

# THE CLIFFS

OFFICE CENTER



2323 W 5TH AVE. COLUMBUS, OH 43204

# WELCOME

Welcome to The Cliffs—a dynamic and reimagined professional office destination located at 2323 W 5th Street in the heart of Columbus, Ohio. Strategically positioned just minutes from Grandview, Downtown Columbus, and John Glenn International Airport, The Cliffs combines modern design with unmatched accessibility in one of the city's most vibrant and rapidly growing commercial corridors.



This thoughtfully redeveloped property offers flexible, contemporary office suites tailored to meet the needs of today's forward-thinking businesses. With a curated tenant mix that includes creative studios, tech innovators, professional firms, and healthcare/medical offices, The Cliffs fosters a collaborative, energetic environment where innovation and professionalism thrive side by side. Whether you're scaling a startup, growing a practice, or establishing a regional office, The Cliffs delivers the visibility, convenience, and credibility your business deserves.





## PRIME LOCATION PREMIUM OFFICE SPACE PROVEN VALUE —

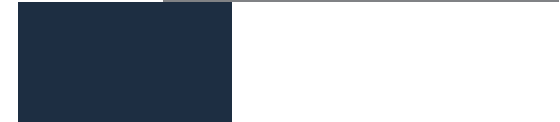
- Modern, Flexible Office Spaces
- Common area conference room
- Customizable layouts to fit your workflow
- Ample Surface Parking
- Contemporary Design
- Prime Location
- Professional, Diverse Tenant Mix
- Full building generator
- Located in a OH Qualified Opportunity Zone



# Ideal Office Space for Business or Healthcare

| SUITE | RSF    | RATE           |                                   |
|-------|--------|----------------|-----------------------------------|
| 144   | 3,432  | \$15.50 PSF/MG |                                   |
| 160   | 5,857  | \$15.50 PSF/MG |                                   |
| 201   | 13,480 | \$15.50 PSF/MG |                                   |
| 210   | 10,271 | \$13.50 PSF/MG | Limited-time lease rate reduction |
| 230   | 2,780  | \$15.50 PSF/MG |                                   |

\*Additional electric cost estimated at \$1.50 PSF.



STEP INSIDE - ONLINE

[Click Here](#)

[Available Soon](#)

