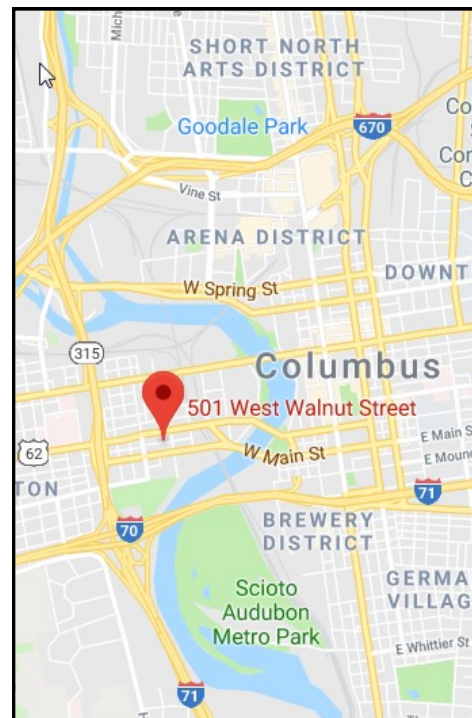


**501-503 WEST WALNUT STREET**  
COLUMBUS, OHIO 43215

**2,100 SF of COMMERCIAL / WAREHOUSE SPACE**

**FOR LEASE**



**IN THE HEART of the FRANKLINTON ARTS DISTRICT!!!**

- 2,100 S/F building with restroom(s) and 2 Drive-In Doors @ 10'x10' each.
- Landlord will assist with re-fitting and improvement costs to convert to a qualified tenants requirements.
- The Landlord is targeting uses which enhance and support the:  
**EAST FRANKLINTON ARTS DISTRICT NEIGHBORHOOD REVITALIZATION MISSION.**
- Off street parking for +/- 8 cars on adjacent lot. 100 amp/3 phase electric.
- Offered for lease @ \$1,925/Month or \$11.50/Sq. Ft.

**FOR MORE INFORMATION, PLEASE CONTACT:**

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**Commercial One Realtors**

1515 Bethel Road

Columbus, Ohio 43220

614-451-5100

[www.CommercialOneRealtors.com](http://www.CommercialOneRealtors.com)

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Est. 1912

**Commercial  
•ONE•  
REALTORS**

**501-503 WEST WALNUT STREET, COLUMBUS, OHIO**  
**DISCUSSION OF THE PROPERTY**

This property is located in the heart of the East Franklinton Arts District which is currently experiencing rapid growth as older commercial/industrial properties are being converted to apartments, art galleries and studios, commercial, restaurant and offices. In many cases, older buildings and vacant lots are being re-developed and the subject's location in the area east of Route 315 and north of I-70, is a hot investment market that is focused on educated, young urbanites.

**Building**

Office	-0-
Warehouse/Showroom	2,100 Sq. Ft.
<b>Total</b>	<b><u>2,100 Sq. Ft.</u></b>
Drive-In Doors	2@ 10' X 10"
Year Built	1958
Restrooms	1-2
Electric Service	100 Amp/ 204V / 3 Phase
Air Conditioning	Full Bldg.

