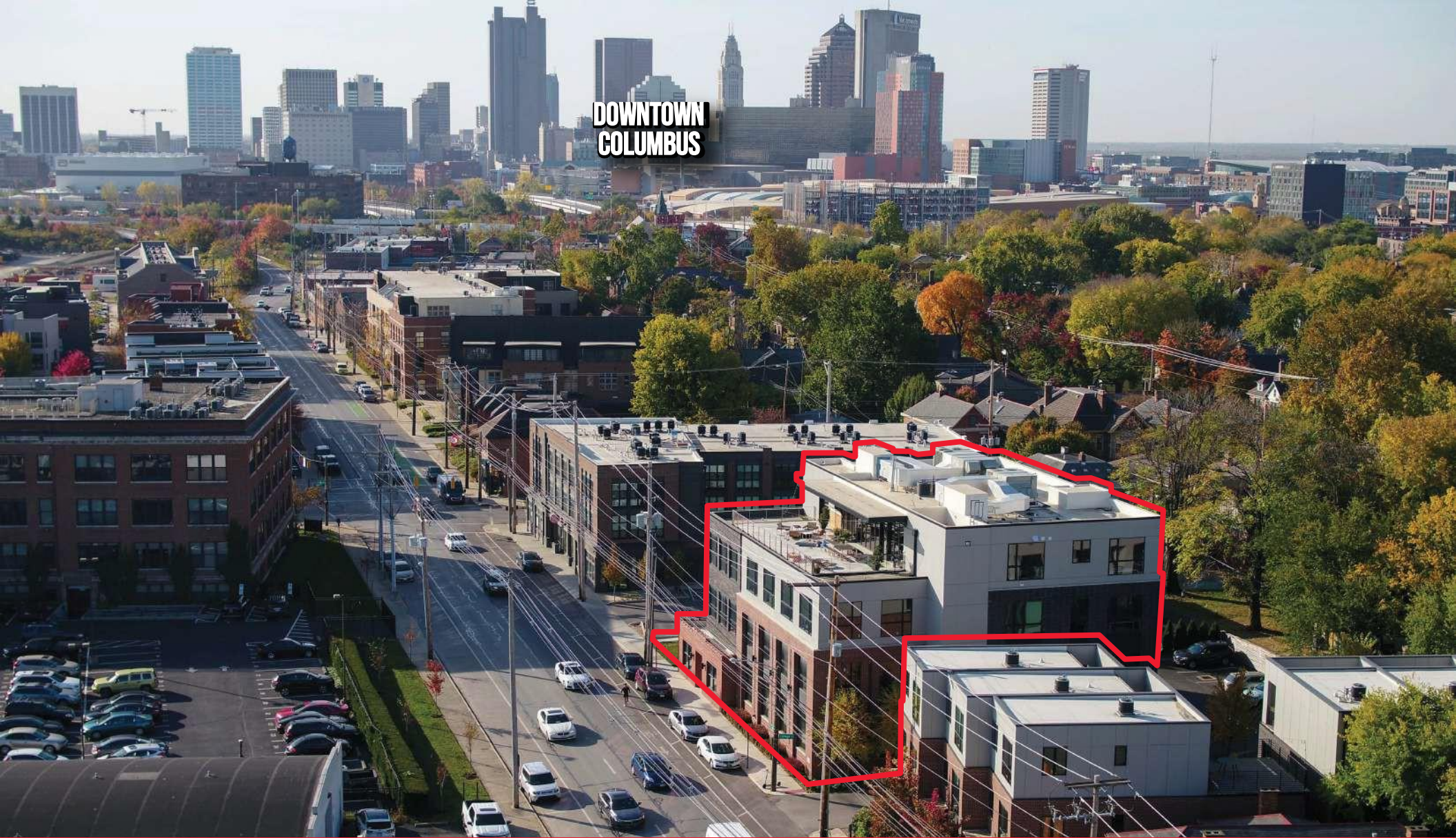




**DOWNTOWN
COLUMBUS**

FREESTANDING | MIXED-USE BUILDING

DOWNTOWN COLUMBUS

893-901 N 4TH STREET | COLUMBUS, OH 43201



A MEMBER OF CORFAC INTERNATIONAL

EXCLUSIVELY PRESENTED BY

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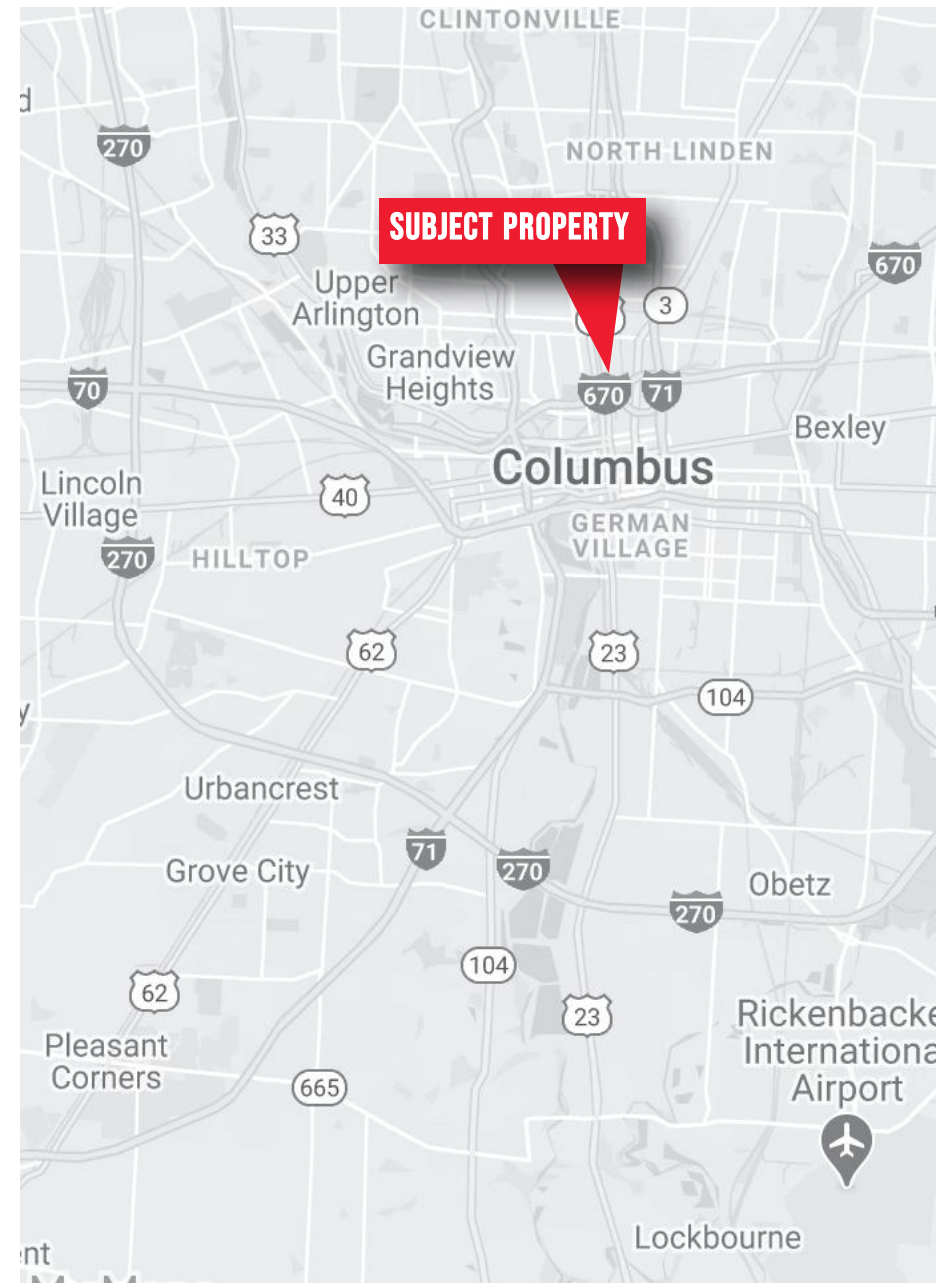
EXECUTIVE SUMMARY

Elford Realty is proud to present a rare opportunity to acquire a live-work mixed-use property in the heart of Italian Village. Located along vibrant 4th Street, this custom-built property was completed in 2017 as a combined office and personal residence for the original developer.

