

OFFICE SPACE

**ONE
FIFTY**

EAST MOUND ST

FOR LEASE

SITUATED IN
THE CITY'S
BUSINESS
CORE

2 SPACES | UP TO 2,471 SF AVAILABLE

FLEXIBLE OFFICE SUITES IN THE
HEART OF DOWNTOWN COLUMBUS

📍 150 E MOUND ST. COLUMBUS, OH 43215

ROTH

REAL
ESTATE
GROUP

ONE FIFTY

EAST MOUND ST

PROPERTY OVERVIEW

QUICK LINKS

PROPERTY INFO

[PARCEL OVERVIEW](#)

[GOOGLE MAP](#)

[COSTAR LISTING](#)

[CREXI LISTING](#)

[DIGITAL FLIPBOOK](#)

CITY

[CITY WEBSITE](#)

[NICHE.COM](#)

[NEIGHBORHOOD SCOUT](#)

[DEMOGRAPHICS](#)

COUNTY

[FRANKLIN COUNTY](#)

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[COUNTY AUDITOR](#)

[COLUMBUS ZONING](#)

VIEW

[FLIPBOOK](#)

Affordable, Flexible Office Solutions in the Heart of Downtown Columbus

150 E Mound St is a 30,735-square-foot professional office building located at the corner of Mound and Fourth Street in downtown Columbus. Built in 1970 and extensively renovated in 2012, the building blends vintage structure with modern upgrades. With on-site surface and covered parking, tenants enjoy rare amenities not often found in the downtown core.

Two suites are currently available for lease ranging from 1,178 to 1,293 square feet, making this a strong option for executive offices, law firms, medical professionals, consultants, or startups looking for a central address with flexible leasing terms.

AN UNPARALLELED OFFICE OPPORTUNITY IN A PRIME COLUMBUS LOCATION



FOR LEASING INFO:

WILL ROTH
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**ONE
FIFTY**

EAST MOUND ST

R

PROPERTY DETAILS

ADDRESS

150 E Mound St,
Columbus, OH 43215

AVAILABLE SPACE

1,178 SF – 1,293 SF
(2 Spaces)

TOTAL BUILDING SIZE

33,194 SF

YEAR BUILT/RENOVATED

1970/2012

BUILDING CLASS

C

PARCEL ID

010-002251-00

LEASE RATE

\$20/SF/YR

LEASE TYPE

Gross (Suite 201),
Modified Gross
(Suite 301)

TENANCY

Multi

ZONING

Office

PARKING

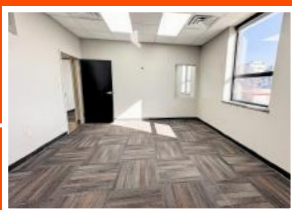
74 Surface
Spaces

SUITE 201



1,293 SF

SUITE 301



1,178 SF

PROPERTY FEATURES

- ✓ **MULTIPLE LEASING OPTIONS**
Two available floors (1st floor 3,696 SF and 2nd floor 1,800–3,696 SF)
- ✓ **FLEXIBLE LAYOUTS**
Efficient space starting at 900 SF
- ✓ **UPDATED INTERIORS**
Renovated in 2012 with professional finishes
- ✓ **AFFORDABLE RATES**
\$20/SF/YR in a prime downtown location
- ✓ **RESPONSIVE PROPERTY MANAGEMENT**
Backed by ROTH Real Estate Group
- ✓ **WALKABLE TO COURTHOUSES**
Ideal for law firms and legal consultants
- ✓ **SURFACE + COVERED PARKING**
74 spaces on-site, rare in the core
- ✓ **ELEVATOR ACCESS**
ADA-compliant, easy vertical mobility
- ✓ **PROXIMITY TO TRANSIT + DINING**
Steps from coffee shops, parks, and bus stops
- ✓ **A FEW STEPS TO OHIO HEALTH**
Ideal for medical businesses and professionals working close with the hospital

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1 1

1 1

2 2



YOUR PRACTICE. DOWNTOWN PRESENCE. ZERO HASSLE.

With its balance of accessibility, professional image, and flexible leasing, 150 E Mound St is a smart move for law firms, medical professionals, small business owners, and service providers who value location — *but don't want the price tag or rigidity that comes with larger downtown towers.*



**ONE
FIFTY**

EAST MOUND ST

ACCESSIBLE, WALKABLE, WORKABLE

- Franklin County Courthouse – 2-minute walk
- Columbus Commons – 1 block
- Grant Medical Center - 0.4 miles
- Health & Medical Buildings - 5 minutes
- City Hall & Government Buildings – 5 minutes
- Top Dining, Coffee & Legal Services – Within 3 blocks

BETTER WORKDAYS FOR TEAMS & PROFESSIONALS

- Coffee & Quick Lunches: [Stauf's Coffee](#), [Starbucks](#), [El Arepazo](#)
- Client Dinners & Happy Hours: [The Goat](#), [Pins Mechanical Co.](#)
- Quiet Walks or Outdoor Breaks: [Columbus Commons](#), Bicentennial Park
- On-Site Nail, Auto, and Banking Services nearby

