



WOW business

226

CBRE

Hackman  
Capital  
Partners



226 n  
5th street

4,378 SF TO 28,393  
SF AVAILABLE

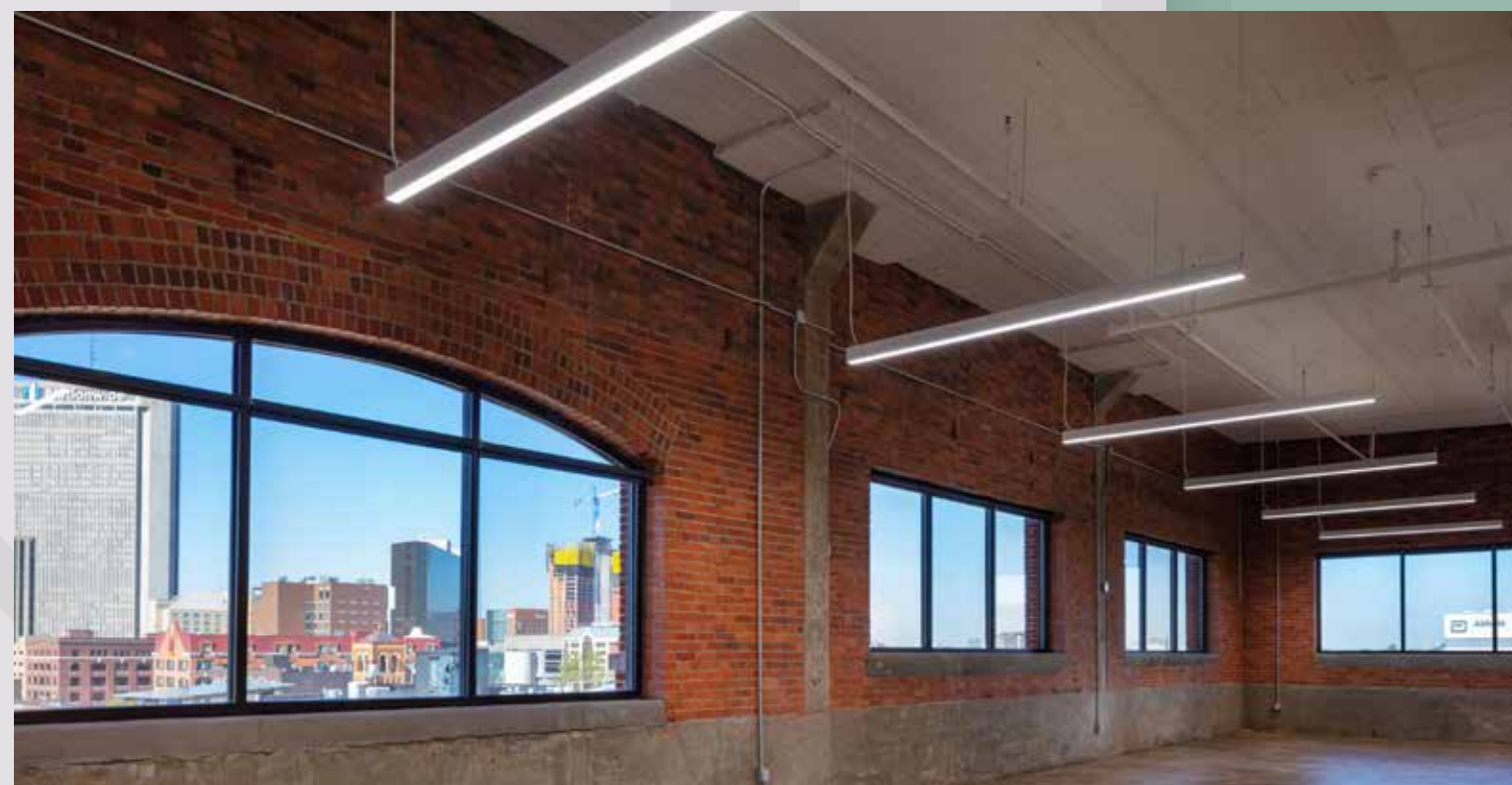
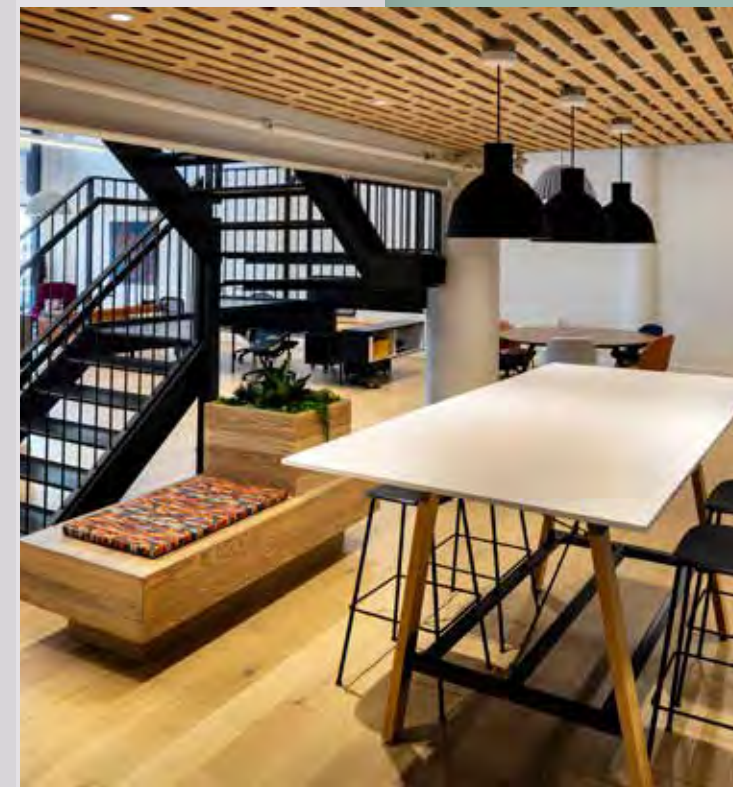
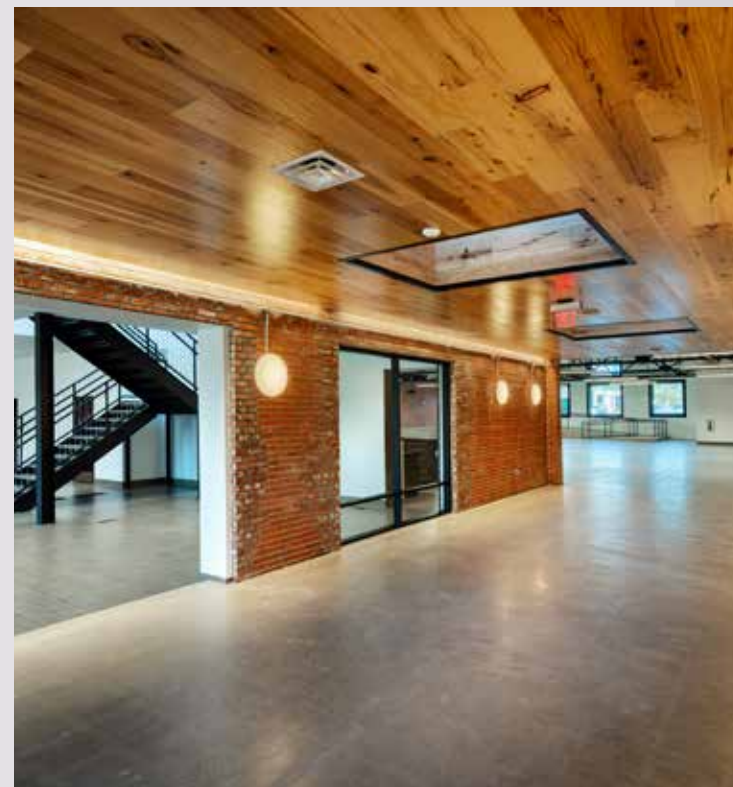


