

The Columbus Dispatch Building

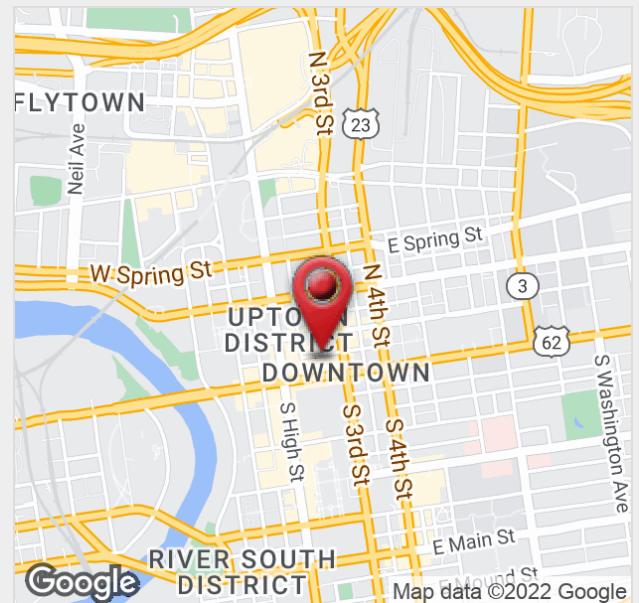
62 E Broad Street, Columbus, Ohio 43215

Property Features

- In the Heart of the CBD, Across from the State Capitol Building
- Investment or Owner/Occupant Opportunity
- Flexible Layout; Easy Ability to Multi-Tenant
- ±29,148 SF Five-Story Office Building
- Two Passenger Elevators
- Mezzanine Level
- On Broad Street between High Street and 3rd Street
- Built in 1920 | Situated on 0.15 Acres
- Close Proximity to Numerous Restaurants, Banking, and Hotels

