

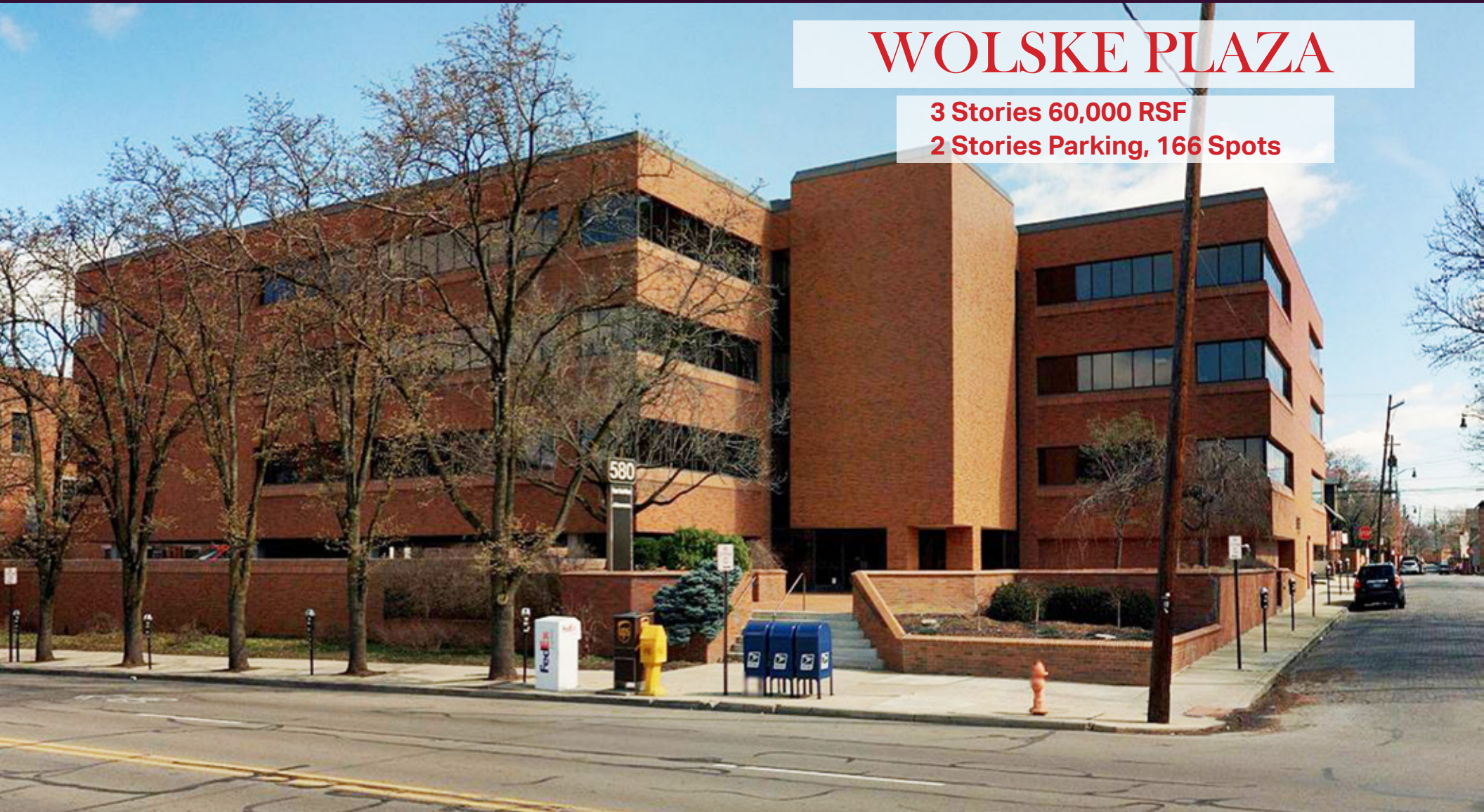
THE ROBERT WEILER COMPANY EST. 1938  
**OFFERING MEMORANDUM**

Skip Weiler • skip@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.102 • www.rweiler.com

**WOLSKE PLAZA**

**3 Stories 60,000 RSF**

**2 Stories Parking, 166 Spots**



Appraisal Brokerage Consulting Development

**COMMERCIAL OFFICE BUILDING**

**580 South High Street, Columbus, OH 43215**

## MODERN OFFICE BUILDING FOR SALE!

Incredibly solid commercial office building with two levels of underbuilding parking located in the heart of the German Village/Brewery District. Within walking distance to the Franklin County Courthouses, the Statehouse, Downtown, as well as many of the City's best restaurants and bars, Schiller Park, Scioto Audubon Park and much more. The building offers views of the downtown skyline and the charming German Village area. Built in 1979, 580 South High Street was constructed using extremely durable precast concrete columns and beams, with precast flexicore planks (aka, hollowcore) spanning the floors, ceilings and roof. With a lifecycle of over 100 years, the precast structure is incredibly strong and stable with a height of twelve feet between each floor.

This building has the potential to be gutted and newly repurposed for residential or mixed uses at a fraction of the cost of new construction. Interested investors and developers should be aware of this building's unique construction, since nearly every appraisal/assessment of the building, has incorrectly stated that the floors are made of concrete poured over a metal deck. Flexicore is superior for soundproofing, inherent fire resistance and lends itself to high-end finishing since the smooth ceilings can be left exposed for an industrial-modern look.