WELCOME TO

# 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



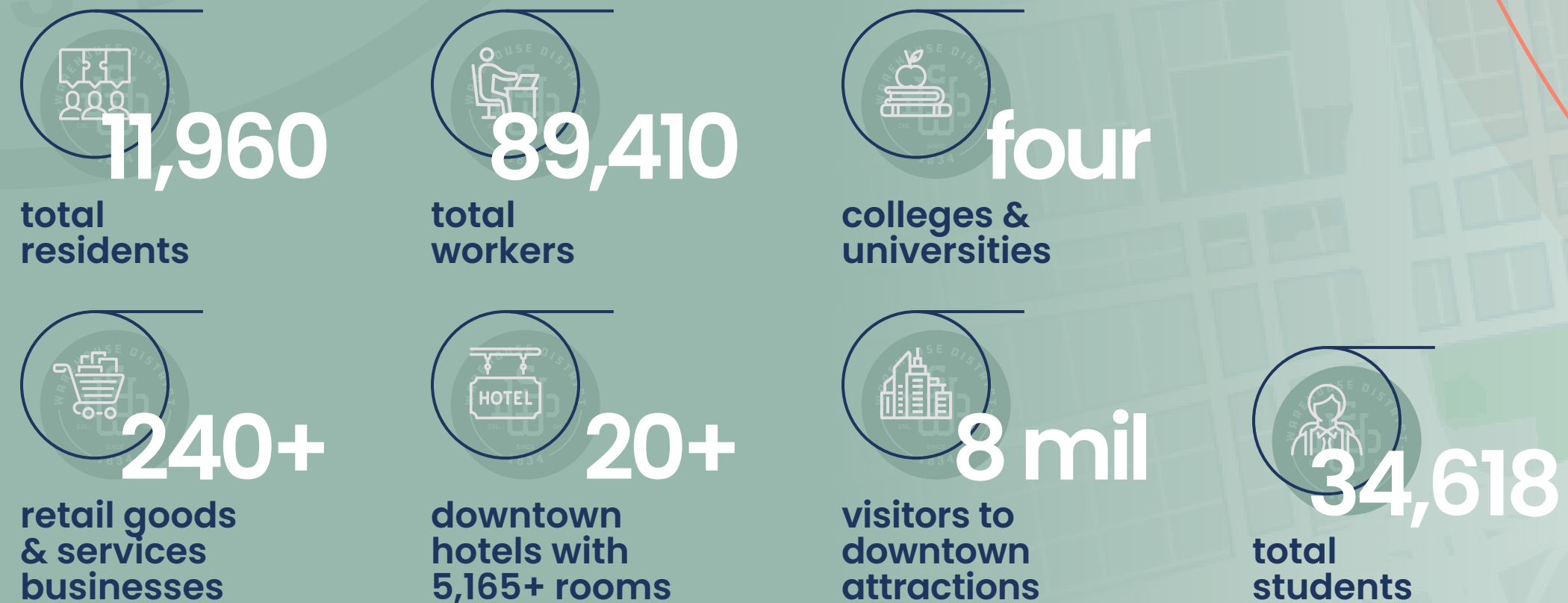


# in the heart of it all

## ON THE NORTHEAST SIDE OF DOWNTOWN COLUMBUS, THE WAREHOUSE DISTRICT IS RIGHT WHERE YOU WANT TO BE

As Ohio's capital and largest city, Columbus stands out as the Buckeye State's geographical, educational, and cultural center. Columbus boasts a consistently healthy growth rate, thanks to its diverse economy, educated workforce, superior infrastructure and pro-business tax environment. It is also home to the state's flagship educational institution The Ohio State University and the Warehouse District neighbors, Columbus State Community College and Columbus College of Art & Design.

