



The Seneca

361 E Broad Street, Columbus, Ohio 43215

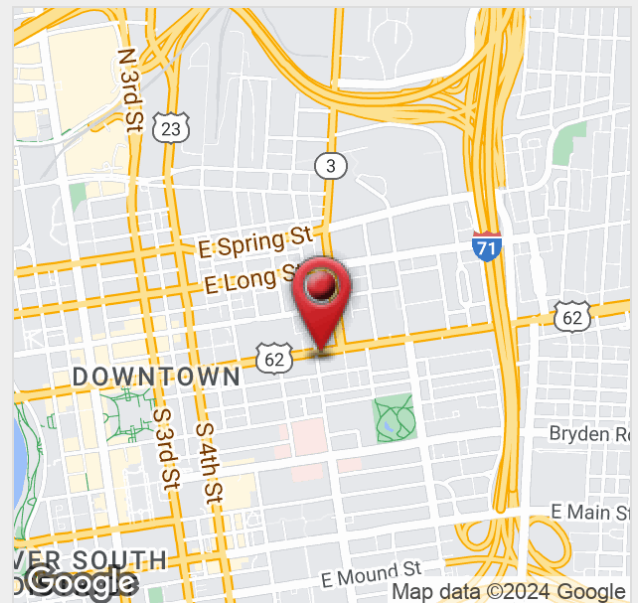
Property Features

- Landmark Downtown Mixed-Use Building
- Located at the Corner of Broad St. & Grant Ave
- 1,800 SF Street Level Office or Retail Space
- Creative Studio Space with Numerous Possibilities
- Bonus Mezzanine Space
- 5,445 SF - 11,215 SF Creative Loft Office on Capital St.
- Natural Floors, Exposed Brick & Ductwork
- Upscale Apartments Above
- In Close Proximity to I-71 & I-670
- Located near CCAD, Franklin University, Capitol University Law School, Columbus Metropolitan Library & Grant Medical Center

Lease Rate: \$12.00 - 15.00 SF/Yr (NNN)

Opex: \$5.26/SF

www.leasetheseneca.com



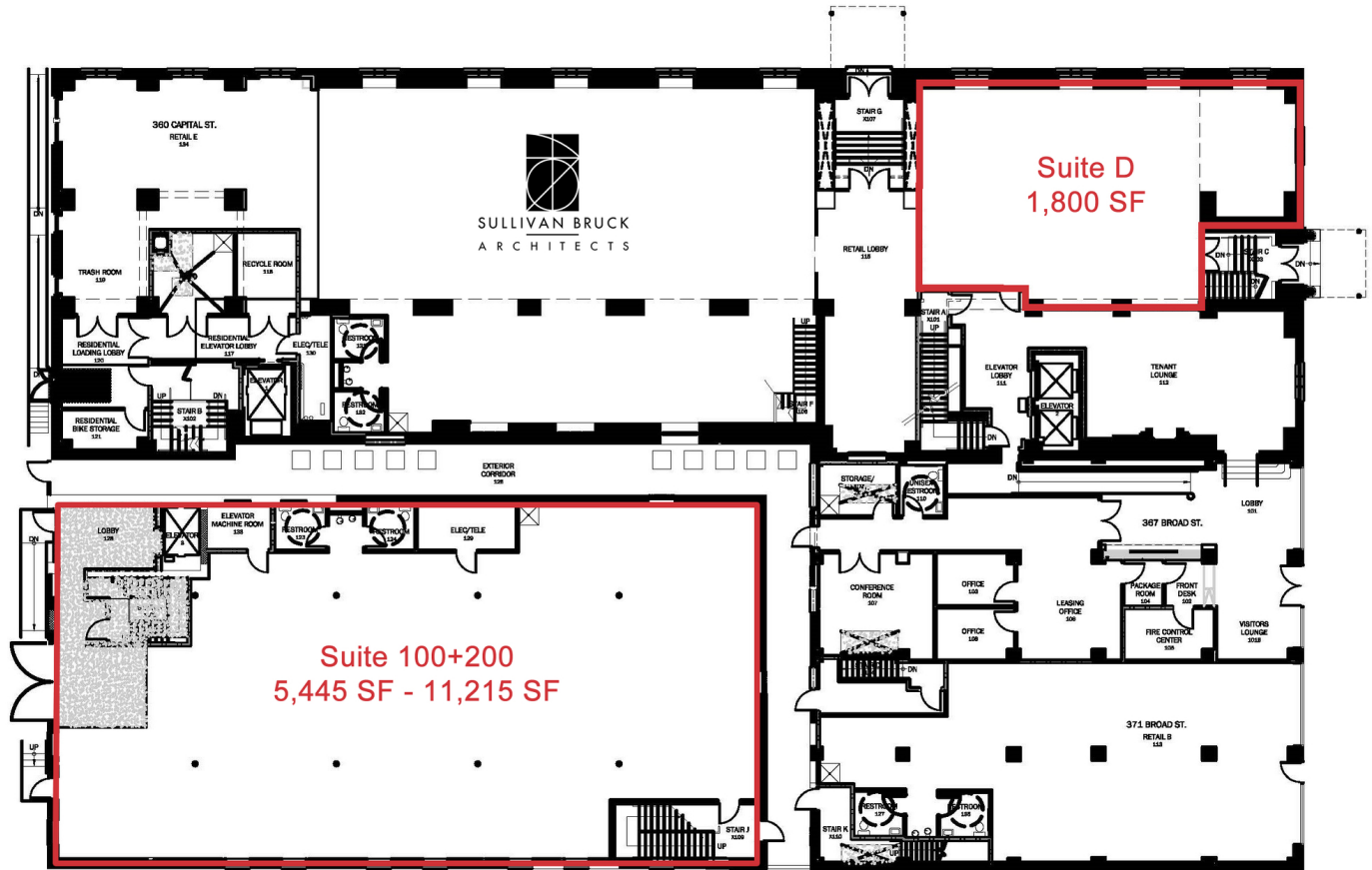
For more information:

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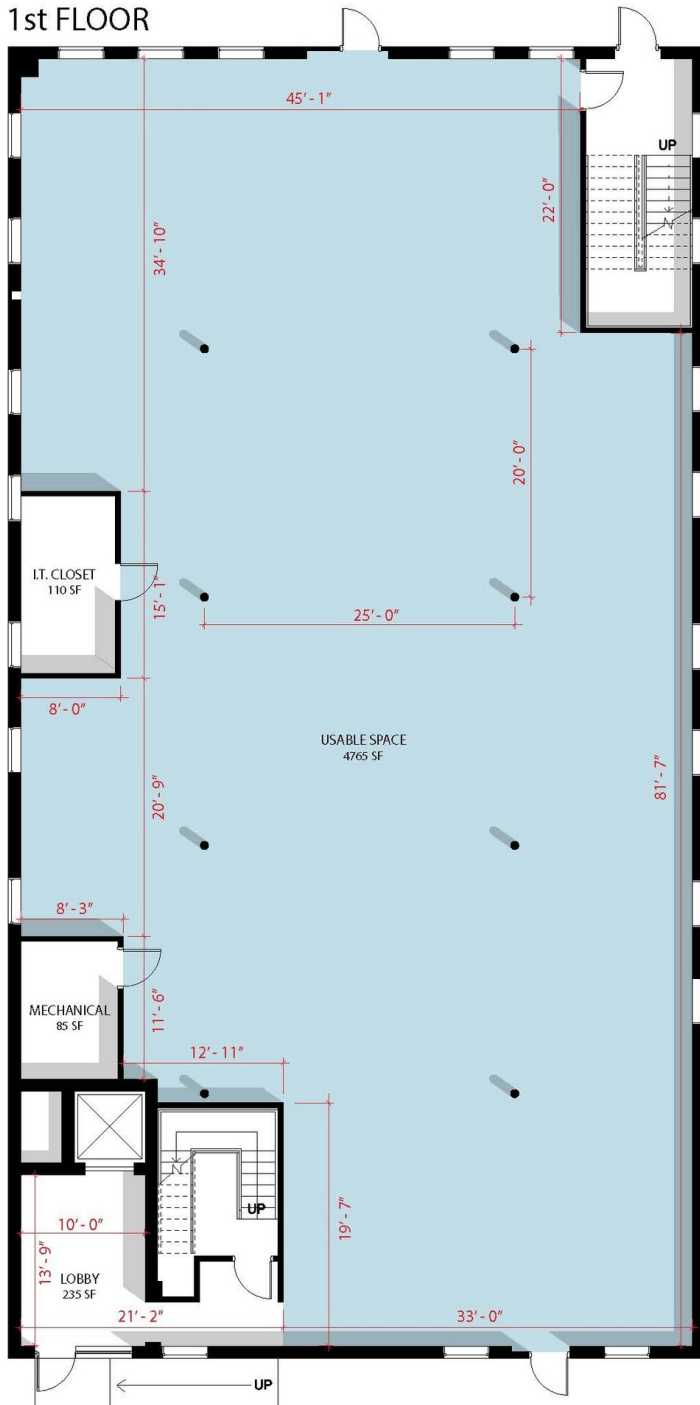
Mitchell Moore

