

\$12.00/SF NNN



For Lease

781 E. Main Street

Columbus OH 43205

Office Space

- Excellent updated space with 8 private office rooms, conference rooms, private bathrooms, and reception area.
- Street side entrance and signage off high traffic Main Street.
- Total of 2,200 +/- SF available , large parking lot to the East
- Totally updated modern space with exposed brick
- NNN estimated at \$1.50/SF
- Ready to move in for immediate occupancy



[Click here for Video](#)

BEST CORPORATE REAL ESTATE
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We have no reason to doubt its accuracy, but we do not guarantee it.

Customer Full**Office-Office**

List Number: 221004891 **Status:** Active **List Price:** \$12
Original List Price: \$12 **Showing Start Date:** VT:
Parcel #: 010-007469 **Tax District:** 010 **Previous Use:** Office
Use Code: **For Lease:** Yes **Zoning:** Office
For Sale: No **Occupancy Rate:** 100 **Exchange:** No
Gross Income: **Assoc/Condo Fee:**
Total Op Expenses:
NOI:
Tax Abatement: No **Abatement End Date:** **Tax Incentive:**
Taxes (Yrly): 8,366 Tax Year: 2019 **Possession:** immediate
Assessment: **Addl Acceptance Cond:** None Known

General Information

Address: 781 E Main Street **Unit/Suite #:** **Zip Code:** 43205
Between Street: S. 17th Street & S. Monroe **City:** Columbus **Corp Limit:** Columbus
Complex: **County:** Franklin **Township:** None
Dist To Intersxn: **Mult Parcels/Sch Dis:** **Near Interchange:**

Building Information

Total Available Sqft: 2,200 **Minimum Sqft Avail:** 2,200 **Max Cont Sqft Avail:** 2,200
Building Sqft: 9,191 **Acreage:** 0.28 **Lot Size:**
of Floors Above Gr: 1 **# of Elevators:** 0 **Parking Ratio:**
of Docks: 0 **# Drive-In Doors:** 0 **Total Parking:**
Year Built: 1940 **Year Remodeled:** 1971 **Basement:**
Common Area Factor: **Ceiling Height Ft:**

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

Financials
Lease Rate \$/Sq Ft: 12 **Term Desired:**
Expenses Paid by L: Will LL Remodel:
T Reimburses L: Curr Yr Est \$/SF TRL: 1.5 **Finish Allow/SQFT \$:**
T Contracts Directly: **Pass Exp Over BaseYr:**
Curr Yr Est \$/SF TRL: 1.5 **Exp Stop \$:**
Curr Yr Est \$/SF LL:

Features
Heat Fuel:
Heat Type:
Electric:
Services Available:
Building Type:
Construction:
Miscellaneous:
Alternate Uses:
New Financing:
MLS Primary PhotoSrc: Realtor Provided

Property Description
Excellent updated office space with multiple private office rooms, conference rooms, private bathrooms, and reception area. Street side entrance and signage off high traffic Main Street. Large parking lot to the east. Totally updated, modern space. Ready to move in for immediate occupancy.

