



eight  
fifteen

PRIME OFFICE SPACE

**SUBLEASE**  
AVAILABLE

**GRANDVIEW**  
A V E N U E

LOCATED IN **DESIRABLE**  
**GRANDVIEW SUBMARKET**

**ROTH**

REAL  
ESTATE  
GROUP





**eight  
fifteen**

**GRANDVIEW  
A V E N U E**

**SUBLEASE  
AVAILABLE**

**INDUSTRIAL AESTHETICS  
MEETS CONTEMPORARY  
DESIGN**

eight  
fifteen

**GRANDVIEW**  
A V E N U E

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**ROTH**

REAL  
ESTATE  
GROUP





eight  
fifteen

**GRANDVIEW**  
A V E N U E

A versatile office property nestled in the heart of Columbus, Ohio. This contemporary loft-style building offers a unique blend of historic charm and modern functionality, making it an ideal choice for businesses seeking a distinctive workspace in a rapidly growing area. With its prime location, ample parking, and potential for future development, 815 Grandview Ave presents an attractive proposition for savvy investors and forward-thinking companies alike.

DISCOVER AN  
**EXCEPTIONAL**  
**SUBLEASE**  
**OPPORTUNITY AT**  
815 GRANDVIEW AVE



# 815

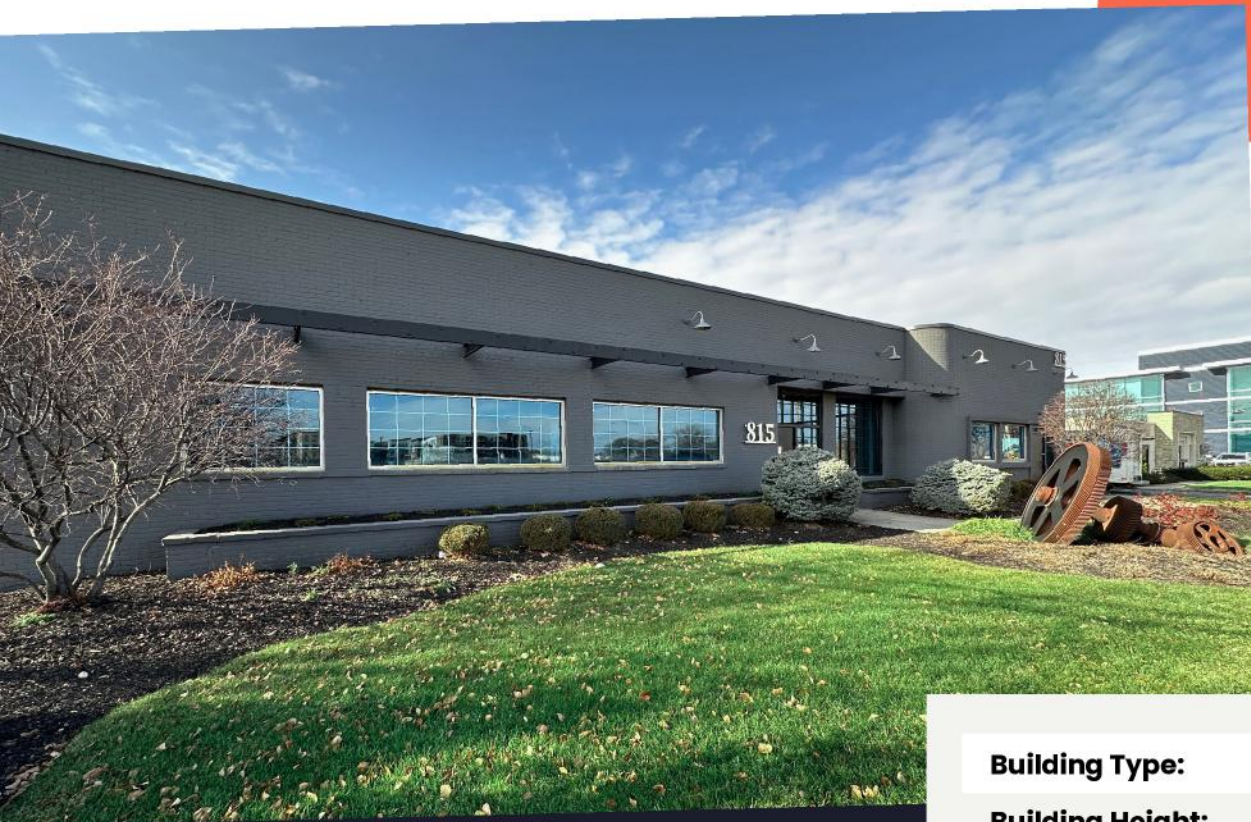
## INDUSTRIAL AESTHETICS MEETS CONTEMPORARY DESIGN

### THE DETAILS



**GRANDVIEW**  
AVENUE

Address:	815 Grandview Ave. Columbus, OH 43215
Space/Unit:	Ste #100
Available SF:	1,863 SF
Building Size:	28,471 SF
Asking Rate:	\$12.61/SF
Lease Type:	NNN
Lease Term:	Negotiable
Expense Rate:	\$7.39/SF/YR
Utilities:	Included in Lease Rate



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fifteen

GRANDVIEW  
AVENUE



815 Grandview Ave is a single-story office building that combines industrial aesthetics with contemporary design. Originally constructed in 1946 and renovated in 1999, this Class B property boasts 24,787 square feet of flexible office space, perfect for a variety of business needs. Its strategic location in the Grandview Heights area offers excellent visibility and accessibility, making it **a standout option in the Columbus commercial real estate market.**

