



CBRE

**Hackman
Capital
Partners**



**240 n
5th street**

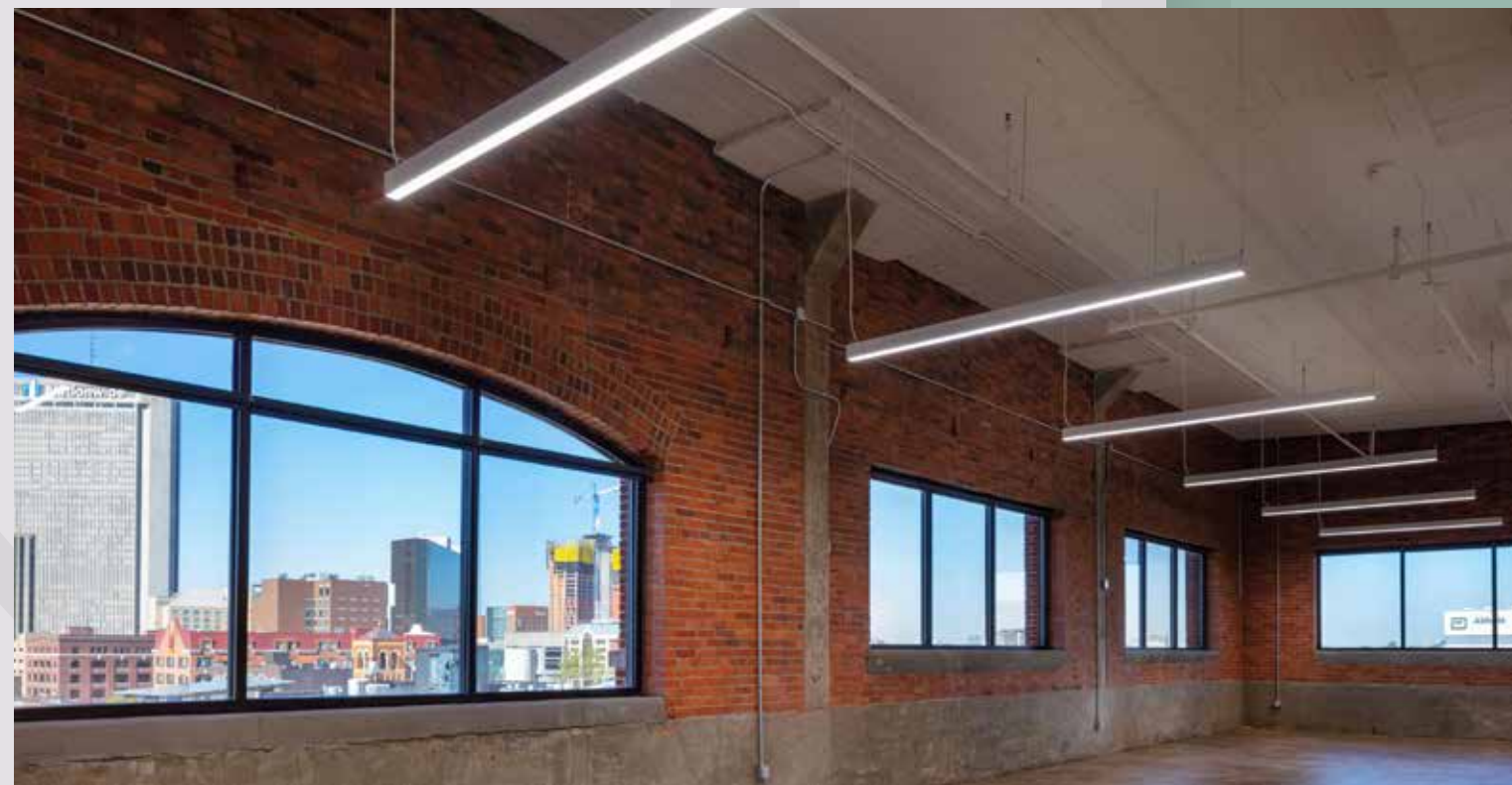
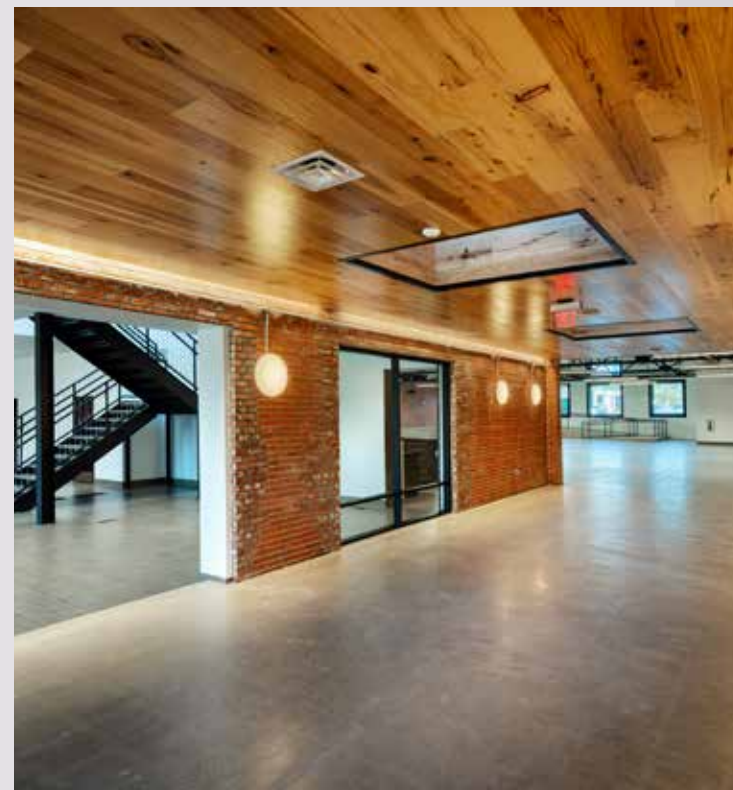
**2,531 TO 6,244
SF AVAILABLE**

