



753 HARMON AVENUE, COLUMBUS, OHIO

FOR SALE: \$299,000



Property Features:

- Reception area
- Offices upstairs
- Sound recording room
- Production rooms
- Back Parcel is fenced
- High warehouse ceilings in Back Areas
- 3 Parcels totaling 1.53 acres



BEST CORPORATE REAL ESTATE
RANDY BEST
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
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FAX: 614-559-3390
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM

This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.



This is reception in the front, offices upstairs, sound recording room and production rooms in the back. Back parcel is fenced. Uses are many for the property and include any office/warehouse user who needs to be right off of 104, 71, 315 and downtown. High warehouse ceilings are approx 20'. Approx 13,000 sq ft is office space in front. Real estate taxes: \$13,446. Three lots totaling 1.53 acres.

Address: **753 Harmon Ave**
 City/State/Zip: **Columbus, OH 43223**
 Market: **Greater Franklin County**
 Submarket: **Southwest**

Year Built: **1950**
 Land Area: **1.53 Ac.**
 Sublease: **No**
 % Occupied: **0%**

Bldg Size: **20,894 SF**
 Status: **Existing**
 Clear Height: **--**
 Dock Doors: **0**
 Drive-In: **1**

Available SF: **20,894 SF**
 Max Contig: **--**
 Rental Rate: **----**
 Sale Price: **\$299,000**
 Price/SF: **\$14.31 /SF**

Property Type: **Flex/R&D**
 Zoning: **warehouse**
 Parcel #: **010-015710-00; 010-016990; 010-016989**

