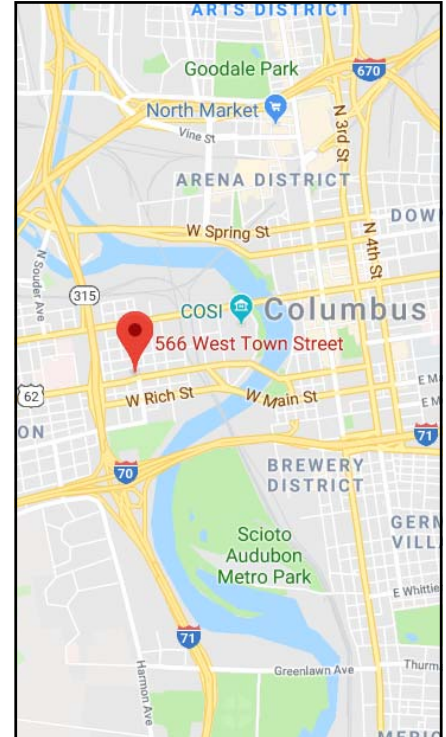


566 WEST TOWN STREET
COLUMBUS, OHIO 43215

5,502 SF of COMMERCIAL / WAREHOUSE SPACE

FOR LEASE



IN THE HEART OF THE FRANKLINTON ARTS DISTRICT!!!

- 5,502 S/F building with 846 S/F of office and restrooms.
- 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.
- Building has 3 Drive-In Doors @ 8' X 10', 100Amp/3 Phase Electric and +/- 3 on site parking spaces on .15 acre parcel.
- Offered for Lease @ \$3,553/Month or \$7.75/Sq. Ft. modified gross.

FOR MORE INFORMATION, PLEASE CONTACT:

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566 WEST TOWN 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	846 Sq. Ft.
Warehouse/Showroom	4,656 Sq. Ft.
Total	<u>5,502 Sq. Ft.</u>

Drive-In Doors	3@ 8' X 10"
Year Built	1947
Restrooms	1-2
Electric Service	100 Amp/ 204V / 3 Phase
Air Conditioning	Office Only

Land

Acres	0.1493
Zoning	E.F.D.
On Street Parking Spaces	3+/-

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:



