

# ENCOVA BUILDING OFFICE SPACE FOR LEASE

**471 East Broad Street  
Columbus, Ohio 43215**



**5 Suites Ranging in Size From  
1,170 +/- SF to 7,818 +/- SF Available**



Appraisal Brokerage Consulting Development

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# Property Description

## ENCOVA BUILDING OFFICE SPACE FOR LEASE!

5 suites totaling 18,438 +/- SF available on the 13th, 16th and 18th Floor of the Encova Building! Can be combined or leased individually. Amazing views! Multiple layout options available for any size user. Space is within the iconic black tower on East Broad that can be seen from any highway nearby. The Conference Center seats up to 300 people. Building amenities include a cafeteria, convenience store, salon, workout room, fitness class room, 24 hour security, FedEx & UPS drop off, and attached parking with pedestrian walkway. The location is accessible to major downtown highways, the Topiary Park, Columbus Metropolitan Library, and many more community amenities.

**Address:** 471 E Broad Street  
Columbus, OH 43215

**County:** Franklin

**PID:** 010-025394-00

**Location:** West of I-71 between N Grant Ave & N Washington Ave

**Building Size:** 57,880 +/- SF

**Year Built:** 1947

### Space Available on 13th Floor:

Suite # 1300	1,170 +/- SF
Suite # 1301	7,818 +/- SF
<b>Total:</b>	<b>8,988 +/- SF</b>

### Space Available on 16th Floor:

Suite # 1620	2,378 +/- SF
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### Space Available on 18th Floor:

Suite # 1800	3,751 +/- SF
Suite # 1820	3,321 +/- SF
<b>Total:</b>	<b>7,072 +/- SF</b>

**Total SF Available:** 18,438 +/- SF

**Lease Rate:** \$17.50/SF FSG  
Annual increases 2.5%

**Zoning:** DD Downtown District



### Amenities:

- 24 hour security
- common conference center (rental)
- large cafeteria
- convenience store
- large workout room with locker room, fitness class room, shower and mother's room
- salon
- FedEx & UPS drop off
- attached parking garage with pedestrian walkway
- Downtown views



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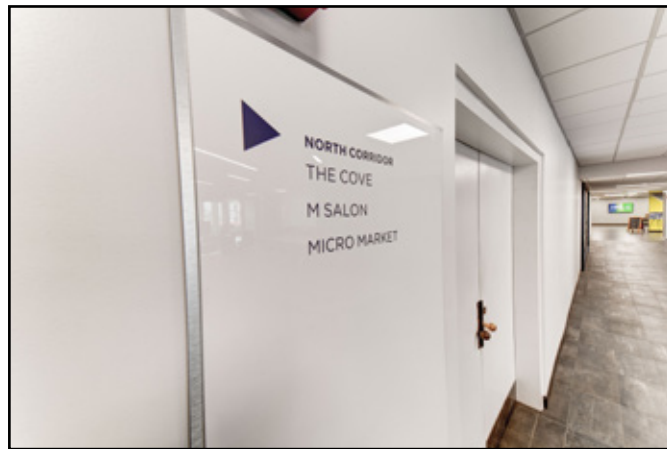
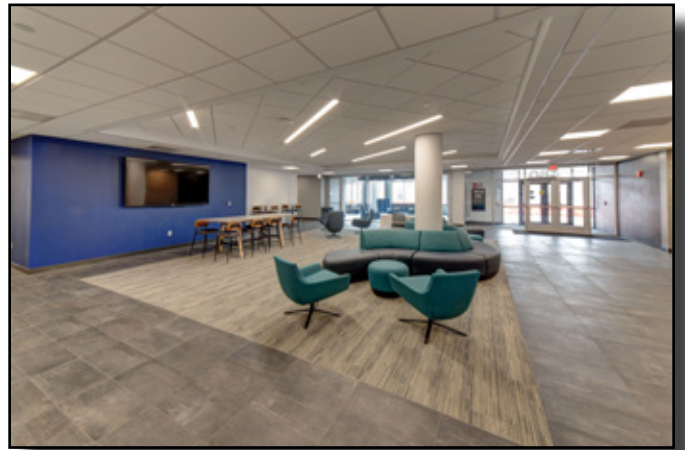
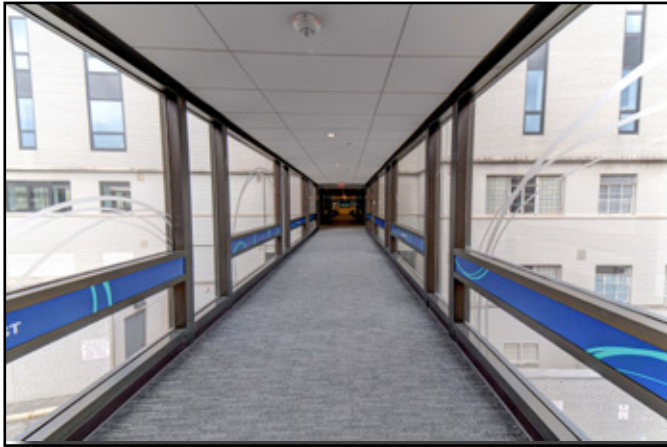
# Photos