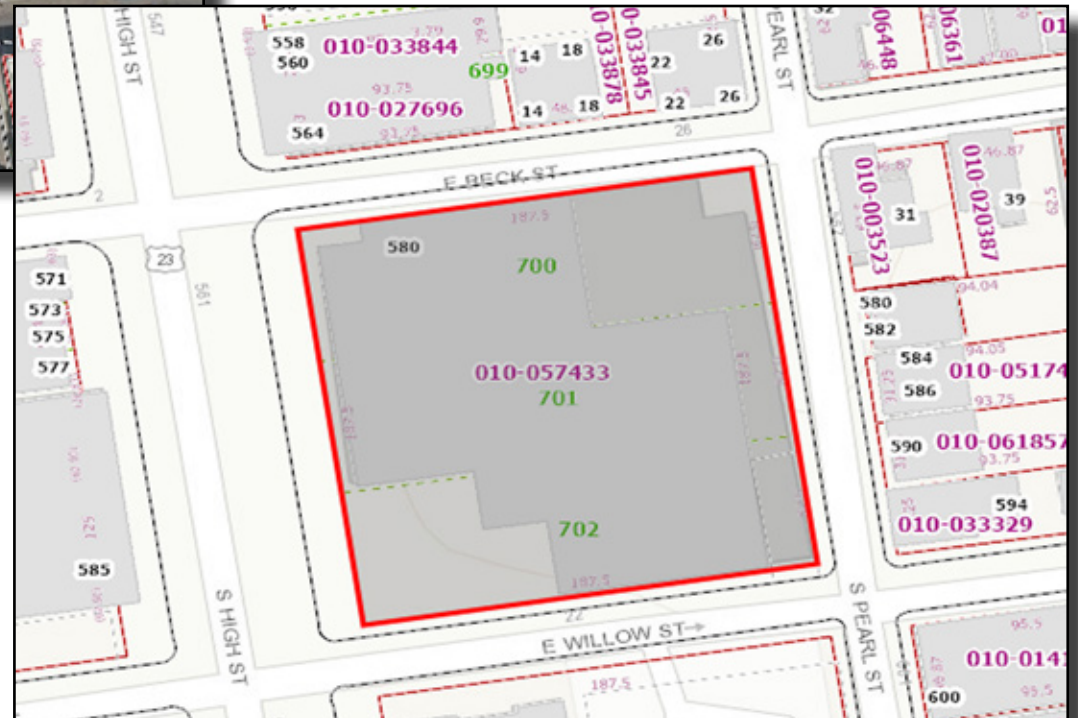


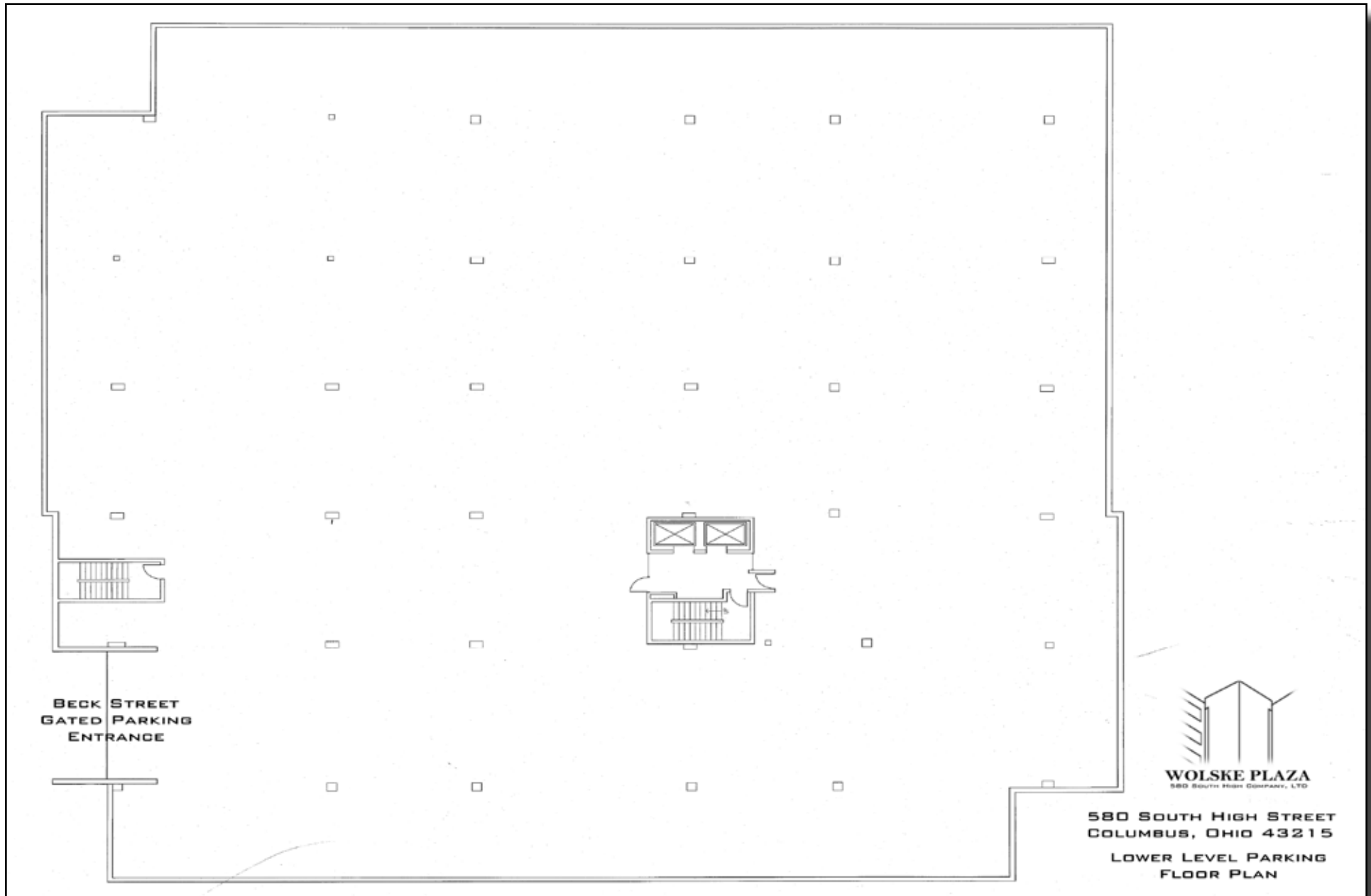
### Five-Story Building

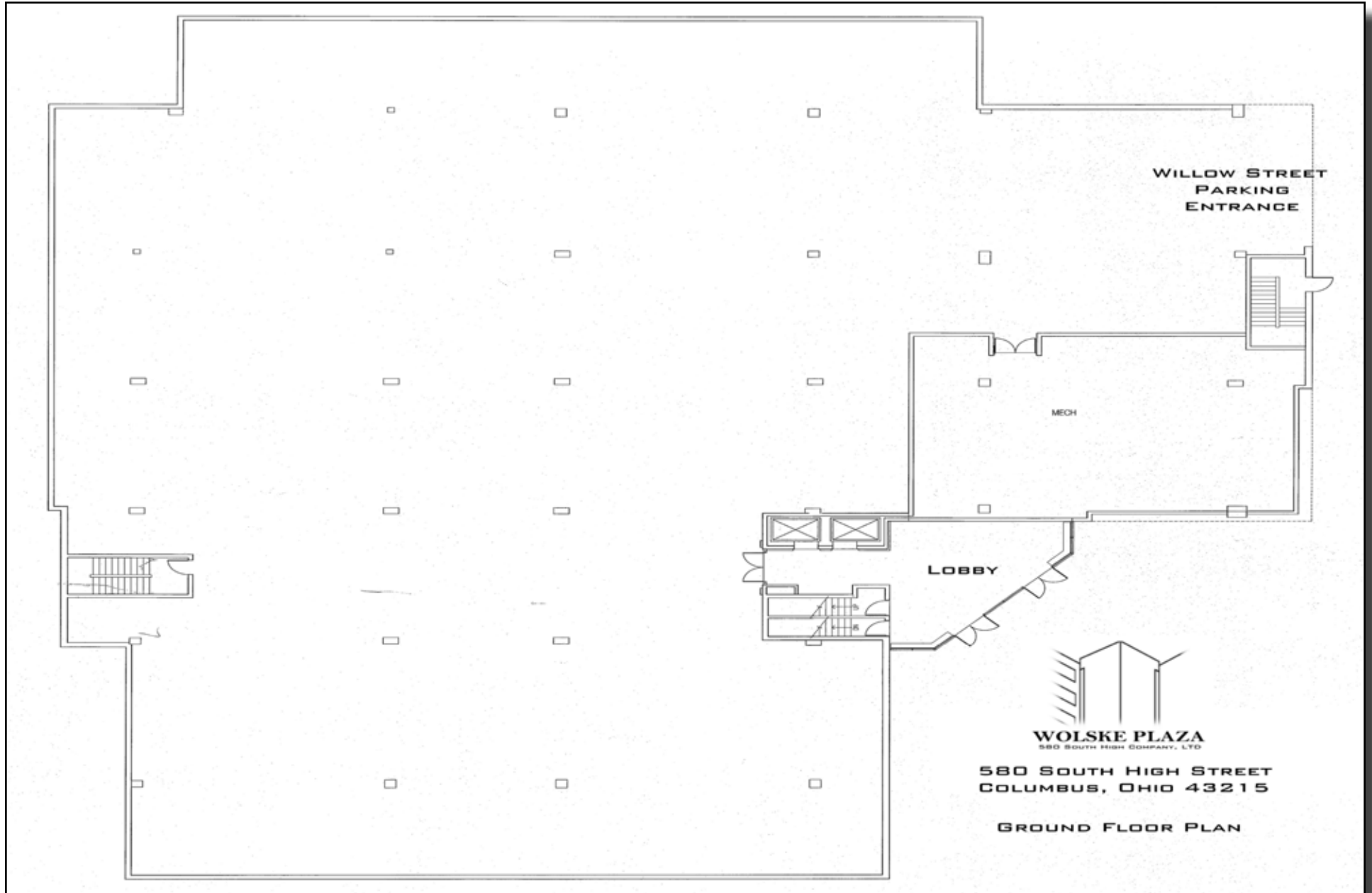
- 3 stories of office space (~60,000 RSF total)
- 1 level: parking garage with 43 covered spaces and 27 surface visitor spaces
- 1 below-grade gated parking garage with 97 covered spaces