The office space is currently leased month-to-month, offering flexibility for an owner-occupant or a long-term investor. The residential portion spans the 3rd and 4th floors and features 4 bedrooms, 4.5 baths, a golf simulator room, a yoga/pilates studio, and an expansive open-concept living area with a 30'+/- nano wall that opens to a private ~1,500 SF patio. A private 2-car garage with elevator access is also included. With approximately 7,516 SF, the residence offers the flexibility to be used as a luxury home or an executive office suite.

The first and second floors are occupied by an office tenant utilizing approximately 13,896 SF. The first floor features an open layout with garage doors that open directly to the surface parking lot, creating a flexible indoor-outdoor workspace. The layout includes 7 private executive offices, ample open areas for cubicles, a 40-person conference/training room, and a kitchenette.

This building offers one of the rarest opportunities for a Buyer to acquire a unique mixed-use property in the heart of Italian Village for well below replacement cost.





\$4,500,000 (\$210/SF)
ASKING PRICE

MIXED-USE (OFFICE/MULTI-FAMILY)
DEVELOPMENT TYPE

21,412 SF
TOTAL SF AVAILABLE

2017
YEAR BUILT

ITALIAN VILLAGE/COLUMBUS
NEIGHBORHOOD/CITY

15 SURFACE SPOTS + 2 CAR GARAGE
PARKING

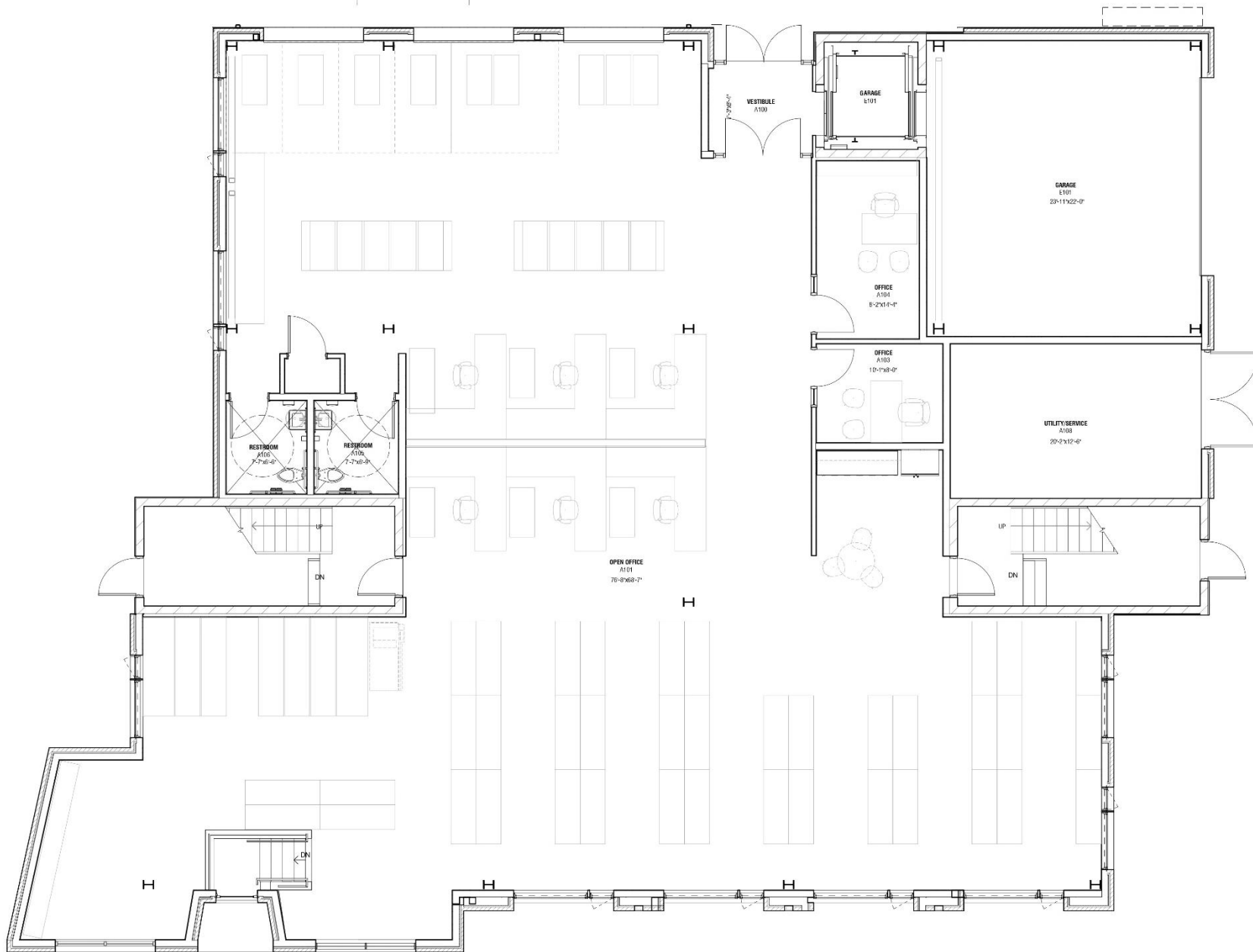
PROPERTY OVERVIEW

PROPERTY SUMMARY

ADDRESS:	893-901 N. 4th Street Columbus, OH 43215
PARCEL ID:	Franklin County PID# 010-045669-00
TOTAL SF:	21,412 SF
COMMERCIAL OFFICE SF:	13,896 SF
RESIDENTIAL UNIT SF:	7,516 SF (4 bed/4.5 bath)
NUMBER OF STORIES:	4
LOT SIZE:	.31 acres
YEAR BUILT:	2017
ZONING:	Mixed-Use
PARKING:	15 Surface Spaces & Private 2 car garage for residential unit with access to the elevator off the garage