Sale Price: \$1,600,000

www.DowntownColumbusOffice.com



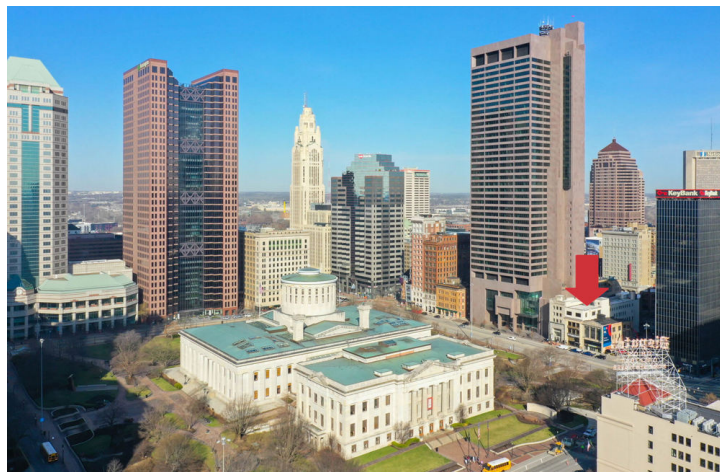
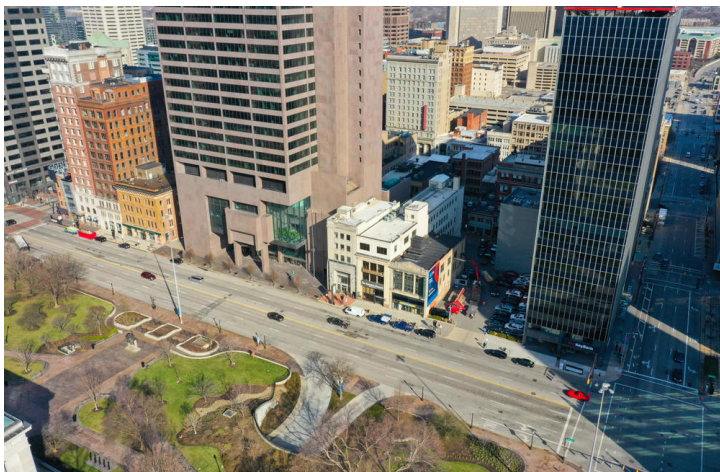
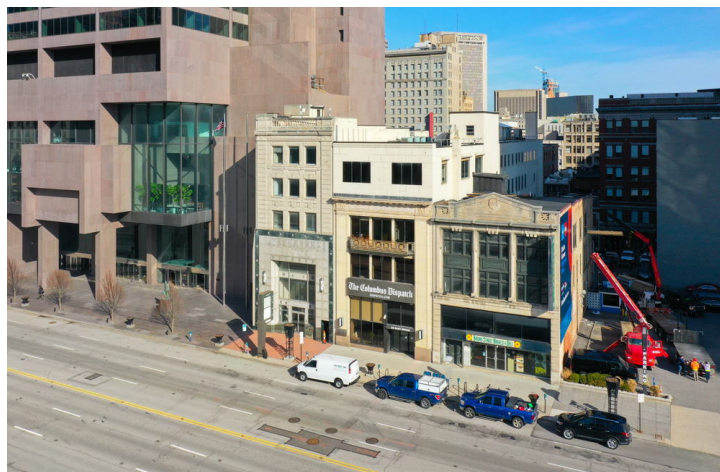
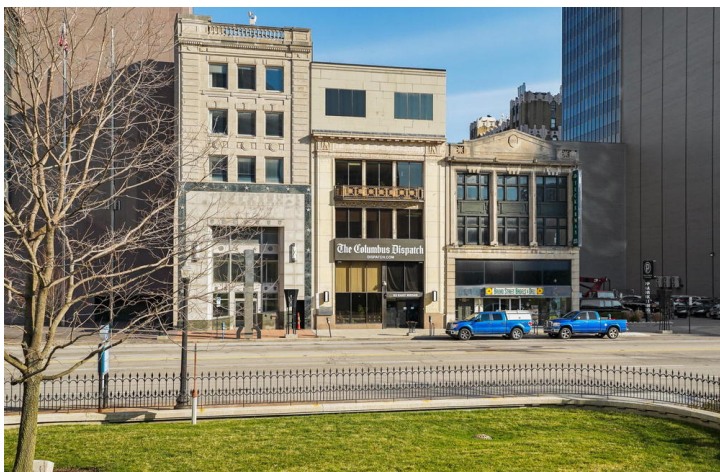
For more information:

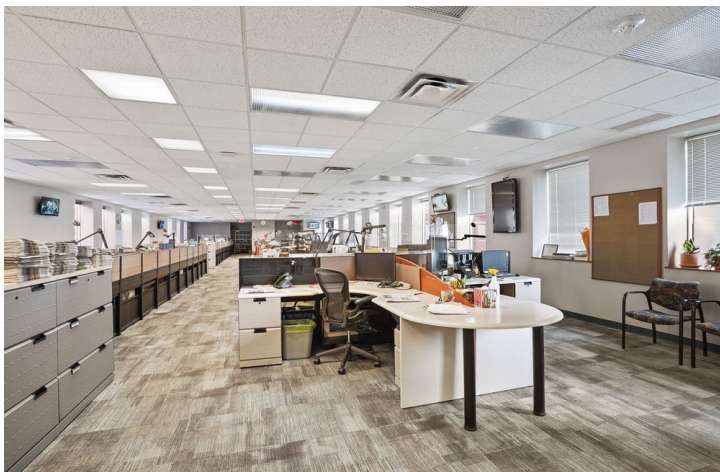
Matt Gregory, SIOR, CCIM

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Aidan Cleghorn

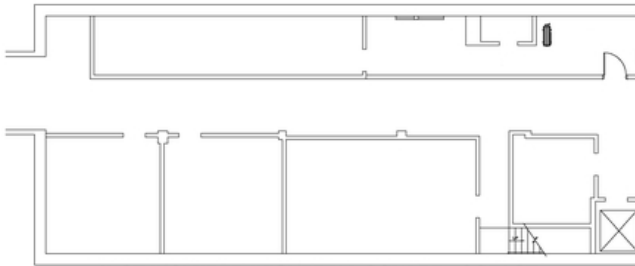
315 565 8302 • acleghorn@bellcornerstone.com





