

FOR LEASE
2,869 s.f.
Entire Building
Available soon

**480 S. 3rd
Street
German
Village**



**GERMAN
VILLAGE**

Character lives on.

Contact:

Dan Rosen

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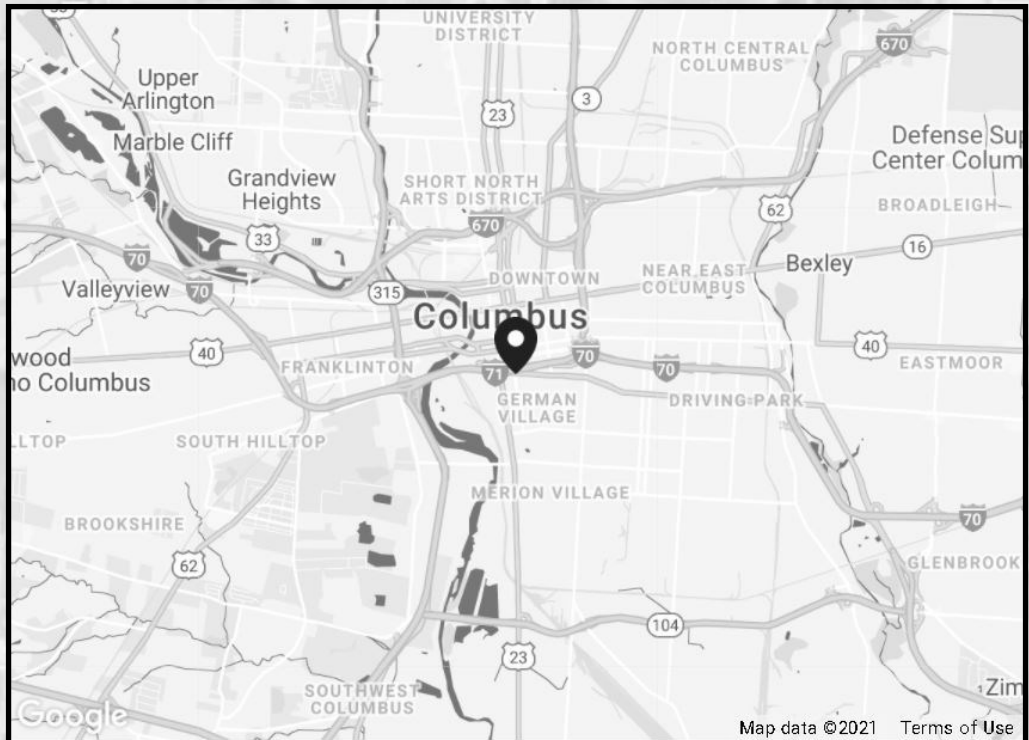
RS GAREK Associates

454 East Main Street, Ste.200
Columbus, Ohio 43215
614.464.1000



RS GAREK ASSOCIATES

COMMERCIAL • INDUSTRIAL • INVESTMENT REAL ESTATE



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FOR LEASE
480 S. 3rd Street
German
Village

**ON-SITE
PARKING**



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Address: 480 South Third St., Columbus, Ohio 43206

Space Available: 2,869 - 8,000 sf

Building Size: 8,000 sf

Type: Class A Finishes

Stories: 2 w/Elevator

Parking: 22 Spaces (5 private covered garage spaces)

Lease Type: Sublease through April 30th, 2023, potential renewals available

Lease Rate: \$21.00 sf MG - Tenant Pays Gas, Electric, Interior Janitorial

Value of Free Parking: = to \$3.00 sf

Description: Extremely Rare free-standing German Village office building with private garage parking. Stunning level of finish, lots of glass, open spaces, and executive corner offices, steps from amenities. Turn-key, walk-in and do business day one. Newly renovated with 10'+ foot ceilings,