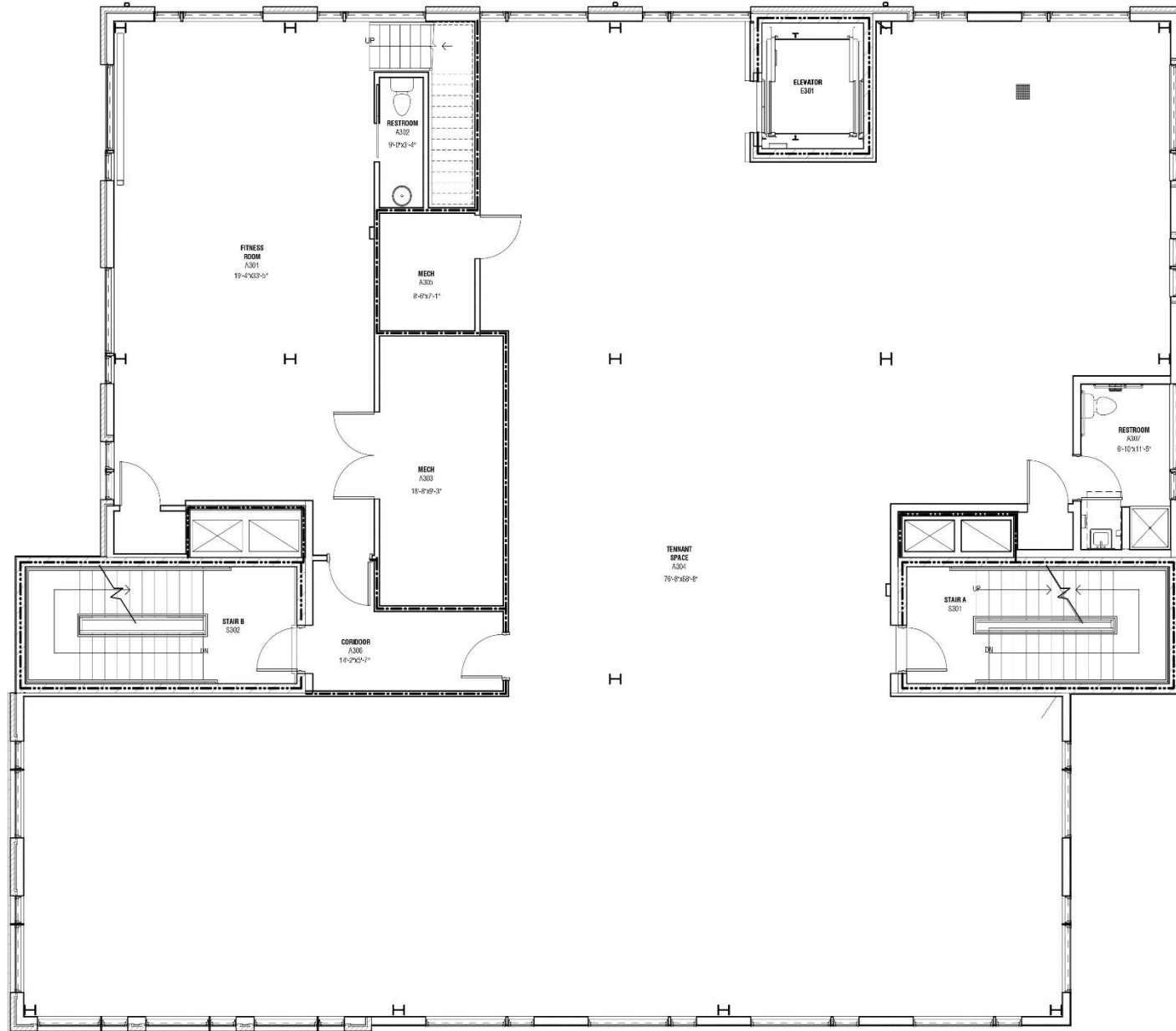
FIRST FLOOR PLAN



