

# 278

N. 5TH STREET

 Hackman  
Capital  
Partners

 JLL®



# 278

N. 5TH STREET

## INTRODUCTION

The Columbus Warehouse District features 12 historic office buildings, totaling 412,191 square feet, on the northwest side of the central business district of downtown Columbus.

Hackman Capital Partners will be renovating the buildings to leverage the market's creative-office demand, spotlighting irreplaceable architectural keepsakes, such as high ceilings, tall windows, wood and bow-truss ceilings, exposed brick walls and ornamental columns.

The Warehouse District is strategically located in a burgeoning urban hub, minutes from the city's major highways and blocks from the Columbus College of Art and Design, Columbus State Community College and the Nationwide Arena.

Columbus is the state's capital and largest city and boasts a consistently healthy growth rate due to its diversified economy, educated workforce and superior infrastructure. The city also is the winner of the U.S. Department of Transportation's \$40 million Smart City Challenge. The \$40 million award, combined with \$500 million in additional public and private funding will be used to turn Columbus into the nation's first city to integrate self-driving electric vehicles, smart grids, smart streetlights and collisions avoidance sensors.

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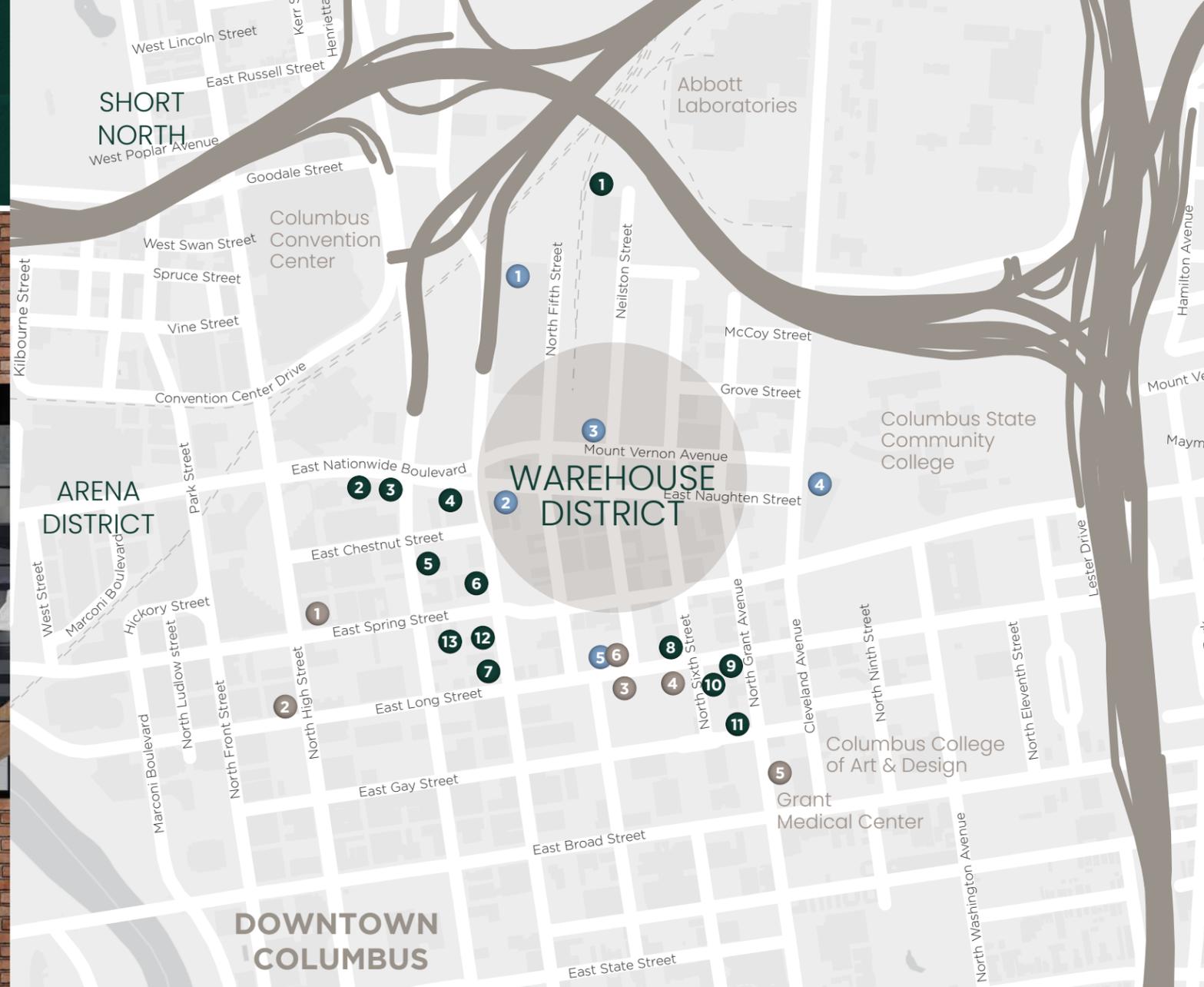


