



SUBJECT PROPERTY

535 REACH BLVD. | COLUMBUS, OH 43215

MIXED-USE DEVELOPMENT

THE REACH | OFFICE FOR LEASE

COLUMBUS | OHIO



A MEMBER OF CORFAC INTERNATIONAL

EXCLUSIVELY PRESENTED BY:

ANDY MILLS, SIOR, CCIM

614-582-5521

amills@elfordrealty.com

KRISTY DANIEL, SIOR

614-560-7340

kdaniel@elfordrealty.com

ELFORD REALTY, LLC

614-488-0000

Columbus, OH

www.elfordrealty.com



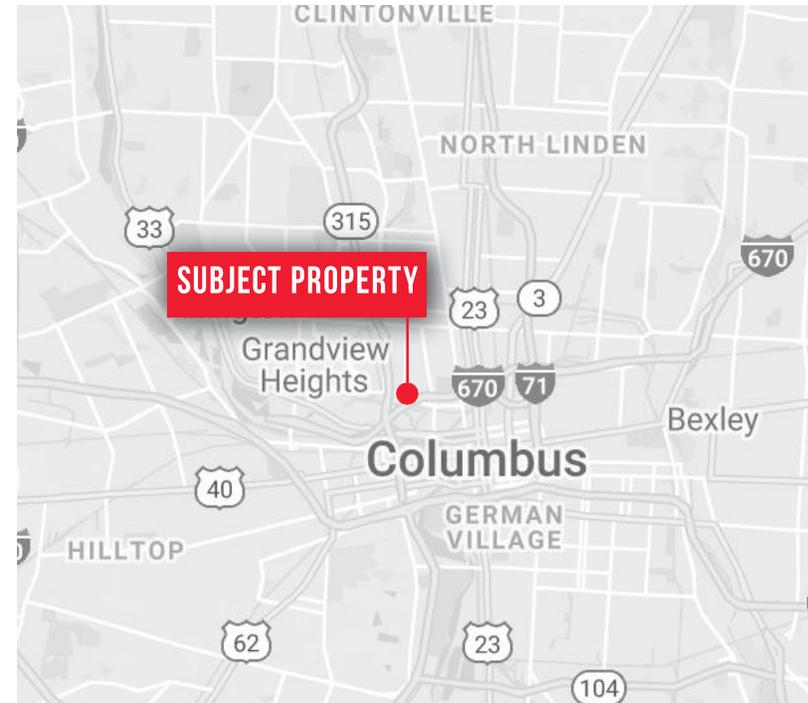
A MEMBER OF CORFAC INTERNATIONAL



EXECUTIVE SUMMARY

Elford Realty is proud to present Class “A” office space within White Castle’s new redevelopment along Goodale Street. The available suite offers 5,855 usable SF (6,708 rentable SF) on the first floor of the four-story office building.

This mixed-use project features panoramic views of downtown Columbus and convenient access to SR 315 and I-670. In addition to office space, the campus includes multifamily, an event venue (The Fives), a one-mile walking path, a dog park, and an amphitheater—just minutes from Grandview Yard and Downtown.



