



THE
ENCOVA
BUILDING

471 East Broad

encova

encova



BUILDING OVERVIEW

The Encova Building at 471 E. Broad St. is a 330,000 SF Class A office building with attached, covered parking and an abundance of on-site amenities for tenants, employees and guests.

The landlord and large-owner occupant, Encova Insurance, has made a significant investment into the building offering tenants top-of-the-line finishes, an accessible cafeteria with retail service providers, 24/7 security and office space that assists with successful recruitment and retainment for today's workforce.



4/1,000 SF
ON-SITE
PARKING



330,000
TOTAL SF



21
STORIES





UNMATCHED AMENITIES

The Encova Building offers an impressive suite of amenities designed to meet the needs of today's dynamic businesses. Tenants benefit from 24/7 on-site security, ensuring a safe and secure environment around the clock. The modern fitness center, complete with personal lockers, makes it easy to prioritize wellness without ever leaving the building. A full-service cafeteria provides convenient dining options, while multiple tenant lounges offer comfortable spaces for casual meetings, brainstorming sessions, or just a midday reset.

The building also features an onsite parking garage connected by a covered walkway—an invaluable perk for both employees and clients navigating downtown. Expansive windows throughout the space offer stunning views of the city skyline, bringing in natural light and energy that elevate the workday experience. For collaboration and productivity, tenants can take advantage of a well-appointed common area conference room, perfect for team meetings or client presentations. These top-tier amenities not only support productivity and convenience, but they also reflect the professional image that companies want to project—making this a standout choice for any business looking to establish a presence downtown.



THE COVE (DINING)



24/7 SECURITY



LOCKER ROOMS



FITNESS CENTER



COMMON CONFERENCE



TENANT LOUNGE



ATTACHED PARKING



CITY VIEWS



Scan QR code or [click here](#) to spend a 'Day in the Life' at Encova!



