

LEASE

30 SPRUCE ST

30 Spruce St Columbus, OH 43215

LOCATION DESCRIPTION

Situated in the Short North adjacent to the North Market, two blocks from the Arena District and the Convention Center. Quick access to I-670 and surrounded by a mix of retail and office spaces, this location attracts a steady flow of pedestrians and vehicles.

PROPERTY HIGHLIGHTS

- 2,700 SF commercial space
- First floor with multiple entrances
- 6 Offices and 2 Shared Spaces
- Onsite parking
- Adjacent to North Market
- Two Blocks from Arena District and Convention Center



OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (MG)
Number of Units:	3
Available SF:	2,700 SF
Lot Size:	0.07 Acres
Zoning:	Downtown District, DD, 8/14/2013, H-UNLTD, 1532-2013 Zone B
APN:	010-004759

OTHER RESOURCES

bit.ly/30SpruceSt

Anthony Maronitis, CCIM, MS

614 352 8669

amaronitis@cbc-aspire.com

Chris Howard

614 264 6801

choward@cbc-aspire.com

Tom Velalis

614 354 6556

tvelalis@cbc-aspire.com

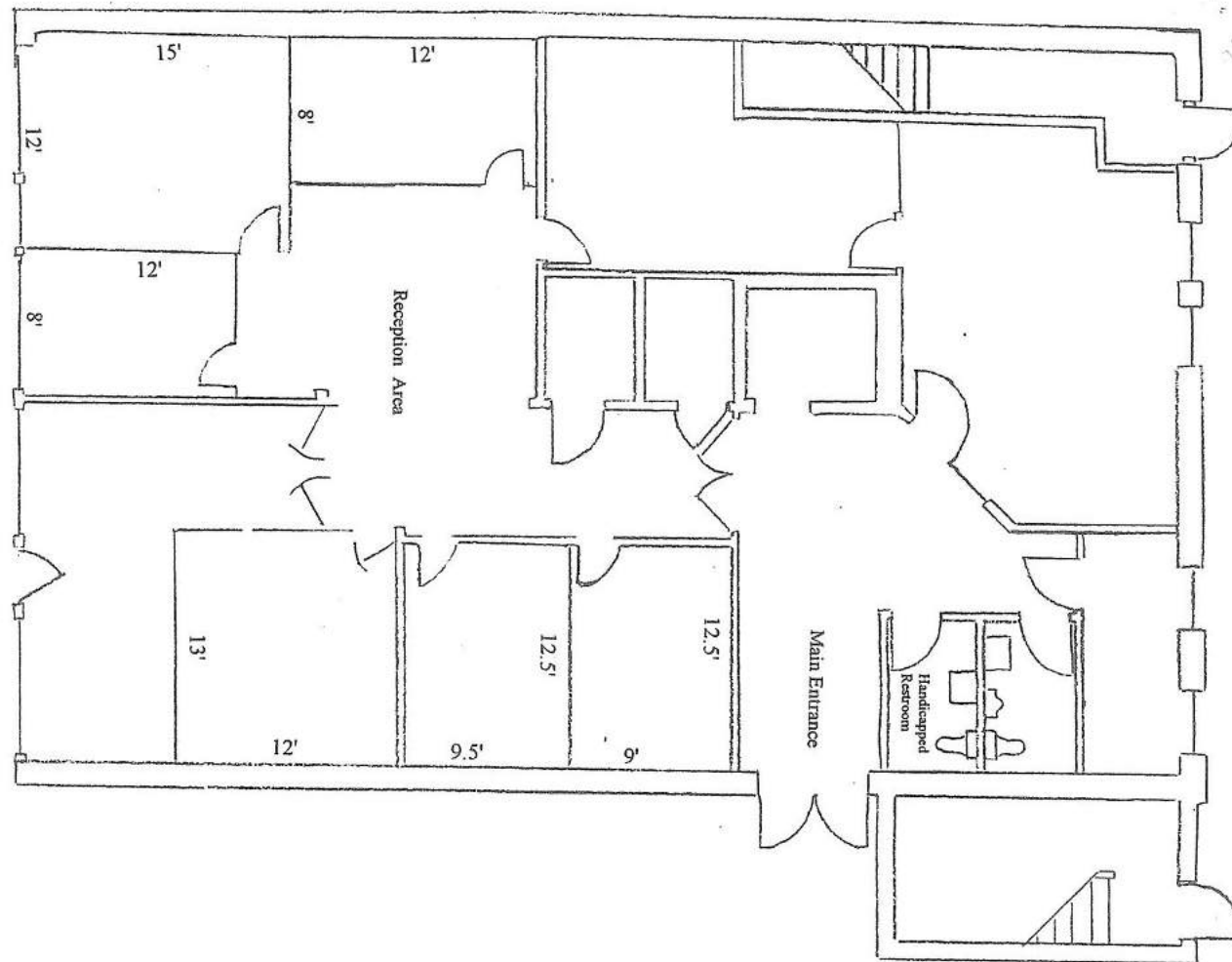


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CITY OVERVIEW

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NEW DEVELOPMENT - THE MERCHANT BUILDING

Having already broken ground, The Merchant Building is a 32 story mixed-use expansion of the historic North Market. Expected to be 700,000 SF, the Merchant Building will contain 206 hotel rooms (to include a 17,000 SF event/meeting space), about 170 residential units, office space and 350-space parking garage.

COLUMBUS, OH

As the capital of the State of Ohio, the city of Columbus has placed itself on the national map as No. 4 among the "Fastest-Growing Big Cities in the U.S.", and 14th largest city in the U.S. With a rich history and a vibrant presence, Columbus is known for its diverse economy, thriving arts and cultural scene and a strong emphasis on education and research. Columbus is home to 16 Fortune 1000 companies and five Fortune 500 companies, making it a hub for both business and innovation.

