

One E Campusview Blvd  
Columbus, OH 43235

For Lease



**MIXED USE OFFICE AND RETAIL PROPERTY WITH RESTAURANTS ON FIRST FLOOR**

**Lease Rate:**

\$9.95 PSF Net

**2024 Est Op Expenses:**

\$8.99 PSF

**Available Office Space:**

2,154 SF - 10,667 SF

Suite 230 - 2,169 SF

Suite 240 - 2,154 SF

Suite 250 - 4,198 SF

\*Can be combined for 6,352 SF. See end of brochure for floor plan details.

- Three story 60,000 SF office building just north of I-270 off of US 23 with restaurants on the first floor.
- Lobby and common areas renovated.
- Fiber optics available, janitorial service 5 days a week, mail delivered directly to suites.
- Fully sprinklered
- Numerous amenities nearby
- Easy access to I-270, I-71 and SR 315



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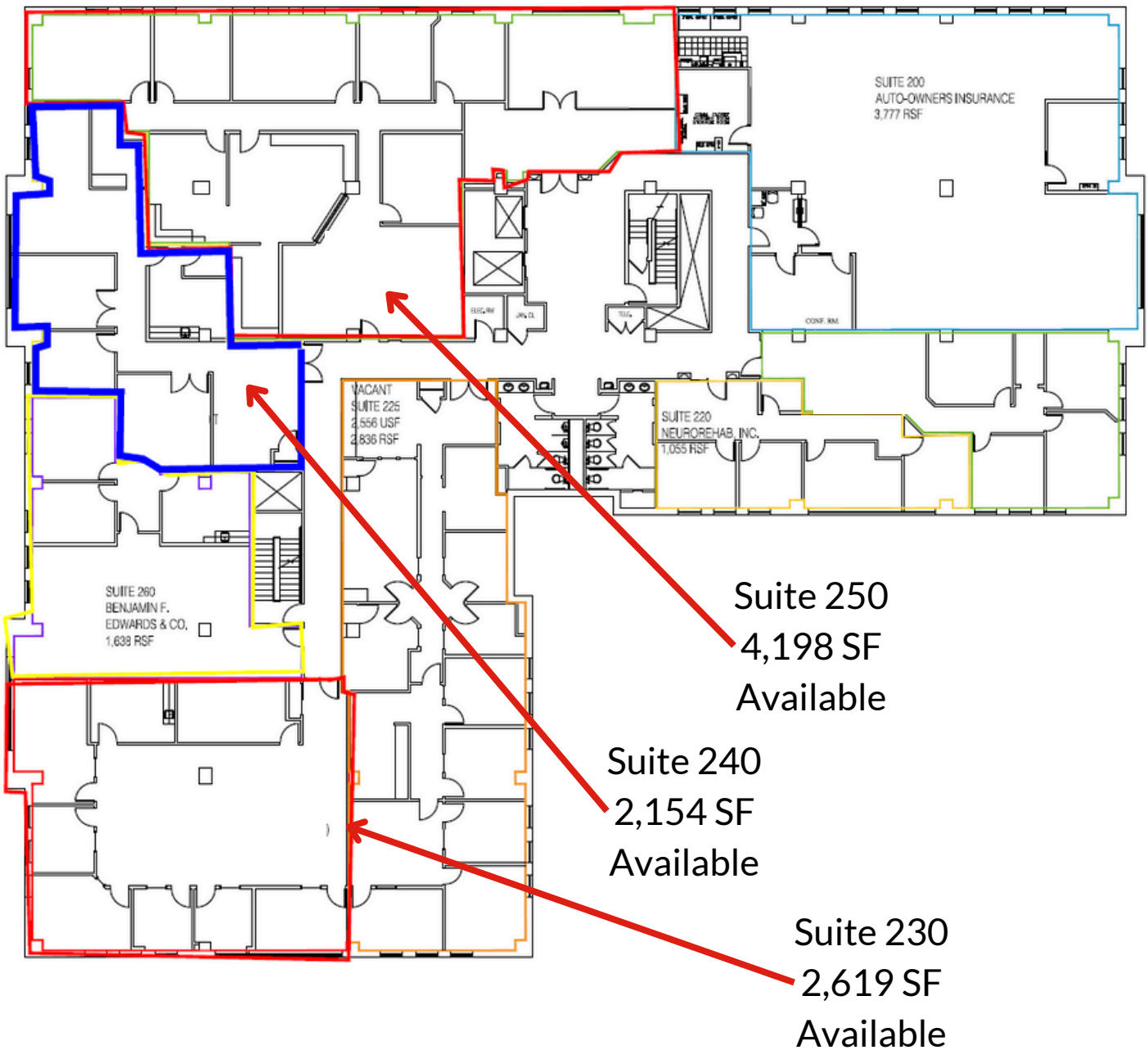
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**SECOND FLOOR**