**A WELL-LOCATED OFFICE SUPPORTS
WORK-LIFE BALANCE FOR YOUR
EMPLOYEES — AND GIVES YOUR
BUSINESS A SPACE WHERE PEOPLE
ENJOY COMING TO WORK.**

● PARKING ● PROXIMITY TO CLIENTS ● ZONING CONSISTENCY ● AFFORDABILITY

UNLIKE MOST DOWNTOWN PROPERTIES, PARKING COMES STANDARD

Many office buildings in the urban core suffer from limited or off-site parking. Not here. 150 E Mound St provides 74 onsite spaces — a standout feature in Downtown Columbus. That means your team, your clients, and your visitors have reliable, convenient access every day.

No circling for street parking. No walking blocks to a garage. Just on-site access, right where you need it.

**74
SURFACE
SPACES**





ONE FIFTY

EAST MOUND ST





**ONE
FIFTY**

EAST MOUND ST

SUITE 201
1,293 SF | \$20/SF/YR | GROSS LEASE

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- 2nd floor
- Executive or traditional office layout
- Tons of natural light
- Open area
- 4 private offices
- Built-out as standard office
- Air conditioning
- Central heating



SUITE 303

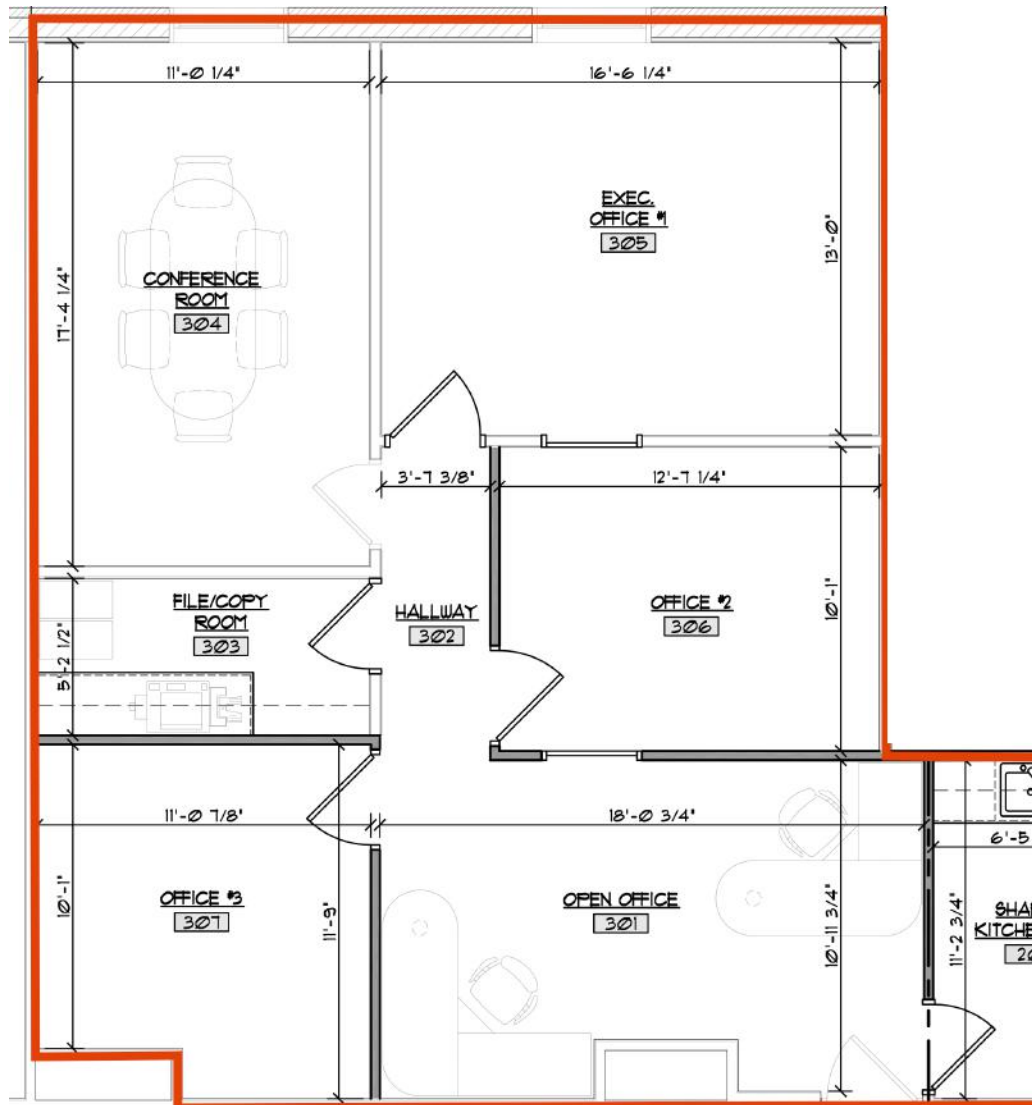
1,178 SF | \$20/SF/YR | MODIFIED GROSS LEASE