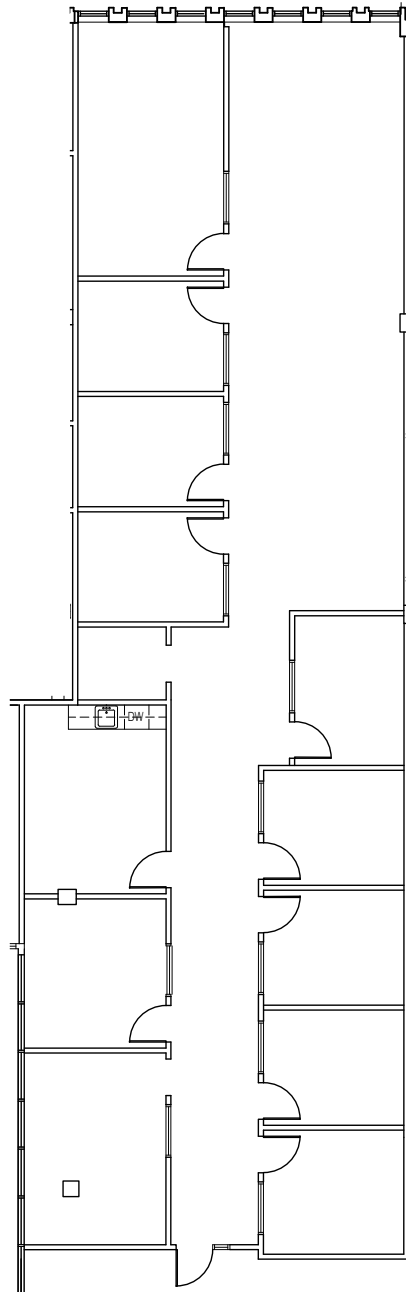
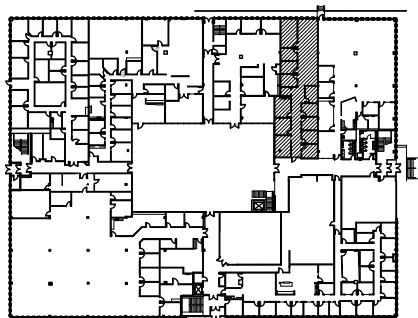
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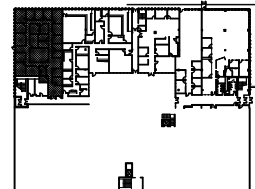