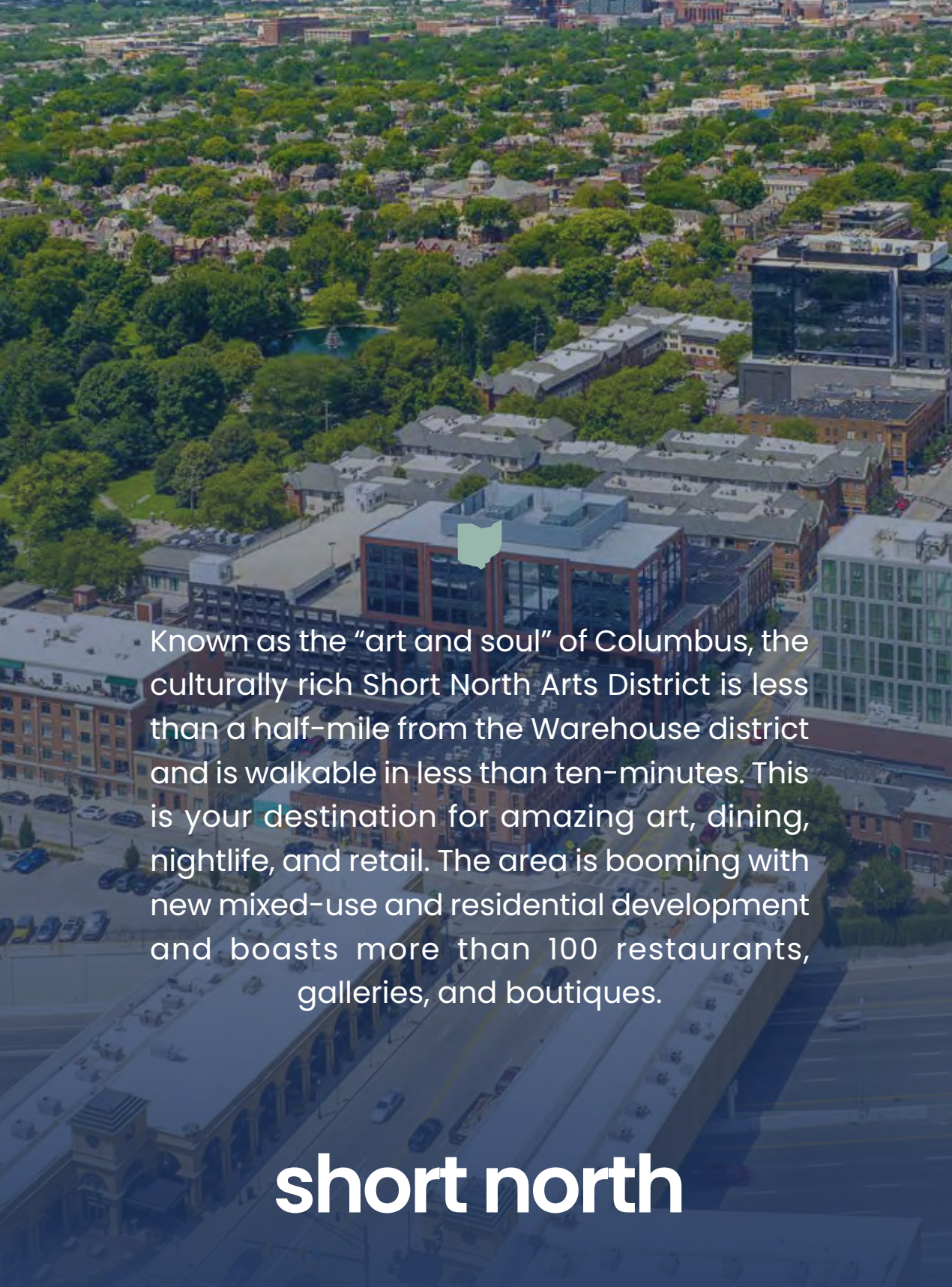
### DOWNTOWN BY THE NUMBERS



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

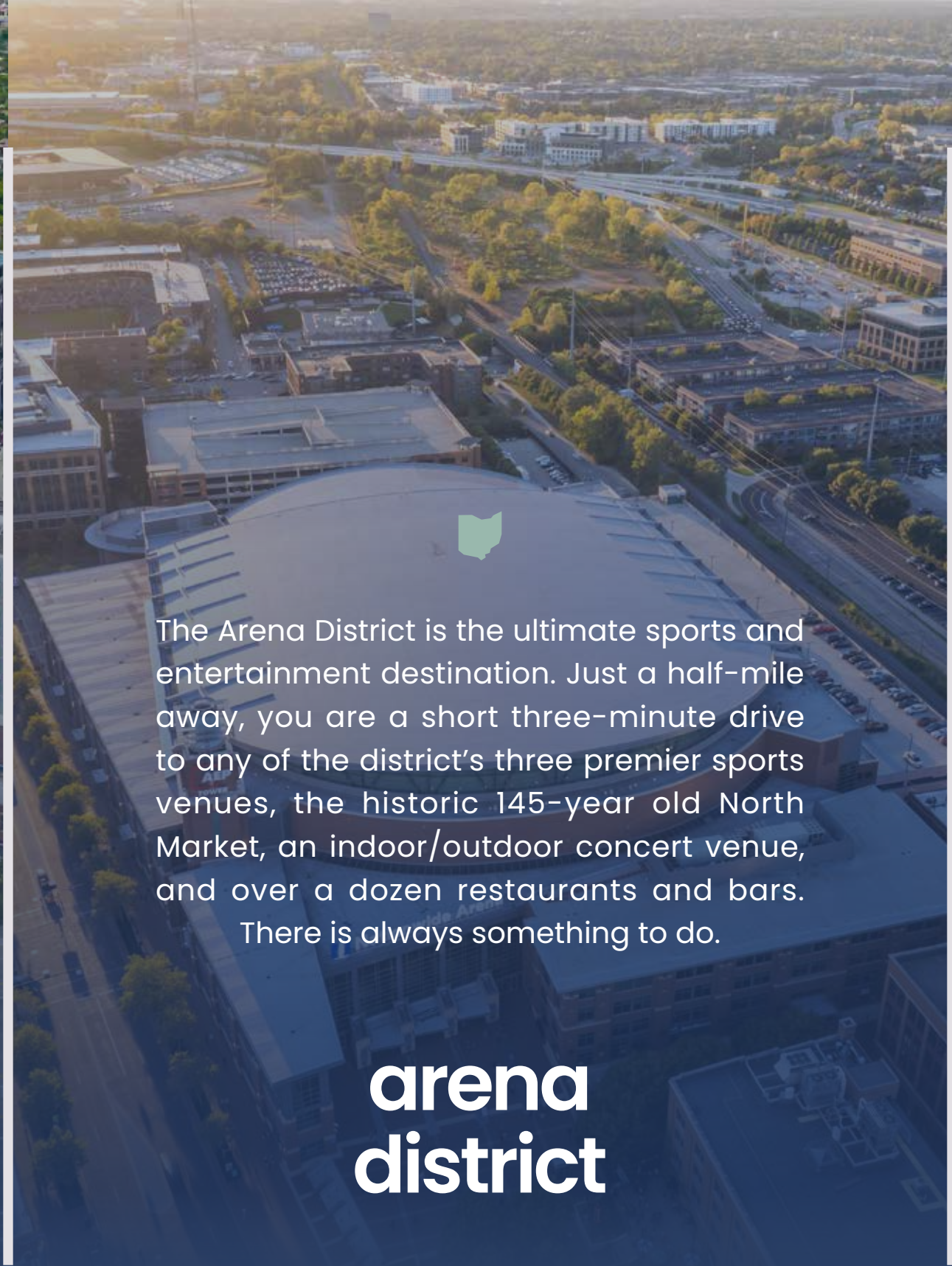






Known as the “art and soul” of Columbus, the culturally rich Short North Arts District is less than a half-mile from the Warehouse district and is walkable in less than ten-minutes. This is your destination for amazing art, dining, nightlife, and retail. The area is booming with new mixed-use and residential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

## short north



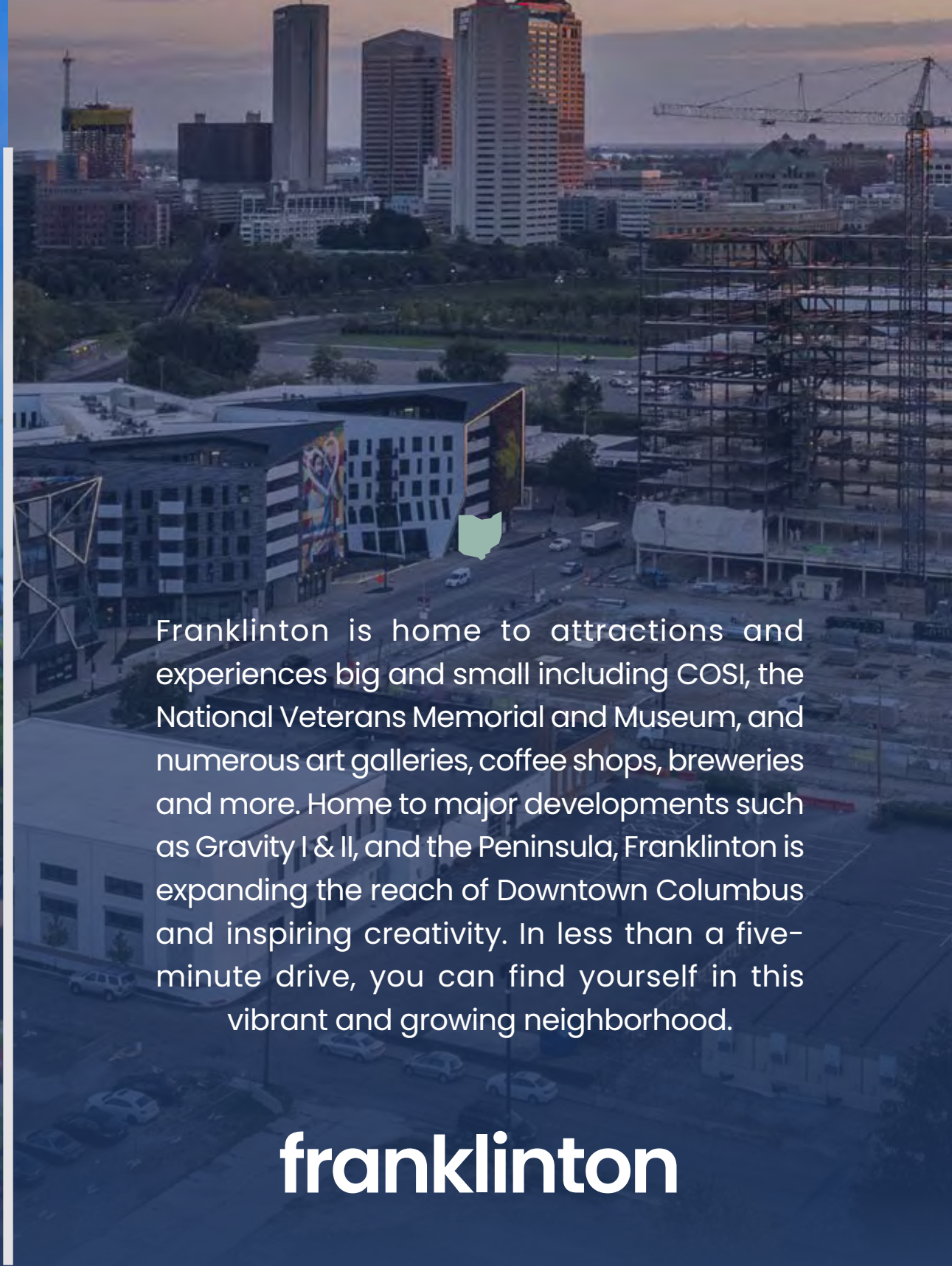
The Arena District is the ultimate sports and entertainment destination. Just a half-mile away, you are a short three-minute drive to any of the district’s three premier sports venues, the historic 145-year old North Market, an indoor/outdoor concert venue, and over a dozen restaurants and bars. There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

## arena 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.

## german village & brewery district



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.