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

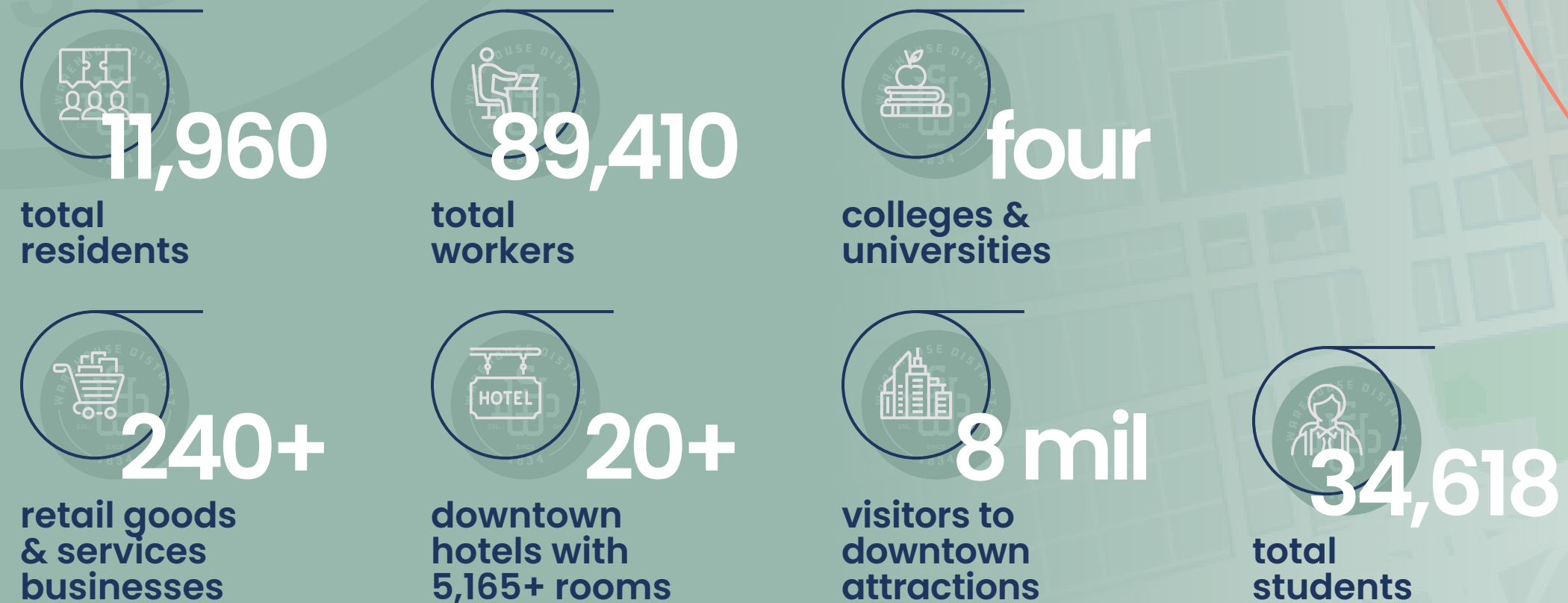


in the heart of it all

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

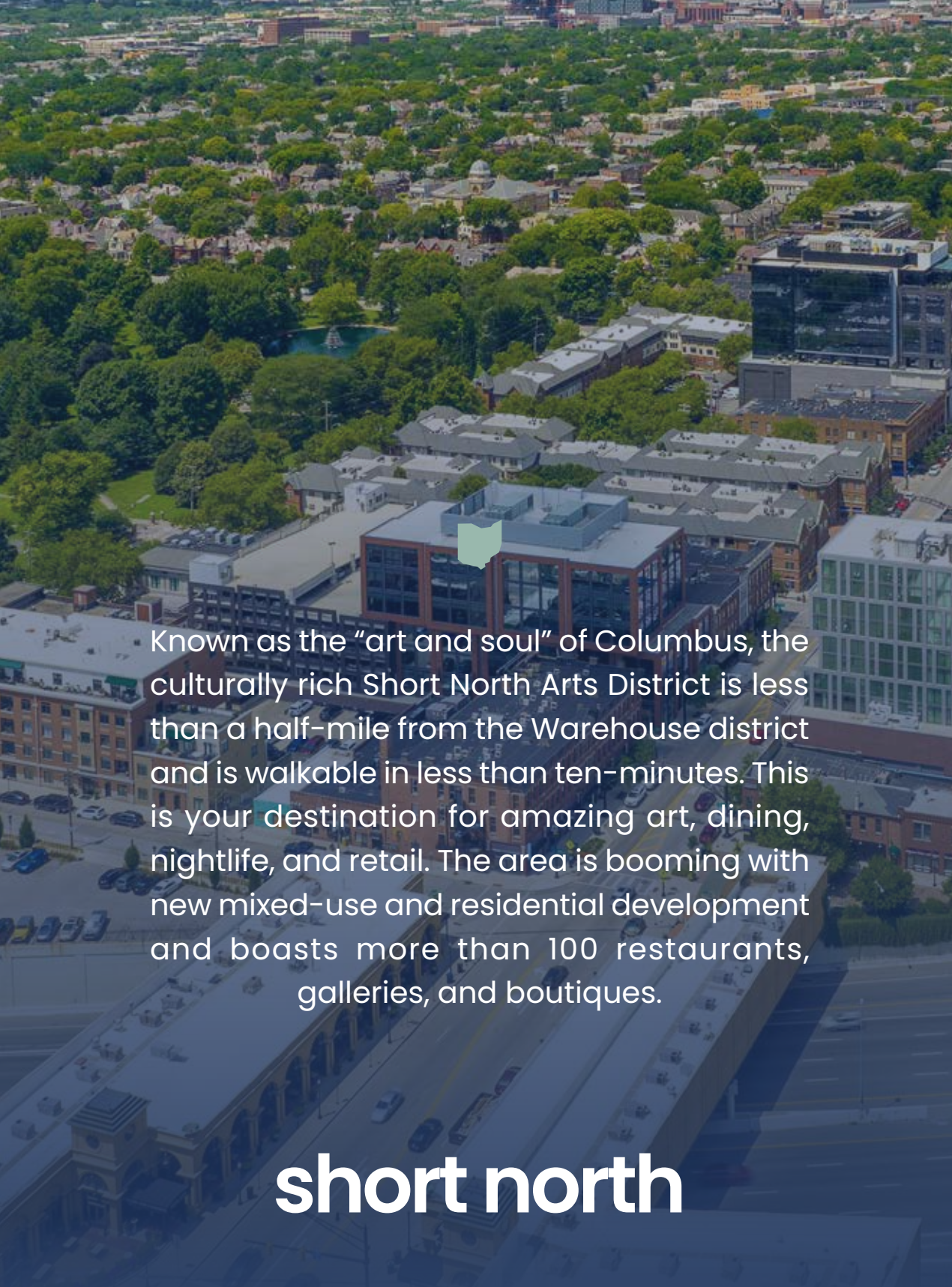
As Ohio's capital and largest city, Columbus stands out as the Buckeye State's geographical, educational, and cultural center. Columbus boasts a consistently healthy growth rate, thanks to its diverse economy, educated workforce, superior infrastructure and pro-business tax environment. It is also home 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