BUILDING AVAILABILITY



FLOOR 7

11,245 SF



FLOOR 8

6,995 SF



FLOOR 10

11,245 SF



FLOOR 19

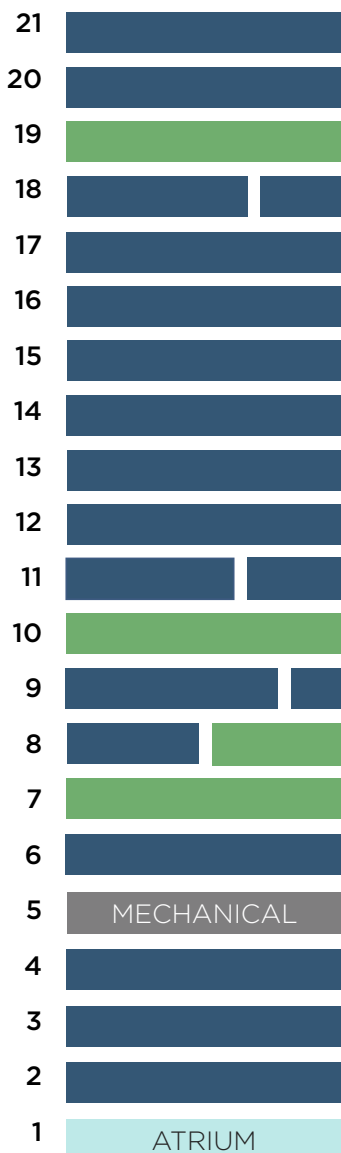
11,341 SF



BUILDING AVAILABILITY



HIGH RISE



**Click on each vacancy block for a 360-degree tour.*

POTENTIAL LARGE USER UP TO 18,240 SF

LOW RISE

GARAGE

E BROAD ST

CONFERENCE DOCKS + STORAGE

SKY BRIDGE

OAK ST

ATRIUM

FITNESS CENTER

CAFE

PARKING

PARKING

PARKING

MECHANICAL

PARKING



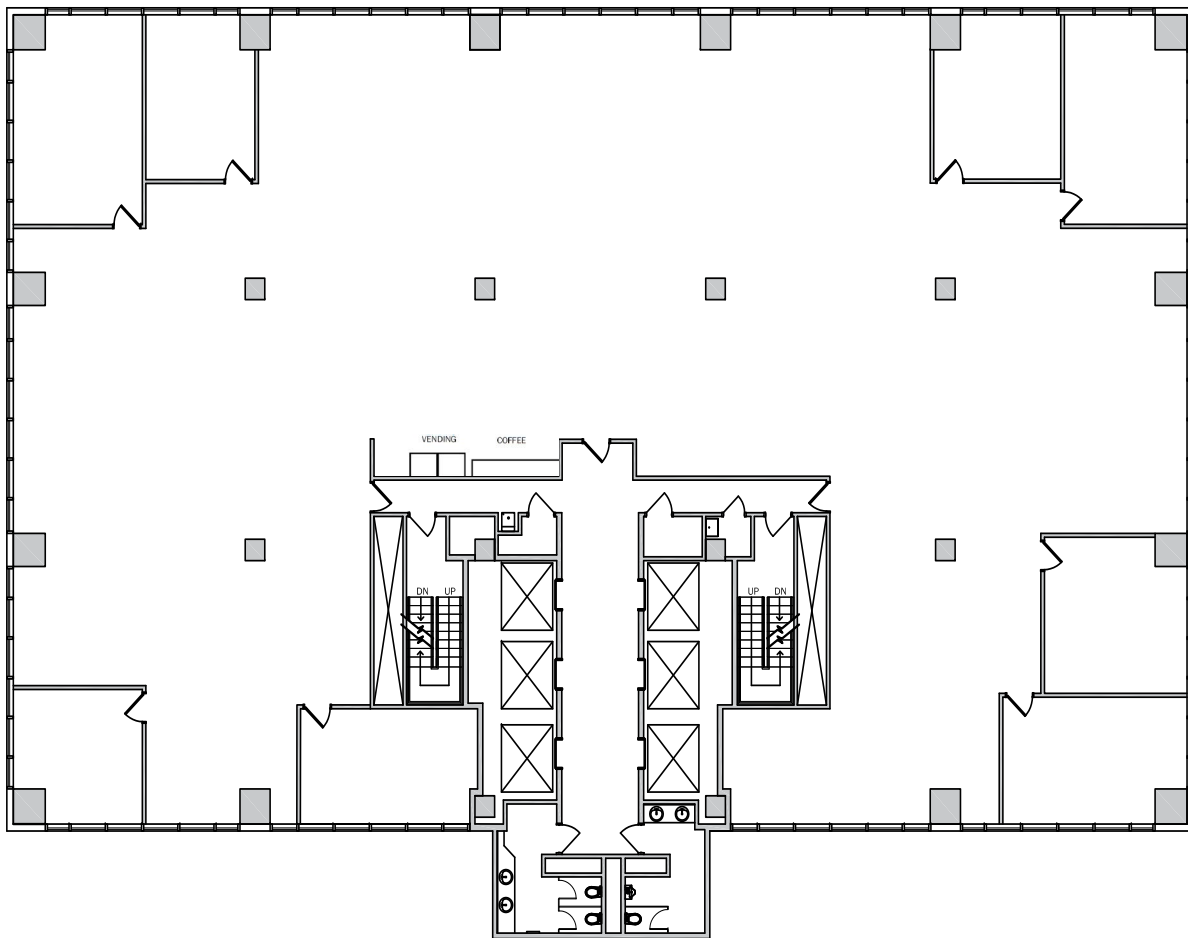


FLOOR PLANS



7TH FLOOR

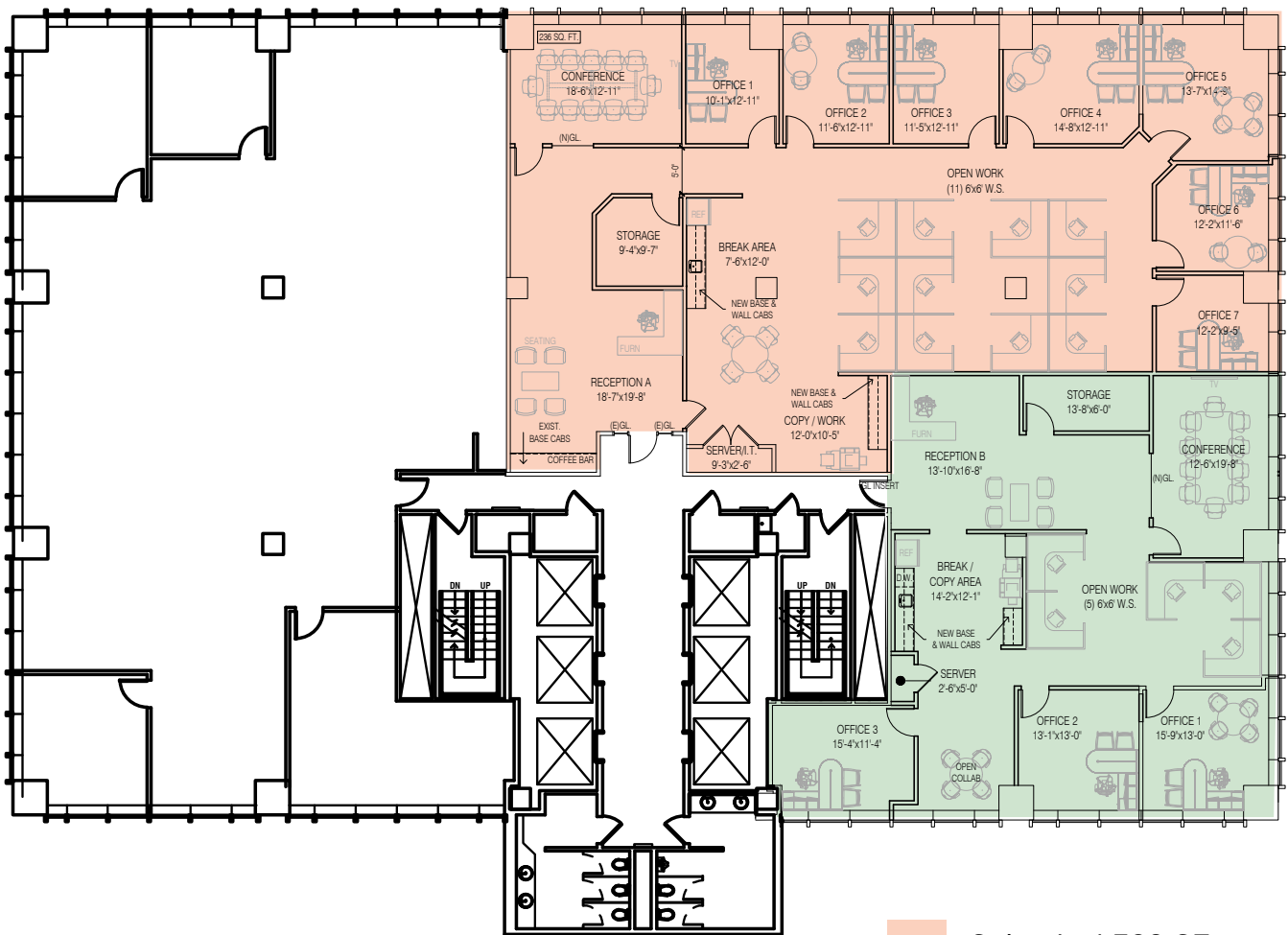
11,245 SF (full floor)



FLOOR PLANS

8TH FLOOR

6,995 SF (option to demise, spec suite plan shown)



- Suite A: 4,389 SF
- Suite B: 2,606 SF



Scan or [click here](#) to experience a 360 Tour!