## franklinton

**THE DISTRICT’S NEIGHBORS**  
**minutes from the city’s best areas for entertainment, events, shopping, dining, and more**





# 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

## 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





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

33,000 square foot entertainment and community space

## entertainment big and small

- + Concerts, comedy shows and other events in the performance venue which can hold 700 people
- + Party games like Giant Jenga and Checkers, Cornhole and more
  - + Virtual Sports Simulators
  - + Traditional Arcade Games

# the kee

programmable and rentable event space – made to suit your event needs

multi-media art gallery featuring local artists

## the kee offers various food and drink options to the neighborhood

- + Cafe: serving Coffee and Light Bites starting at 7am
- + The Lounge: full-service, sit-down dining area with bar
- + Food Bar: a casual dining area
- + Alley Patio: Outdoor seating with walk-up food window





# THE DISTRICT





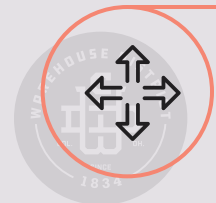
# flexible floorplans make this historic paper mill building

## PERFECT FOR TODAY AND TOMORROW

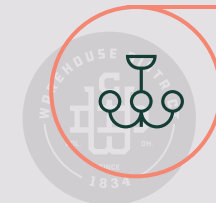
### 4,378 TO 28,393 SF AVAILABLE

226 N. Fifth Street is a five-story, multi-tenant building. Constructed in 1918, it was formerly the home of the Central Ohio Paper Company.

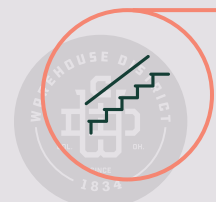
Exposed brick walls, tall ceilings, and large windows frame expansive views of Downtown Columbus. The Landlord, Hackman Capital Partners, has completely renovated the entry way, lobby, and other building common areas. Updated lighting and flooring as well as new bathrooms and kitchens make this modern warehouse a ready home for any variety of office users with available suites connecting this Columbus classic to the future of office.



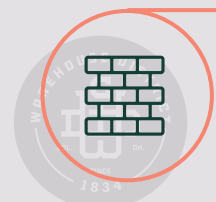
a variety of available suites to meet your specific needs



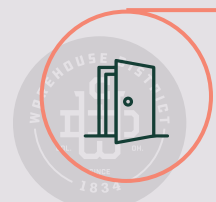
modernized suites with newly installed LED lighting and upgraded bathrooms and kitchens



five-story, multi-tenant building with 139,198 SF total RBA



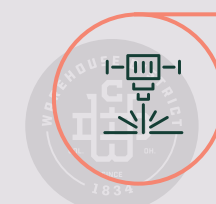
unique exposed brick and beam construction



completely renovated entryway and common areas



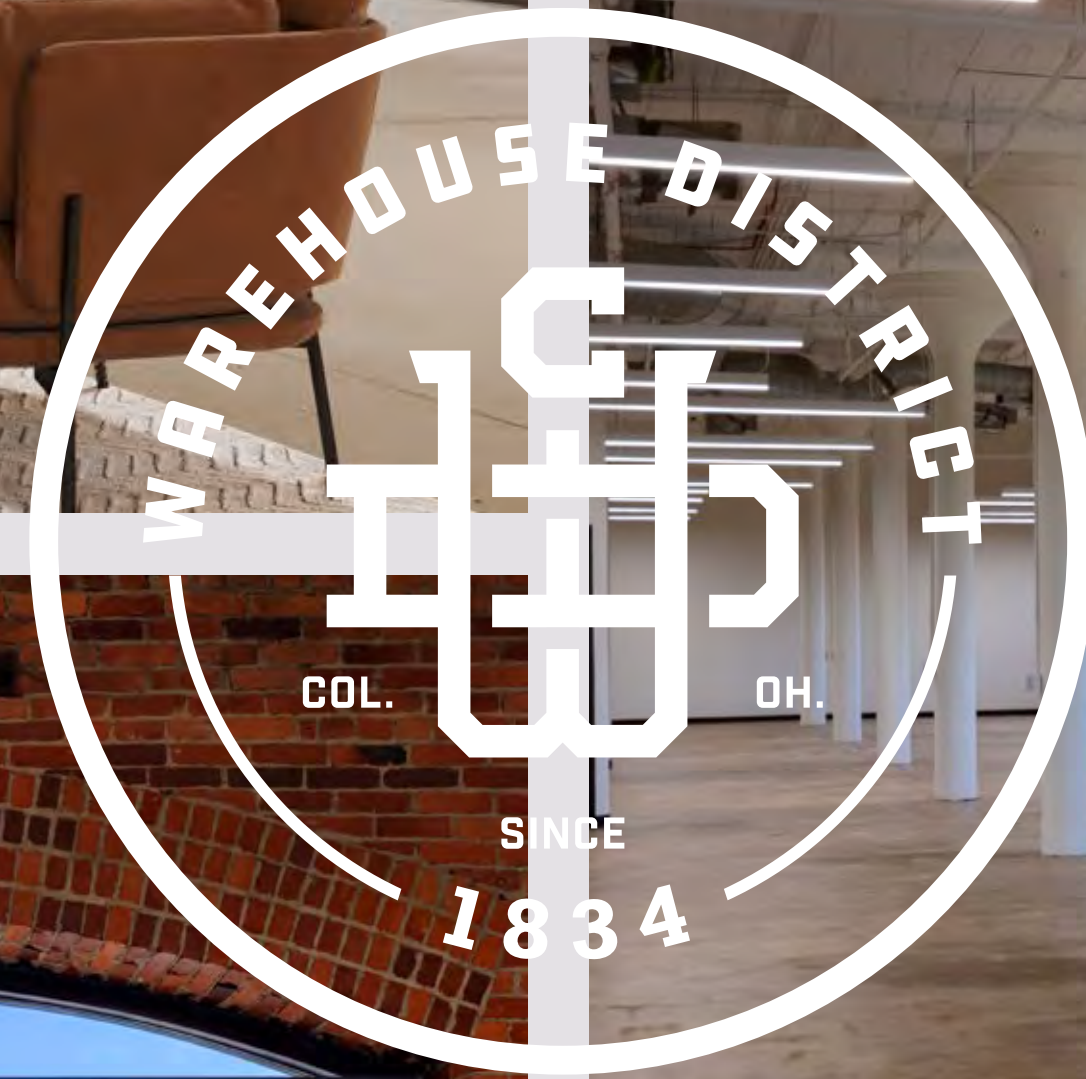
tall ceilings with panoramic views of downtown Columbus



