

# ENCOVA BUILDING OFFICE SPACE FOR LEASE

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



**1,170 +/- SF to 11,245 +/- SF on 13th Floor  
Available For Lease**



Appraisal Brokerage Consulting Development

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# Property Description

## ENCOVA BUILDING OFFICE SPACE FOR LEASE!

3 suites totaling 11,245 +/- SF available on the 13th Floor of the Encova Building! Can be combined or leased individually. Amazing views from the 13th story! 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

**Year Remodeled:** 1973

**Space Available on 13th Floor:**

Suite # 1	7,818 +/- SF
Suite # 2	2,257 +/- SF
Suite # 3	1,170 +/- SF
<b>Total:</b>	<b>11,245 +/- SF</b>

**Lease Rate:** \$19.50/SF FSG

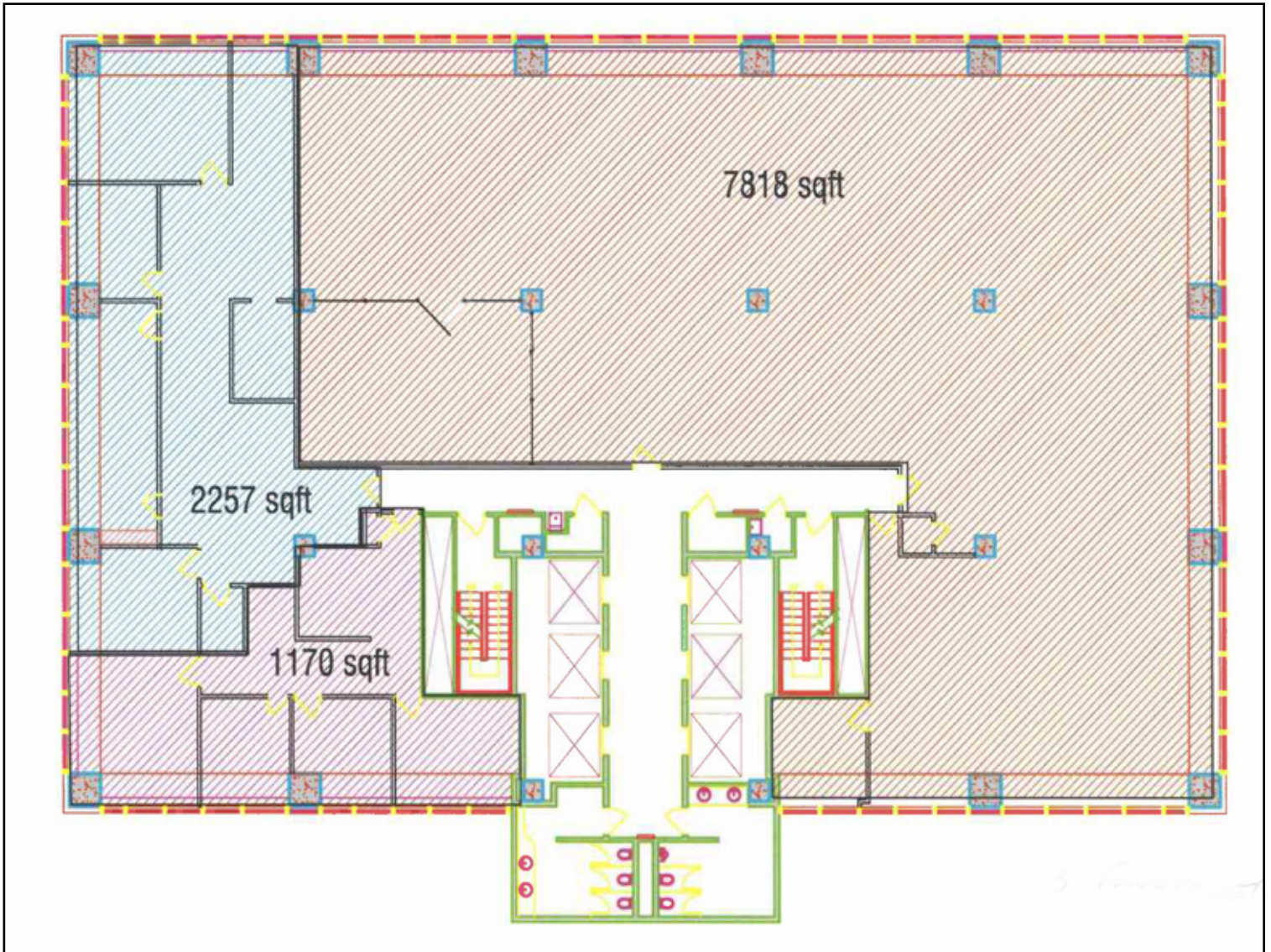
**Zoning:** DD Downtown District



### 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

# 13 High Rise Floor Plan



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# Photos



**Office Space**



**Office Space**



**Office Space**



**Office Space**



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# Photos