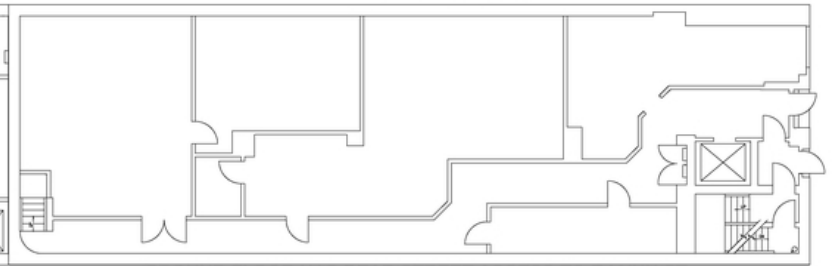


BASEMENT



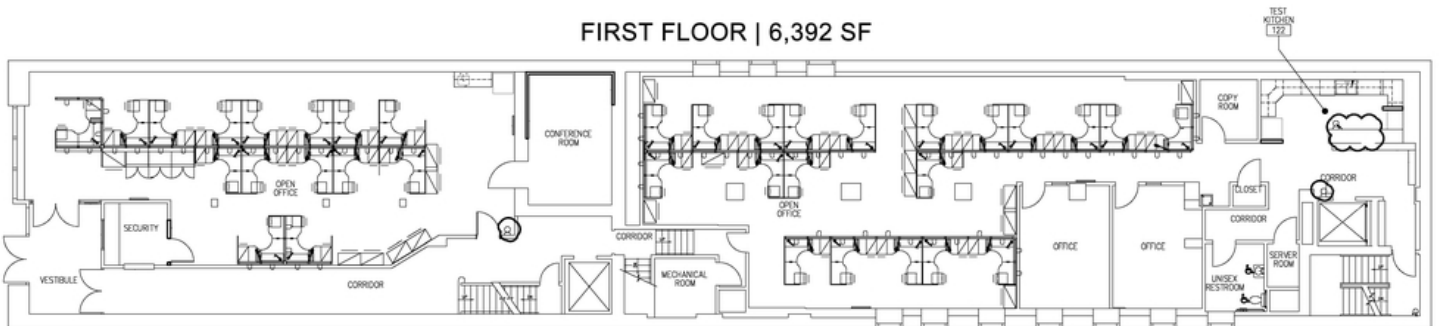
*NOT INCLUDED IN OVERALL SQUARE FOOTAGE.

GROUND FLOOR

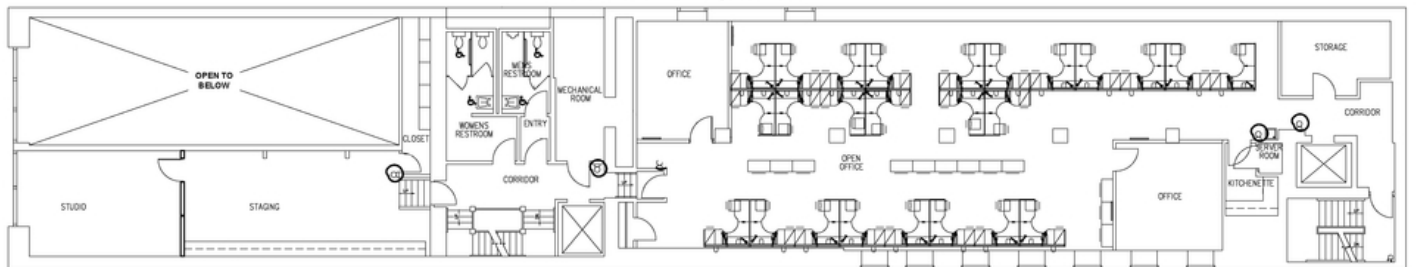


GROUND FLOOR HAS REAR STREET ACCESS TO E LYNN ST.