constructed in 1918, former home of the central Ohio paper company





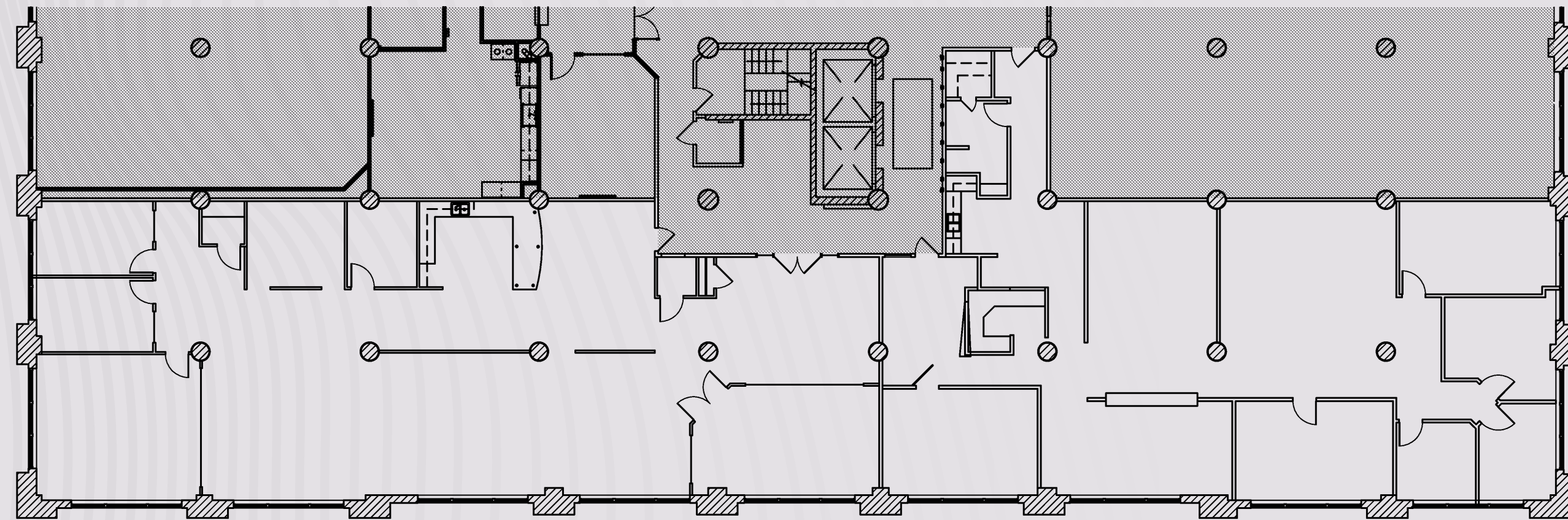




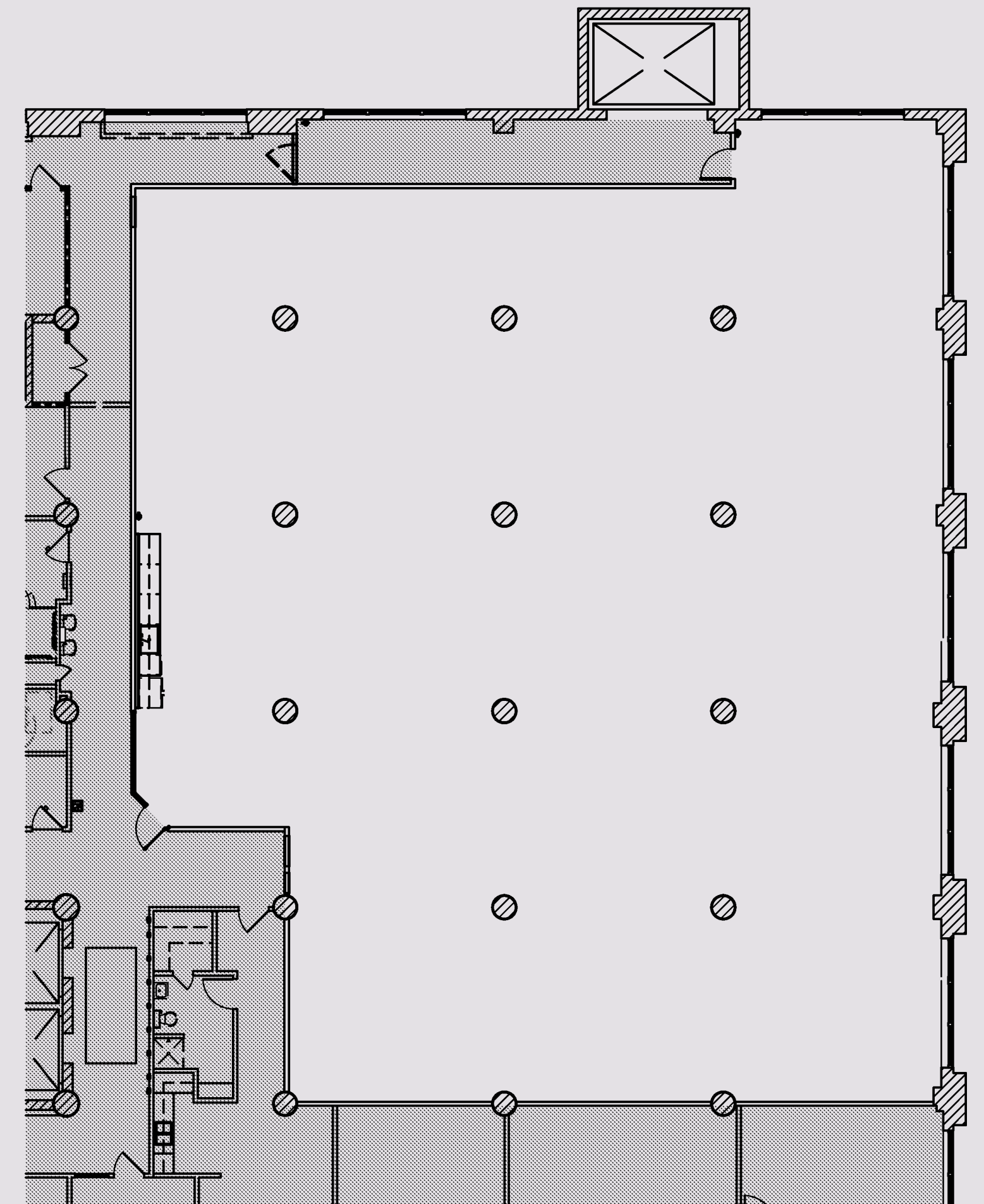
# 226 n 5th street 2nd floor

4,378 - 12,855 SQ FT