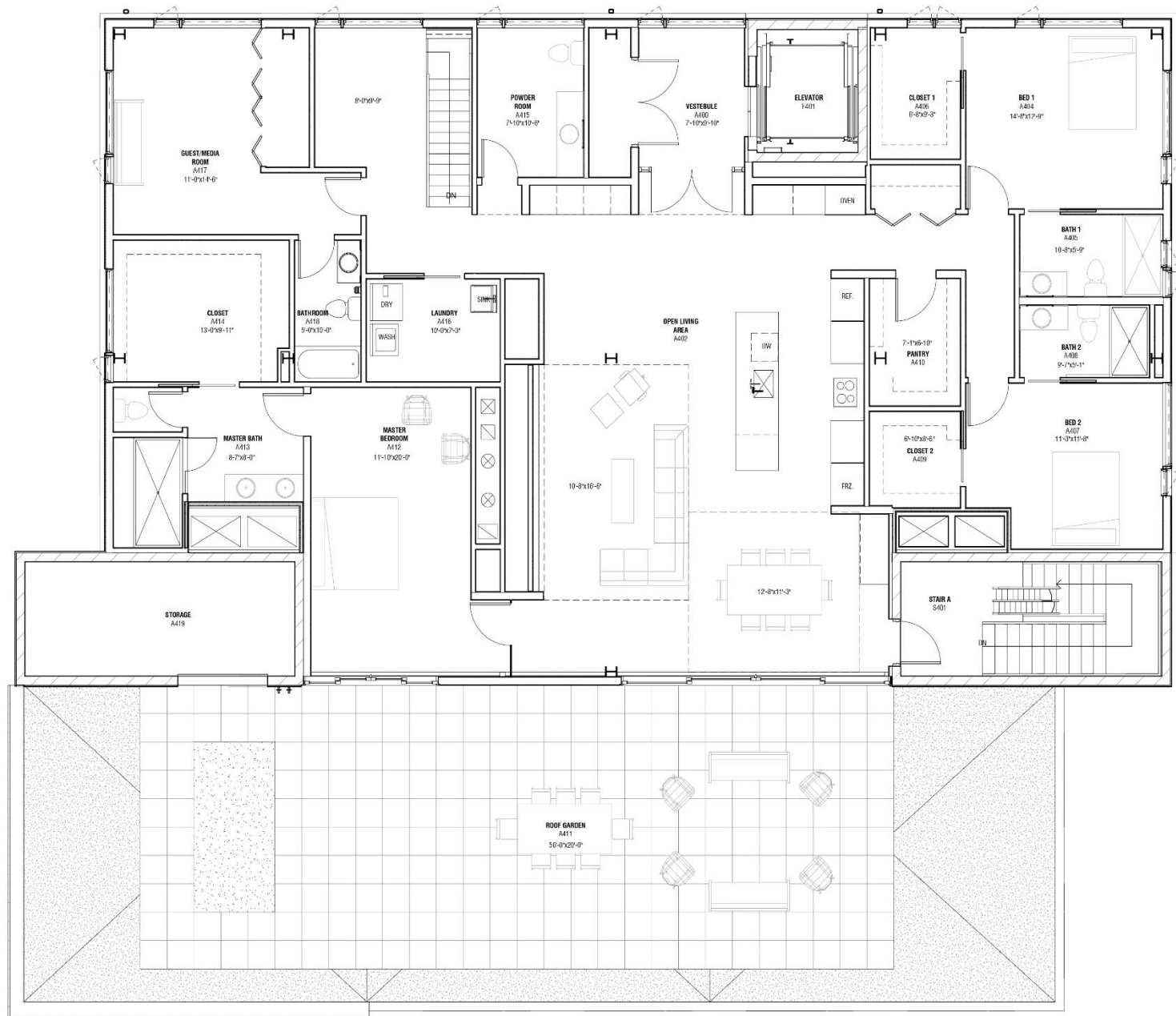
SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