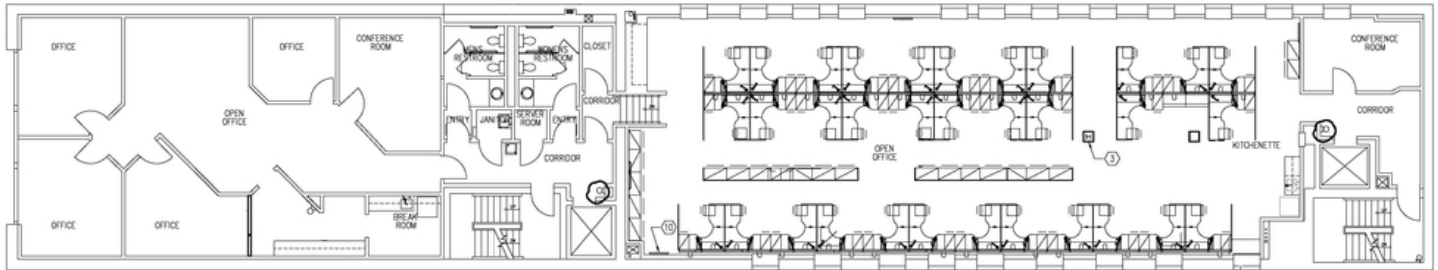
FIRST FLOOR | 6,392 SF



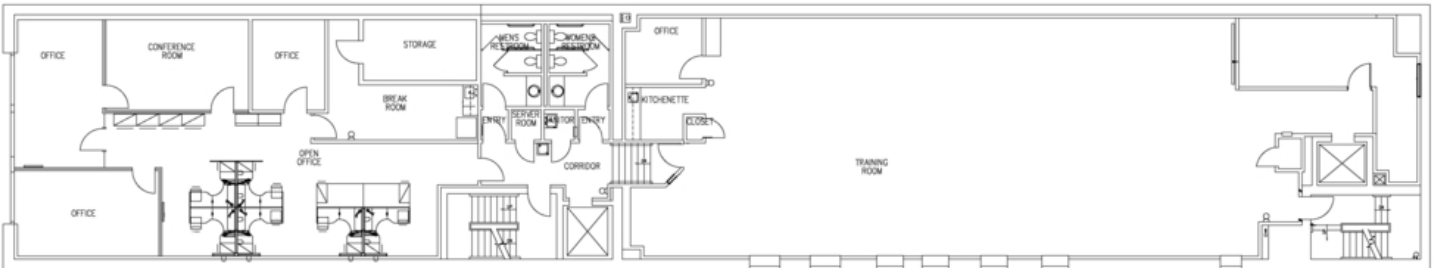
MEZZANINE | 4,283 SF



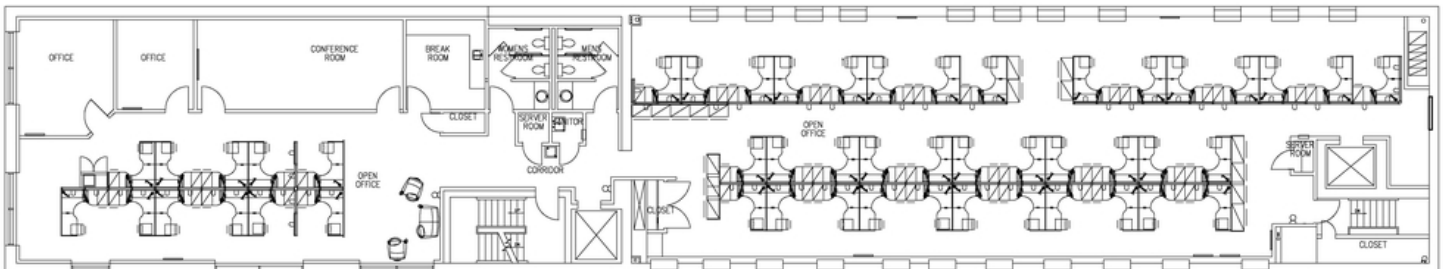
SECOND FLOOR | 6,392 SF

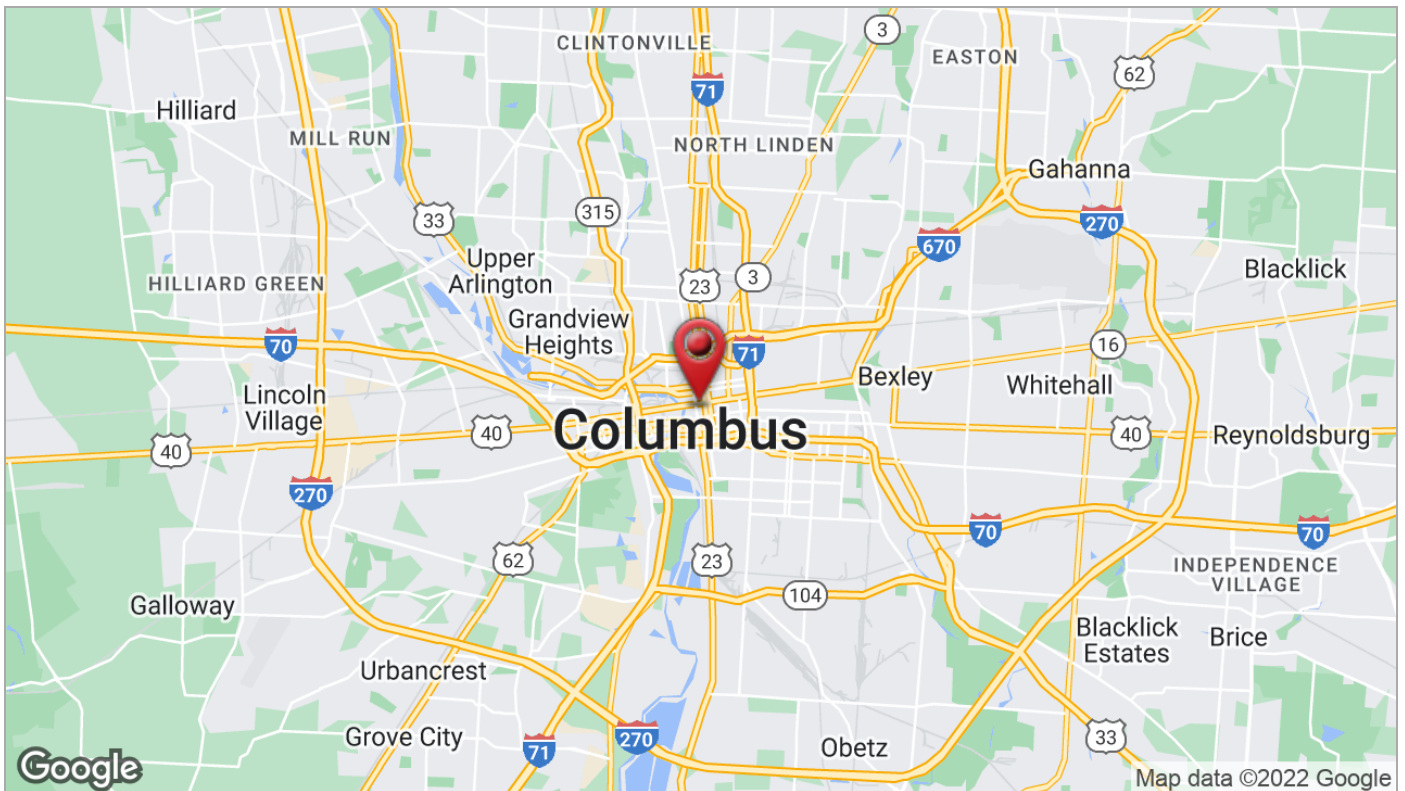
