

300 MARCONI BLVD

Suite 102 · Creative Loft Office

◆ Columbus, OH 43215 · Downtown Columbus

OFFICE SUBLEASE | ELEVATED FINISHES | GLASS CONFERENCE ROOM | KITCHENETTE

THE OPPORTUNITY

Suite 102 at 300 Marconi Blvd is 2,060 SF of office space with elevated finishes and a kitchenette. Exposed brick, timber beams and hardwood floors set the tone, with a glass conference room and two private offices already in place. The asking rate is $14.50 PSF plus $9.45 PSF operating expenses. The current lease term ends September 27, 2027, and the existing furniture can be removed or the tenant is willing to sell equipment.

SUITE	FLOOR	OCCUPANCY	TERM
102	Partial 1st	Sep 2027	Negotiable

AVAILABLE	ASKING RATE	MAX CONTIGUOUS
2,060 SF	$14.50 PSF	2,060 SF
1 suite · Partial 1st floor	+ $9.45 PSF OpEx	Suite 102

SPACE & DEAL

AVAILABILITY

FLOOR	SUITE	SIZE (SF)	RATE PSF	AVAILABLE	TYPE
Partial 1st	102	2,060	$14.50 NNN	Sep 2027	Sublet
TOTAL AVAILABLE		2,060 SF			

LEASE TERMS

LEASE TYPE	Sublease
SERVICES	Triple Net
RENT	$14.50/SF
RENT / MONTH	$2,489
OPERATING EXPENSES	$9.45/SF
TERM	Negotiable

SUITE DETAILS

SUITE	102
FLOOR	Partial 1st
AVAILABLE	2,060 SF
FLOOR CONTIG	2,060 SF
BLDG CONTIG	2,060 SF
CURRENT TERM ENDS	Sep 27, 2027

SUITE FEATURES

- **CHARACTER**
  Exposed brick, timber beams and ductwork, with original hardwood floors.
- **MEETING SPACE**
  Glass-walled conference room with a wall-mounted display.
- **FURNITURE & EQUIPMENT**
  Existing furniture can be removed. Tenant is also willing to sell equipment.