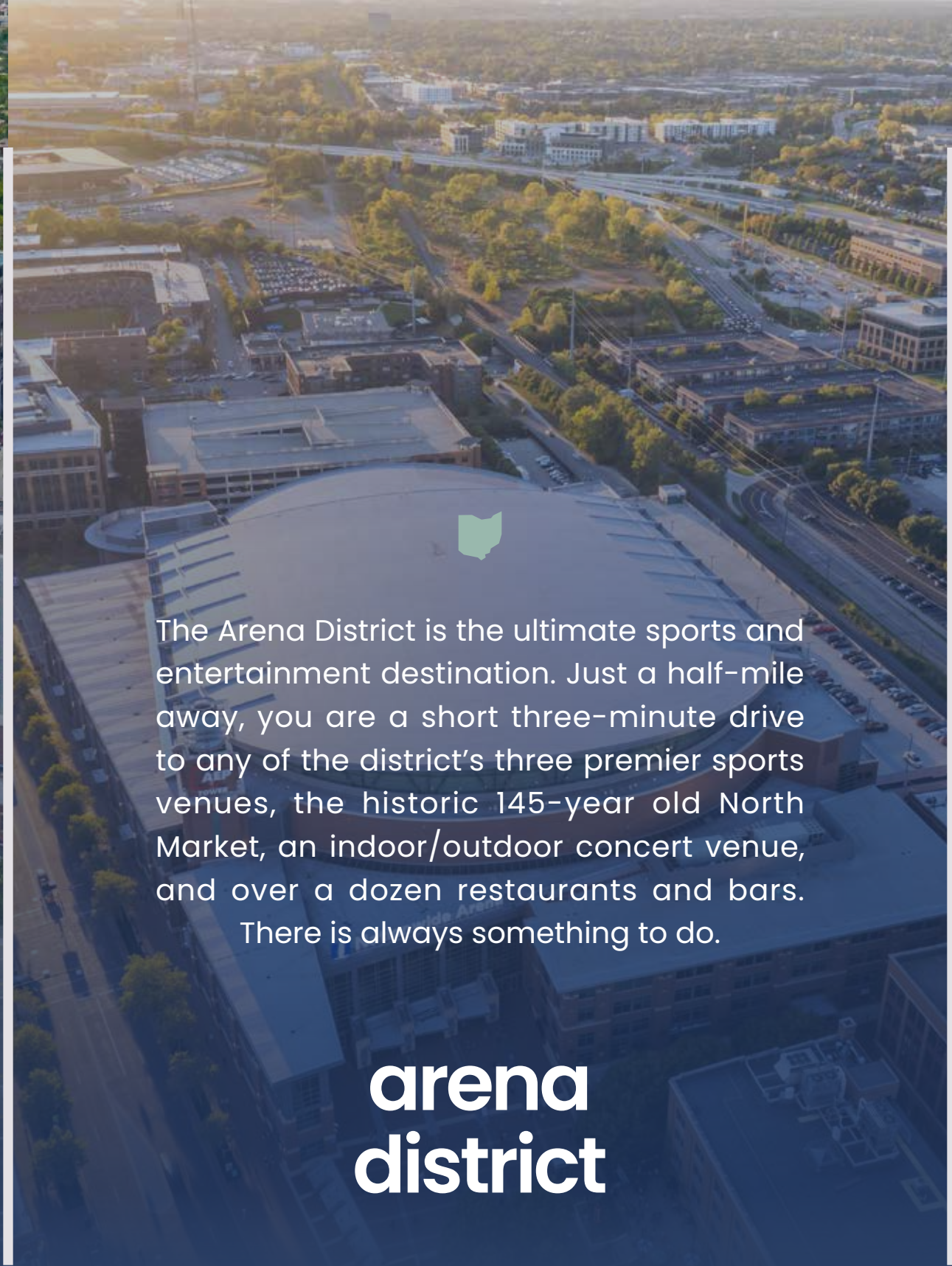
1. lower.com field & astor park
2. huntington park
3. national veteran's memorial museum
4. center of science and industry (cosi)
5. nationwide arena
6. north market downtown
7. hilton columbus downtown
8. greater columbus convention center
9. ohio statehouse
10. abbott laboratories
11. columbus state 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



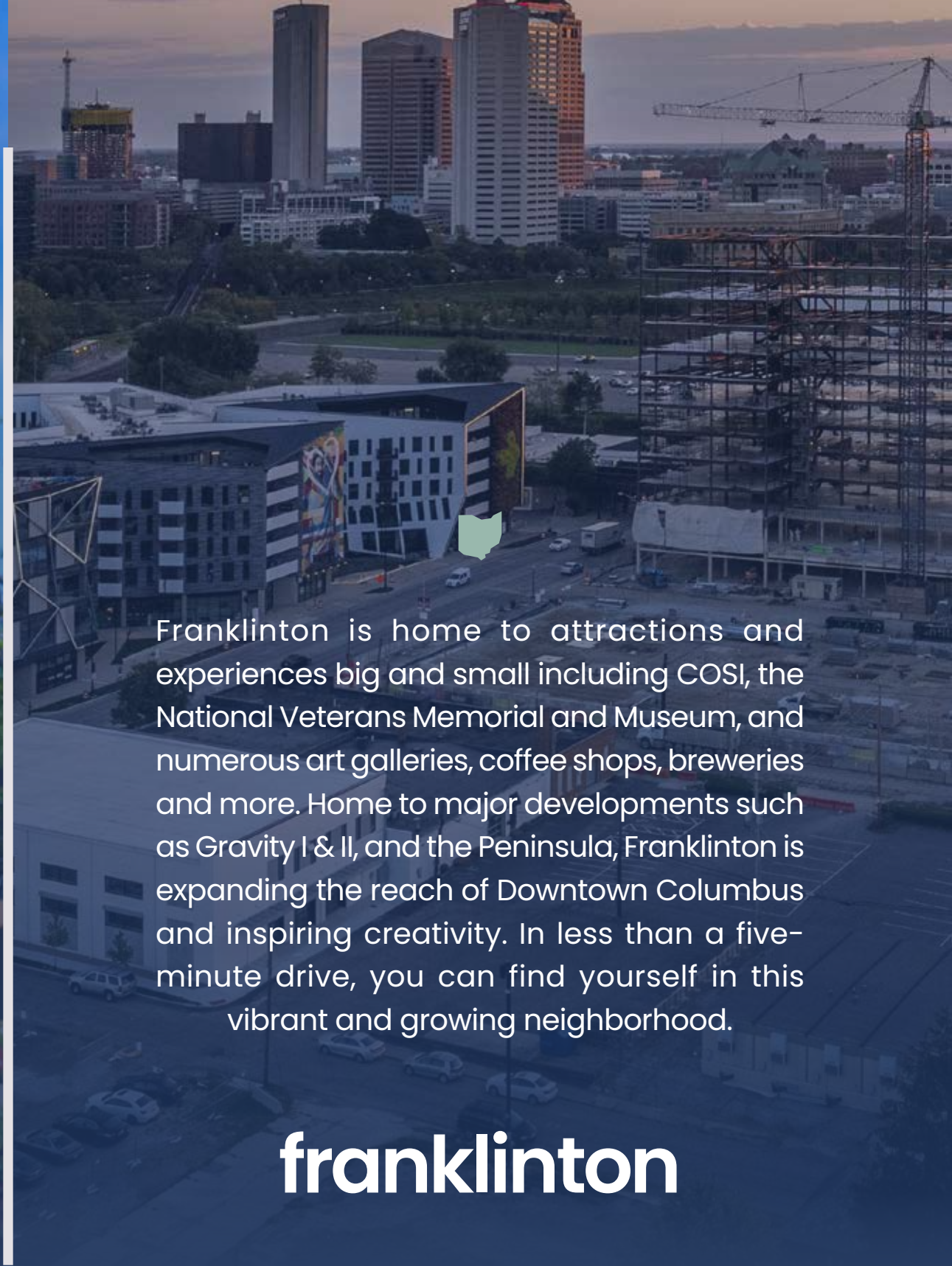
The Arena District is the ultimate sports and entertainment destination. Just a half-mile away, you are a short three-minute drive to any of the district’s three premier sports venues, the historic 145-year old North Market, an indoor/outdoor concert venue, and over a dozen restaurants and bars. There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