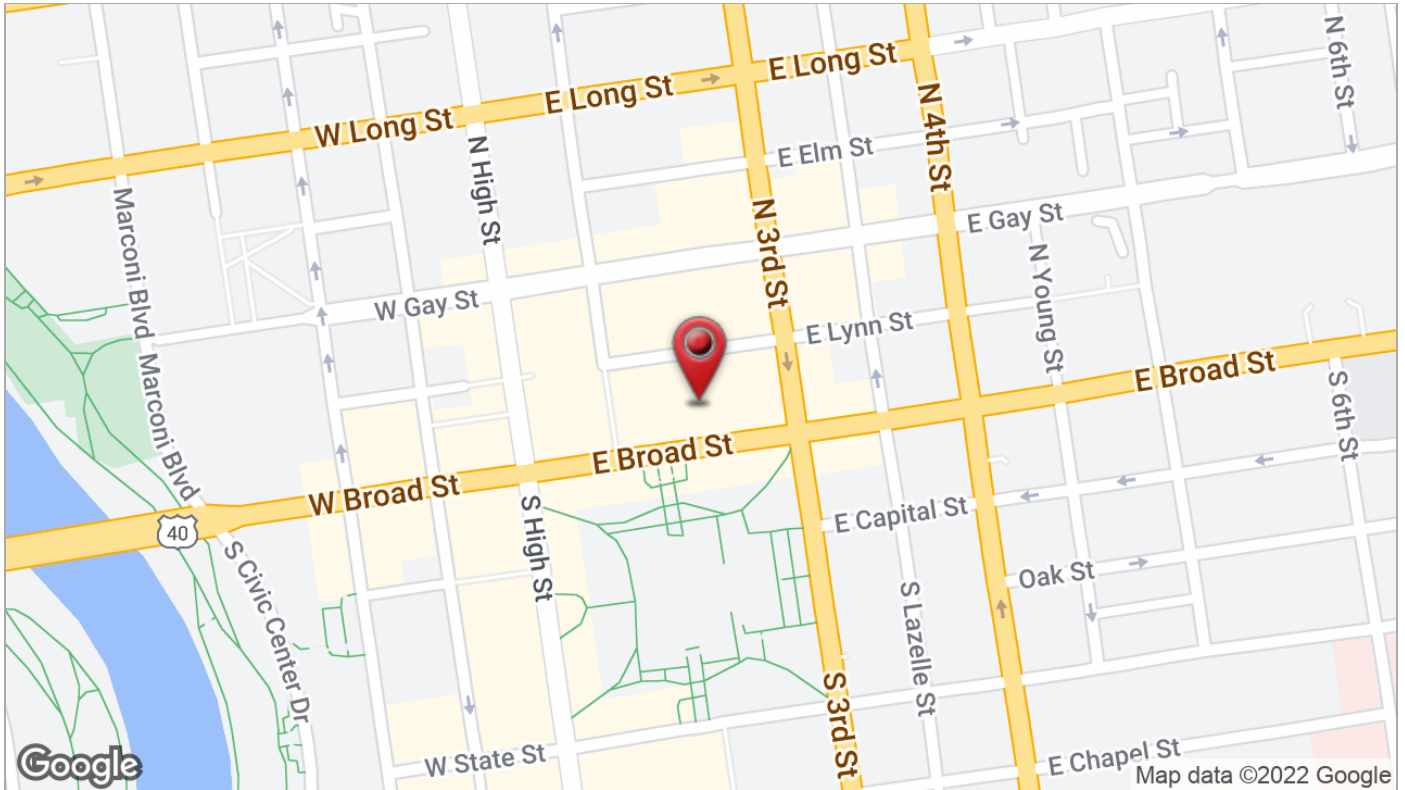


THIRD FLOOR | 6,392 SF



FOURTH FLOOR | 5,689 SF







CENTRAL BUSINESS DISTRICT

Centered around the intersection of Broad and High, the Central Business District is the business hub of the downtown Columbus area. The Central Business District is home to several Fortune 500 organizations, including Nationwide Insurance, American Electric Power (AEP) as well as State and County agencies.

