



595 E. BROAD ST., COLUMBUS, OH

FOR SALE: \$595,000
FOR LEASE: \$8.00 P/SQ. FT.

Property Features:

- 11,000 sq. ft. Total
- 800 sq. ft. for Lease
- Totally remodeled 3rd floor with hardwood floors and exposed brick
- Plenty of Parking at No Charge
- Front Security Entrance
- Private bathrooms & kitchenette.
- Utilities paid by Owner



BEST CORPORATE REAL ESTATE
RANDY BEST 614-397-8380
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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.

Buyer Full Report

Office **MLS#:** 2935986
Area: 14 - COLS/FRA CO W 10, E BE
Property Type: OFFICE

Status: Active

LP: \$595,000
Photos: 16
VT:

Parcel #: 010-000121-00
Use Code:

Previous Use: Office
Zoning:

For Sale: Y **For Lease:** Y
Occupancy Rate: 67%

For Exchange: N
Mortg Balance:

Gross Inc: \$0
Total Op Exp: \$0
NOI: \$0

Condo Fee:

Taxes (Yr): \$22,991 / 2008
Assessment:

Tax Incentive:
Possession: Immediate

General Information

Address: 595 E Broad St
Between Street: Interstate 71 & Washington
Complex:
Distance to Interchange: 0.5

Unit/Suite:
City: Columbus
County: Franklin
Multi Parc:

Zip: 43215
Map Bottom/Side: D/1
Municipality/Twp: Columbus
Near Interchange: I-71/I-670/I-70

Building Information

Tot Avail SqFt: 11,000
Tot Bldg SqFt: 11,000
Flrs Abv Gnd: 3
of Docks: 0
Year Built: 1915
Common Area Factor:

Min SqFt Avail: 800
Acreage: 0.217
Elevators: 0
of Drive-In Doors: 0
Year Remodeled: 2007
Ceiling Height:

Max Cntg SF Avail: 800
Lot Size:
Parking Ratio:
Total Parking: 20
Basement: Y

| Suite # | SqFt | Date Avail | Suite # | SqFt | Date Avail |
|---------|------|------------|---------|------|------------|
| 1: | 800 | 07/16/2010 | 3: | | |
| 2: | | | 4: | | |

Financials

Lease Rate \$/SqFt: \$8.00 **Terms Desired:** 1-3 Years
Exp Paid By: L T Reimburse L T Contracts Directly
ALL X

Will Landlord Remodel:
Finish Allowance/SqFt:
Pass-Thru of Exp ovr Base Yr:
Exp Stop:

RE Taxes:
Bldg Insurance:
Utilities:
Maint/Repairs:
Janitorial:
CAM:
Cu Yr Est \$/SF

0 per above checked items

Features**Remarks**

Premier Downtown Columbus Ohio Broad Street address. Utilities paid by landlord. Front door security locking system, free parking and easy access. 3rd floor fully furnished and remodeled. Exposed brick walls and hardwood floor.

Sold Information**Sold Date:****SP:**

Tuesday, August 24, 2010 10:41 AM

*Information deemed reliable but not guaranteed***Prepared by:** Randy Best*Copyright: 2001-2010 by Columbus and Central Ohio Regional MLS**All photographs are copyrighted and only those displaying the CBR-MLS logo may be re-used without the photographer's proper authorization.*

595 E Broad St

Office For Sale in Columbus



Property ID: 103930

Premier Downtown Columbus Ohio Broad Street address! Utilities paid by Landlord. Front door security locking system, free parking and easy access.

| Location | Listing Summary | | | |
|--|-----------------|-------------|----------|-------|
| 595 E Broad St | Sale Type | Investment | Income | |
| Columbus, OH 43215-3934 | Unit | | Cap Rate | 0.00% |
| Park/Complex | Price | \$595,000 | | |
| Market: CBD | Price/SF | \$54.09 /SF | | |
| Submarket: Grant/Washington | Available SF | 11,000 SF | | |
| Cross Streets: SE of E Broad St and Washington | | | | |

| Property Description | | | | | | |
|----------------------|-----------|------------|----------|--------------------|----------------|-----------|
| Building Size | 11,000 SF | Class | C | Common Area Factor | Parking Spaces | 25 |
| Floors | 3 | Status | Existing | Min Floor Size | Parking Ratio | 2.27/1000 |
| | | Year Built | 1915 | Max Floor | | |