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- 3rd floor
- Traditional office layout
- Built-out as standard office
- Air conditioning
- Central heating



SUITE 303 FLOOR PLAN

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THE 150 E MOUND ST ADVANTAGE FOR LAW PRACTICES

- Most government buildings within walking distance (7+ within 0.5 miles)
- Best parking access in Downtown — 74 surface spaces on site
- Most competitive lease rate in the legal/professional market
- No hidden triple net costs — gross and modified gross leases offered
- Ideal for law firms needing daily courthouse access without the congestion

MARKET COMPARISON: OFFICE BUILDINGS VS. GOVERNMENT ACCESSIBILITY WITHIN 5 MILES

Property Name	Distance to Govt. Core	# of Govt. Buildings Nearby	On-Site Parking	Lease Rate (PSF/YR)	Ideal Tenants
150 E Mound St	0.1–0.5 mi	7+ buildings	74 Surface	\$20 (Gross / Mod Gross)	Law Firms, Consultants, Startups
250 Civic Center Dr	0.5–0.7 mi	5 buildings	Garage + Limited Surface	\$22 (Full Service)	Legal, Gov Contractors
300 Spruce St (The Hub)	1.3 mi	3 buildings	Street + Shared Lot	\$25 (Modified Gross)	Startups, Tech, Creative
100 E Broad St	0.3–0.5 mi	6 buildings	Garage (Paid)	\$27 (Full Service)	Finance, Legal
Easton Oval	6.0+ mi	0–1 building	Surface Lot (Free)	\$28 (Triple Net)	Tech, Medical
Polaris Parkway Center	12.0+ mi	0 buildings	Surface Lot (Free)	\$25 (Triple Net)	Corporates, Admin Offices
7155 Post Rd (Dublin)	13.5+ mi	0 buildings	Surface Lot (Free)	\$24 (Triple Net)	Healthcare, Professional Services

WALKABLE GOVERNMENT BUILDINGS

- FRANKLIN COUNTY COURTHOUSE**
0.4 MILES
- FRANKLIN COUNTY GOVERNMENT CENTER**
0.2 MILES
- OHIO SUPREME COURT/MOYER JUDICIAL CENTER**
0.4 MILES
- COLUMBUS CITY HALL**
0.3 MILES
- U.S. DISTRICT COURT**
0.4 MILES
- OHIO STATEHOUSE**
0.5 MILES
- FRANKLIN COUNTY RECORDER'S OFFICE**
0.3 MILES
- FRANKLIN COUNTY CLERK OF COURTS**
0.2 MILES

CLOSEST PROPERTY
TO COURTHOUSE
CLUSTER

MOST GOVERNMENT
OFFICES IN WALKABLE
RANGE (7+)

BEST PRICE-TO-
PARKING RATIO

NO HIDDEN
NNN FEES

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THE 150 E MOUND ST ADVANTAGE FOR MEDICAL PRACTICES

- Closest walkable building to Grant Medical Center
- Best lease rate in the downtown healthcare market
- Unmatched patient parking (74 on-site spaces)
- Zoned and built for outpatient, therapy, and consulting
- Walkable to supporting labs, imaging, and pharmacies
- Easy access to I-70, I-71, and Broad St

- ✓ QUICK ACCESS TO HOSPITAL SYSTEMS AND REFERRAL PARTNERS
- ✓ EASY ARRIVAL FOR PATIENTS AND STAFF
- ✓ A CENTRAL HUB TO GROW PRIVATE PRACTICES OR EXPAND SATELLITE OPERATIONS

MEDICAL TENANT MARKET COMPARISON: 150 E MOUND ST VS. OTHERS

Property Name	Distance to Major Hospital	On-Site Parking	Medical Use Friendly?	Zoning Type	Typical Uses	Lease Rate (PSF/YR)
150 E Mound St	0.4 mi (OhioHealth Grant)	74 Surface	✓ Yes	Office/Medical	Therapists, Consultants, Outpatient	\$20 (Gross / Mod Gross)
240 Parsons Ave	0.2 mi (Grant Medical)	Garage + Surface	✓ Yes	Commercial/Medical	Primary Care, Specialists	\$22 (Full Service)
East Broad Medical Building	1.0 mi (OhioHealth Riverside)	Street + Rear Lot	✓ Yes	Office	Dermatology, Labs, Therapy	\$24 (Triple Net)
German Village Med Suites	1.3 mi (Grant Medical)	Private Lot (15 spots)	✓ Yes	Mixed Use	Wellness, Psychiatry	\$21 (Modified Gross)
Easton Medical Plaza	6.0 mi (Mount Carmel)	Large Surface Lot	✓ Yes	Medical	Urgent Care, Specialty Clinics	\$28 (NNN)
Riverside Med Tower	4.5 mi (Riverside)	Garage Only	✓ Yes	Office	Private Practice, Cardiology	\$26 (Full Service)
Polaris Med Offices	12.0 mi (OSU Wexner)	Surface + Shared Garage	✓ Yes	Office	Pediatrics, Specialists	\$25 (NNN)



A PROFESSIONAL SPACE THAT SUPPORTS PATIENT-CENTERED CARE

At 150 E Mound St, healthcare professionals can deliver care in a setting that's both accessible and professional. Located just steps from OhioHealth Grant Medical Center, this property is ideal for practices that want to operate in the heart of the city — without compromising on parking, comfort, or flexibility.