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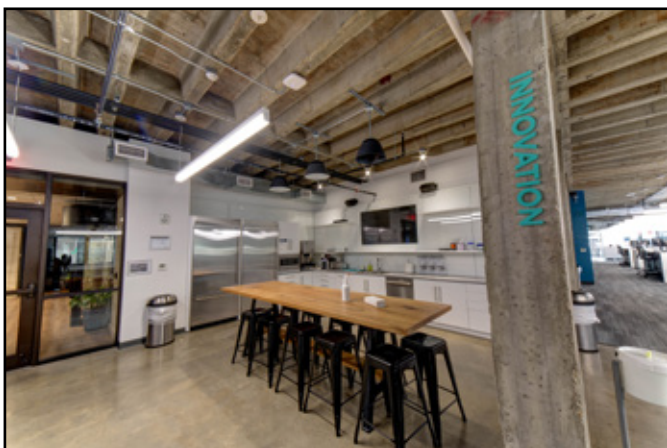
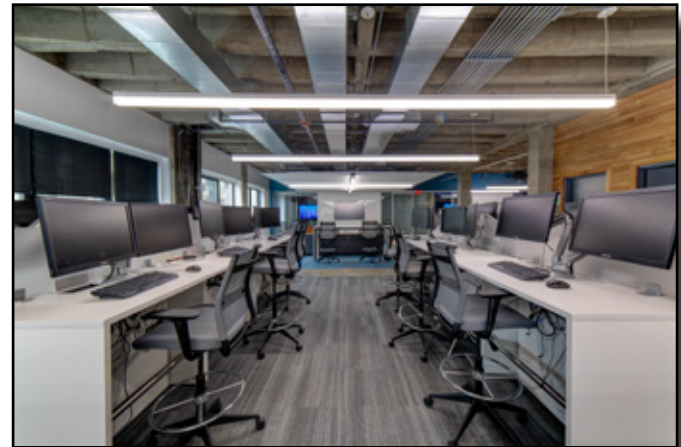
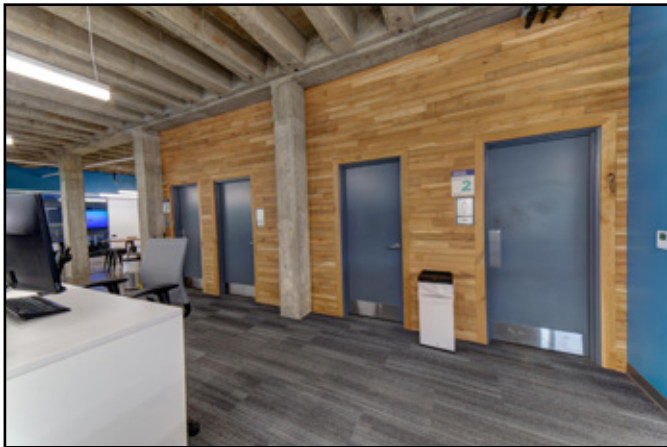
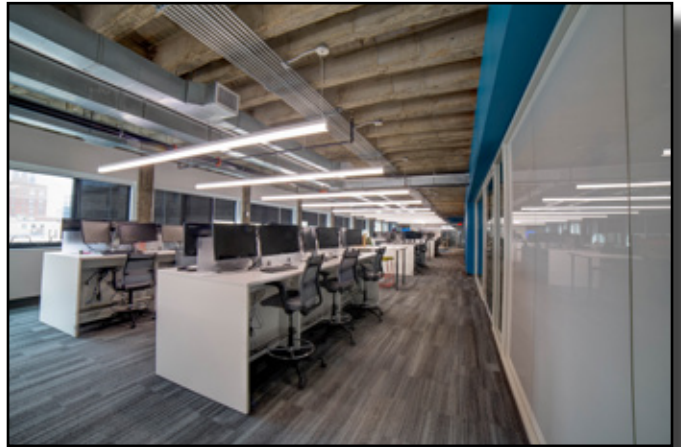
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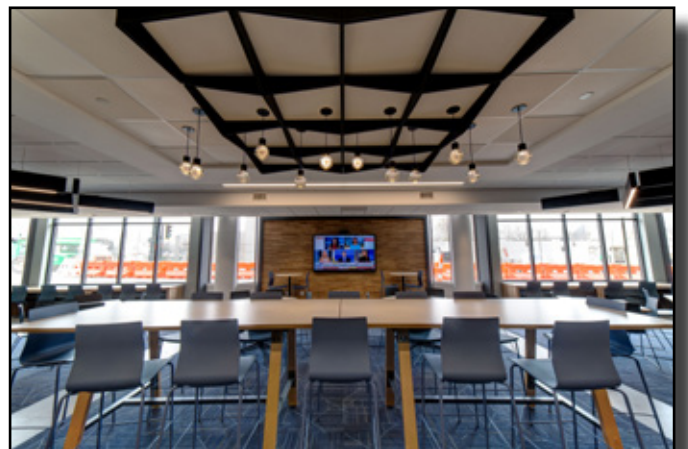
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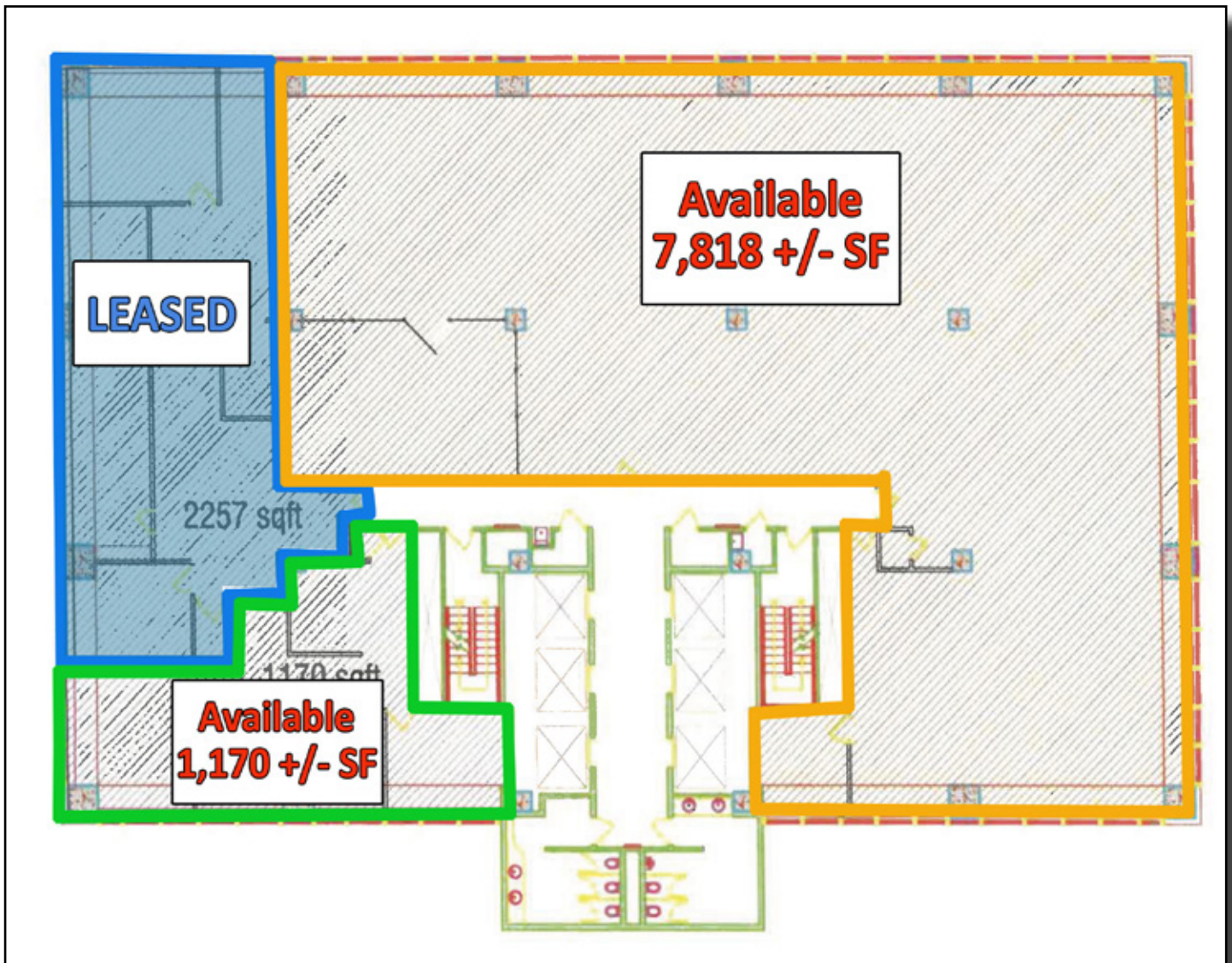
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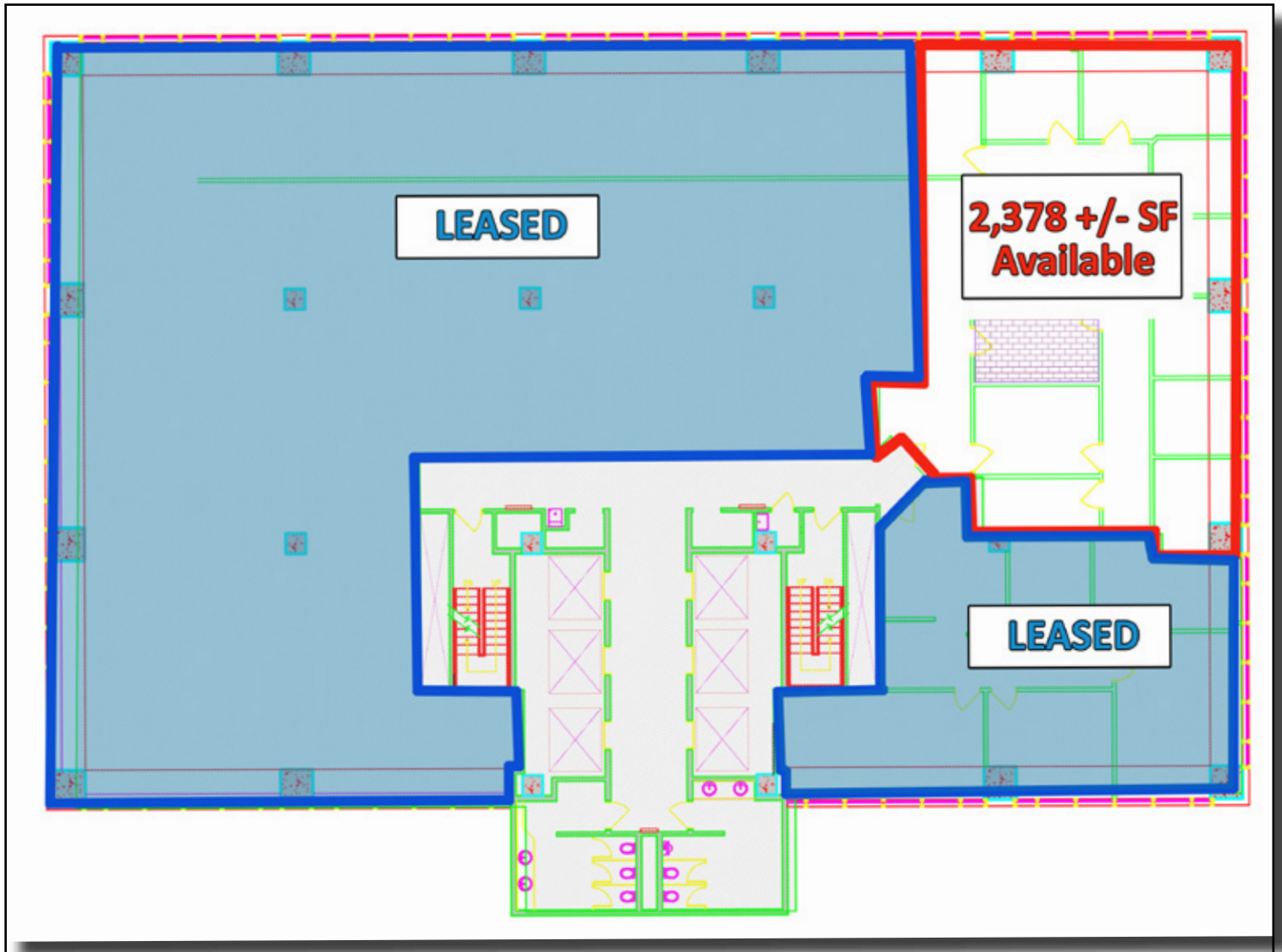
# 13 High Rise Floor Plan