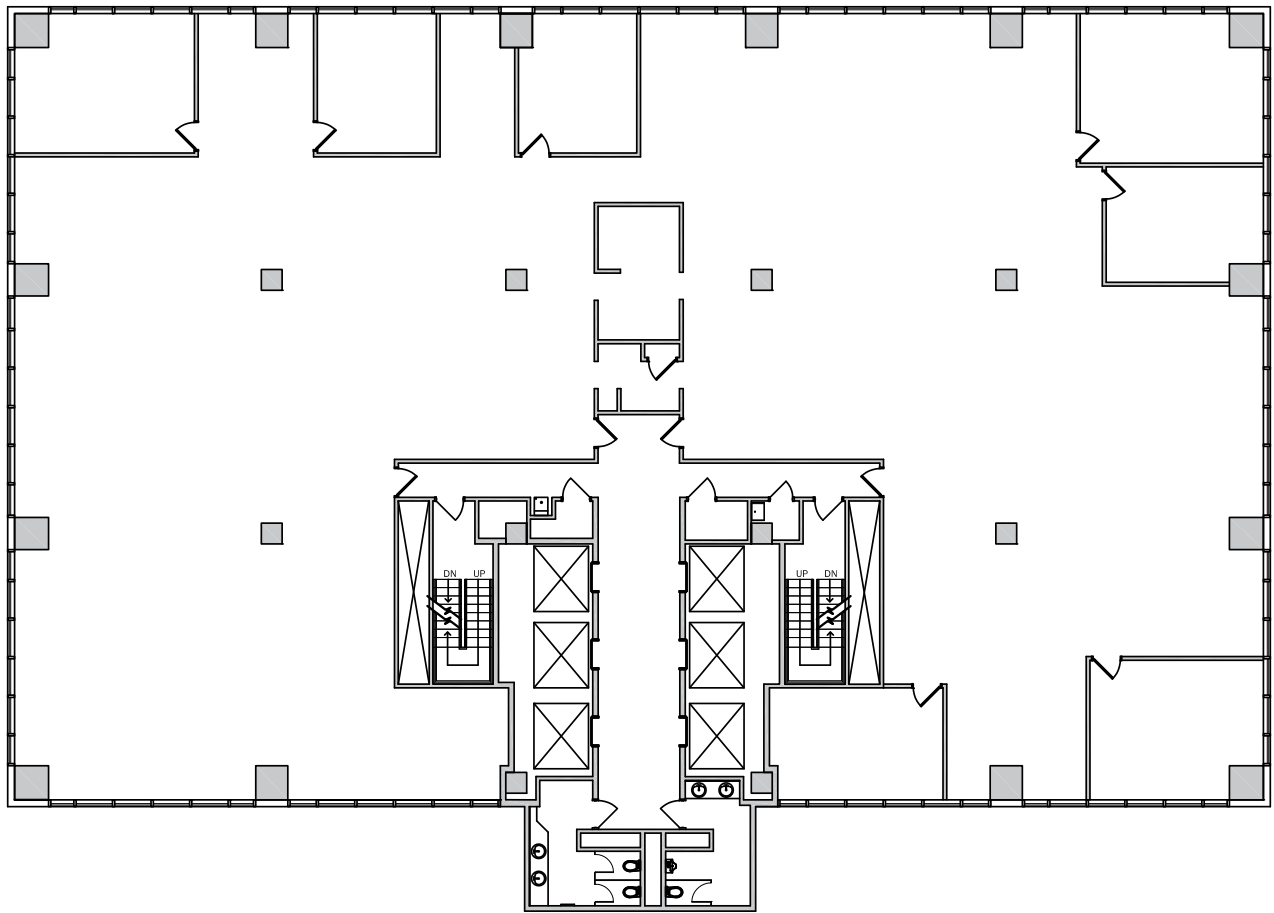


FLOOR PLANS



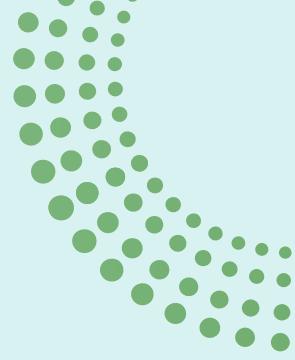
10TH FLOOR

11,245 SF (full floor)

