



For Sale



145 E Rich St Columbus, Ohio

Asking Price:

\$3,900,000

23,884 SF

Ideal Owner Occupant Opportunity in the heart of the dynamic Columbus Mar- ket



In place cash flow with an opportunity to add value through current tenancy



Sale includes a 27 space surface parking lot



Class A redevelopment with all major building systems improved

Accelerating success.

145 E. Rich | For Sale

Property Profile



**IN THE HEART OF
DOWNTOWN COLUMBUS**
with immediate access to
top amenities & popular
destinations

Numbers at a Glance

23,884_{sf}
Building size

18,943_{sf}
Rentable square feet

2,741_{usf}
Basement storage area

14 ft
Open beam ceilings

Additional Information:

- Multiple signage opportunities; exterior and custom mural
- Includes 27 space parking lot; additional surface and garage parking at Columbus Commons Garage
- Climate controlled storage located on lower level
- A short walk from Columbus Commons Park, Dirty Franks, 16 Bit Arcade, Little Palace, and other amenities

Stacking Plan

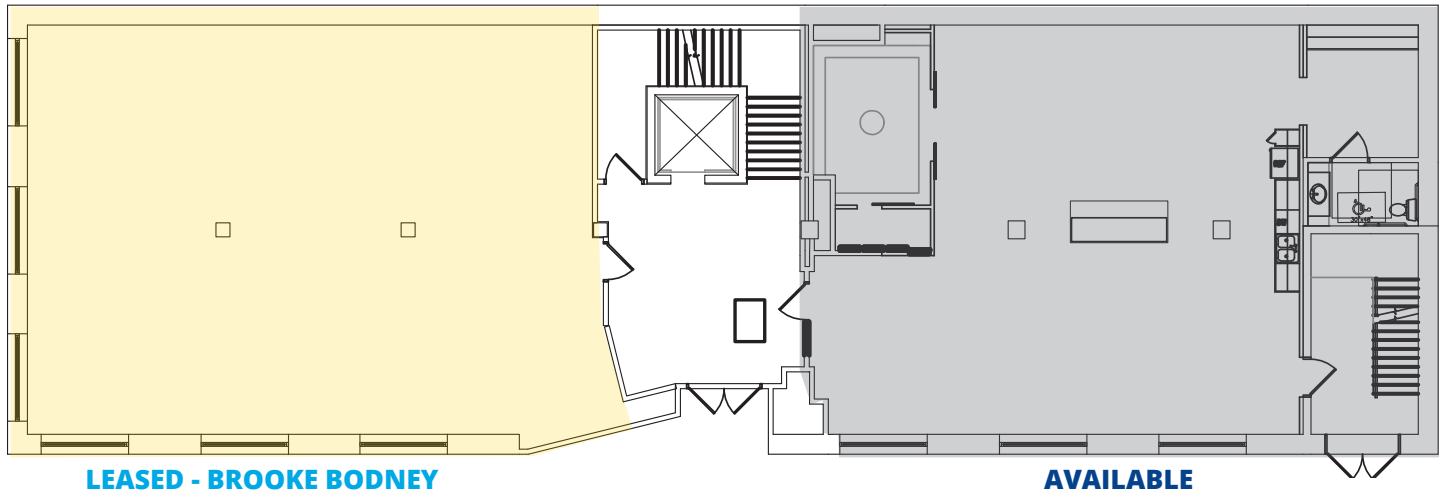
18 Mo. L. Roll	Total Avail.	Stacking Plan Legend									Available
- SF	- SF	Vacant	M2M	2025	2026	2027	2028	2029	2030	2031+	36% 12K
0	12K	36% 12K	0% 0	0% 0	64% 21K	0% 0	0% 0	0% 0	0% 0	0% 0	36% 12K
Floor 4 9,000 sf	Empora Title, Inc. 9,000sf LXD 12/01/26										Suite 400
Floor 3 10,000 sf	Empora Title, Inc. 10,000sf LXD 12/01/26										Suite 300
Floor 2 5,000 sf	Vacant 5,000sf										Suite 200
Floor 1 3,943 sf	Brooke Bodney 1,927sf LXD 12/31/26	Suite 100	Vacant 2,016sf								Suite 110
Lower L...	Vacant 2,220sf	Mechanical Area	Vacant 2,741sf								Storage Area
4,961 sf											



