

# 1 Market Exchange

515 E. MAIN ST. | COLUMBUS, OH 43215



**NAI**Ohio Equities

Building Owned By  
**HEALTHCARE REALTY**

## Leasing Information:

**Andy Dutcher, SIOR**

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# 1 MARKET EXCHANGE

1 Market Exchange is a modern 56,856 SF five-story office building that has desirable professional and creative offices suites and a full floor available. The interior spaces contain concrete floors, exposed ceilings and ductwork, natural light and a mix of open and private office space. The building is a well-known landmark in the heart of the Market Exchange district in downtown Columbus walkable to nearby amenities and allows for convenient access to all major freeways. Free surface parking is available on site and adjacent to the building in a private parking lot.

## ADDRESS

515 E. Main St.  
Columbus, OH

## BUILDING SIZE

56,856 SF

## FLOORS

Five (5)

## AVAILABLE SF:

34,035 SF

## PARKING:

Dedicated Parking; 2.25/1,000 SF

## KEY TENANTS:



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## PROPERTY FEATURES

- Full Floor Availability - 14,205 SF
- Building Signage Opportunity for Full Floor Tenant
- Professional & Creative/Tech Office Space
- Suites Range From 785 SF up to 14,205 SF
- Efficient Balance of Private Offices & Open/ Collaborative Space with Exposed Ceilings & Concrete Floors
- Modern Common Areas
- Landlord-Controlled Surface Parking Adjacent to Building
- Walkable to Market Exchange Amenities
- Convenient Access to Major Freeways In and Out of Downtown; I-71, I-70 and I-270

**LEASE RATE: \$16.50/SF NNN**

**OP EX: \$12.92/SF**

**WWW.515EMAIN.COM**

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## AVAILABLE SPACE

| SUITE | SPACE USE | SQUARE FEET | AVAILABILITY |
|-------|-----------|-------------|--------------|
| 110   | OFFICE    | 5,709       | VACANT       |
| 130   | OFFICE    | 2,673       | VACANT       |
| 2     | OFFICE    | 14,205      | VACANT       |
| 3B    | OFFICE    | 4,790       | VACANT       |
| 3C    | OFFICE    | 785         | VACANT       |
| 500   | OFFICE    | 5,873       | VACANT       |



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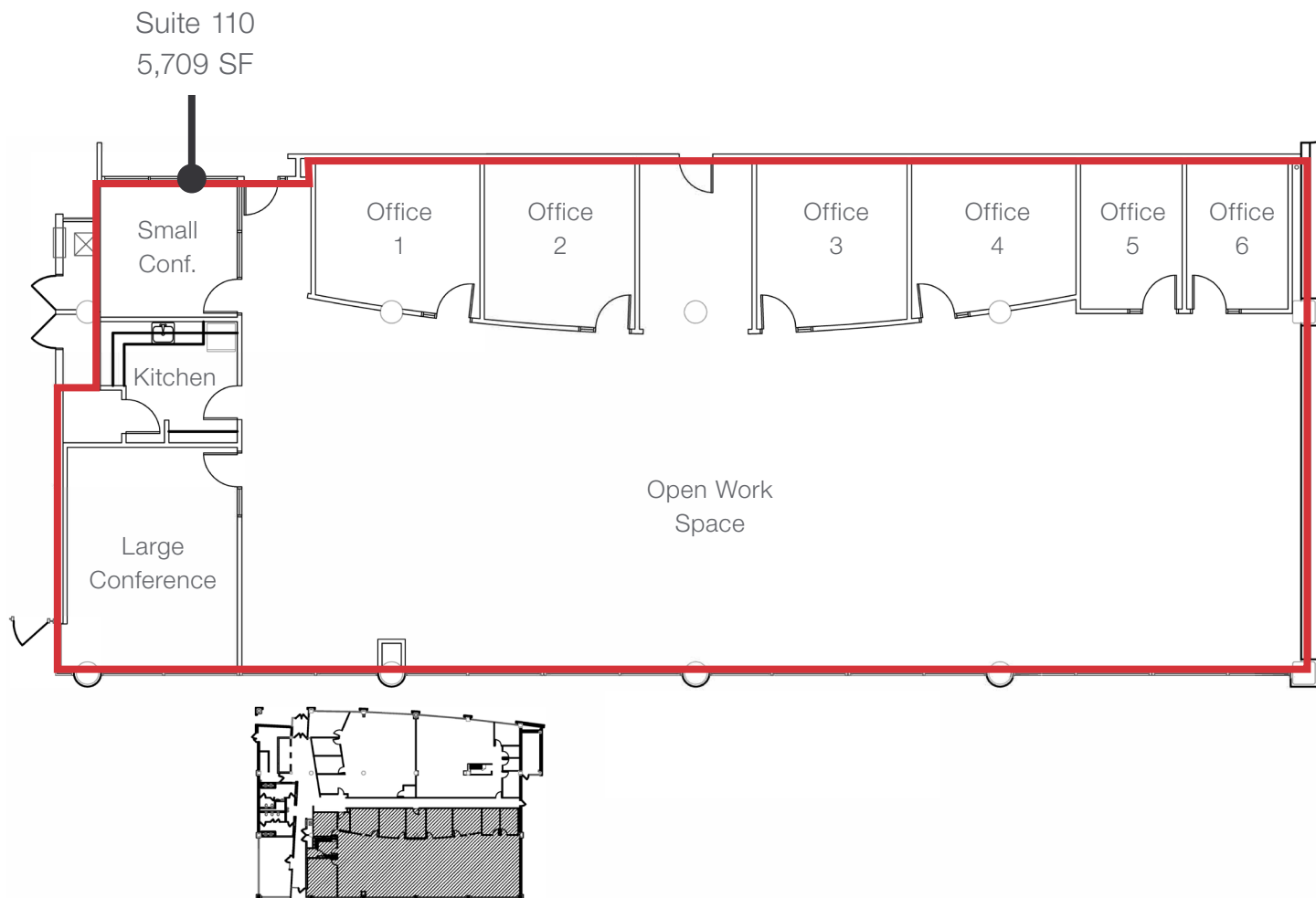
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# FIRST FLOOR