● leased
● available



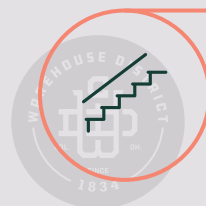
FIND YOUR PERFECT SPACE in the historic american electric building

2,531 TO 6,244 SF AVAILABLE

240 N. Fifth Street is a three-story, multi-tenant building, constructed in 1944 and was first occupied by American Electric.

Expansive views of Downtown Columbus are framed by large windows on the tall, white brick walls. Updated lighting and flooring, and new bathrooms and kitchens make this modern warehouse a ready home for any variety of office user.

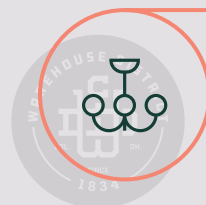
Landlords, Hackman Capital Partners, have completely renovated the entry way, lobby and other building common areas, as well as the available suites, all while celebrating the authentic character of the original vintage warehouse.



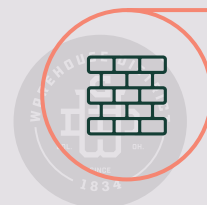
three-story, multi-tenant building with 49,742 SF total RBA



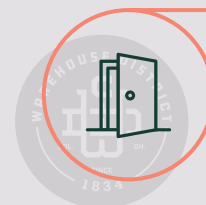
20' ceiling heights with panoramic views of downtown columbus



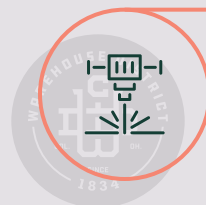
newly installed LED lighting throughout the space



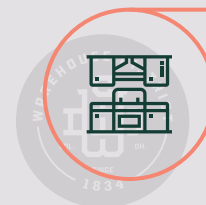
unique exposed brick and beam construction



