

# OFFICE SPACE FOR LEASE

# 300 SPRUCE ST

COLUMBUS, OH 43215

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# PROPERTY DETAILS



300 Spruce Street is located just off Neil Avenue and Goodale Boulevard outside the Arena District, in what is fast becoming the central point of downtown Columbus. The Arena District is one of Central Ohio's most prominent mixed use developments with Class A offices, retailing, restaurants, banking, and other quality support services. 300 Spruce Street is located within walking distance to Nationwide Arena and the vast entertainment venues that make the Arena District the most exciting work environment in Central Ohio.

300 Spruce Street has one of the finest locations of any Class A office building in Columbus. It has the benefits of a downtown location, with the parking of a suburban office building. I-670 provides immediate access to and from the building.

**78,000 SF**

**FOUR-STORY**

**\$15.95/SF**  
RENTAL RATE

**\$11.61/SF**  
OPERATING EXPENSES  
PROJECTED

**3.25/1,000**  
PARKING RATIO

# AERIAL VIEW



Two forms of egress/ingress\*

# SURROUNDING AREA



# PARKING

There are 3.25 free on-site parking spaces per 1,000 square feet. With typical downtown parking rents at \$70/space, this saves the user approximately \$2.60/sf for downtown space.

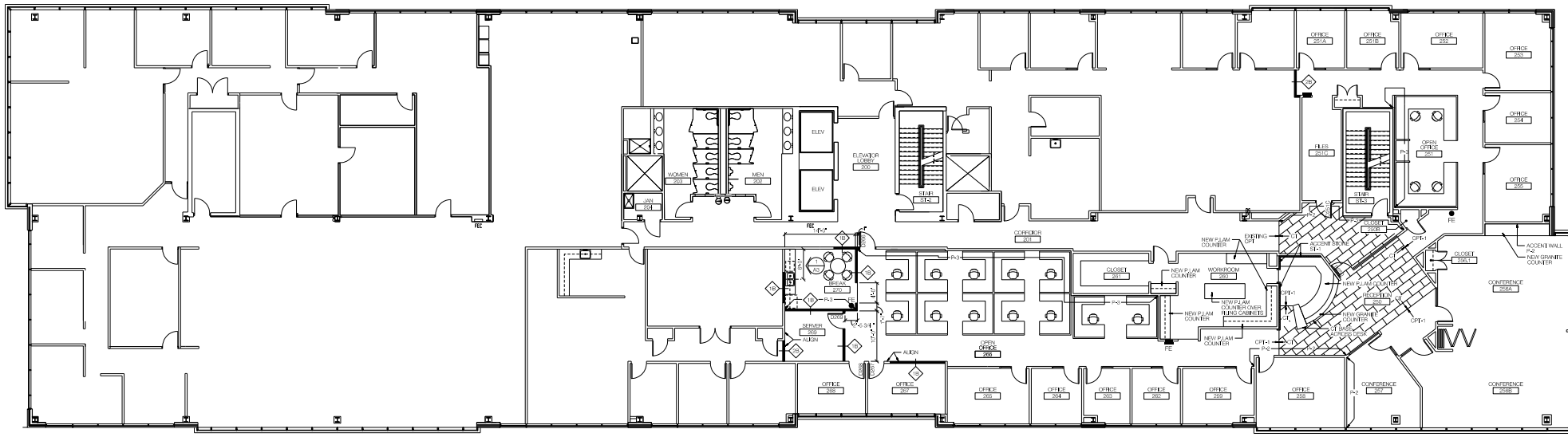


## RESERVED TENANT PARKING

<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Moody•Nolan	52 Spaces
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> BDO	17 Spaces
<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> O'Reilly Office	3 Spaces
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Barton Malow	4 Spaces
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> AVAILABLE	8 Spaces
<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> Moody Engineering	2 Spaces
<span style="display:inline-block; width:15px; height:15px; background-color:gray; border:1px solid black;"></span> Open	12 Spaces

# FLOOR PLANS

## SECOND FLOOR | 8,269



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