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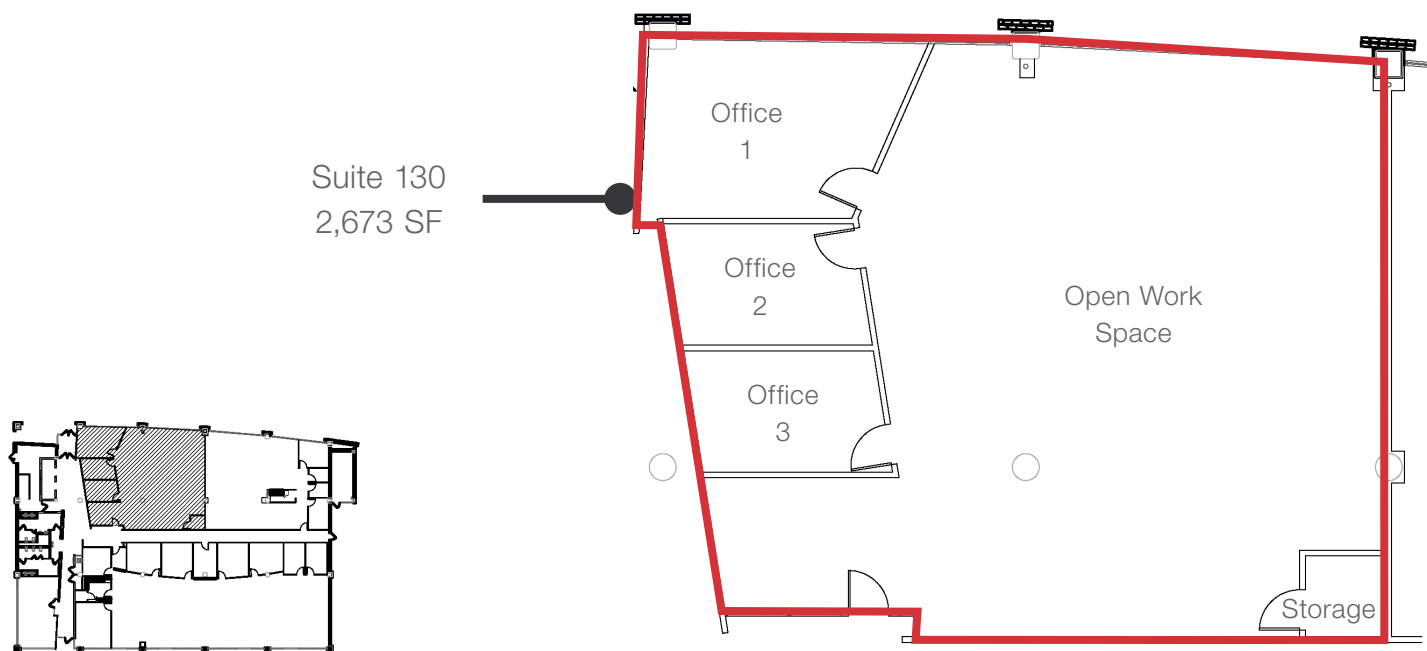
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