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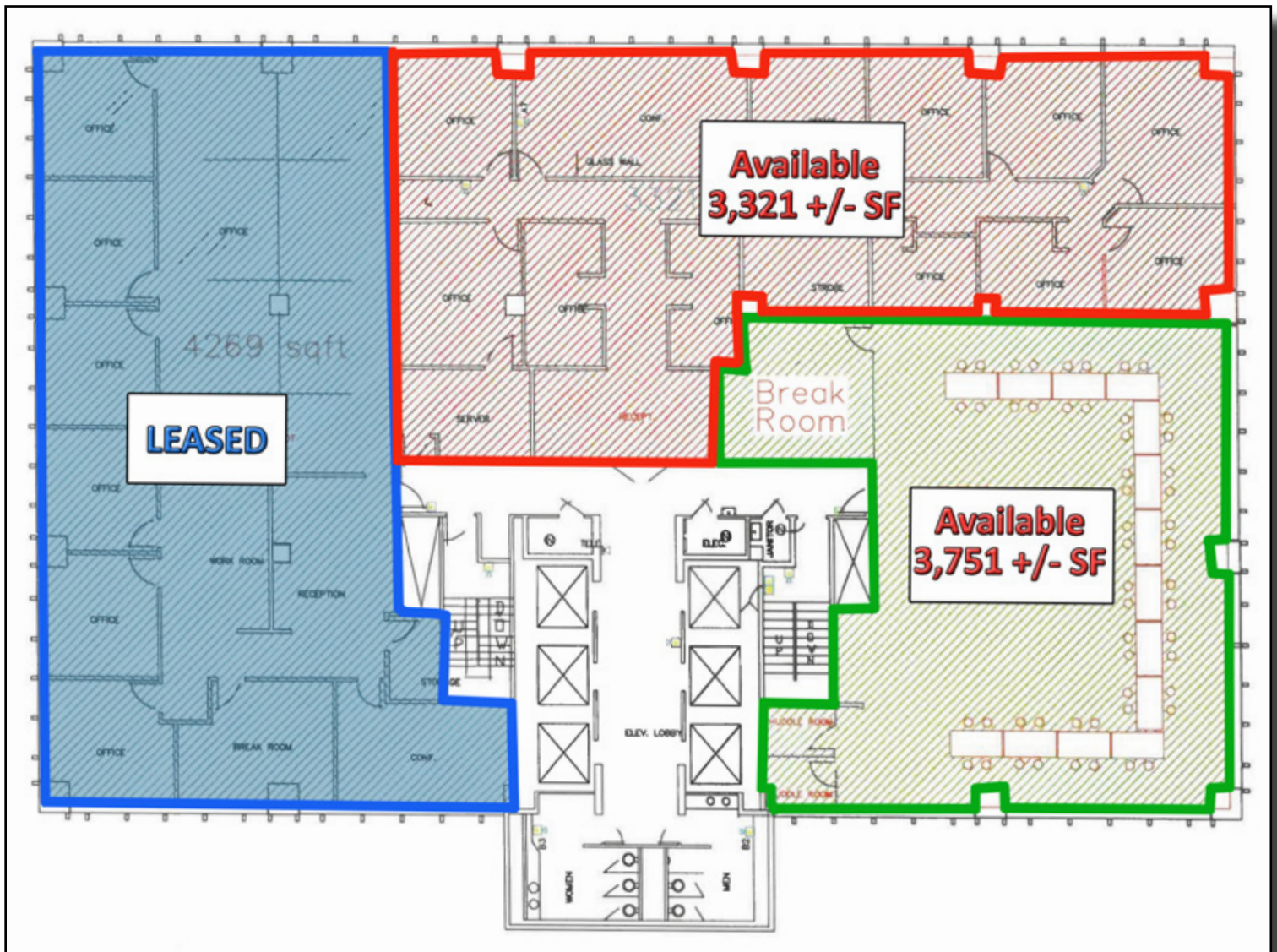
# 16 High Rise Floor Plan



