

# For lease

777 Goodale Blvd  
Grandview Heights, Ohio 43212



## Building overview

Incredible leasing opportunity in Grandview Heights! 777 Goodale Blvd is a single-story office building with 4,533 s.f. of creative office space available. The space has a mix of private offices and open work space with an exposed ceiling and ductwork. The property is walkable to Grandview Yard, the new Southern Station mixed-use development, and numerous amenities. The property has monument signage on Goodale Blvd, abundant parking and excellent access to 315 and I-670.

Tenant is responsible for gas, electric, janitorial, and pro-rata share of water.



### Key tenants:



<b>Address</b>	777 Goodale Blvd, Grandview Heights, OH 43212
<b>Lease rate</b>	\$15.95/s.f. NNN
<b>OpEx</b>	\$5.75/s.f.
<b>Building size</b>	~43,840 s.f.
<b>Available s.f.</b>	4,533 s.f.
<b>Parking</b>	145 Spaces (3.0/1,000 s.f.) Prime parking adjacent to suite
<b>Zoning</b>	Grandview Commerce Mixed Use District (GCMXD)



## Property aerial



### Demographics

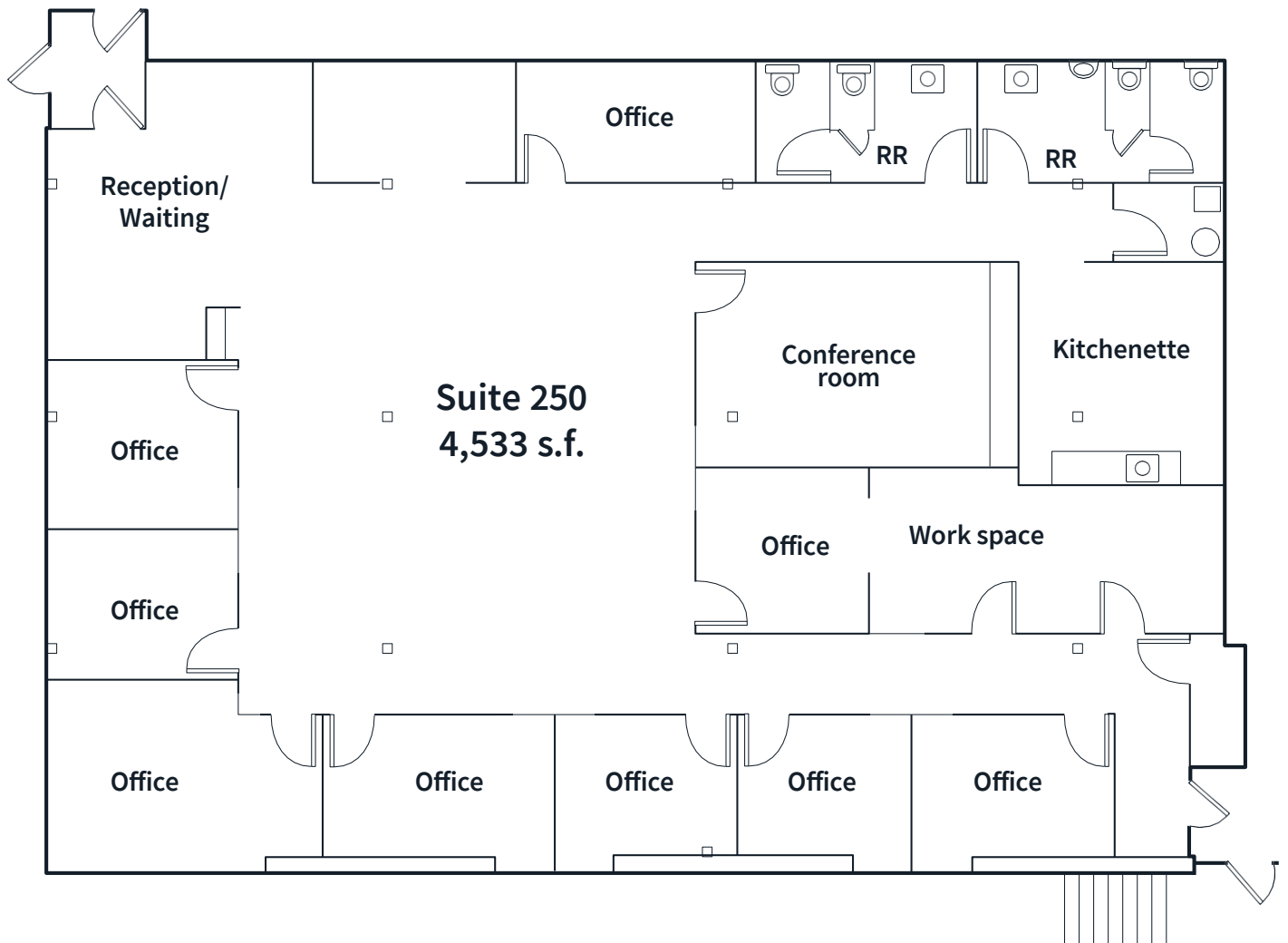
- 164,298 residents
- \$322,414 median home value (owner occupied)
- 30.9 median age
- 74,648 households
- \$87,147 average household income
- \$5,227 monthly household expenditure

Based on 3 mile radius

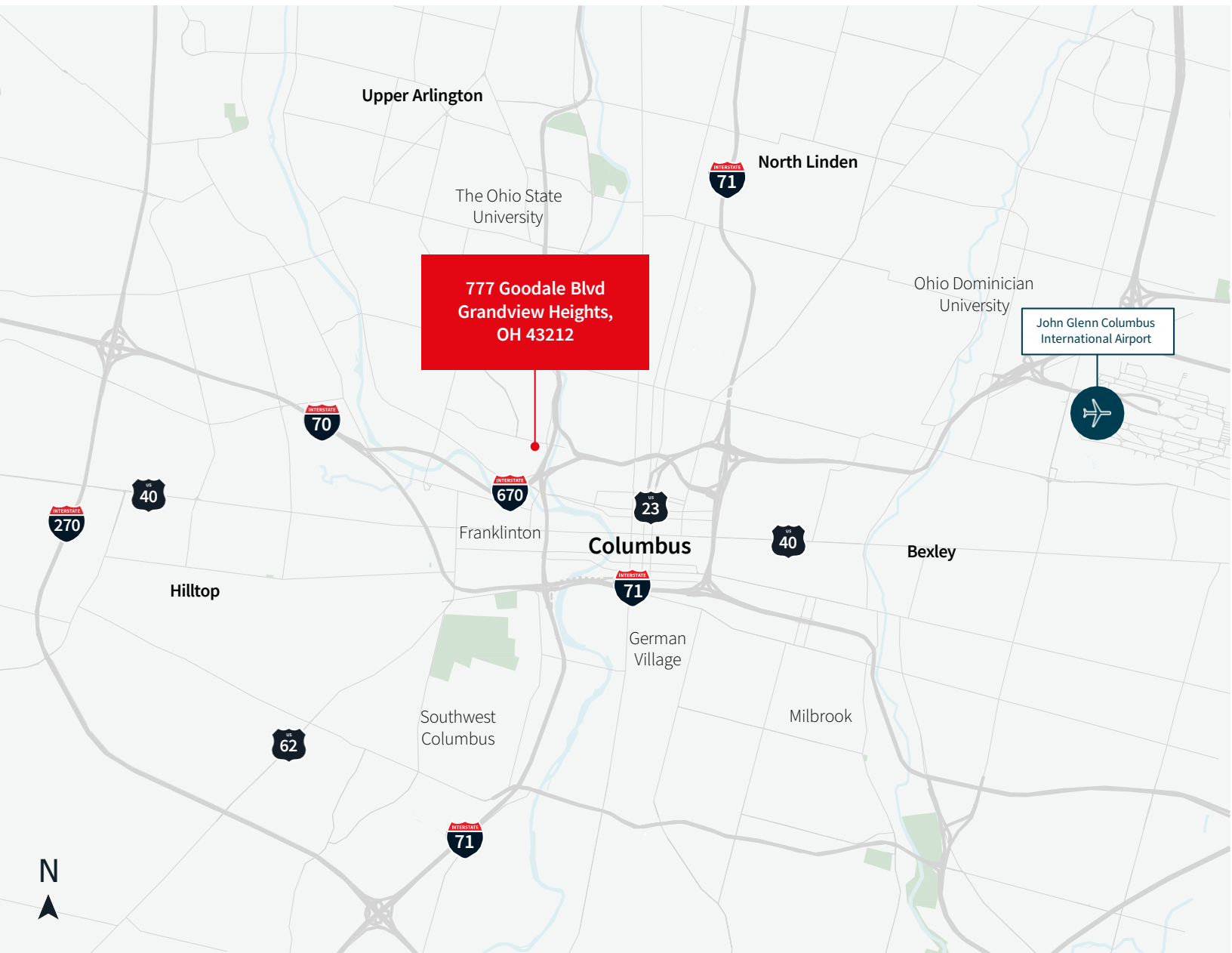
# Building floor plan



## Suite 250 floor plan



## Location map



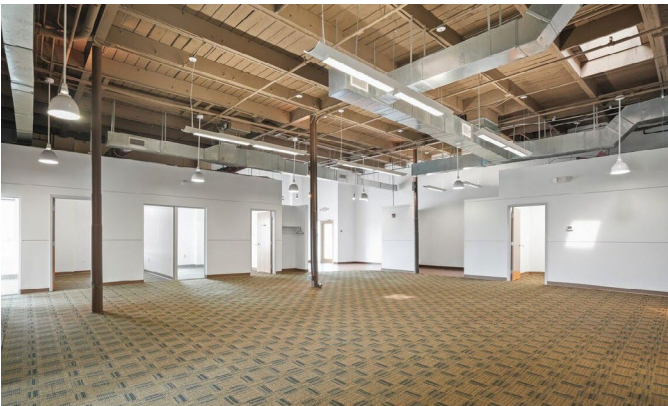


## Nearby amenities map



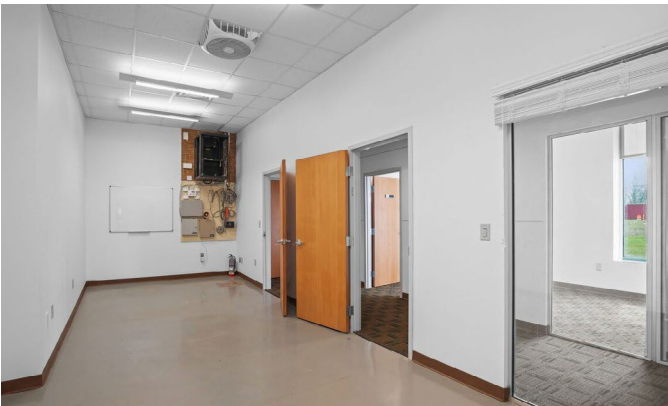


## Suite 250 photographs

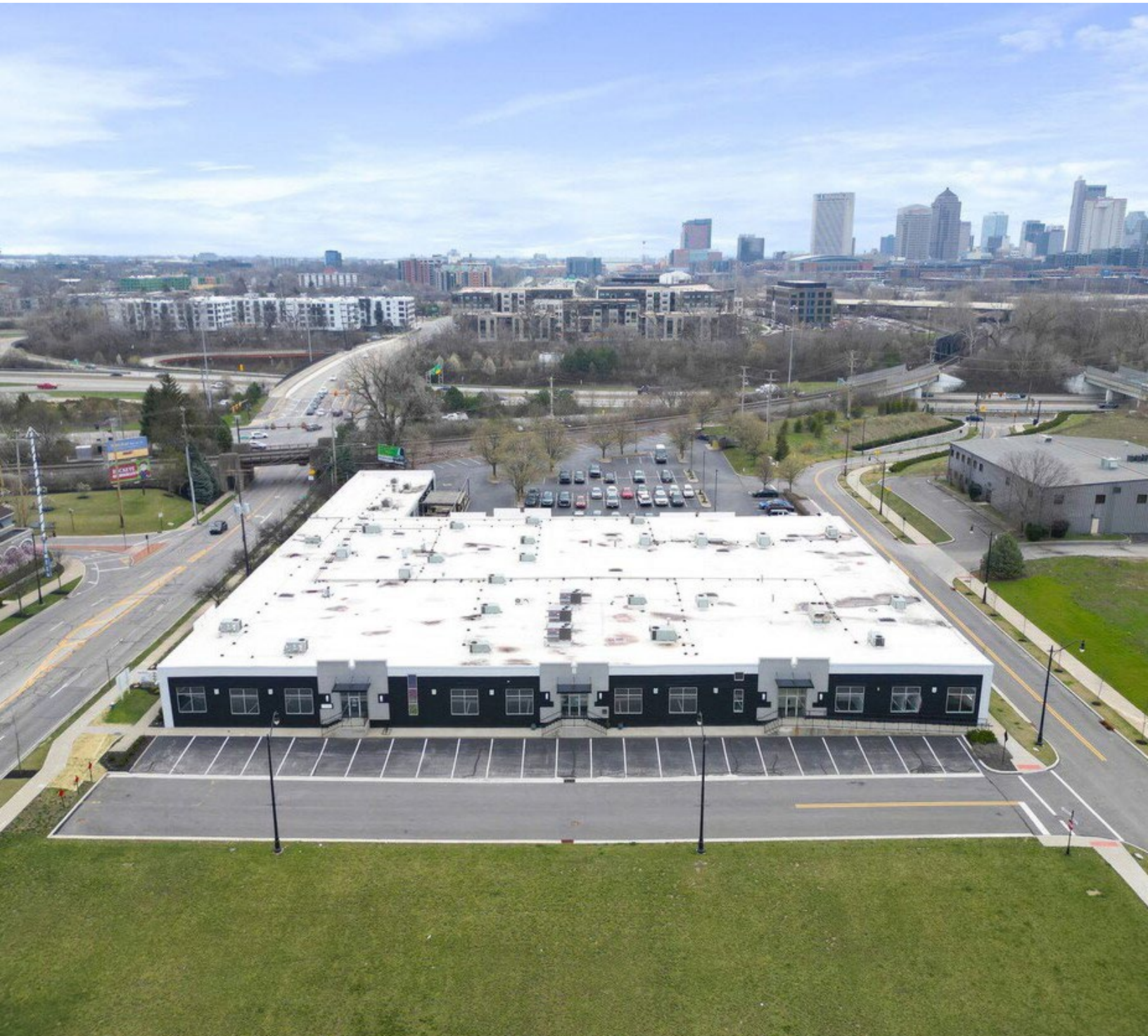




## Suite 250 photographs







**Andrew Dutcher, SIOR**  
*Managing Director, Agency*  
[andrew.dutcher@jll.com](mailto:andrew.dutcher@jll.com)  
+1 614 629 5266

**Joey Lamb**  
*Vice President*  
[joey.lamb@jll.com](mailto:joey.lamb@jll.com)  
+1 614 506 9147