



230 E Town Street

Columbus, Ohio 43215

Property Features

- 21,544 SF Three-Story Office Building
- Large Off-Street Parking Lot with 35 Parking Spaces
- Excellent Location Near Columbus Commons
- Great Owner-Occupant Building
- Many Recent Building Upgrades
- One Passenger Elevator
- Built in 1970
- Situated on 0.461 Acres
- Zoned Downtown District
- Convenient Access to I-71, I-70 and I-670
- Roof Top Terrace Potential

Sale Price: \$2,100,000

www.TownStreetOffice.com



For more information:

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230 E Town Street

Property Photographs

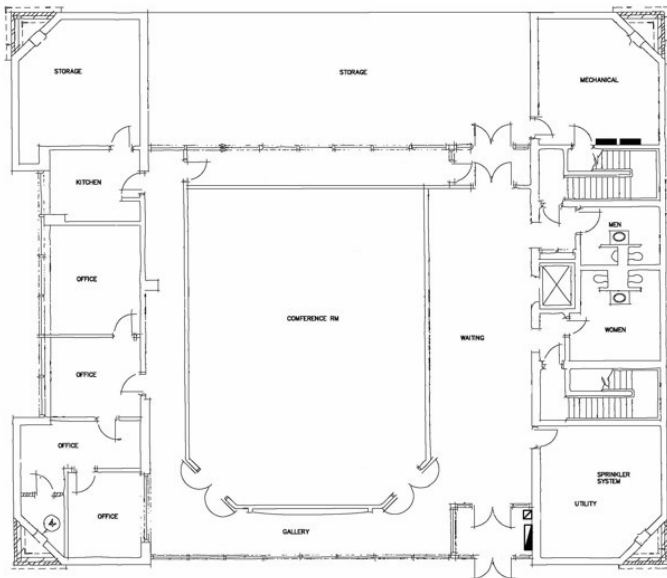


230 E Town Street

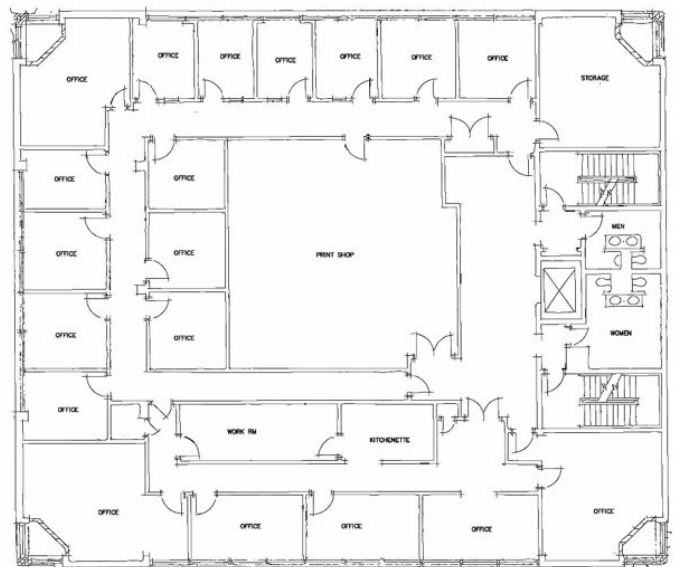
Property Photographs



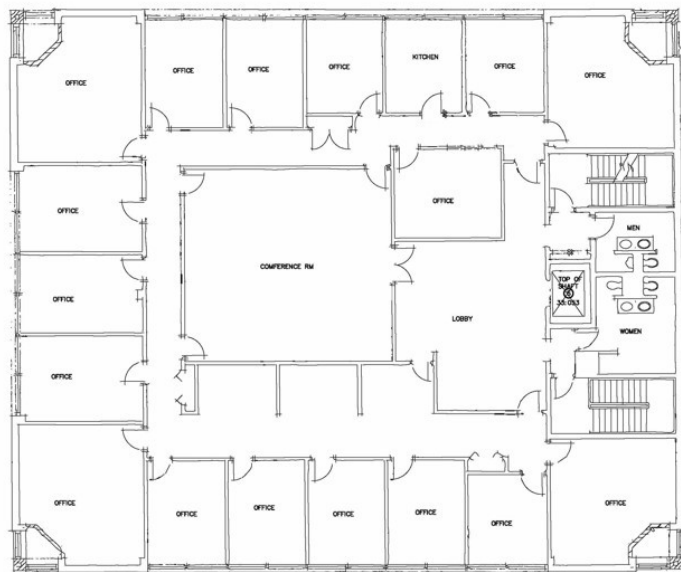
Floor Plans



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Building History

Operating Expense History

Property Address: 230 E Town Street, Columbus, OH 43215

Building Size (SF): 21,544

Date Prepared 02/21/18

Operating Expense Summary		2015	PSF	2016	PSF	2017	PSF
1	Utilities	\$ 48,607.84	\$ 2.26	\$ 53,464.01	\$ 2.48	\$ 42,375.65	\$ 1.97
