



## DOWNTOWN OFFICE / SHOW ROOM FOR LEASE

215 N. 4<sup>th</sup> Street – Columbus, OH 43215

### 6,944 SF OFFICE/SHOW ROOM COMBO

- 40% SHOWROOM – EXPOSED HIGH CEILING, REFURBISHED WOODEN FLOORS
- 60% OFFICE – MOVE-IN READY
- CONFERENCE ROOM
- KITCHEN
- RESTROOMS

### 3,696 SF WAREHOUSE

- 1 DRIVE-IN DOOR
- 1 DOCK DOOR
- ADDITIONAL 6,944 SF SUB-WAREHOUSE BELOW OFFICE / SHOWROOM

### PROPERTY DESCRIPTION

- 10,640 SF OFFICE/SHOWROOM WITH WAREHOUSE; DIVISIBLE
- CENTRALIZED DOWNTOWN LOCATION AT HIGHLY TRAVELED SPRING & 4<sup>TH</sup> STREETS
- EASY ACCESS TO I-670, I-71 & SR 315
- GOOD VISIBILITY & EXCELLENT SIGNAGE OPPORTUNITIES
- ADJACENT TO THE ARENA DISTRICT
- PARKING OPTIONS: NEARBY SURFACE LOTS & METERED PARKING AVAILABLE FOR EMPLOYEES & CUSTOMERS; HOURLY, DAILY OR MONTHLY RATES AVAILABLE

**LEASE RATE \$12.00 PSF MG**

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**NAI** Ohio Equities<sup>REALTORS®</sup>  
Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

# PROPERTY PHOTOGRAPHS

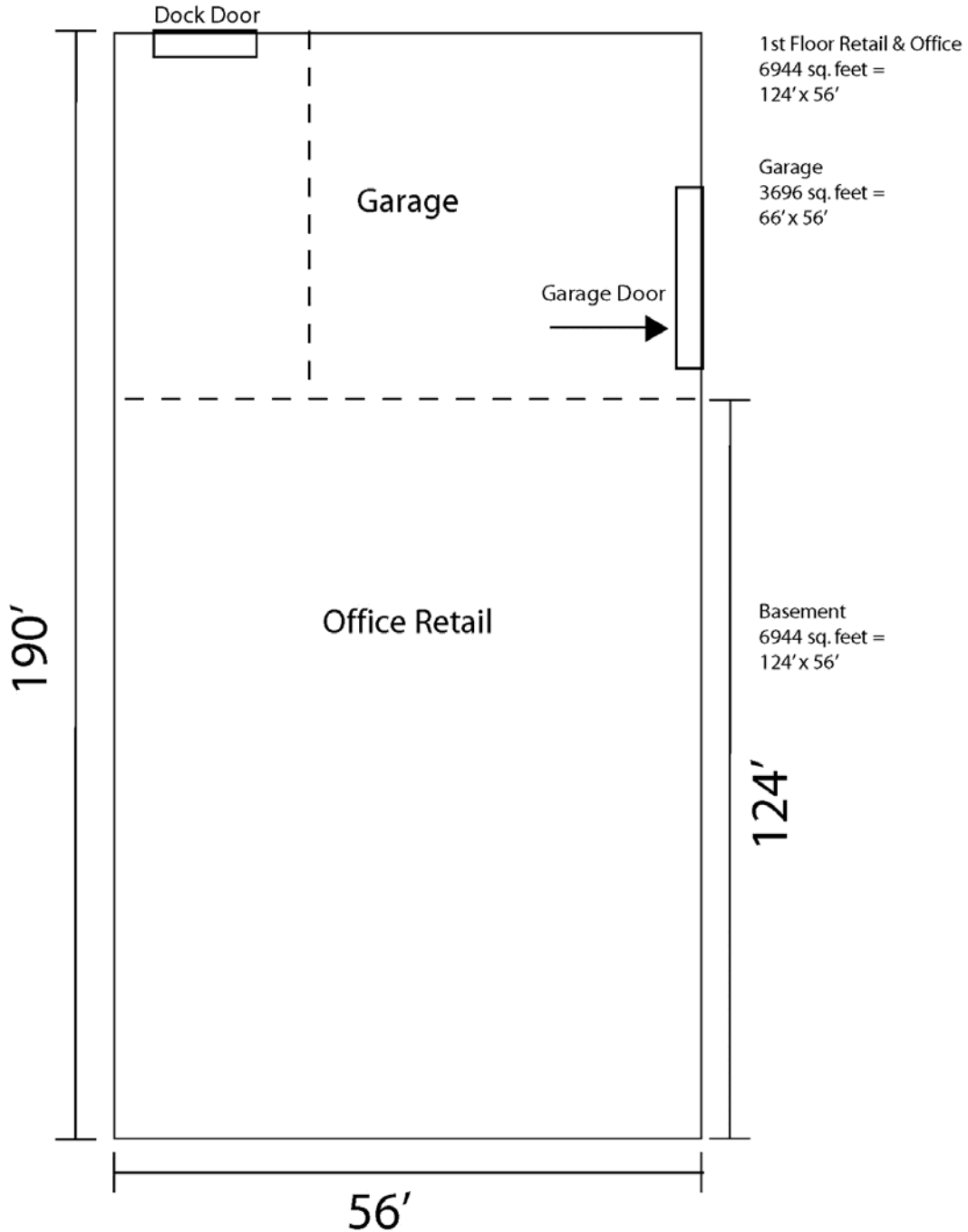
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# FLOORPLAN

