

363
E. TOWN
STREET

THE DANTER BUILDING
PRIME EXECUTIVE OFFICE SPACE
IN DOWNTOWN COLUMBUS

FOR SALE

ROTH

REAL
ESTATE
GROUP

363 E TOWN ST
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VIEW
FLIPBOOK



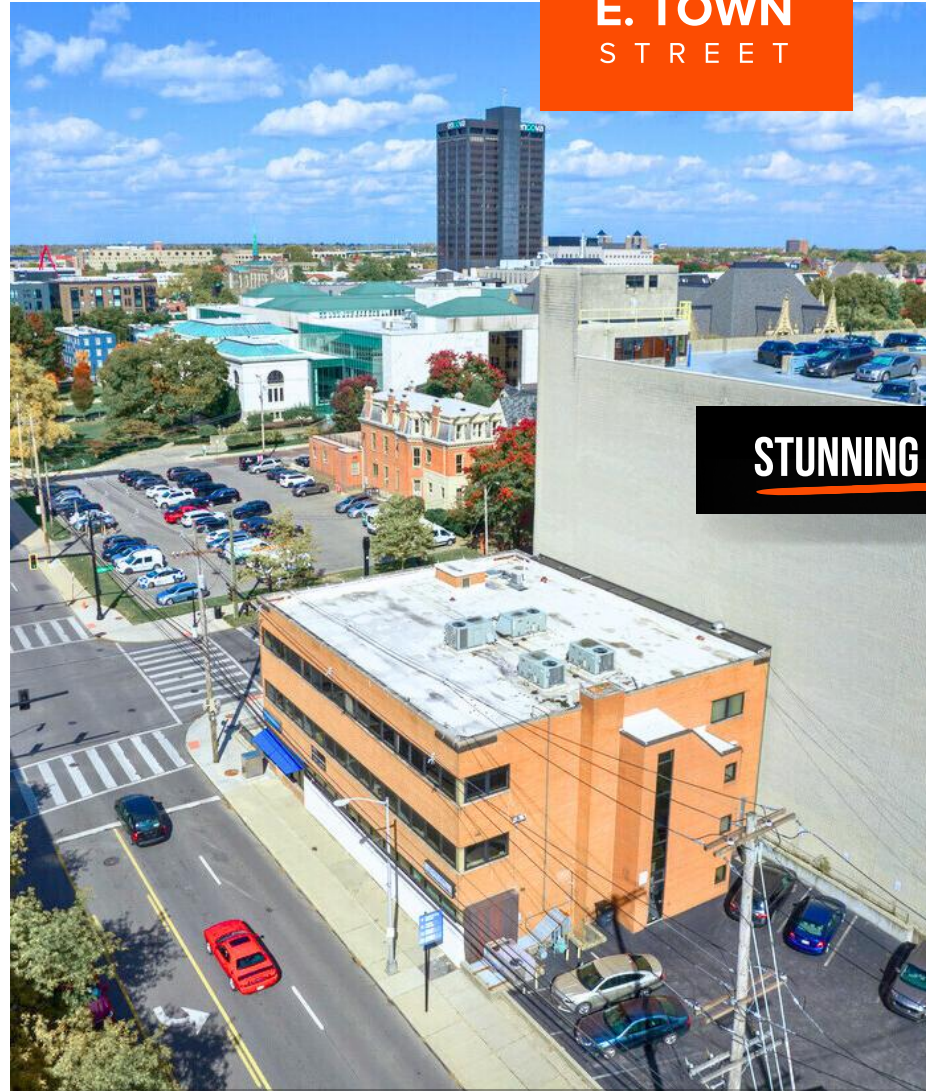
ROTH REAL ESTATE GROUP

THE DANTER BUILDING AT 363 E TOWN ST OFFERS A UNIQUE OPPORTUNITY TO PURCHASE PREMIUM OFFICE SPACE IN ONE OF COLUMBUS'S MOST SOUGHT-AFTER DOWNTOWN LOCATIONS.

This three-story, 14,385 square foot property features flexible layouts ideal for a range of professional or medical users. The second and third floor, with approximately 5,274 square feet available on each, showcase an open concept design with perimeter offices and expansive views of the downtown skyline. Blending a mid-century exterior with a thoughtfully modernized interior, the building delivers a distinctive setting that suits both classic and contemporary business environments. Whether you're looking to establish a long-term presence through ownership or lease a turn-key suite in the heart of the city, the Danter Building provides a rare combination of location, character, and function.

THE DANTER BUILDING

363
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STUNNING VIEWS

THE DANTER BUILDING



Located at 363 E Town St, the Danter Building combines mid-century character with modern functionality in a central downtown Columbus setting. This highly visible property is ideal for medical offices, healthcare administration, or professional firms seeking a prestigious address in the city's Discovery District. Its strategic position—directly across from Grant Medical Center—offers exceptional access for healthcare providers and the potential for synergy with surrounding medical facilities.

