



SUBJECT PROPERTY

535 REACH BLVD. | COLUMBUS, OH 43215

MIXED-USE DEVELOPMENT

THE REACH | OFFICE FOR LEASE

COLUMBUS | OHIO



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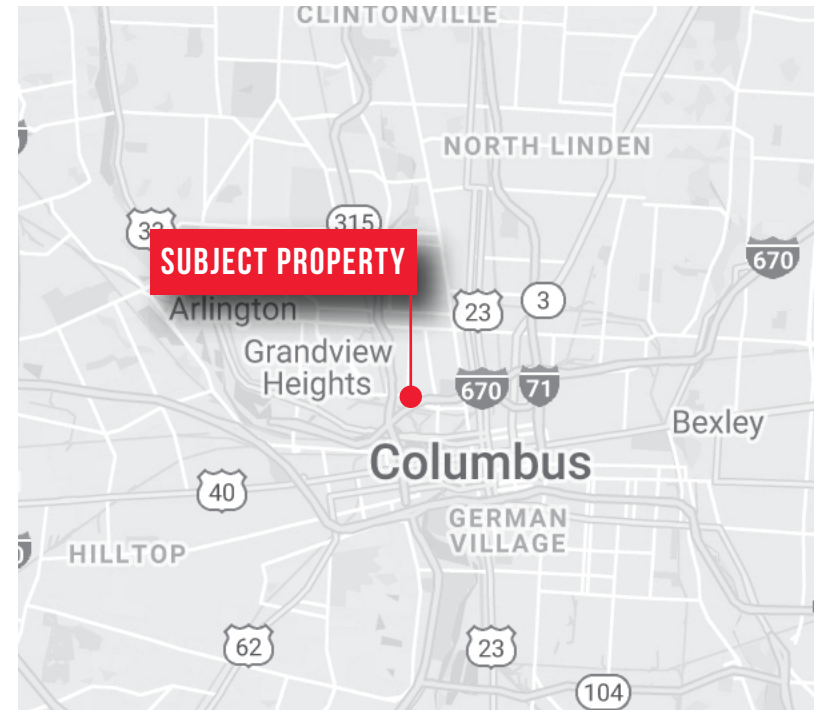
www.elfordrealty.com



EXECUTIVE SUMMARY

Elford Realty is pleased to present this Class “A”, 4-story office building situated within White Castle’s new redevelopment project along Goodale Street. There is 15,574 SF available on the 1st floor, with suite A offering 7,738 useable SF/8,866 rentable SF and Suite B offering 5,855 useable SF/6,708 rentable SF.

This mixed-used development offers unparalleled views to downtown Columbus, and is located off of Goodale Blvd., with easy access to SR-315 and I-670. In addition to office space, this project features multifamily, an event center space (The Fives), 1-mile walking path, a dog park and amphitheater. Conveniently located within minutes of Grandview Yard and Downtown, this project offers an opportunity to be part of a unique atmosphere within an exciting and revitalized campus.



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

FOR LEASE | MIXED-USE DEVELOPMENT

Columbus, OH

CITY/STATE

Suite A: 7,738 useable SF / 8,866 rentable SF
Suite B: 5,855 useable SF / 6,708 rentable SF
1ST FLOOR OFFICE SPACE AVAILABLE