**12 HISTORIC BUILDINGS.  
ONE VIBRANT NEIGHBORHOOD.**



# LOCATION

The Columbus Warehouse District offers an unrivaled setting in Downtown Columbus, Ohio – housing a variety of amenities to meet the needs of contemporary and talent-hungry tenants. From open floor plans and creative building elements to convenient parking and plenty of walkable lunch options, the Columbus Warehouse District is positioned well for immediate occupancy as well as future revitalization. Embrace the unique history of the neighborhood and watch as the Columbus Warehouse District is re-envisioned and brought to life.



The Columbus Warehouse District's current landscape boasts several new restaurants and breweries, long-standing tenants like BalletMet and Abbott Nutrition, and recently redeveloped multi-family buildings. Within just a few blocks is the Convention Center, several educational institutes, Grant Medical Center, and the Central Business District.

## DINING

- 1 Platform Beer Co.
- 2 Max & Erma's
- 3 Jeff Ruby's Steakhouse
- 4 Flat & Iron
- 5 OH Pizza and Brew
- 6 Wolf's Ridge Brewing
- 7 Pins Mechanical Co.
- 8 The Roosevelt Coffee House
- 9 Brioso Roastery & Coffee Bar
- 10 Jimmy John's
- 11 Pat and Gracie's
- 12 Jackie O's on Fourth
- 13 Freedom a la Cart Cafe

## RESIDENTIAL

- 1 Sixty Spring
- 2 The Atlas Apartments
- 3 The Neilston
- 4 The Normandy
- 5 The Abigail
- 6 The Industry Apartments

## NEW DEVELOPMENTS & NOTABLE PLACES

- 1 Abbott Nutrition
- 2 Children's Theater
- 3 Ballet Met
- 4 CSCC Culinary Building
- 5 New Mixed-Use Development (7 stories at 230 E. Long)