215 N. 4<sup>th</sup> Street – Columbus, OH 43215

## Artina - 215 N. Fourth Street



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# PARKING MAP

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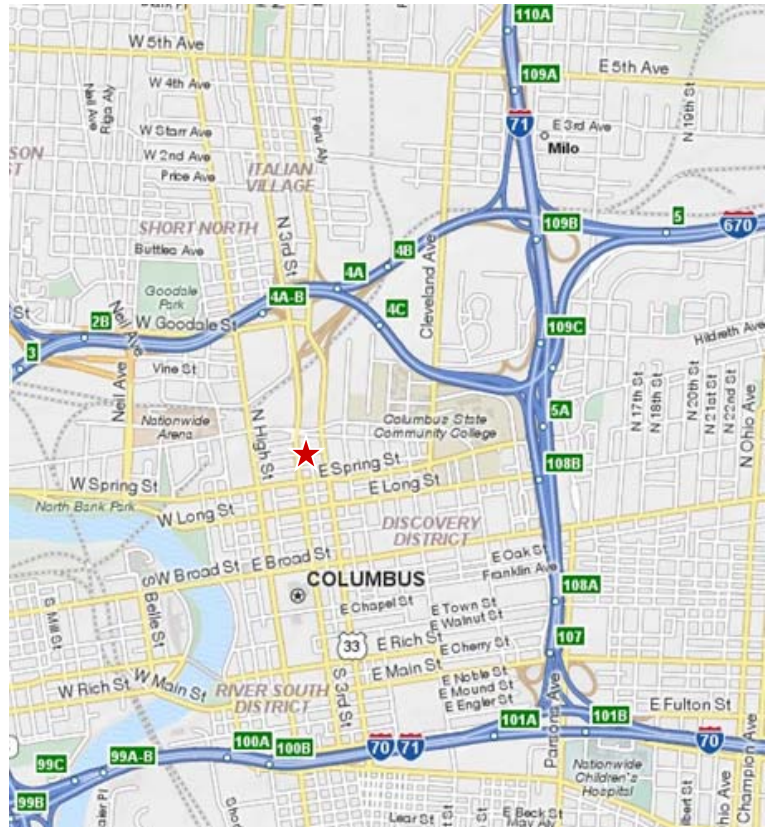