2020
YEAR BUILT

\$22.50/SF (NNN)
LEASE RATE

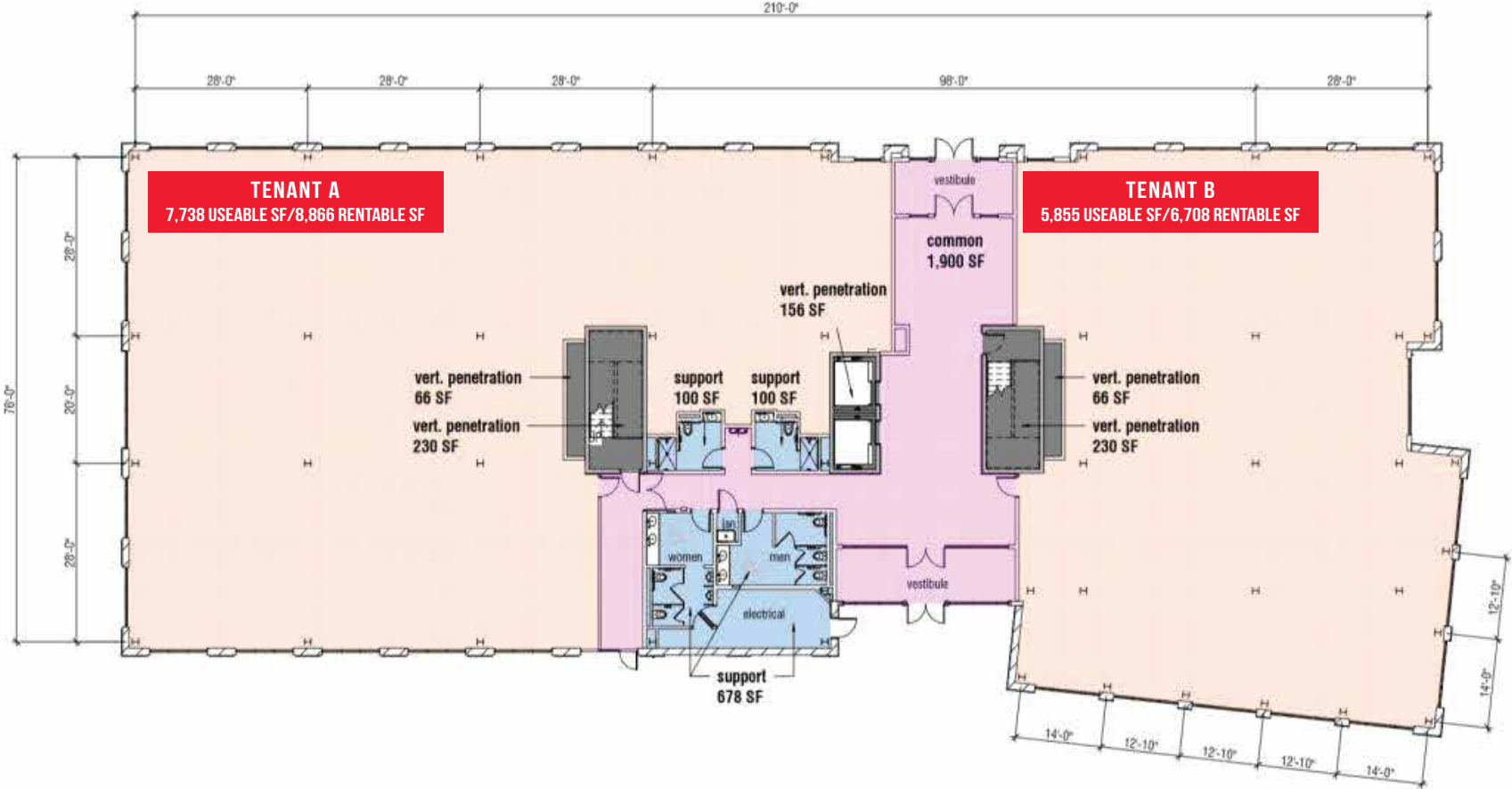
\$10.82/SF
OPERATING EXPENSES

4/1,000 Surface Spaces
PARKING RATIO



FLOOR PLAN

1ST FLOOR



PROPERTY OVERVIEW

PROPERTY SUMMARY

ADDRESS:	535 Reach Boulevard, Columbus, Oh 43215
TOTAL SF AVAILABLE:	15,574 Rentable SF (Min. divisible 6,708 SF)
SUITES AVAILABLE:	Suite A: 7,738 useable SF/8,866 rentable SF Suite B: 5,855 useable SF/6,708 rentable SF
LEASE RATE:	\$22.50/SF (NNN)
OP. EXPENSES:	\$10.82/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





AREA OVERVIEW

Columbus is one of the fastest-growing cities in the nation—thousands of people move to the Columbus area every year, making it the 14th largest city in the United States. With a reputation for its affordable cost of living, top-ranked infrastructure, and talented workforce, the region is one of the most dynamic and diverse in the country. With a vibrant mix of arts and culture, popular collegiate and professional sports teams, an entrepreneurial spirit, a revitalized downtown, and a diverse array of surrounding neighborhoods, Columbus is a great place to call home, raise a family, and do business. With several Fortune 500 companies based in the area, as well as the state’s capital offices, the metro’s economy is sheltered from extreme economic swings with job growth consistently outpacing the national average, people from across the country are moving to Columbus, creating significant population growth.