PROPERTY PHOTOS



PROPERTY PHOTOS



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.

**Source: <https://columbusregion.com/>*

#1

City for tech
Workers

#2

City for
college Grads

#5

City for Entrepreneurs
and Startups

NEIGHBORHOOD OVERVIEW

Italian Village, located just north of downtown Columbus and just east of the Short North Arts District, is becoming a hotspot for great food and drink. The neighborhood is bordered by Fifth Avenue on the north, the train tracks to the east, High Street on the west, and I-670 on the south. There you'll find a growing number of homes and businesses helping shape the neighborhood.

Italian Village features some much-loved watering holes, many of which have been welcoming regulars for years. The St. James Tavern is a long-running dive bar known for its jukebox, affable bartenders, and great deals on craft beer. Little Rock Bar is a favorite spot for beer, cocktails, and patio space, including a small rooftop patio. Two breweries call Italian Village home! Seventh Son Brewing is known for their variety of brews, and just down the street, Hoof Hearted Brewery & Kitchen includes a small system to supply beer that pairs with their colorful and creative menu. Italian Village is also home to the first location of the popular Fox in the Snow Cafe - a well-known coffee shop and bakery.

*Source: <https://www.experiencecolumbus.com/blog/post/italian-village-neighborhood-guide/>

AREA AMENITIES

LOWER.COM FIELD

Soccer-specific stadium in Columbus, Ohio, United States. It serves primarily as the home stadium of the Columbus Crew of Major League Soccer.

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

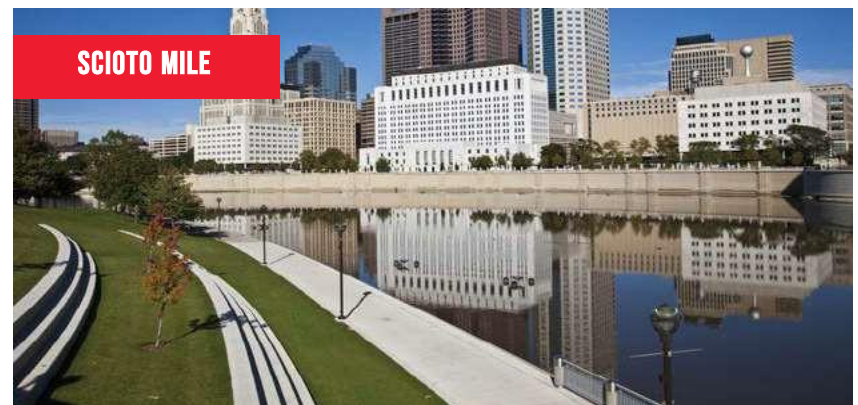
The Columbus Region has one of the highest concentrations of higher education in the nation, with 52 college and university campuses, a total enrollment of more than 134,000 students and 22,000 annual graduates. Of the colleges in the region, two are of the world's leading private research institutions, 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+.