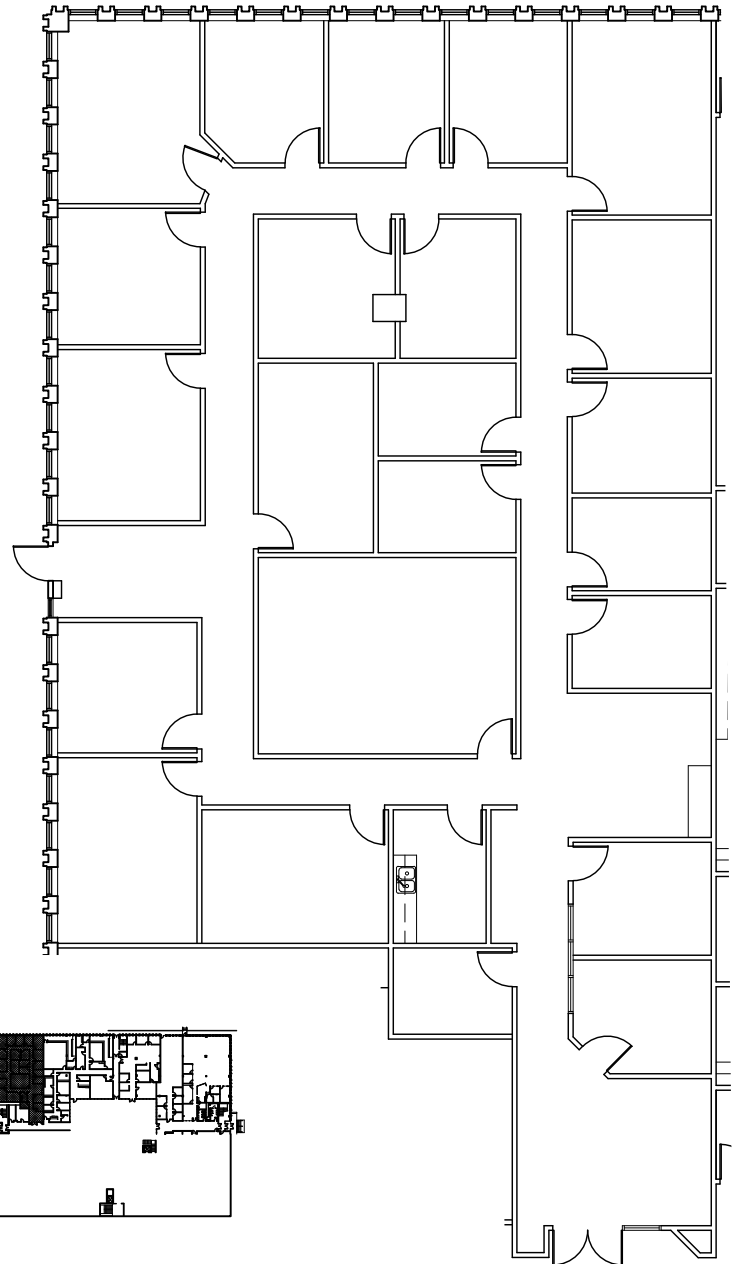
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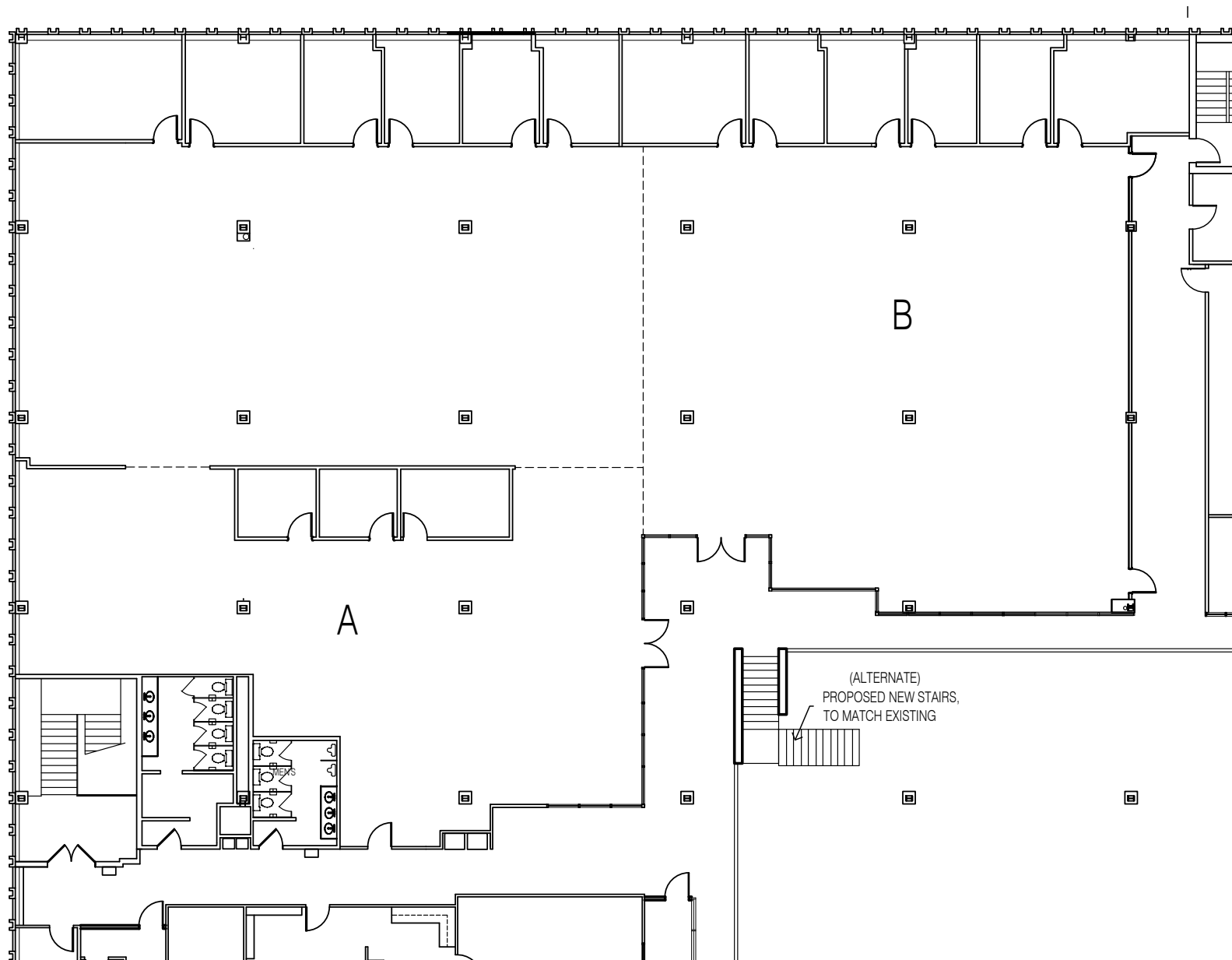
**Suite 144 - 3,432 RSF**