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# 18 High Rise Floor Plan



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# Property Location



## Great Location!

Downtown Columbus

Easy access to mayor downtown highways

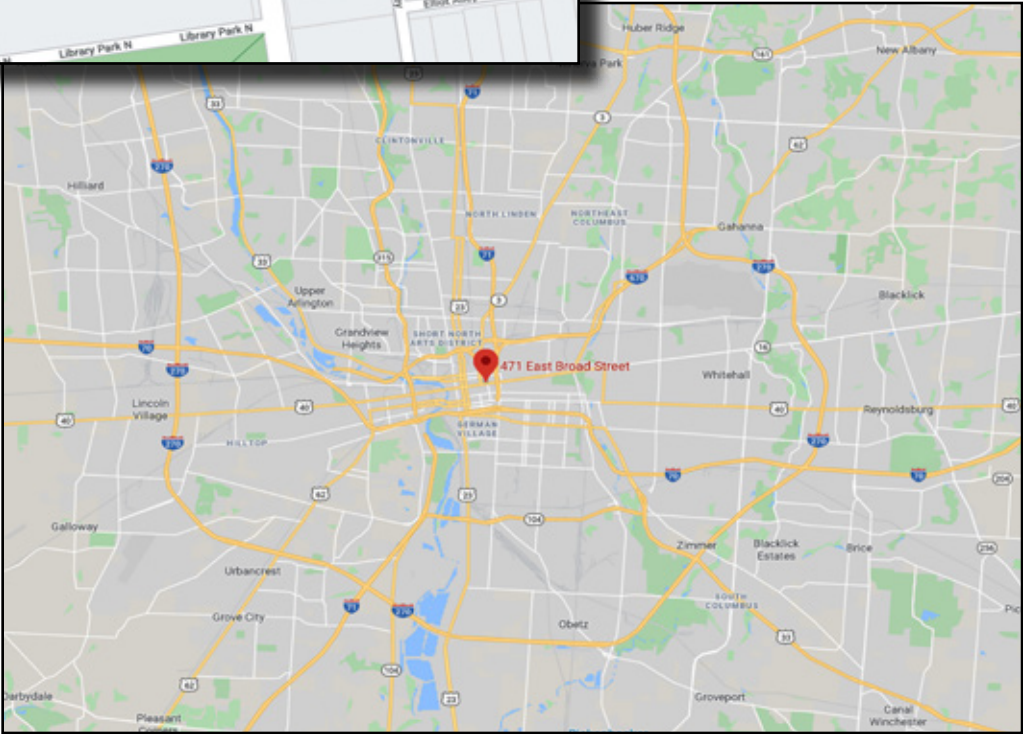
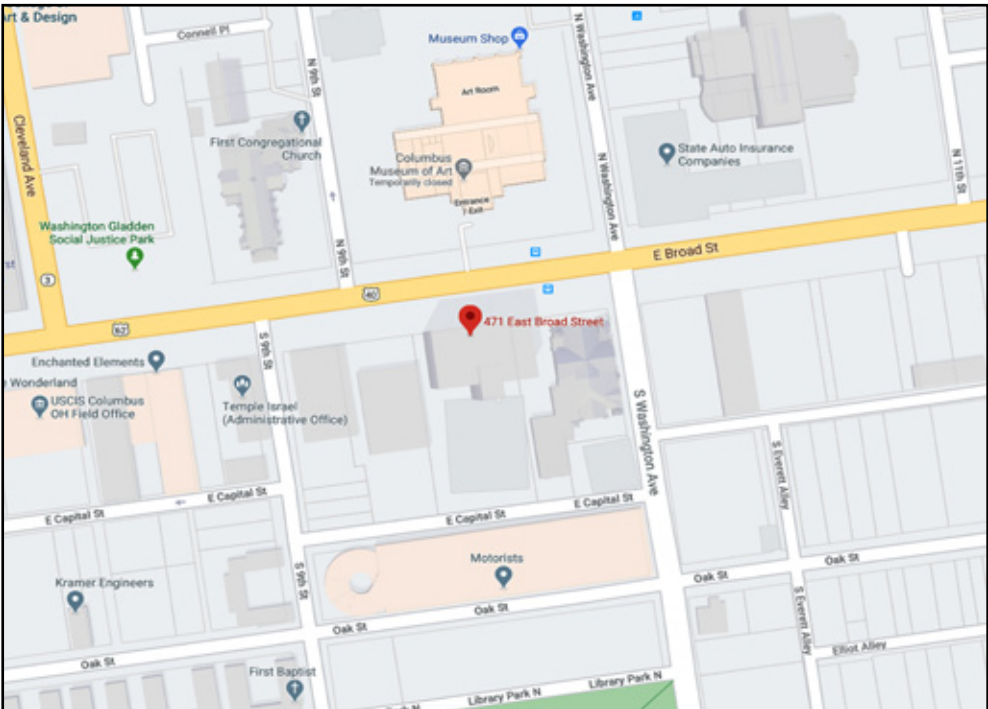
10 minutes to John Glenn Airport



