

# PROPERTY OVERVIEW

<b>Address:</b>	325 E. Livingston Avenue Columbus, OH 43215
<b>Location:</b>	Located near the intersection of E. Livingston Avenue and Grant Avenue in German Village.
<b>Available SF:</b>	1,979 SF freestanding brick office building
<b>Comments:</b>	Freestanding brick building(s) for sale in German Village Updated in 2004 with new windows, HVAC, electrical & plumbing Pre-wired for network set-up Great signage on E. Livingston Private parking lot Built in 1920
<b>Building A:</b>	1,152 SF 1 <sup>st</sup> Floor – Large open office space with private restroom and kitchenette 2 <sup>nd</sup> Floor – Half open office space with a private office and restroom
<b>Building B:</b>	827 SF 1 <sup>st</sup> Floor – Large open office space with private restroom and kitchenette 2 <sup>nd</sup> Floor – Loft area perfect for storage
<b>Sale Price:</b>	\$199,900
<b>Lease Rate:</b>	\$10.00 PSF MG

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