**Suite 160 - 5,857 RSF**



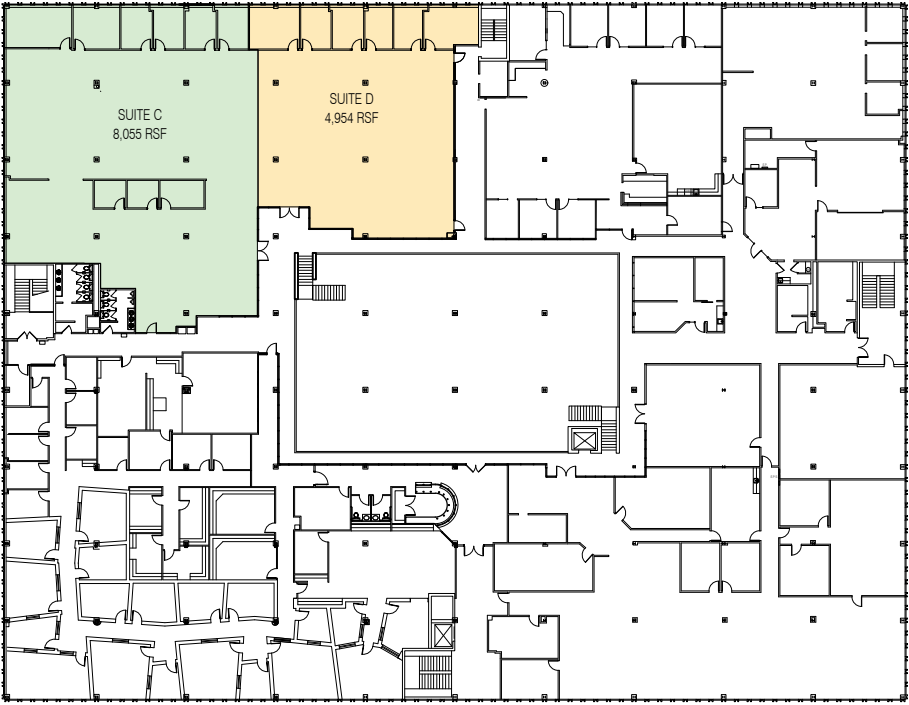
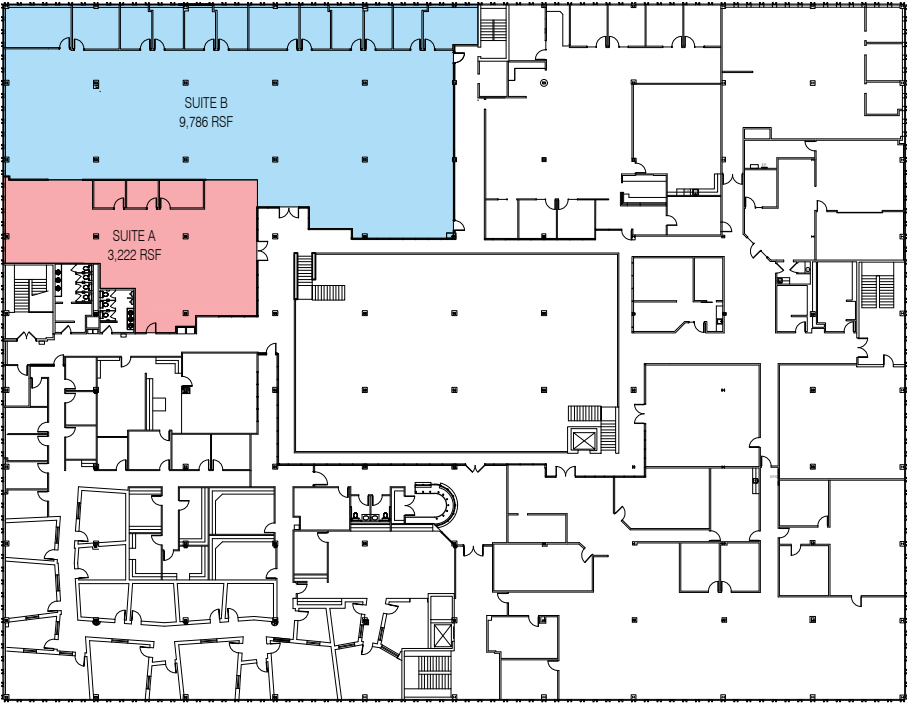
## Suite 201 - 13,480 RSF (Divisible)