**Office Space - Conference room**



**Downtown View**



**Convenience Store**



**Reception - 24 Hour Security**



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# Photos



**Salon**



**Fitness Class Room**



**Workout Room**



**Mother's Room**

# Photos



**Renovated Cafeteria**



**Renovated Cafeteria**



**Renovated Cafeteria**



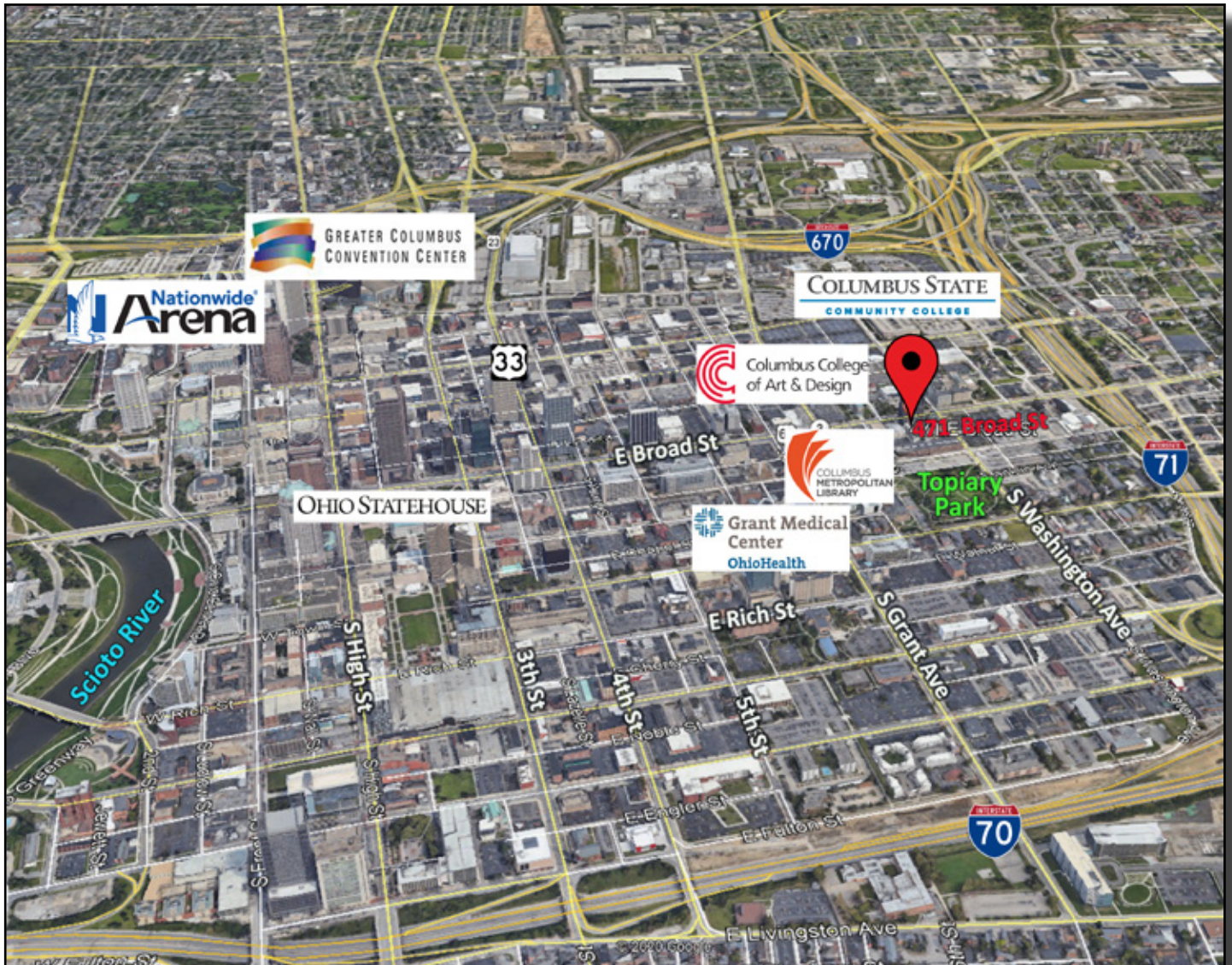
**Renovated Cafeteria**



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# Property Location



## Great Location!

Downtown Columbus

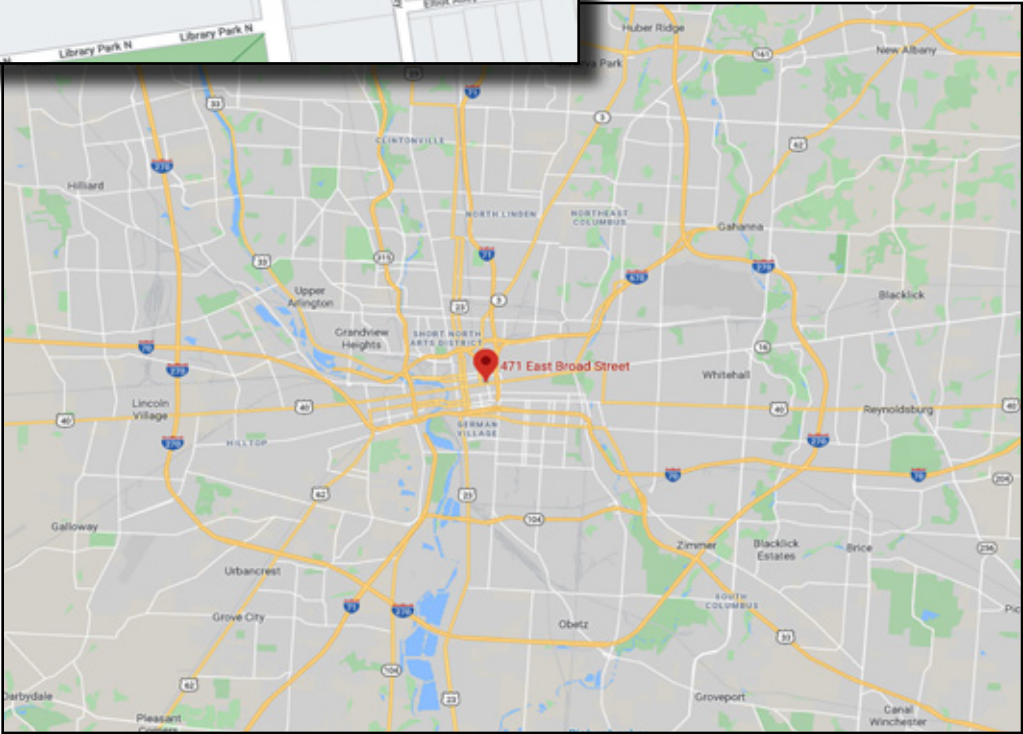
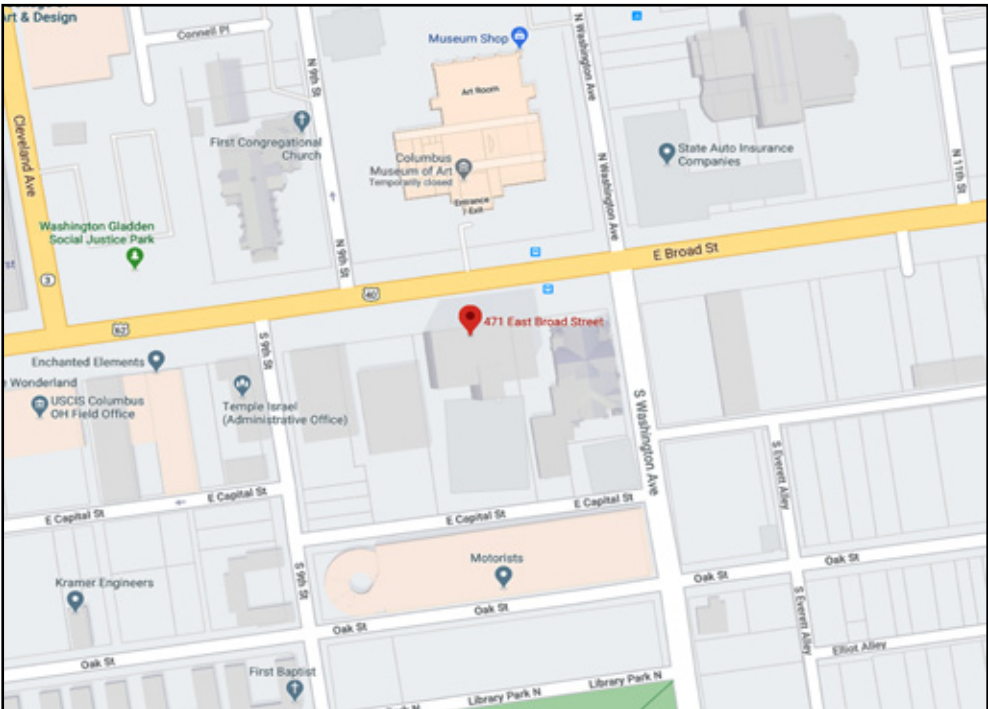
Easy access to mayor downtown highways

