



PRIVATE OFFICE SUITES FOR LEASE - UTILITIES INCLUDED

1251 W BROAD ST COLUMBUS, OH 43222



OFFERED: FOR LEASE

LEASE RATE: \$450.00 - 550.00 PER MONTH

MULTIPLE SUITES AVAILABLE | 81 - 135 SF

- Utilities and janitorial included
- Parking available on site
- Recently remodeled
- 4 minutes from Downtown

CONTACT:

KEAGAN FINLEY, CCIM
859.916.9354

800.895.9329 | <https://elifinrealty.com> | May 2024

640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

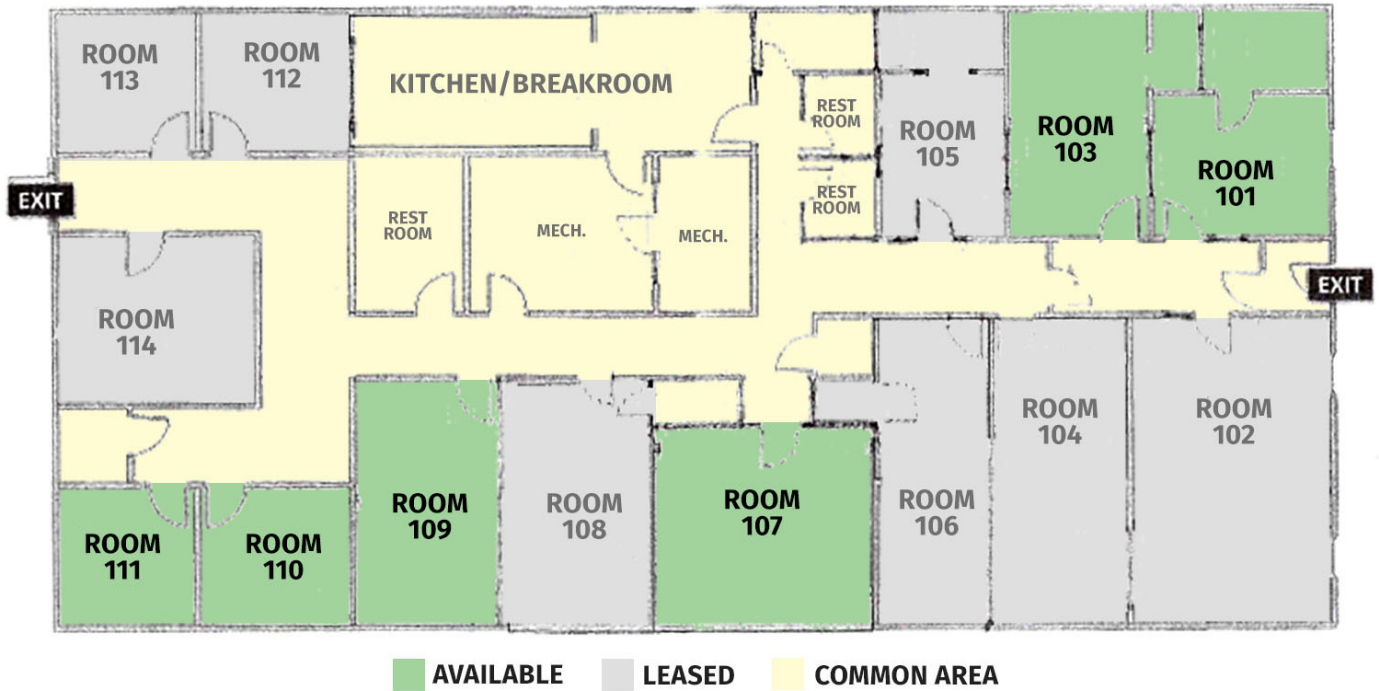
- Private office suites are available for lease in this freshly remodeled office building fronting West Broad St.
- Conveniently located on the four-lane HWY 40, it is only a 4-minute drive from Downtown Columbus and just a few blocks from I-70.
- The building interior has been recently remodeled and features a large, common area breakroom / kitchen, three restrooms, and front & rear exits.
- Utilities and janitorial service is included in the monthly rent. Parking is available in the adjacent lot.