KITCHENETTE

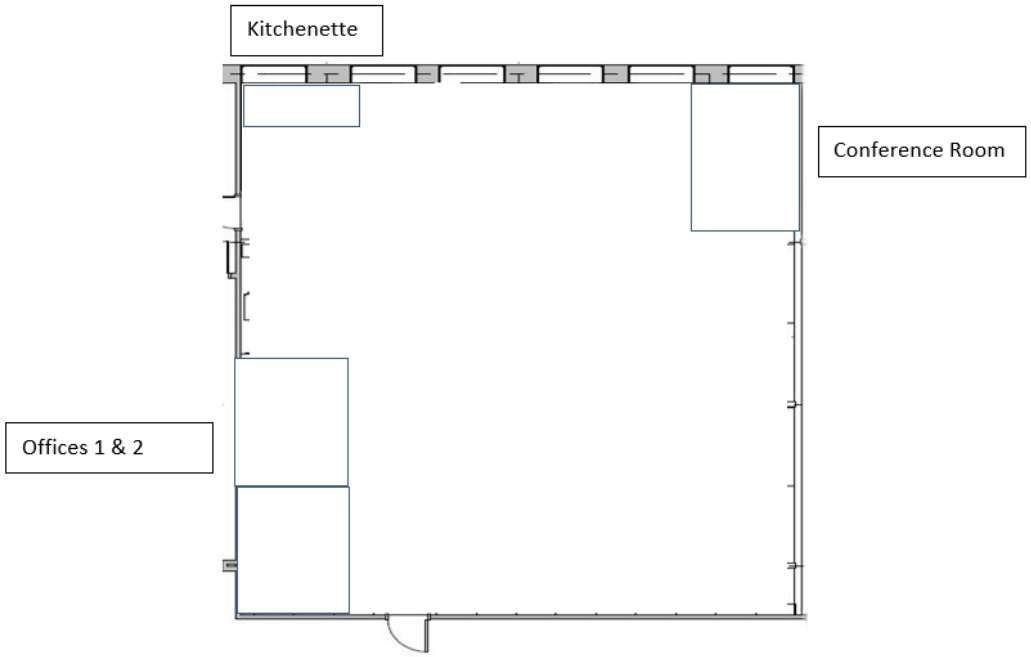


CONFERENCE ROOM

SUITE 102 · PARTIAL 1ST FLOOR

FLOOR PLAN

PARTIAL 1ST · SUITE 102 · 2,060 SF

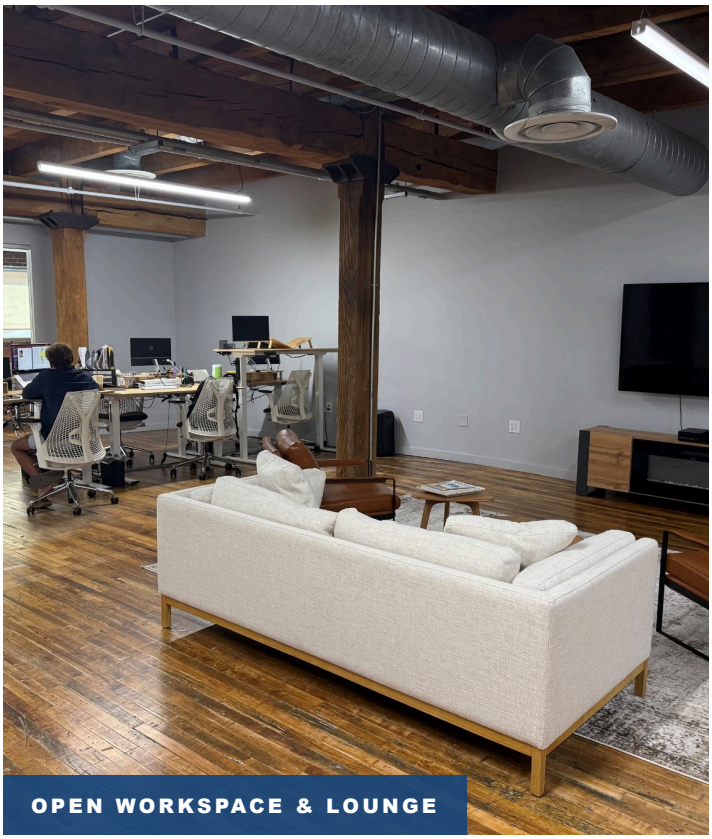


LAYOUT

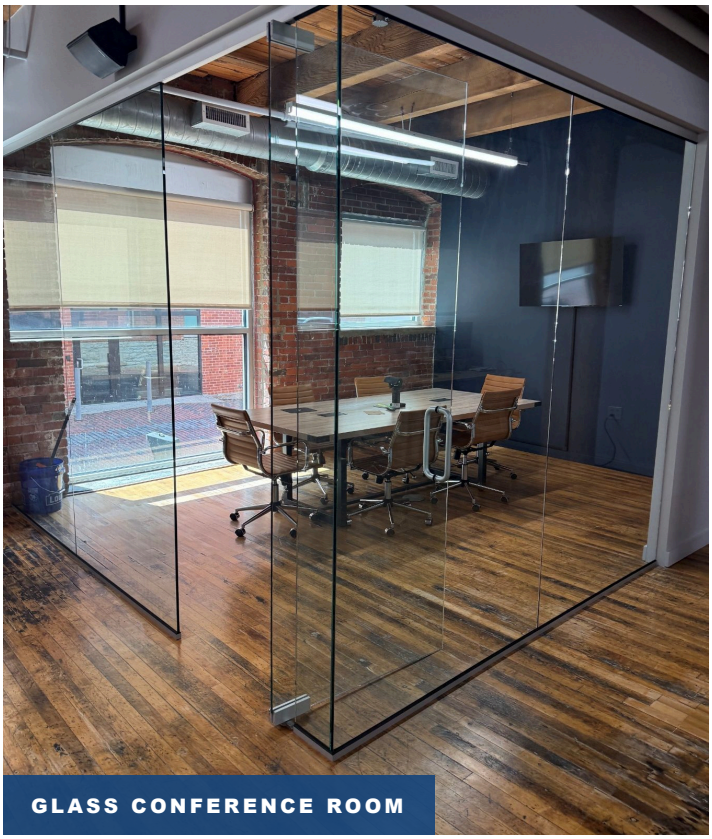
- **CONFERENCE ROOM**
  Glass-walled, along the window line
- **KITCHENETTE**
  Full kitchenette with a café table area
- **OFFICES 1 & 2**
  Two enclosed private offices
- **OPEN FLOOR**
  Desks, lounge and collaboration space