At the same time, the building's flexible layout, updated interiors, and on-site parking make it equally well-suited for a broad range of professional users. If you are looking to purchase premium executive office space, the Danter Building provides a rare opportunity to secure well-located space in a thriving business corridor, with excellent connectivity to major highways, public transit, and downtown amenities.

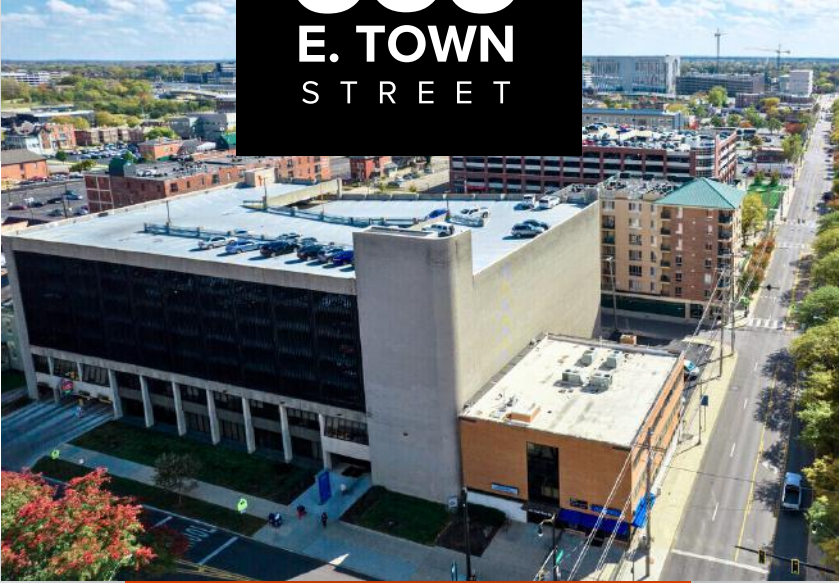
363
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**DISCOVER AN
UNPARALLELED
OPPORTUNITY TO OWN
OR LEASE EXECUTIVE
OFFICE SPACE IN THE
HEART OF DOWNTOWN
COLUMBUS.**

10,274 SQFT AVAILABLE
SECOND + THIRD FLOOR

THE DANTER BUILDING

363
E. TOWN
STREET



363 E TOWN ST
COLUMBUS, OH 43215

SALE PRICE

\$2.35M

PROPERTY DETAILS

Sale Price: \$2.35M

County: Franklin

Parcel ID: 010-037331-00

Building Type: Office

Building Class: C

Year Built: 1963

Total Building Size: 14,385 SF

Available Space: 5,274 SF on the second and third floor

Number of Stories: 3

Parking On-Site: 7 total (4 dedicated spaces in the building + 3 additional surface lot parking spaces)

Additional Parking: Available in adjacent lots

Zoning: C Commercial

UNLIKE MOST DOWNTOWN PROPERTIES, PARKING COMES STANDARD

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



**DEDICATED + SURFACE LOT
ONSITE
PARKING**

Many office buildings in the urban core suffer from limited or off-site parking. Not here. 363 E Town St provides onsite parking with additional nearby options — a standout feature in Downtown Columbus. That means your team has reliable, convenient access every day.

PLENTY OF OVERFLOW OPTIONS FOR OFFICES



ADDITIONAL PARKING NEARBY

PARKING GARAGES

- COLUMBUS COMMONS MAIN GARAGE**
 - Address: 55 E Rich St
 - Distance: ~0.3 miles / 5-minute walk
- FOURTH & ELM GARAGE**
 - Address: 75 E Main St
 - Distance: ~0.4 miles / 6-minute walk
 - Monthly passes available
- FRANKLIN UNIVERSITY PARKING GARAGE**
 - Address: 347 E Rich St
 - Distance: ~0.5 miles / 7-minute walk
 - Offers monthly parking
- SOUTH FOURTH STREET GARAGE**
 - Address: 88 E Main St
 - Distance: ~0.4 miles / 6-minute walk
 - Daily and monthly rates available
- LAZARUS BUILDING GARAGE (City Center Garage)**
 - Address: 141 S Front St
 - Distance: ~0.6 miles / 9-minute walk

STREET PARKING

- S 6TH ST AND S 5TH ST (side streets within 1–2 blocks):**
 - Mix of metered and permit-exempt time-limited parking
- TOWN ST (directly in front of the building):**
 - Metered parking on both sides of the street
- E STATE ST & E MOUND ST (east of the building):**
 - Scattered free 2-hour parking and metered zones

363 E. TOWN ST

INVESTMENT HIGHLIGHTS

363 E Town St presents a rare opportunity to acquire a fully functional, medical-office-zoned property just steps from Grant Medical Center. With a walkable location, dedicated parking, and a flexible interior layout, this ±4,000 SF building is ideally positioned for owner-users or investors seeking long-term stability in a supply-constrained healthcare corridor. Offered at \$2.35 million, this property combines prime downtown access with medical-ready infrastructure—an increasingly difficult-to-find combination in one of the city’s most active submarkets.