Operating Exp/SF: **--**
 Taxes/SF: **--**

Best Corporate Real Estate

Randy Best, CCIM (614) 559-3350x 12

212024993

753

Harmon Ave

525000



Exterior Front



Exterior Front



Exterior Front



Exterior Front



Exterior Front



Exterior Front



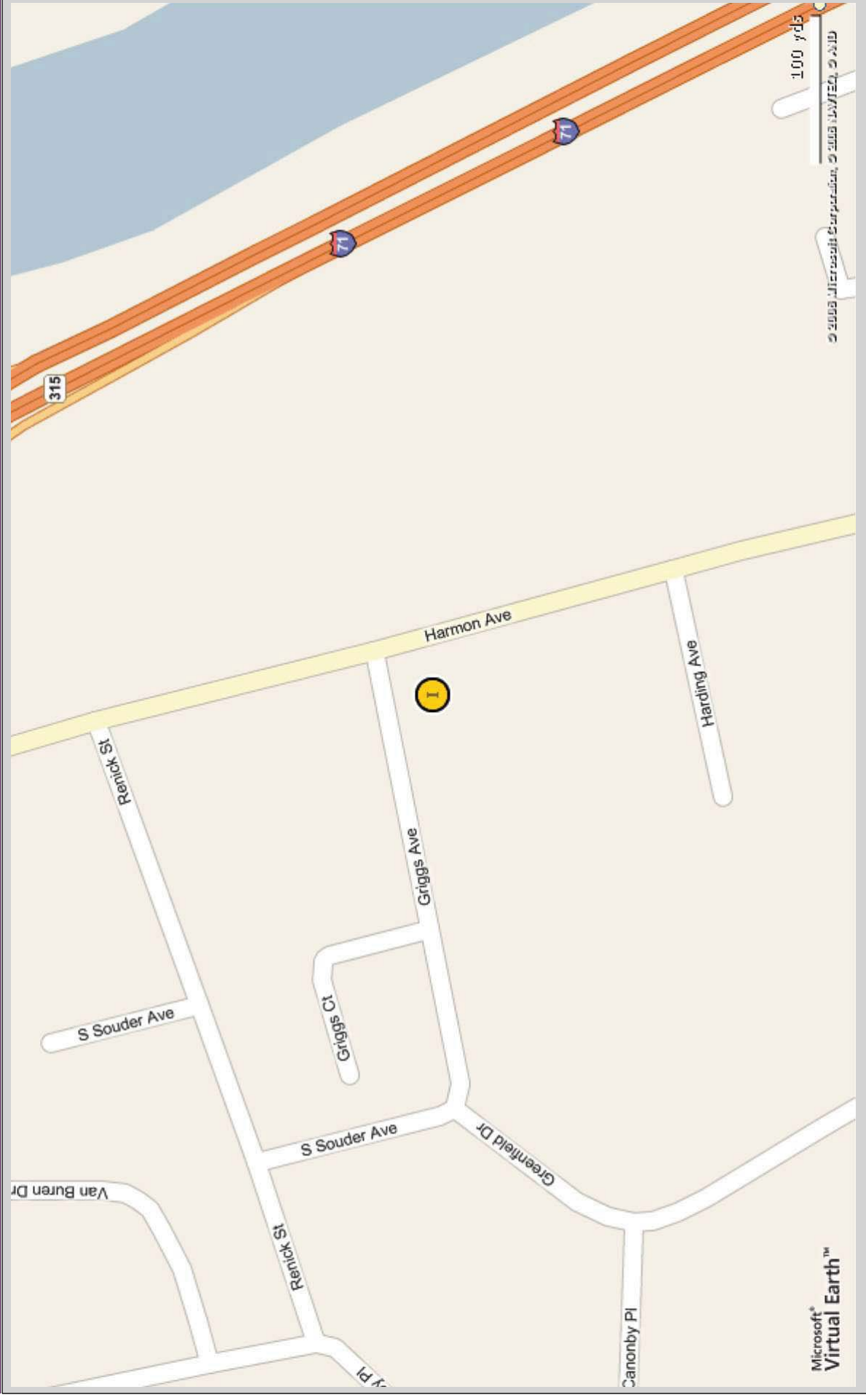
Exterior Front



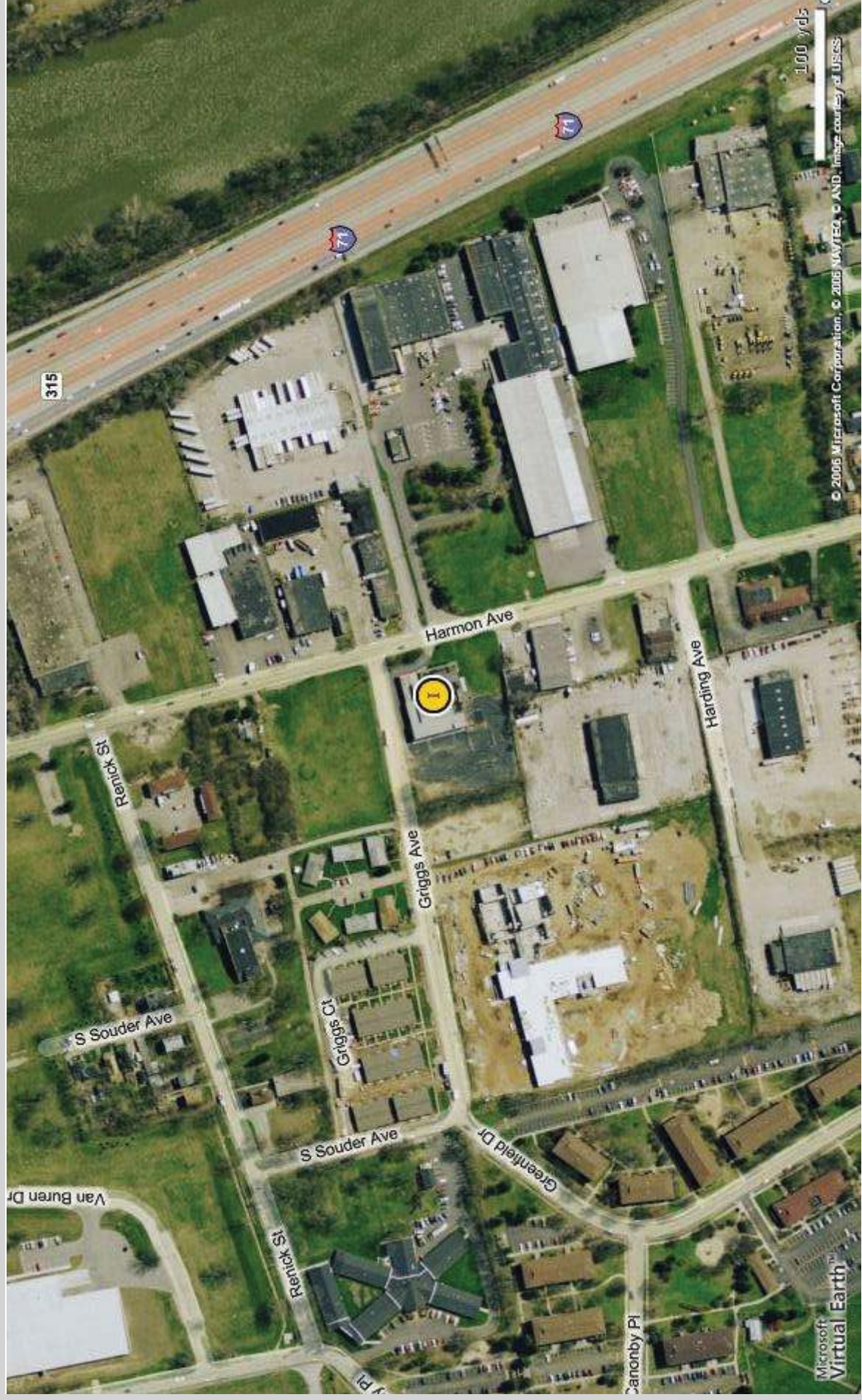
Exterior Front



753 Harmon Ave - Columbus, OH 43223