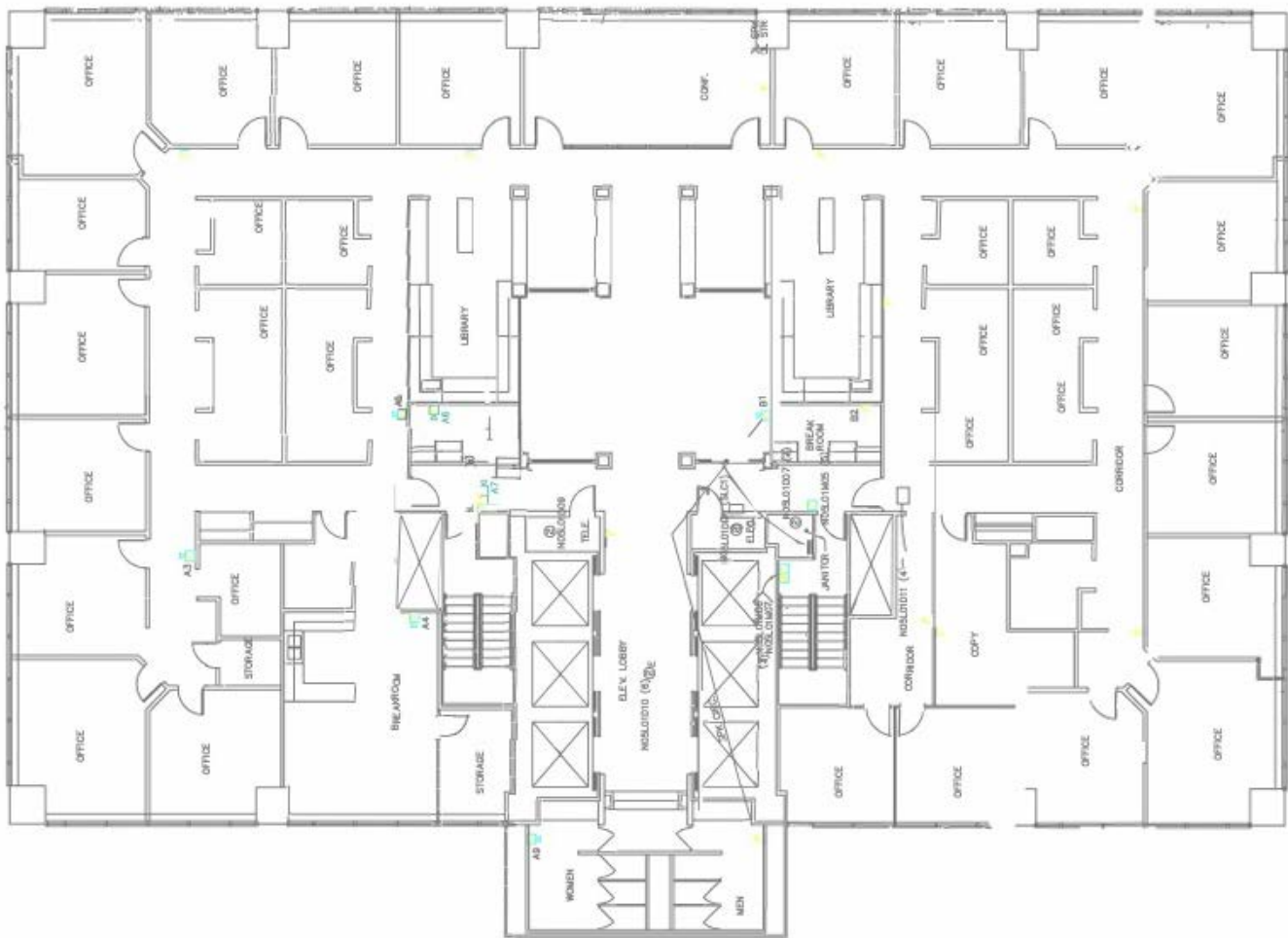




FLOOR PLANS

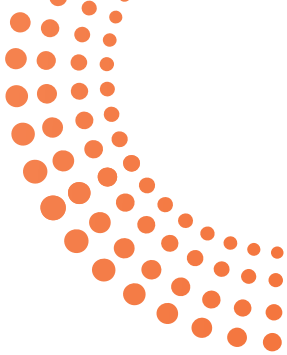


19TH FLOOR 11,341 SF (full floor)





PARKING OPTIONS



2/1,000 SF IN
SURFACE LOTS

2/1,000 SF IN
ONSITE GARAGE

VISITOR
PARKING LOT

THE DISCOVERY DISTRICT & DOWNTOWN COLUMBUS

The Discovery District is a gateway between the professional business community, graduating student community and arts community. The Encova Building offers a centralized location and is within minutes from the Statehouse, Arena District, the Short North, the Brewery District, Columbus Museum of Art, Columbus College of Art and Design, and Columbus State Community College.