- Offered at \$2,350,000 – a rare opportunity for boutique ownership just steps from Grant Medical Center
- 4,000 SF building designed for medical or professional office use
- Zoned for medical/office, eliminating costly conversion hurdles
- Walkable to major institutions, including Grant, Franklin University, and Discovery District services
- Modernized layout ideal for therapy, outpatient services, private practice, or shared use
- Excellent visibility and access from E Town St, close to I-70/I-71 interchanges
- Comparable properties typically offer less proximity, fewer zoning advantages, or less efficient square footage
- 7 total parking spaces (4 dedicated, 3 adjacent lot), a premium downtown amenity
- Perfect for owner-users, small healthcare groups, or investors targeting long-term stability

FOR SALE

363
E. TOWN
STREET

THE DANTER BUILDING

PRIME MEDICAL-READY
OFFICE FOR SALE IN
DOWNTOWN COLUMBUS

UNIQUE MEDICAL/OFFICE
IN LOW-SUPPLY MARKET

CENTRAL LOCATION
WITH LONG-TERM VALUE

FULL BUILDING FOR SALE
NO CONDO FEES OR HOA

FLEXIBLE LAYOUT WITH EXAM
ROOMS, OFFICES, AND RECEPTION

THE 363 E TOWN ST ADVANTAGE FOR MEDICAL PRACTICES

THE DANTER BUILDING

- Closest walkable location to Grant Medical Center – just 0.1 miles away
- Zoned and built for medical use, ideal for therapy, outpatient, or consulting practices
- Turnkey-ready for healthcare professionals: no rezoning or major retrofitting needed
- Dedicated parking: 4 on-site spaces plus 3 additional in nearby surface lot (7 total)
- Competitive full-service lease rate at \$20 PSF, below most downtown medical buildings
- Walkable to labs, imaging centers, and pharmacies, streamlining patient care
- Ideal for specialists or private practices looking to establish a central presence
- Easy freeway access to I-70, I-71, and Broad St — convenient for both staff and patients

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MEDICAL TENANT MARKET COMPARISON: 363 E TOWN ST VS. OTHERS

Property Name	Distance to Major Hospital	On-Site Parking	Medical Use Friendly?	Zoning Type	Typical Uses
363 E Town St	0.1 mi (Grant Medical Center)	7 Total (4 Dedicated + 3 Lot)	✓ Yes	Office/Medical	Therapy, Outpatient, Consulting
240 Parsons Ave	0.2 mi (Grant Medical)	Garage + Surface	✓ Yes	Commercial/Medical	Primary Care, Specialists
East Broad Medical Building	1.0 mi (OhioHealth Riverside)	Street + Rear Lot	✓ Yes	Office	Dermatology, Labs, Therapy
German Village Med Suites	1.3 mi (Grant Medical)	Private Lot (15 spots)	✓ Yes	Mixed Use	Wellness, Psychiatry
Easton Medical Plaza	6.0 mi (Mount Carmel)	Large Surface Lot	✓ Yes	Medical	Urgent Care, Specialty Clinics
Riverside Med Tower	4.5 mi (Riverside)	Garage Only	✓ Yes	Office	Private Practice, Cardiology
Polaris Med Offices	12.0 mi (OSU Wexner)	Surface + Shared Garage	✓ Yes	Office	Pediatrics, Specialists

✓ QUICK ACCESS TO HOSPITAL SYSTEMS AND REFERRAL PARTNERS

✓ A CENTRAL HUB TO GROW PRIVATE PRACTICES OR EXPAND SATELLITE OPERATIONS

✓ BEST INVESTMENT OPPORTUNITY IN THE DOWNTOWN HEALTHCARE MARKET

✓ CLOSEST WALKABLE BUILDING TO GRANT MEDICAL CENTER

THE 363 E TOWN ST ADVANTAGE FOR GENERAL OFFICE TENANTS

- Central downtown location in the heart of the Discovery District
- Highly walkable area with restaurants, public transit, and city services nearby
- Best investment opportunity in downtown Columbus
- Rare dedicated parking: 7 total spaces, including 4 on-site
- Flexible office configuration suitable for professional services, nonprofits, or startups
- Class B office space with professional image and efficient floor plans
- Minutes from Columbus Commons, Capitol Square, and major employers
- Stable, well-maintained building in a professional tenant mix

363 E TOWN ST VS. DOWNTOWN COLUMBUS OFFICE SPACES (NON-MEDICAL)

Property Name	Building Class	Walk Score	On-Site Parking	Amenities
363 E Town St	B	85 (Very Walkable)	7 Total (4 Dedicated + 3 Lot)	Near Grant, medical-ready, cost-effective
Miranova Corporate Tower	A	75	Valet + Garage	Fitness, River views, Dining
250 Civic Center Dr	B	88	Garage (Shared)	Riverfront, Updated Lobby
100 E Broad St	B	90	Garage + Street	Skyline views, Restaurant proximity
10 W Broad St	C	92	Limited Street	Budget option, historic building
500 S Front St	B	80	Lot + Garage	Short North access, Modern upgrades