Building Type:	Office
Building Height:	1 Story
Building Size:	24,787 SF
Building Class:	B
Typical Floor Size:	24,787 SF
Year Built/Renovated:	1946/1999
Walk Score ®:	60 (Somewhat Walkable)
Transit Score ®:	24 (Minimal Transit)
Parking:	Surface + Covered



## HIGHLIGHTS



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GRANDVIEW  
AVENUE

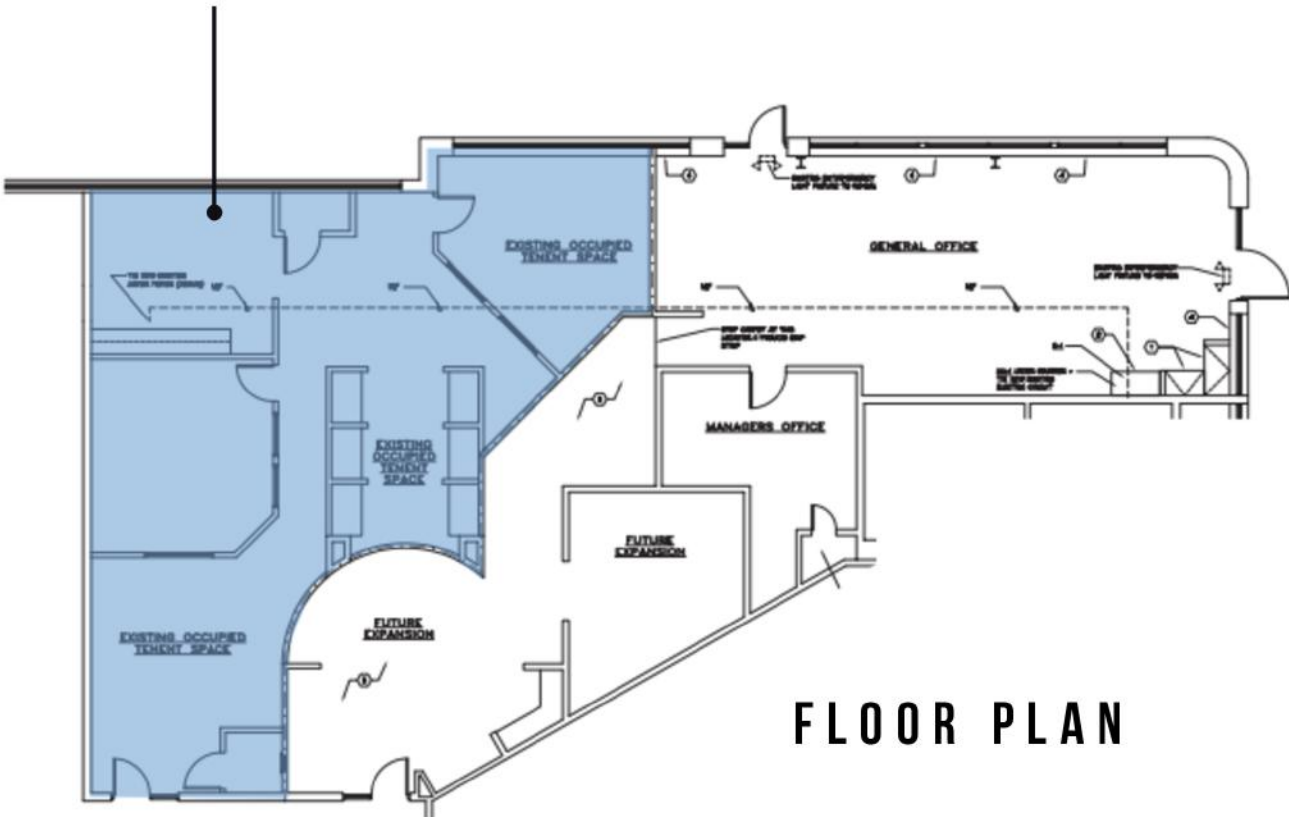
- › Prime frontage on Grandview Ave for maximum visibility
- › Quick access to I-670 for convenient commuting
- › On-site parking, including a large lot in the rear
- › High ceilings and great natural light
- › Great restaurants and amenities within walking distance
- › Flexible office space suitable for various business types
- › Unique loft-style architecture with industrial charm
- › Some existing furniture included
- › Modern kitchen with stainless steel appliances
- › Located in the fantastic Grandview submarket (directly across from the new Grandview Crossing development)