Whether you're a therapist, outpatient provider, medical consultant, or specialty care practitioner, this space adapts to your workflow and helps patients access your services with ease.

WALKABLE TO KEY MEDICAL LOCATIONS

**OHIOHEALTH GRANT MEDICAL
CENTER**

0.4 MILES

**DAVITA DIALYSIS,
LABCORP, ENVISION
RADIOLOGY – ALL UNDER**

0.5 MILES

**CLOSEST WALKABLE
BUILDING TO GRANT
MEDICAL CENTER**

**BEST LEASE RATE IN THE
DOWNTOWN
HEALTHCARE MARKET**

**UNMATCHED
PATIENT PARKING**

**NO HIDDEN
NNN FEES**

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WHY 150 E MOUND ST OUTPERFORMS THE COMPETITION

When it comes to professional office space, not all Columbus locations are created equal. While trendy neighborhoods like the Short North or Grandview Heights may offer style, they often lack the functionality and infrastructure law firms and business owners truly need: parking, proximity to clients, zoning consistency, and affordability.

That's where 150 E Mound St stands out.



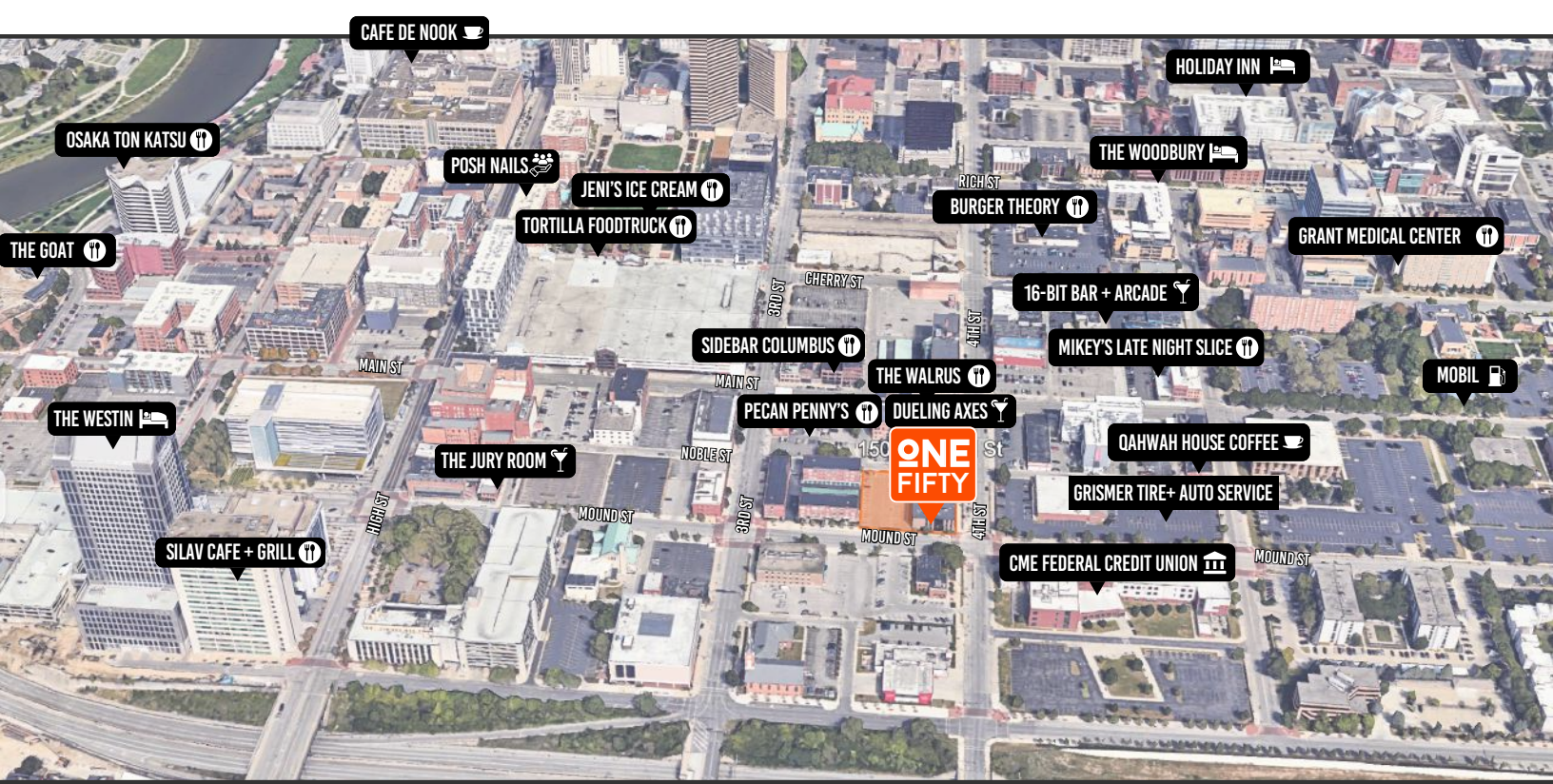
Compared to other high-demand areas across the city, this building delivers exceptional value without compromising access or image. **At just \$20/SF/YR with Gross and Modified Gross lease options,** tenants can budget with confidence — **knowing they're not paying extra for utilities or maintenance hidden in confusing CAM structures.**