Sold Info
Sold Date: **DOM:** 5 **SP:**
Sold Non-MLS: No
SlrCns: **SlrAst:**

Sold Non-MLS: No
February 23, 2021 **Prepared by:** Randy J Best

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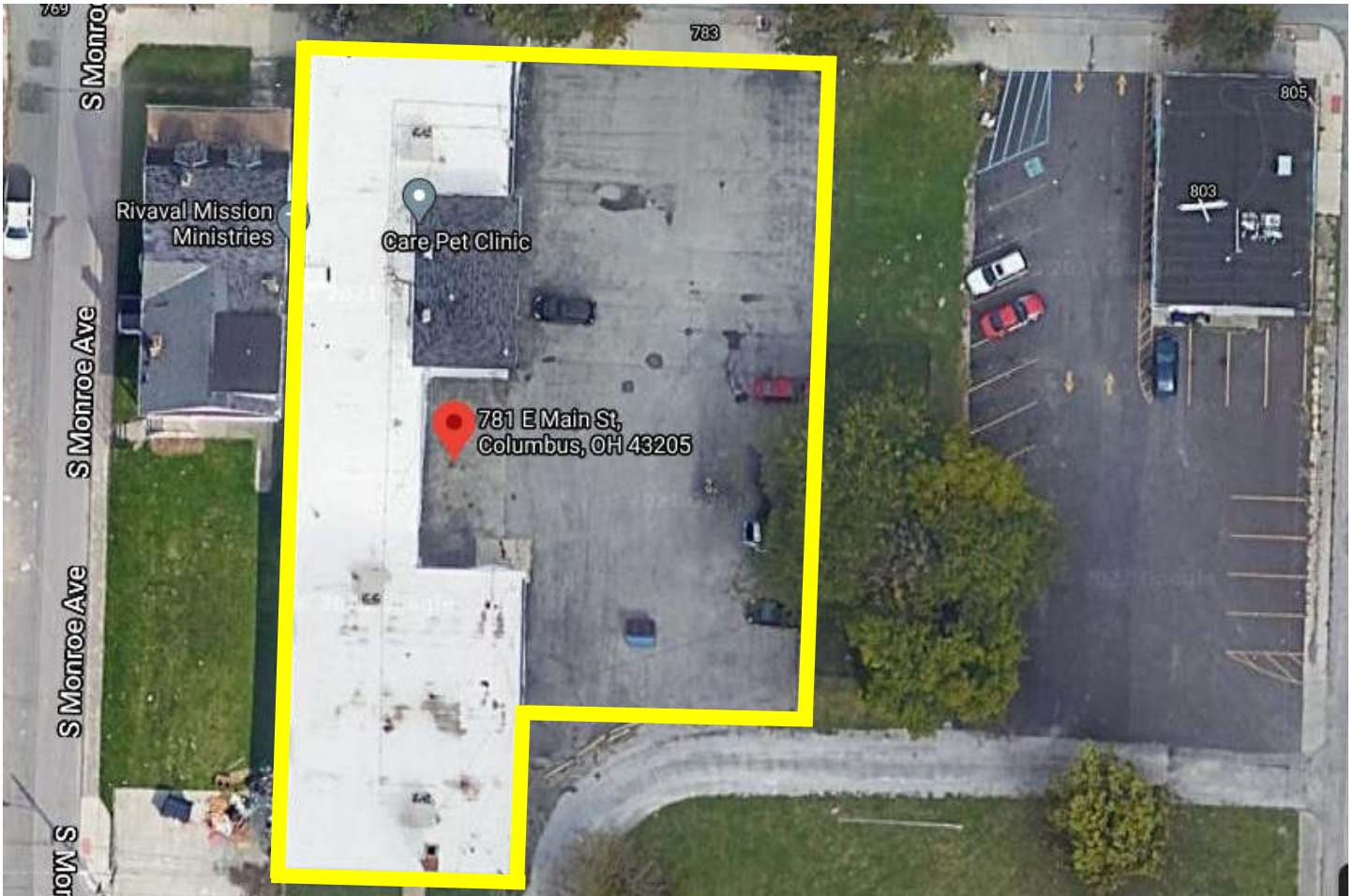
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Aerial