IDEAL CHOICE FOR  
BUSINESSES SEEKING  
**A DISTINCTIVE  
WORKSPACE IN A  
RAPIDLY GROWING AREA**

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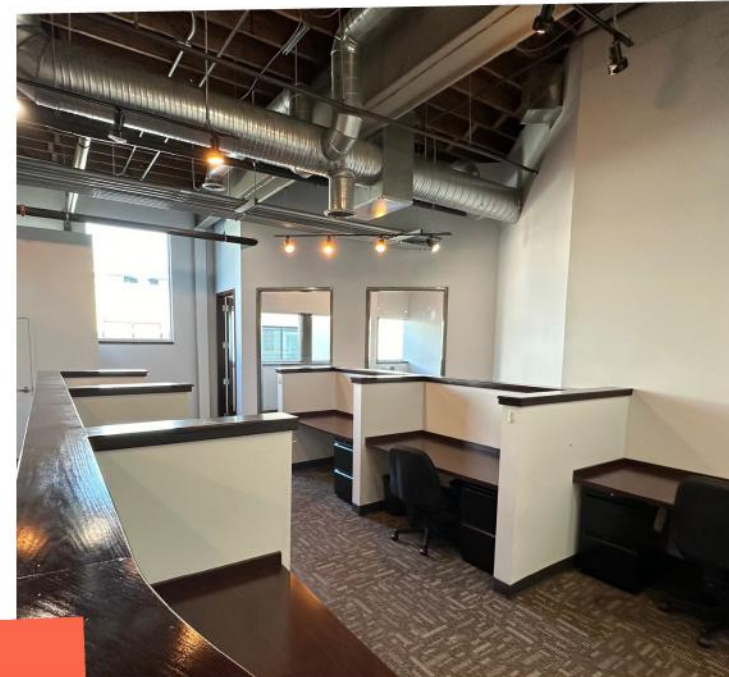
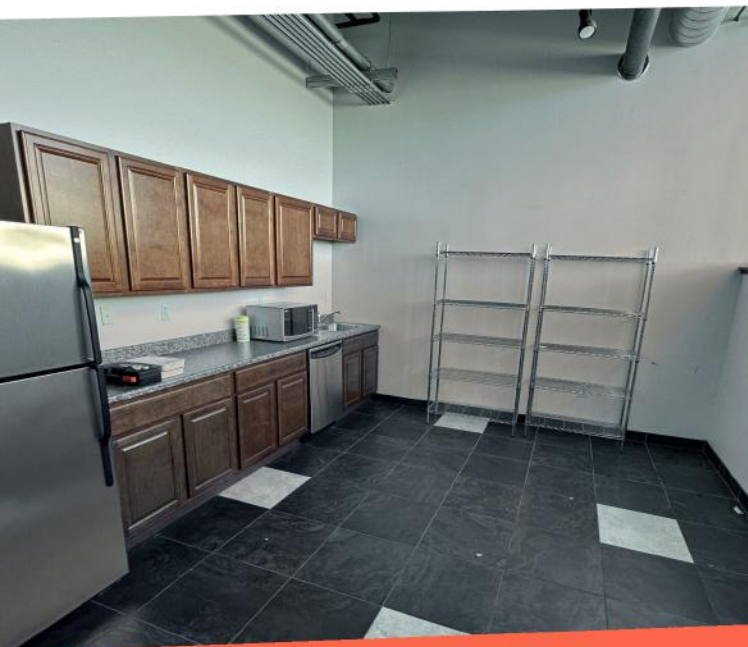
**GRANDVIEW**  
AVENUE

**SUITE 100**  
**1,863 SF**



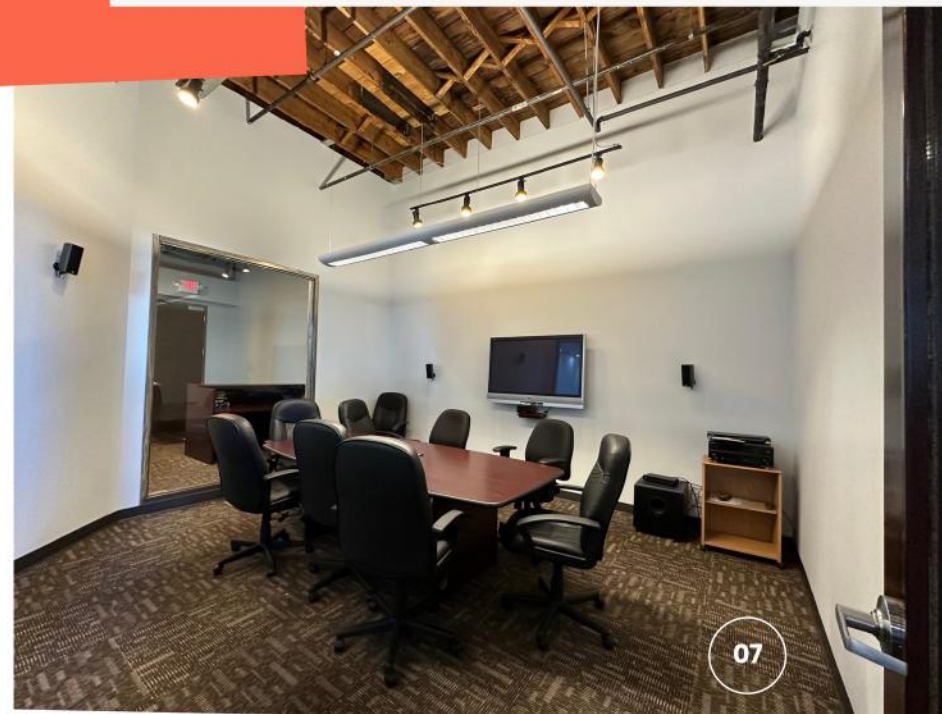
## FLOOR PLAN





Recently renovated with contemporary features while maintaining its **unique loft-style character**

MODERN AMENITIES







Grandview Heights is a vibrant, walkable community known for its eclectic mix of residential and commercial properties.

GRANDVIEW HEIGHTS



Grandview Heights is a vibrant neighborhood celebrated for its unique blend of urban convenience and suburban charm, making it one of the most desirable places to live in the region. With its walkable and bikeable streets, residents enjoy easy access to a variety of amenities, including local shops, restaurants, parks, and cultural attractions. The neighborhood's main thoroughfare, Grandview Avenue, is lined with an eclectic mix of independent boutiques, cafes, and eateries that cater to diverse tastes.