## Property Highlights

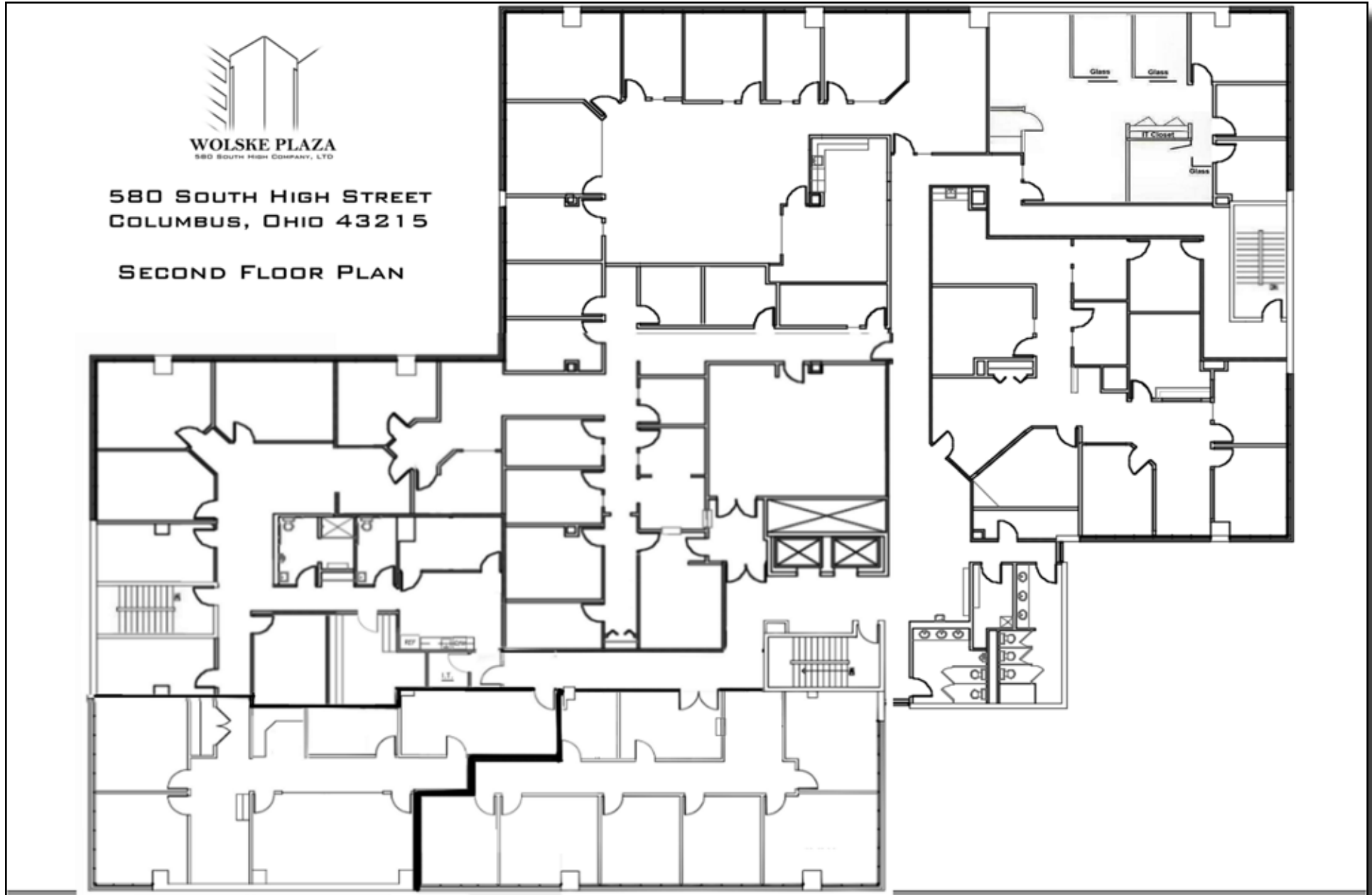
Address:	580 South High Street Columbus, Ohio 43215
County:	Franklin
PID:	010-057433-00
Location:	SEC of South High Street and East Willow Street in German Village/Brewery District
Year Built:	1979
Year Remodeled:	1993
Building Class:	B
Building Size:	78,848 +/- SF
Parking Garage:	32,491 +/- SF
Total Size:	111,339 +/- SF
Acreage:	0.81 +/- ac
List Price:	\$5,900,000
Zoning:	UCR - Urban Core