SUITE 200 - 4,378 SF



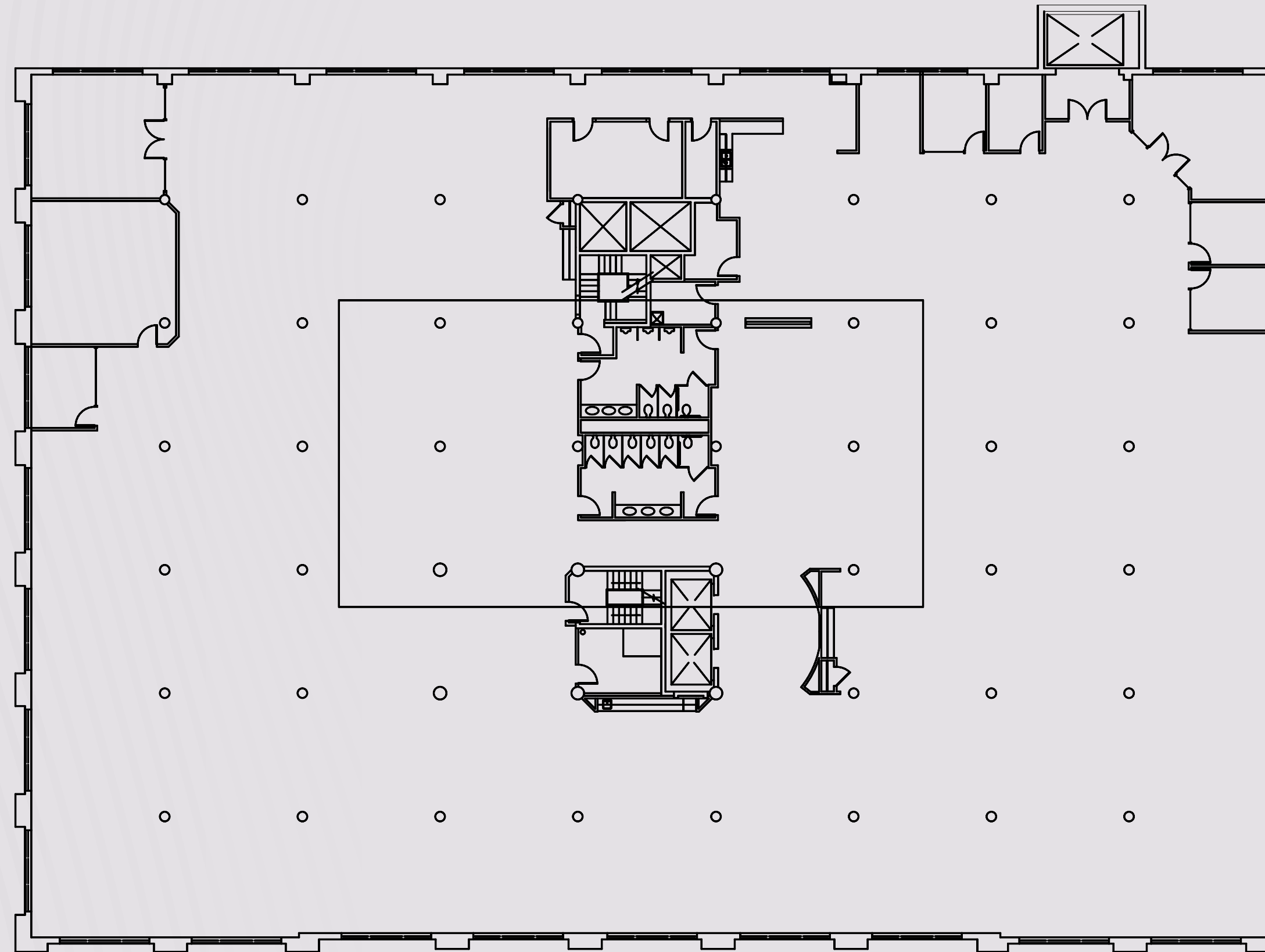
SUITE 210 - 8,477 SF





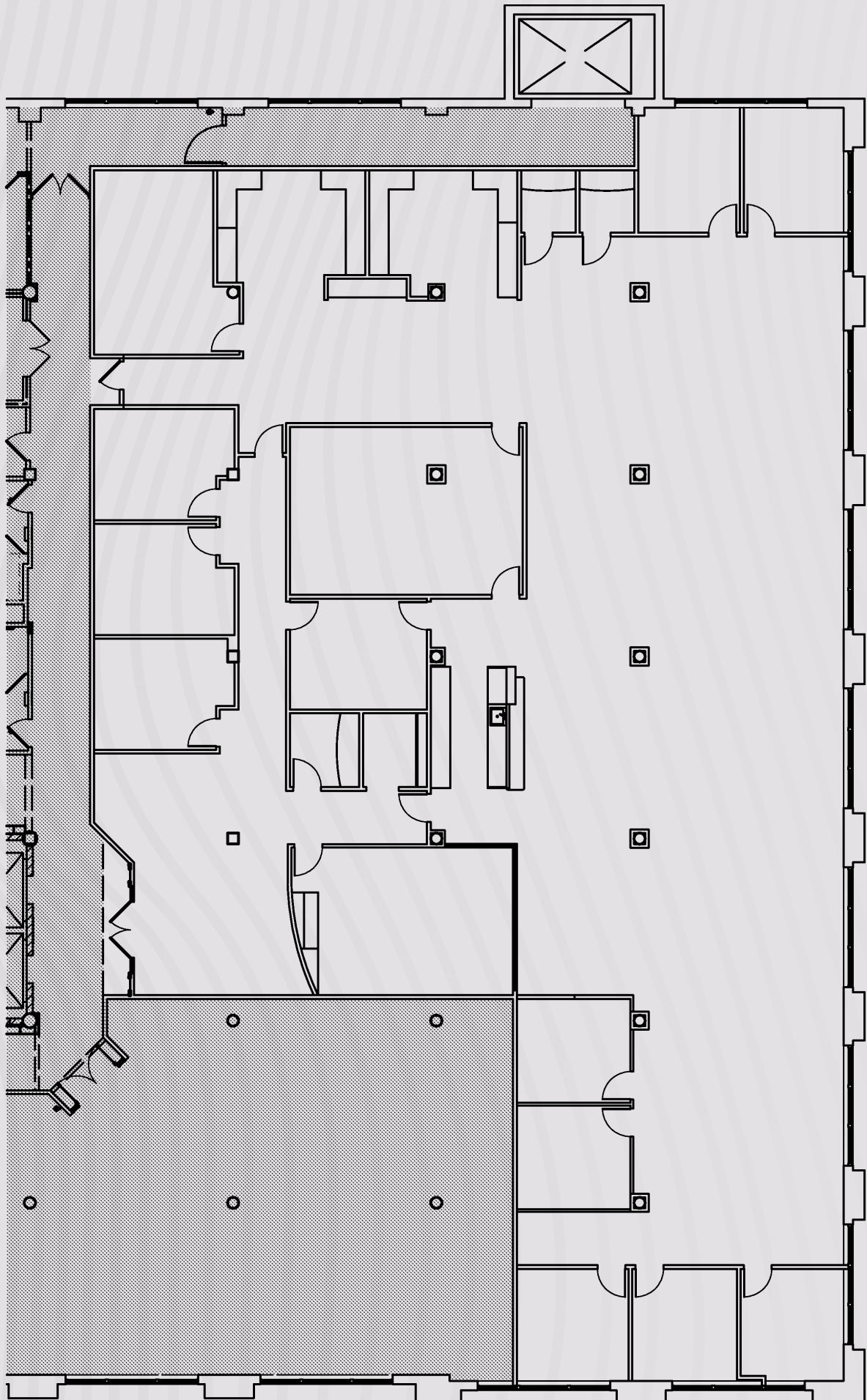
# 226 n 5th street suite 400

28,393 SQ FT  
(ENTIRE FLOOR)