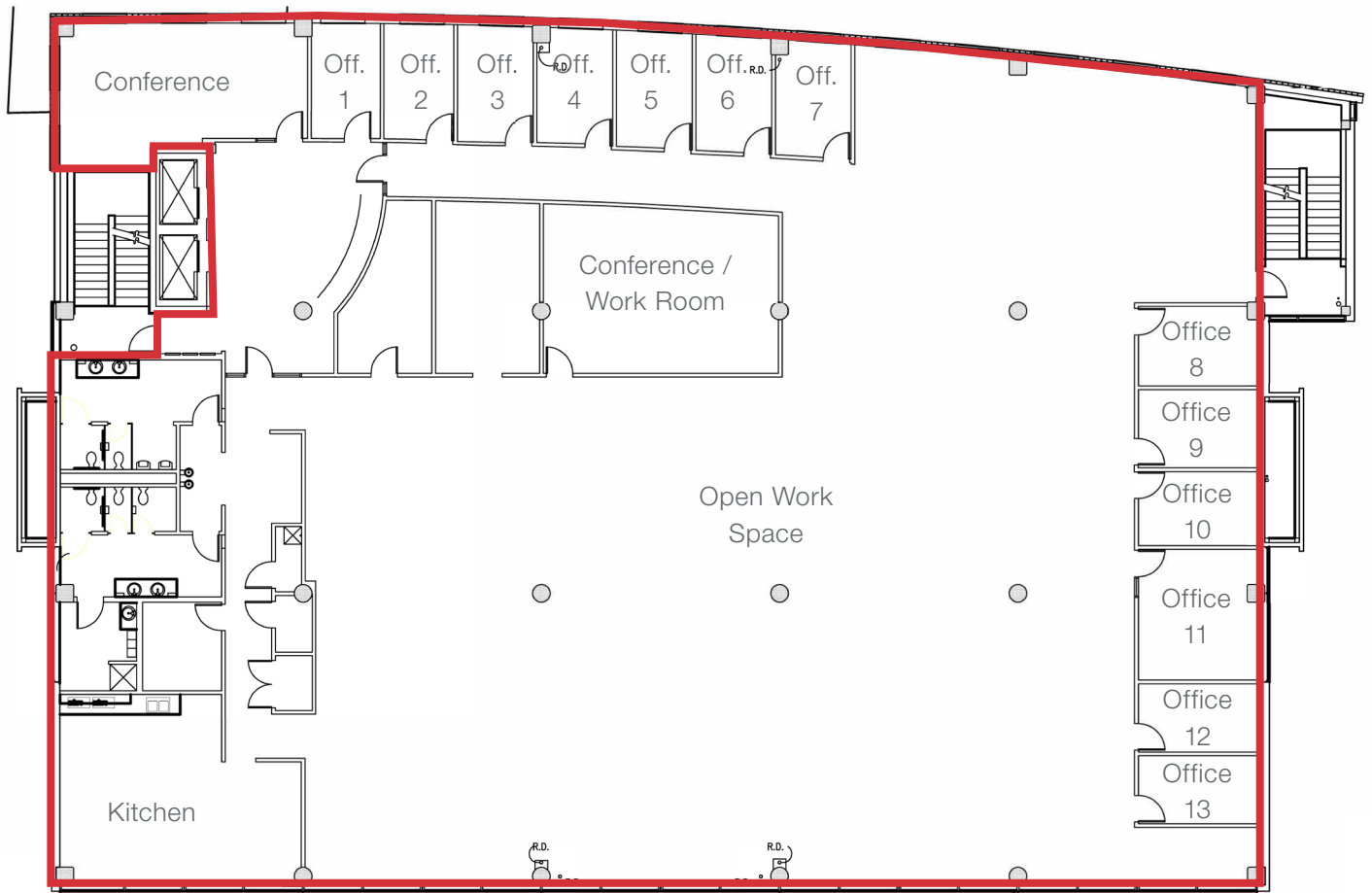
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# SECOND FLOOR

