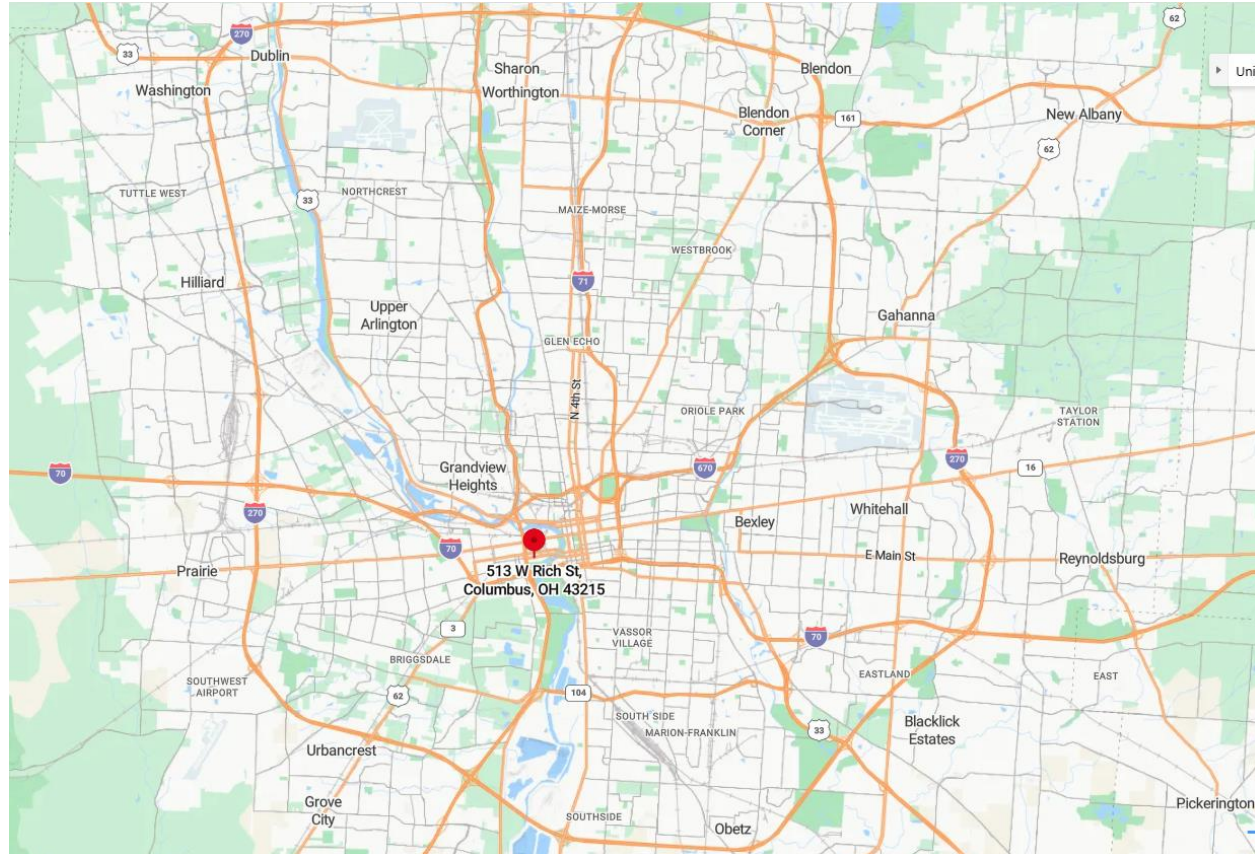


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