

For Lease



Lease Rate
\$23.00/SF Modified Gross

Available Area
± 1,630 Square Feet

Available Parking
Street Parking

Parcel Number
010-019431

Current Use
431 - Office Apartments

Current Zoning
Commercial

Office Space For Lease in The Heart of German Village
536 South Third Street, Columbus, Ohio 43215

Rebecca Withrow, CCIM

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4608 Sawmill Road, Columbus, Ohio 43220

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About The Property

Exceptional office opportunity in the heart of Columbus' thriving Brewery District/German Village area. This well-maintained ± 1,630 SF office suite offers a highly functional layout, ideal for law firms, professional services, consulting groups, or other office users seeking a convenient downtown location.

The space features a welcoming reception area, four private offices, a conference room, kitchenette, and ample storage, providing an efficient blend of private work space and collaborative meeting areas. Large windows offer abundant natural light throughout the suite, creating a comfortable and professional work environment.

Located just minutes from Downtown Columbus, Interstate 70, Interstate 71, numerous coffee shops, and amenities, this location provides excellent accessibility for both employees and clients.

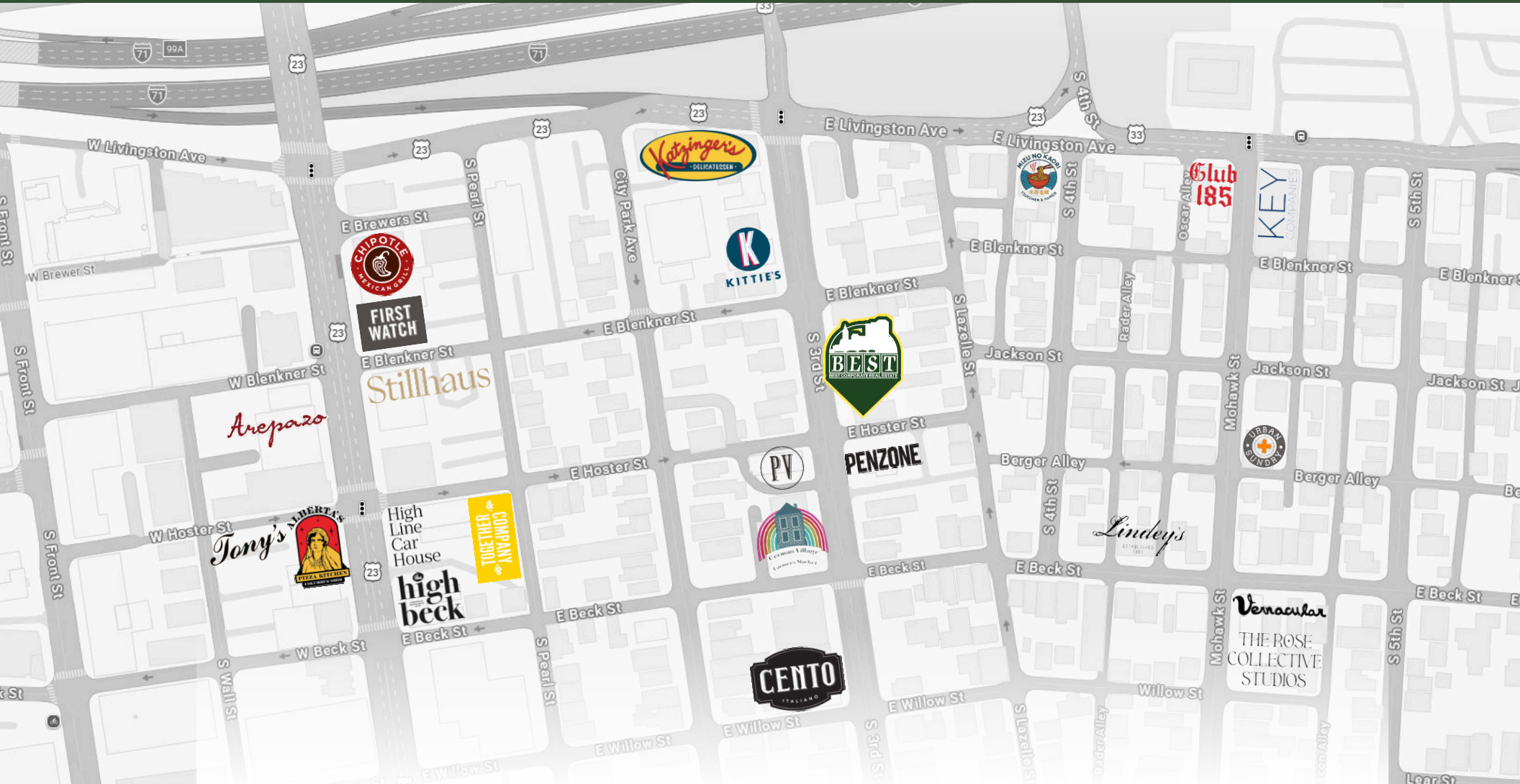






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Nearby Amenities



