



241/253

E SPRING STREET



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**11 HISTORIC BUILDINGS.
ONE VIBRANT NEIGHBORHOOD.**



INTRODUCTION

The Columbus Warehouse District features 11 historic office buildings, totaling +/-412,191 square feet, on the northeast side of the central business district of downtown Columbus.

Hackman Capital Partners has renovated 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.

With roots dating back to 1834, the Columbus Warehouse District is an historic neighborhood that is being transformed into a dynamic mixed-use urban hub. Situated on the northeast side of downtown Columbus, the district is home to both new and long-term tenants—plus restaurants, bars, breweries and recently developed luxury apartment buildings. It's blocks from the Short North, Arena District, Convention Center, Columbus College of Art and Design, Columbus State Community College, Ballet Met and Abbot Nutrition. It's also minutes from all the city's major highways.

Business is booming in Columbus, Ohio. The state's capitol and largest city, Columbus boasts a consistently healthy growth rate, thanks to its diverse economy, educated workforce, superior infrastructure and pro-business tax environment. 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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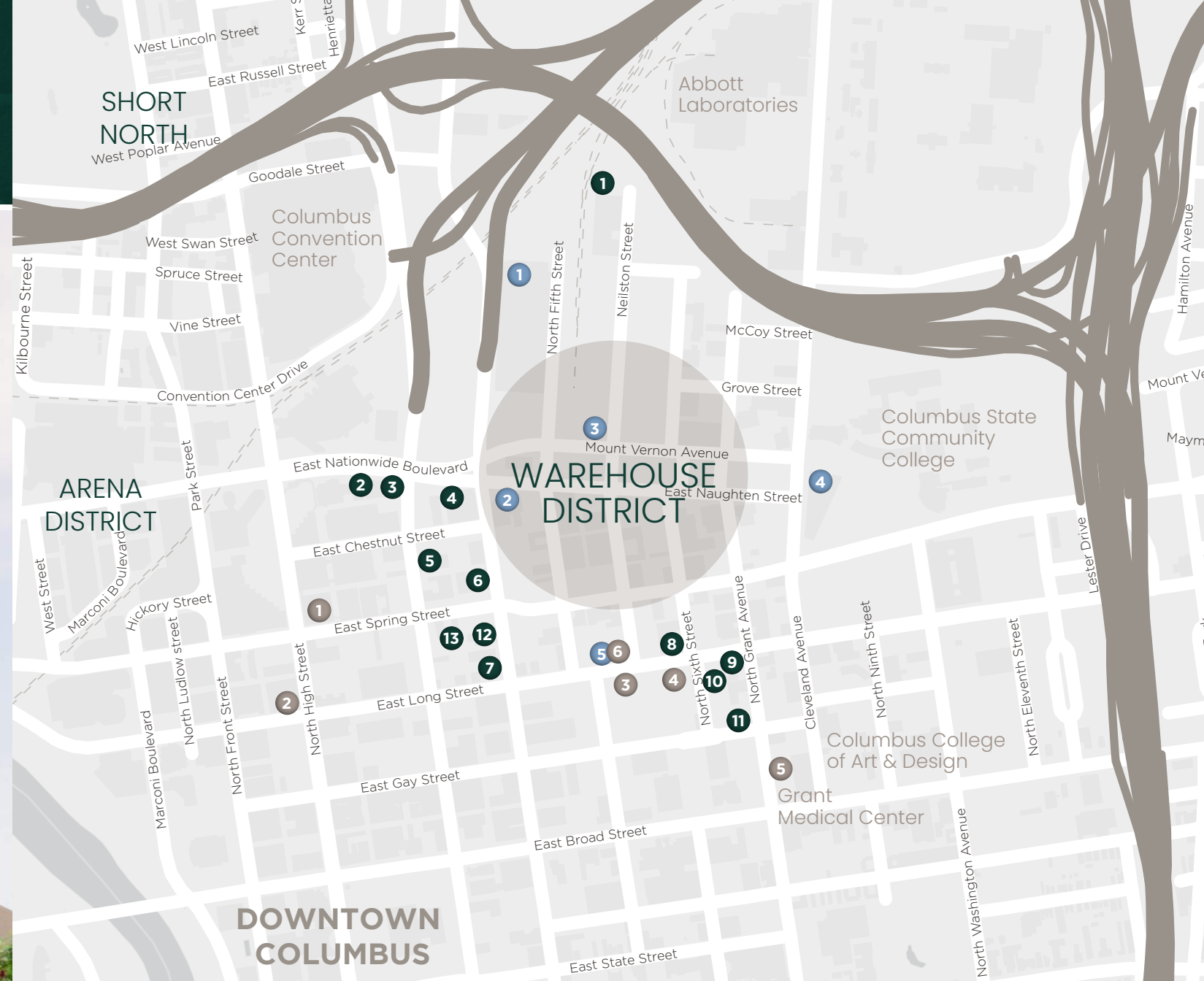
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LOCATION