INSIDE SUITE 102

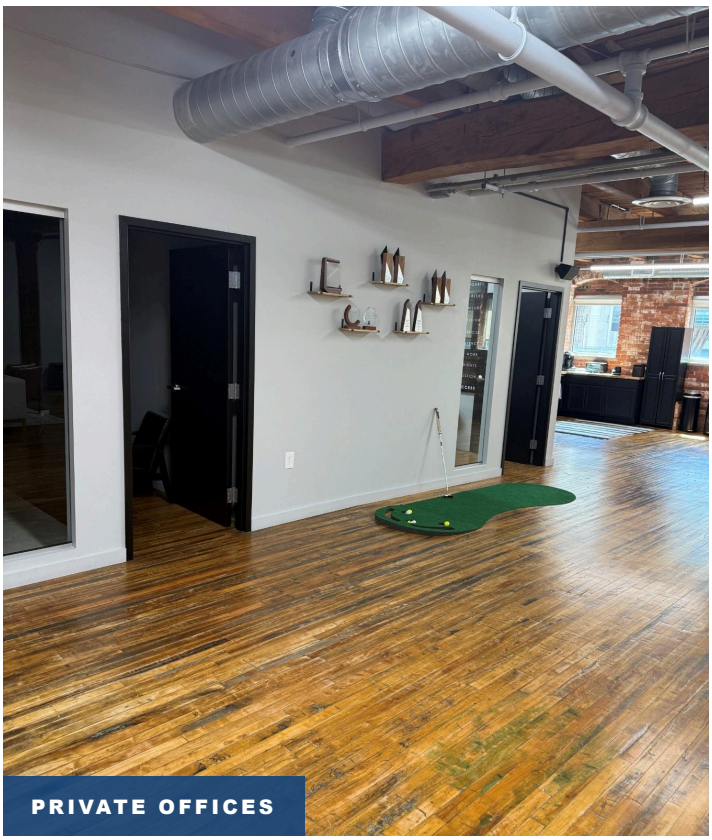
INTERIOR PHOTOS



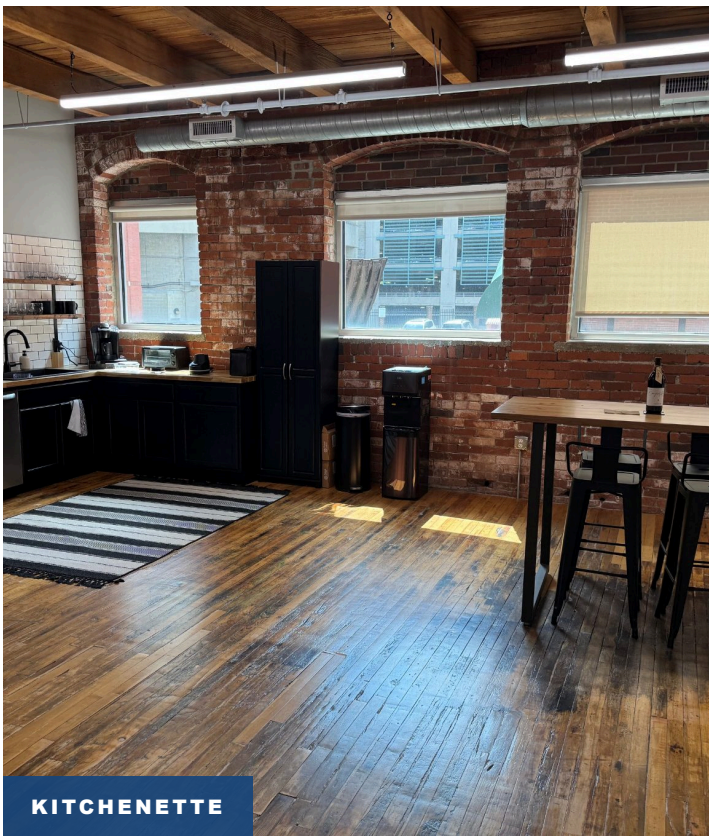
OPEN WORKSPACE & LOUNGE



GLASS CONFERENCE ROOM



PRIVATE OFFICES

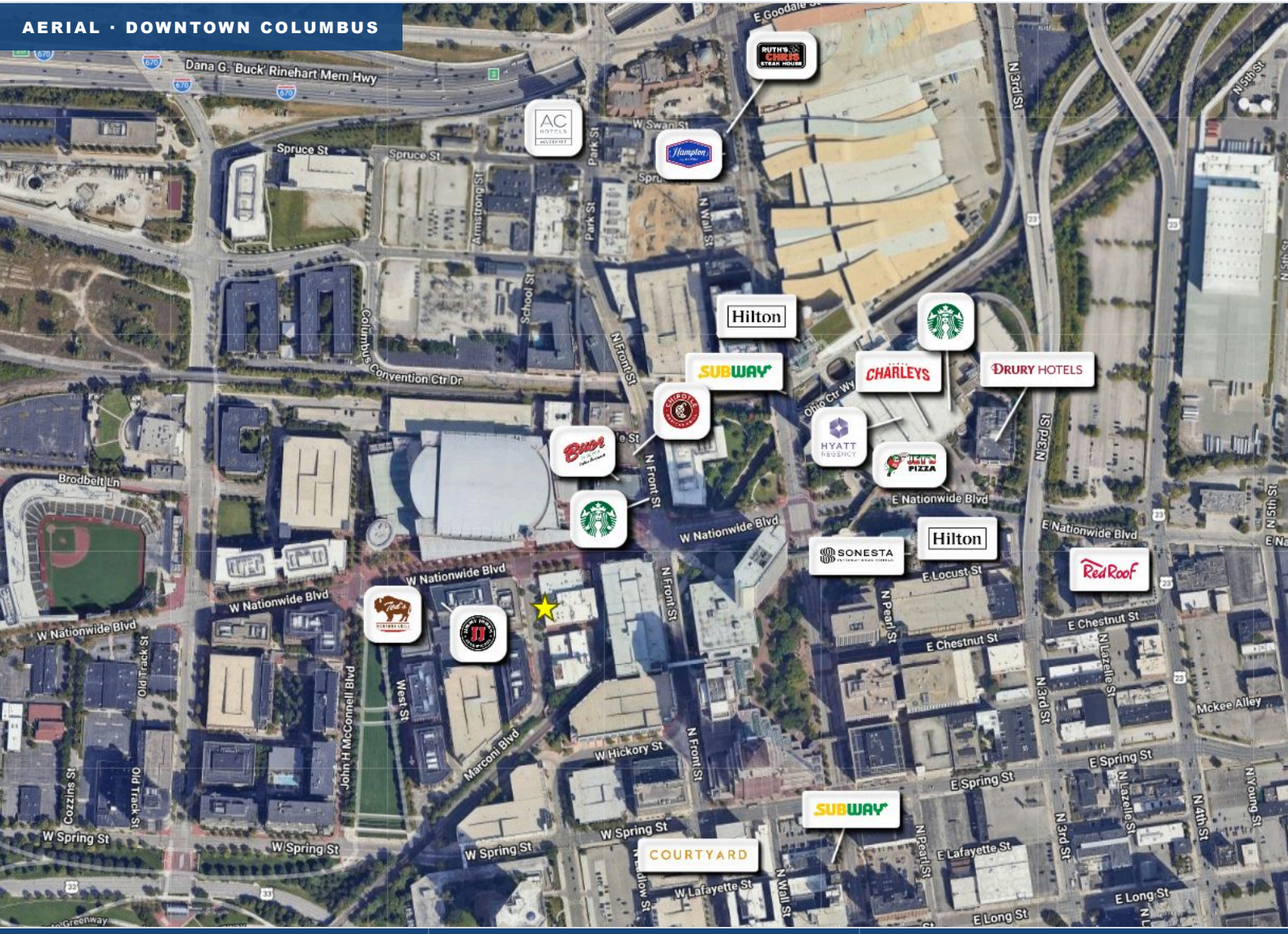


KITCHENETTE

FRANKLIN COUNTY · DOWNTOWN COLUMBUS

TRADE AREA

AERIAL · DOWNTOWN COLUMBUS



POPULATION · 1 MI	EMPLOYEES · 3 MI	MEDIAN HH INCOME · 1 MI
22,242	251,632	$93,830

LOCATION HIGHLIGHTS

ARENA DISTRICT

- Steps from Nationwide Arena
- Short walk to Huntington Park
- Columbus Convention Center nearby

DINING & COFFEE

- Ted's Montana Grill and Jimmy John's next door
- Starbucks, Chipotle and Buca di Beppo
- Ruth's Chris and Jet's Pizza nearby

HOTELS & ACCESS

- Hilton, Hyatt Regency and Sonesta nearby
- Drury, Courtyard and Hampton Inn
- Quick access to I-670 and US-23

1, 3 & 5 MILE RADIUS

DEMOGRAPHICS

1 MILE	3 MILES	5 MILES
22,242	**171,166**	**369,946**
Population · $93,830 median HH income	Population · $67,292 median HH income	Population · $68,360 median HH income

2026 ESTIMATES	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	22,242	171,166	369,946
Population Growth	3.75%	1.21%	0.76%
Median Age	32.6	28.7	31.8
Daytime Employees	96,382	251,632	327,083
Total Businesses	3,332	9,501	14,975
HOUSEHOLDS			
Average Household Size	1.43	1.90	2.13
Owner Occupied Housing	14.8%	24.1%	38.0%
Median Home Value	$560,229	$381,307	$310,657
INCOME			
Median Household Income	$93,830	$67,292	$68,360
Per Capita Income	$84,943	$48,466	$45,929
Median Net Worth	$55,128	$30,214	$68,728
EDUCATION & WORKFORCE			
Bachelor's Degree or Higher	73.9%	55.5%	45.8%
White Collar Workforce	83.9%	71.5%	66.7%
Unemployment Rate	2.1%	4.5%	4.6%

Source: Esri, 2026 estimates. Radii measured from 300 Marconi Blvd, Columbus, OH 43215.

EXCLUSIVELY RETAINED ADVISOR



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SCAN TO SAVE

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