**1,655 SF to 11,000 SF**

Suite 240 - 2,154 SF

Suite 250 - 4,198 SF



Suite 250  
4,198 SF  
Available

Suite 240  
2,154 SF  
Available

Suite 230  
2,619 SF  
Available



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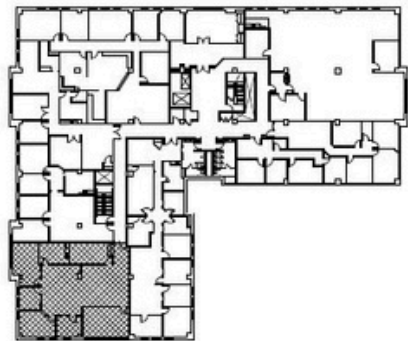
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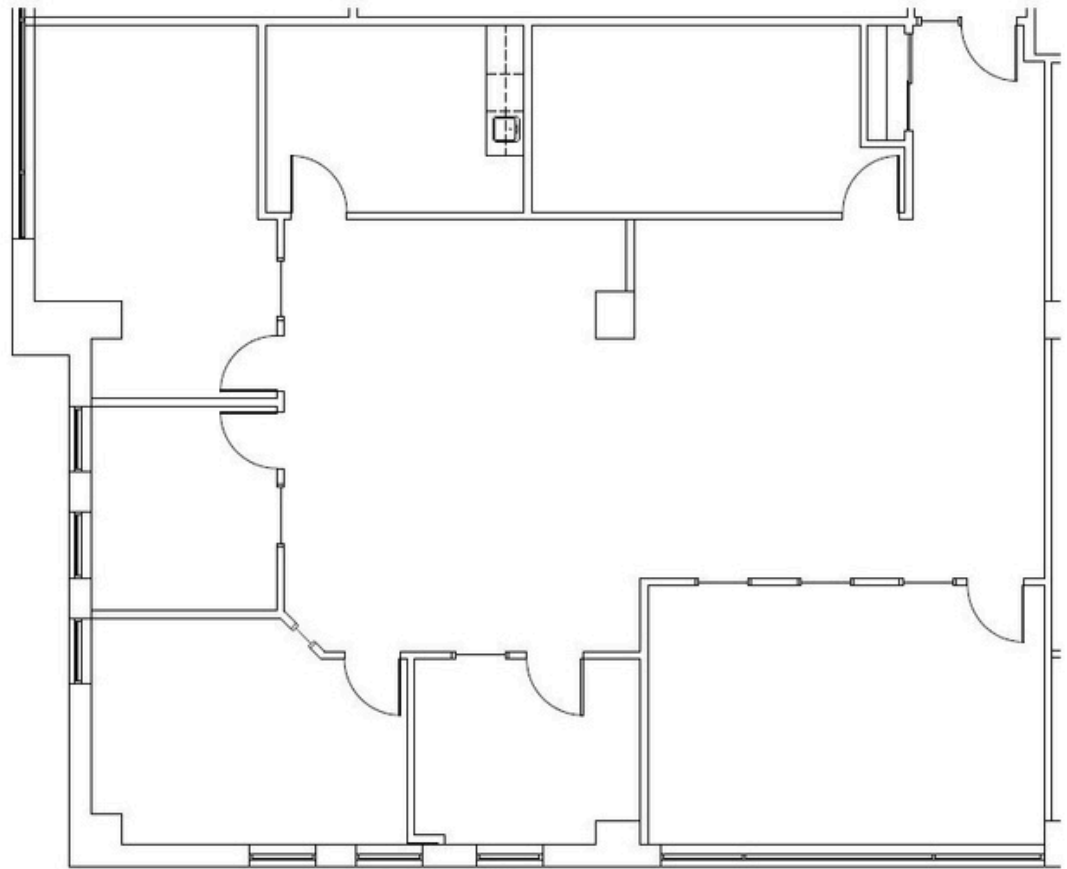
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Suite 230  
2,619 SF