completely renovated entryway and common areas

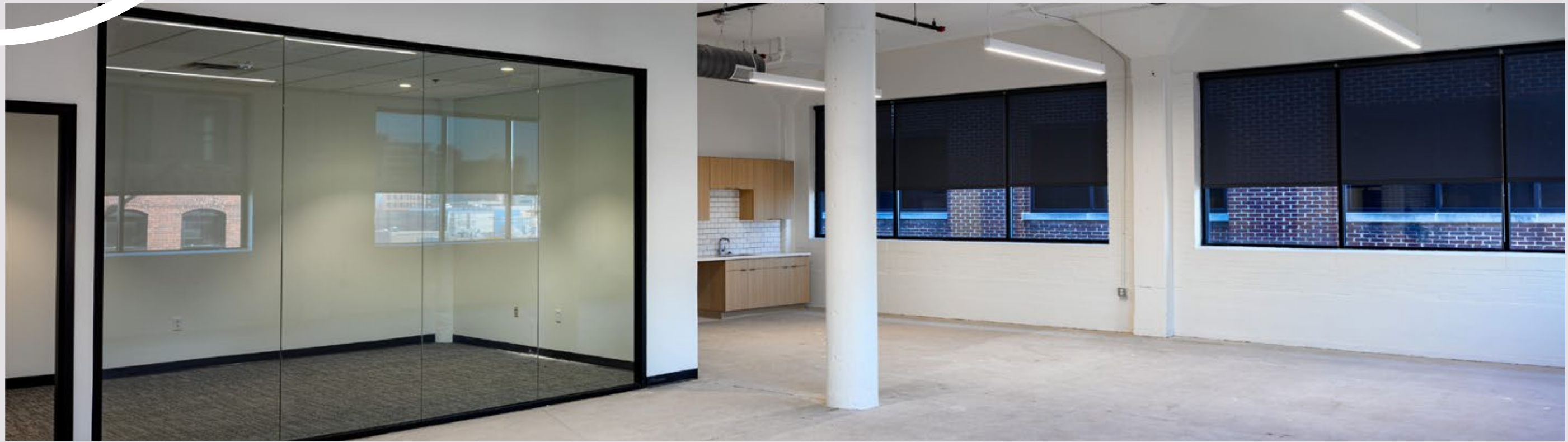


constructed in 1944, former home of american electric

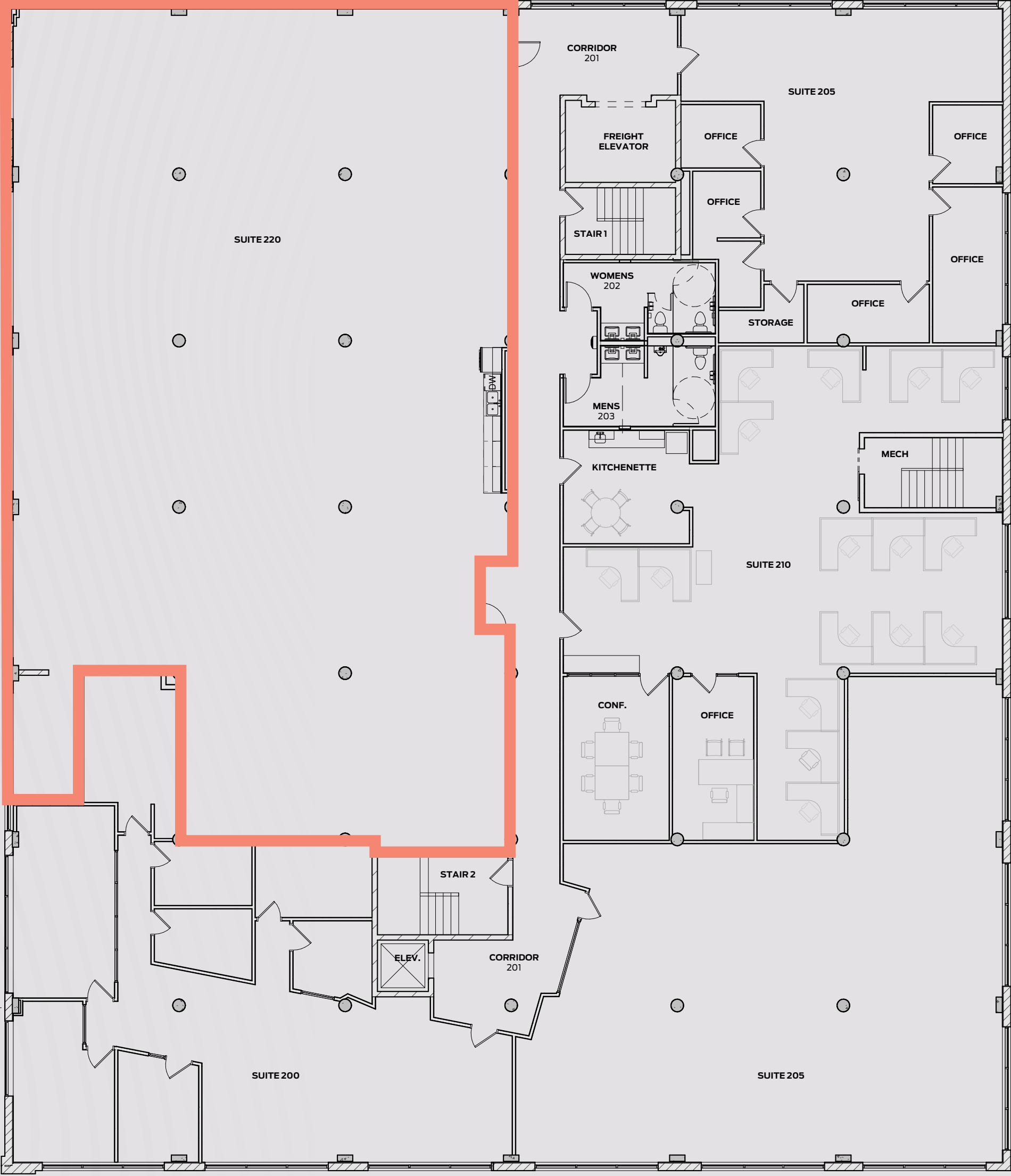


modernized suites with upgraded bathrooms and kitchens

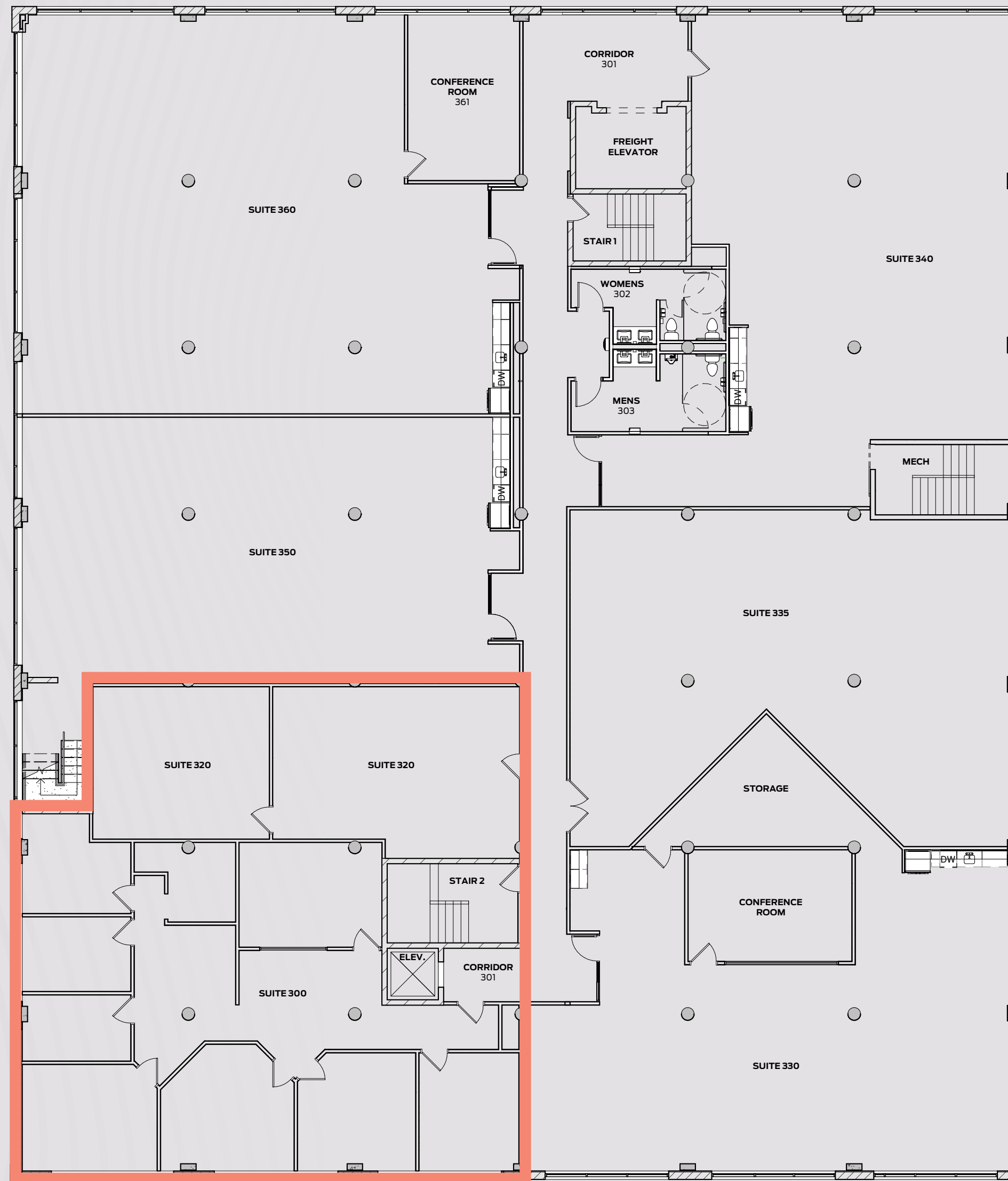




**240 n 5th
street
suite 220**
6,244 SQ FT



**240 n 5th
street
suite 300**
3,892 SQ FT



**collin
wheeler**

First Vice President
+1 614 430 5050
collin.wheeler@cbre.com

**aaron
duncan**

First Vice President
+1 614 430 5090
aaron.duncan@cbre.com



CBRE

 Hackman
Capital
Partners

©2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_May2023