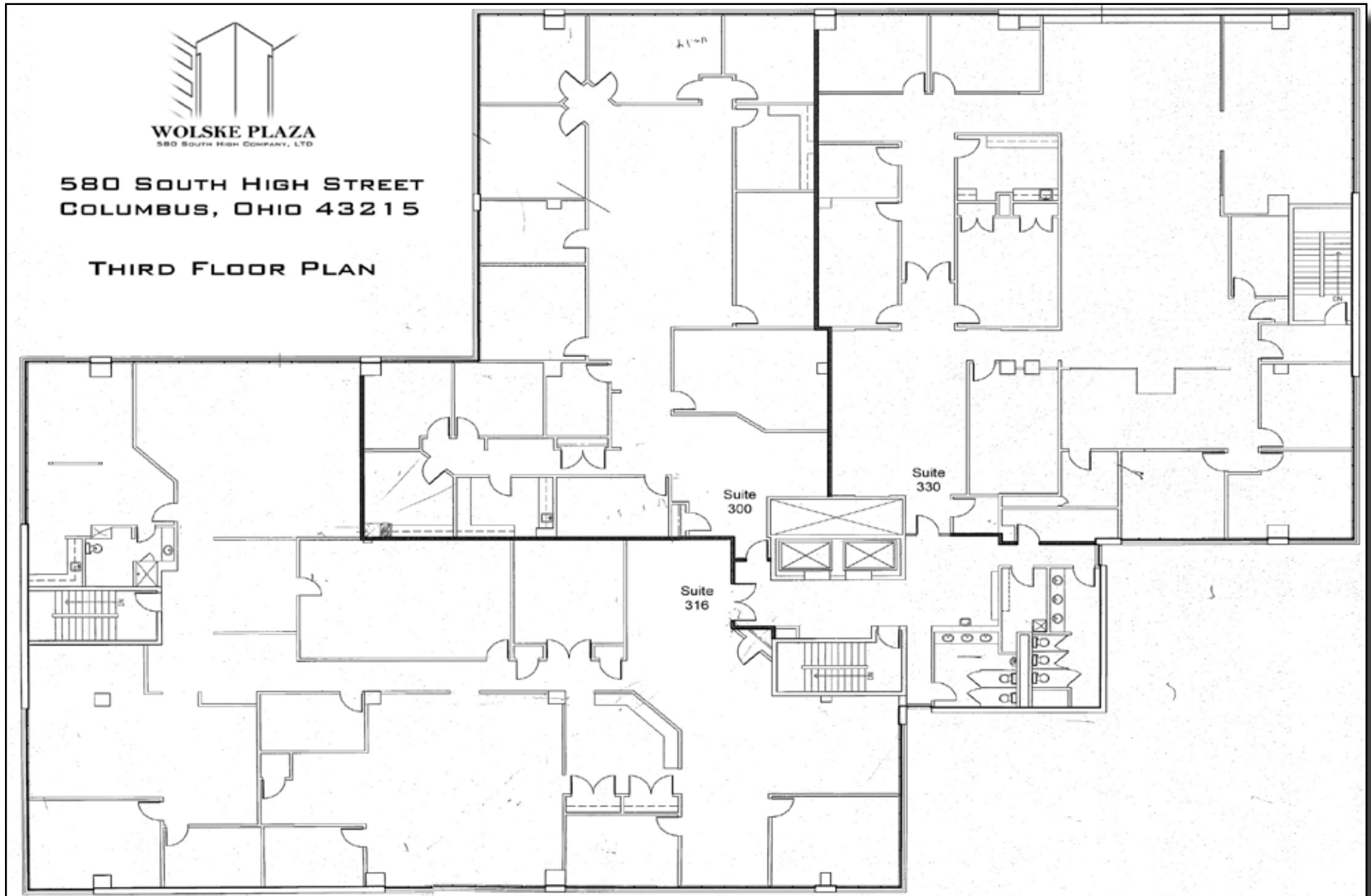




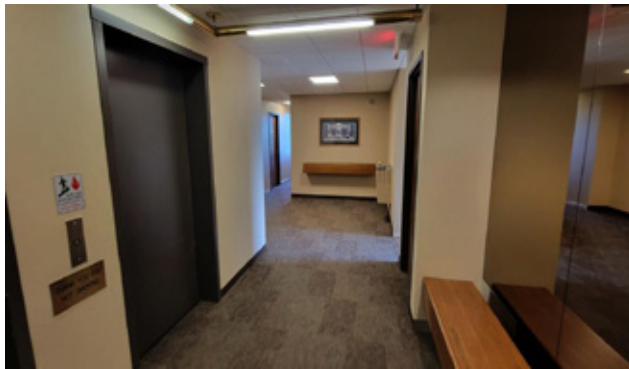


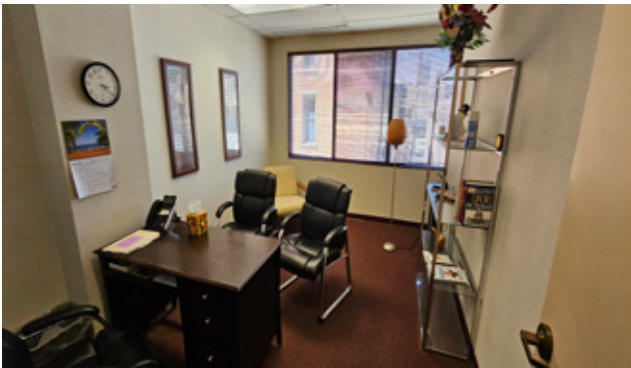
580 SOUTH HIGH STREET  
COLUMBUS, OHIO 43215

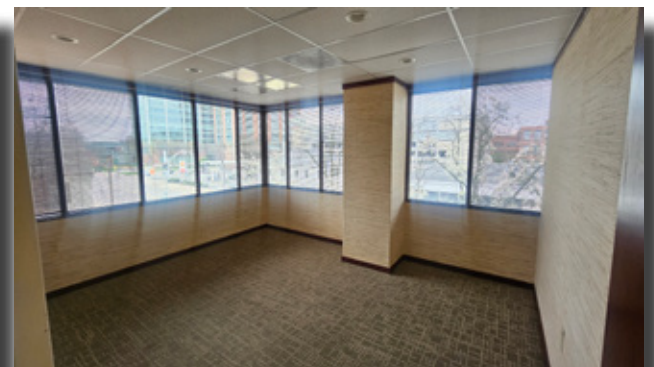
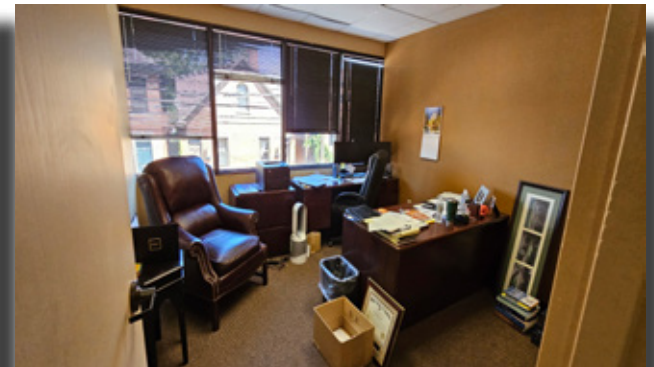
SECOND FLOOR PLAN