Flexible Owner-Occupant Suite Options

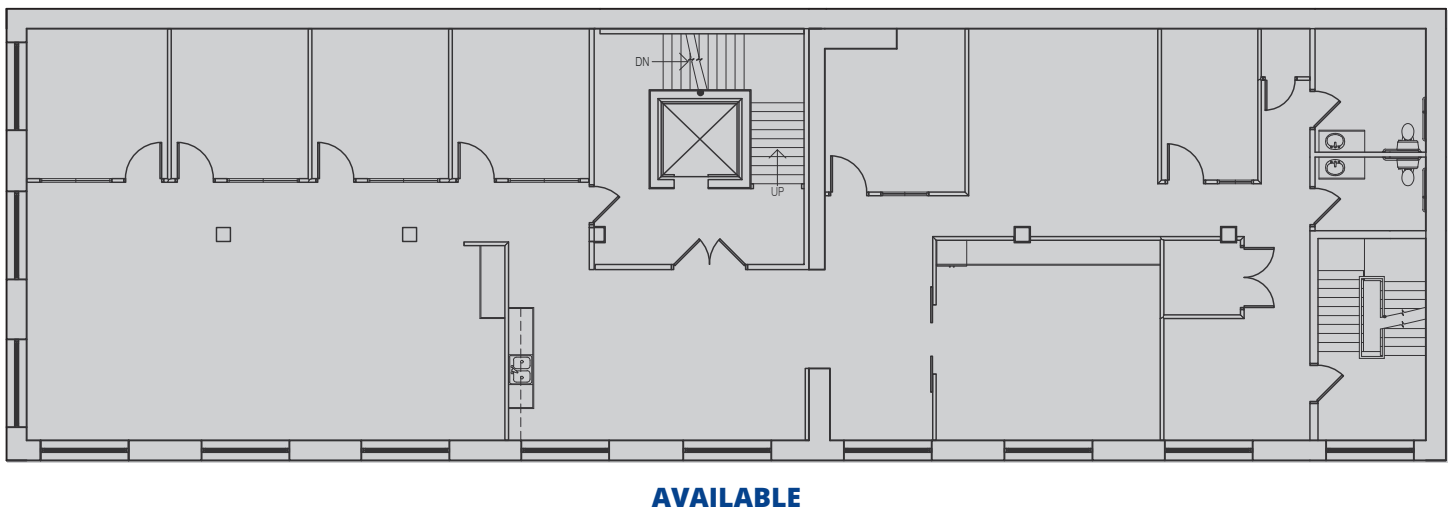
First Floor:

3,943 RSF



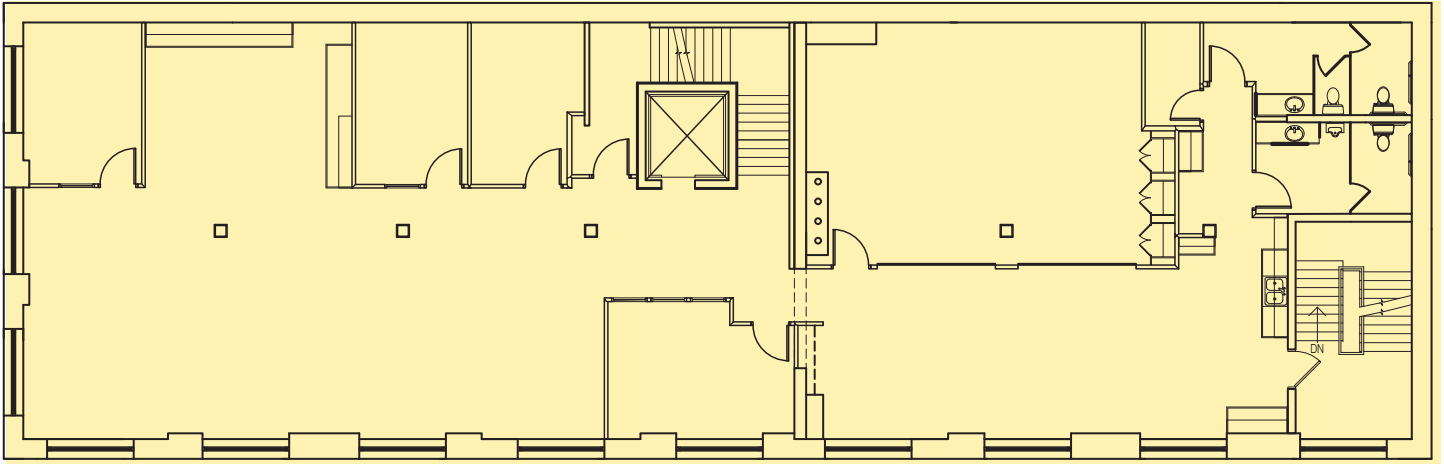
Second Floor:

5,000 RSF



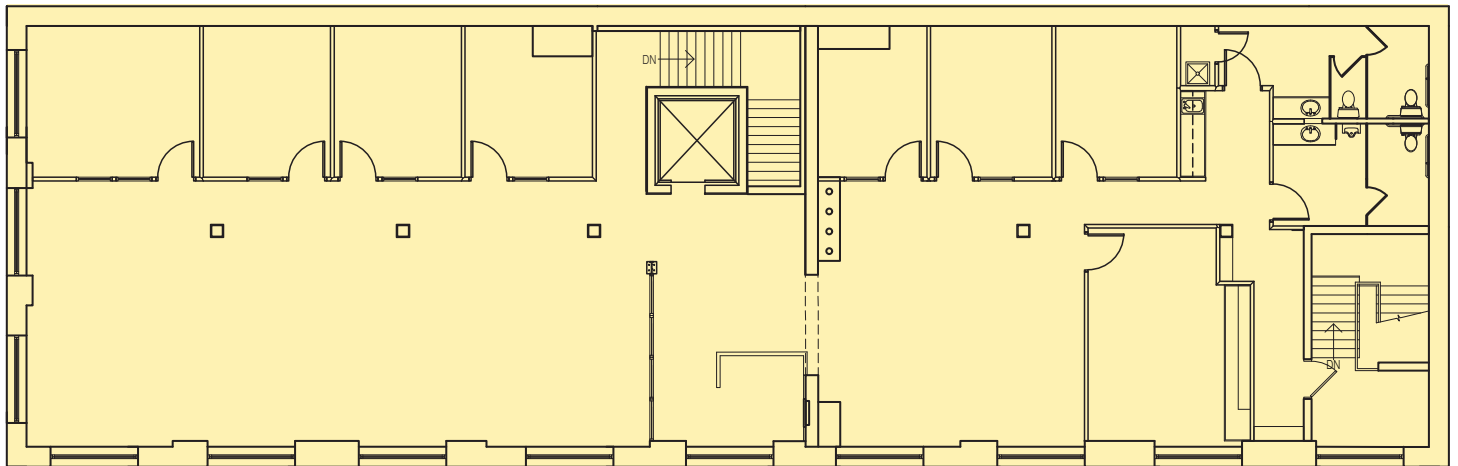
Current Tenancy Cash Flow Opportunity

Third Floor:
10,000 RSF



LEASED - EMPORA TITLE

Fourth Floor:
9,000 RSF



LEASED - EMPORA TITLE

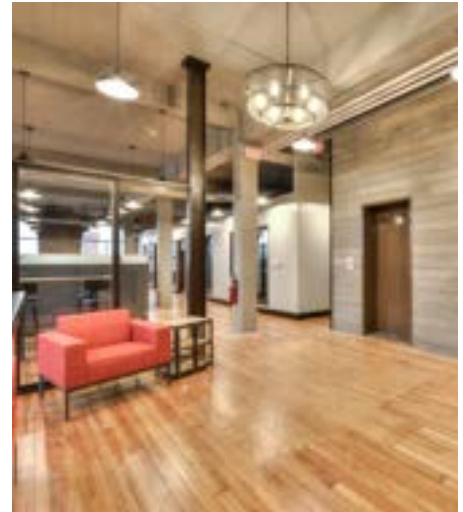
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Property Gallery