**Source: <https://columbusregion.com/>*

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, as well as the annual Memorial Golf Tournament, giving residents and visitors something to do year-round. Columbus also features many parks and museums including the Columbus Museum of Art, COSI, the world-famous Columbus Zoo and Aquarium, the Scioto Mile, and the Franklin Park Conservatory.



ECONOMY OVERVIEW

Columbus regional 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, Wendy's, Cardinal Health, 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.

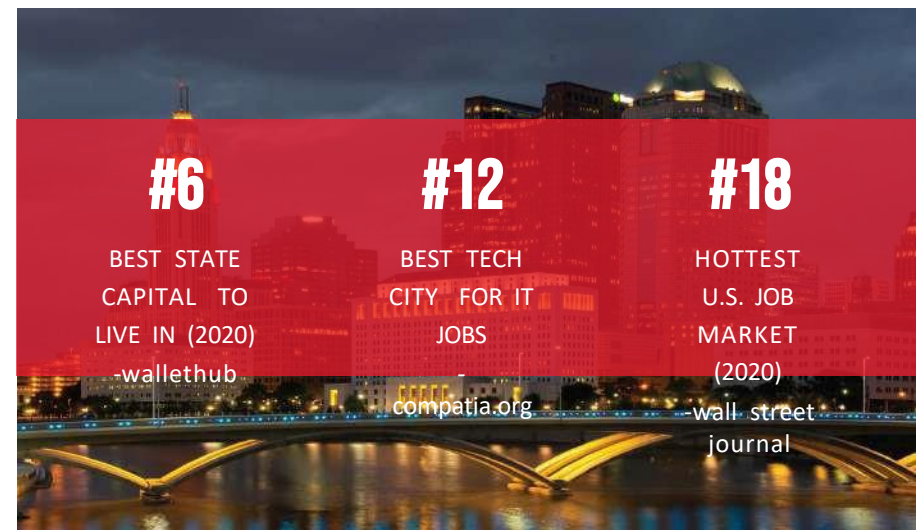
*Source: <https://columbusregion.com/>

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 JPMorgan	21,117 Employees
Chase Nationwide	20,475 Employees
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 L	8,004 Employees
Brands Inc.	7,800 Employees



COLUMBUS AREA TOP EMPLOYERS

Ohio State University	41,791 Employees
State of Ohio	48,000 Employees
OSU Health System	26,307 Employees
Ohio Health	35,000 Employees
JPMorgan Chase	17,480 Employees
Nationwide Insurance	16,000 Employees
Nationwide Children's Hospital	15,868 Employees
Amazon	9,250 Employees
Mount Carmel Health System	9,000 Employees
Honda	8,850 Employees
City of Columbus	8,870 Employees

FORTUNE 1000 HEADQUARTERS



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+ hold 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.

*Source: <https://www.macrotrends.net/cities/22963/columbus/population>

	POPULATION			
	2021	2022	2023	2024
Columbus	1,666,000	1,687,000	1,708,000	2,200,000



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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.