In contrast, newer suburban developments like Easton or Polaris come with higher price tags, less walkability, and corporate zoning restrictions. Creative districts like Short North are vibrant but lack dedicated parking, and zoning can limit long-term business operations.

NEARBY LOCATIONS COMPARABLE CHART

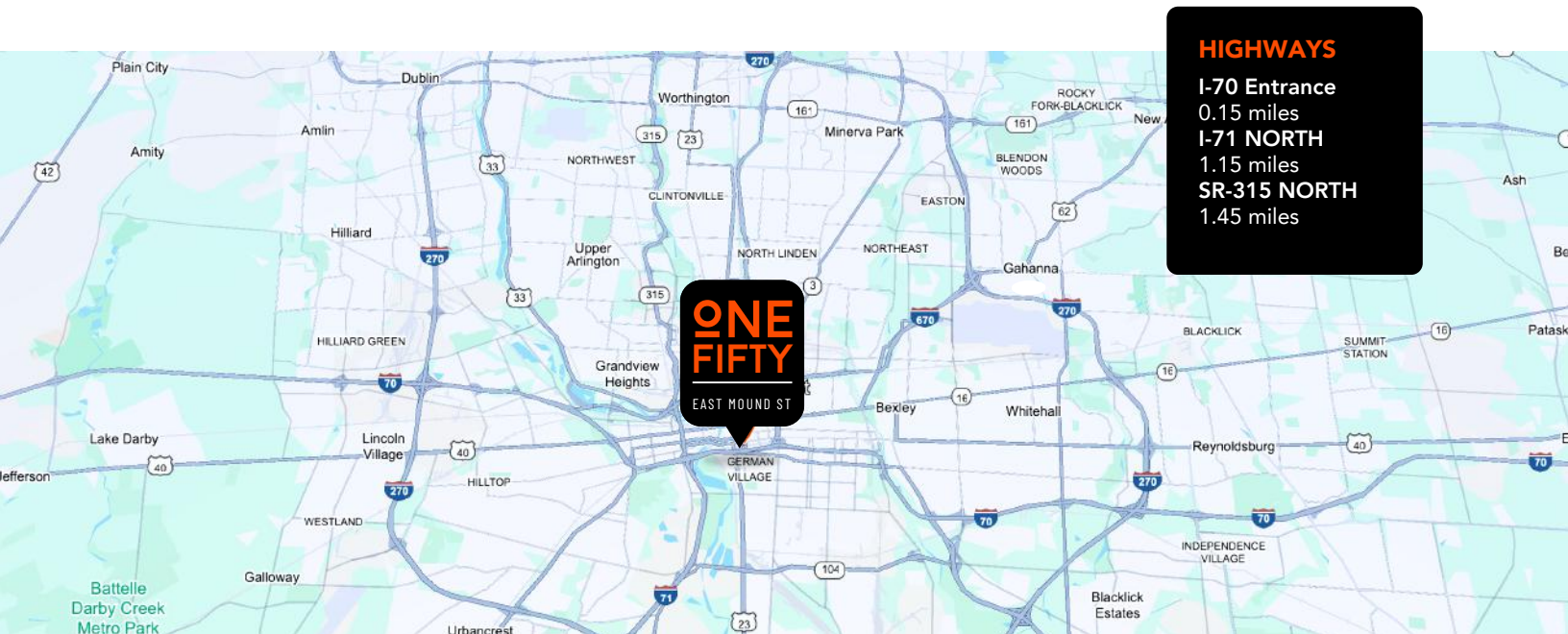
LOCATION	AVG LEASE RATE	PARKING	COURTHOUSE PROXIMITY	WALKABILITY	ZONING	TYPICAL TENANT TYPE
150 E MOUND	\$20 PSF MG GROSS/MODIFIED GROSS	74 SPACES SURFACE ON-SITE	2-MIN WALK	EXCELLENT 2 BLOCKS	OFFICE USE- PROF. SERVICES	MEDICAL, LAW FIRMS, CONSULTANTS, PROFESSIONAL SERVICES
GRANDVIEW HEIGHTS	\$24 (TRIPLE NET)	LIMITED STREET & PUBLIC LOTS	15 MIN DRIVE	MODERATE 5-10 MIN WALK	OFFICE/RETAIL MIXED USE	MARKETING, DESIGNERS, REAL ESTATE
SHORT NORTH	\$26 (MOD GROSS)	METERED STREET ONLY	10 MIN DRIVE	EXCELLENT 3 BLOCKS	CREATIVE/FLEX OFFICE USE	STARTUPS, AGENCIES, RETAIL HYBRID
GERMAN VILLAGE	\$22 (TRIPLE NET)	MINIMAL ON-SITE + PUBLIC LOTS	7 MIN DRIVE	GOOD 4-6 BLOCKS	OFFICE + RESIDENTIAL OVERLAP	WELLNESS PRACTITIONERS, SMALL FIRMS
EASTON	\$28 (TRIPLE NET)	LARGE SURFACE LOTS (PAID)	15-20 MIN DRIVE	LIMITED CAR DEPENDENT	RETAIL + CORPORATE OFFICE	TECH, HQ TENANTS
POLARIS	\$25 (TRIPLE NET)	SURFACE + GARAGE (PAID)	20-25 MIN DRIVE	LIMITED CAR DEPENDENT	CORPORATE OFFICE ONLY	LARGE CORPORATIONS, CALL CENTERS
NEW ALBANY	\$30 (FULL SERVICE)	SURFACE + GARAGE (PAID)	25-30 MIN DRIVE	LIMITED CAR DEPENDENT	CORPORATE OFFICE / CAMPUS ZONING	FINANCE, HEALTHCARE, CORPORATE HQS