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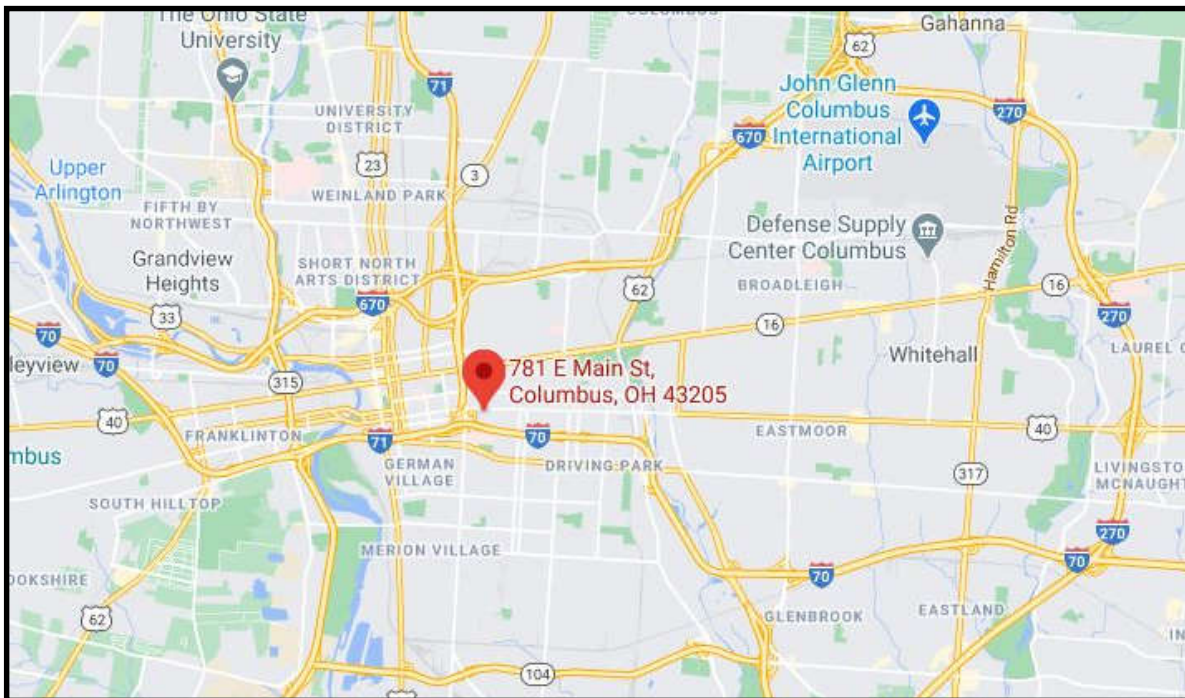
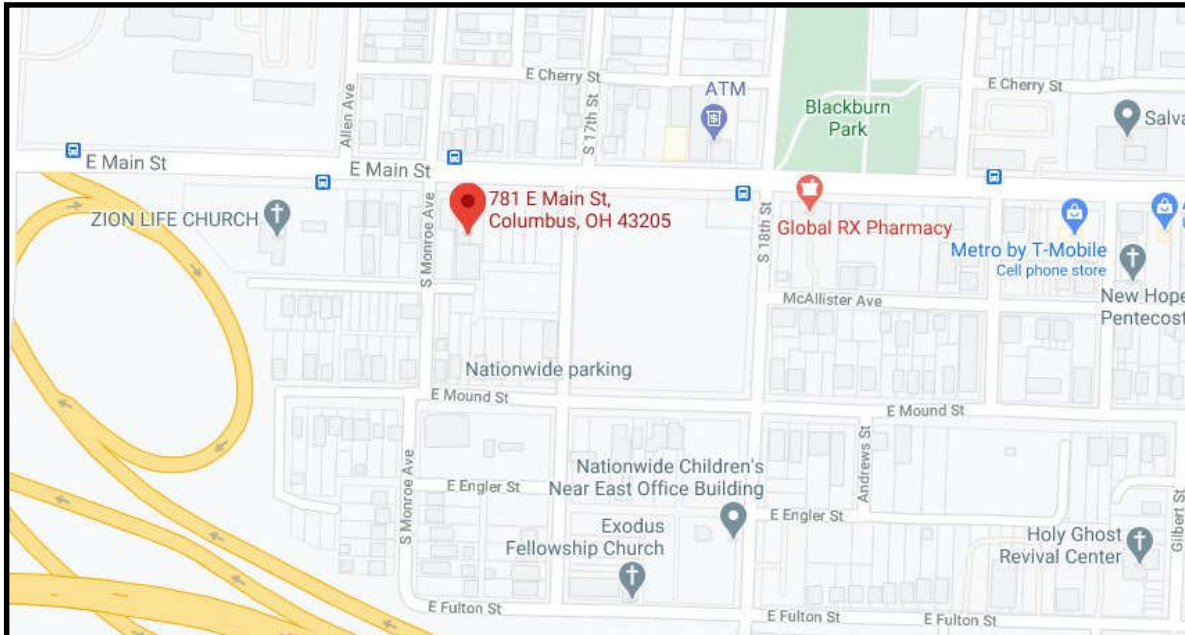