**CENTRAL
DOWNTOWN
LOCATION**

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

**RARE DEDICATED
PARKING**

**FLEXIBLE OFFICE
CONFIGURATION**

FOCUS ON BUSINESS, LET THE BUILDING DO THE REST

BRANDING + VISIBILITY

- ✓ PROMINENT SIGNAGE OPPORTUNITIES
- ✓ HIGH-VISIBILITY LOCATION IN A BUSY DOWNTOWN AREA
- ✓ PRESTIGIOUS ADDRESS ENHANCES COMPANY IMAGE

TAKE A LOOK INSIDE →

363
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THE BUILDING

ENERGY-EFFICIENT SYSTEMS
TO REDUCE OPERATIONAL
COSTS



HIGH-SPEED INTERNET
CONNECTIVITY



MODERN HVAC SYSTEM
FOR YEAR-ROUND
COMFORT



ON-SITE PARKING WITH
ADDITIONAL NEARBY
OPTIONS



ADA COMPLIANT



LOBBY DIRECTORY FOR
EASY NAVIGATION



24/7 SECURE BUILDING
ACCESS



PROFESSIONAL ON-SITE
MANAGEMENT



ELEVATOR ACCESS TO
ALL FLOORS



COMMON AREA
RESTROOMS ON EACH
FLOOR

REQUEST FULL OFFERING MEMORANDUM

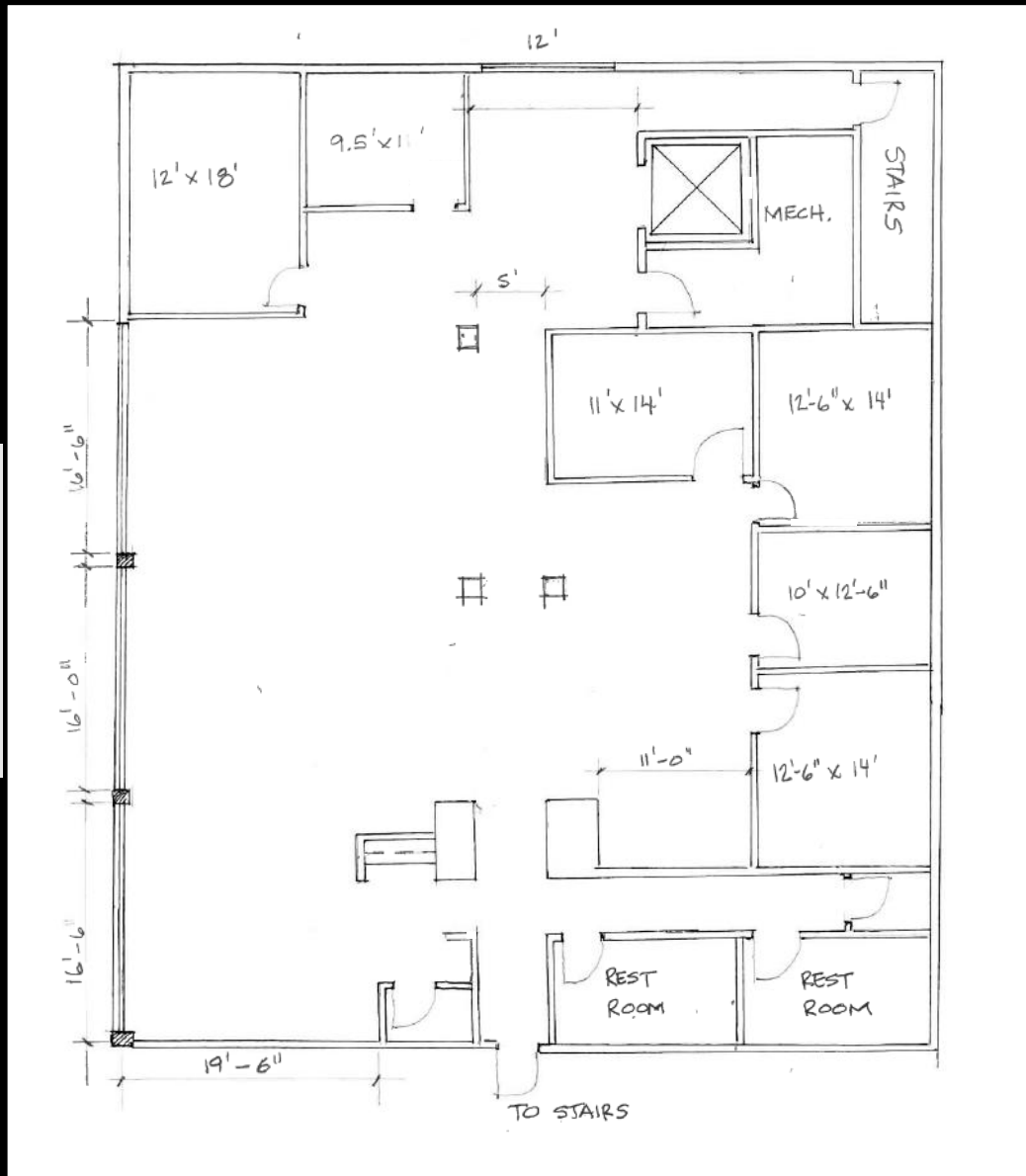


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THE DANTER BUILDING
FLOOR PLANS