WHETHER YOU'RE A SOLO ATTORNEY, BOUTIQUE FIRM, MEDICAL PRACTICE, FINANCIAL ADVISOR, OR CONSULTING PRACTICE, THIS IS AN ADDRESS THAT PUTS YOU AT THE CENTER OF INFLUENCE — WITHOUT THE HASSLE OF CONGESTED HIGH-RISE TOWERS OR INFLATED LEASE RATES.



THE DOWNTOWN ADDRESS FOR PROFESSIONALS WHO EXPECT MORE

Located in Downtown Columbus, 150 E Mound St sits at the corner of Mound and Fourth Street, within walking distance to City Hall, Columbus Commons, and the Franklin County Courthouse. The property provides direct access to major transit arteries like I-70, I-71, and SR-315, allowing quick commutes to surrounding neighborhoods and suburbs. Tenants benefit from high walkability, access to public transportation, and proximity to major highways including I-70 and I-71.





**SITUATED IN
THE CITY'S
BUSINESS
CORE**

**ONE
FIFTY**

EAST MOUND ST



SHOPPING

EASTON TOWN CENTER
5.7 miles
POLARIS FASHION PLACE
12 miles
TUTTLE CROSSING MALL
11.2 miles
SHORT NORTH ARTS DISTRICT BOUTIQUES
1.5 miles



GAS

BP
0.16 miles
SPEEDWAY
1.74 miles
SHELL
1.21 miles
MOBIL
0.2 miles



DINING

THE WALRUS
0.1 miles
THE GOAT
0.30 miles
SIDEBAR COLUMBUS
0.1 miles
PECAN PENNY'S
0.1 miles
MIKEY'S LATE NIGHT SLICE
0.1 miles
JENI'S ICE CREAM
0.2 miles
THE WOODBURY
0.2 miles
SILAV CAFE + GRILL
0.3 miles
THE SPAGHETTI WAREHOUSE
0.3 miles
OSAKA TON KATSU
0.25 miles



COFFEE

STAUF'S COFFEE ROASTERS
0.75 miles
STARBUCKS
0.46 miles
PARABLE CAFE
1 mile
QAHWAH HOUSE COFFEE
0.2 miles
CAFE DE NOOK
0.2 miles
COFFEE BAR AT THE WOODBURY
0.2 miles



SCHOOLS

FRANKLIN UNIVERSITY
0.1 miles
COLUMBUS DOWNTOWN HIGH SCHOOL
0.35 miles
COLUMBUS STATE COMMUNITY COLLEGE
1.08 miles



DRINKS

PINS MECHANICAL CO.
0.47 miles
DUELING AXES
0.1 miles
16-BIT BAR + ARCADE
0.3 miles
THE JURY ROOM
0.3 miles
DENMARK ON HIGH
1 mile
HIGH BECK TAVERN
1 mile



ENTERTAINMENT

PALACE THEATRE
0.43 MILES
OHIO THEATRE
0.43 miles
COLUMBUS MUSEUM OF ART
0.71 miles



BANKS

CHASE
1.51 miles
FIFTH THIRD BANK
0.66 miles
HUNTINGTON BANK
0.34 miles
CME CREDIT UNION
0.1 miles