 N building key plan  
Second Floor N.T.S.



Suite 230

1 East Campus View

1/8"=1'-0"



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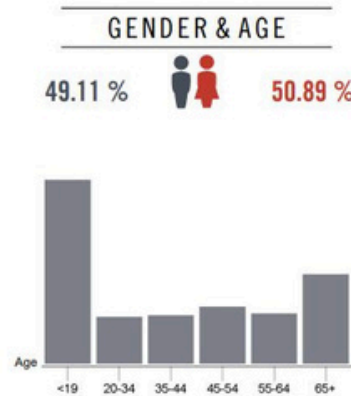
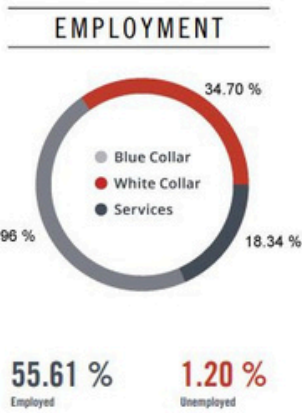
# One E Campusview Blvd Columbus, OH 43235

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## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1 E Campus View Blvd , Columbus, OH 43235

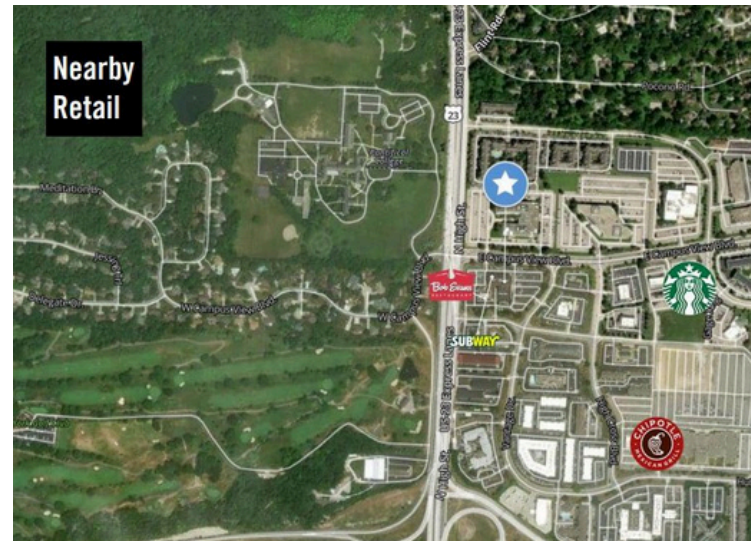
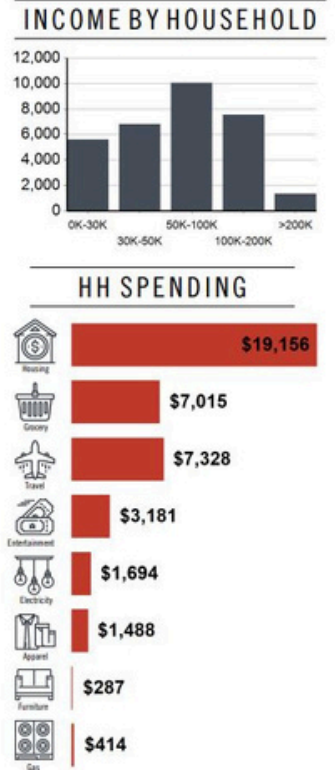
|                  |                     |
|------------------|---------------------|
| CITY, STATE      | <b>Columbus, OH</b> |
| POPULATION       | <b>69,184</b>       |
| AVG. HHSIZE      | <b>2.46</b>         |
| MEDIAN HH INCOME | <b>\$81,800</b>     |
| HOME OWNERSHIP   |                     |
| Renters:         | <b>13,167</b>       |
| Owners:          | <b>16,172</b>       |