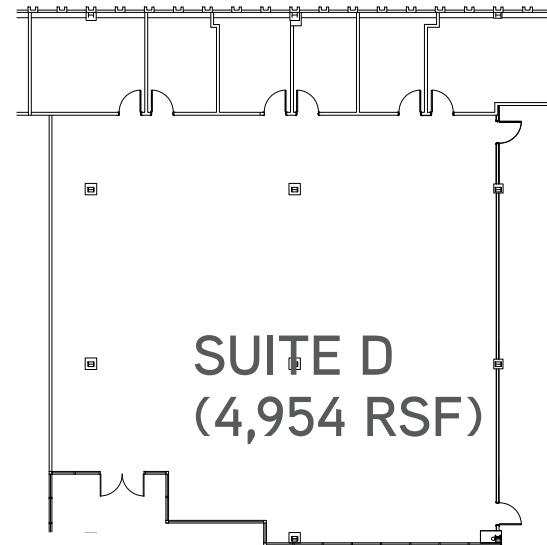
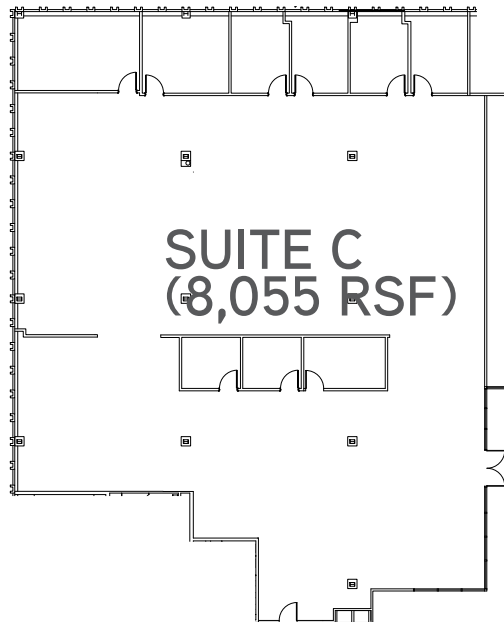
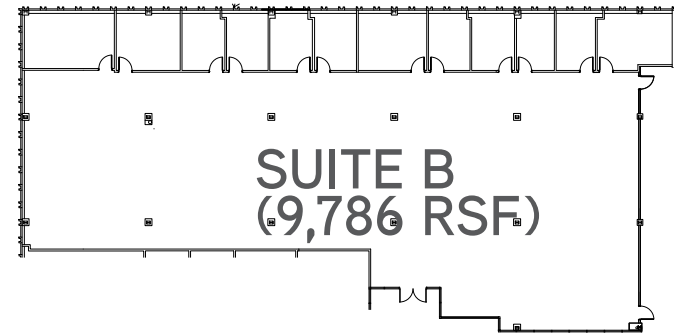
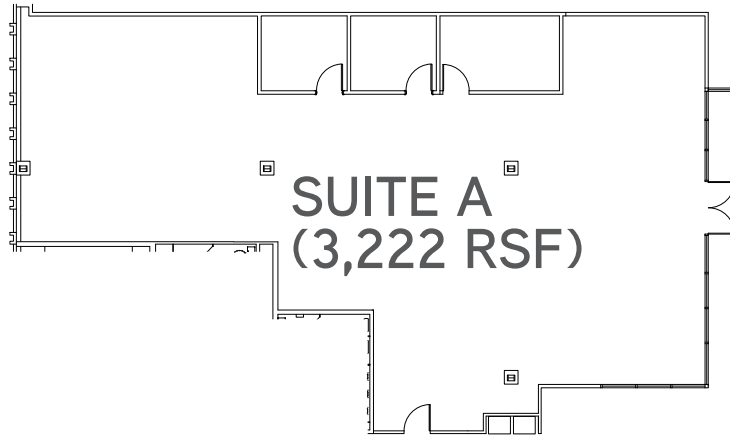
Suite 201 - 13,480 RSF (Divisible)