## WHERE URBAN ENERGY MEETS NEIGHBORLY CHARM

- A thriving local business scene with unique shops and restaurants
- Excellent schools and family-friendly amenities
- Beautiful parks and green spaces
- A strong sense of community with numerous events and gatherings
- Proximity to downtown Columbus while maintaining a small-town feel

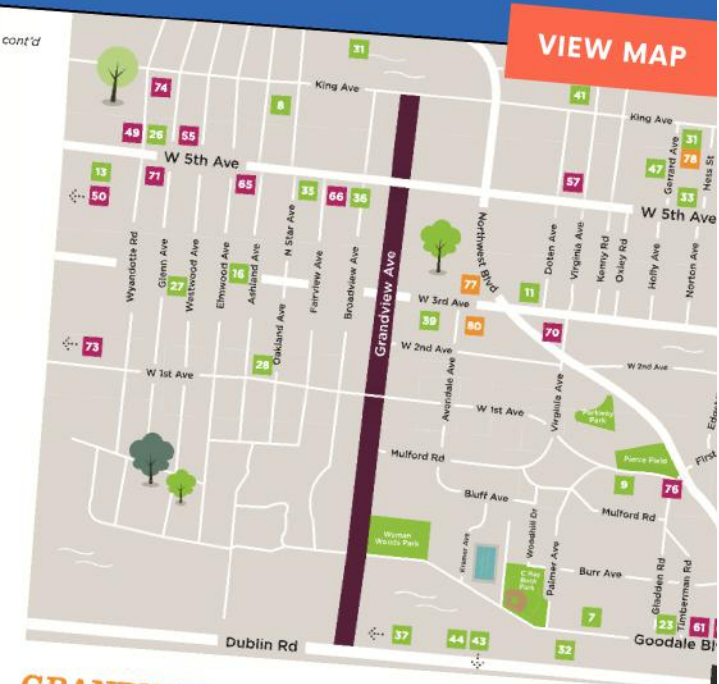
THE AREA BOASTS AWARD-WINNING CRAFT BREWERIES AND DISTILLERIES, CONTRIBUTING TO ITS REPUTATION AS **A HUB FOR CREATIVITY AND CULTURE.**



VIEW GUIDE

### SHOPPING cont'd

- 64** **Mystic Sisters**  
1203 Grandview Ave  
614.488.7243
- 65** **Ohio Craft Museum**  
1665 W 5th Ave  
614.486.4402
- 66** **One More Time/One More Time, Etc. (Clothing/Décor)**  
1521/1641 W 5th Ave  
614.486.0031/7571
- 67** **Open Door Art Studio & Gallery**  
1050 Goodale Blvd  
614.641.2828
- 68** **Penn & Beech Candle Co.**  
1255 Grandview Ave  
614.488.2009
- 69** **Pure Imagination Chocolatier**  
1205 Grandview Ave  
614.488.3070
- 70** **Sadie Baby Sweets**  
1171 W 3rd Ave  
614.723.9323
- 71** **Second Chance Consignment Boutique**  
1803 W 5th Ave  
614.488.3006
- 72** **State of Devotion**  
1399 Grandview Ave  
614.569.9057
- 73** **Tri-Village Trading Post**  
1944 W 1st Ave  
614.488.6564
- 74** **The Twisted Vine**  
1816 W 5th Ave  
614.488.6113
- 75** **Vernacular**  
1392 Grandview Ave  
614.485.9039
- 76** **Yarn It & Haberdashery**  
1093 W 1st Ave  
614.736.6464



### GRANDVIEW BREWS\*

- 77** **Barrel & Taps**  
1380 W 3rd Ave | 614.715.1542
- 78** **Echo Spirits Distilling Co.**  
985 W 6th Ave | 614.725.1955
- 79** **Endeavor Brewing & Spirits**  
909 W 5th Ave | 614.456.7074
- 80** **The Ohio Taproom**  
1291 W 3rd Ave | 614.487.9224

### HOTELS & EVENT CENTER

- The Grand Event Center**  
820 Goodale Blvd | 614.453.4300
- Courtyard by Marriott Columbus OSU**  
780 Yard St | 614.453.4420
- Hyatt Place Columbus/OSU**  
795 Yard St | 614.280.1234

# GRANDVIEW HEIGHTS

**\$100.8K**

MEDIAN HOUSEHOLD  
INCOME

**\$521.8K**

MEDIAN HOME  
VALUE



**8.26K**

TOTAL POPULATION  
1.96% 1-YEAR GROWTH

**78.1%**

BACHELOR'S DEGREE  
OR HIGHER

## DEMOGRAPHICS

### GROWING COMMUNITY

As one of Columbus' most sought-after neighborhoods, Grandview Heights continues to attract young professionals and families, providing a talented workforce pool and potential customer base.

### THRIVING BUSINESS ENVIRONMENT

Grandview Heights boasts a perfect blend of urban energy and suburban charm. Your business will be surrounded by a diverse mix of successful companies, from startups to established firms, creating ample networking and collaboration opportunities.

**GRANDVIEW HEIGHTS HAS ALSO  
EXPERIENCED A 28.92% JOB  
GROWTH IN THE LAST 10 YEARS.**

**RANKED #9 IN THE  
BEST PLACES TO LIVE |**  
**NICHE.COM**

**BEST EDUCATED COMMUNITY IN  
CENTRAL OHIO, WITH THE  
LOWEST SCHOOL TAXES |**  
**COLUMBUS BUSINESS FIRST**

**COLUMBUS  
BUSINESS FIRST**



AT 815 GRANDVIEW AVE, THIS  
PRIME OFFICE SPACE OFFERS  
AN UNPARALLELED  
OPPORTUNITY FOR  
**BUSINESSES TO THRIVE IN  
ONE OF COLUMBUS' MOST  
VIBRANT AND ACCESSIBLE  
NEIGHBORHOODS.**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	28.4K	205K	463K
MEDIAN HH INCOME	\$67.3K	\$68.8K	\$65.1K
MEDIAN HOME VALUE	\$473K	\$357.1K	\$291.3K
MEDIAN AGE	33	28	32

*Demographics data derived from Crexi and AlphaMap*



eight  
fifteen

**GRANDVIEW**  
AVENUE

A detailed map of Columbus, Ohio, with a black pin in the center containing a photograph of a train. The map shows various neighborhoods and landmarks, including Quarry Trails Metro Park, Upper Arlington, Grandview Heights, and the University District. Major roads like I-70, I-67, and I-275 are also shown.

Located in the Grandview Heights area, 815 grandview avenue offers excellent visibility and accessibility, making it a remarkable property in the Columbus commercial real estate market.

With frontage on Grandview Avenue, one of the area's main thoroughfares, your business will gain valuable exposure to daily commuters and local foot traffic.

Steps away from the historic Bank Block, your team can enjoy an array of local restaurants, cafes, and shops. The walkable community promotes work-life balance and employee satisfaction.



*Columbus, Ohio,  
A Hidden Gem In  
Plain Sight  
- Forbes*



COLUMBUS, OHIO



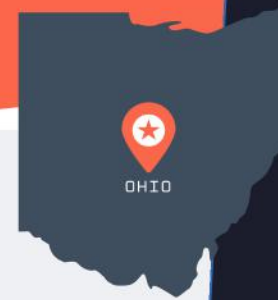
# COLUMBUS, OH

## \$63K

MEDIAN HOUSEHOLD  
INCOME

## \$212.5K

MEDIAN HOME  
VALUE



## 902K

TOTAL POPULATION

## 97%

EMPLOYMENT RATE

## DEMOGRAPHICS

Columbus is one of the fastest-growing cities in the Midwest. In fact, Columbus has the most population growth out of any metropolitan in U.S. Vibrant and alive, Columbus is known for its public-private collaborations and entrepreneurial spirit.

### ECONOMIC VIABILITY

The cost of real estate in Columbus is relatively lower compared to other major cities, making it an attractive location for starting or expanding a business. This economic advantage, coupled with a diverse population, supports a wide range of culinary ventures.

**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



# FRANKLIN COUNTY

## \$71K

MEDIAN HOUSEHOLD  
INCOME

## \$243K

MEDIAN HOME  
VALUE



## 1.32M

TOTAL POPULATION

## 42.3%

BACHELOR'S DEGREE  
OR HIGHER

Situated in Franklin County, 64 E Dodridge St benefits from being part of one of Ohio's most prosperous and forward-thinking regions. As the most populous county in the state, Franklin County is known for its diverse economy, world-class educational institutions, and thriving cultural scene.

The county's commitment to growth and development is evident in its ongoing initiatives to attract businesses, support innovation, and enhance quality of life for its residents. By investing in 64 E Dodridge St, ***you're not just acquiring a property; you're becoming part of a larger story of progress and opportunity in the heart of Ohio.***