515 E. MAIN ST.



Suite 2  
14,205 SF

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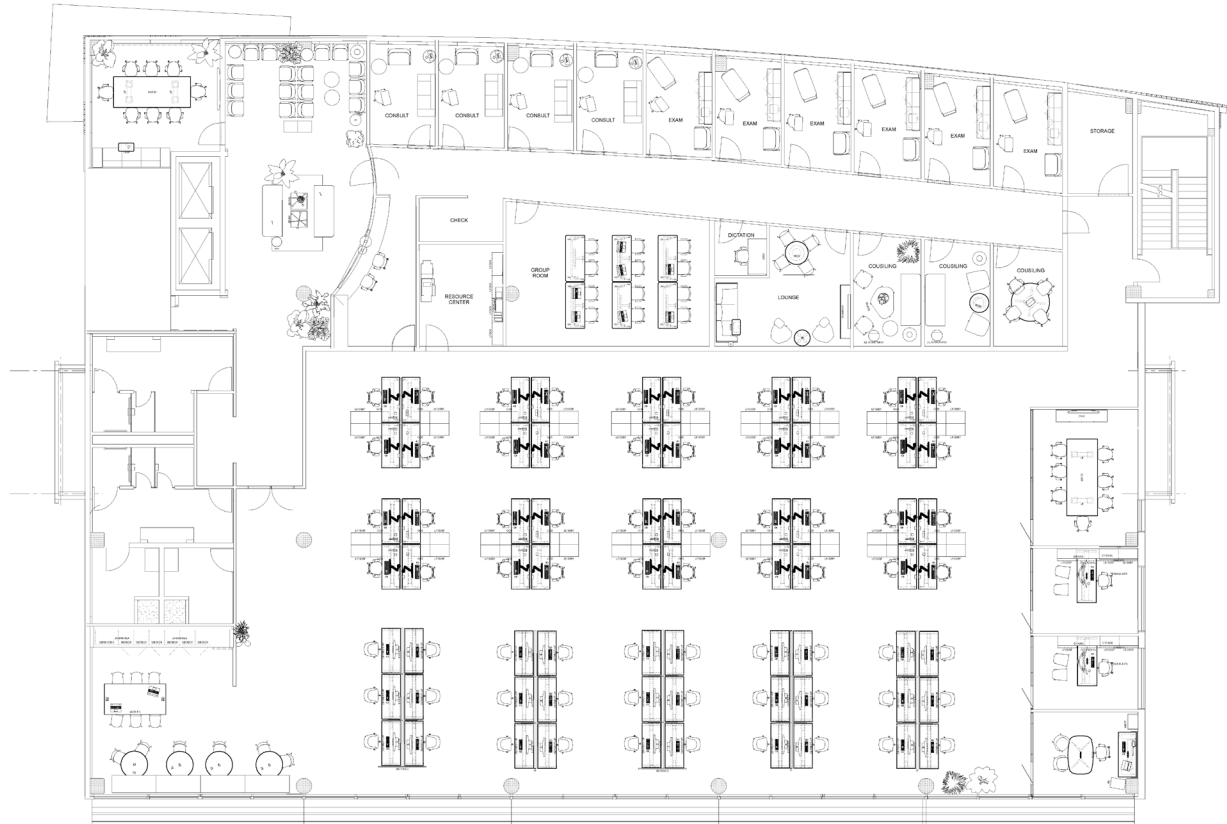
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# SECOND FLOOR CONCEPTUAL PLAN