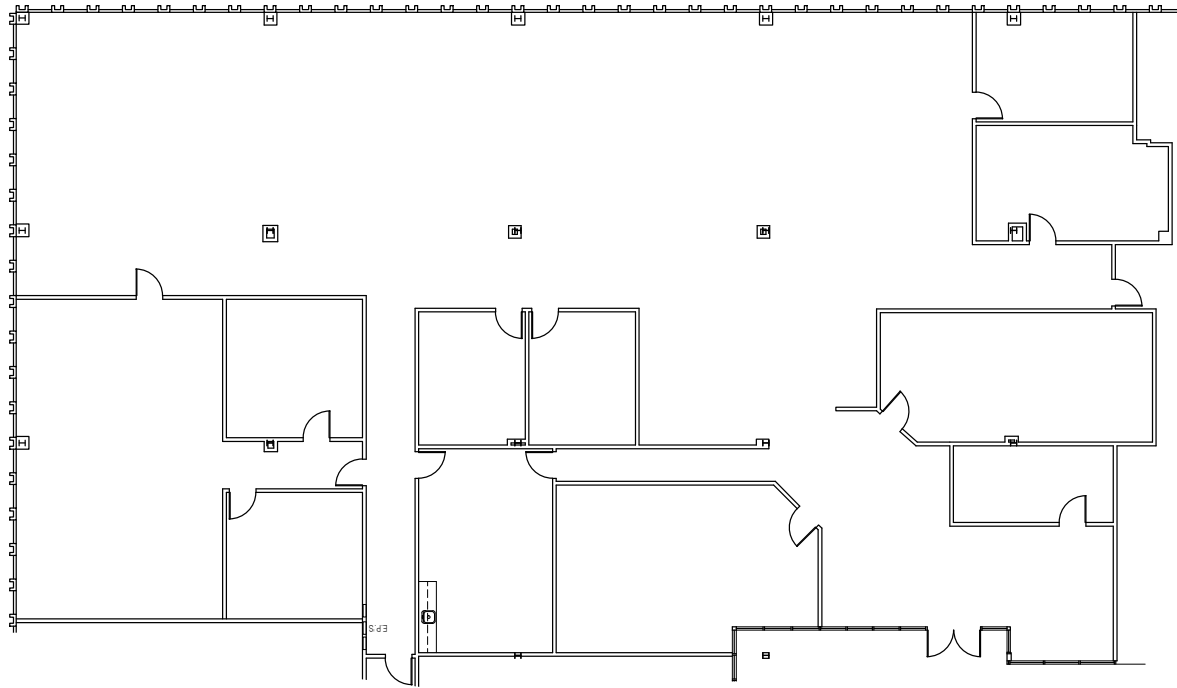
# Suite 201 - Potential Splits



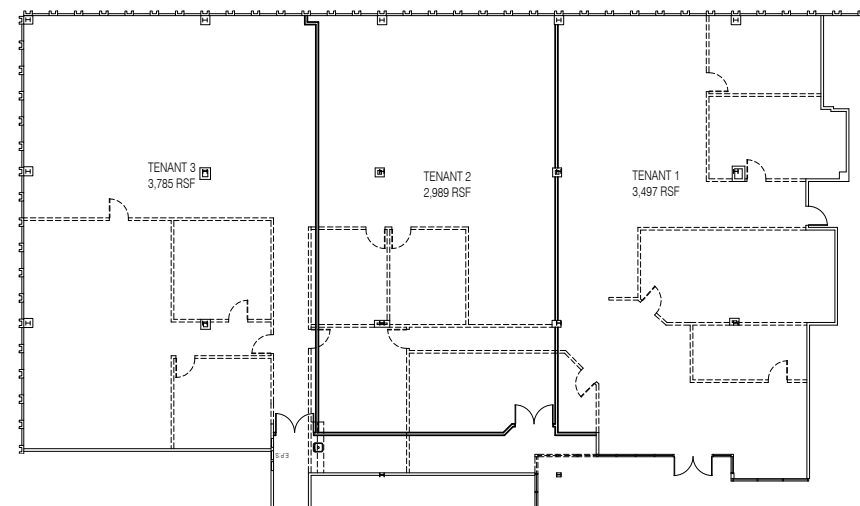
## Suite 201 - Potential Splits



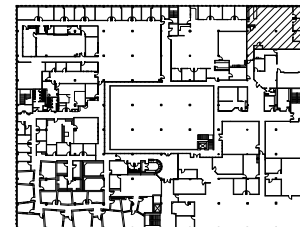
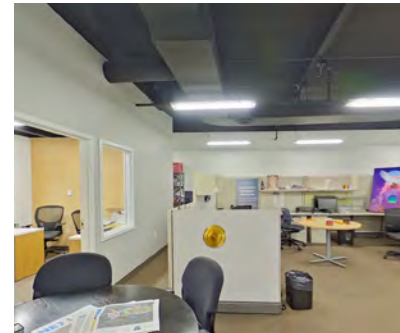
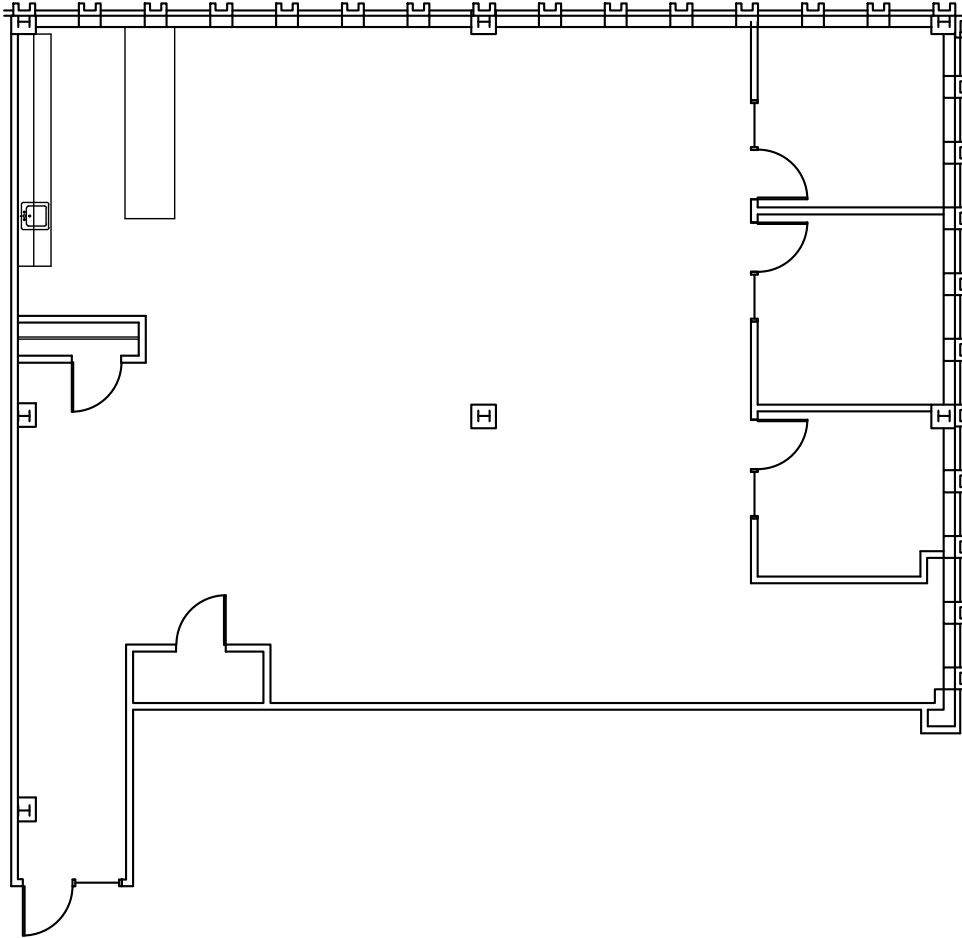
## Suite 210 - 10,271 RSF (Divisible)



## Suite 210 - Potential Splits



## Suite 230 - 2,780 RSF (cool Space with open ceiling)





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### Contact Us

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**RSM** DEVELOPMENT  
& MANAGEMENT