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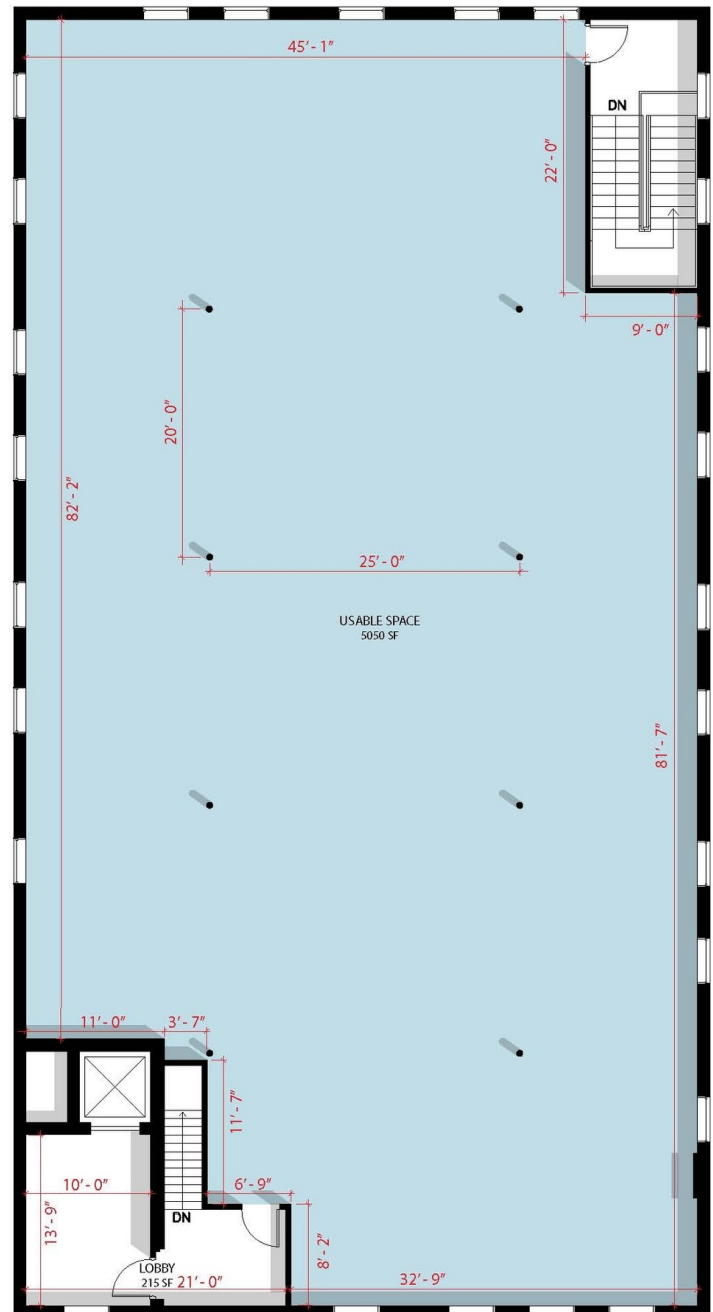


SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite D	Office or Retail	\$15.00 SF/YR	NNN	1,800 SF	VACANT
Suite 100	Creative/Loft	\$12.00 SF/YR	NNN	5,445 - 11,215 SF	VACANT
Suite 200	Creative/Loft	\$12.00 SF/YR	NNN	5,770 - 11,215 SF	VACANT