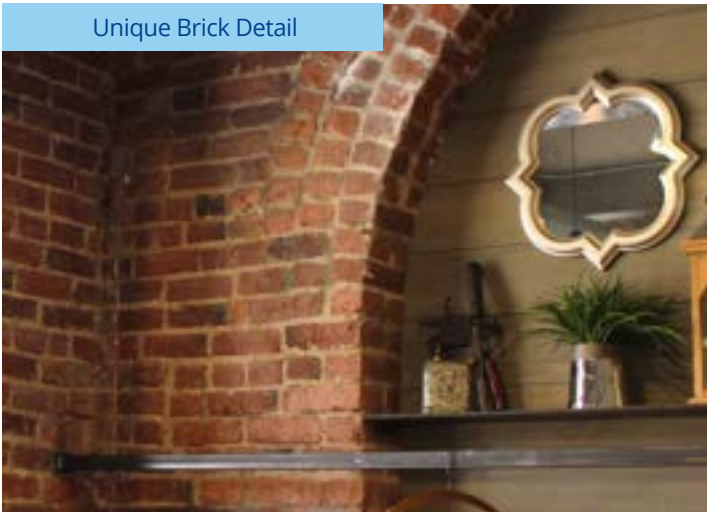
Custom Signage Opportunity



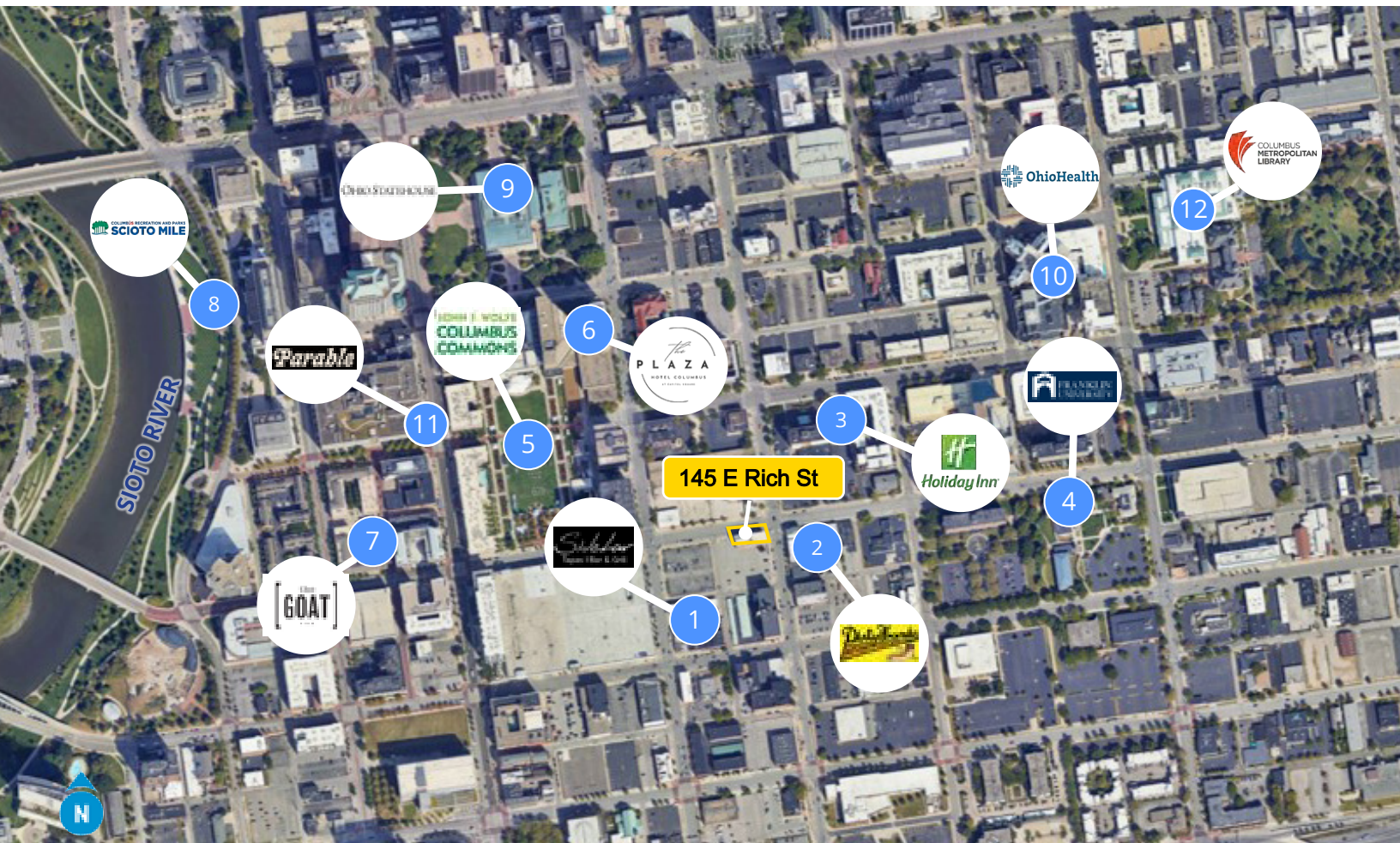
Beautifully Renovated Office Space



Unique Brick Detail



Amenity Map



- | | | | |
|---------------------------------|-------------------------------|------------------------------|----------------------------|
| 1 Sidebar | 4 Franklin University | 7 The Goat RiverSouth | 10 OhioHealth |
| 2 Dirty Frank's Hot Dogs | 5 Columbus Commons | 8 Scioto Mile | 11 Parable Coffee |
| 3 Holiday Inn | 6 Plaza Hotel Columbus | 9 Ohio Statehouse | 12 Columbus Library |

GETTING AROUND TOWN

Downtown Columbus offers numerous convenient transportation options that make Central Ohio's best neighborhoods more accessible

- Electric Scooters
- CoGo Bikes
- COTA Circulator

COFFEE

Café de Nook
 Morning Ritual at The Goat
 Starbucks
 One Line Coffee at Capitol Square
 Coffee House at The Woodbury
 Pistacia Vera

DINNER & DRINK

16-Bit Bar + Arcade
 Dirty Franks Hot Dog Palace
 The Walrus
 The Goat
 Hadley's Bar + Kitchen
 Mitchell's Steakhouse

LUNCH

Subway
 Market 65
 Condado Tacos
 Milestone 229
 Chipotle
 Matt and Tony's
 Wood Fired Kitchen

ENTERTAINMENT

The Columbus Commons
 Bicentennial Park
 Scioto Mile
 Ohio Theatre
 Shadowbox Live
 Nationwide Arena

OTHER

DGX Mini Grocery
 Kroger
 North Market
 CorePower Yoga
 Shape Fitness 24hrs



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Contact



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