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 is home to both new and long-standing businesses—plus plenty of places to eat, drink, live and play. It's simple to get here, convenient to park here, and easy to navigate by foot or car. Take a look at all the notable places nearby.

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)

IDENTIFIED OPPORTUNITY AREAS

A. SPRING STREET & 4TH STREET INTERSECTION

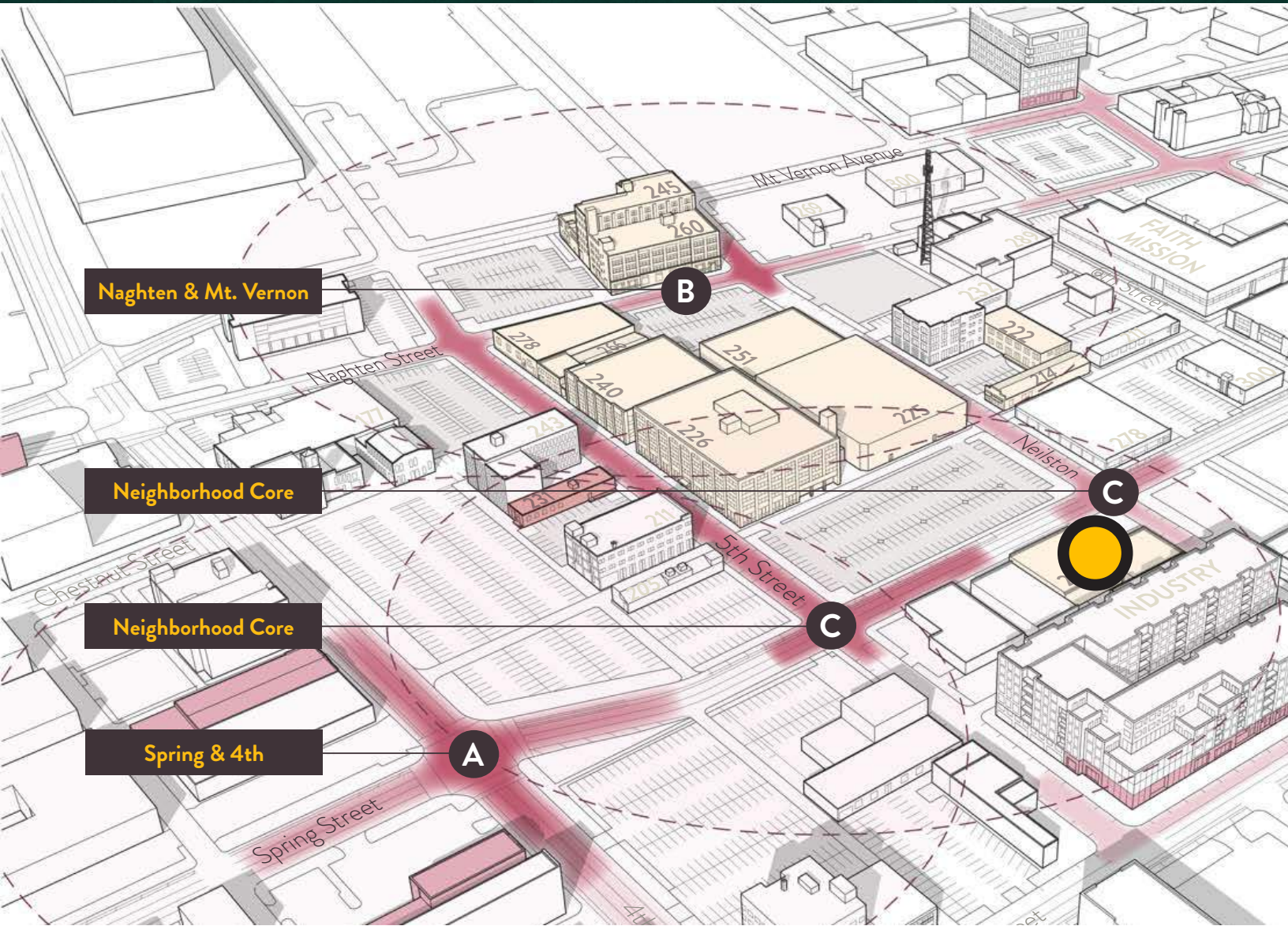
GATEWAY TO THE CORE OF THE WAREHOUSE DISTRICT