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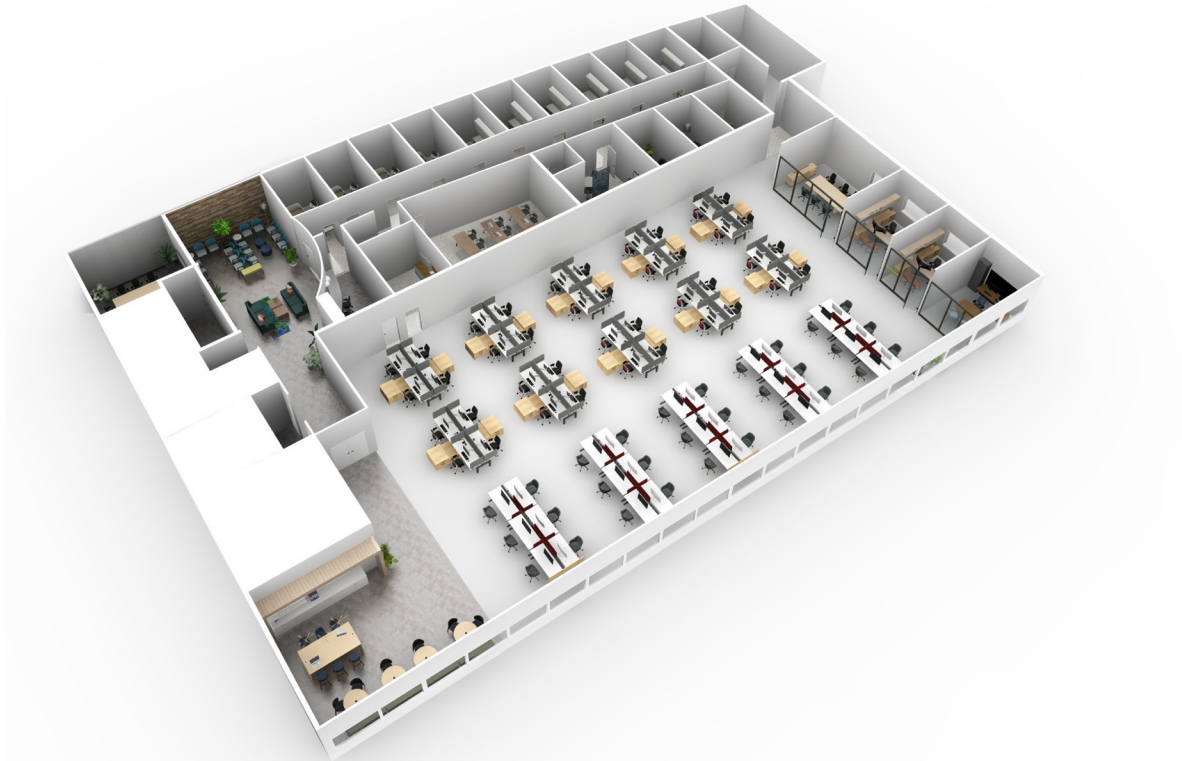
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LOBBY