2	Maintenance	\$ 31,542.06	\$ 1.46	\$ 49,040.32	\$ 2.28	\$ 32,542.94	\$ 1.51
3	Janitorial	\$ 28,530.36	\$ 1.32	\$ 24,586.53	\$ 1.14	\$ 28,941.91	\$ 1.34
4	Grounds	\$ 9,113.11	\$ 0.42	\$ 8,285.86	\$ 0.38	\$ 7,043.65	\$ 0.33
5	Administrative	\$ 11,217.22	\$ 0.52	\$ 9,186.20	\$ 0.43	\$ 8,585.81	\$ 0.40
6	Insurance	\$ 7,200.00	\$ 0.33	\$ 7,200.00	\$ 0.33	\$ 6,500.00	\$ 0.30
7	Real Estate Taxes	\$ 38,166.20	\$ 1.77	\$ 41,107.20	\$ 1.91	\$ 41,750.02	\$ 1.94
Total Expenses		\$ 174,376.79	\$ 8.09	\$ 192,870.12	\$ 8.95	\$ 167,739.98	\$ 7.79

Building Upgrades

Elevator Modernization – 2015

Security / Fire System Upgrade – 2015

Office Painting – 2015

First Floor Tenant Space Painting, Carpet, Blinds - 2015

Three Boilers Replaced Between 2011 and 2014

Re-Building of the Four Corners of the Building – 2009

Restoration of the West Side of the Building – 2009

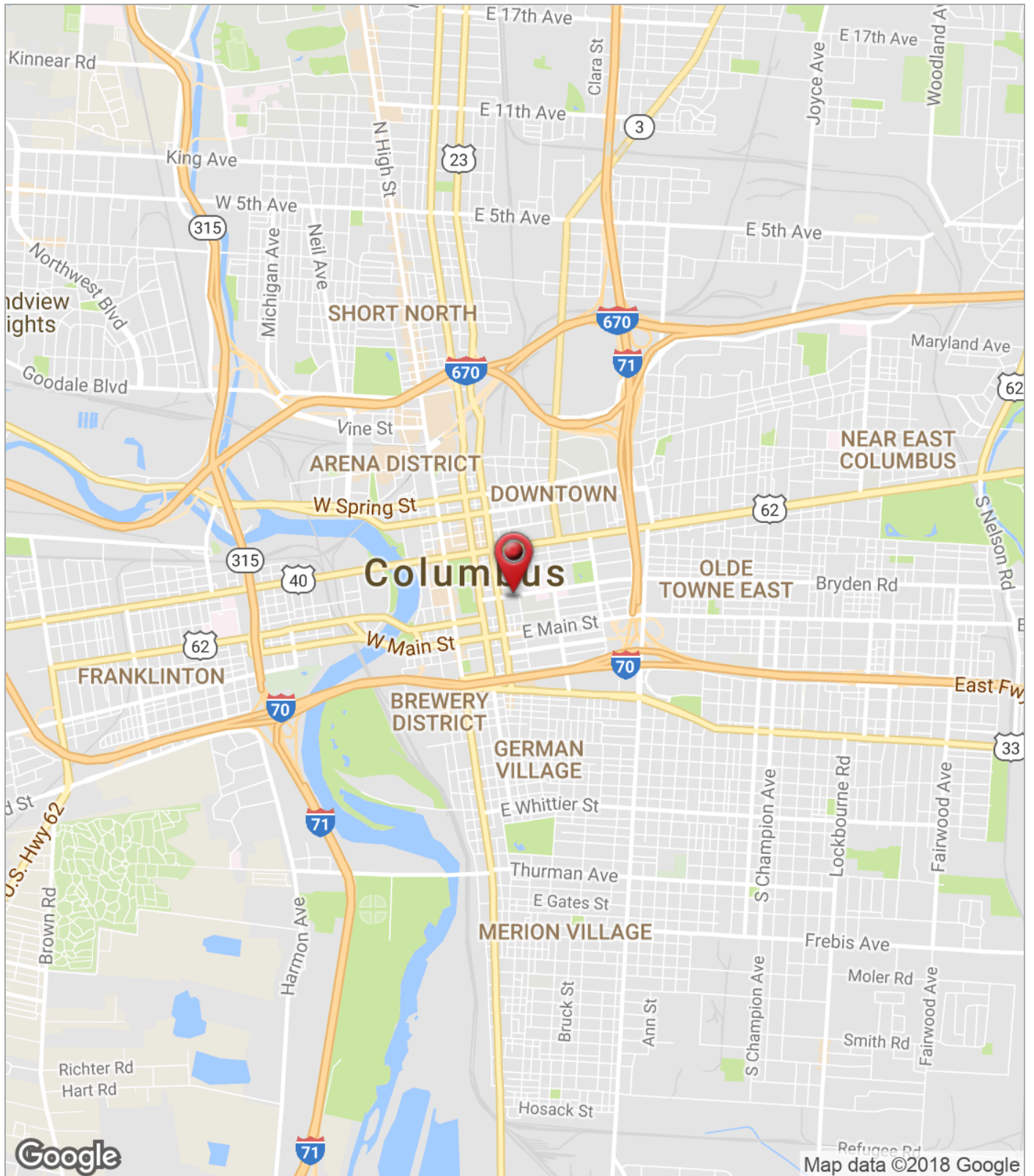
Expanded First Floor Conference Space – 2006

New Roof – 2005



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Location Map



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Aerial Maps



230 E Town Street

Nearby Amenities