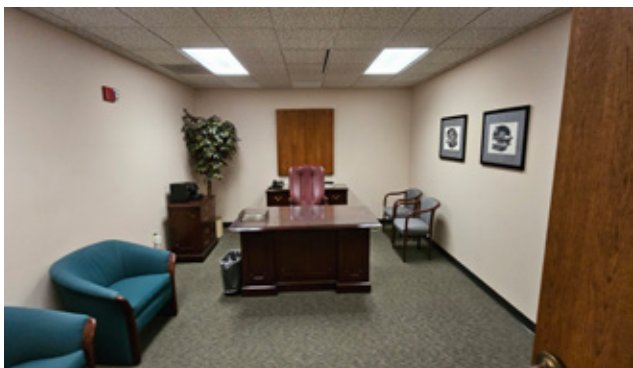








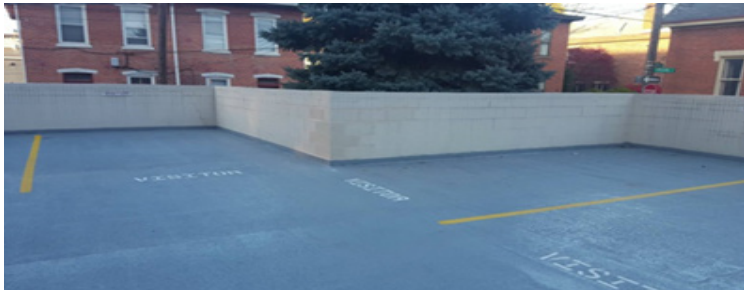




In 2016, after decades of lackadaisical management services, co-owner Cy Wolske along with his son Greg Wolske, decided that it was time for 580 South High Company to begin self-managing the building. Soon, the building was 100% rented for the first time in years. With increased revenue, numerous long needed major and minor restorations, repairs and improvements were made to the circa 1979, building. Close to a million dollars has been spent on renovation and improvements since 2016. Greg Wolske has personally renovated, restored and repaired many common and office areas, as well as, other mechanical systems throughout the building. The following is a summary of just a few such projects.

**Upper Level Parking Garage:**

The concrete surface had been in very poor condition for many years. Water was leaking into the lower parking garage and causing the concrete structure to become increasingly eroded and damaged. This restoration project was long overdue. All old caulking was removed from cracks and cove joints down to bare concrete. Polyurethane sealant replaced the old caulking. The deck surface was cleaned, prepped and covered with an epoxy overlay. A Vehicular Traffic Coating System consisting of three or more coats of various epoxies was applied. New parking stripe lines, arrows and handicap markings were painted onto the surface.



**Elevator Improvements:**

In 2025, the entire hydraulic systems for both elevators were replaced with modern units. Elevator controls are slated to be modernized next. In 2017, the cab interiors were renovated.



**Window Caulking – Entire Building:**

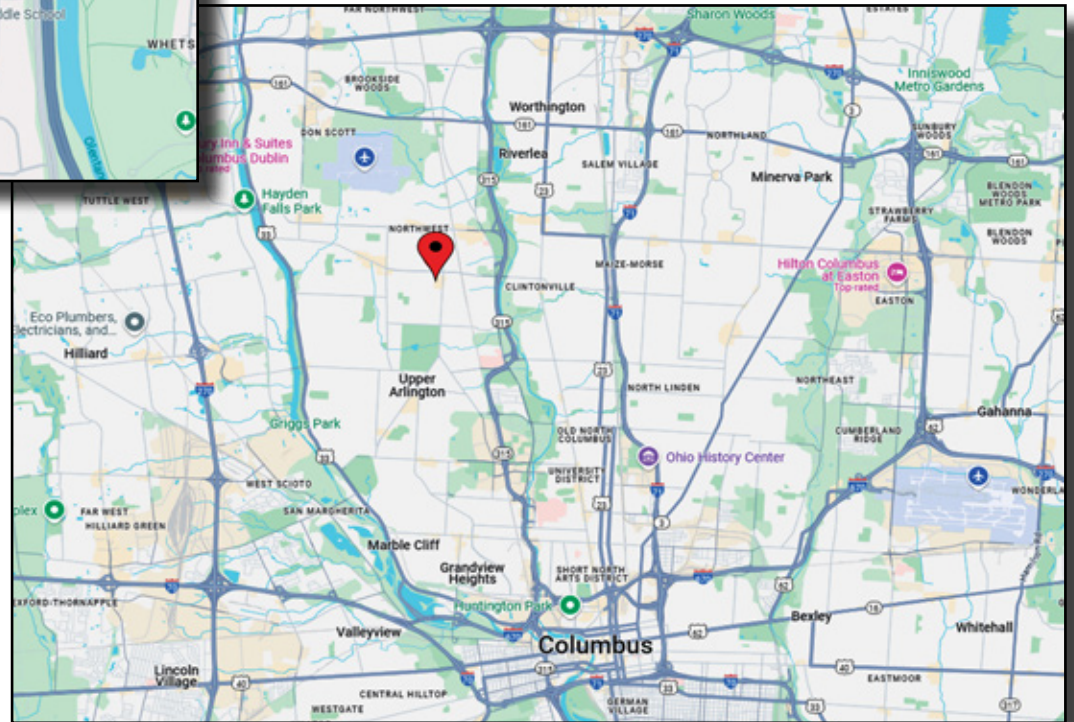
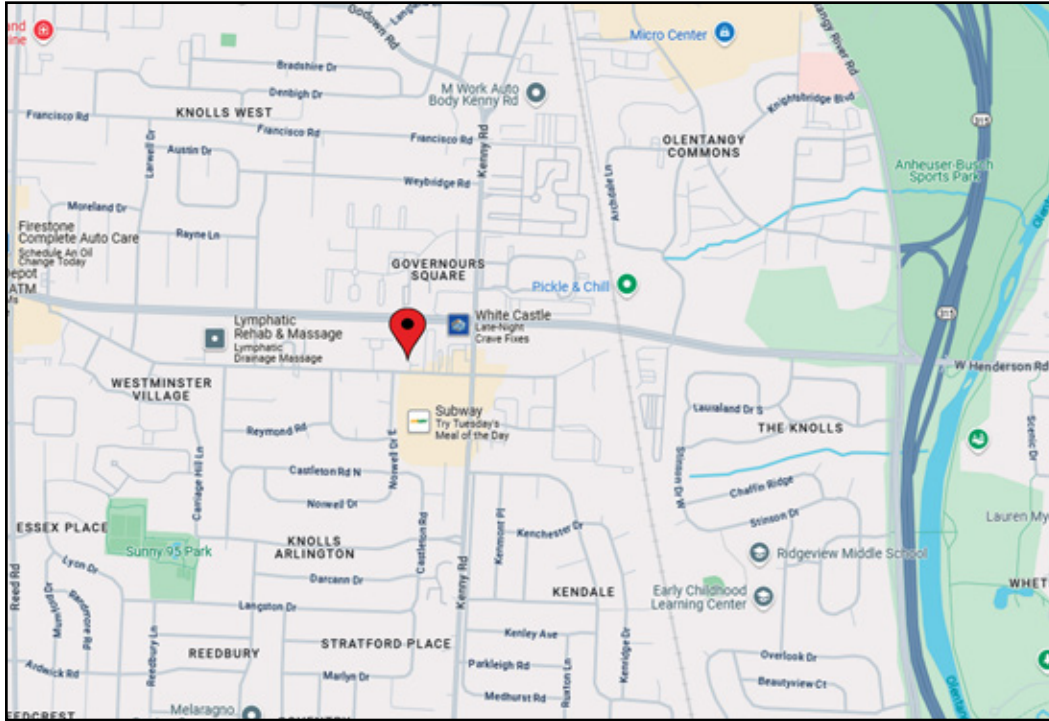
The building windows had been neglected for years and water leaks continued to worsen. In August 2019, work that included major restoration and re-caulking of all windows was completed. The replacing and repairing of stained and damaged walls and ceilings in windowed offices throughout the building was completed after the windows were sealed.