ARENA DISTRICT

Known as the Billion-Dollar Belt, the Arena District is driving \$1 billion in new investment, and serves as an economic engine in downtown Columbus. Home to major league franchises, the Columbus Blue Jackets and Columbus Crew, as well as the AAA Columbus Clippers. The arena district is a major destination for concerts and events and is adjacent to The Merchant Building.

FRANKLINTON / SCIOTO PENINSULA

Located just west of Downtown Columbus, Franklinton is being revitalized as an urban creative district. Franklinton is home to numerous new mixed-use developments including The Peninsula and Gravity. Franklinton is a mix of quiet residential streets and a revitalized industrial area with galleries, brewery taprooms, and event spaces. In a striking riverfront structures, the COSI science museum and the National Veterans Memorial act as the gateway into Franklinton.

SHORT NORTH ARTS DISTRICT

With N. High Street as its main artery, the Short North Arts District is known for its diversity, as well as for being a trendy, arts neighborhood that features more than 100 galleries, restaurants, boutiques, and new mixed-use and residential development. With N. High Street as the heart of the district, it is bordered to the north by the University District, Victorian Village to the east and Italian Village to its west and the Arena District to its South.

ITALIAN VILLAGE

Once an immigrant neighborhood, Italian Village is a mix of old and new, featuring historic homes and modern condominiums and apartments. Italian Village has a burgeoning food and bar scene. Located just north of downtown Columbus and just east of the Short North Arts District.

VICTORIAN VILLAGE

Victorian Village, which runs along Neil Avenue south of The Ohio State University and northwest of downtown Columbus, is one of central Ohio's cores of fine residential architecture. The area is known for its Victorian houses, which were built when a streetcar line first ran along Neil Avenue around 1900.

Often referred to as the hub of Victorian Village, Goodale Park is a 32-acre park at the southern tip of Victorian Village. As Columbus's oldest planned park, it was established after land was gifted to the city by Lincoln Goodale in 1851. Today, Goodale Park is known as the host for ComFest, a major annual festival.

THE OHIO STATE UNIVERSITY

Columbus is home to The Ohio State University, which is consistently ranked as one of the top 3 largest university campuses in the nation in terms of enrollment. Located less than three miles from The Merchant Building, the school ranks #16 among the nation's best public universities and is #1 among Ohio public institutions (U.S. News and World Reports). The school also boasts an impressive football team, which has won eight National Championships, and a recent hospital expansion totaling nearly \$1 billion.

BREWERY DISTRICT

The Brewery District is a Columbus, Ohio, neighborhood located just south of the central business district near German Village. The area has a history stretching nearly 200 years. It is bounded by Interstate 70 on the north, South Pearl Street on the east, Greenlawn Avenue on the south, and the Scioto River on the west.

Large scale developments has taken (and is taking) place with construction of upscale lofts and apartments, and mixed-use developments. The area's lively dining scene encompasses gastropubs, tapas spots, and farm-to-table restaurants. Shadowbox Live stages experimental theater, comedy, and dance. Scioto Audubon Metro Park is a riverside green space with trails and a climbing wall.

GERMAN VILLAGE

German Village is a historic neighborhood in Columbus, Ohio, just south of the city's downtown. It was settled in the early-to-mid-19th century by a large number of German immigrants, who at one time comprised as much as a third of the city's entire population. It became a city historic district in 1960 and was added to the National Register of Historic Places in 1974, becoming the list's largest privately funded preservation district, and in 2007, was made a Preserve America Community by the White House.

The laid-back German Village is known for charming brick houses built by 19th-century immigrants along Beck, Mohawk, and Deshler streets. Shops selling books, traditional fudge, and handmade jewelry mingle with art galleries, German pubs, American bistros, and artisan coffee shops.