> **A STRONG JOB MARKET  
WITH OPPORTUNITIES IN  
VARIOUS SECTORS**

> **HOME TO MULTIPLE  
FORTUNE 500 COMPANIES**

> **EXCELLENT HEALTHCARE  
FACILITIES AND RESEARCH  
CENTERS**

> **A THRIVING ARTS AND  
CULTURE SCENE**

> **NUMEROUS PARKS AND  
RECREATIONAL AREAS**

## DEMOGRAPHICS

**#8 BEST COST OF DOING BUSINESS**

AREADEVELOPMENT

**10% LOWER COST OF LIVING THAN  
THE NATIONAL AVERAGE**

THE  
**COLUMBUS**  
REGION



AERIAL VIEWS

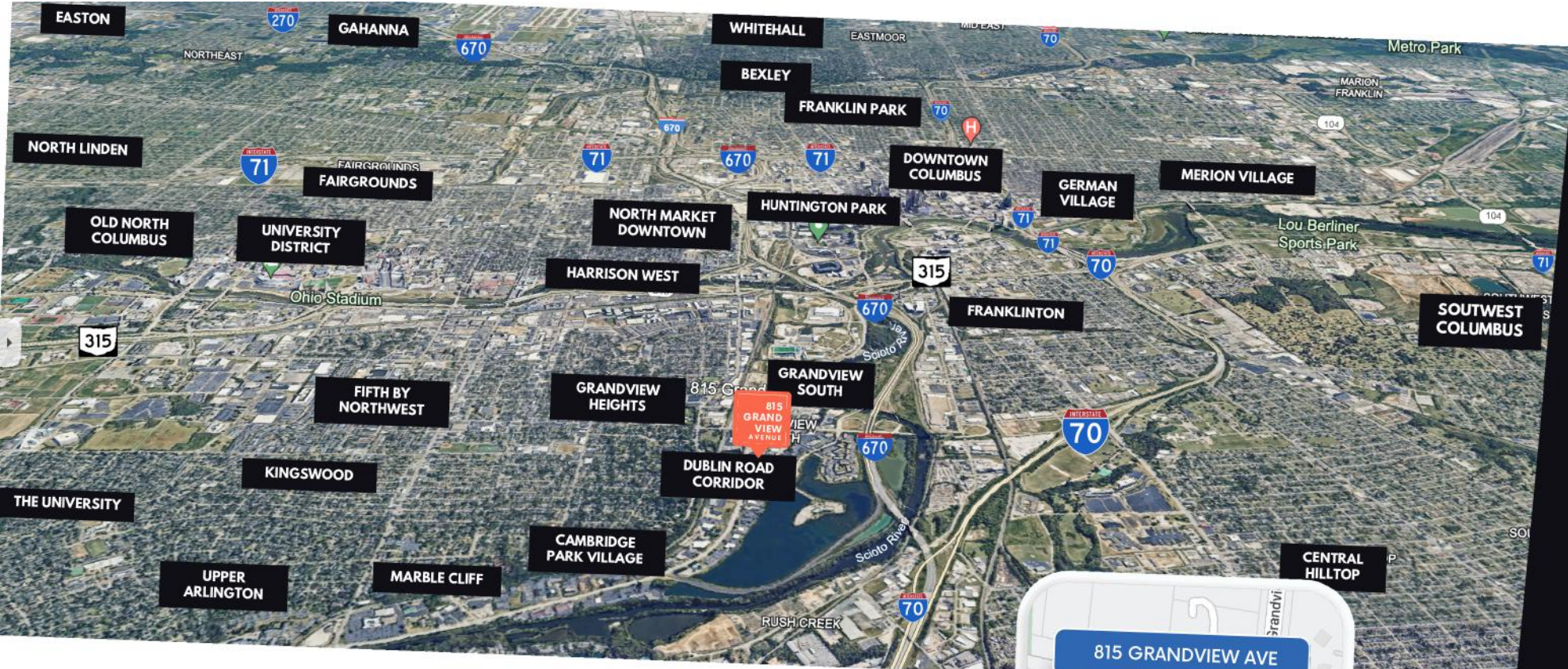












## ACCESSIBILITY

JOHN GLENN COLUMBUS  
INTERNATIONAL

8 MI  
15 MIN

I-71 NORTH ENTRANCE

2 MI 5 MIN

I-670 WEST ENTRANCE

3 MI 10 MIN

US-33 EAST ENTRANCE

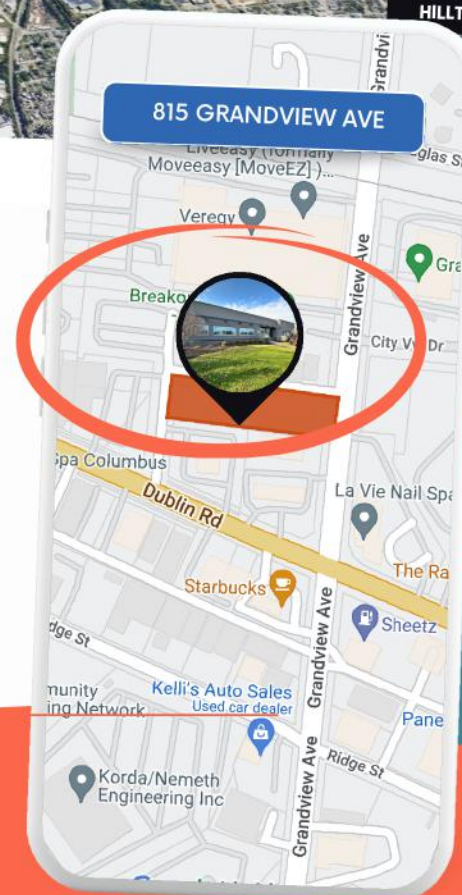
5 MI 12 MIN

DOWNTOWN COLUMBUS

3 MI  
10 MIN

EASY ACCESS TO MAJOR  
HIGHWAYS

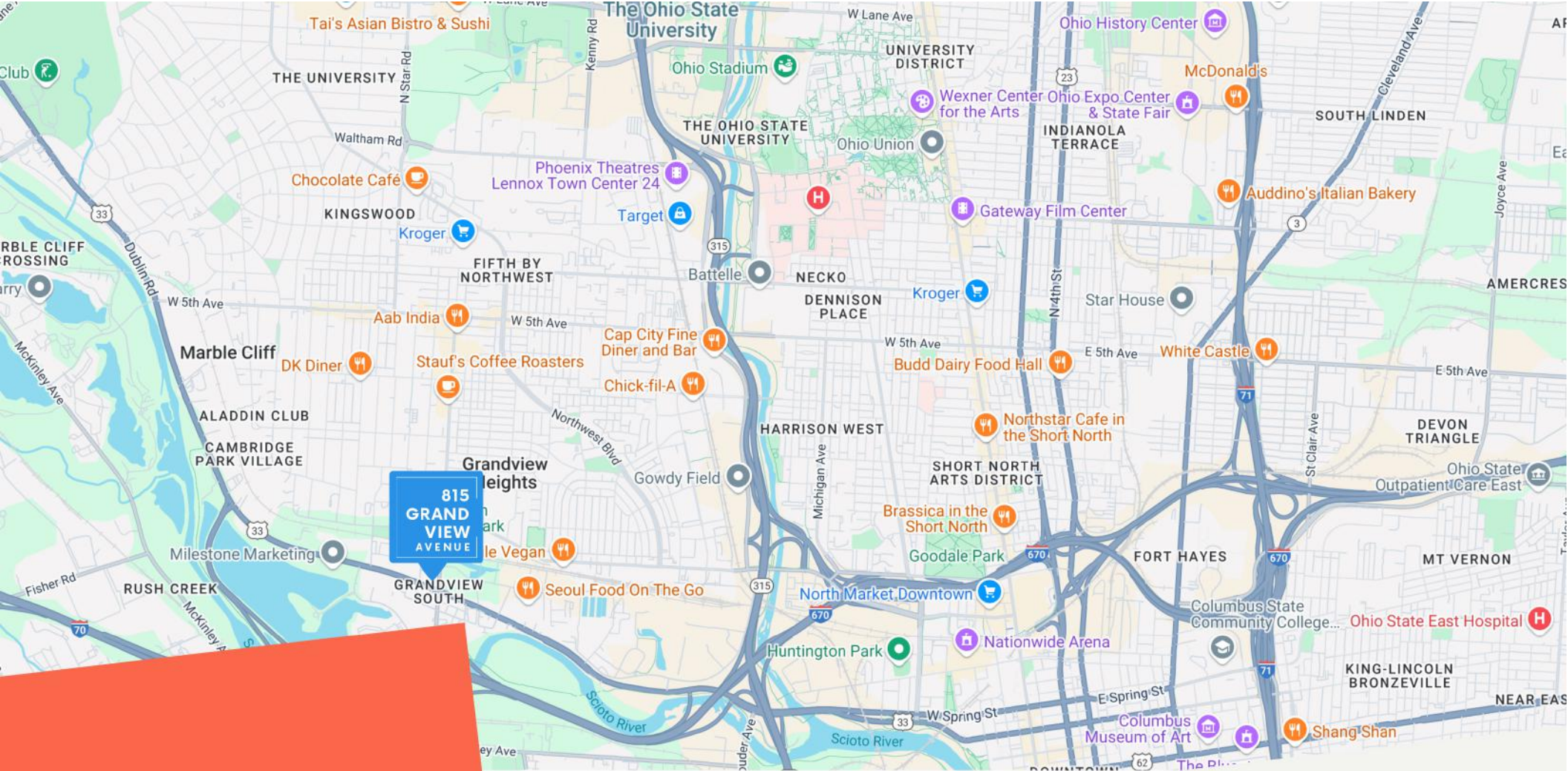
I-670  
I-71  
SR-315



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GRANDVIEW  
AVENUE





Nearby business districts including  
Arena District and Short North  
Walking distance to local amenities,  
restaurants, and shops