WORK CAFE



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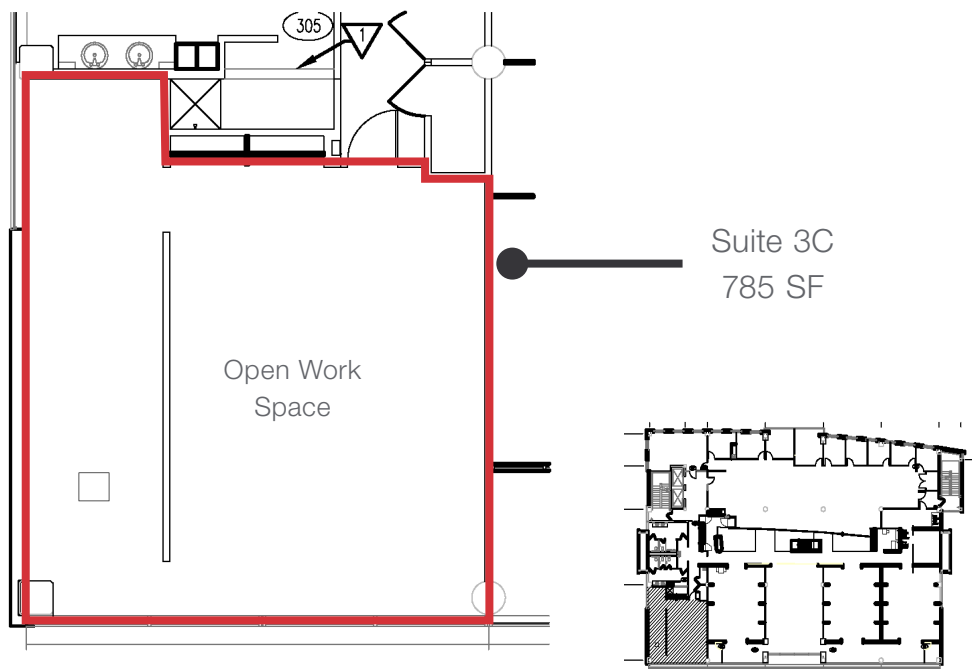
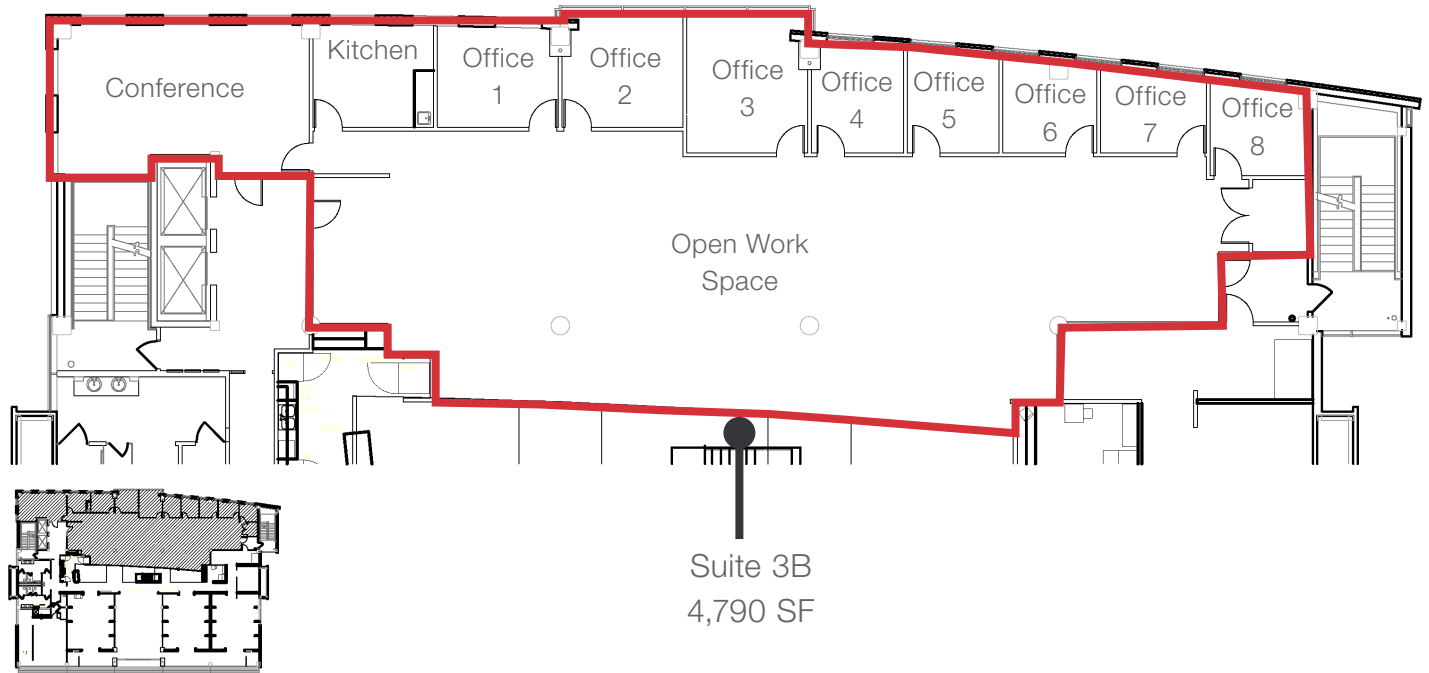
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# THIRD FLOOR

