Colliers

For Sale



145 E Rich St
Columbus, Ohio

Asking Price:

$3,775,000

23,884 SF

Prime owner-occupant opportunity in the heart of the Columbus market

- In place cash flow with an opportunity to add value through current tenancy
- Sale includes a 27 space surface parking lot
- Class A redevelopment with all major building systems improved

Property Profile



Numbers at a Glance

23,884 sf	18,943 sf	2,741 usf	14 ft
Building size	Rentable square feet	Basement storage area	Open beam ceilings

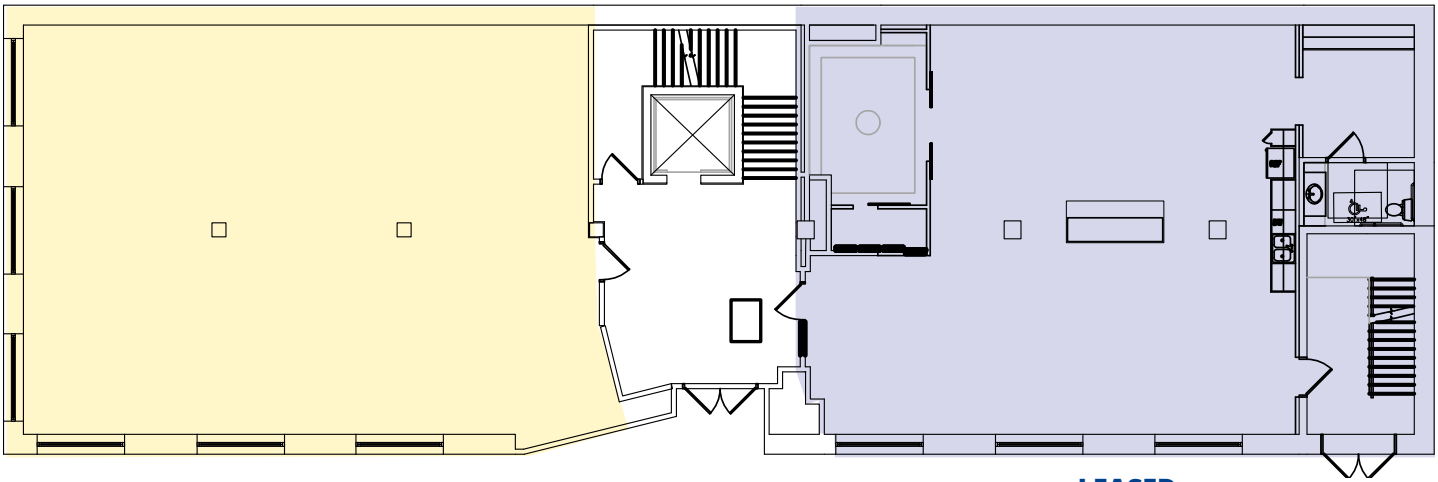
Additional Information:

- Multiple signage opportunities; exterior and custom mural
- Includes 27 space parking lot; additional surface and garage parking at Columbus Commons Garage
- Climate controlled storage located on lower level
- A short walk from Columbus Commons Park, Dirty Franks, 16 Bit Arcade, Little Palace, and other amenities

Current Tenanct Cash Flow Opportunity

First Floor:

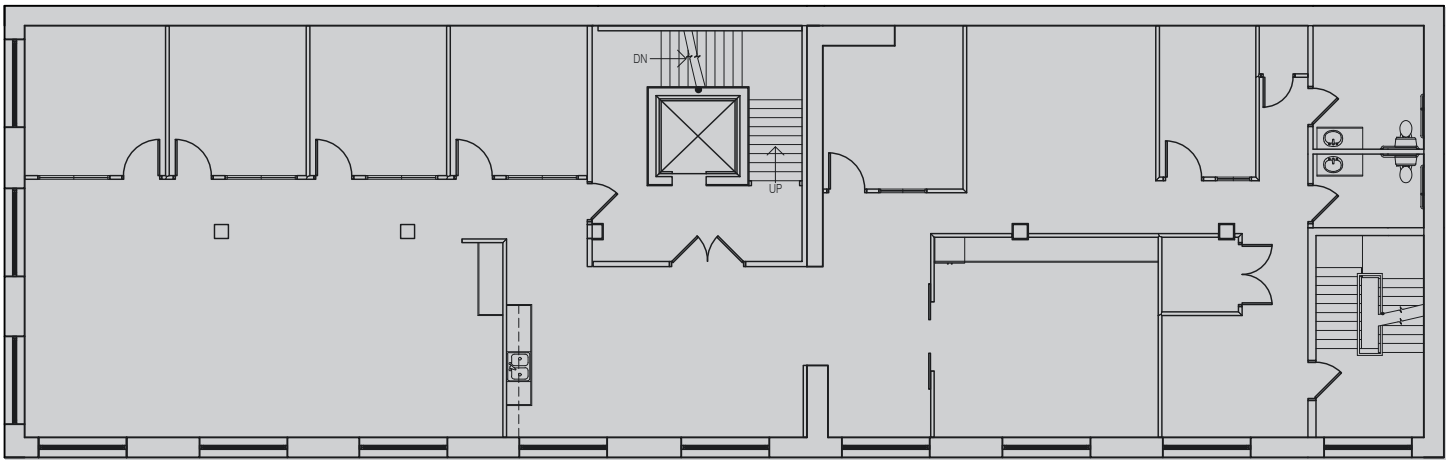
3,943 RSF



LEASED **LEASED**

Second Floor:

5,000 RSF

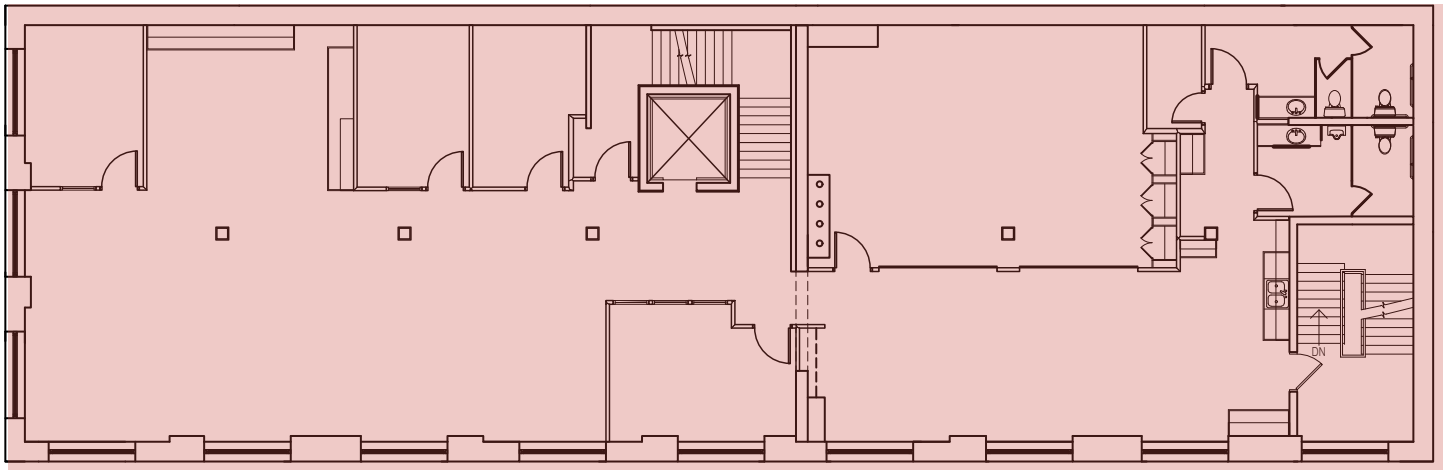


LEASED

Flexible contiguous space of 10,000sf, ideal for owner-occupant

Third Floor:
5,000 RSF

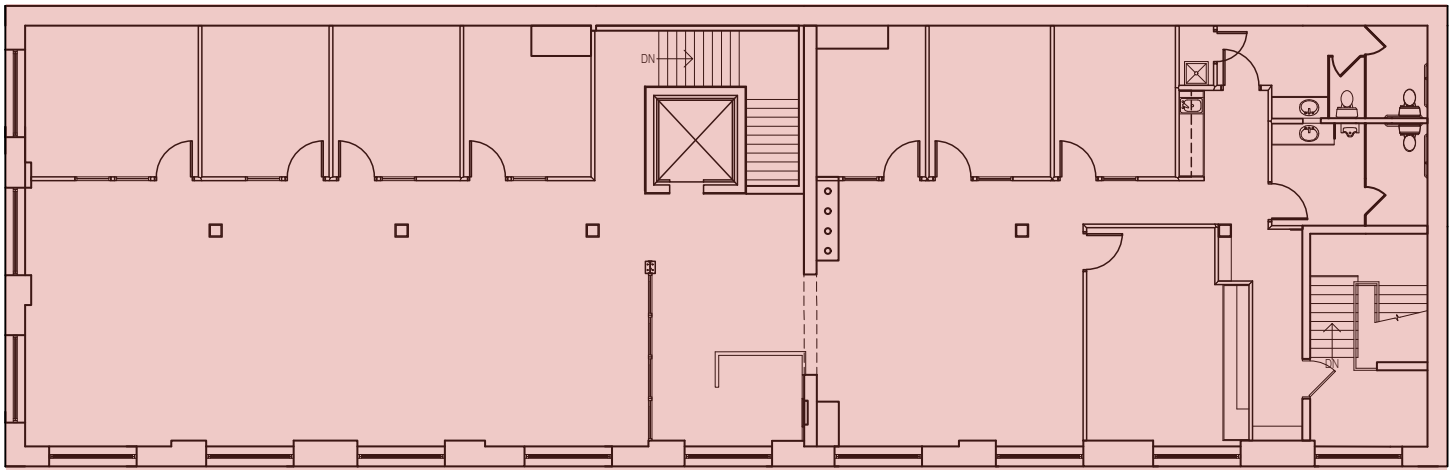
Click here to view virtual tour (3rd Floor)



VACANT

Fourth Floor:
5,000 RSF

Click here to view virtual tour (4th Floor)



VACANT

Property Gallery

Custom Signage Opportunity





Beautifully Renovated Office Space







Unique Brick Detail





Amenity Map



1. Sidebar
2. Dirty Frank's Hot Dogs
3. Holiday Inn
4. Franklin University
5. Columbus Commons
6. Plaza Hotel Columbus
7. The Goat RiverSouth
8. Scioto Mile
9. Ohio Statehouse
10. OhioHealth
11. Parable Coffee
12. Columbus Library

GETTING AROUND TOWN

Downtown Columbus offers numerous convenient transportation options that make Central Ohio's best neighborhoods more accessible

- Electric Scooters
- CoGo Bikes
- COTA Circulator

COFFEE

Café de Nook
Morning Ritual at The Goat
Starbucks
One Line Coffee at Capitol Square
Coffee House at The Woodbury
Pistacia Vera

DINNER & DRINK

16-Bit Bar + Arcade
Dirty Franks Hot Dog Palace
The Walrus
The Goat
Hadley's Bar + Kitchen
Mitchell's Steakhouse

LUNCH

Subway
Market 65
Condado Tacos
Milestone 229
Chipotle
Matt and Tony's
Wood Fired Kitchen

ENTERTAINMENT

The Columbus Commons
Bicentennial Park
Scioto Mile
Ohio Theatre
Shadowbox Live
Nationwide Arena

OTHER

DGX Mini Grocery
Kroger
North Market
CorePower Yoga
Shape Fitness 24hrs




YOUR LOGO HERE!

145 E Rich | For Sale



Contact



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