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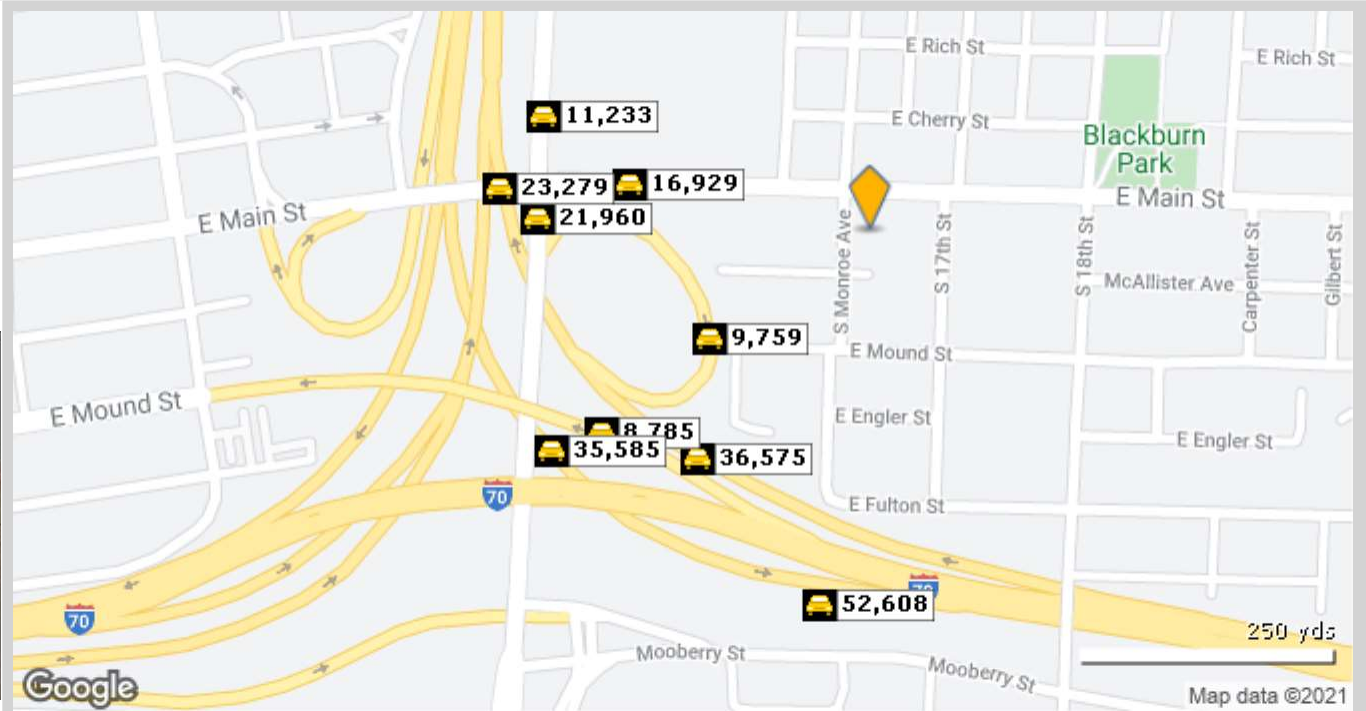
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Traffic Count Report