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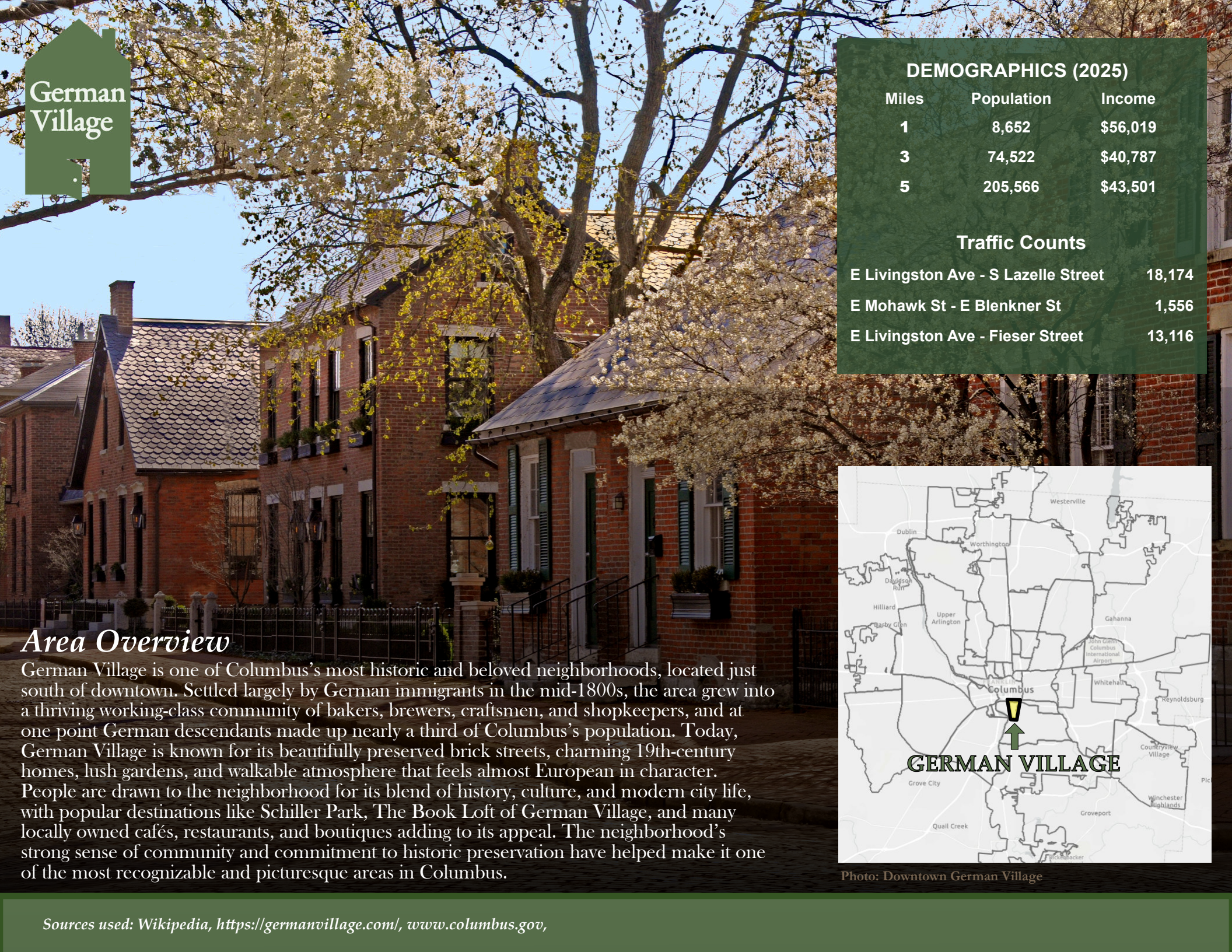


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German Village



DEMOGRAPHICS (2025)

Miles	Population	Income
1	8,652	\$56,019
3	74,522	\$40,787
5	205,566	\$43,501

Traffic Counts

E Livingston Ave - S Lazelle Street	18,174
E Mohawk St - E Blenkner St	1,556
E Livingston Ave - Fieser Street	13,116

Area Overview

German Village is one of Columbus's most historic and beloved neighborhoods, located just south of downtown. Settled largely by German immigrants in the mid-1800s, the area grew into a thriving working-class community of bakers, brewers, craftsmen, and shopkeepers, and at one point German descendants made up nearly a third of Columbus's population. Today, German Village is known for its beautifully preserved brick streets, charming 19th-century homes, lush gardens, and walkable atmosphere that feels almost European in character. People are drawn to the neighborhood for its blend of history, culture, and modern city life, with popular destinations like Schiller Park, The Book Loft of German Village, and many locally owned cafés, restaurants, and boutiques adding to its appeal. The neighborhood's strong sense of community and commitment to historic preservation have helped make it one of the most recognizable and picturesque areas in Columbus.



Photo: Downtown German Village

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