Located in the high-growth market of Columbus, OH

New Construction of Class-A Commercial and Residential Units

Excellent proximity to area attractions and amenities

Located off of Goodale Blvd. with easy access to SR-315 & I-670



SUBJECT PROPERTY

COLUMBUS, OH
CITY/STATE

5,855 USF/6,708 RSF
FIRST FLOOR AVAILABLE SQUARE FOOTAGE

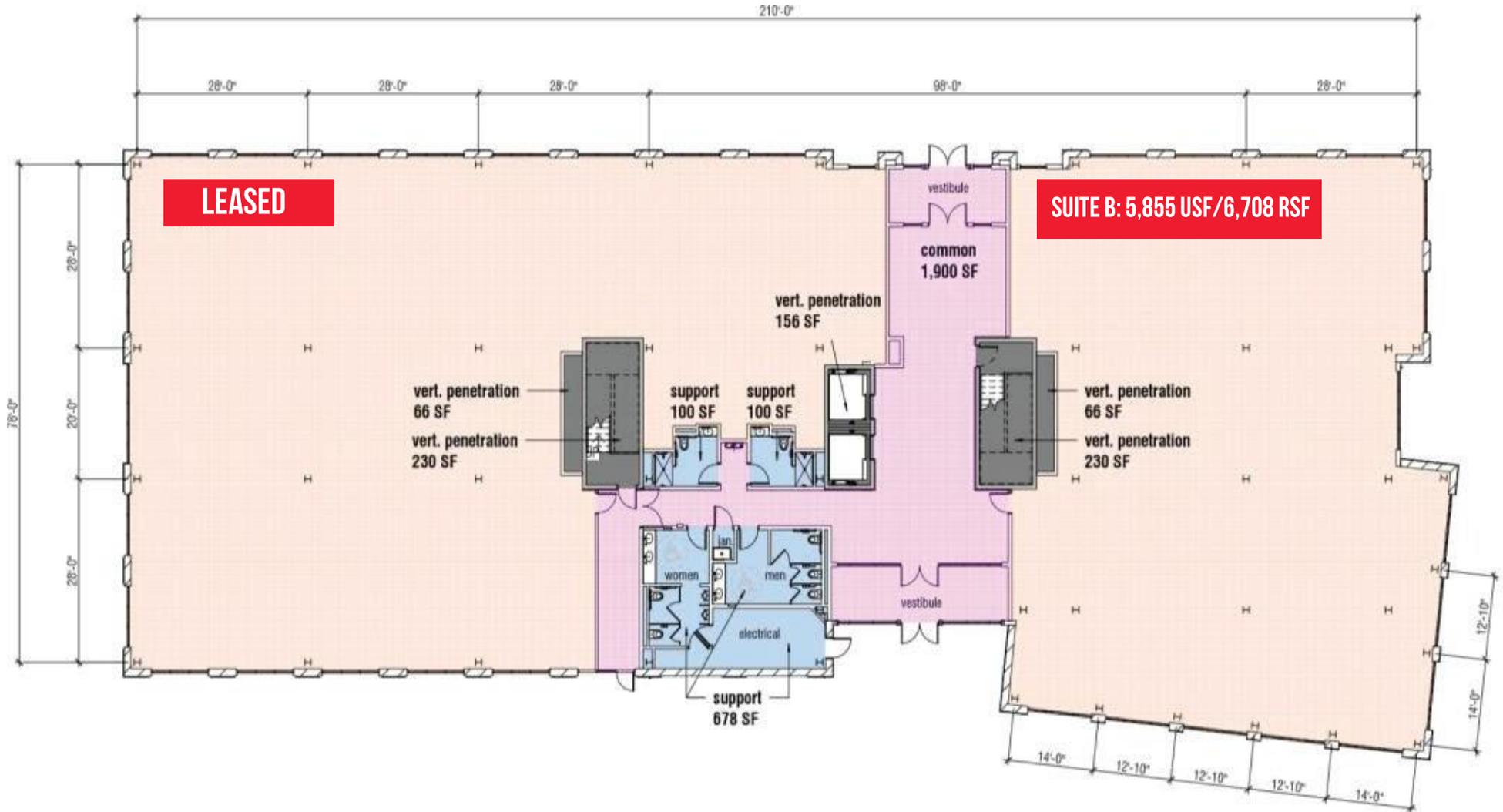
2020
YEAR BUILT

\$22.50/SF NNN
LEASE RATE

\$11.75/SF
OPEX

4/1000 SURFACE SPACES
PARKING RATIO

FLOOR PLAN: FIRST FLOOR



PROPERTY OVERVIEW

PROPERTY SUMMARY

ADDRESS:	535 Reach Boulevard, Columbus, OH 43215
TOTAL SF AVAILABLE:	5,855 useable SF/6,708 rentable SF
LEASE RATE:	\$22.50/SF (NNN)
OP. EXPENSES:	\$11.75/SF (excludes in-suite janitorial)
PARKING:	4/1,000
AMENITIES:	<ul style="list-style-type: none">- Event center space/outdoor amphitheater- Parking deck & surface parking- Access to river and bike trail- 1-mile walking trail around the property- Multiple green spaces & a dog park- Great access to Downtown & Interstates



DEVELOPMENT AERIAL



PROPERTY PHOTOS



MARKET OVERVIEW MAP



NEIGHBORHOOD OVERVIEW

Grandview Heights This walkable, bikeable neighborhood, just two miles from downtown Columbus and its major highways, is one of Columbus' most beloved areas. A hybrid of urban flair and neighborhood warmth, Grandview's vibe is at the same time laid-back and buzzing with energy. Grandview is home to a collection of award-winning craft microbreweries and taprooms. A hub of creativity, culture, and out-of-the-ordinary experiences, Grandview offers an array of guided food and drink tasting tours, unique regional events, demos, classes, art galleries, consignment shops, a working distillery, the nation's oldest operating single-screen theater, and much more. This hip, historic neighborhood is brimming with distinctive flavor and new experiences, as well as a close drive to popular area neighborhoods such as downtown Columbus, Upper Arlington, Grandview Heights, and the Short North.