781-785 E Main St, Columbus, OH 43205

Building Type: **General Retail**
 Secondary: **Storefront Retail/Office**
 GLA: **7,163 SF**
 Year Built: **1940**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	E Mound St	S Monroe Ave	0.07 E	2014	9,759	AADT	.11
2	E Main St	Parsons Ave	0.05 W	2018	16,929	MPSI	.14
3	I- 70	Parsons Ave	0.10 W	2014	36,575	AADT	.16
4	Parsons Ave	E Main St	0.02 N	2018	21,960	MPSI	.19
5	I- 70	Parsons Ave	0.06 SW	2020	8,785	MPSI	.19
6	Parsons Ave	E Main St	0.04 S	2020	11,233	MPSI	.20
7	E Main St	I- 71	0.01 W	2018	23,279	MPSI	.21
8	I- 70	18th St	0.14 E	2020	27,896	MPSI	.21
9	I- 70	18th St	0.14 E	2018	52,608	MPSI	.21
10	Parsons Ave	I- 70	0.03 SW	2020	35,585	MPSI	.22



Demographic Summary Report

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Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	24,829	146,202	369,149
2020 Estimate	23,195	137,473	349,511
2010 Census	18,217	113,547	298,935
Growth 2020 - 2025	7.04%	6.35%	5.62%
Growth 2010 - 2020	27.33%	21.07%	16.92%
2020 Population by Hispanic Origin	719	5,592	16,784
2020 Population	23,195	137,473	349,511
White	8,627 37.19%	69,700 50.70%	191,229 54.71%
Black	13,066 56.33%	58,045 42.22%	131,703 37.68%
Am. Indian & Alaskan	103 0.44%	508 0.37%	1,319 0.38%
Asian	420 1.81%	4,072 2.96%	12,875 3.68%
Hawaiian & Pacific Island	2 0.01%	114 0.08%	198 0.06%
Other	978 4.22%	5,035 3.66%	12,186 3.49%
U.S. Armed Forces	9	40	105
Households			
2025 Projection	11,742	64,908	151,392
2020 Estimate	10,954	61,032	143,121
2010 Census	8,518	50,423	123,001
Growth 2020 - 2025	7.19%	6.35%	5.78%
Growth 2010 - 2020	28.60%	21.04%	16.36%
Owner Occupied	3,152 28.77%	21,905 35.89%	57,376 40.09%
Renter Occupied	7,803 71.23%	39,127 64.11%	85,746 59.91%
2020 Households by HH Income	10,955	61,031	143,122
Income: <\$25,000	3,376 30.82%	18,087 29.64%	44,116 30.82%
Income: \$25,000 - \$50,000	2,674 24.41%	13,789 22.59%	36,496 25.50%
Income: \$50,000 - \$75,000	1,857 16.95%	9,831 16.11%	24,742 17.29%
Income: \$75,000 - \$100,000	939 8.57%	5,834 9.56%	13,060 9.13%
Income: \$100,000 - \$125,000	666 6.08%	4,328 7.09%	8,433 5.89%
Income: \$125,000 - \$150,000	546 4.98%	2,912 4.77%	5,693 3.98%
Income: \$150,000 - \$200,000	351 3.20%	2,500 4.10%	4,668 3.26%
Income: \$200,000+	546 4.98%	3,750 6.14%	5,914 4.13%
2020 Avg Household Income	\$65,486	\$70,973	\$62,628
2020 Med Household Income	\$43,175	\$46,520	\$42,445



COLUMBUS OHIO REGIONAL OVERVIEW



Columbus Ohio Region is a growing metropolitan area of 2.1 million people. Columbus has grown 9.3% since the last census in 2010. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. It spans an eight county region with 4,000 square miles.

The greatest concentration is in Franklin County where 1.2 million people reside. Since 2010, the Region has led the Midwest across the economic categories of population, GDP and job growth. 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 Battelle, are just to name a few. In addition, Amazon has set up multiple distribution centers and Facebook is in the process of building a new brand new 750 million data center.

Columbus has a diverse well-balanced stable economy. 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.

Additional Region quick facts:

- 30 Plus nationally recognized colleges and universities including THE Ohio State University
- 147,000 College and graduate students are currently enrolled in the region.
- Port Columbus International Airport provides service to 33 destinations daily.
- 50 Million Smart City Grant Awarded for Future IT and tech growth!
- 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. According to Insight 2050, Central OH is projected to grown by more than 500,000 people by 2050!

Source: Columbus Chamber of Commerce

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