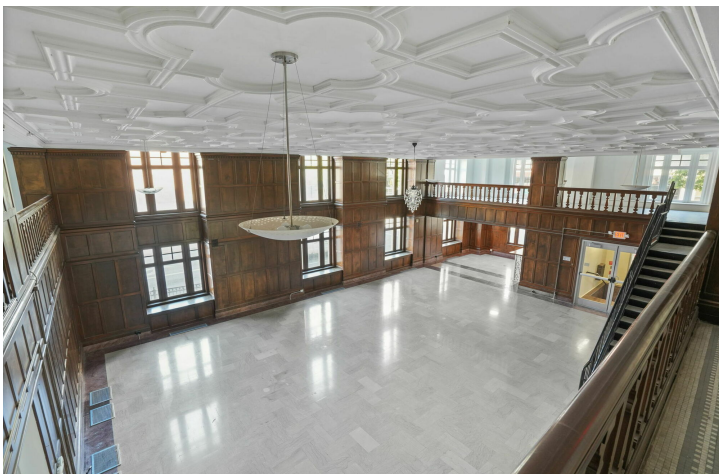
1st FLOOR

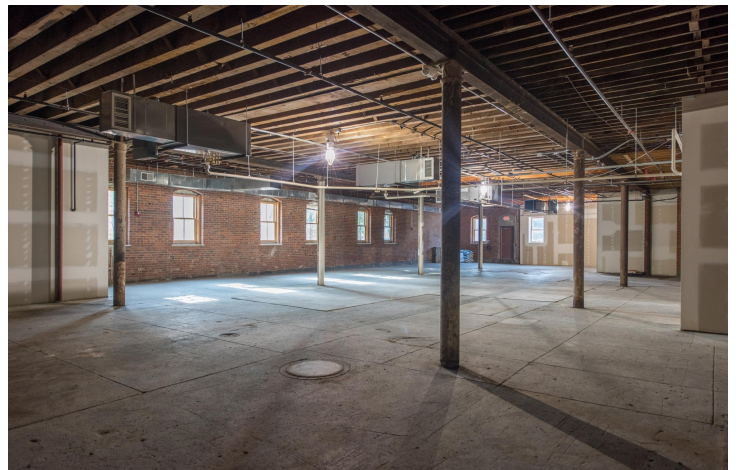


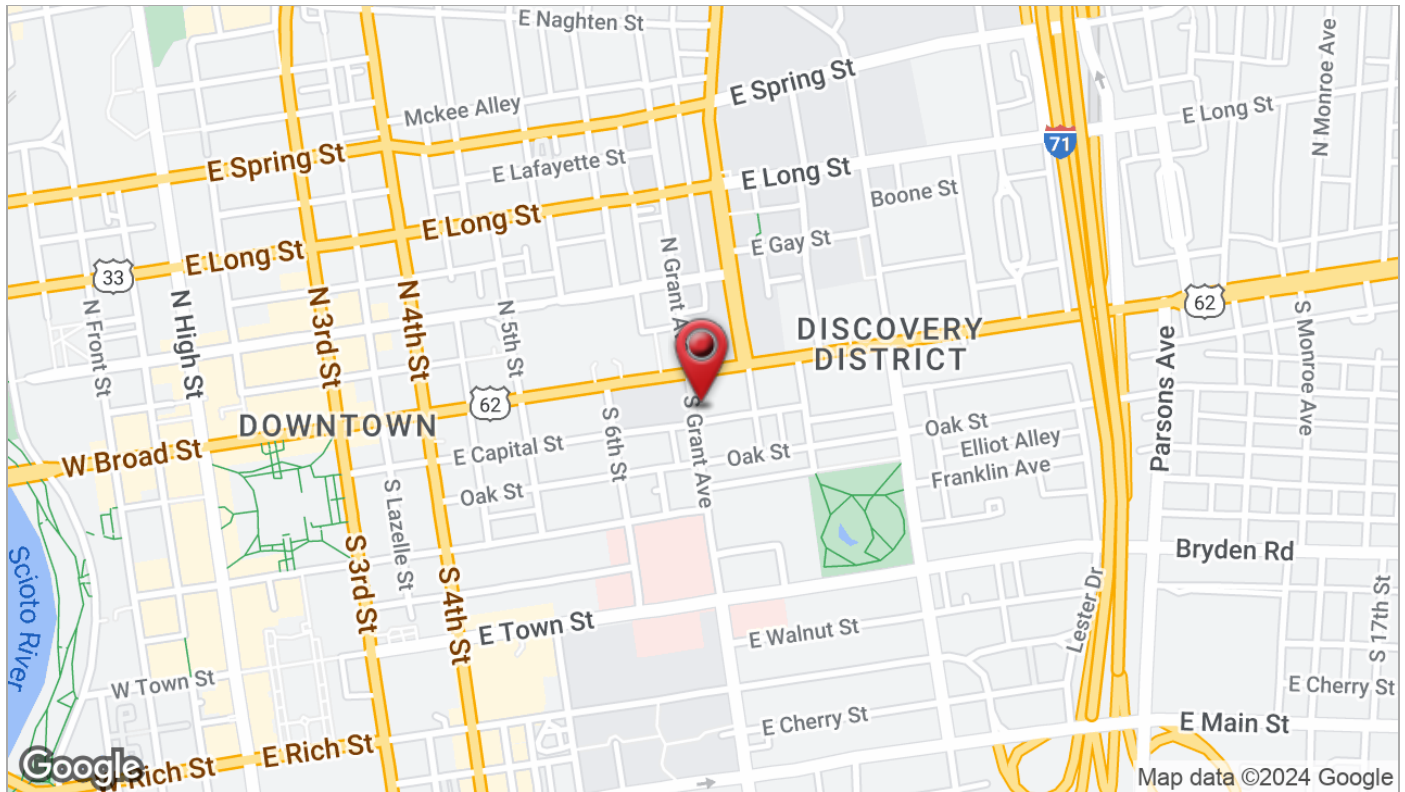
2nd FLOOR

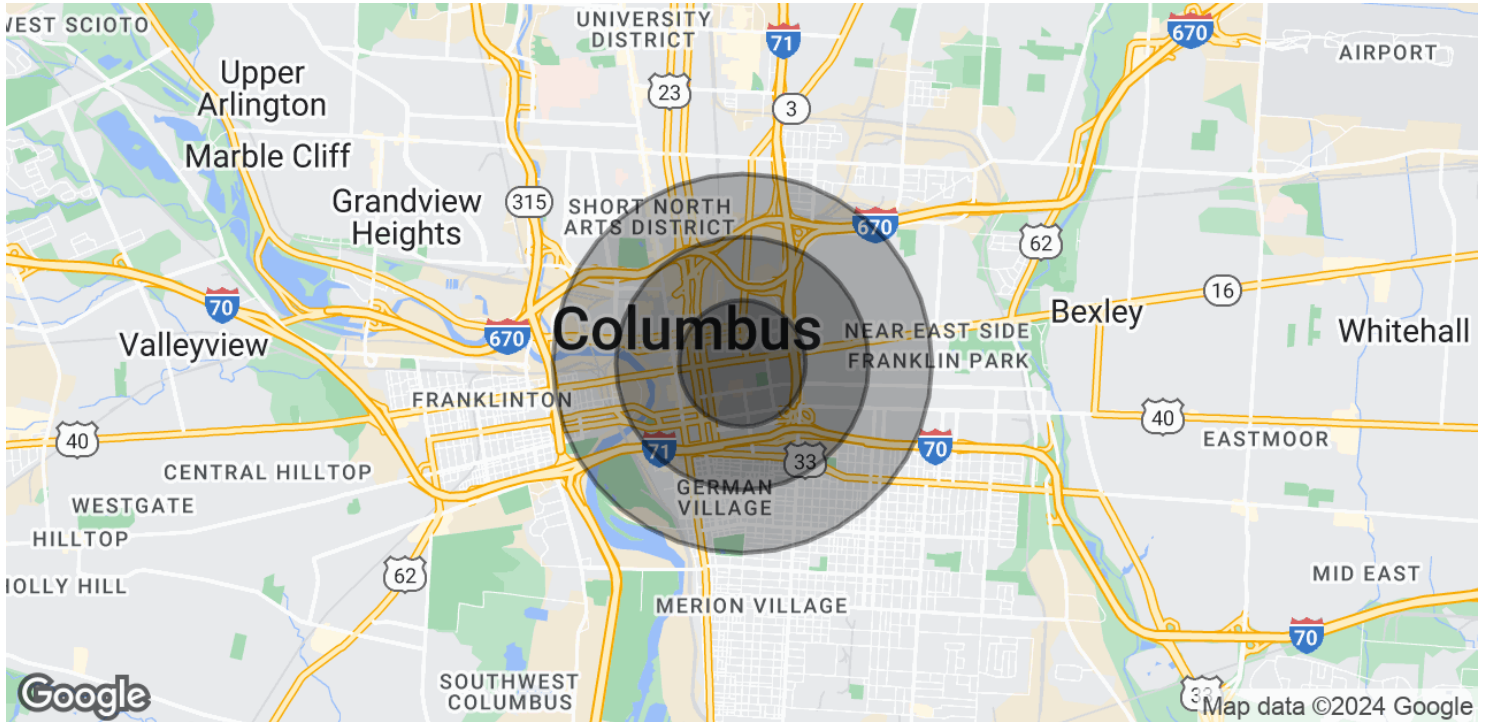












POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	4,530	15,142	42,542
Average age	31.7	33.9	32.9
Average age (Male)	33.0	34.7	33.6
Average age (Female)	30.2	33.0	32.2

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total households	2,917	9,211	22,100
# of persons per HH	2.5	2.8	3.1
Average HH income	\$81,899	\$87,649	\$81,885

* Demographic data derived from 2020 ACS - US Census