10 minutes to John Glenn Airport



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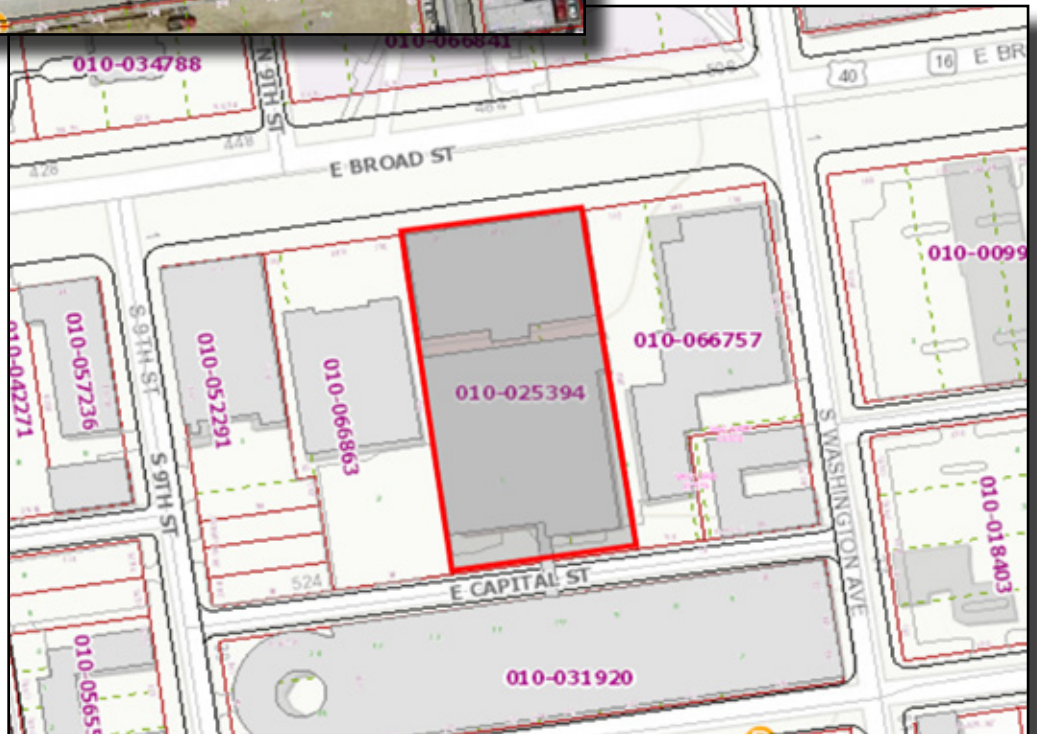
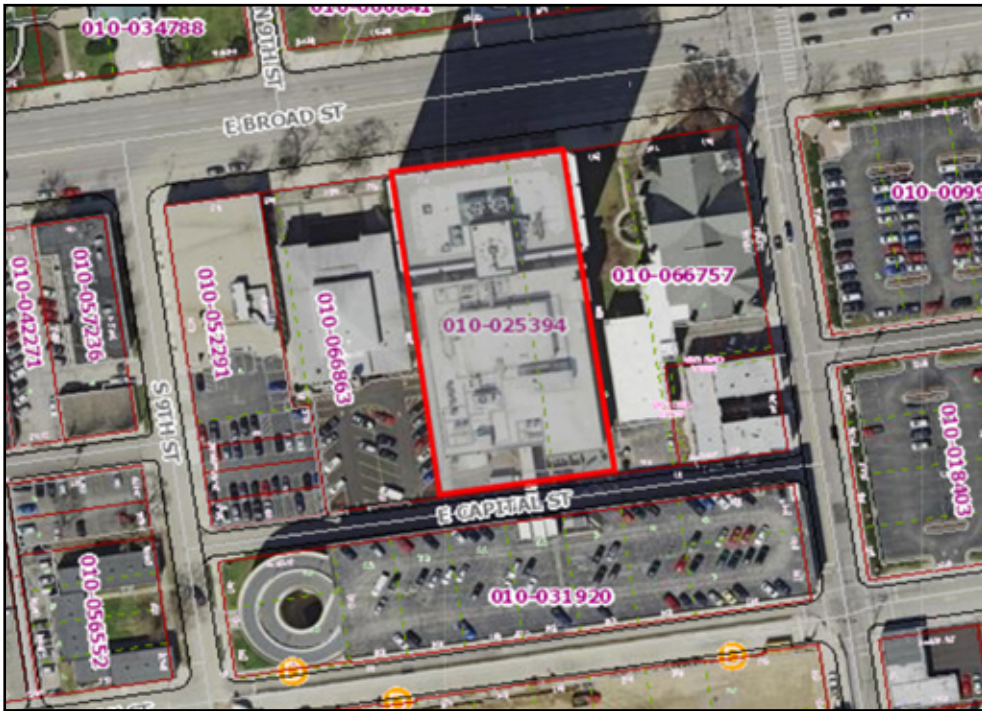
# Street Maps



