

COLUMBUS — OHIO

EST. **WAREHOUSE** 1834

**DISTRICT**



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# Welcome To THE WAREHOUSE DISTRICT

## 275,000+ SQUARE FEET

Across 10 buildings, including newly remodeled industrial warehouses

Capturing history and breathing life into Downtown Columbus, the Warehouse District touts an array of unique industrial buildings dating back to the early 1900s— warehouses that have been newly converted into contemporary, loft-like commercial spaces for modern business of all kinds.



## IRREPLACEABLE CHARACTER & CHARM

High wood and bow-truss ceilings, expansive windows, exposed brick walls and ornamental columns

## HIGH CAPACITY FIBER OPTIC INFRASTRUCTURE

With a fiber optic spur running through district footprint

## A RENOVATION REVIVAL

Contemporary, loft-life commercial spaces with open floor plans, clear sight lines, LED lighting and high-end finishes throughout

## EASY & CONVENIENT PARKING

Over 20 surface lots within and nearby

## A MIXED-USE URBAN HUB

At the center of upscale dining, luxury living, and playful relaxing

# Located In The HEART OF COLUMBUS

The Warehouse District is prime commercial real estate located at the northeast side of downtown Columbus, the state capital and largest city in Ohio. The city displays educational, geographical, and cultural features at its core. The city boasts an educated labor force, superior infrastructure, strong growth rate, diverse economy, and pro-business environment. Columbus is also home to the finest educational institutions in Ohio, The Ohio State University, Columbus College of Art & Design, and Columbus State Community College, all neighboring colleges of the Warehouse District.



- 1 Lower.com Field & Astor Park
- 2 Huntington Park
- 3 National Veteran's Memorial Museum
- 4 Center Of Science And Industry (Cosi)
- 5 Nationwide Arena
- 6 North Market Downtown
- 7 Hilton Columbus Downtown
- 8 Greater Columbus Convention Center
- 9 Ohio Statehouse
- 10 Abbott Laboratories
- 11 Columbus State Community College
- 12 Columbus College Of Art & Design



**12,000**

Total Residents

**2.3 M**

Residents In  
Greater Columbus



**89,410**

Total Downtown  
Workers



**4**

Colleges &  
Universities

**37,264**

Total Students



**27.7 M**

Visitors To  
Downtown  
Attractions



**30+**

Downtown  
Hotels with

**5,165+**

Rooms



**240+**

Retail Goods  
& Services  
Businesses

# The District's NEIGHBORS

## SHORT NORTH ARTS DISTRICT

Known as the “art and soul” of Columbus, the culturally rich Short North Arts District is less than a half-mile from the Warehouse district and is walkable in less than ten-minutes. This is your destination for amazing art, dining, nightlife, and retail. The area is booming with new mixed-use and residential development and boasts more than 100 restaurants, galleries, and boutiques.

## ARENA DISTRICT

The Arena District is the ultimate sports and entertainment destination. Just a half-mile away, you are a short three-minute drive to any of the district's three premier sports venues, the historic 145-year old North Market, an indoor/outdoor concert venue, and over a dozen restaurants and bars. There is always something to do.

## MINUTES FROM THE CITY'S BEST AREAS FOR ENTERTAINMENT, EVENTS, SHOPPING, DINING, AND MORE

## EAST FRANKLINTON

Franklinton is home to attractions and experiences big and small including COSI, the National Veterans Memorial and Museum, and numerous art galleries, coffee shops, breweries and more. Home to major developments such as Gravity I & II, and the Peninsula, Franklinton is expanding the reach of Downtown Columbus and inspiring creativity. In less than a five-minute drive, you can find yourself in this vibrant and growing neighborhood.

## CENTRAL BUSINESS DISTRICT

Historic charm and idyllic brick-paved streets lead you through German Village's homes and shops to enjoy coffee, food, and local beer in this charming neighborhood. Just west of German Village you will find the Brewery District, full of lively entertainment and dining options. Both German Village and the Brewery District are just a mile away via an easy drive down High St.

