



CAPITOL
EQUITIES

FOR LEASE

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SMITH BROS' HARDWARE COLUMBUS, OHIO 43215



MOVE INTO ONE OF COLUMBUS' MOST DYNAMIC OFFICE BUILDINGS!

AVAILABLE: 4,218 SF

NET RENTAL RATE: \$15.50/SF

OPERATING EXPENSES: \$9.15/SF

BUILDING HIGHLIGHTS:

- Dynamic design & space planning creates distinct environments for each tenant with exposed brick, concrete columns, high ceilings, polished concrete floors throughout
- Beautiful lobby and front patio ideal for meetings and events
- Free bike-share program
- Rooftop and annex building event facilities operated by Milo's Catering.

PARKING: 500+ on-site parking spaces, including an executive garage. Surface spaces @ \$95/month; Executive garage @ \$150/month. Ample free, on-site visitor parking.

LIKE TO GET MORE INFO?
We'd love to hear from you.

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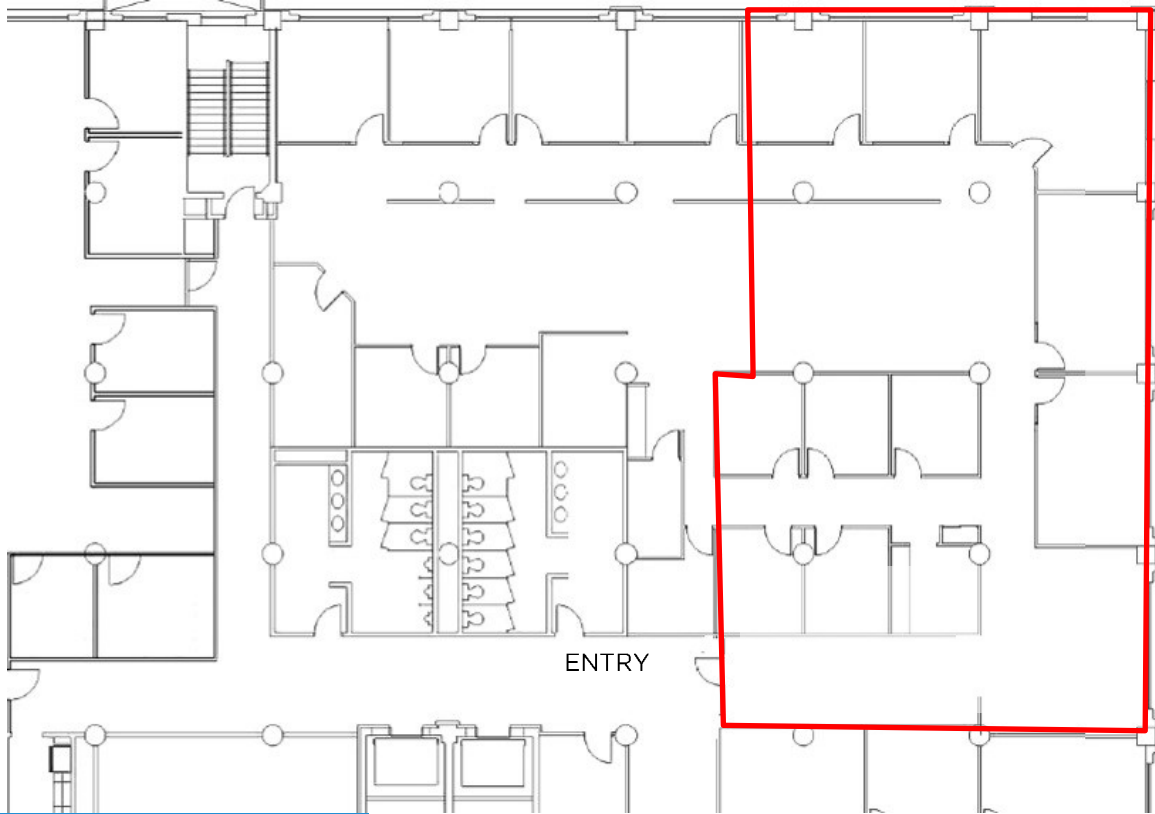
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FLOORPLAN: AS-BUILT



SUITE INTERIOR





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COMMUNITY + ACCESSIBILITY

- Adjacent to the Short North + booming Italian Village Fourth Street Corridor
- Just blocks from Budd Dairy, Seventh Son Brewing and the Short North + Italian Village restaurants and businesses plus the North Market, Goodale Park, Convention Center, hotels, et al.
- Immediate access to I-670, I-71 and 315
- Easy downtown access w/o parking hassles; and located on COTA bus routes