753 Harmon Ave - Columbus, OH 43223





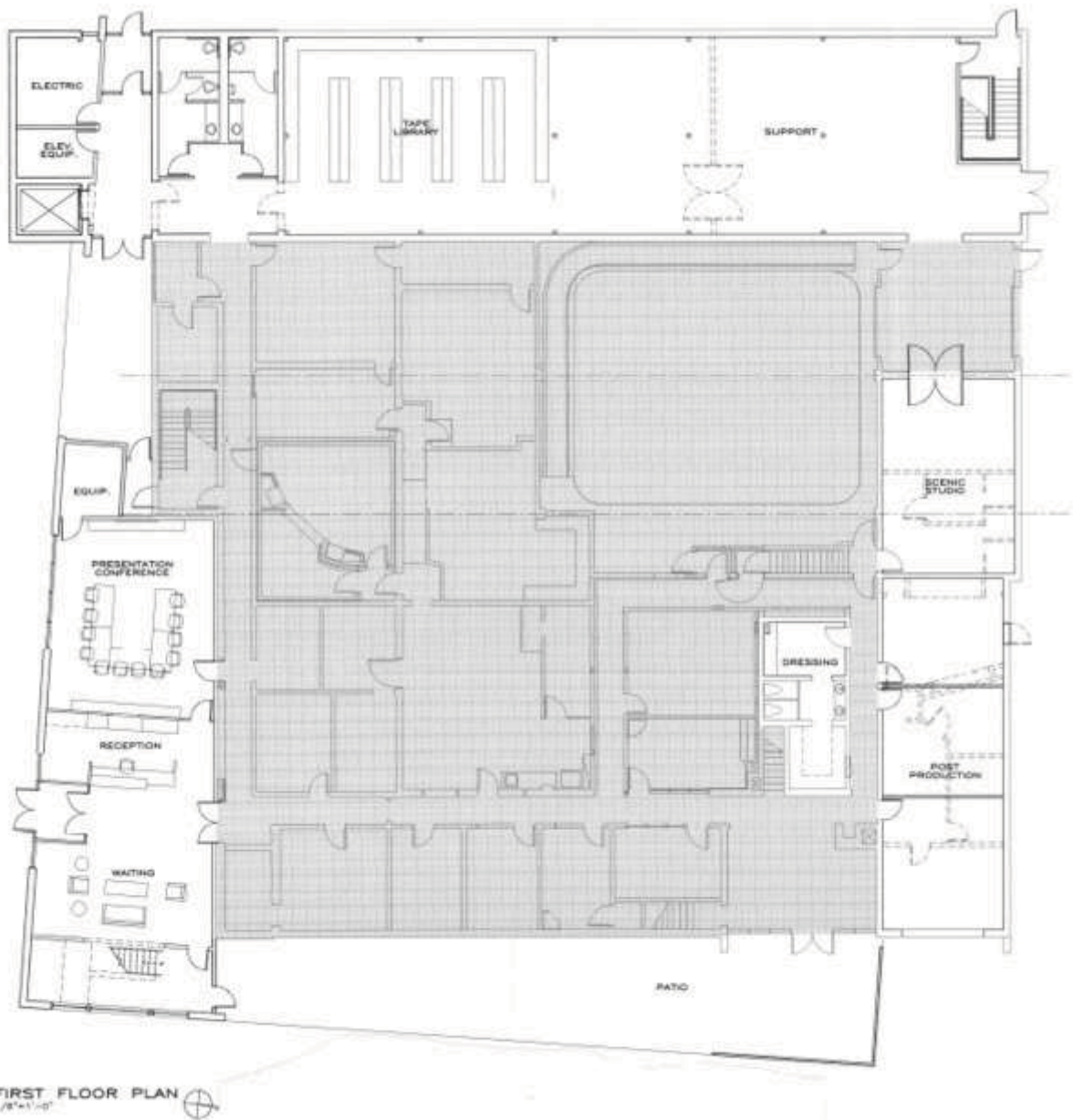
1st Fl Reflected Ceiling Plan



2nd Floor Reflected Ceiling Plan




Floor Plan (1st Fl)





614.728.3302 Medical Systems South 04.28.02 p.m. 10-04-2007 1/1



763 Harmon Avenue
Columbus, Ohio 43223

Land Size:
Total of 3.10 acres
Building sits on 1.62 acres
Adjacent vacant parcel is 1.57 acres

Building Size:
23,596 square feet


Age/Condition of the Building:
Built in 1950 by Taft Broadcasting for
Channel 6 TV
Renovated in 1980 and 1993, clean, well-
maintained, entire building is air-conditioned

Power:
Abundant, 3,000 AMP plus 3 phase, 4 wire


Parking:
Abundant space for over 75 cars
plus vacant parcel

Zoning:
Building is C-4 (General Commercial)
Vacant parcel is M-2 (Limited Industrial
and Office)