## BREWERY DISTRICT

## GERMAN VILLAGE



## Area AMENITIES

### PERFECTLY POSITIONED

The Warehouse District mirrors the modern movement away from the traditional, sequestered downtown office experience toward the dynamic workplace and community-connected environments of tomorrow. Situated next to both the Short North and Arena Districts, the Warehouse District is connected to Columbus' most exciting restaurants and entertainment venues. The District is home to a variety of options for dining, drinks, and play, including the Kee, a kinetic entertainment destination featuring everything from virtual sports simulators to multi-media art galleries. With plenty of residential spaces nearby, the Warehouse District meets the moment as the midpoint between industry and culture.

- ⌘ Home to both new and longstanding businesses
- ⌘ Simple to get here, convenient to park; navigate by foot or car
- ⌘ Notable district amenities and less than 2 blocks to the short north or arena district
- ⌘ Easy access to highways and major transportation arteries

COLUMBUS – OHIO

# EST. WAREHOUSE DISTRICT 1834



## MODERN MOVEMENT

### \$2.8B INVESTED DOWNTOWN

since 2010. Includes \$1B in construction projects and \$100M in annual tax revenue from downtown businesses

### RESIDENTIAL GROWTH

A new residential, multifamily development is planned for the intersection of Spring and 5th, bringing Columbus' talented population to the Warehouse District

### A COMMITTED LANDLORD

Hackman Capital Partners is transforming the neighborhood with visionary thinking and significant investment dollars to create one-of-a-kind commercial spaces which attract innovative new businesses into the area