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LEASE SPACES



LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	81 - 135 SF	Lease Rate:	\$450.00 - \$550.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
Room 101	Available	120 SF	Full Service	\$550 per month	Estimated SF
Room 103	Available	120 SF	Full Service	\$550 per month	Estimated SF
Room 107	Available	120 SF	Full Service	\$550 per month	Estimated SF
Room 108	-	135 SF	Full Service	\$550 per month	-
Room 109	Available	135 SF	Full Service	\$550 per month	Estimated SF
Room 110	Available	81 SF	Full Service	\$450 per month	Estimated SF
Room 111	Available	81 SF	Full Service	\$450 per month	Estimated SF
Room 113	-	81 SF	Full Service	\$450 per month	-

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INTERIOR PHOTOS

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AERIAL & EXTERIOR PHOTOS

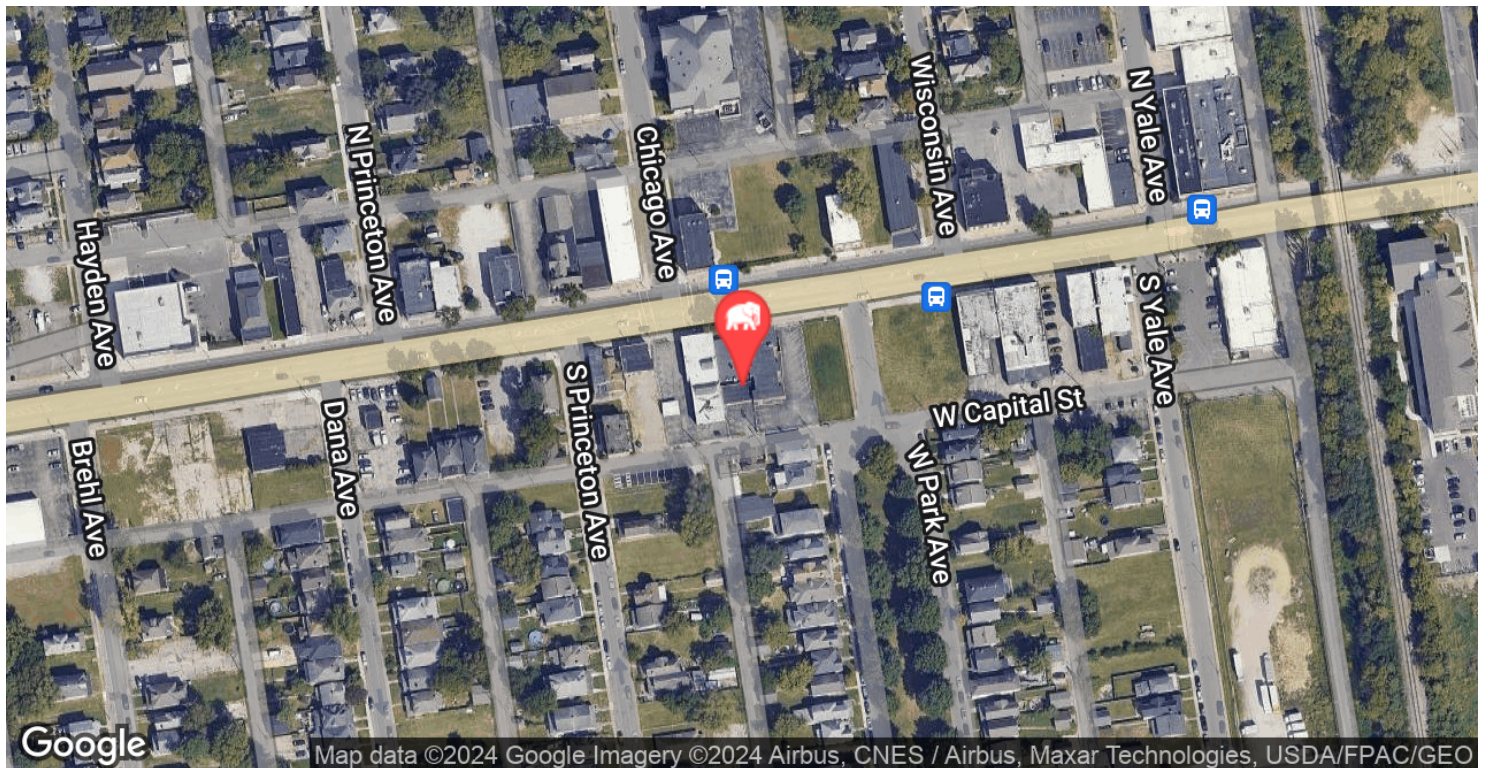
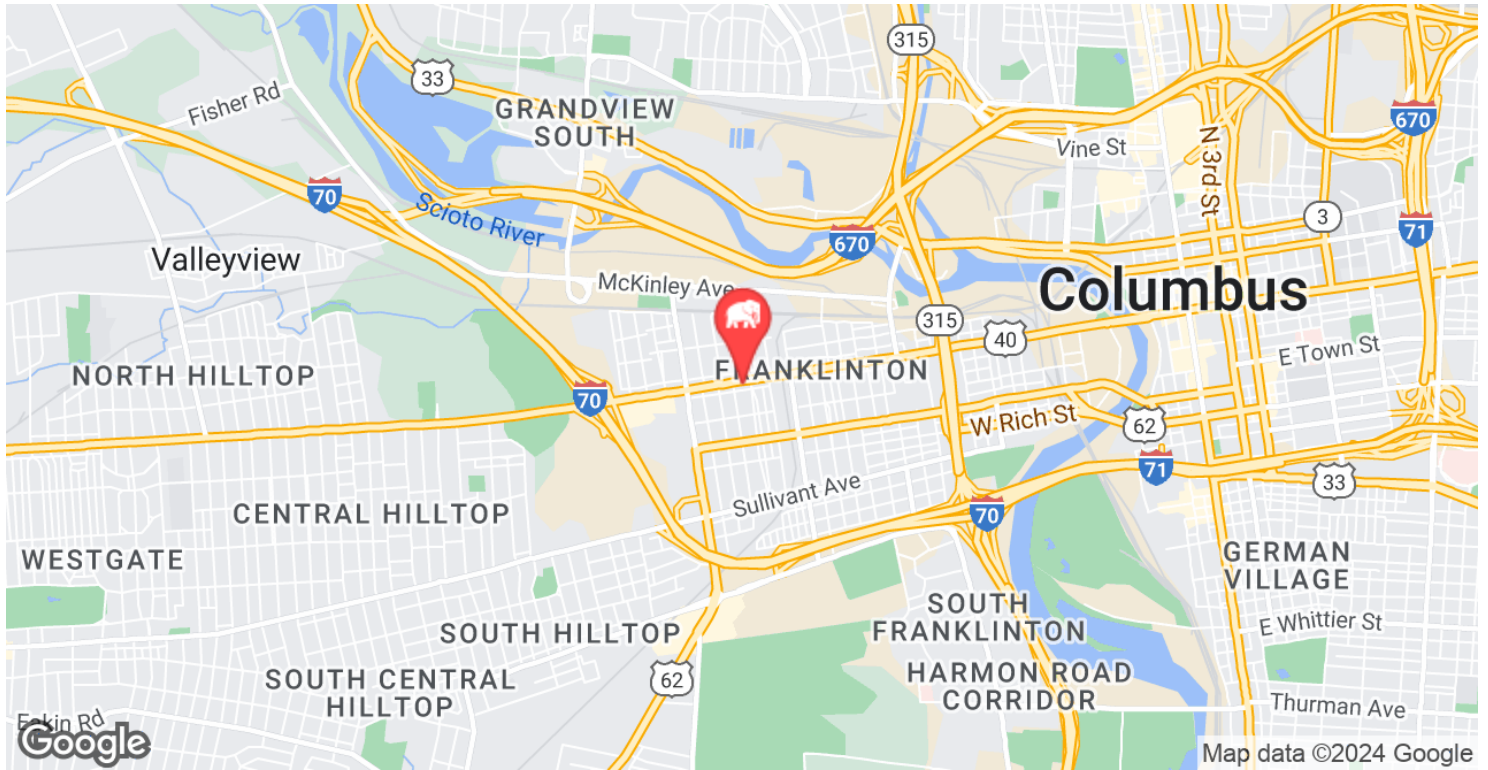
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LOCATION MAPS