## LOCAL AMENITIES

With its walkable and bikeable streets, residents enjoy easy access to a variety of amenities, including local shops, restaurants, parks, and cultural attractions. The neighborhood's main thoroughfare, Grandview Avenue, is lined with an eclectic mix of independent boutiques, cafes, and eateries that cater to diverse tastes. Whether you're in the mood for a casual breakfast at a local café or a fine dining experience at an upscale restaurant, Grandview Heights has something to offer everyone.

- Restaurants
- Hospitals
- Attractions
- Shopping
- Entertainment



## CULINARY DELIGHTS

<u>GRANDVIEW CAFE</u>	0.3 MI	2 MIN
<u>GREEK EXPRESS</u>	0.5 MI	2 MIN
<u>GRANDVIEW</u>		
<u>THIRD &amp; HOLLYWOOD</u>	0.4 MI	2 MIN

## RETAIL RETREATS

<u>GRANDVIEW</u>	0.2 MI	2 MIN
<u>MERCANTILE</u>		
<u>FRESCO FURNISHINGS</u>	1 MI	5 MIN
<u>FINE FEATHER</u>	0.1 MI	1 MIN

## COFFEE CORNERS

<u>GRANDVIEW GRIND</u>	0.2 MI	2 MIN
<u>THE ROOSEVELT</u>	1 MI	5 MIN
<u>COFFEEHOUSE</u>		
<u>STAUF'S COFFEE</u>	0.3 MI	2 MIN
<u>ROASTERS</u>		