Current Use:
Office/Studio, Video/Film production and post
production facility



Ground Floor Plans



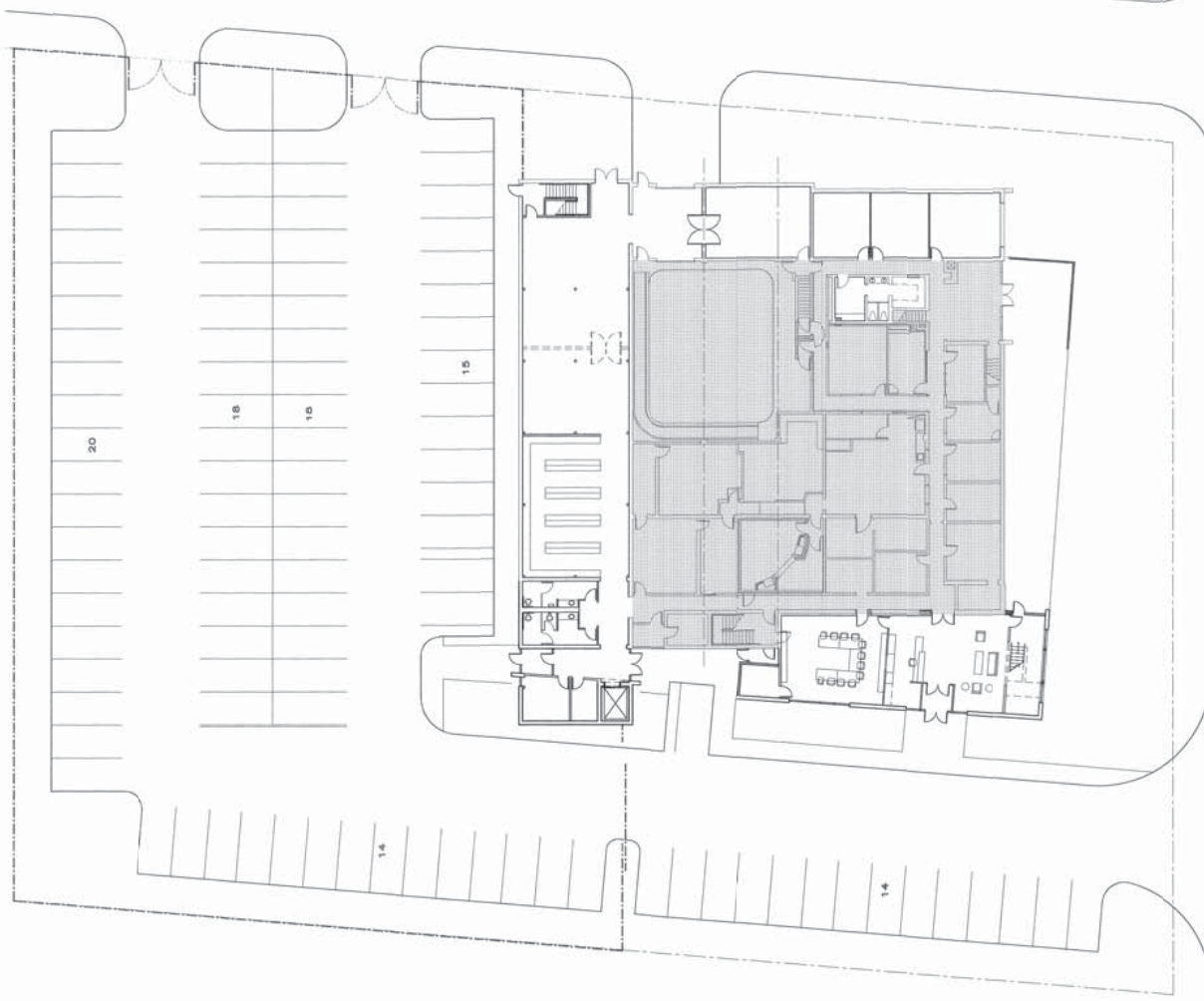
Second Floor Plans



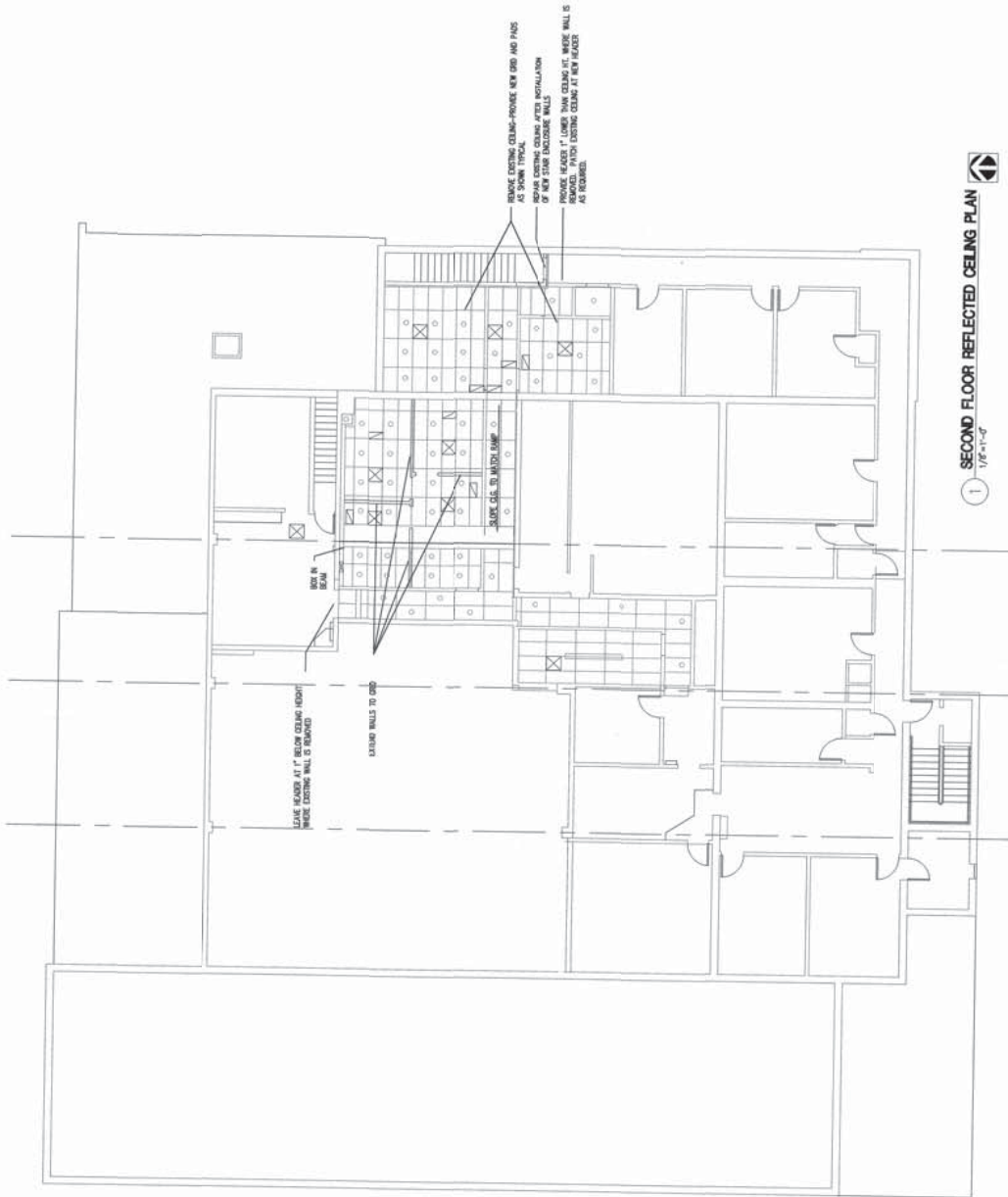
SECOND FLOOR PLAN
1/8"=1'-0"

FIRST FLOOR PLAN
1/8"=1'-0"





SITE PLAN
1/16"=1'-0"



1 SECOND FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"

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PROJECT	NO. 0001	PROJECT NAME	DATE
DATE	8-24-08	DATE	8-24-08
BY	1/24/08	BY	1/24/08
CHKD	1/24/08	CHKD	1/24/08

GENERAL NOTES:

1. PROTECT EXISTING FINISHES TO REMAIN INCLUDING EXISTING CEILING. WHEN REMOVING EXISTING CEILING AND MATERIALS, REINSTALL EXISTING MATERIALS AND FINISHES. WHERE EXISTING MATERIALS ARE DAMAGED OR DESTROYED, REPAIR OR REPLACE WITH EQUIVALENT MATERIALS TO PREVENT DAMAGE OR DIRT STAIN.
2. ALL CEILING FANS, DIFFUSERS, DEVICES AND FIXTURES INCLUDING TRIM RINGS ARE TO BE BLACK IN COORDINATION WITH MATERIALS AND FINISHES.
3. NEW CEILING SHALL BE INSTALLED IN ROOMS, LOBBIES, AND CONFERENCE ROOMS.
4. METALLIC LIGHTING BLANKETS (VLT) OVER CEILING IN AND ROOM AND CONFERENCE ROOM.