4 MIN
FROM THE
STATE HOUSE

6 MIN
FROM THE
ARENA DISTRICT

7 MIN
FROM THE
SHORT NORTH

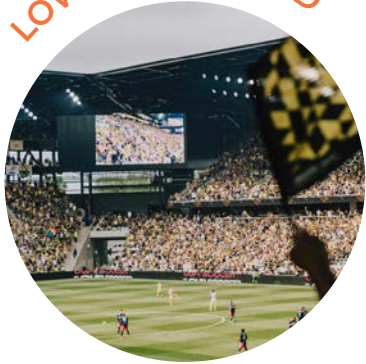
8 MIN
FROM THE
BREWERY DISTRICT



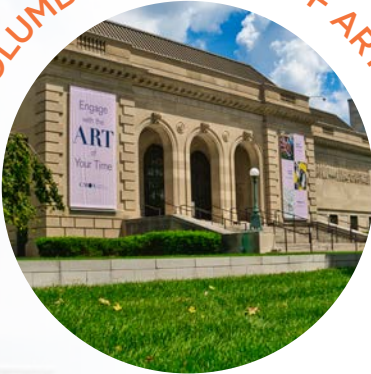


NEARBY ATTRACTIONS

LOWER.COM FIELD



COLUMBUS MUSEUM OF ART



FRANKLIN PARK CONSERVATORY



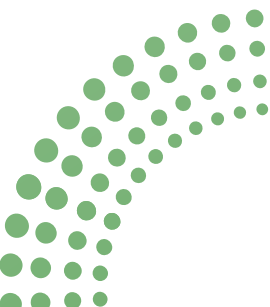
NATIONWIDE ARENA

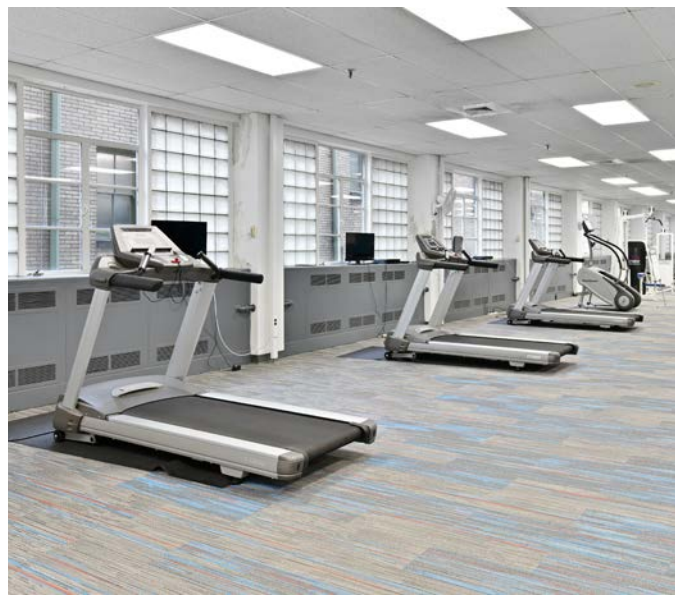


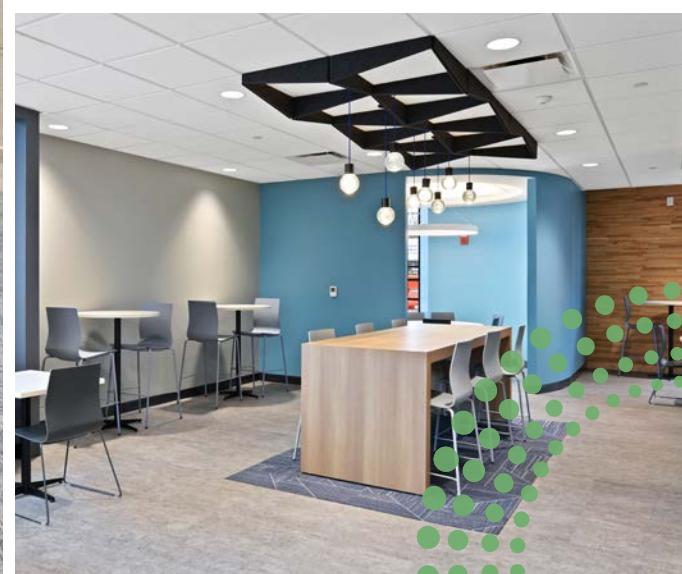
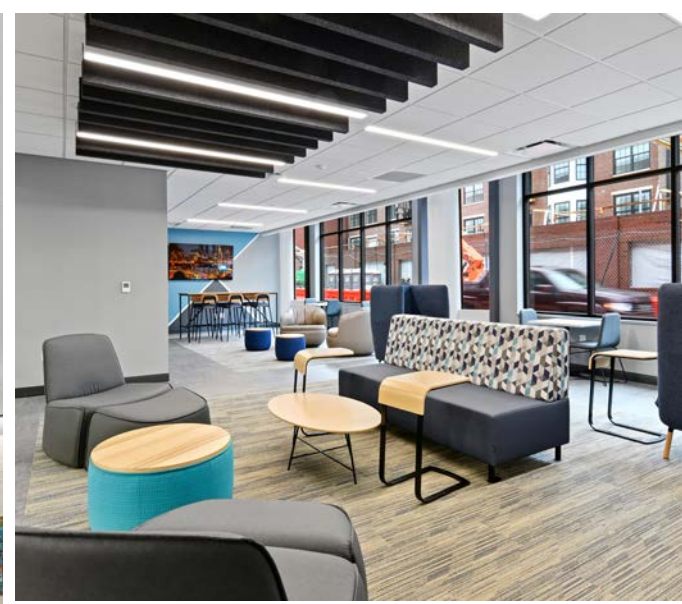
SCIOTO MILE



THE SHORT NORTH









THE
ENCOVA
BUILDING

471 East Broad



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