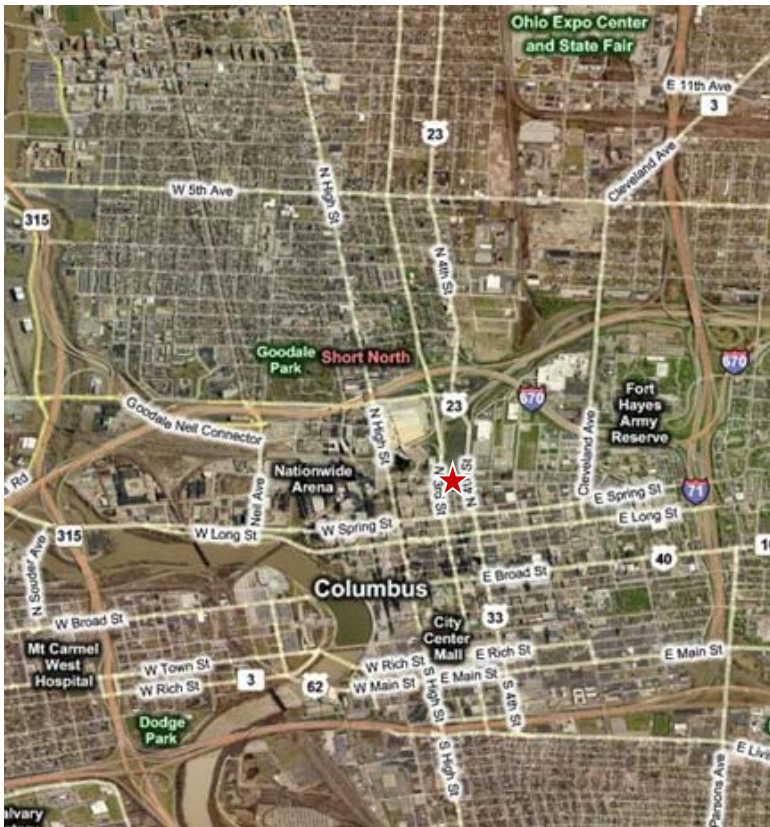
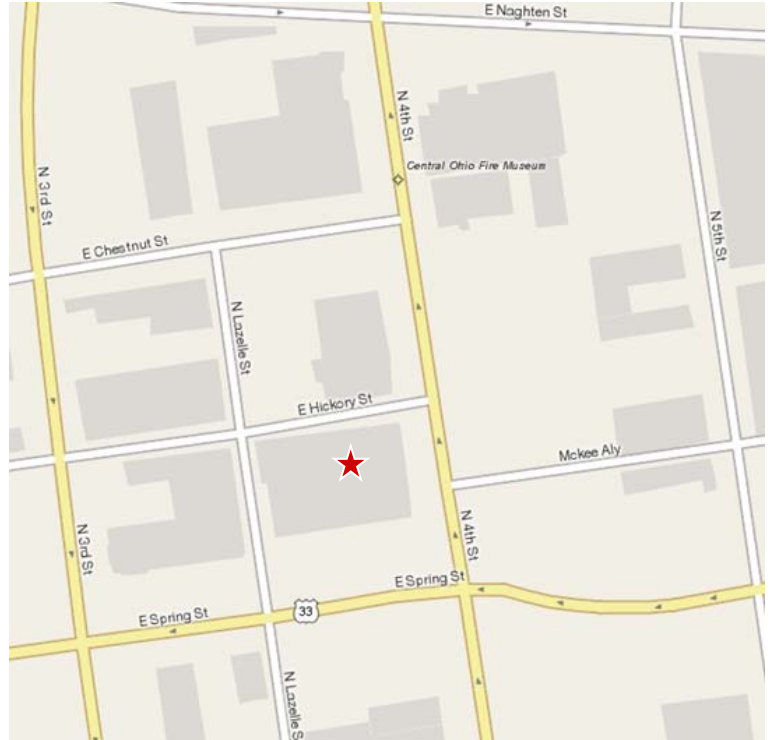


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# AERIAL IMAGERY & LOCATION MAP

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