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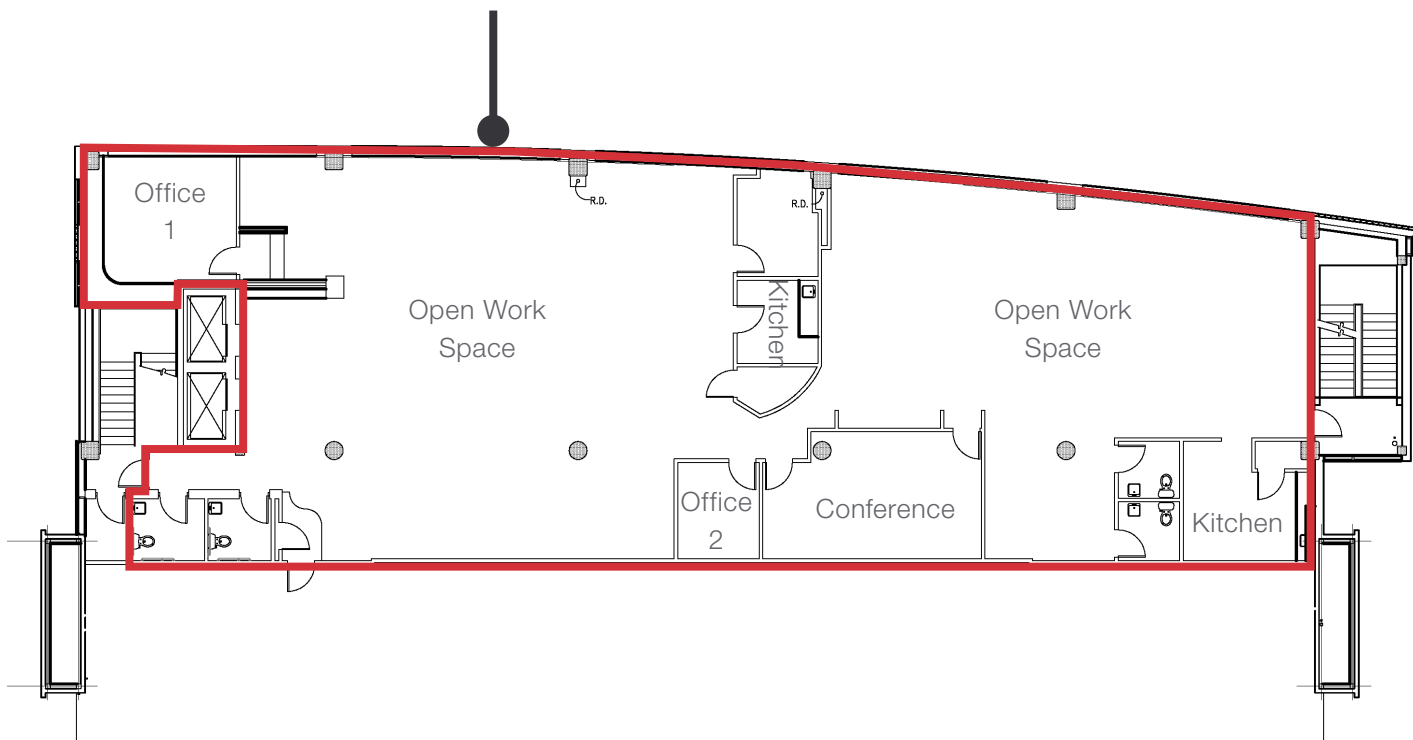
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# FIFTH FLOOR

515 E. MAIN ST.

Suite 500  
Available  
5,873 SF



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# PARKING MAP

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For more parking options visit, <https://downtowncolumbus.com/get-around/parking-info/>

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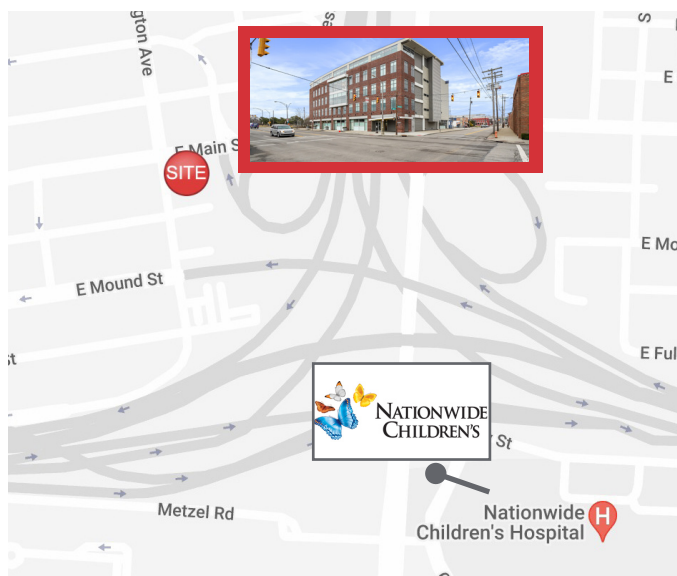
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# MARKET EXCHANGE CREATIVE OFFICE



## NEIGHBORHOODS



|                 |         |
|-----------------|---------|
| OLDE TOWNE EAST | 03 MINS |
| DOWNTOWN        | 04 MINS |
| GERMAN VILLAGE  | 06 MINS |
| FRANKLINTON     | 07 MINS |
| BEXLEY          | 08 MINS |
| SHORT NORTH     | 09 MINS |

## RESTAURANTS



|           |         |
|-----------|---------|
| MCDONALDS | 02 MINS |
| DONATOS   | 02 MINS |
| SUBWAY    | 03 MINS |
| STARBUCKS | 04 MINS |