Exterior Front



Main Conference Room



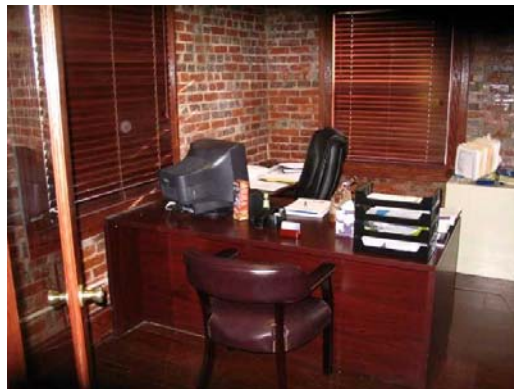
Main Conference Room



Main Conference Room



Interior Space/Layout



Interior Space/Layout



Interior Space/Layout



Interior Space/Layout



Interior Space/Layout



Interior Space/Layout



Exterior Front



Lobby/Reception

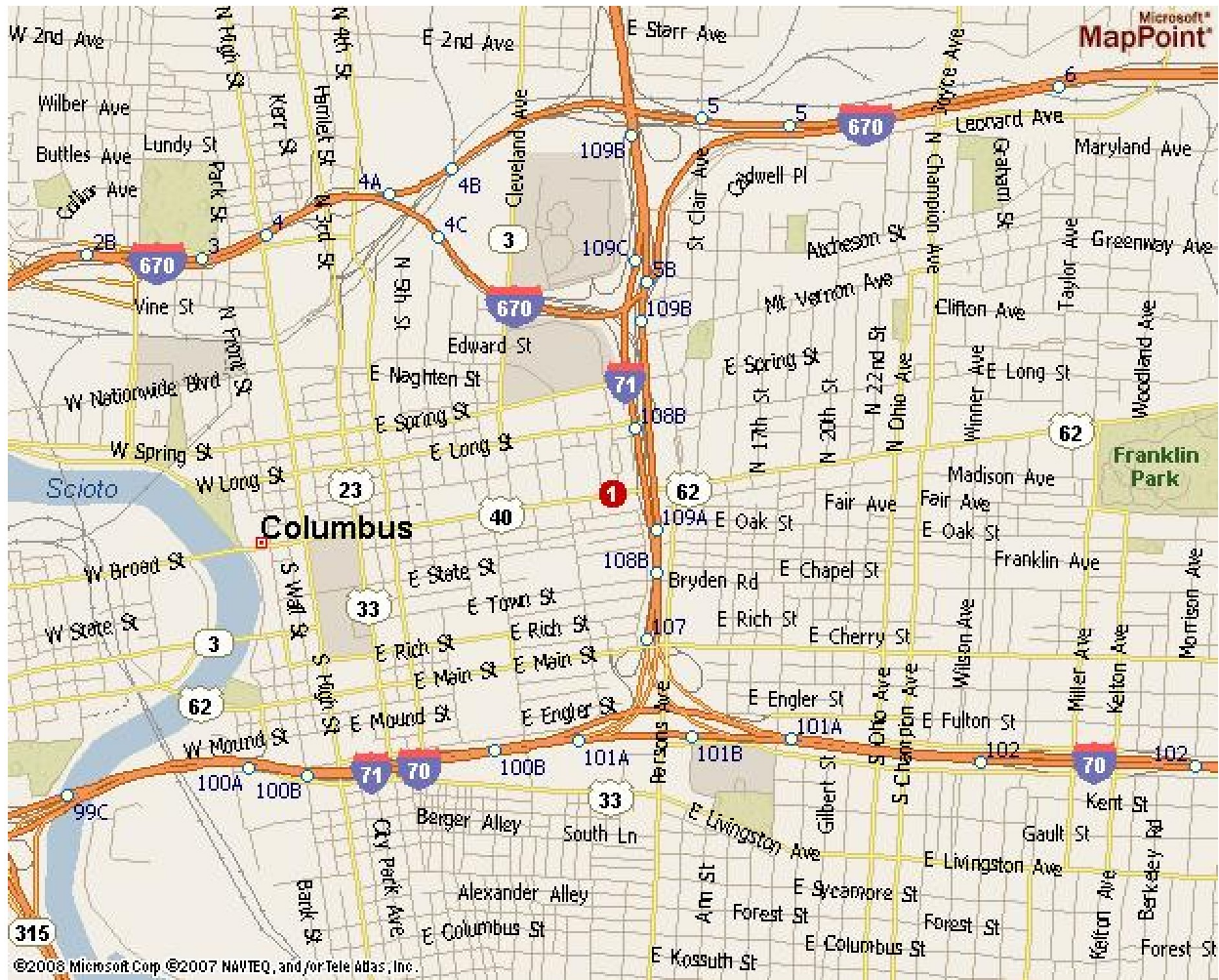


Exterior Front



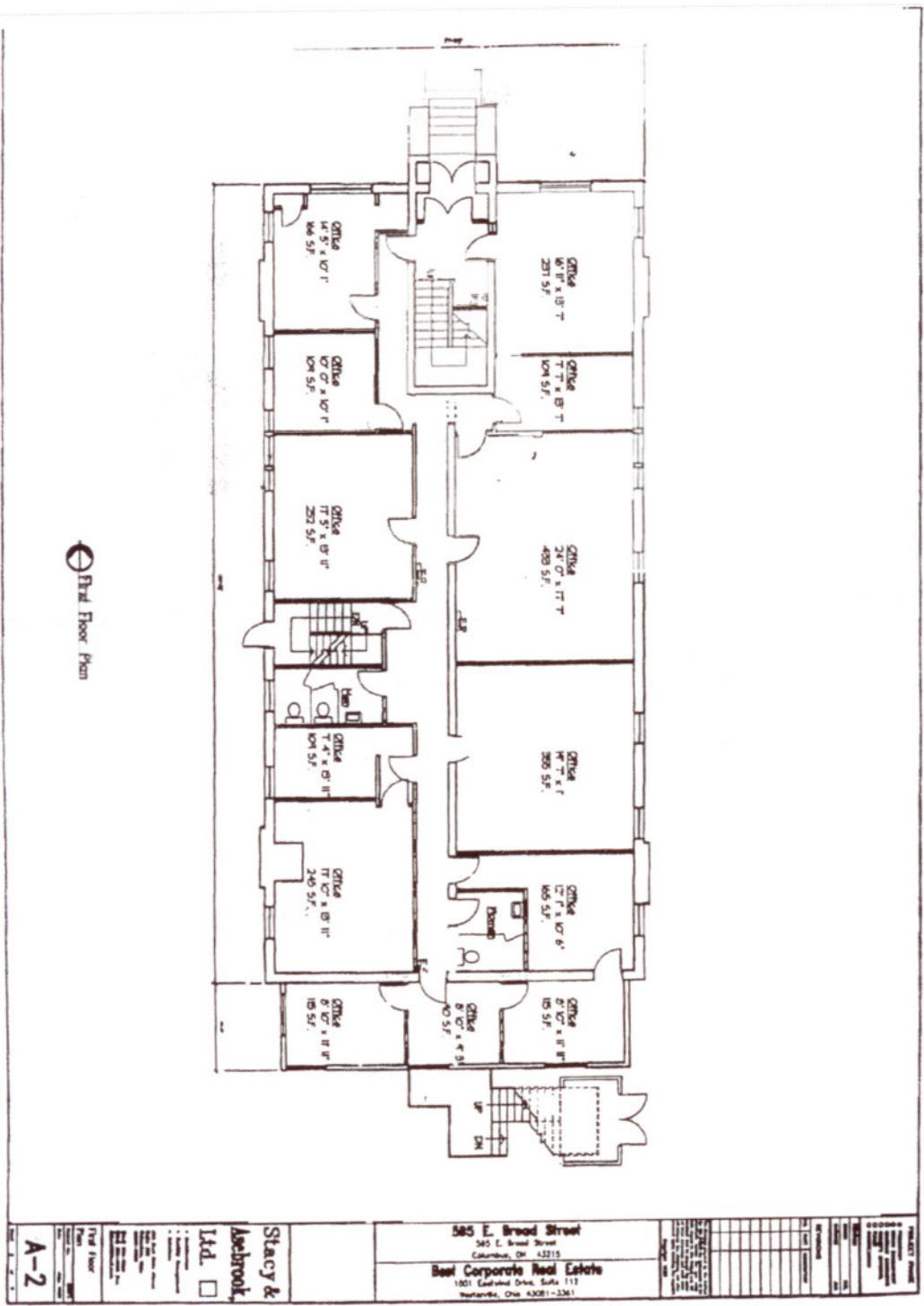