**Land**

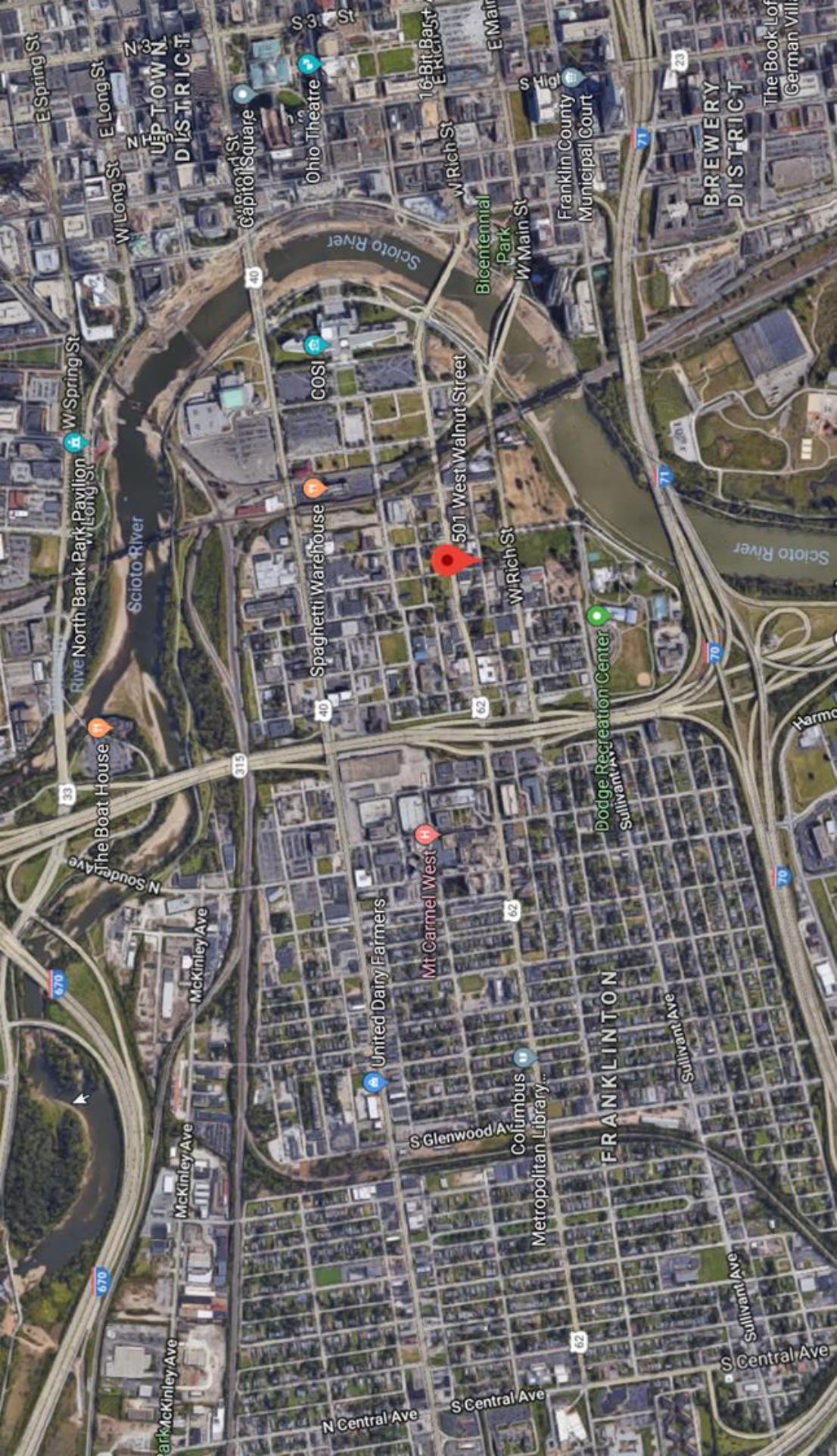
Acres	0.10
Zoning	E.F.D.
On Street Parking Spaces	8+/-

The landlord is prepared to complete interior and exterior improvements related to windows, HVAC and remodeling to accommodate a qualified tenant use of the building. The landlord is targeting uses which enhance and support the East Franklinton Arts District Neighborhood Revitalization Mission.