Grandview Yard is an urban neighborhood that offers a growing list of commercial businesses, restaurants, grocery and service retail, hospitality, and luxury urban living in one of the area's top school systems. The modern architecture and walkable streets are complimented by lush green spaces, brick and tree-lined walkways, and convenient parking. Surrounded by exciting entertainment, sports, culture and nightlife, Grandview Yard is located just minutes from shopping and dining on Grandview Avenue, entertainment in downtown Columbus and the Arena District, and events at The Ohio State University.

AREA AMENITIES

GRANDVIEW YARD

125-acre mixed-use dev. with 1.2 mil SF of Class A comm. space, restaurants, grocery & service retail, and hospitality
1500+ residential units

CONVENTION CENTER

\$140 mil expansion & renovation of the Convention Center completed in 2017 created 1.8 mil SF facility that includes 3 ballrooms, & 74 meeting rooms.

HUNTINGTON PARK

Home stadium of the Columbus Clippers, a AAA affiliate of the Cleveland Indians since 2009, that seats over 10,000 fans

COLUMBUS COMMONS

Six-acre park located in the center of Downtown Columbus that functions as a gathering space, hosting over 200 free events every year

NATIONWIDE ARENA

684,000 total SF Arena that is home to the NHL's Columbus Blue Jackets, as well as the host of several shows and concerts that come to the area

SHORT NORTH

A hip, culture-rich area centered on N. High St. featuring Contemporary galleries, unique restaurants and bars, & several of the area's popular small businesses

AREA AMENITIES



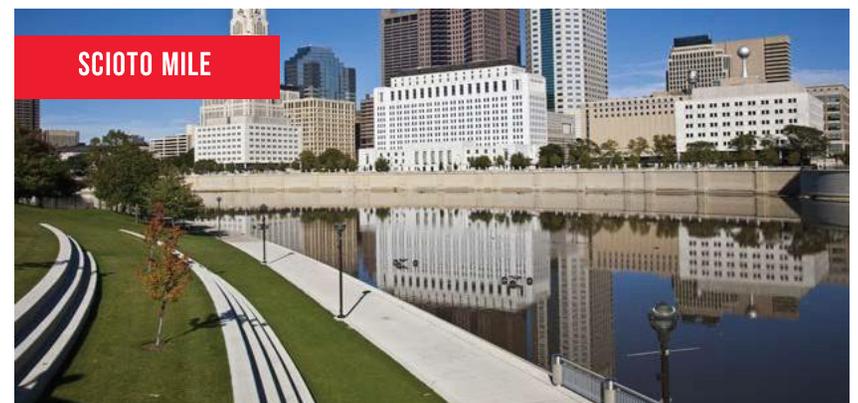
EDUCATION

The Columbus Region has one of the highest concentrations of higher education in the nation, with 52 college and university campuses, a total enrollment of more than 134,000 students and 22,000 annual graduates. Of the colleges in the region, two are of the world's leading private research institutions, allowing Columbus to attract some of the best and brightest talent in the country. The range of educational opportunities contributes to Columbus' talented and diverse labor force.

The top colleges in the downtown Columbus area are The Ohio State University, Columbus State Community Colleges, and Otterbein University, with enrollment totaling 92,000 +.

AREA ATTRACTIONS

Columbus has an array of entertainment to offer. From the unique restaurants and bars in the Short North to the outdoor concerts performed at the Columbus Commons and Express Live concert venue, to Gallery Hop and the North Market, featuring local artistic talent and food vendors, Columbus has something for everyone. The city hosts special events and festivals such as Comfest and The Arnold Classic, as well several professional sports teams such as The Ohio State Buckeyes and Columbus Blue Jackets, giving residents and visitors something to do year-round. Columbus also features many parks and museums including the the Columbus Museum of Art, COSI, the world-famous Columbus Zoo and Aquarium, the Scioto Mile, and the Franklin Park Conservatory.



CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Elford Realty, its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Elford Realty, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Elford Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and through appropriate third party independent professionals selected by such party. All financial data should be verified by reports and consulting appropriate independent professionals. Elford Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Elford Realty does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Elford Realty in compliance with all applicable fair housing and equal opportunity laws.

EXCLUSIVELY PRESENTED BY

ANDY MILLS, SIOR, CCIM

614-582-5521

amills@elfordrealty.com

KRISTY DANIEL, SIOR

614-560-7340

kdaniel@elfordrealty.com

ELFORD REALTY, LLC

614-488-0000

Columbus, OH

www.elfordrealty.com



A MEMBER OF CORFAC INTERNATIONAL



535 REACH BLVD. | COLUMBUS, OH 43215

MIXED-USE DEVELOPMENT

THE REACH | OFFICE FOR LEASE

COLUMBUS | OHIO



A MEMBER OF CORFAC INTERNATIONAL