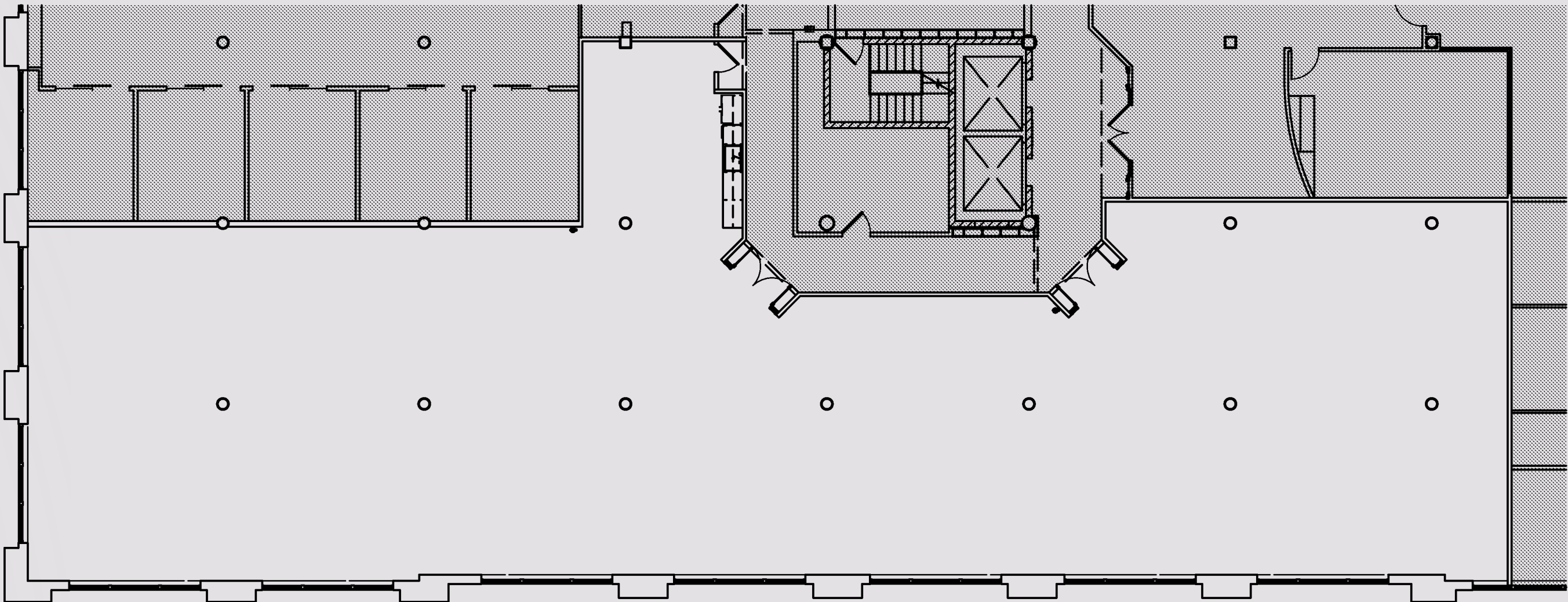
**SUITE 500 - 10,404 SF**



**226 n 5th street  
5th floor**

**7,840 - 18,244 SQ FT**

**SUITE 510 - 7,840 SF**





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