E Spring St

W Long St

UPTOWN DISTRICT

Capitol Square

Ohio Theatre

16th St

E Main St

Franklin County Municipal Court

BREWERY DISTRICT

The Book Loft  
German Village

Rive North Bank Park Pavilion

Scioto River

COSI

Spaghetti Warehouse

501 West Walnut Street

Bicentennial Park

W Rich St

Dodge Recreation Center

Sullivant Ave

Scioto River

N Souders Ave

McKinley Ave

United Dairy Farmers

Mt Carmel West

S Glenwood Ave

Columbus Metropolitan Library

FRANKLINTON

Sullivant Ave

McKinley Ave

N Central Ave

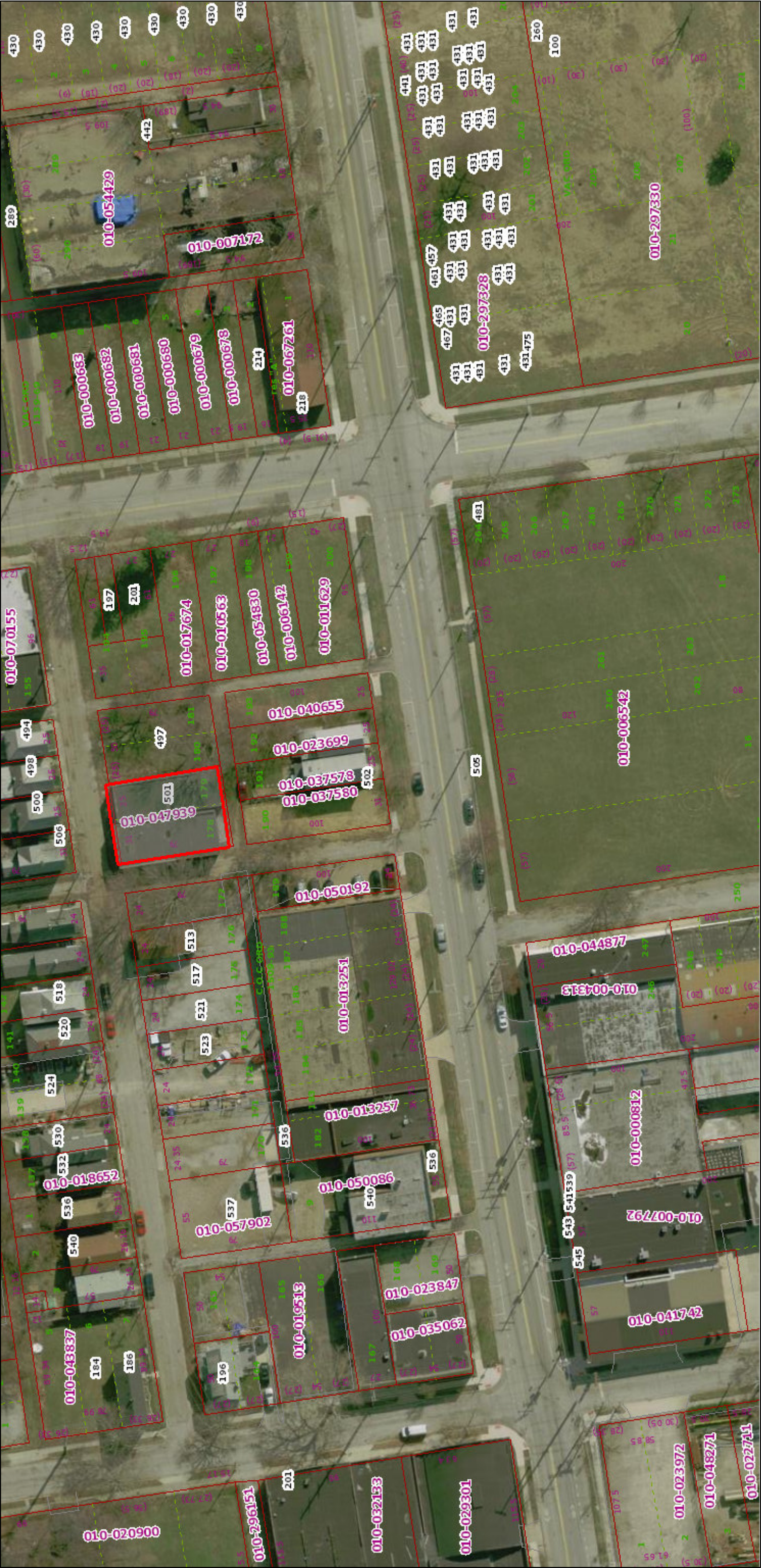
S Central Ave

Sullivant Ave

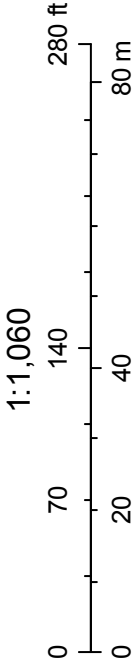
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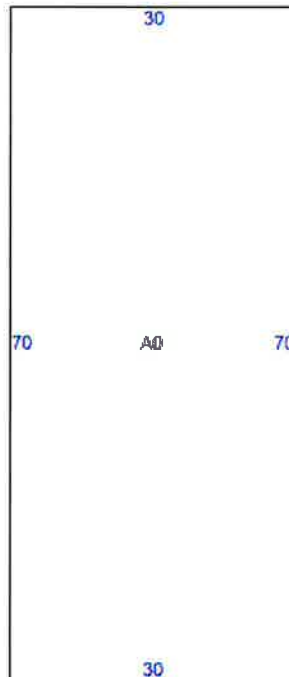
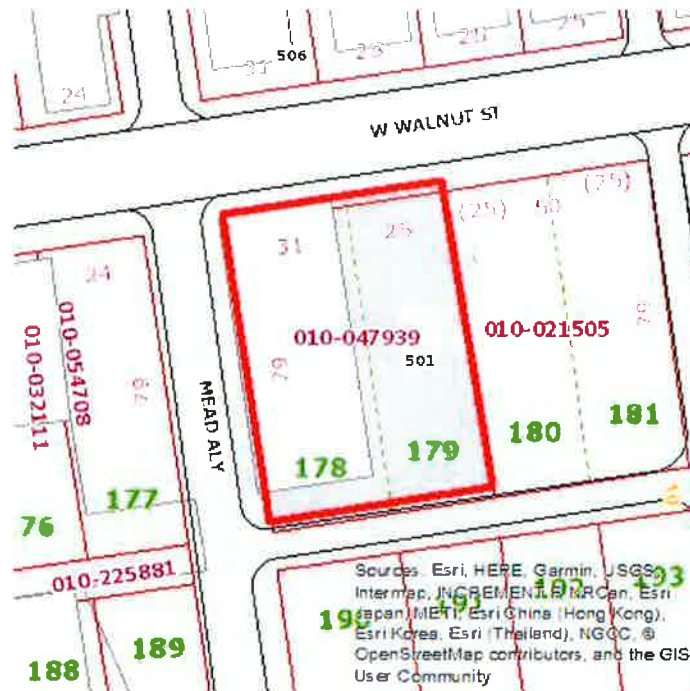


January 31, 2019



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community





Item	Area
- EN4: ENCLOSURE SF	160
- 044: UTILITY SHOP	2100
A0 - SKE: SKETCH ONLY	2100