# BUILDING SPECIFICS

**12,280 SF**

BUILDING SIZE

**12,280 SF**

AVAILABLE SPACE

**23,576 SF**

MAX CONTIGUOUS

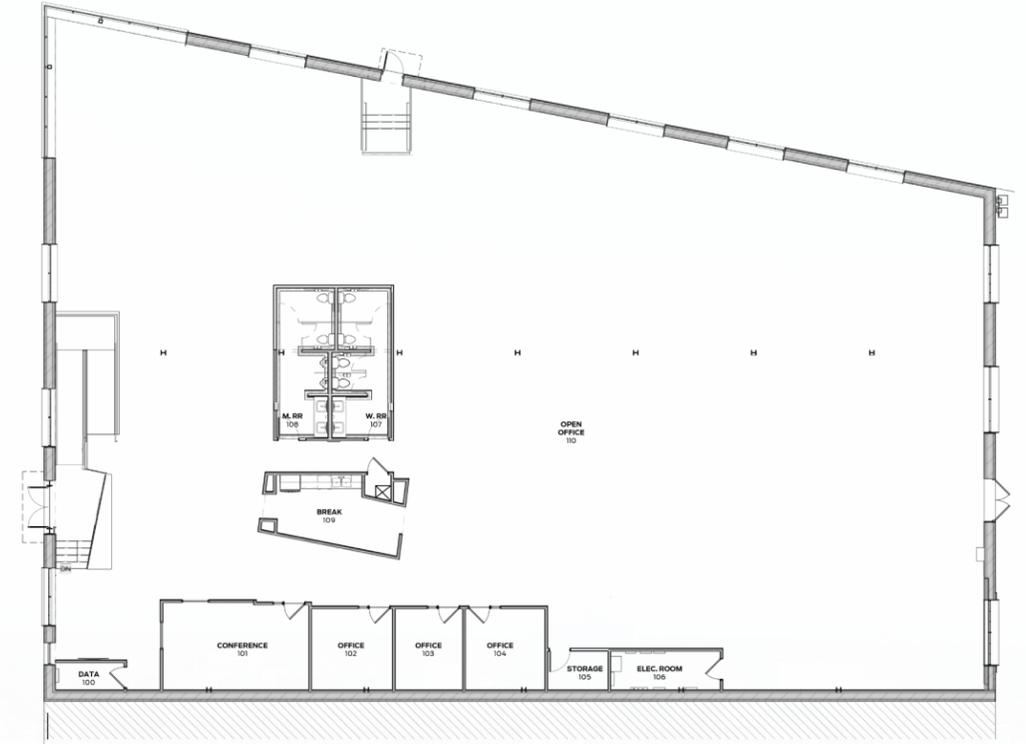
**12,280 SF**

MINIMUM CONTIGUOUS

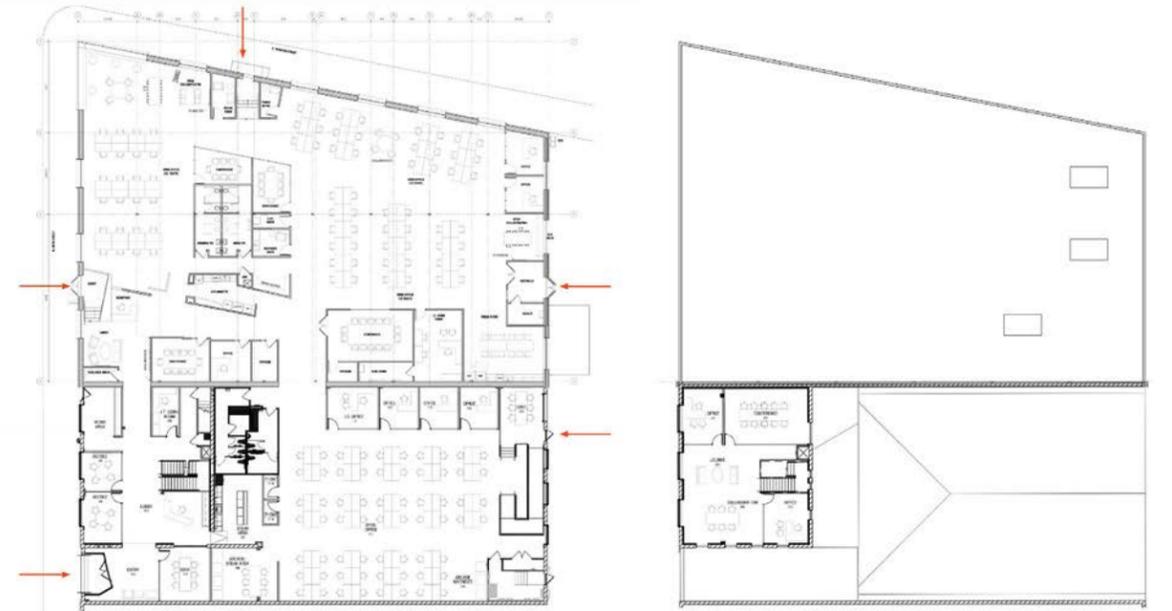


# SITE PLAN

**SUITE 100 | 12,280 SF**



**266 N. 5TH + 278 N. 5TH | 23,675 SF**





## ABOUT HACKMAN CAPITAL PARTNERS

Hackman Capital Partners is a privately-held real estate investment and operating company, based in Los Angeles, California. We focus on commercial and industrial properties in major U.S. markets, and with more than 30 years of experience, we do it all—from acquisitions and dispositions to development, design and construction, from leasing and marketing to asset and property management.

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