

\$15.00 PSF
FSG year one
rental rate

For Lease

395 E Broad Street

Columbus, Ohio 43215

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Property Overview

395 E Broad St is a four-story 35,809 SF multi-tenant office building centrally located in the eastern side of downtown Columbus. The building offers a prime downtown presence with the convenience and security of a 19 car underground executive parking garage and surface parking lot with 29 additional spaces. Located at Broad Street and Cleveland Avenue within the Discovery District Special Improvement District, the building creates an opportunity for highly visible building signage and is within walking distance to Capitol square, the Ohio Statehouse, CCAD, The Columbus Museum of Art, Capital Law School, and many downtown retail and dining amenities.

- Prominent location on Broad St & Cleveland Ave
- Convenient garage & surface parking
- Up to 11,328 RSF contiguous available
- Building signage available for anchor tenant
- Potential for lower-level storage
- \$15-\$18.50 PSF full-service gross rental rate

Availability

Suite B00	1,384 RSF
Suite B30	1,114 RSF
Suite 210	2,690 RSF
Suite 300	2,280 RSF
Suite 320	2,687 RSF
Suite 330	2,317 RSF
Suite 340	1,354 RSF

Incentives:



Free on-site parking at a ratio of 2/1,000
*additional on-site paid parking available



\$15.00 PSF FSG year one rental rate available



\$25/sf buildout allowance available for a 5 year lease term





E Broad Street

395 E Broad Street

Location Map

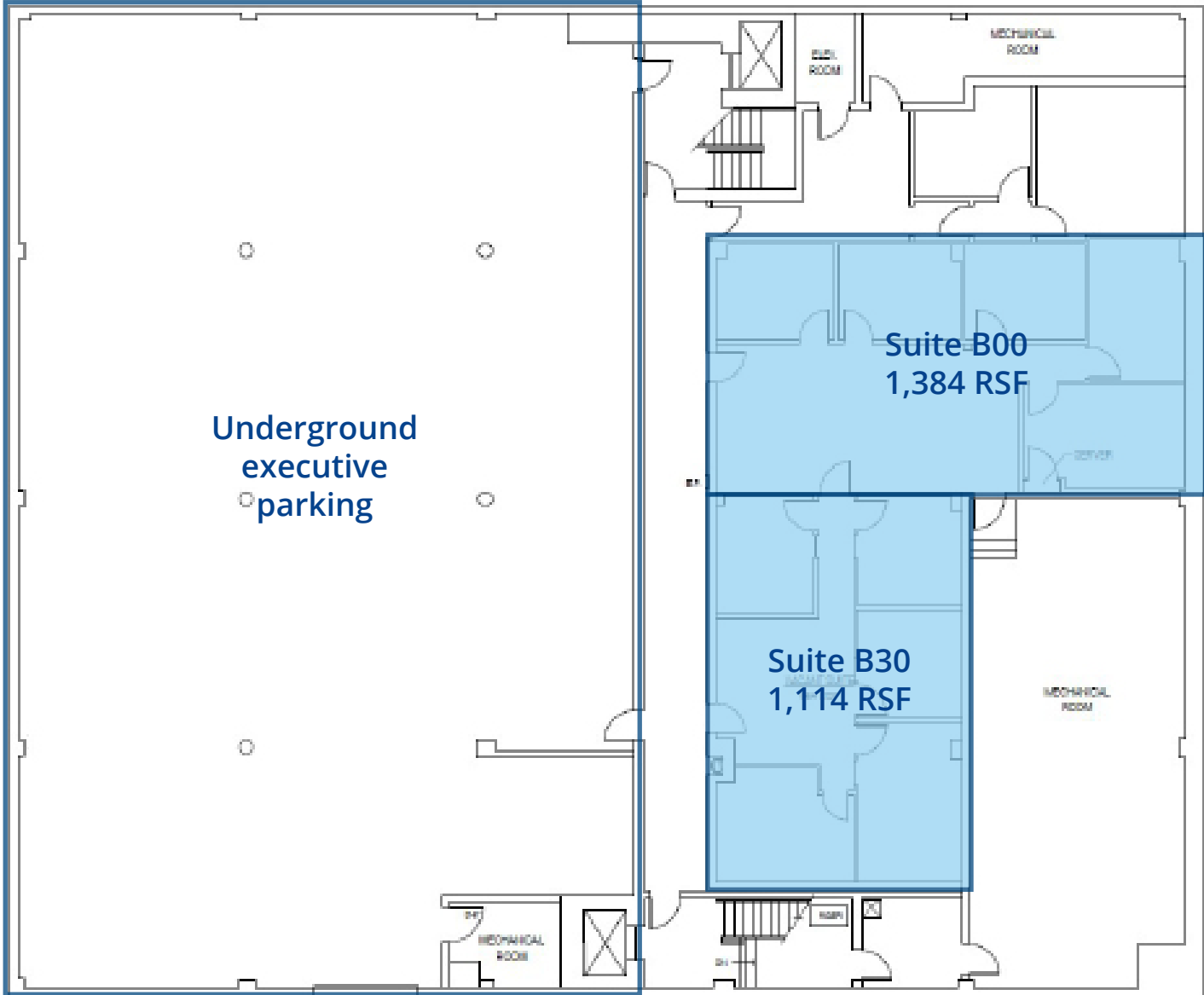
	Total Population	Total Employees	Total Businesses
1 Mile	17,356	97,793	3,502
3 Miles	147,130	224,220	8,418
5 Miles	349,192	311,011	13,993