11

2ND + 3RD FLOOR





MODERN, OPEN-
CONCEPT INTERIOR
WITH PERIMETER
OFFICES

MODERN AMENITIES IN A
HISTORIC SETTING

THE SPACE



RECENTLY
UPDATED INTERIOR
WITH MODERN
AMENITIES



STUNNING VIEWS
OF DOWNTOWN
COLUMBUS



FLEXIBLE FLOOR PLANS
TO ACCOMMODATE
VARIOUS BUSINESS
NEEDS

HISTORIC MID-
CENTURY EXTERIOR



POTENTIAL FOR
CUSTOM BUILD-
OUT TO SUIT
TENANT NEEDS

363
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THE DANTER BUILDING



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The Danter Building's location at 363 E Town St places it at the epicenter of Columbus's bustling downtown district. This prime positioning offers numerous advantages for businesses and their employees.

THE ADVANTAGE

- 1 Prime downtown location across from Grant Hospital
- 2 High-visibility location in a busy downtown area
- 3 Prestigious address enhances company image

BUSINESS AND EMPLOYEE BENEFITS

- Numerous restaurants and cafes within walking distance
- Near major banks and financial institutions
- Retail shopping options, including local boutiques and national chains
- Nearby parks and recreational facilities
- Easy access to public transportation
- Regular community events in the downtown area
- Potential for collaborations with nearby healthcare and educational institutions
- Proximity to diverse businesses and institutions

THE DANTER BUILDING

\$63K

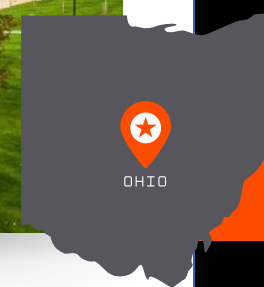
**MEDIAN
HOUSEHOLD
INCOME**

\$212.5K

**MEDIAN HOME
VALUE**

Columbus, Ohio's capital and largest city, has established itself as a dynamic and forward-thinking business hub in the Midwest. With a population of over 898,000 in the city proper and more than 2 million in the metropolitan area, Columbus offers a perfect blend of big-city opportunities and Midwestern values.

- A diverse economy with strengths in healthcare, education, technology, and finance
- Home to multiple Fortune 500 companies
- Ranked as one of the top cities for job seekers by Forbes
- A growing population of over 2 million in the metropolitan area



902K

TOTAL POPULATION

97%

EMPLOYMENT RATE

COLUMBUS

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%**

**363
E. TOWN
STREET**

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

**10 USA TODAY
10Best**

**NAMED TOP 10 BEST
CITIES TO MOVE TO IN
2024 | FORBES HOME**

Forbes HOME



LOCAL MARKET OVERVIEW

FRANKLIN COUNTY

↗ **1.32M**

TOTAL POPULATION

↗ **\$243K**

AVERAGE HOME VALUE

↗ **\$71K**

AVERAGE HH INCOME

COLUMBUS METRO AREA

↗ **2.14M**

TOTAL POPULATION

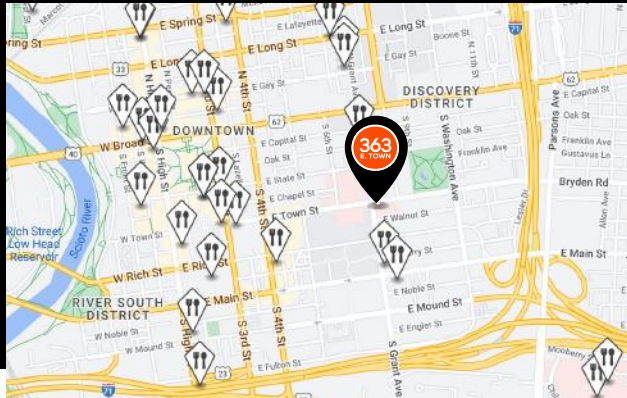
↗ **\$252K**

AVERAGE HOME VALUE

↗ **\$77K**

AVERAGE HH INCOME

LOCAL RESTAURANTS

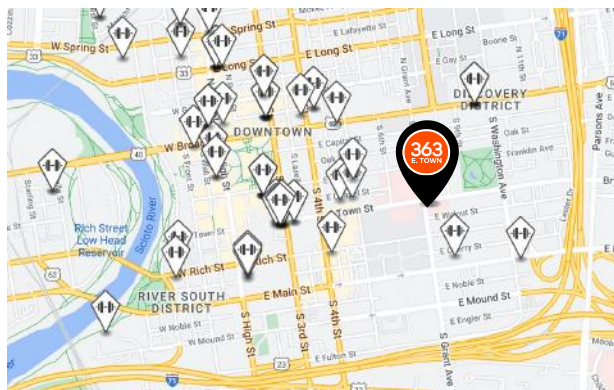


THE DANTER BUILDING

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PRIME LOCATION

FITNESS CENTERS



Situated directly across from Grant Hospital, this property is ideally positioned for medical-related businesses. However, its versatile design and prime location make it equally attractive to a wide range of industries seeking a central, easily accessible office space in Columbus. This strategic location ensures that businesses in the Danter Building benefit from the vibrancy and resources of downtown Columbus while maintaining excellent accessibility for employees, clients, and partners.