**Programmable and  
rentable event space  
- made to suit your  
event needs**



**33,000 square foot  
entertainment and  
community space**

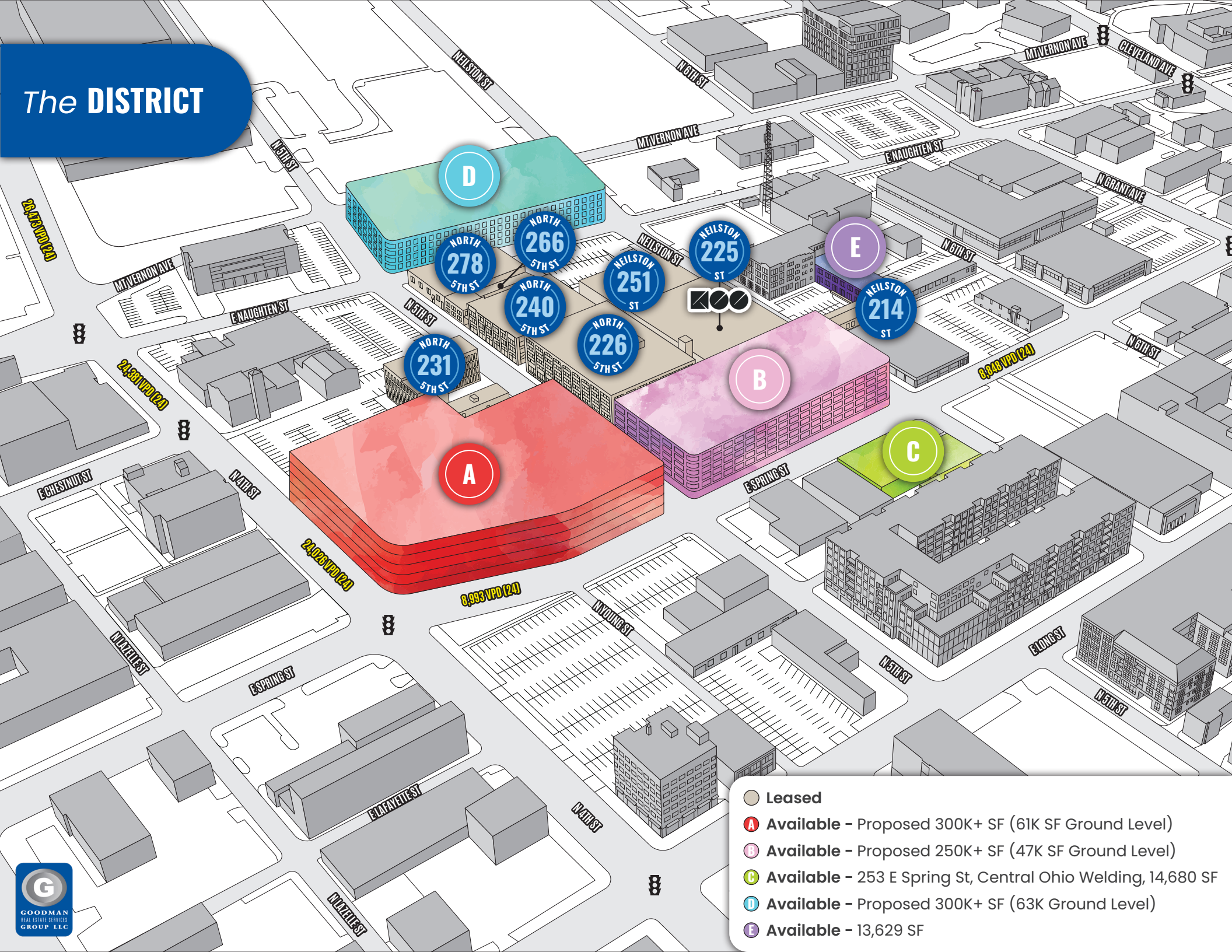


**Take the party outside  
to the kee's private alley  
patio outfitted with  
seating, fire pits, and  
walk-up window bar**



**Multi-media art  
gallery featuring  
local artists**

# The DISTRICT



- Leased
- **A Available** - Proposed 300K+ SF (61K SF Ground Level)
- **B Available** - Proposed 250K+ SF (47K SF Ground Level)
- **C Available** - 253 E Spring St, Central Ohio Welding, 14,680 SF
- **D Available** - Proposed 300K+ SF (63K Ground Level)
- **E Available** - 13,629 SF



## POPULATION Stats

## POPULATION PERCENT CHANGE (2000 VS 2023)

COLUMBUS

244%

CLEVELAND

90%

CINCINNATI

3%

Over the past 20 years (2004–2024), Columbus has added over 7,000 new apartment units downtown, nearly quadrupling its total to more than 10,000 and significantly increasing the number of residents living in the heart of Columbus.

**THIS GROWTH IS PROJECTED TO INCREASE, WITH OVER 13,000 UNITS ANTICIPATED BY THE END OF 2026.**

The Columbus Region has one of the most dynamic and flourishing economies in the United States, with a 1.4% annual growth rate, it's the fastest growing major metro in the Midwest and the 7th largest economy in the United States.

**34,000**  
New Residential  
Units Under  
Construction in  
Planning Phase

**2040 PROJECTION**  
🏠 40,000 Residents  
👷 120,000 Workers  
👤 10 Million Visitors



MICRO Aerial

# WAREHOUSE DISTRICT

# DOWNTOWN VIEW WEST



NOCTERRA BREWING CO

BREWERY DISTRICT

INTERSTATE 71

INTERSTATE 70

EAST FRANKLINTON

MOUNT CARMEL College of Nursing  
766 STUDENTS

40

86,624 VPD (24)

21,456 VPD (24)

315

33

Kroger

FRANKLIN COMMONS

WESTIN HOTELS & RESORTS

144,309 VPD (24)

BICENTENNIAL PARK

cosi

LEVEQUE

OhioHealth

NATIONAL VETERANS MEMORIAL MUSEUM

**FEDERAL SERVICES**  
 -SOCIAL SECURITY ADMINISTRATION  
 -OHIO DEPARTMENT OF HEALTH  
 -OHIO FARM BUREAU FEDERATION  
 -VETERANS OF FOREIGN WARS

ARENA DISTRICT

lower.com FIELD

Huntington

PLAZA

OHIO THEATRE

OHIO STATEHOUSE

CHASE TOWER

RENAISSANCE HOTELS

Holiday Inn

COURTYARD BY HILTON

Sonesta

HYATT REGENCY

Red Roof Inn

Hilton

FRANKLIN COUNTY MEMORIAL HALL

PINS

Jackie O's

OLA RIDGE

canopy by Hilton

DRURY INN & SUITES

GREATER COLUMBUS CONVENTION CENTER  
1.8 MILLION SF

N 4TH ST

24,026 VPD (24)