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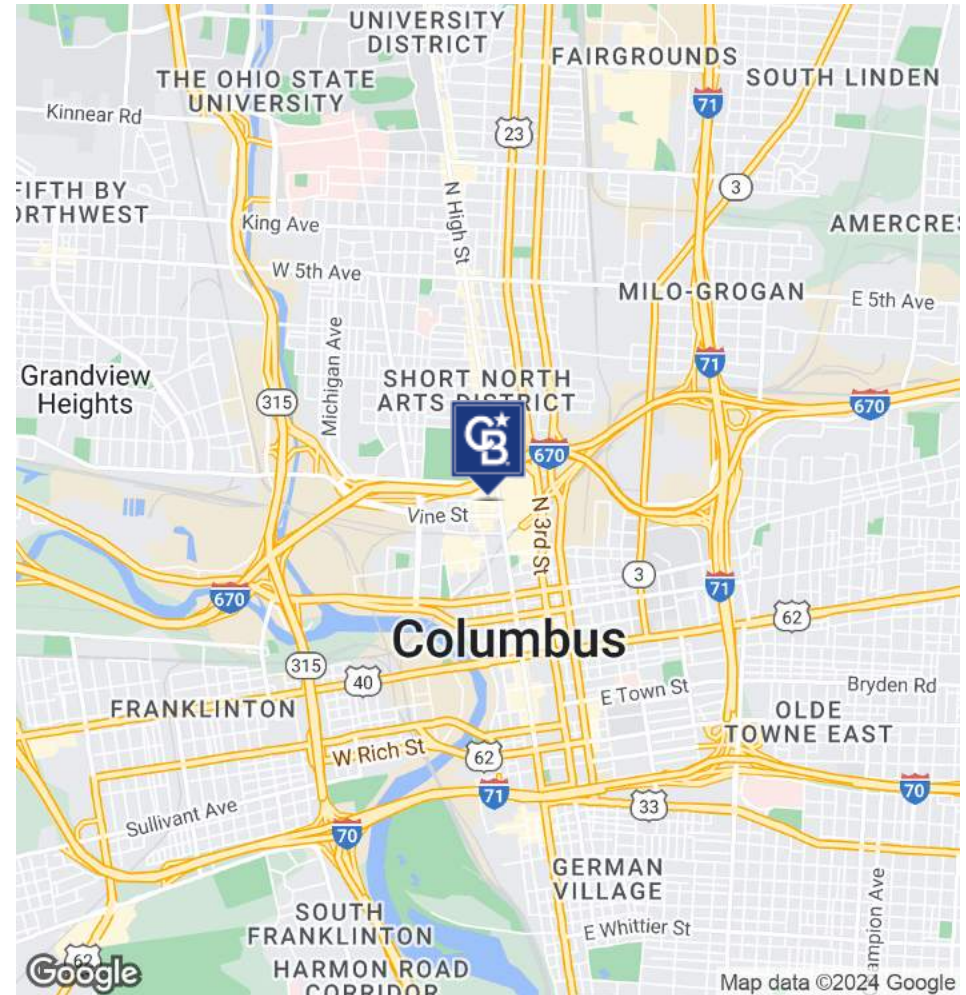
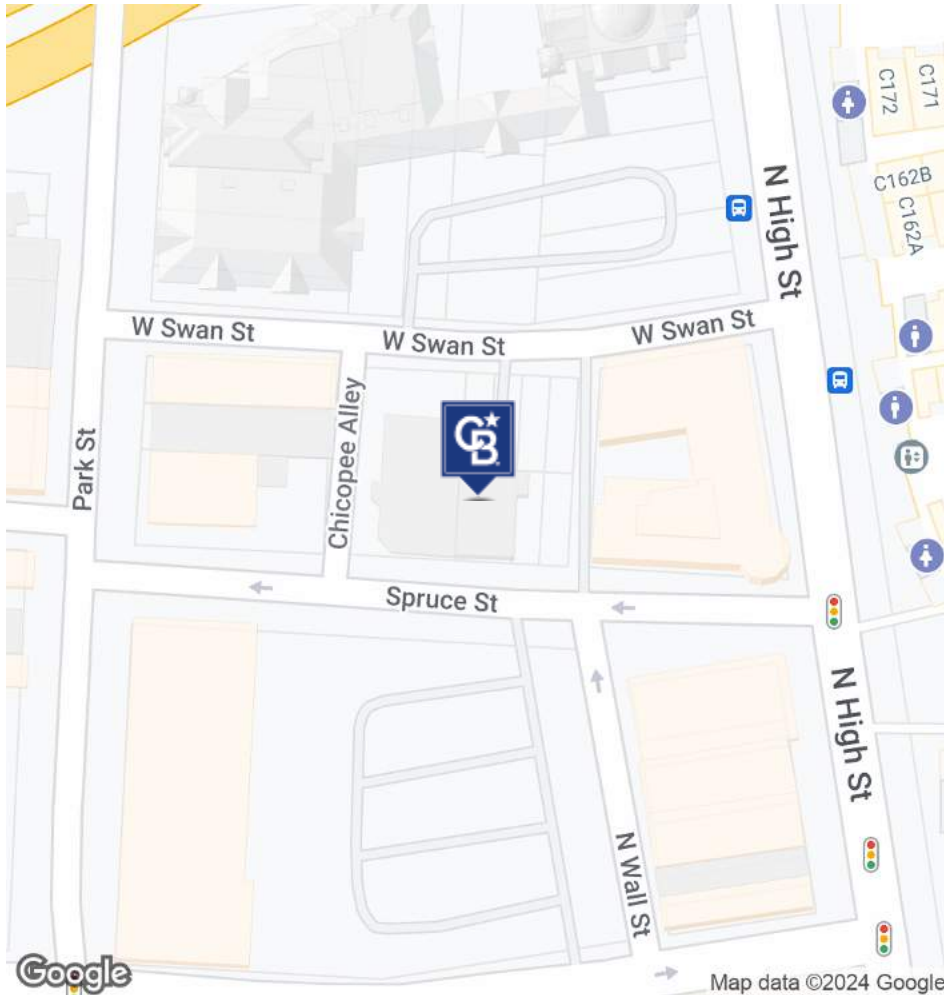
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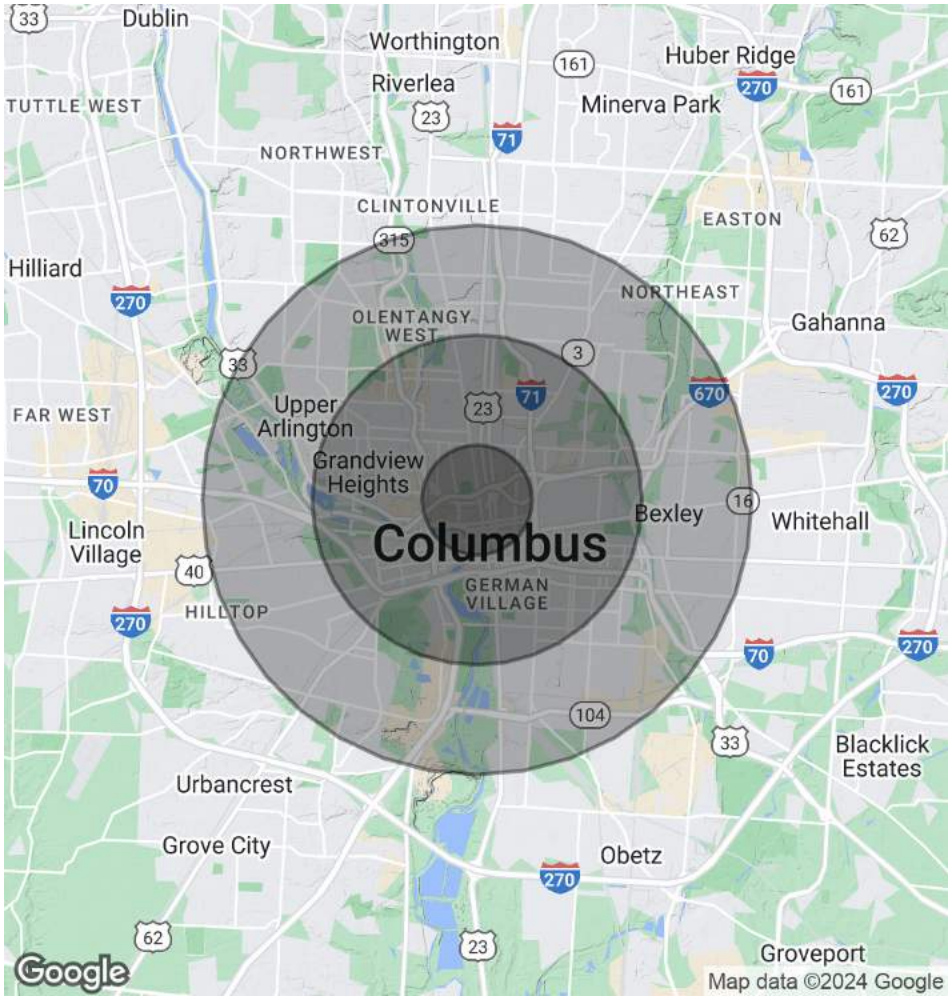
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,828	149,934	345,573
Average Age	31.3	30.1	34
Average Age (Male)	32.2	30.2	33.6
Average Age (Female)	30.8	30.5	34.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,608	72,966	160,102
# of Persons per HH	1.5	2.1	2.2
Average HH Income	\$90,561	\$60,366	\$66,154
Average House Value	\$331,534	\$195,021	\$187,487

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT	LOCATION	DIRECTION	YEAR
149,426	I-670 IR670 SE OF SR315 SPUR	2-WAY	2022
2,100	PARK ST SOUTH OF BUTTLES AVE	2-WAY	2022
1,086	CONVENTION CENTER DR BETWEEN VINE ST AND E GOODALE ST	2-WAY	2022



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