### RACE & ETHNICITY

|                    |         |
|--------------------|---------|
| White:             | 73.63 % |
| Asian:             | 7.84 %  |
| Native American:   | 0.00 %  |
| Pacific Islanders: | 0.00 %  |
| African-American:  | 7.02 %  |
| Hispanic:          | 6.64 %  |
| Two or More Races: | 4.87 %  |

## Catylist Research



### Population

| Distance  | Male   | Female |
|-----------|--------|--------|
| 3- Minute | 893    | 956    |
| 5- Minute | 6,649  | 6,930  |
| 10 Minute | 33,974 | 35,210 |



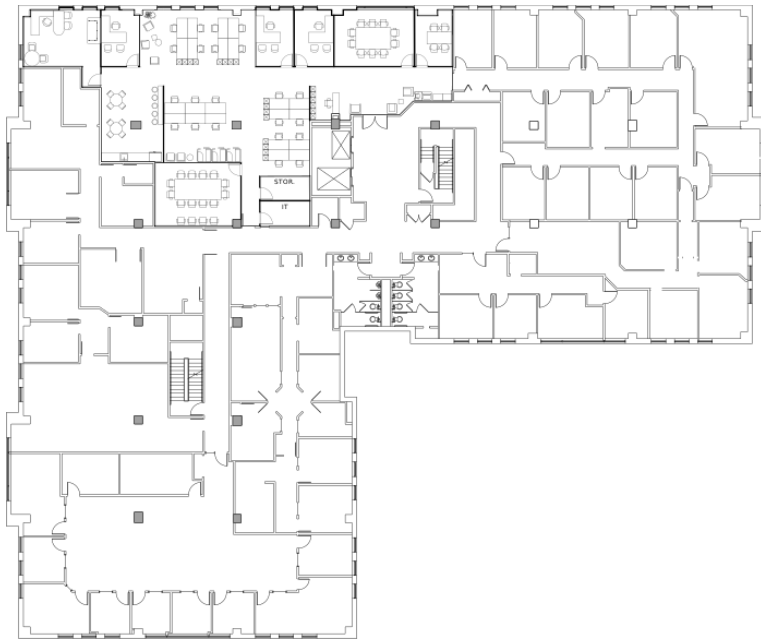
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# 3D virtual tour

## Alternative A



Click or scan to watch

<https://qbiq.ai/v/7d1483>

\*This Virtual Tour is for Suite 250: 4,198 SF





  
4,198 RSF

  
27  
Seats

22  
Open Space

4  
Offices

3  
Conf Room

133.15  
Density sqf/person










Daylight  46%

Privacy  15%


Efficiency  84%

↓ Average



-  Office
-  Reception
-  Pantry
-  Executive Office
-  Conf Room
-  IT Room
-  Open Space
-  Amenities
-  Comfort Zone



  
4,198 RSF

  
12  
Seats

0  
Open Space

11  
Offices

2  
Conf Room

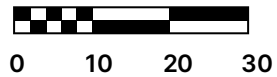
299.58  
Density sqf/person


Daylight  64%

Privacy  92%

Efficiency  83%

↓ Average



-  Office
-  Reception
-  Pantry
-  Executive Office
-  Conf Room
-  IT Room
-  Open Space
-  Amenities
-  Comfort Zone



  
4,198 RSF

  
47  
Seats

42  
Open Space

0  
Offices

3  
Conf Room

76.49  
Density sqf/person










Daylight  67%

Privacy  0%

Efficiency  86%

↓ Average



-  Office
-  Reception
-  Pantry
-  Executive Office
-  Conf Room
-  IT Room
-  Open Space
-  Amenities
-  Comfort Zone