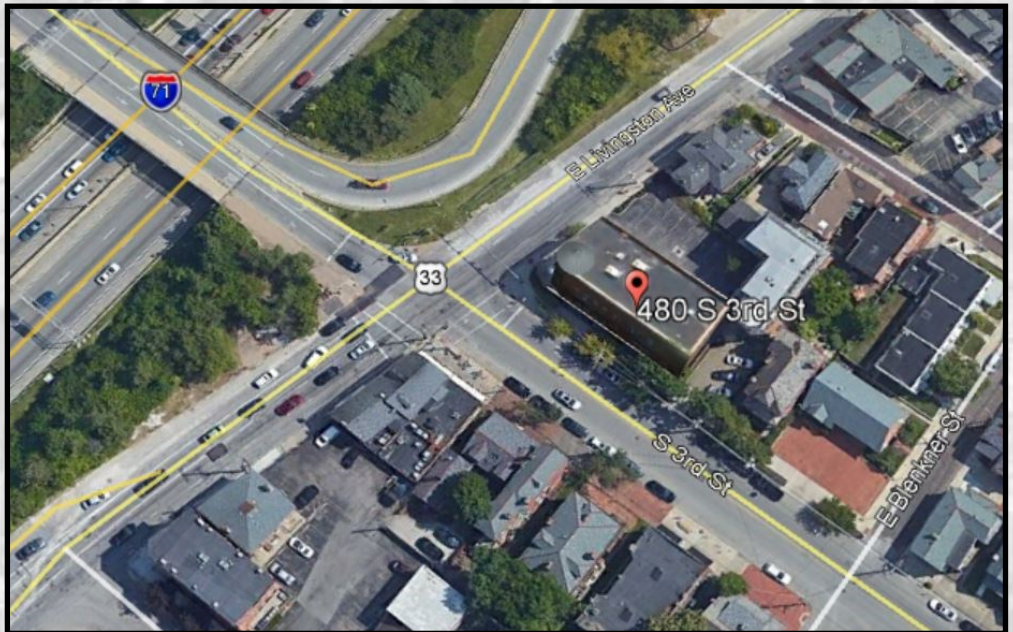
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FOR LEASE

2,869 s. f.

Full Building
Available soon

480 S. 3rd Street
Columbus, OH
43206

ACROSS THE
STREET FROM:



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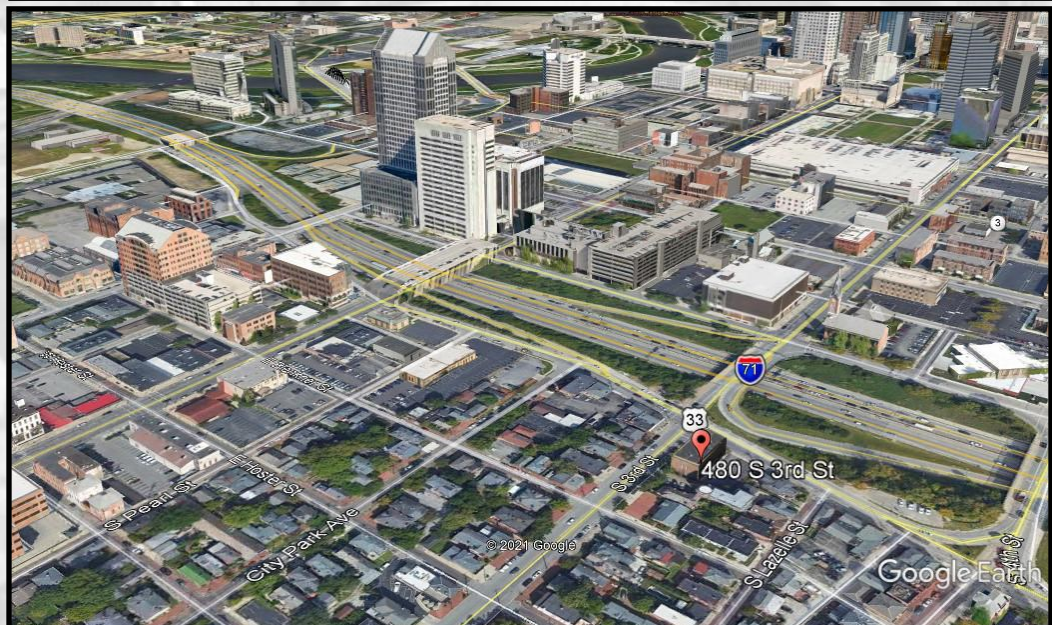


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Property Highlights

- Office Sublease Opportunity
- Premier German Village Location
- Free standing 8,000 sf building
- 22 Free parking spaces (5 attached covered garages spaces)
- Building can be split and have separate access to parking
- Elevator
- Class A finishes: window wall corner offices, 9' Ceilings, natural light
- 2 Kitchens and 2 conference rooms
- Zoned HVAC
- Signage seen by 31,000 cars a day @ signalized intersection
- Easy walking access to restaurants, courthouse, and CBD



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