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# Street Maps



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# Aerial & Plat Maps




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# Demographics

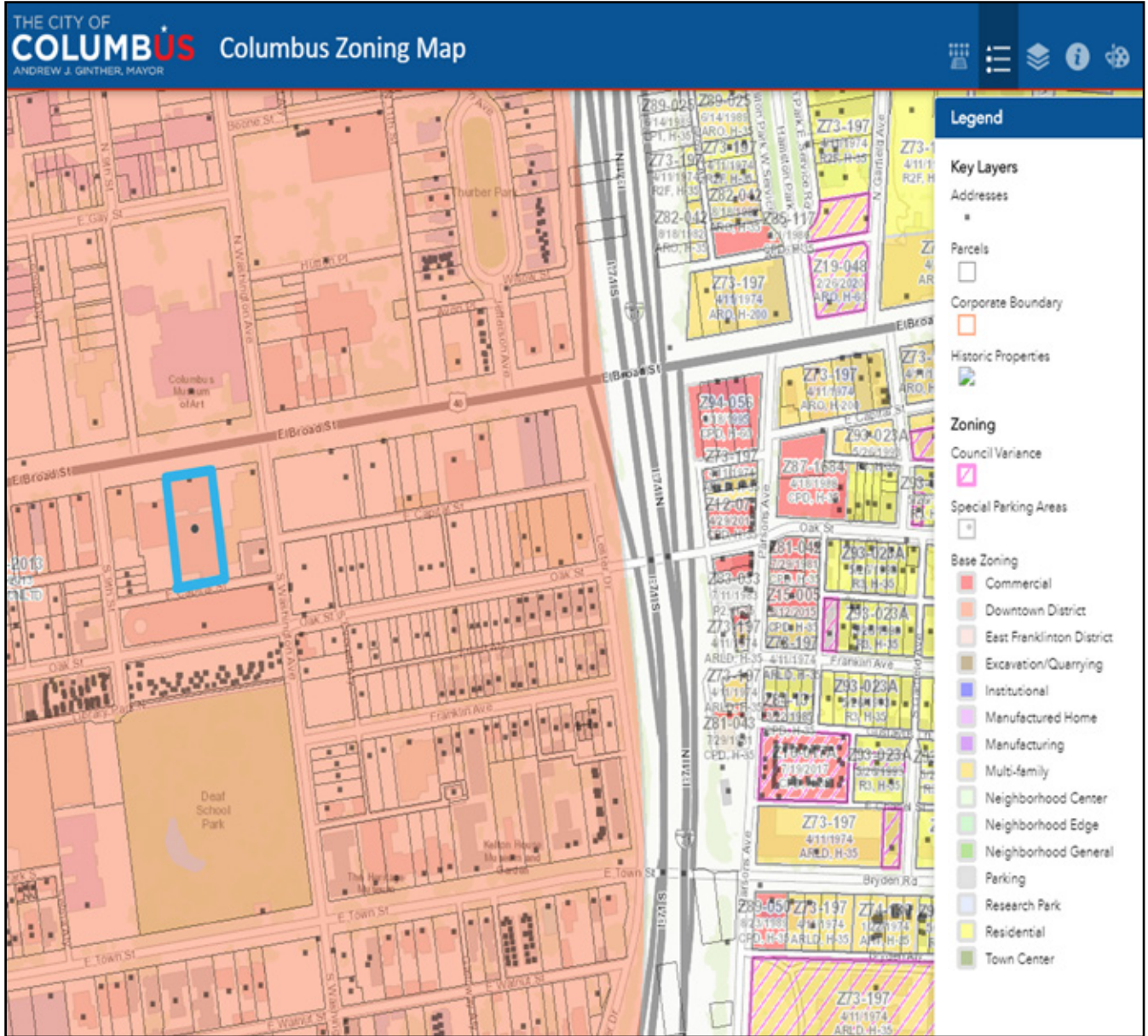
## Demographic Summary Report

<b>Motorists Bldg</b>					
471 E Broad St, Columbus, OH 43215					
					
Radius	1 Mile	3 Mile		5 Mile	
<b>Population</b>					
2026 Projection	17,840	169,672		387,113	
2021 Estimate	16,633	161,211		370,270	
2010 Census	11,594	128,608		313,257	
Growth 2021 - 2026	7.26%	5.25%		4.55%	
Growth 2010 - 2021	43.46%	25.35%		18.20%	
<b>2021 Population by Hispanic Origin</b>	573	6,655		17,484	
<b>2021 Population</b>	16,633	161,211		370,270	
White	7,817 47.00%	86,982 53.96%		211,103 57.01%	
Black	7,621 45.82%	61,794 38.33%		129,064 34.86%	
Am. Indian & Alaskan	57 0.34%	573 0.36%		1,330 0.36%	
Asian	515 3.10%	6,186 3.84%		15,507 4.19%	
Hawaiian & Pacific Island	6 0.04%	115 0.07%		191 0.05%	
Other	616 3.70%	5,561 3.45%		13,075 3.53%	
U.S. Armed Forces	0	27		55	
<b>Households</b>					
2026 Projection	10,311	71,344		161,048	
2021 Estimate	9,557	67,491		153,836	
2010 Census	6,317	53,223		130,438	
Growth 2021 - 2026	7.89%	5.71%		4.69%	
Growth 2010 - 2021	51.29%	26.81%		17.94%	
Owner Occupied	2,325 24.33%	21,165 31.36%		61,665 40.08%	
Renter Occupied	7,232 75.67%	46,326 68.64%		92,171 59.92%	
<b>2021 Households by HH Income</b>	9,558	67,490		153,835	
Income: <\$25,000	2,753 28.80%	20,268 30.03%		44,165 28.71%	
Income: \$25,000 - \$50,000	1,635 17.11%	13,897 20.59%		34,508 22.43%	
Income: \$50,000 - \$75,000	1,639 17.15%	11,480 17.01%		27,613 17.95%	
Income: \$75,000 - \$100,000	895 9.36%	6,014 8.91%		14,868 9.66%	
Income: \$100,000 - \$125,000	626 6.55%	4,969 7.36%		10,331 6.72%	
Income: \$125,000 - \$150,000	570 5.96%	3,225 4.78%		6,748 4.39%	
Income: \$150,000 - \$200,000	489 5.12%	3,339 4.95%		7,101 4.62%	
Income: \$200,000+	951 9.95%	4,298 6.37%		8,501 5.53%	
<b>2021 Avg Household Income</b>	\$83,980	\$72,985		\$70,452	
<b>2021 Med Household Income</b>	\$55,111	\$48,984		\$48,353	