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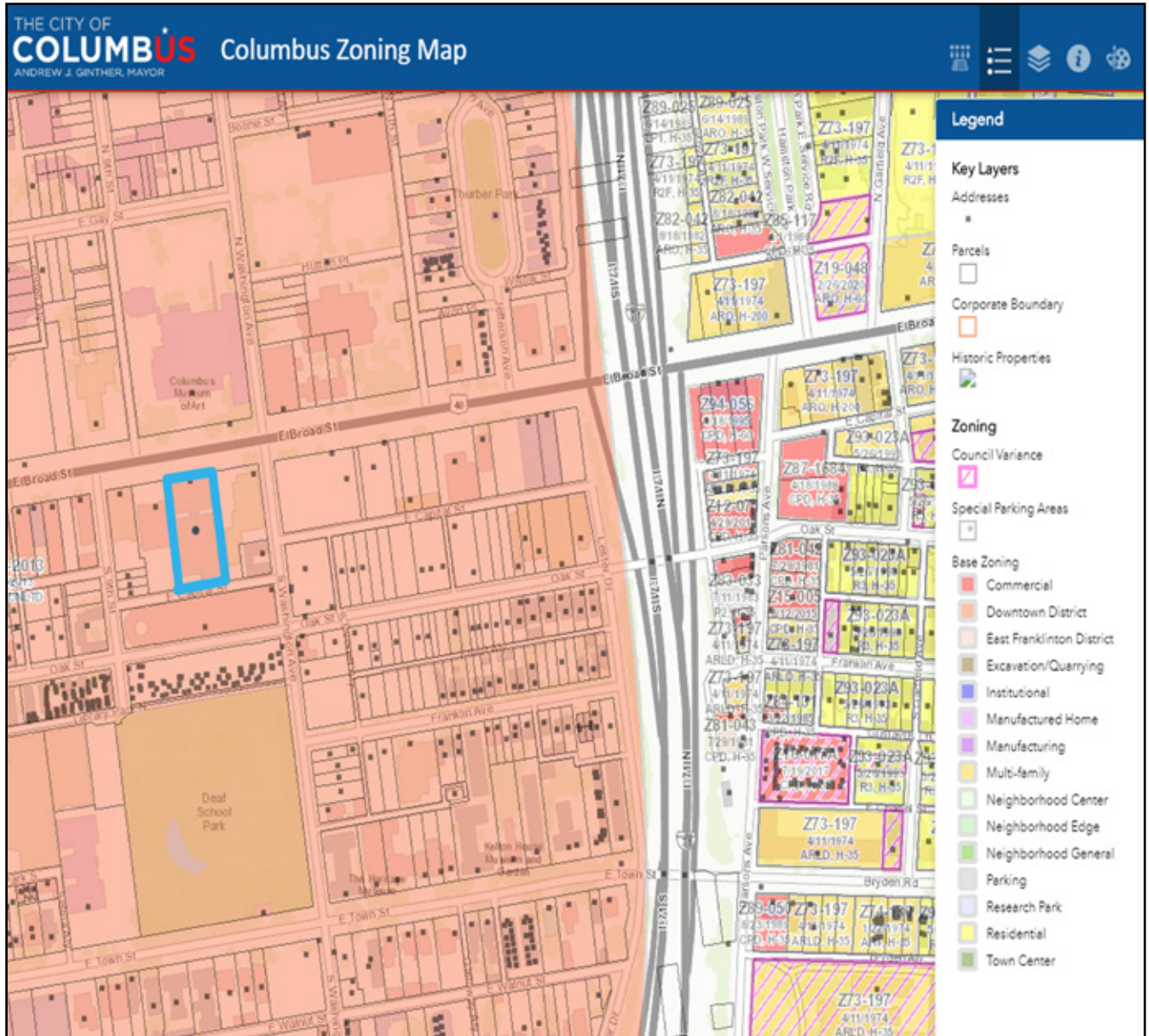
# Aerial & Plat Maps