## DEMOGRAPHICS - 3 MILE



|                  |          |
|------------------|----------|
| POPULATION       | 136,836  |
| AVG. HH INCOME   | \$58,931 |
| TOTAL HOUSEHOLDS | 61,067   |
| MEDIAN AGE       | 32.4     |

## HEALTHCARE SPEND - 2 MILE



|                |              |
|----------------|--------------|
| PER CAPITA     | \$523        |
| AVE HOUSEHOLD  | \$1,097      |
| TOTAL SPENDING | \$41,541,185 |

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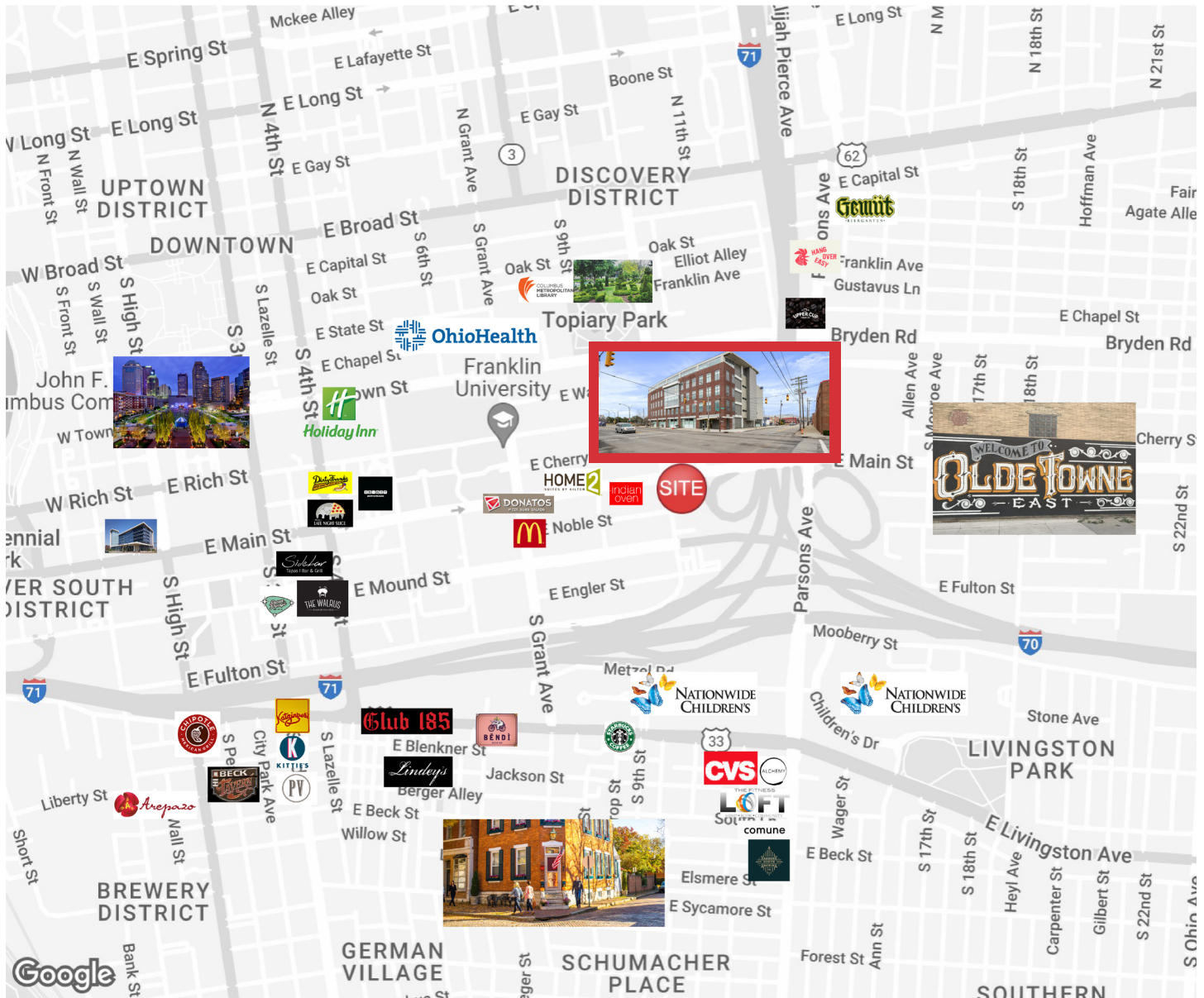
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# NEARBY AMENITIES

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