395 E Broad St is located in the Discovery Special Improvements District, which was created to promote a thriving neighborhood for businesses, retailers, and residents.

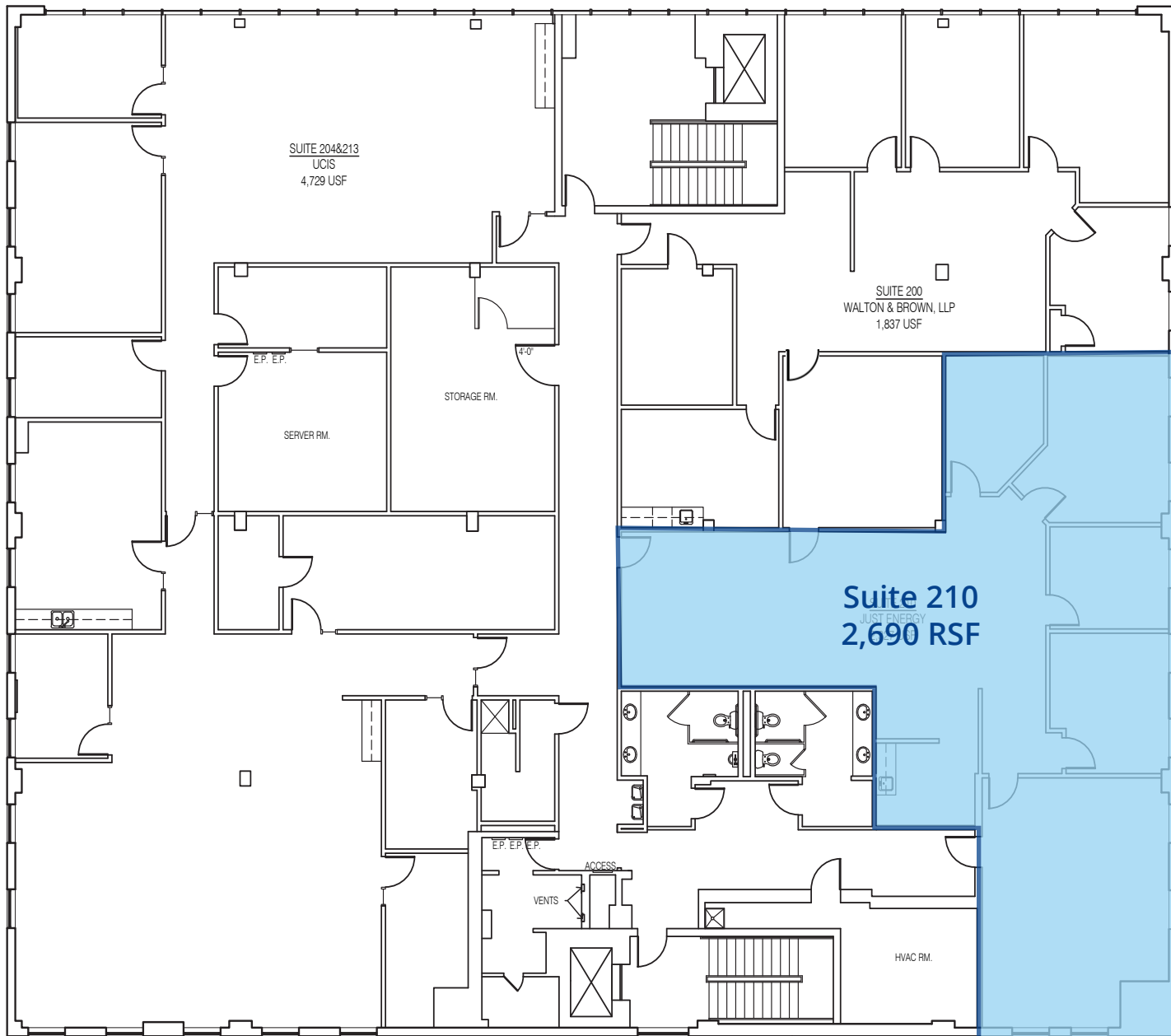
Services and amenities include:

- On-call chaperones (free of charge)
- Neighborhood patrols (free of charge)
- High profile arts/entertainment venues

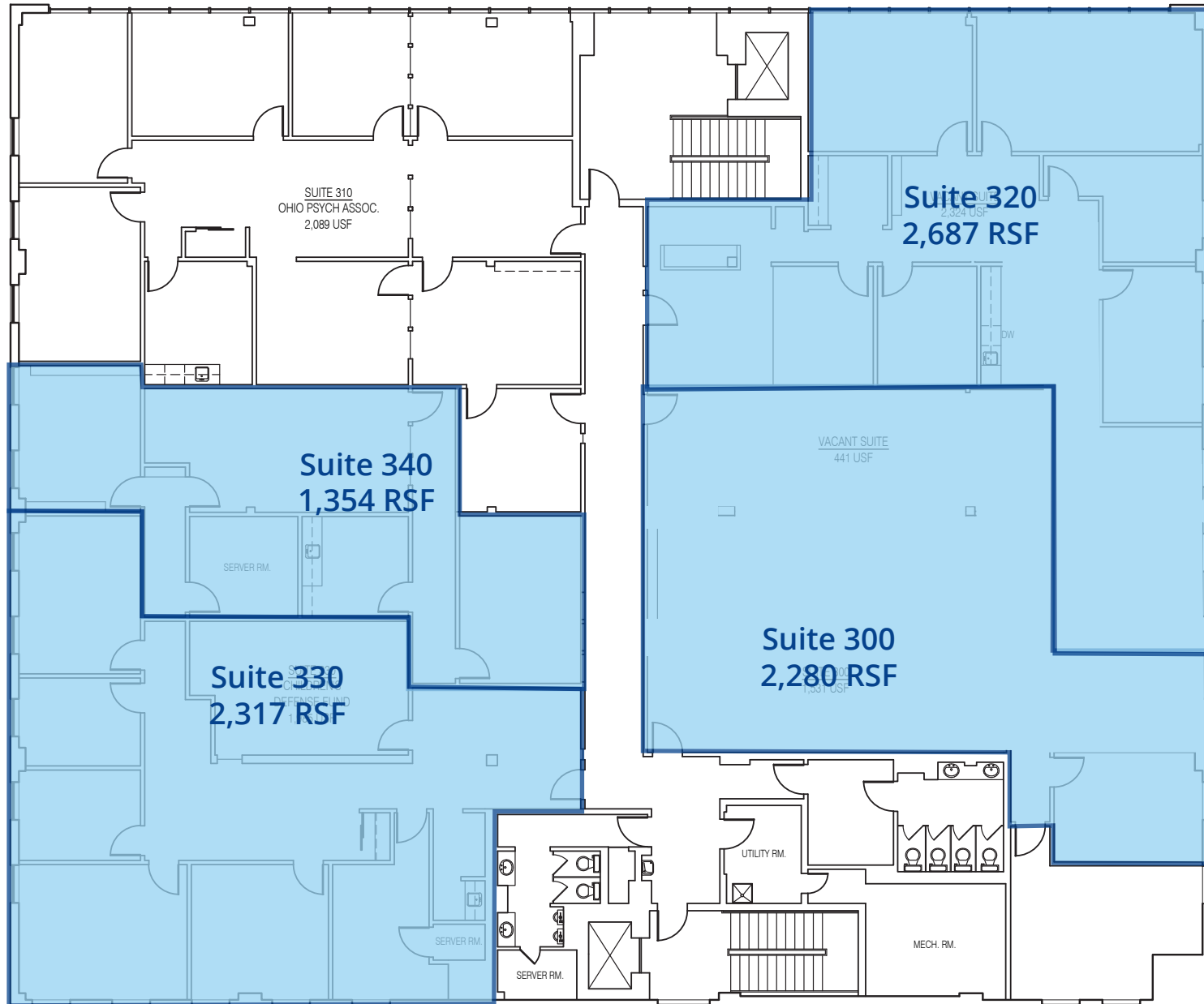
Basement Level