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# Zoning Map



Click [here](#) to see zoning text




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# Demographics

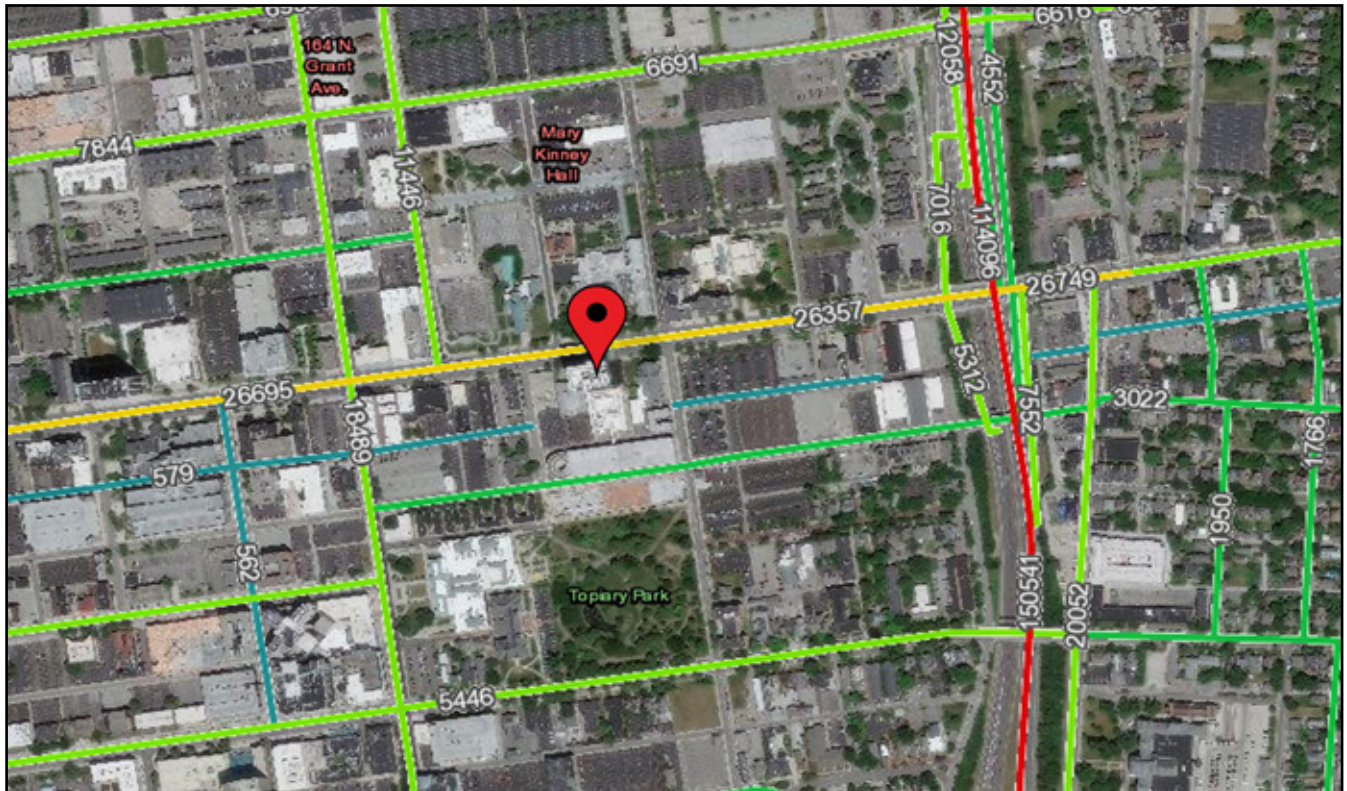
## Demographic Summary Report

Motorists Bldg					
471 E Broad St, Columbus, OH 43215					
					
Radius	1 Mile	3 Mile		5 Mile	
<b>Population</b>					
2025 Projection	16,398	164,554		386,581	
2020 Estimate	15,213	155,082		366,175	
2010 Census	11,297	127,549		314,387	
Growth 2020 - 2025	7.79%	6.11%		5.57%	
Growth 2010 - 2020	34.66%	21.59%		16.47%	
<b>2020 Population by Hispanic Origin</b>	514	6,296		16,995	
<b>2020 Population</b>	15,213	155,082		366,175	
White	7,068 46.46%	83,744 54.00%		209,414 57.19%	
Black	7,077 46.52%	59,572 38.41%		127,414 34.80%	
Am. Indian & Alaskan	55 0.36%	567 0.37%		1,343 0.37%	
Asian	458 3.01%	5,818 3.75%		15,185 4.15%	
Hawaiian & Pacific Island	6 0.04%	118 0.08%		191 0.05%	
Other	548 3.60%	5,262 3.39%		12,629 3.45%	
U.S. Armed Forces	7	51		102	
<b>Households</b>					
2025 Projection	9,343	68,967		159,608	
2020 Estimate	8,627	64,799		150,982	
2010 Census	6,157	53,245		130,327	
Growth 2020 - 2025	8.30%	6.43%		5.71%	
Growth 2010 - 2020	40.12%	21.70%		15.85%	
Owner Occupied	2,079 24.10%	20,605 31.80%		61,304 40.60%	
Renter Occupied	6,548 75.90%	44,194 68.20%		89,679 59.40%	
<b>2020 Households by HH Income</b>	8,626	64,800		150,983	
Income: <\$25,000	2,705 31.36%	20,647 31.86%		45,418 30.08%	
Income: \$25,000 - \$50,000	1,706 19.78%	14,789 22.82%		37,939 25.13%	
Income: \$50,000 - \$75,000	1,318 15.28%	10,562 16.30%		25,802 17.09%	
Income: \$75,000 - \$100,000	900 10.43%	5,893 9.09%		13,884 9.20%	
Income: \$100,000 - \$125,000	551 6.39%	4,282 6.61%		9,216 6.10%	
Income: \$125,000 - \$150,000	412 4.78%	2,845 4.39%		6,307 4.18%	
Income: \$150,000 - \$200,000	344 3.99%	2,369 3.66%		5,337 3.53%	
Income: \$200,000+	690 8.00%	3,413 5.27%		7,080 4.69%	
<b>2020 Avg Household Income</b>	\$74,852	\$66,467		\$65,051	
<b>2020 Med Household Income</b>	\$47,731	\$43,449		\$43,573	