NEARBY AIRPORTS

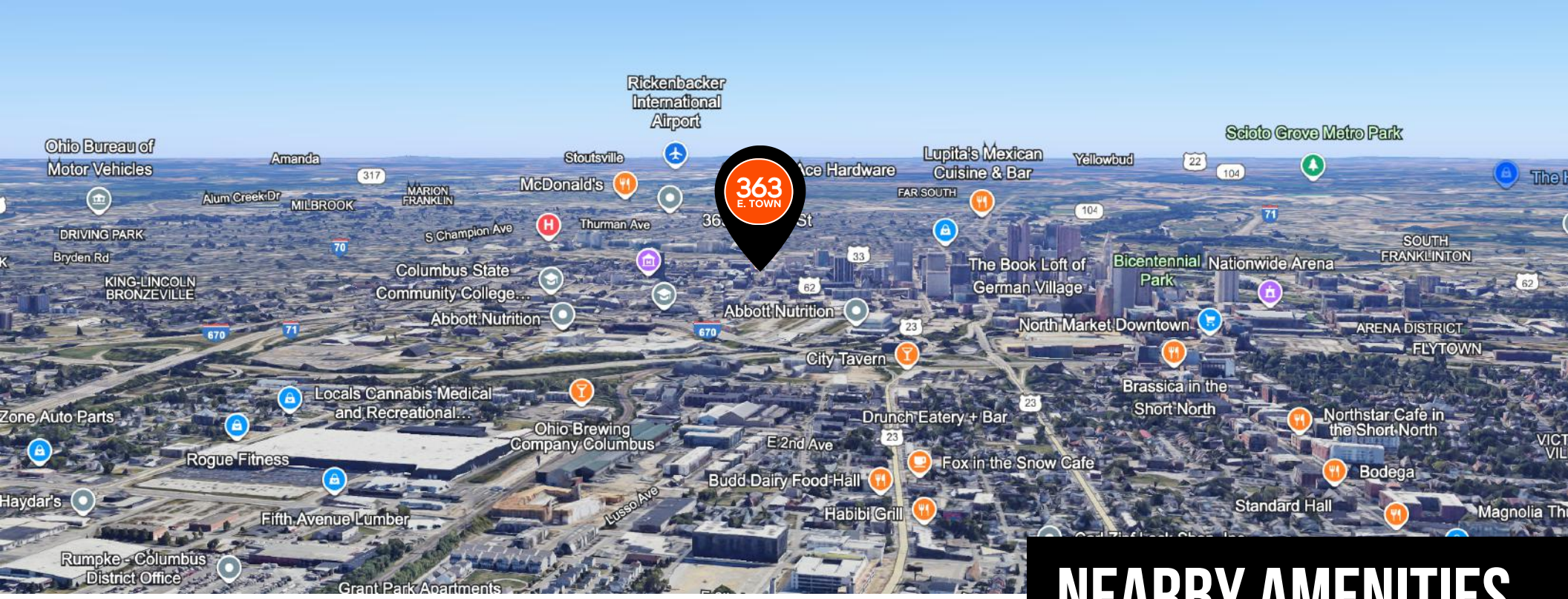
- John Glenn Columbus International Airport:
• **7.2 miles (12-minute drive)**
- Rickenbacker International Airport: **14.2 miles (24-minute drive)**