Exterior Front

Property Map



Map Legend

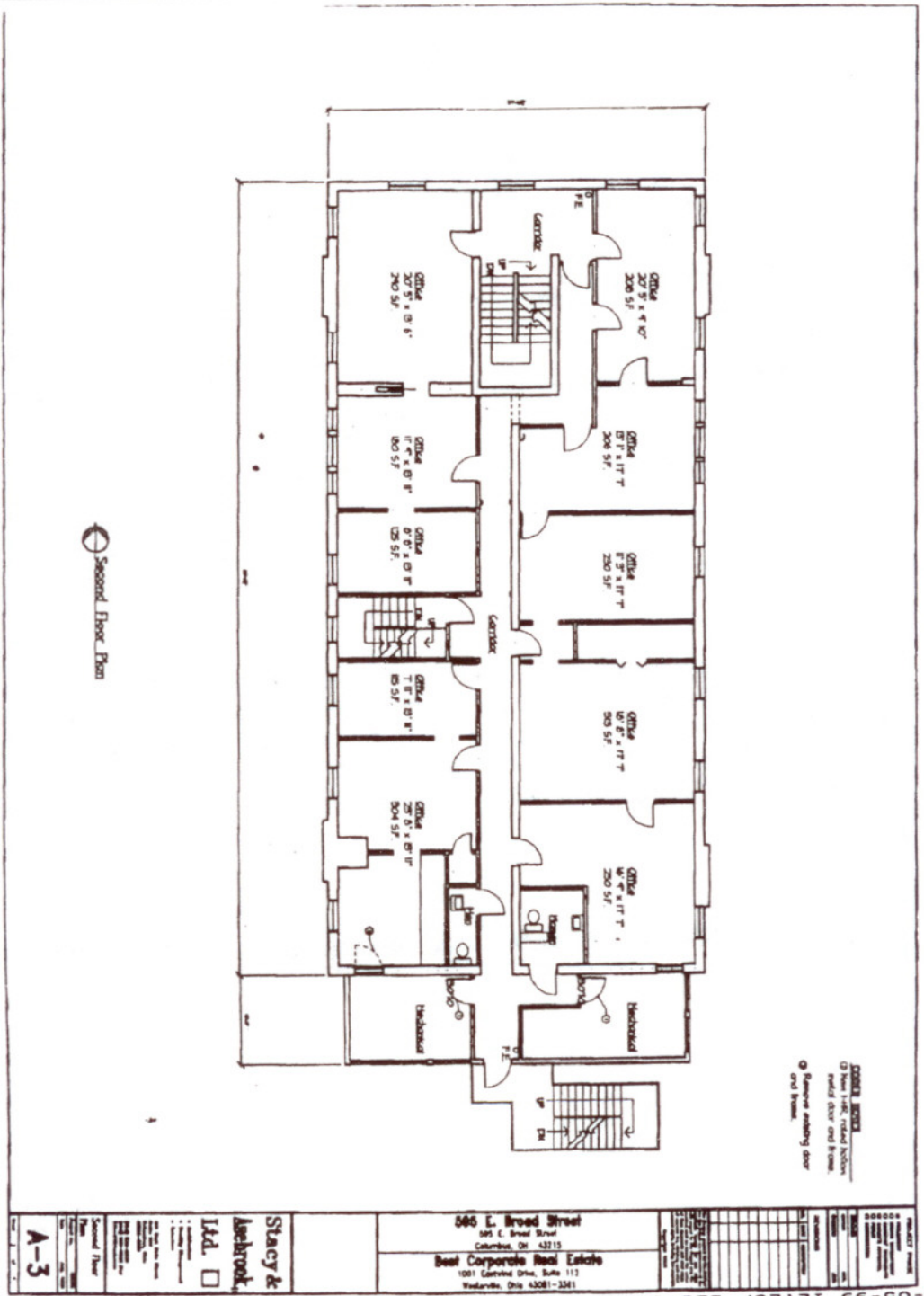
- 1) 595 E Broad St, Columbus, OH 43215-3934
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First Floor Plan