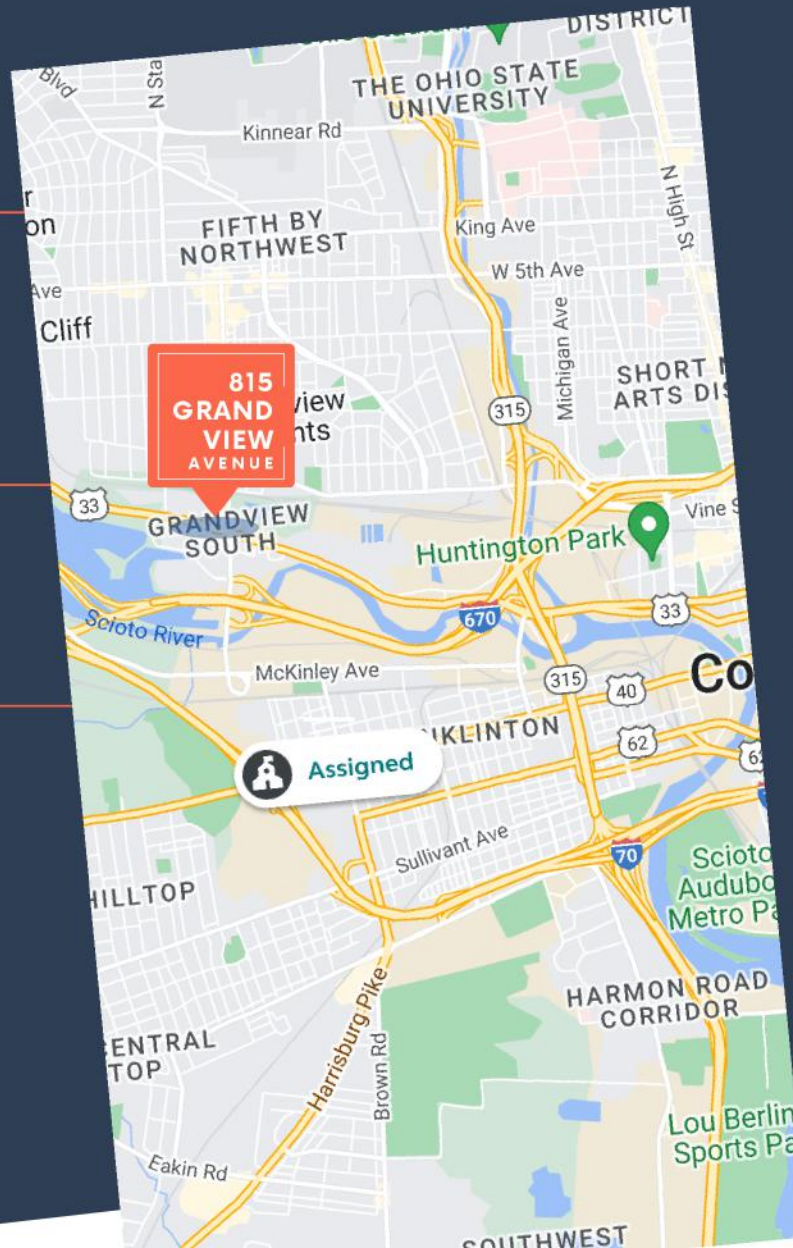
## TRENDY NIGHTLIFE

<u>WOODLANDS TAVERN</u>	0.7 MI	5 MIN
<u>BARREL ON HIGH</u>	1.1 MI	5 MIN
<u>LOCAL CANTINA</u>	0.3 MI	2 MIN

## EDUCATION HUBS

<u>GRANDVIEW HEIGHTS</u>	0.7 MI	5 MIN
<u>HIGH SCHOOL</u>		
<u>EDISON LARSON</u>	0.9 MI	5 MIN
<u>MIDDLE SCHOOL</u>		
<u>STEVENSON</u>	1 MI	5 MIN
<u>ELEMENTARY</u>		
<u>SCHOOL</u>		

WHETHER YOU'RE IN THE MOOD FOR A CASUAL BREAKFAST AT A LOCAL CAFÉ OR A FINE DINING EXPERIENCE AT AN UPSCALE RESTAURANT, **GRANDVIEW HEIGHTS HAS SOMETHING TO OFFER EVERYONE.**



## ESSENTIALS

<u>GRANDVIEW TIRE &amp; AUTO SERVICE</u>	0.2 MI	2 MIN
<u>GRANDVIEW CLEANERS</u>	0.4 MI	2 MIN
<u>THE UPS STORE</u>	0.6 MI	4 MIN

## OUTDOOR ESCAPES

<u>WYMAN WOODS PARK</u>	0.5 MI	2 MIN
<u>GOODALE PARK</u>	2 MI	7 MIN
<u>SCHILLER PARK</u>	2.5 MI	8 MIN

## VENUE VIBES

<u>GRANDVIEW THEATER &amp; DRAFTHOUSE</u>	0.2 MI	2 MIN
<u>ESCAPE IT GRANDVIEW</u>	0.4 MI	2 MIN
<u>NEWPORT MUSIC HALL</u>	2 MI	7 MIN

## CITY ATTRACTIONS

<u>NATIONWIDE ARENA</u>	2.5 MI	10 MIN
<u>COSI (CENTER OF SCIENCE AND INDUSTRY)</u>	3 MI	10 MIN

## ENJOY YOUR STAY

<u>SPRINGHILL SUITES COLUMBUS OSU</u>	3.2 MI	10 MIN
<u>HYATT PLACE COLUMBUS/OSU</u>	3.3 MI	11 MIN
<u>ALOFT COLUMBUS UNIVERSITY DISTRICT</u>	3.5 MI	12 MIN



## PARKING CONVENIENCE

Ample on-site parking, including a large rear lot, addresses a common concern for urban office spaces.

## MODERN AMENITIES

Recently renovated with contemporary features while maintaining its unique loft-style character.

## FLEXIBLE SPACE

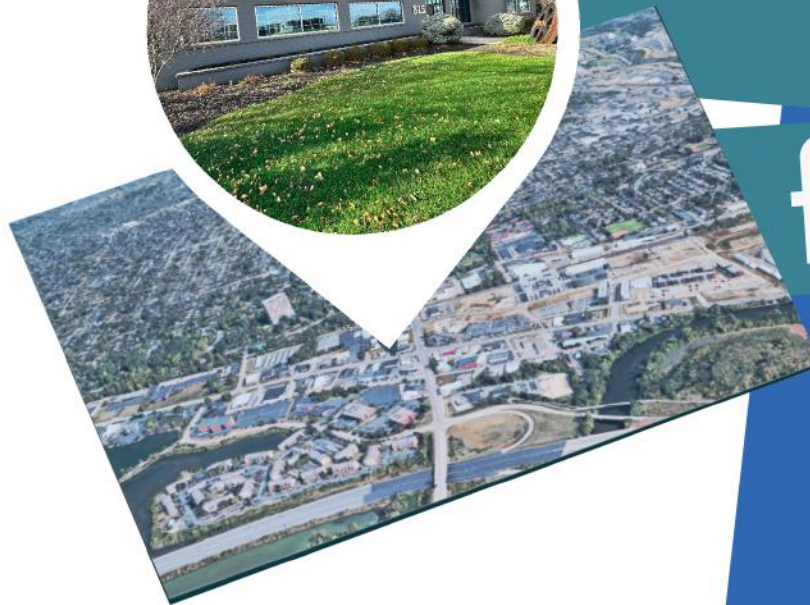
With 24,787 SF of adaptable office space, the property can accommodate a wide range of business needs and configurations.

## ACCESSIBILITY

Easy access to major highways and proximity to downtown Columbus make this an ideal location for businesses serving the greater Columbus area.

## PRIME LOCATION

Situated in the desirable Grandview Heights area, offering the perfect balance of urban amenities and suburban charm.



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GRANDVIEW  
AVENUE

IDEAL CHOICE FOR  
BUSINESSES SEEKING  
A DISTINCTIVE  
WORKSPACE IN A  
RAPIDLY GROWING  
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GRANDVIEW  
A V E N U E



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