19,027 VPD (24)

26,473 VPD (24)

23

ABBOTT NUTRITION

Columbus College of Art & Design

N GRANT AVE

E LONG ST

SPRING ST

8,893 VPD (24)

NAGHTEN ST

MT VERNON AVE

N 5TH ST

NEILSTON ST

N 6TH ST

N GRANT AVE

CMAA Columbus Museum of Art

11,038 VPD (24)

CLEVELAND AVE

COLUMBUS STATE COMMUNITY COLLEGE  
40,000 ENROLLED

16,823 VPD (24)

62,639 VPD (24)

INTERSTATE 670

GOODMAN REAL ESTATE SERVICES GROUP LLC

# RESIDENTIAL Aerial

APPROXIMATELY 5,500+ UNITS  
Within 1 Mile Radius Of Site



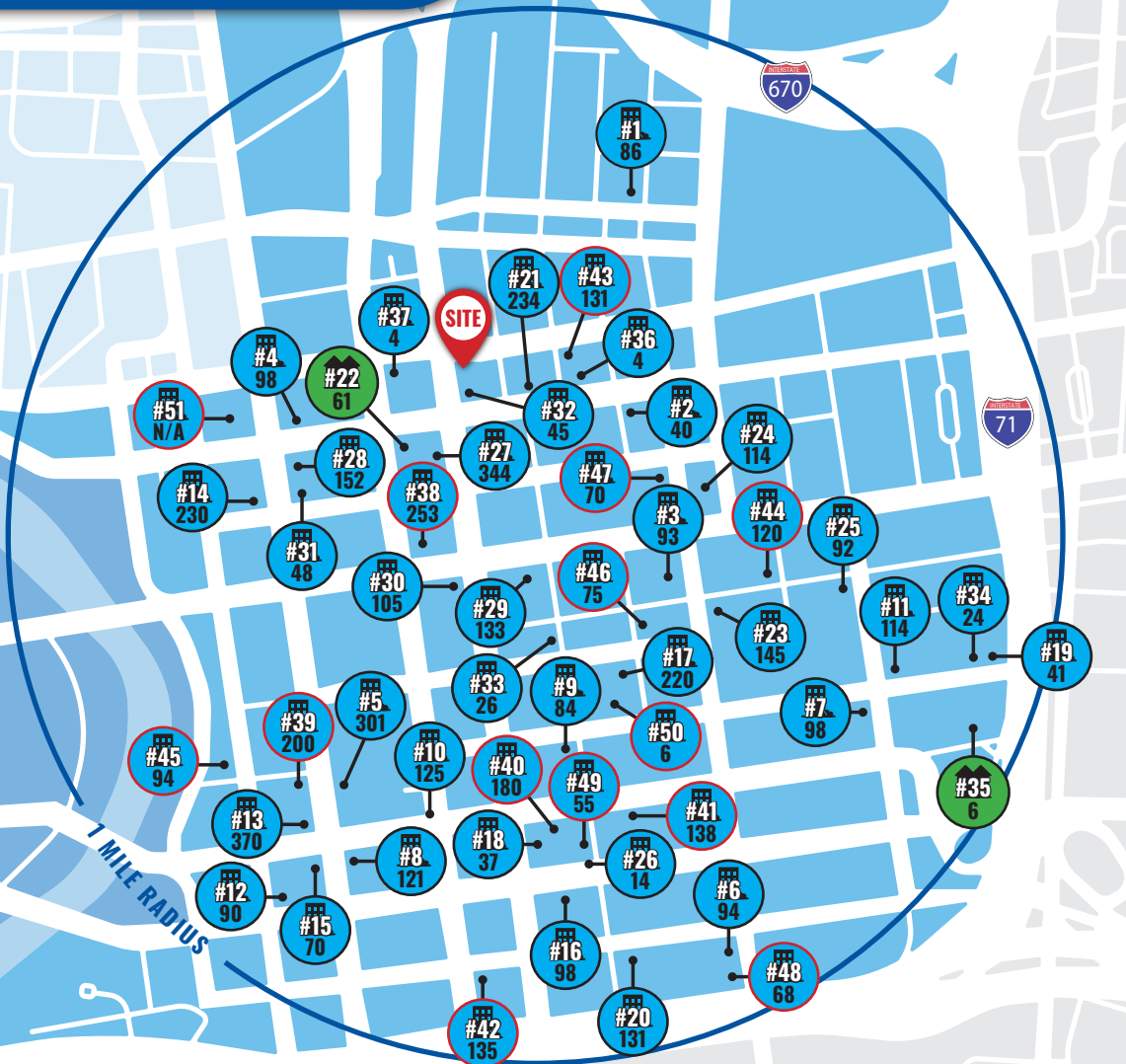
APARTMENTS



TOWNHOMES



PROPOSED

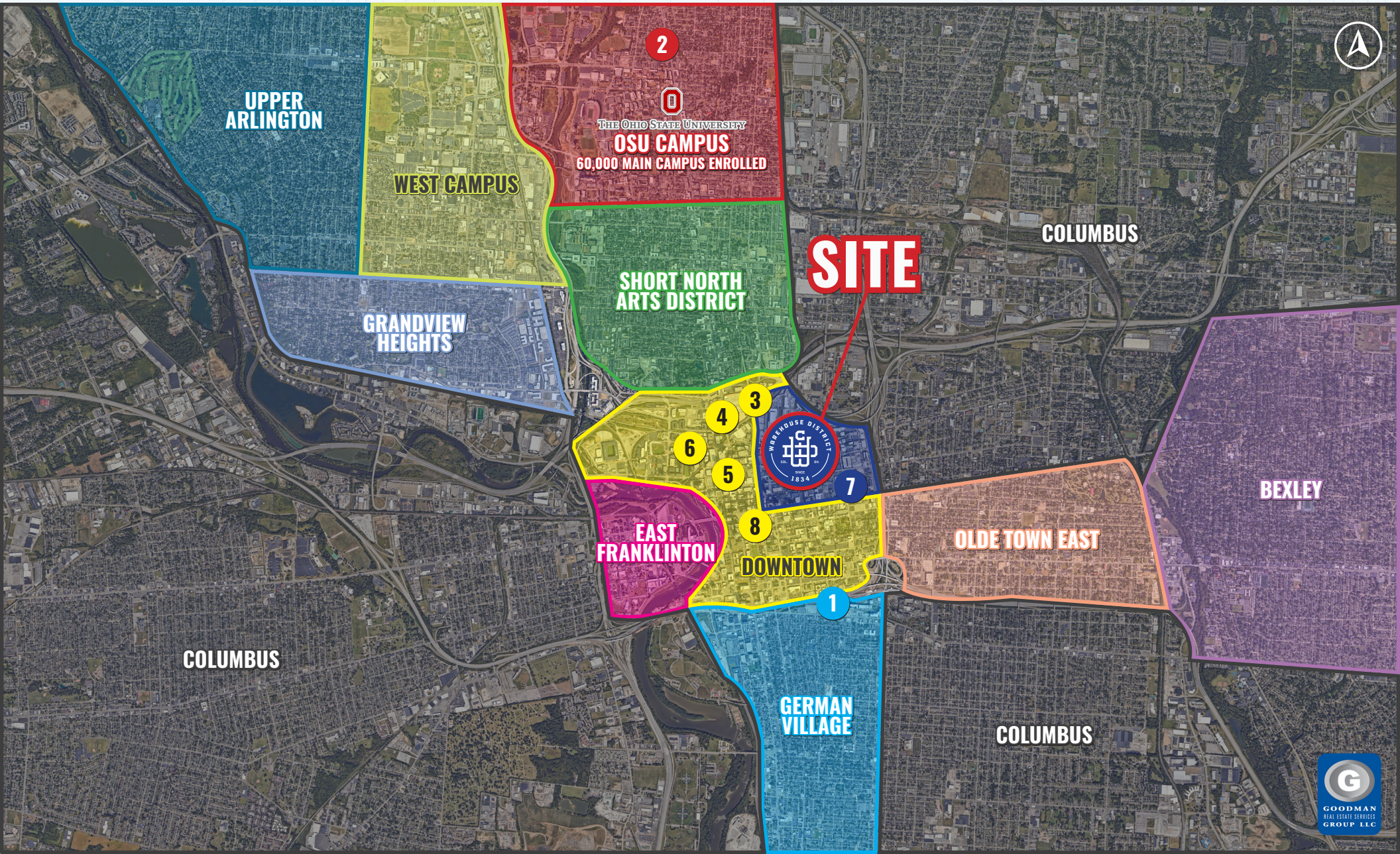


#	HOUSING PROPERTY	UNITS	#	HOUSING PROPERTY	UNITS
1	The View on Grant	86	27	Continental Centre Conversion	344
2	Normandy Columbus	40	28	100 N High St	152
3	The Pierce	93	29	The Gilbert	133
4	The Atlas	98	30	Preston Centre	105
5	Highpoint on Columbus Commons	301	31	The Madison	48
6	Market Mohawk	94	32	174 E Long St Micro Living	45
7	Topiary Park Crossing	98	33	81 S 5th St VOA Facility	26
8	250 High	121	34	602 E Town St	24
9	223 E. Town	84	35	Rich Street Townhomes	6