B. EAST/WEST CORRIDOR ALONG MT. VERNON AVENUE & NAUGHTEN STREET

CONNECT CSCC AND THE CWD TO THE ARENA DISTRICT

C. NEIGHBORHOOD CARE

BUILD ON EXISTING ASSETS AND FURTHER ESTABLISH A CENTER OF ACTIVITY WITHIN THE NEIGHBORHOOD



BUILDING SPECIFICS

14,680 SF

BUILDING SIZE

14,680 SF

AVAILABLE SPACE

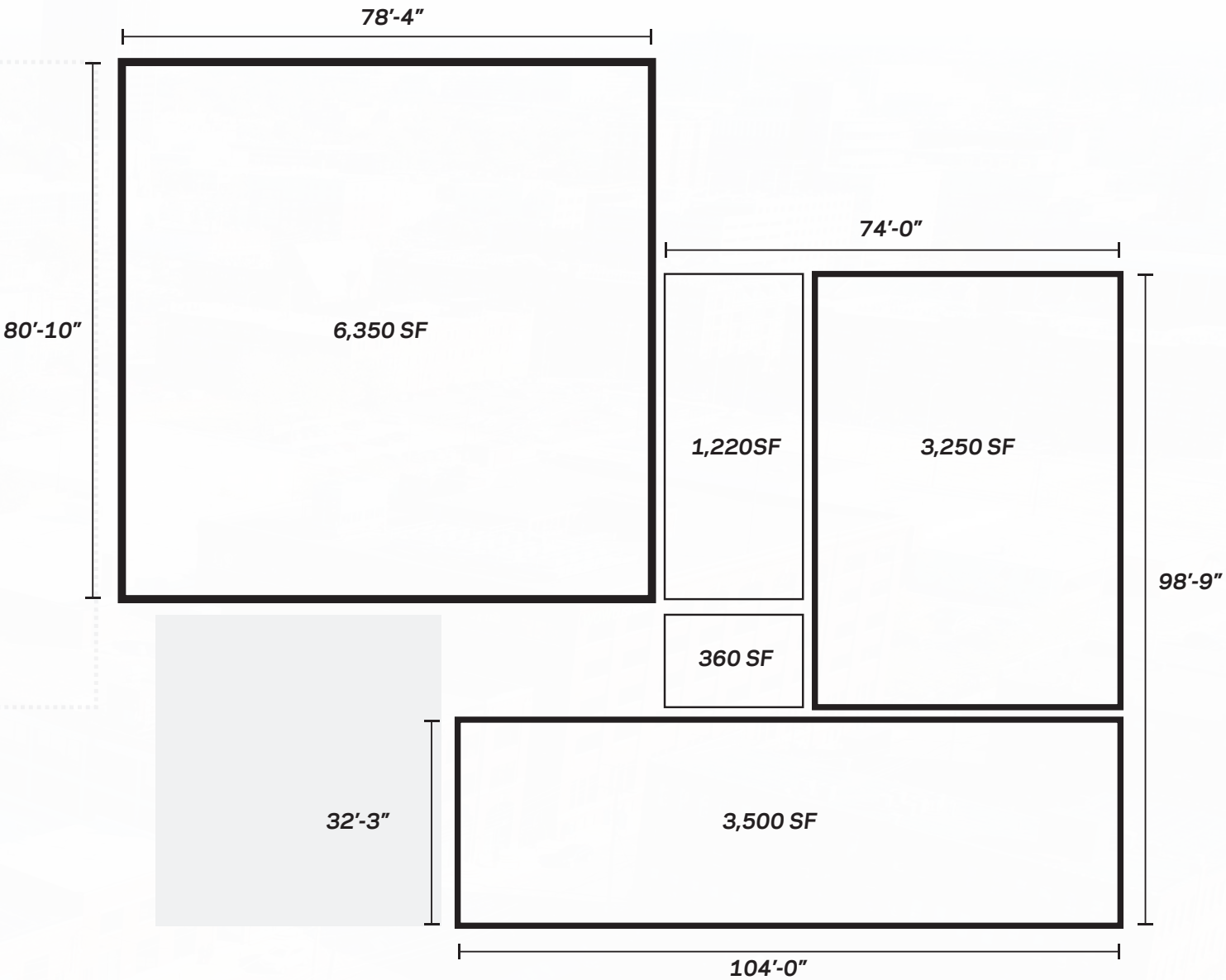
14,680 SF

MAX CONTIGUOUS

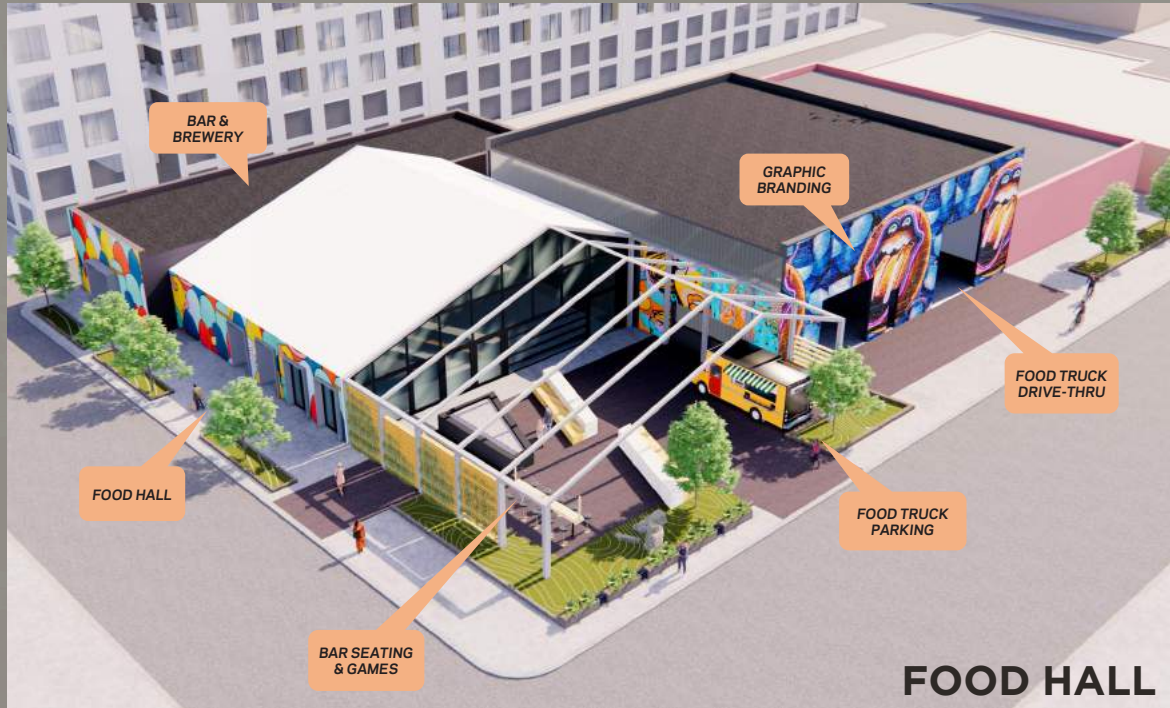
6,350 SF

MINIMUM CONTIGUOUS

SITE PLAN



POTENTIAL CONCEPT RENDERINGS





ABOUT HACKMAN CAPITAL PARTNERS

Hackman Capital Partners owns, through affiliated entities, a majority of the real estate in the Columbus Warehouse District. With visionary thinking and significant investment dollars, the company is transforming the neighborhood, by converting its vintage warehouses into one-of-a-kind commercial spaces—and, in turn, attracting innovative new businesses to the area.

Founded in 1986 and based in Los Angeles, Hackman Capital Partners is a privately-held, real-estate investment and operating company and an early pioneer of converting vintage industrial properties into creative office campuses.

With ties to Columbus, the Hackman family's hometown, the company entered the Central Ohio market in 2013. It turned to the historic properties in the Columbus Warehouse District in 2018.

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