#1

City for tech
Workers

#2

City for
college Grads

#5

City for Entrepreneurs
and Startups

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



GRANDVIEW YARD



COLUMBUS COMMONS



SHORT NORTH



NATIONWIDE ARENA



HUNTINGTON PARK

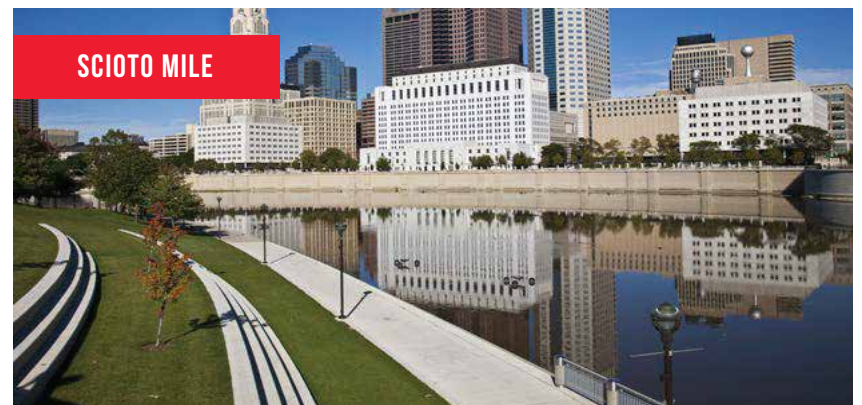
EDUCATION

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.



ECONOMY OVERVIEW

Columbus region economy boasts a highly-diversified base of companies, with no industry representing more than 18% of employment. Home of the world’s most recognizable brands—Scotts, Express, JPMorgan Chase, Nationwide, Abercrombie & Fitch— innovative small businesses and top-ranked educational and research institutions, the Columbus Region offers a stable environment for companies looking to grow in a variety of sectors.

The Columbus Region is home to a population of 2.1 million, and a potential workforce of 1.2 million. With one of the youngest and most-educated populations in the country – the median age is 35.9 and 36% of residents 25+ holds a bachelor’s degree or higher. The Region offers a steady pipeline of young talent with one of the highest populations of millennials in the nation. The Columbus metro ranks first among large Midwest metro areas for population and job growth since 2010 and is among the fastest growing metros in the country.

FORTUNE 1000 COMPANIES IN COLUMBUS



TOP EMPLOYERS

The Ohio State University	31,340 Employees
State of Ohio	24,067 Employees
OSU Health System	22,727 Employees
Ohio Health	21,117 Employees
JPmorgan Chase	20,475 Employees
Nationwide Insurance	13,400 Employees
Honda N. America Inc.	10,701 Employees
Nationwide Children’s Hospital	10,032 Employees
Mount Carmel Health System	8,852 Employees
City of Columbus	8,815 Employees
Columbus City Schools	8,004 Employees
L Brands Inc.	7,800 Employees



POPULATION OVERVIEW

The Columbus Region is a dynamic 11-county metropolitan area in the midst of unprecedented population growth. Centrally located between Chicago and New York, the Columbus Region boasts the greatest market access of any major metro—with 46% of the United States population within a 10-hour drive.

With one of the youngest and most-educated populations in the country – the median age is 35.9 and 36% of residents 25+ holds a bachelor’s degree or higher. The Region offers a steady pipeline of young talent with one of the highest concentrations of college students in the nation.

Columbus is among the top 10 metros in the United States for concentration of young professionals (age 25-34) and is the only metro with this distinction located in the eastern half of the country.

Regional experts are projecting that the population of Central Ohio is expected to grow from two million in 2016 to three million by the year 2050, and is taking steps toward planning to accommodate that continued growth.

POPULATION				
	2017	2018	2019	2020
Columbus	1,568,000	1,598,000	1,621,000	1,644,000



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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.

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