10	80 on the Commons	125	36	Belong on Long	4
11	Washington Place	114	37	E Lafayette Residential	4
12	The Julian	90	38	Chase Tower	253
13	LC RiverSouth	370	39	161 S High St	200
14	The Nicholas	230	40	The Estrella	180
15	High & Cherry	70	41	Jaycee Arms Expansion	138
16	Harlow on Main	98	42	AspireColumbus	135
17	Xander On State	220	43	267 E Spring St	131
18	MicroLiving Lofts	37	44	Library Park - Phase 4	120
19	Belmont	41	45	The Civic	94
20	Americana	131	46	Former Knights of Columbus	75
21	Industry Columbus	234	47	Artem on Gay	70
22	The Exchange Urban Lofts	61	48	Elevate 340	68
23	Library Park	145	49	The TwoFer	55
24	Vera on Broad	114	50	250 E Town St Adaptive Reuse	6
25	Residencies at Topiary Park	92	51	Former YMCA	N/A
26	The Residences at 218 E Main	14			

# Nearby NEIGHBORHOODS

## MAJOR POINTS OF INTEREST

- 1 Nationwide Children's Hospital
- 2 The Ohio State University
- 3 Convention Center
- 4 North Market
- 5 Theater District
- 6 Arena District – Nationwide Arena, Huntington Park, Lower.com Field
- 7 Columbus Art Museum
- 8 Ohio State Capitol



# Company HEADQUARTERS

FORTUNE 500 ► COLUMBUS FEATURES FIVE FORTUNE 500 COMPANIES



# OVER 100 COMPANIES ARE HEADQUARTERED IN COLUMBUS

# Connecting To COLUMBUS

**50% OF THE U.S. POPULATION**

is within 500 miles of Columbus, Ohio

**MAJOR N/S AND E/W CONNECTIVITY**

with Interstate 71 and Interstate 70

**\$2 BILLION AIRPORT EXPANSION**

at John Glenn International Airport with groundbreaking in early 2025



# GET IN TOUCH WITH US

## GOODMAN REAL ESTATE SERVICES GROUP HAS GROWN TREMENDOUSLY SINCE ITS FOUNDING IN 1998.

Goodman Real Estate Services Group is a commercial real estate brokerage specializing in tenant and buyer representation, property marketing and investment sales nationwide. We have grown since 1998 to be a Midwest market leader in commercial real estate services, specializing in retail. Goodman Real Estate Services Group is also the Northern Ohio partner of ChainLinks Retail Advisors, the nation's leading retail-focused real estate services and commercial property brokerage organization.



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