MAJOR HIGHWAYS

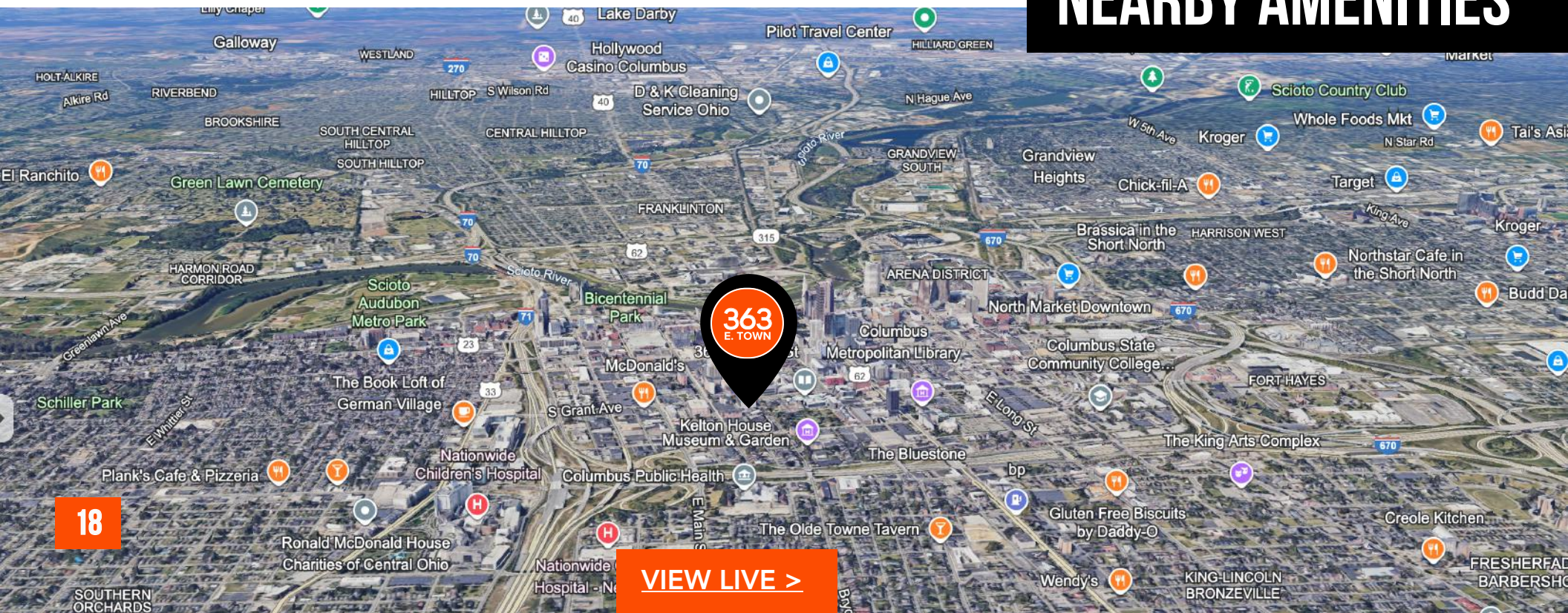
- I-71: 0.5 miles
- I-70: 0.7 miles
- SR-315: 1.2 miles

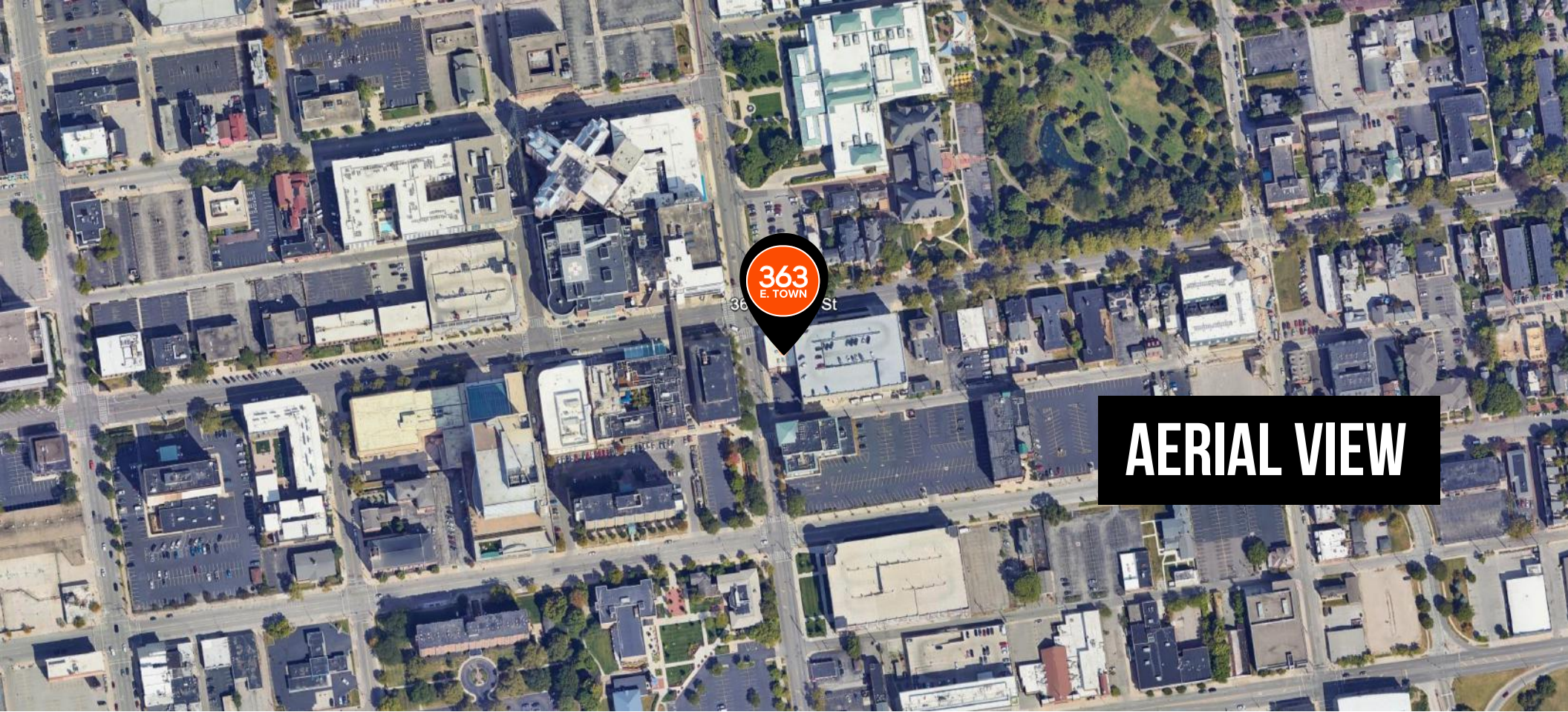
[CLICK TO VIEW LIVE >](#)