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# Zoning Map



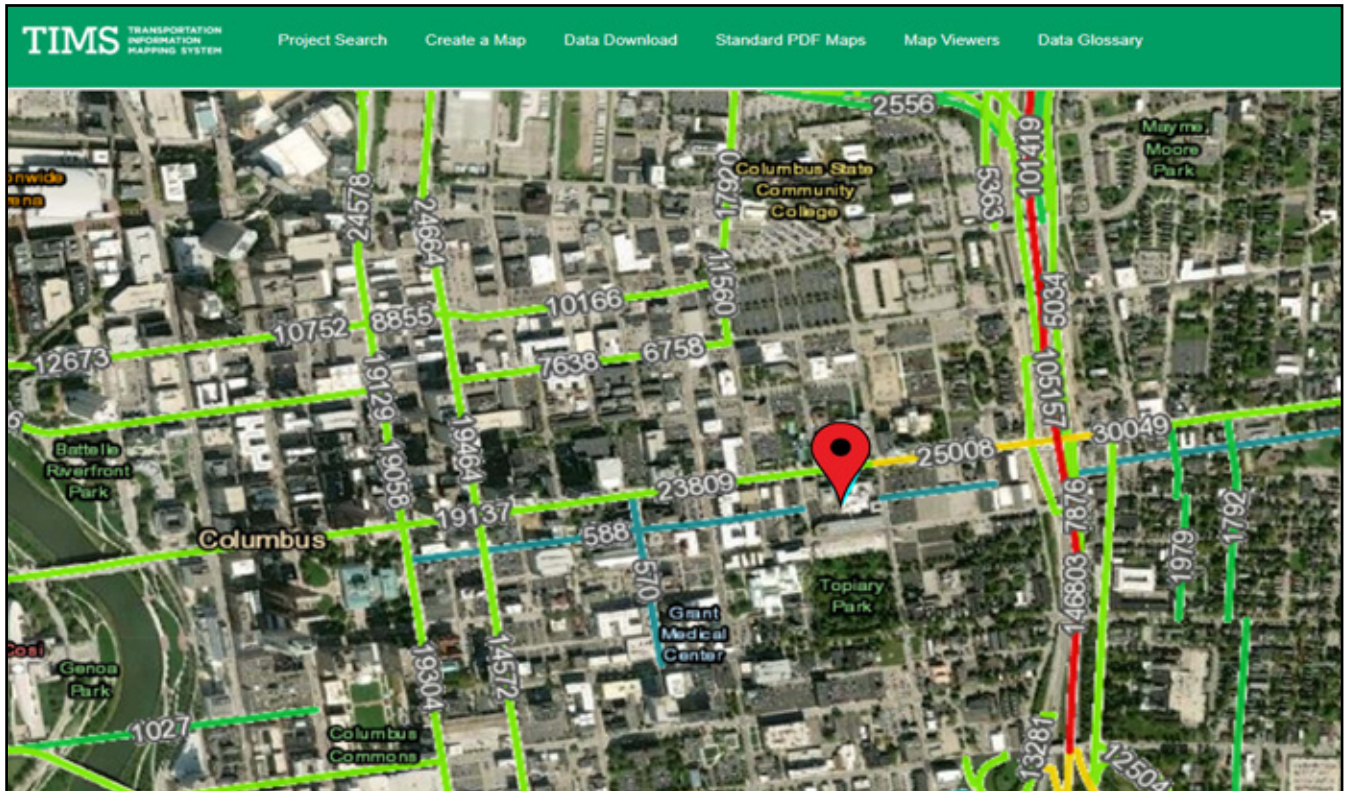
Click [here](#) to see zoning text



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# Traffic Map



## Traffic Count Report



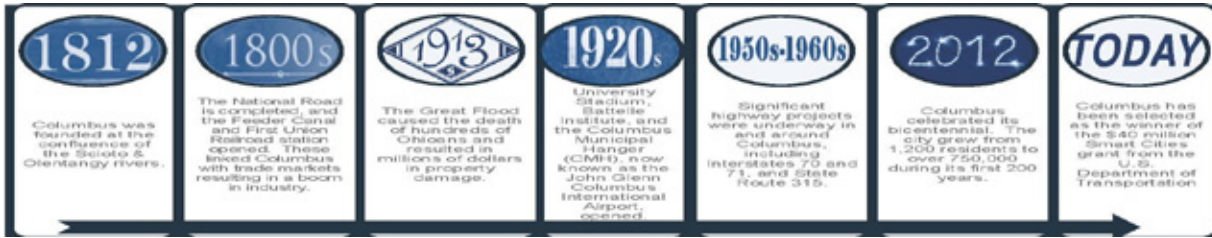
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# City Highlights

## Welcome to Columbus

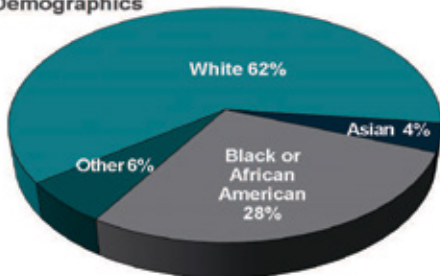
Columbus was founded in 1812 and has been the capital of the State of Ohio for 200 years. As the 15th largest populated city in the United States, covering 228 square miles, the city is recognized nationwide for its historic neighborhoods, booming downtown arts and sporting district, open attitude, and notably affordable quality of life. The city's economy is very diverse and the community prides itself on being at the forefront of education reform, fiscal responsibility, and public safety. Economic investments in the future of Columbus have created jobs and spurred major initiatives focused on improving neighborhoods, community health, and the environment.



## Demographic

The population of Columbus is diverse, young, and has a growth rate double the national average. The city's population is well educated, with over 33 percent having earned a bachelor or advanced degree compared to the national average of 29 percent. City Observatory ranked Columbus 11th nationwide for increase in college educated young adults by percentage of population.

### Racial Demographics



### Population 5-Year Trend



## Columbus Housing

The City of Columbus' housing market is booming with trendy and desirable neighborhoods, affordable housing options, and a thriving local economy. In Nationwide's Health of Housing Markets 2016 Q2 report, the Columbus housing market was ranked 35th nationwide. Columbus is known for its vibrant, unique neighborhoods. Throughout the city, there are a variety of living options with many neighborhoods consisting of smaller communities within its borders. Residents are able to live in areas that range from historically preserved German Village, to the popular Short North, or newly developed downtown condominiums.