**Parking Garage Gate:**

At the end of 2021, the very old, slow and heavy roll-up garage gate broke and could not be repaired. The new gate is very light, very fast and is designed to more than handle its continuous everyday use.

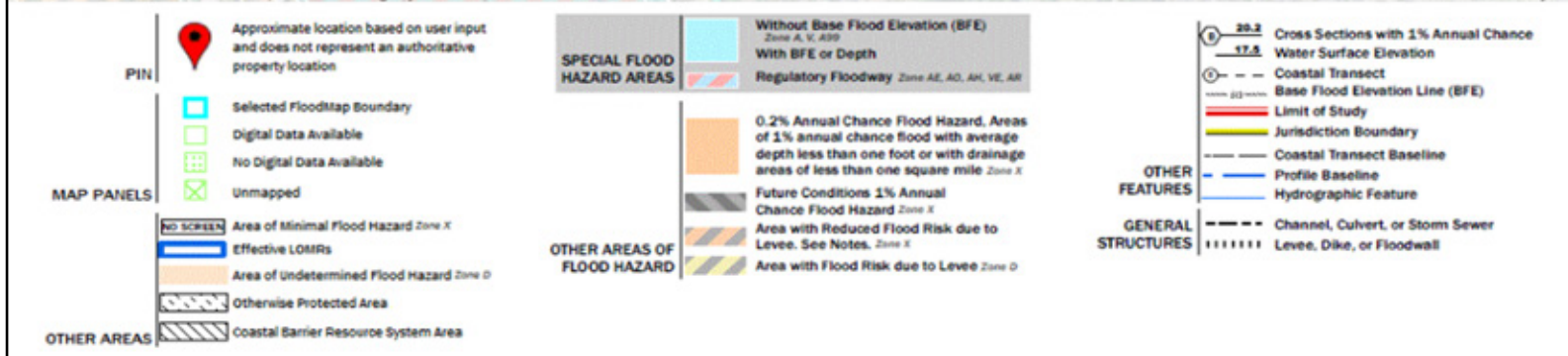
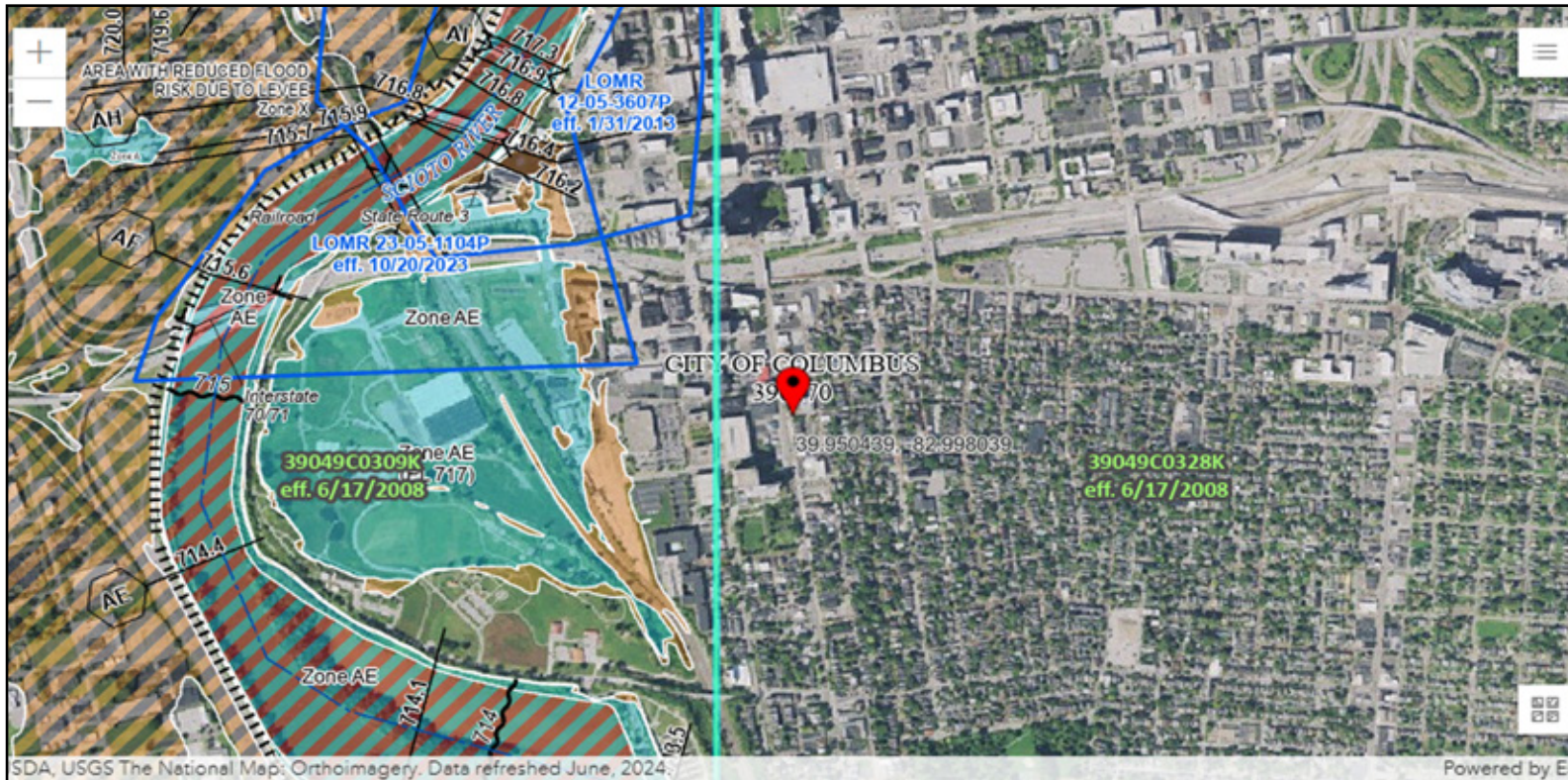