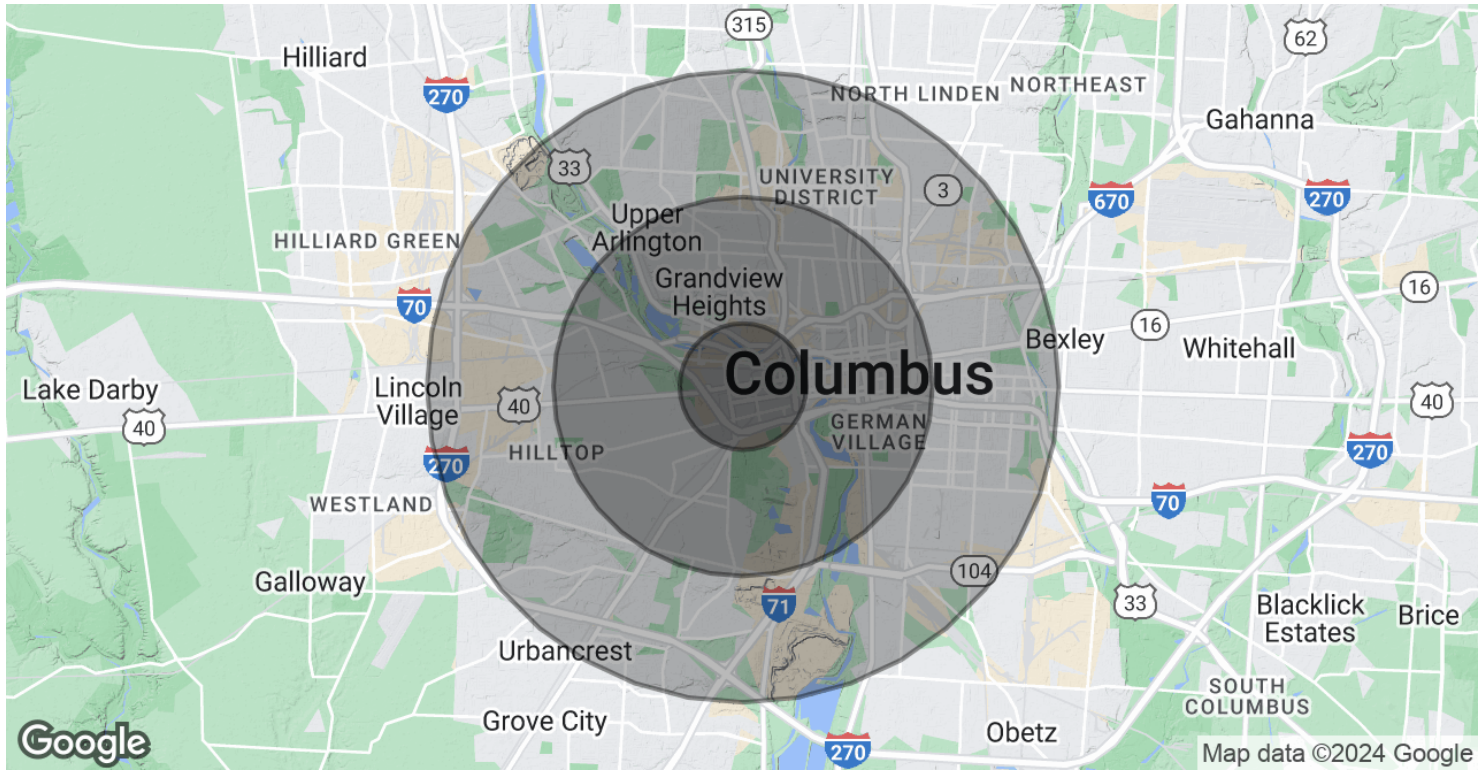
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,169	129,485	315,908
Average Age	36.3	33.1	33.3
Average Age (Male)	34.7	33.4	33.0
Average Age (Female)	41.2	33.4	33.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,134	64,150	144,337
# of Persons per HH	2.0	2.0	2.2
Average HH Income	\$33,469	\$69,655	\$65,320
Average House Value	\$72,425	\$203,400	\$183,391

2020 American Community Survey (ACS)

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