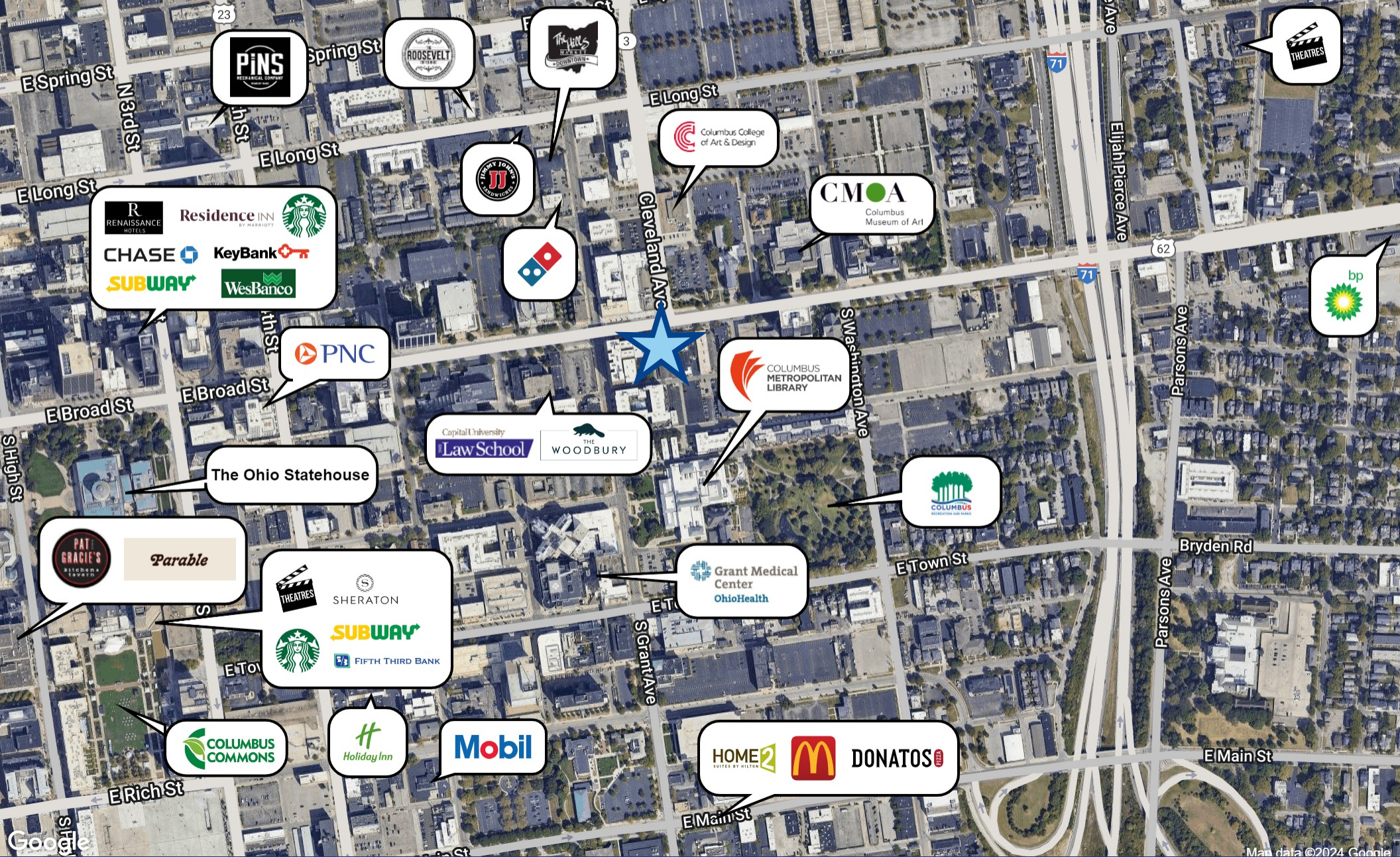


Second Floor



Third Floor





Amenities Map

395 E Broad Street

Map data ©2024 Google



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