## Columbus Employment

Columbus serves as headquarters to major national and multinational corporations, including Nationwide Mutual Insurance, L Brands, Huntington Bancshares, American Electric Power (AEP), and Big Lots. In recent years, the healthcare industry has emerged as a growth sector, with the city boasting four nationally recognized health system employers; each employ thousands of healthcare workers and contribute billions of dollars to the local economy.

Employer Name	Central Ohio Employees
The Ohio State University	30,963
State of Ohio	23,859
OhioHealth Corp	19,936
JPMorgan Chase & Co.	19,200
Nationwide Mutual Insurance Co.	12,200
Kroger Co.	10,242
Mount Carmel Health System	8,818
Nationwide Children's Hospital	8,508
City of Columbus	8,254
Honda North America, Inc.	7,800
Franklin County	6,959
Columbus City Schools	6,488
L Brands, Inc.	6,090
Huntington Bancshares, Inc.	4,661
Cardinal health, Inc.	4,635

Source: Columbus 2020, OSU 2016 Statistical Summary

## Downtown Development

Downtown remains essential to the overall economic health of the city. With only 1 percent of the city's land area, downtown employers house over 17 percent of all jobs in Columbus. As a business location, the city is booming with office vacancy rates near historic lows. A critical part of the city's efforts to ensure downtown remains the premier employment center in the region is to invest in and grow the residential population. Investments in public amenities are also critical to the long-term health of downtown.



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# Region Highlights

## REGIONAL OVERVIEW

### THE COLUMBUS REGION

The Columbus Region is an 11-county area comprising Delaware, Fairfield, Franklin, Knox, Licking, Logan, Madison, Marion, Morrow, Pickaway and Union counties.

The Columbus Region varies from the Columbus Metropolitan Statistical Area (MSA), which comprises 8 of the above 11 counties (excluding Knox, Logan and Marion) and an additional two (Hocking and Perry). The information and data in this document cover the 11-county region with City of Columbus highlights. Some data is only available at the MSA level and is identified as such in the text, title or source.

- **Eleven-county** region located in Central Ohio
- Population of **2.2 million** people
- Population growth rate of 10 percent since 2010
- Ten-county Columbus MSA, **fastest growing** among Midwest metro areas with at least 1 million in population
- Driver of Ohio's population and economic growth
- Over **forty-nine** college and university campuses
- Nearly **132,000** college students
- Home to **15** Fortune 1000 headquarters

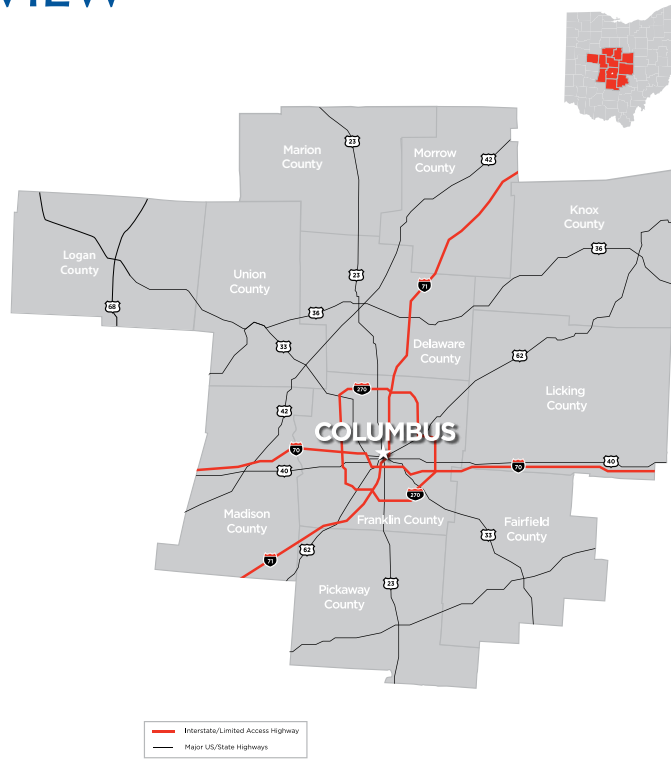
#### COLUMBUS AND FRANKLIN COUNTY

- State capital and **largest Ohio city**
- **Fourteenth largest city** in the U.S.

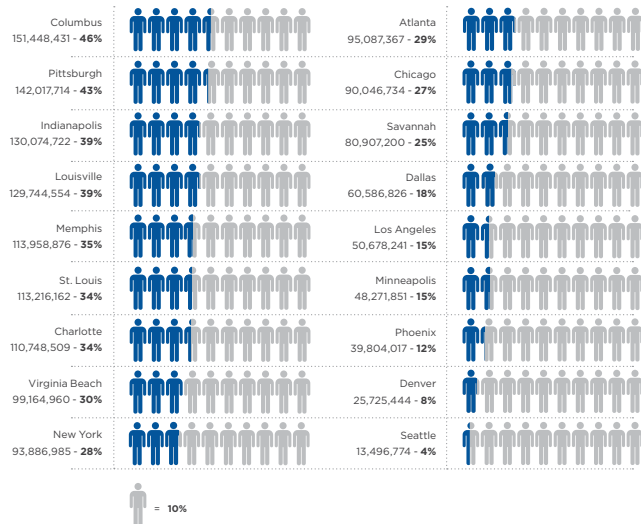
#### COLUMBUS IS WELL CONNECTED TO THE REST OF THE U.S. AND BEYOND

- John Glenn Columbus International Airport: Over **160** daily flights to more than **40** destinations
- Enhanced freight rail connections to East Coast ports in Norfolk, VA; Baltimore, MD; and Wilmington, NC
- Columbus is within a 10-hour drive of **151 million** people in the U.S., higher than other major distribution centers in the U.S.