KEY:

- 2'-0" x 4'-0" SUSPENDED CEILING GRID
- 2'-0" x 2'-0" SUSPENDED CEILING GRID
- OPTICAL BOARD CEILING
- 2'-0" x 4'-0" RECESSED LIGHTING FIXTURES
- 2'-0" x 4'-0" SURFACE MOUNTED LIGHTING FIXTURES
- SUPPLY AIR GRILLE
- RECESSED CAN LIGHTING FIXTURES
- 4'-0" RECESSED LIGHTING FIXTURES
- EXIT LIGHT
- CODE LIGHTING FIXTURE
- SPEAKER
- 1/2" x 1/2" x 1/2" PARABOLIC EGGCRATE DIFFUSER W/ BLAST FINISH

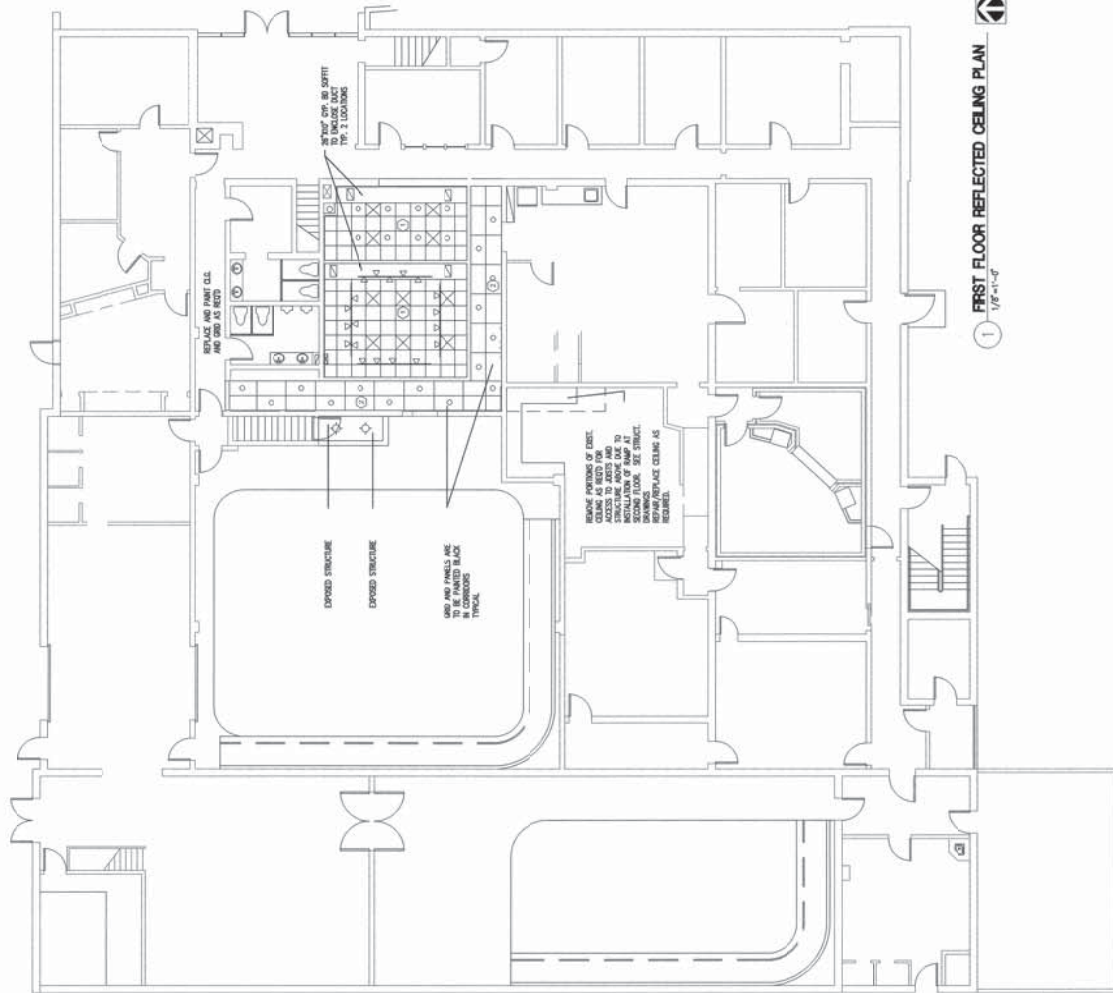
RECORD DRAWING
NO. 0001
DATE 8-24-08

FEINKNOFF
MACIOCE
SCHAFFA
Architects, Inc.