| | | | |
|--|--|----------------------------------|------------------------------------|
| PROJECT NAME 585 E. Broad Street Columbus, OH 43215 Real Corporate Real Estate 1801 Eastland Drive, Suite 112 Columbus, Ohio 43207-1801 | DATE 05-99 | SCALE 1/8" = 1'-0" | PROJECT NO. 614-224-0413 |
| | DESIGNED BY Stacy & Aschbrook Ltd. | CHECKED BY [Signature] | DATE 05-99 |

614-224-0413 P.03 A/E-05-99 12:21P JDS COMPANIES



2.723

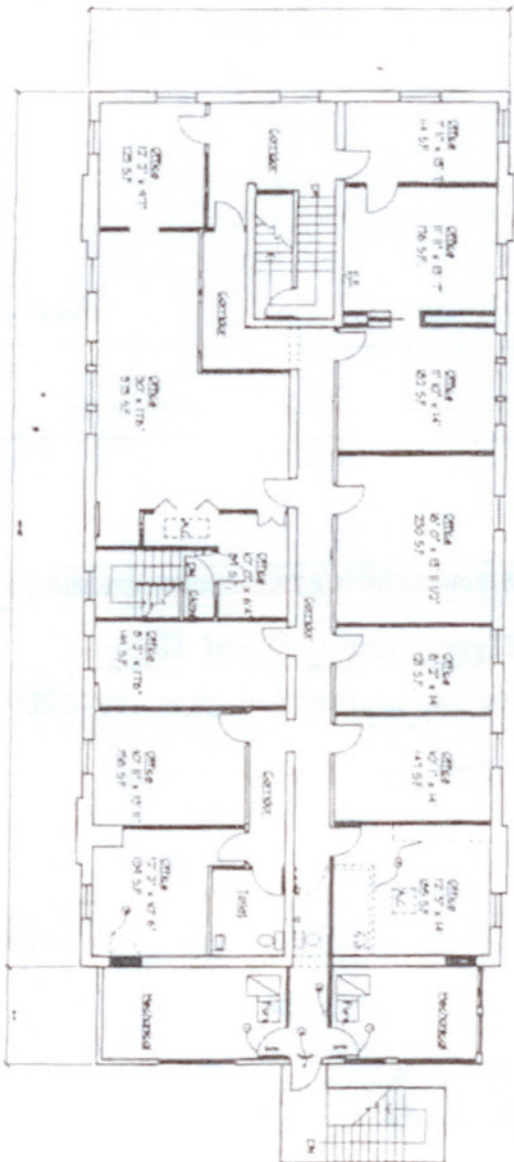
Second Floor Plan

05-99 12:20P JDS COMPANIES

645 E. Broad Street
Columbus, Ohio 43215
Best Corporate Real Estate
1001 Cambridge Drive, Suite 112
Westerville, Ohio 43081-3341

Stacy & Ashbrook, Ltd.

Second Floor
A-3



Third Floor Plan

- GENERAL NOTES**
- 1. See 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th
 - 2. See 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th
 - 3. See 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th
 - 4. See 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th
 - 5. See 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th

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|--|---|--------------------------------------|
| <p>565 E. Broad Street Columbus, OH 43215 Beef Corporate Real Estate 1001 Lawrence Drive, Suite 112 Westerville, OH 43081-1111</p> | <p>Stacy & Associates Ltd. <input type="checkbox"/></p> | <p>Third Floor Type Date</p> |
|--|---|--------------------------------------|