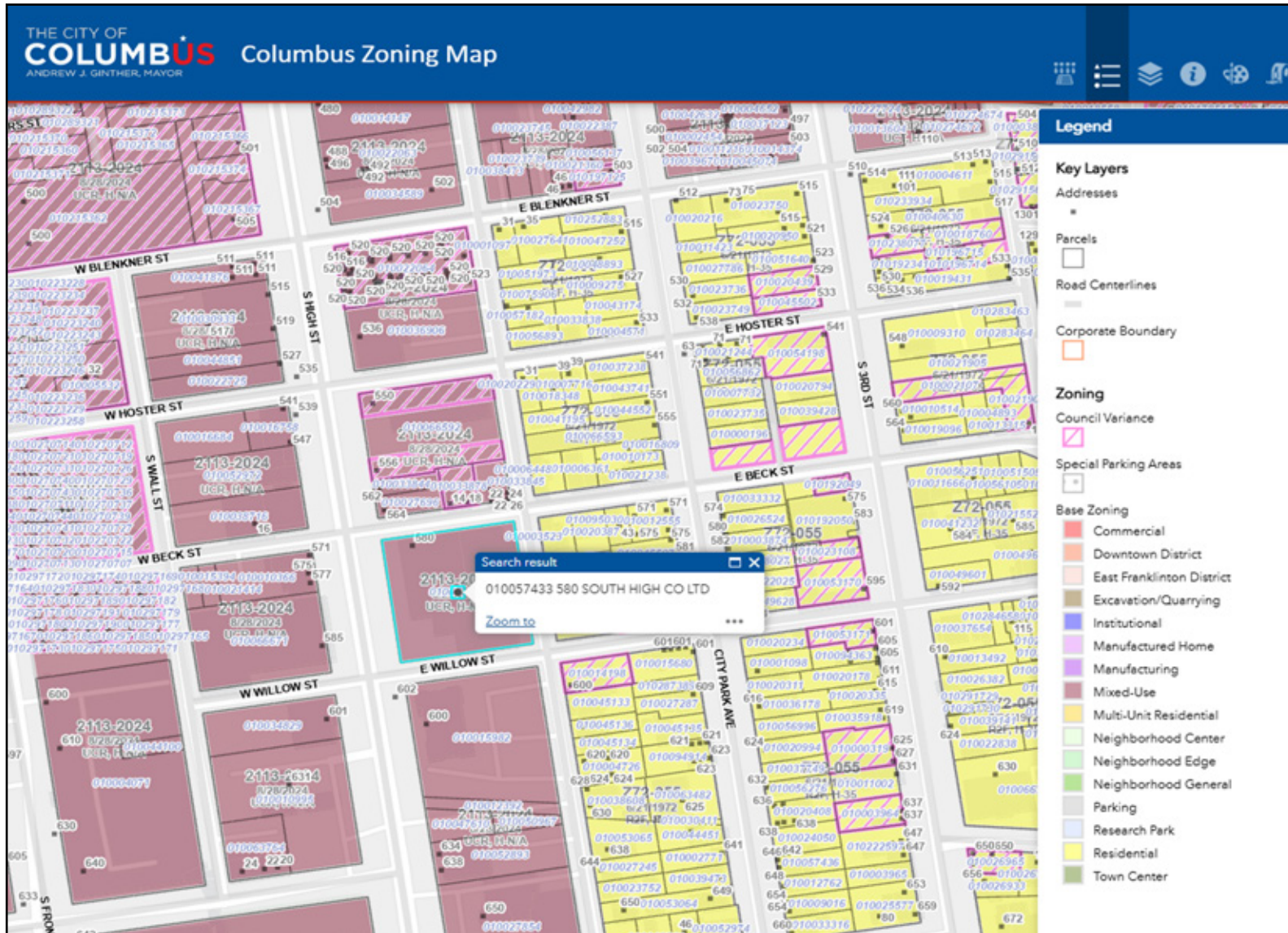


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**Great Location!**  
Easy access to major roads  
Minutes to Downtown Columbus

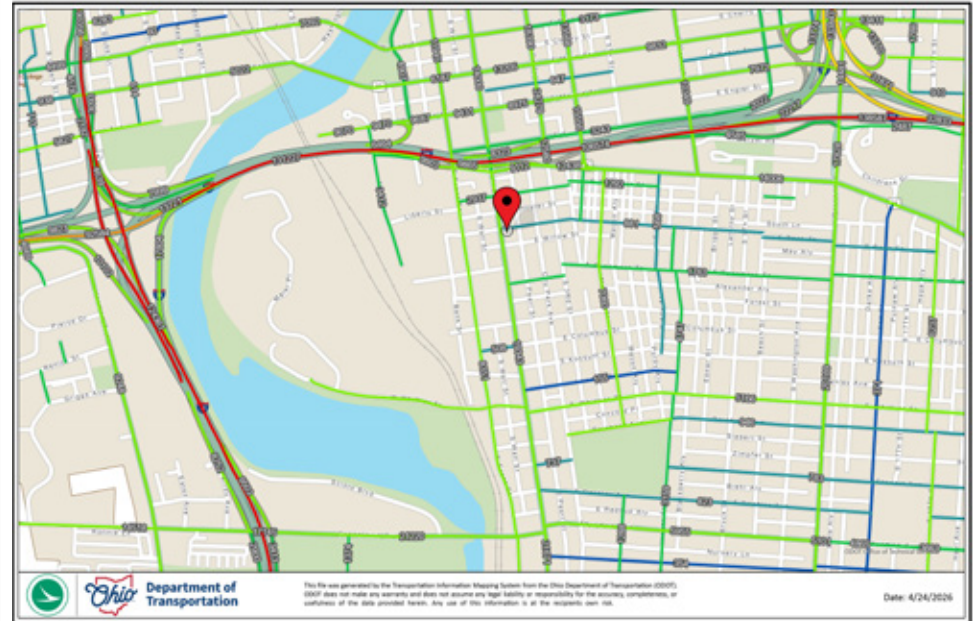




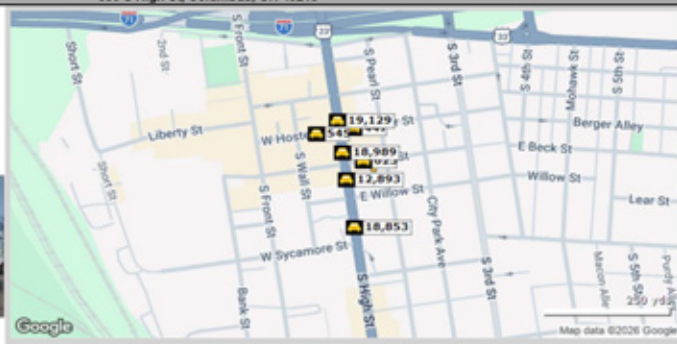
[Click here to see zoning text](#)