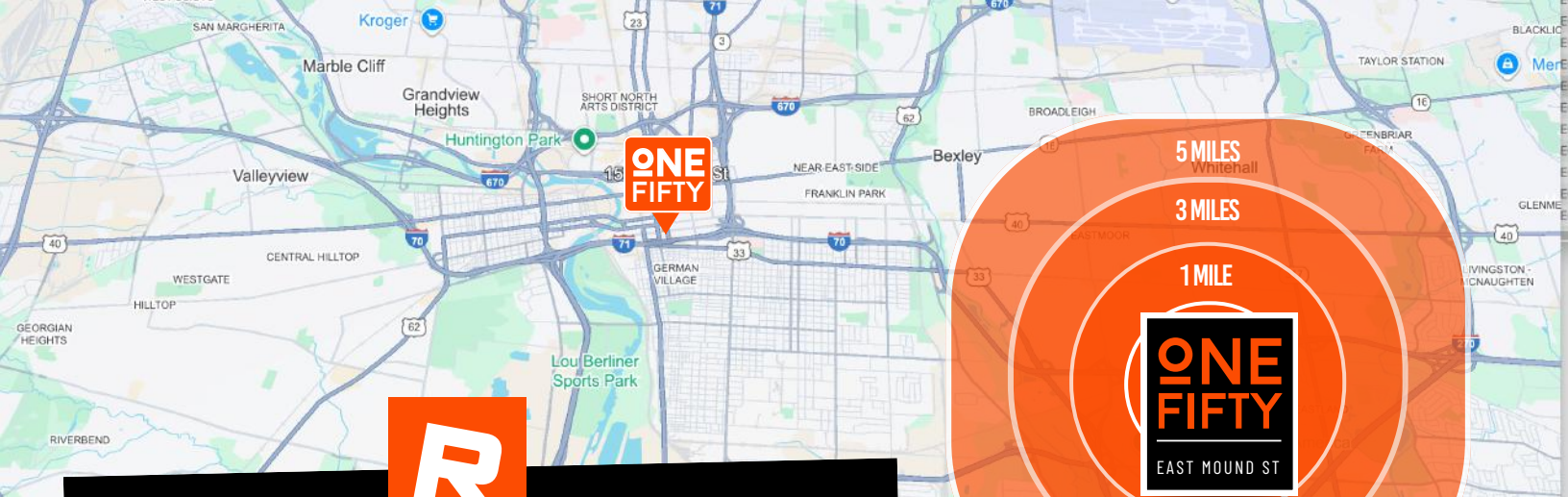
TRANSPORTATION

COTA BUS STOP
0.46 miles
JOHN GLENN INTERNATIONAL AIRPORT
6.53 miles

ACCESSIBILITY+ AMENITIES

PRIME LOCATION

Situated in the city's business core, 150 E Mound St places you steps from the Columbus Commons, courthouses, City Hall, and dozens of restaurants and cafes. Tenants benefit from high walkability, access to public transportation, and proximity to major highways including I-70 and I-71.



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17.6K	122K	306K
AVERAGE AGE	31.5	33.1	34.7
AVERAGE HH INCOME	\$52K	\$64K	\$71K
AVERAGE HOUSE VALUE	\$228K	\$242K	\$259K

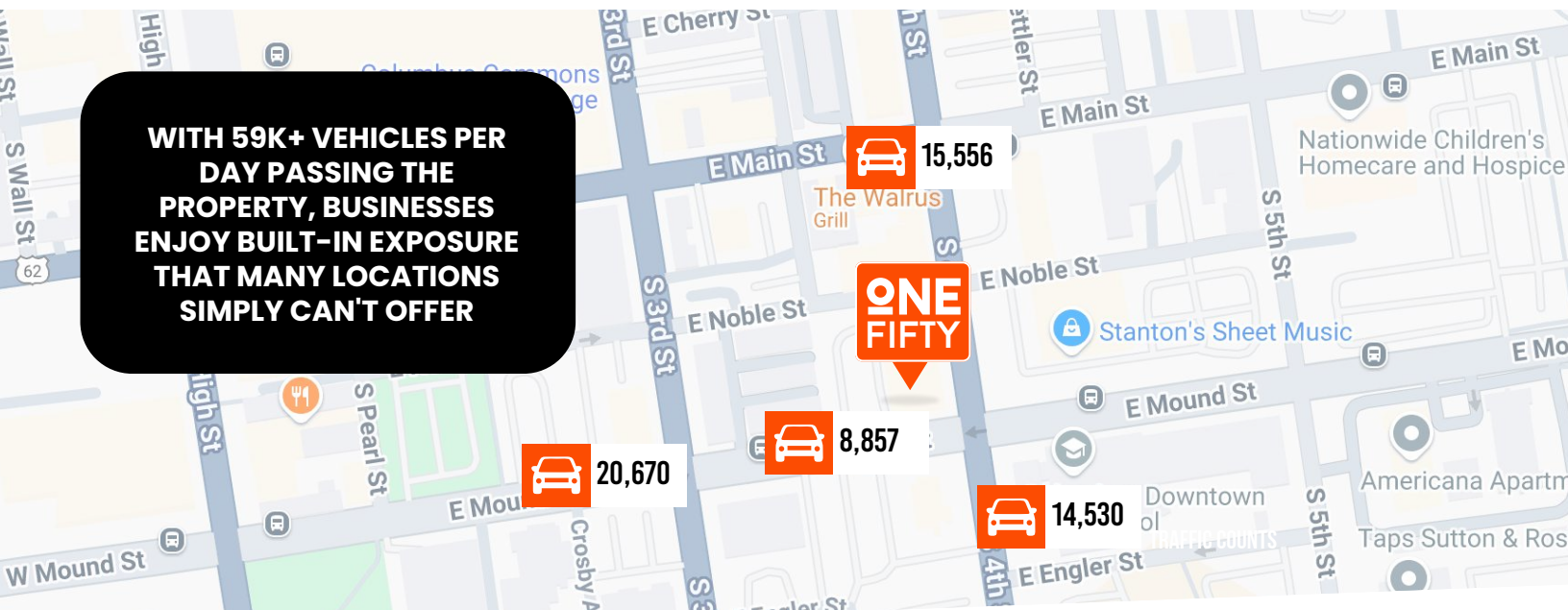
Demographic data derived from datausa.io