Image Sources: soccerstadiumdigest.com (p. 11 [top left] www.hometeamproperties.net (p. 11 [bottom left]), www.experiencecolumbus.com (p. 11 [top & middle right]), ohio.org (p. 11 [bottom right]) Shutterstock (p. 09, 12 bottom right, 14), foxnews.com/sports/ohio-state-football-stadium-fans-guidelines-relaxed-ad (p. 12 [top right]), (p. 12 [middle right]), <https://www.choicehotels.com/ohio/columbus/5-reasons-to-visit> (p. 12 [middle right])

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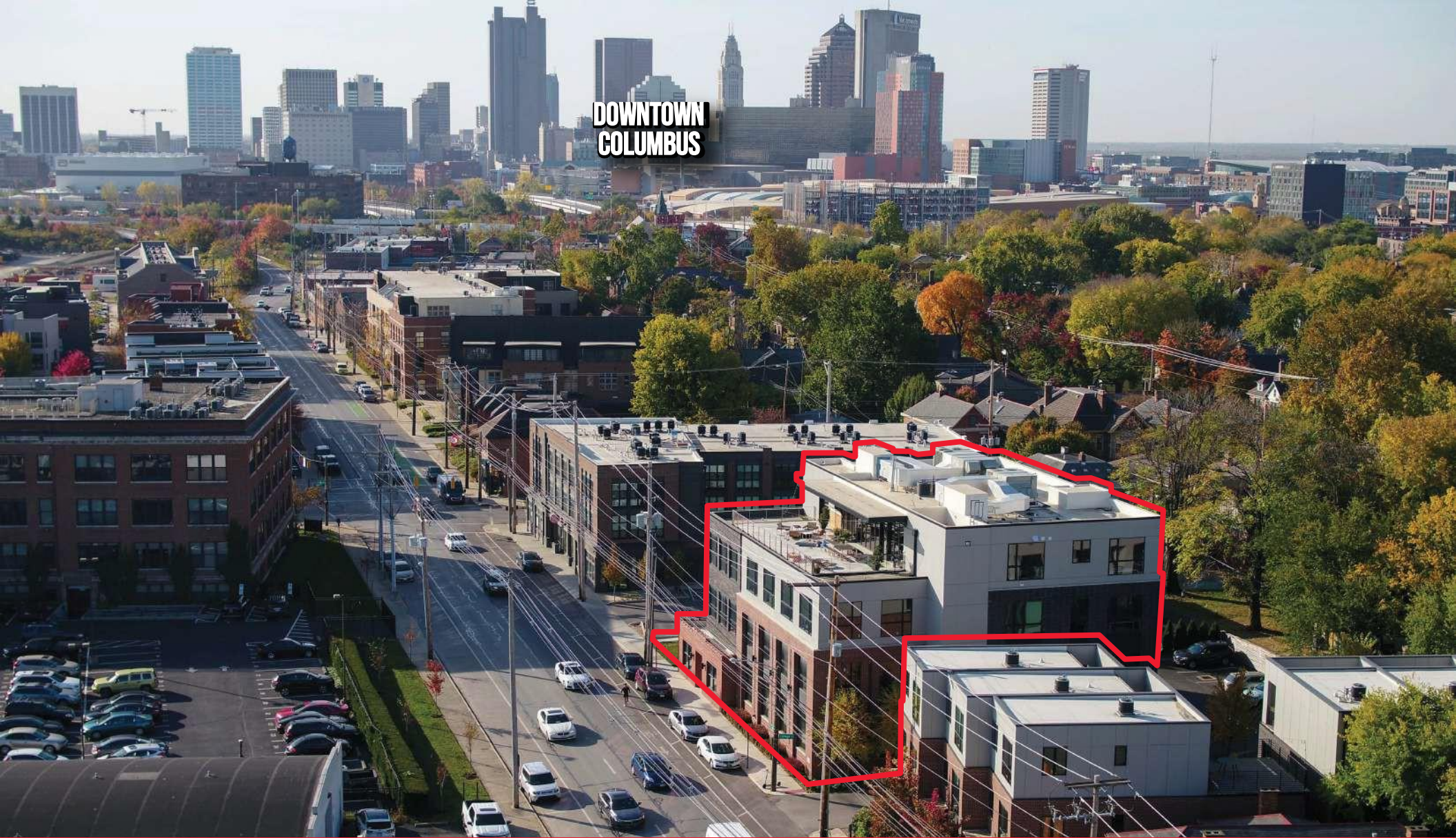
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