Demographic Summary Report

Pear Tree Place 580 S High St, Columbus, OH 43215				
				
Radius	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2030 Projection	18,698	143,578	377,181	
2025 Estimate	17,876	135,912	361,147	
2020 Census	16,137	116,326	328,546	
Growth 2025 - 2030	4.60%	5.64%	4.44%	
Growth 2020 - 2025	10.78%	16.84%	9.92%	
<b>2025 Population by Hispanic Origin</b>				
2025 Population	17,876	135,912	361,147	
White	13,219 73.95%	72,901 53.64%	205,196 56.82%	
Black	2,444 13.67%	44,323 32.61%	101,813 28.19%	
Am. Indian & Alaskan	33 0.18%	350 0.26%	1,037 0.29%	
Asian	678 3.79%	3,479 2.56%	10,563 2.92%	
Hawaiian & Pacific Island	5 0.03%	56 0.04%	239 0.07%	
Other	1,497 8.37%	14,803 10.89%	42,299 11.71%	
U.S. Armed Forces	0	130	294	
<b>Households</b>				
2030 Projection	11,539	69,951	160,156	
2025 Estimate	10,993	66,173	153,005	
2020 Census	9,788	56,736	138,289	
Growth 2025 - 2030	4.97%	5.71%	4.67%	
Growth 2020 - 2025	12.31%	16.63%	10.64%	
Owner Occupied	3,165 28.79%	20,664 31.23%	58,565 38.28%	
Renter Occupied	7,827 71.20%	45,509 68.77%	94,440 61.72%	
<b>2025 Households by HH Income</b>				
Income: <\$25,000	1,866 16.98%	15,310 23.14%	36,203 23.66%	
Income: \$25,000 - \$50,000	1,668 15.18%	12,792 19.33%	32,084 20.97%	
Income: \$50,000 - \$75,000	1,531 13.93%	10,220 15.44%	24,467 15.99%	
Income: \$75,000 - \$100,000	1,366 12.43%	6,856 10.36%	16,634 10.87%	
Income: \$100,000 - \$125,000	1,075 9.78%	5,968 9.02%	12,571 8.22%	
Income: \$125,000 - \$150,000	713 6.49%	3,792 5.73%	8,455 5.53%	
Income: \$150,000 - \$200,000	1,383 12.58%	5,302 8.01%	10,299 6.73%	
Income: \$200,000+	1,388 12.63%	5,934 8.97%	12,295 8.04%	
2025 Avg Household Income	\$108,395	\$88,652	\$83,725	
2025 Med Household Income	\$82,869	\$61,556	\$57,368	



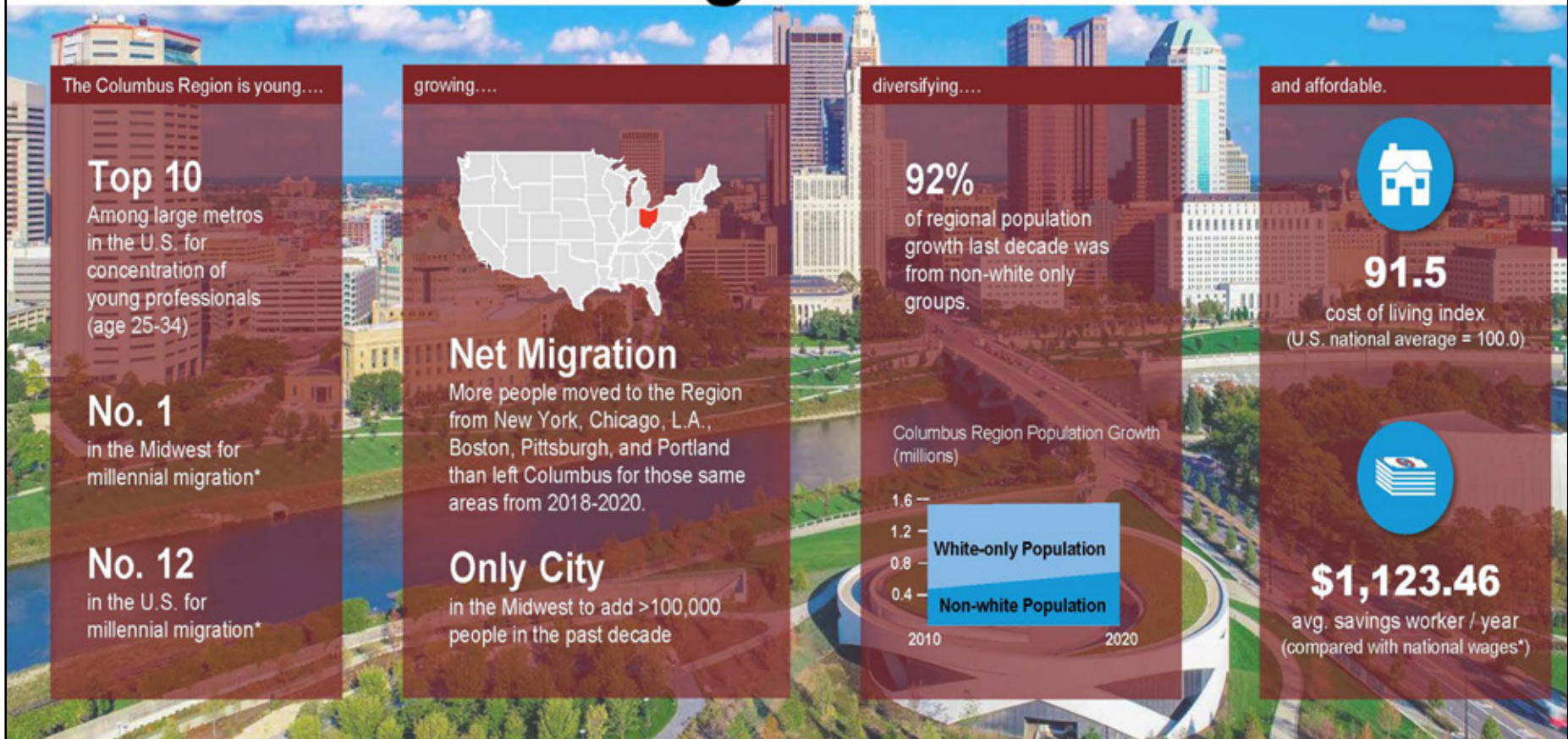
Traffic Count Report

Pear Tree Place 580 S High St, Columbus, OH 43215							
							
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop.	
1 E Beck St	S High St	0.02 W	2018	649	MPSI	.02	
2 E Beck St	S High St	0.02 W	2025	625	MPSI	.02	
3 S High St	E Beck St	0.02 N	2025	12,893	MPSI	.03	
4 S High St	E Beck St	0.01 S	2025	11,570	MPSI	.05	
5 South High Street	E Beck St	0.01 S	2025	18,989	MPSI	.05	
6 East Hoster Street	S High St	0.02 W	2025	447	MPSI	.06	
7 South High Street	W Sycamore St	0.02 S	2025	18,853	MPSI	.06	
8 South High Street	W Hoster St	0.01 S	2024	19,169	MPSI	.08	
9 South High Street	W Hoster St	0.01 S	2025	19,129	MPSI	.08	
10 W Hoster St	S Wall St	0.02 W	2024	545	MPSI	.08	



Appraisal Brokerage Consulting Development

# What's Driving Investment?



# Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **88** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

## THE ROBERT WEILER COMPANY EST. 1938



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With 88 years in the business, we have a competitive advantage in the market... a value that clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



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