Sources: ESRI Business Analyst 2018; 600 minute (10-hour) drive time from city center; U.S. Census, 2018 Population Estimates; Columbus 2020



#### U.S. population within 10-hour drive



# County Highlights

## FRANKLIN COUNTY

### DEMOGRAPHICS



1,264,597  
RESIDENTS



33.8  
MEDIAN AGE



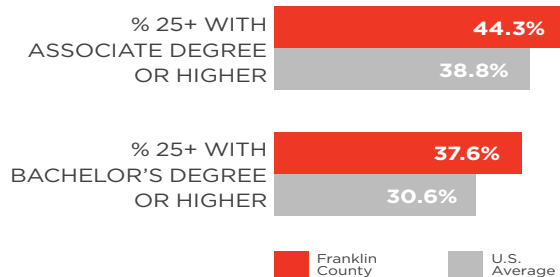
480,946  
HOUSEHOLDS



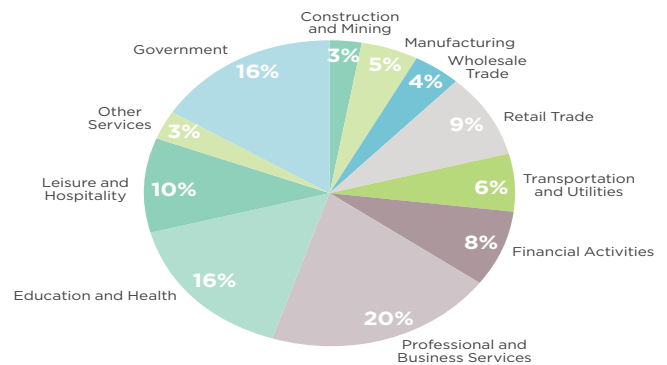
\$52,341  
MEDIAN HOUSEHOLD INCOME

### WORKFORCE

4.1% UNEMPLOYMENT RATE



### EMPLOYMENT BY INDUSTRY



### LARGEST PRIVATE SECTOR EMPLOYERS

COMPANY	FTE	OPERATIONS
Nationwide	13,400	HQ, software development, analytics, data center
Cardinal Health, Inc.	5,058	HQ, distribution of pharmaceuticals and medical devices, radiopharmaceutical production
JPMorgan Chase & Co.	4,700	Major back office, software development, card manufacturing, data center
American Electric Power Company, Inc.	3,627	Utilities HQ, R&D, smart grid technology, transmissions, data center
Alliance Data Systems Corporation	3,057	Card services unit HQ, transactions processing, data center
Defense Supply Center Columbus	3,000	HQ of the Land and Maritime Supply Chain, distributin of supplies
Express Scripts	2,441	Pharmaceuticals distribution, customer service
Verizon Communications Inc.	2,406	Telecommunications back office, customer service, switching operations, data center
Gap, Inc.	2,200	Distribution and fulfillment of apparel, customer service
Abercrombie & Fitch Co.	2,200	HQ, distribution and fulfillment of apparel, software development

Source: U.S. Census Bureau, 2016 Population Estimates; U.S. Census Bureau, American Community Survey 2015; EMSI, 2017; Bureau of Labor Statistics, LAUS, seasonally adjusted by Columbus 2020 (2016 average)

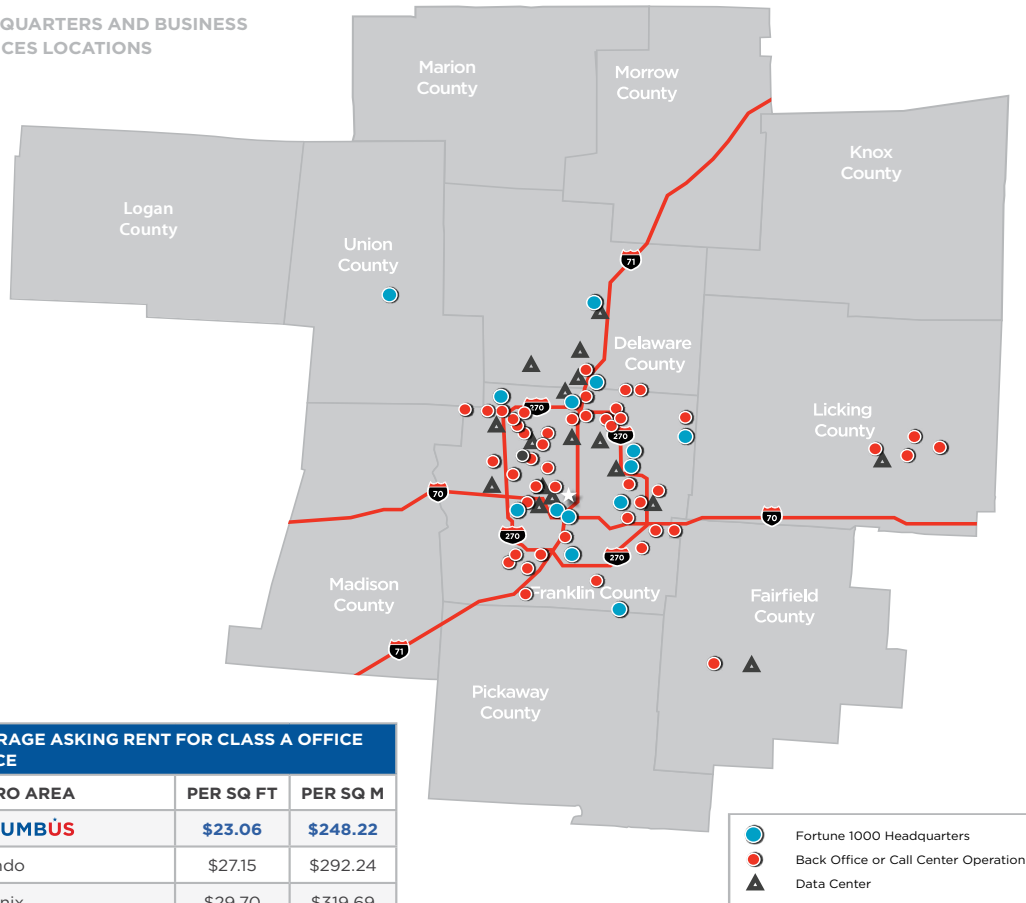


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# Market Highlights

## HEADQUARTERS AND BUSINESS SERVICES LOCATIONS



AVERAGE ASKING RENT FOR CLASS A OFFICE SPACE		
METRO AREA	PER SQ FT	PER SQ M
<b>COLUMBUS</b>	<b>\$23.06</b>	<b>\$248.22</b>
Orlando	\$27.15	\$292.24
Phoenix	\$29.70	\$319.69
Atlanta	\$29.92	\$322.06
Nashville	\$30.54	\$328.73
Charlotte	\$30.75	\$330.99
Denver	\$32.09	\$345.42
Houston	\$35.89	\$386.32
Chicago	\$36.42	\$392.02
Boston	\$40.11	\$431.74
Seattle	\$40.21	\$432.82
Los Angeles – Downtown	\$45.13	\$485.78
Washington, D.C.	\$61.59	\$662.95
New York City – Midtown	\$82.04	\$883.08

Sources: Colliers International, Office Market Outlook, Q1 2019

THE CITY OF  
**COLUMBUS**



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# Offering Memorandum

This confidential Offering Memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property/space. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property/space for your needs. All potential tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Landlord or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective Tenant must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Landlord. The Landlord expressly reserves the right, at its sole discretion, to reject any offer to lease the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Lease, approved by Landlord, shall bind the property. Each prospective Tenant and/or Broker proceeds at its own risk.



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