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# Traffic Map



## Traffic Count Report

**Motorists Bldg**  
471 E Broad St, Columbus, OH 43215

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 E Broad St	S Washington Ave	0.01 E	2018	42,801	MPSI	.04
2 E Broad St	S 9th St	0.01 W	2018	32,188	MPSI	.05
3 S Washington Ave	E Capital St	0.00	2018	5,908	MPSI	.05
4 E Capital St	S Washington Ave	0.00	2015	3,435	MPSI	.05
5 N Washington Ave	E Gay St	0.08 N	2018	5,309	MPSI	.07
6 Oak St	S 9th St	0.05 W	2018	1,811	MPSI	.07
7 Oak St	S Everett Aly	0.01 E	2018	1,327	MPSI	.12
8 Cleveland Ave	E Broad St	0.04 S	2018	9,611	MPSI	.13
9 E Broad St	Cleveland Ave	0.02 E	2018	18,380	MPSI	.14
10 E Gay St	Connell Ave	0.03 W	2018	731	MPSI	.15



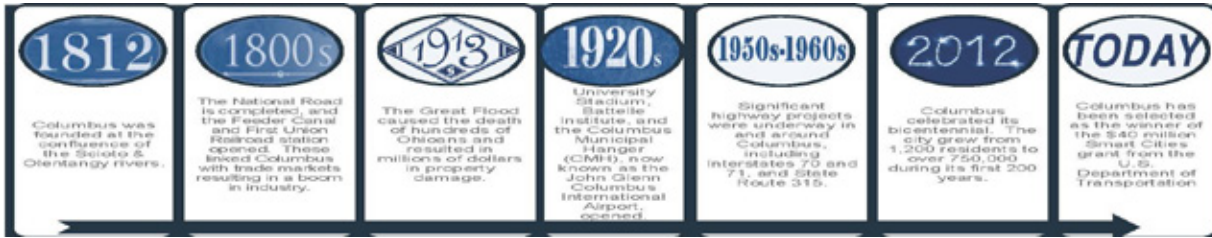
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# City Highlights

## Welcome to Columbus

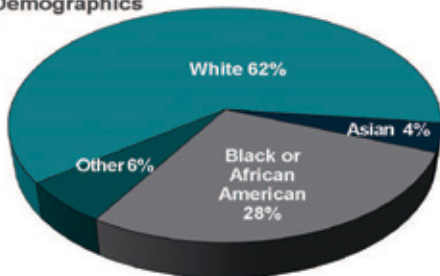
Columbus was founded in 1812 and has been the capital of the State of Ohio for 200 years. As the 15th largest populated city in the United States, covering 228 square miles, the city is recognized nationwide for its historic neighborhoods, booming downtown arts and sporting district, open attitude, and 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.