TRAFFIC
HIGH VISIBILITY +
EXPOSURE

**150 E MOUND ST'S CENTRAL LOCATION IN OHIO
MAKES IT ACCESSIBLE TO A LARGE REGIONAL
MARKET, INCLUDING NEARBY CITIES AND SUBURBS**

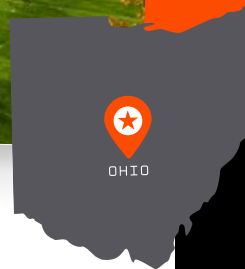
**WITH 59K+ VEHICLES PER
DAY PASSING THE
PROPERTY, BUSINESSES
ENJOY BUILT-IN EXPOSURE
THAT MANY LOCATIONS
SIMPLY CAN'T OFFER**



Traffic count data represents estimated average daily traffic (ADT) based on the Mid-Ohio Regional Planning Commission (MORPC) Traffic Count Database System (TCDS), and may vary due to seasonal changes, construction, or other factors; verification with local authorities is recommended for accuracy (morpc.org).

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WITH A 1.4% ANNUAL GROWTH RATE, COLUMBUS IS THE FASTEST GROWING MAJOR METRO IN THE MIDWEST AND THE 7TH LARGEST ECONOMY IN THE UNITED STATES



902K

TOTAL POPULATION

\$213K

AVG HOME VALUE

COLUMBUS

ECONOMIC GROWTH + MARKET STABILITY

- ✓ No single industry represents more than 18% of employment, reducing economic volatility
- ✓ Columbus has a highly diversified economy, ensuring stability across multiple industries
- ✓ 1.0 million SF of positive net absorption in 2024, demonstrating strong business demand

Office vacancy rate in Columbus remained stable at 13.2% in Q4 2024, reflecting a steady demand for quality office space.

OFFICE VACANCY RATE

→ 13.2%

\$68K

AVG HH INCOME

28

MEDIAN AGE

100

OVER 100 COMPANIES ARE HEADQUARTERED IN COLUMBUS

37K

COLLEGE + GRADUATE STUDENTS



28M

VISITORS FROM FOOTBALL ATTRACTIONS ANNUALLY

14K

NEW RESIDENTS IN 2024



64K+

PROJECTED RESIDENTS IN THE NEXT 5 YEARS



2 BILLION EXPANSION AT JOHN GLENN INTERNATIONAL AIRPORT BREAKS GROUND IN EARLY 2025

Columbus, Ohio, is a fast-growing business hub, offering an affordable, strategic, and innovative environment for companies looking to establish or expand their presence. With a strong economy, diverse talent pool, and high-quality office spaces, Columbus continues to attract businesses across various industries.



LOCAL MARKET OVERVIEW

FRANKLIN COUNTY

↗ **1.32M**
TOTAL POPULATION

↗ **\$243K**
AVERAGE HOME VALUE

↗ **\$71K**
AVERAGE HH INCOME

COLUMBUS METRO AREA

↗ **2.14M**
TOTAL POPULATION

↗ **\$252K**
AVERAGE HOME VALUE

↗ **\$77K**
AVERAGE HH INCOME

OHIO RANKED
#7 AMERICA'S
TOP STATES FOR
BUSINESS 2024
CNBC



RANKED AMONG
THE TOP 10 CITIES
FOR BUSINESS
GROWTH
FORBES

Forbes

NAMED ONE OF
THE BEST CITIES
FOR YOUNG
PROFESSIONALS
FORBES

Forbes

BEST
DESTINATIONS
FOR CULINARY
TRAVEL 2024
ESSENCE

ESSENCE

RANKED IN THE
TOP 10 HOTTEST
JOB MARKETS
**WALL STREET
JOURNAL**

WSJ

Franklin County and the Columbus Region have received numerous accolades that highlight their attractiveness to businesses, including retailers. The region is recognized as a top-ranked business climate with a strong economy and a prepared workforce. It has been named the No.1 Rising City for Startups and has grown multiple unicorn companies, showcasing its potential for innovation and business success.

**ONE
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EAST MOUND ST



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