2700 Market Boulevard, Columbus, Ohio 43215
(614) 231-8700 Fax (614) 231-0060

SOS PRODUCTIONS INC
753 HARMONY AVENUE
COLUMBUS, OHIO 43223

REFLECTED CEILING PLAN
SECOND FLOOR
A-4



DESIGNER: FLEMMING MADGE SCHAPPA, ARCHITECTS, INC. 1988

GENERAL NOTES:

- KEY:

- RECORD DRAWING

7-4 Maroonet Boulevard, Cebu Libre, Cebu 60215
(634) 221-8192 fax (634) 221-5601

Account Title	Amount
Accounts Payable	
Accounts Payable—Trade	
Accounts Payable—Other	
Accounts Payable—Notes	
Accounts Payable—Interest	
Accounts Payable—Dividends	
Accounts Payable—Selling Expenses	
Accounts Payable—Administrative Expenses	
Accounts Payable—Miscellaneous	
Accounts Payable—Unpaid Dividends	
Accounts Payable—Unpaid Interest	
Accounts Payable—Unpaid Taxes	
Accounts Payable—Unpaid Insurance	
Accounts Payable—Unpaid Rent	
Accounts Payable—Unpaid Utilities	
Accounts Payable—Unpaid Wages	
Accounts Payable—Unpaid Salaries	
Accounts Payable—Unpaid Commissions	
Accounts Payable—Unpaid Royalties	
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Accounts Payable—Un	

A-1
REFLECTED CEILING PLAN
FIRST FLOOR

Columbus Region Overview

Columbus Ohio Region is a growing metropolitan area of 1.8 million people. Columbus is the 15th largest city in the United States, the state capital and the largest city in Ohio. This eight county region spans 4,000 square miles, however the greatest concentration is in Franklin County where 1.1 million people reside.

The entire region has an annual growth rate of 1.3% and has the second fastest MSA (Metropolitan Statistical Area) of growth in the Midwest.

There are many Fortune 1000 companies headquartered in the region. American Electric Power, The Limited, Wendy's, Nationwide, Chase Bank, Cardinal Health, Scotts, Net Jets, Worthington Industries, and Batelle, are just to name a few.

In addition, Greater Columbus is home to over 30 plus nationally and internationally recognized colleges and universities including The Ohio State University, the largest college in the country.

Columbus has a diverse well balance stable economy. In 2009, Business Week named the city as the best place in the country to raise a family. Forbes Magazine in 2008 ranked the city as one of the up and coming tech cities in the nation. Market Watch named Columbus as the 7th best place to do business in the United States. Residents take pride in their communities, and have a small town charm with the amenities of a large cosmopolitan city. Although Columbus sports is probably best known for The Ohio State Buckeyes, the area is home to two major league sports teams: Columbus Blue Jackets (hockey) and the Columbus Crew (soccer). They both have their own arena and stadium, respectively. It is also home to AAA's baseball league, the Columbus Clippers, who play in the new Huntington Ballpark in the Arena District.

Some other region quick facts:

- Port Columbus International Airport provides service to 33 destinations daily.
- 147,000 college and graduate students are currently enrolled in the region.
- Enhanced freight rail connections to east coast ports through the Rickenbacker terminal, provide shipments from all over the world.
- Home to one of PGA's top golf event, The Memorial Tournament.
- Approximately 30 individual (Arts & Music) organizations like Columbus Symphony, Columbus Museum of Art, Wexner Center, Ballet Met, Opera Columbus and numerous music venues.

The Columbus Region will continue to grow because of its innovation, well-balanced economy and its centralized location. Forty seven percent of the United States population and fifty three percent of the manufacturing capacity of the entire nation are within a 24 hour drive from Columbus.

Source: Columbus Chamber of Commerce and Columbus 2020

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