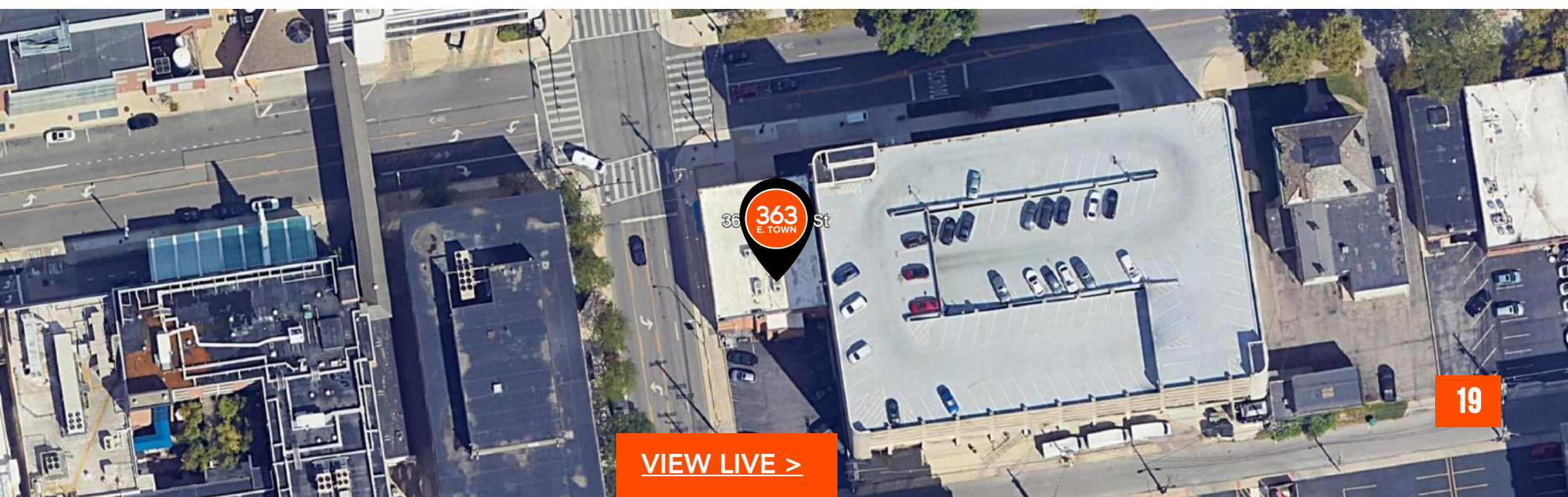


NEARBY AMENITIES





AERIAL VIEW



VIEW LIVE >

WHY CHOOSE 363 TOWN ST?

**PRIME DOWNTOWN
LOCATION**

**MODERN
AMENITIES IN A
HISTORIC SETTING**

**EXCELLENT
ACCESSIBILITY**

**FLEXIBLE SPACE
OPTIONS**

**COST-EFFECTIVE
SOLUTION**



**PROFESSIONAL
ENVIRONMENT**

**GROWTH
POTENTIAL**

**NETWORKING
OPPORTUNITIES**

**QUALITY OF LIFE
FOR EMPLOYEES**

**BRANDING AND
VISIBILITY**

Don't miss this opportunity to elevate your business in the heart of Columbus.

AS OUR PARTNER, YOU'LL HAVE ACCESS TO THE LATEST MARKET INTELLIGENCE AND EMERGING OPPORTUNITIES THAT ALIGN WITH YOUR COMMERCIAL PROPERTY GOALS.

Roth Real Estate Group delivers a comprehensive suite of commercial real estate services tailored to maximize value and achieve your business objectives. Our team leverages cutting-edge technology and data-driven insights to strategically invest in your vision and drive results. At Roth, we're committed to keeping our clients informed and empowered throughout the entire process.



OUR EXPERTISE ENSURES YOU'RE ALWAYS POSITIONED TO MAKE INFORMED DECISIONS AND CAPITALIZE ON THE DYNAMIC COMMERCIAL REAL ESTATE LANDSCAPE.

CONTACT US

614.371.5754

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THE DANTER BUILDING

ROTH

REAL
ESTATE
GROUP

**ANDY
PATTON**

DD: 614.721.6753 | C: 614.371.5754

ANDY@ROTHREGROUP.COM

ROTHREGROUP.COM



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