# County Highlights

## FRANKLIN COUNTY

### DEMOGRAPHICS



1,264,597  
RESIDENTS



33.8  
MEDIAN AGE



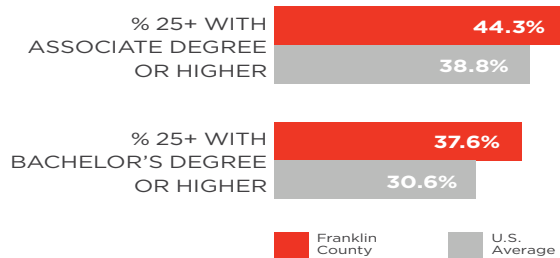
480,946  
HOUSEHOLDS



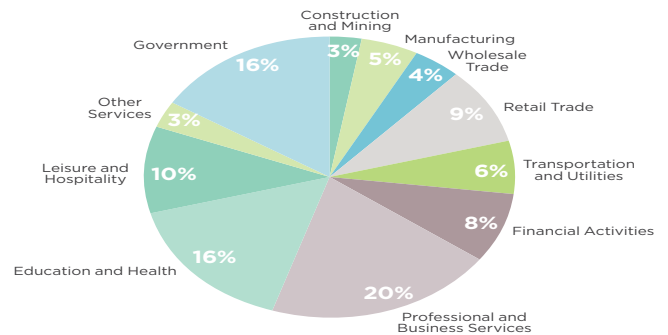
\$52,341  
MEDIAN HOUSEHOLD INCOME

### 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

## COLUMBUS ECONOMIC MARKET FORTUNE 1000 HEADQUARTERS

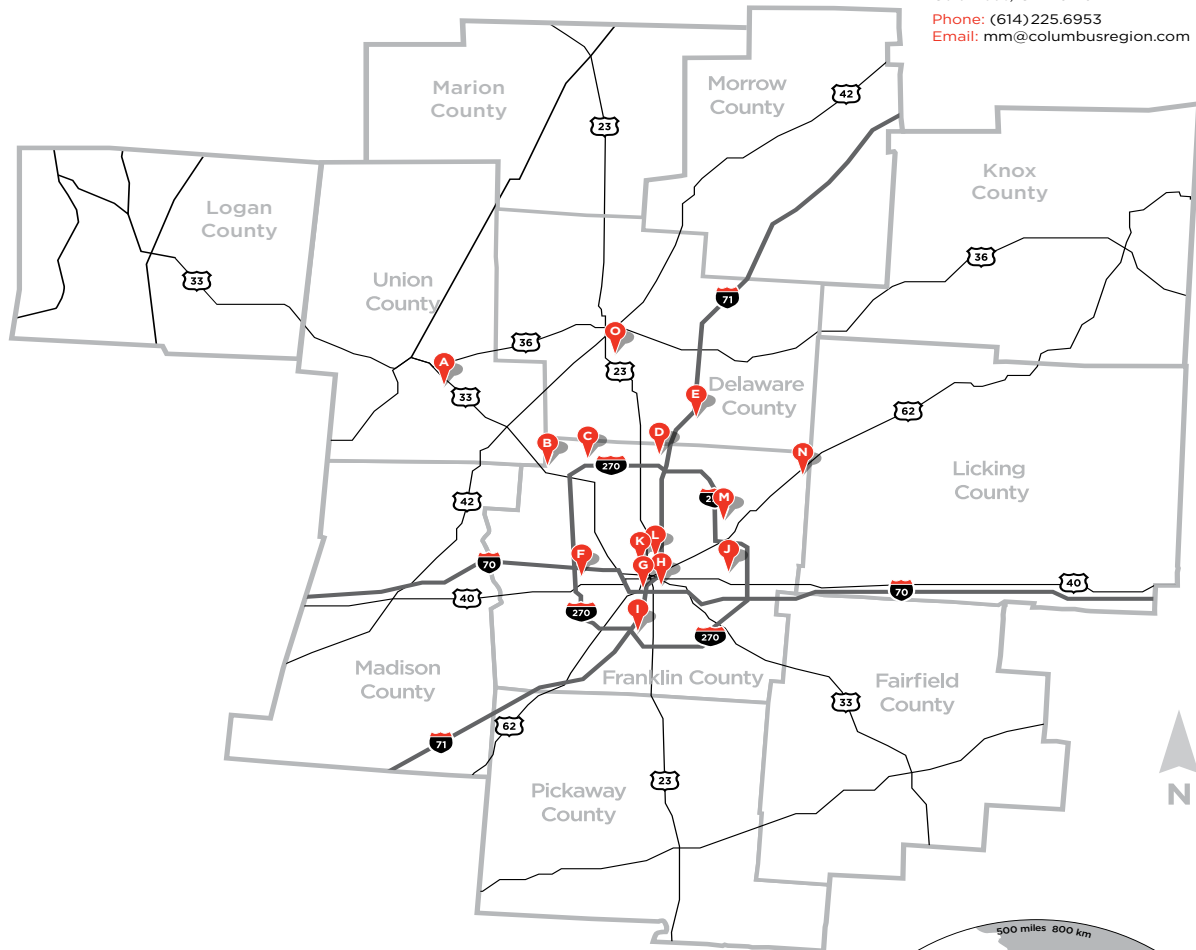
## THE COLUMBUS REGION

### MATT McCOLLISTER

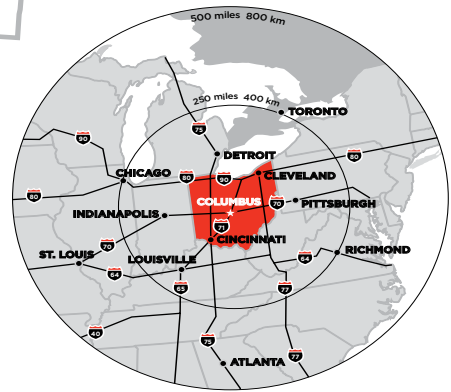
Vice President, Economic Development  
150 South Front ST, Suite 200  
Columbus, OH 43215

Phone: (614) 225.6953

Email: mm@columbusregion.com



- |  |                             |
|--|-----------------------------|
| A - Scotts Miracle-Gro Co.                                     | I - Bob Evans Farms         |
| B - Pacer  | J - Retail Ventures Inc.    |
| C - Cardinal Health  | K - American Electric Power |
| D - Worthington Industries                                     | L - Nationwide              |
| E - Mettler-Toledo International, Inc.                         | M - Limited Brands          |
| F - Big Lots   | N - Abercrombie & Fitch     |
| G - Huntington Bancshares                                      | O - Greif                   |
| H - Hexion Specialty Chemicals/Momentive Performance Materials |                             |



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