



CAPITOL
EQUITIES

FOR LEASE

Providing creative commercial real estate solutions since 1997



OFFICES | 356 - 3,500 SF

DOWNTOWN CBUS

22 EAST GAY STREET, COLUMBUS, OH 43215

ED FELLOWS

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Property Highlights

- Dynamic full floor suite available - move-in ready
- Beautiful, historic building with lots of character and historic details with modern finishes providing distinct office environments
- Several garages and parking lots within 1-block radius, plus metered street parking on Gay Street
- Steps from prime dining options including the brand new Hank's Seafood and Chouette French Bistro, both overlooking Gay and High Street, as well as the established, fine dining favorites Veritas and Speck.
- Located on prime public transportation routes, including the Capital Line Project, which will provide a pedestrian focused connection path along Gay Street and connecting many highlights of downtown Columbus including the Scioto Mile, Columbus Commons and more.

Property Description

Modern, updated office suites with lots of natural light and great views of the Gay and High Street community. This historic gem boasts captivating architectural features and a wealth of character, providing a unique backdrop for modern, distinctive office suites.

OFFERING SUMMARY

Available Suites	356 - 3,500 SF
Gross Rents	\$16.85 SF/yr
Utilities	Included in Rents
Large Single Office 8th Floor	\$1,150 /month

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Available Spaces

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
22 East Gay Street, Suite 700	3,500 SF	\$16.85 SF/yr	Most unique floor, with dramatic arched windows and great views of downtown Columbus. Large conference room, executive office and mix of smaller, private offices with open work area.
22 East Gay Street, Suite 300	2,500 SF	\$16.85 SF/yr	Fully updated, modern office space with a mix of flex, open office, private offices and large conference room and kitchenette
22 East Gay Street, Suite 200	2,425 SF	\$16.85 SF/yr	Four large offices with central open area
22 East Gay Street, Suite 801	356 SF	\$1,150 per month	Large, single office with shared use of the 8th floor conference room + kitchen

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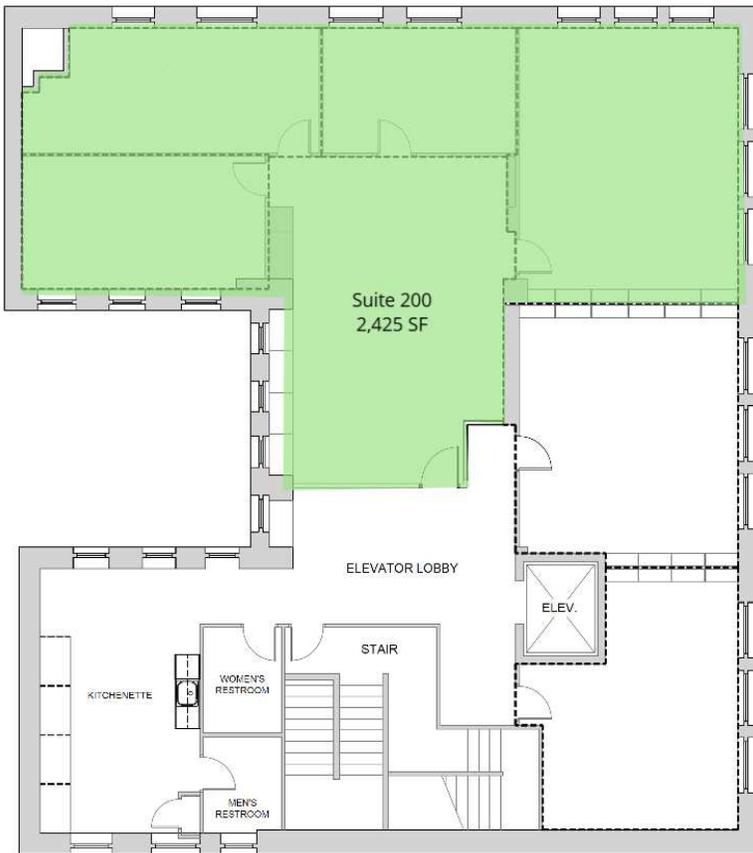
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FOR LEASE | OFFICE SECOND FLOOR

22 EAST GAY STREET, COLUMBUS, OH 43215



Attractive, professional offices



Updated, modern finishes

Suite 200 - 2,425 SF | Available March 2026

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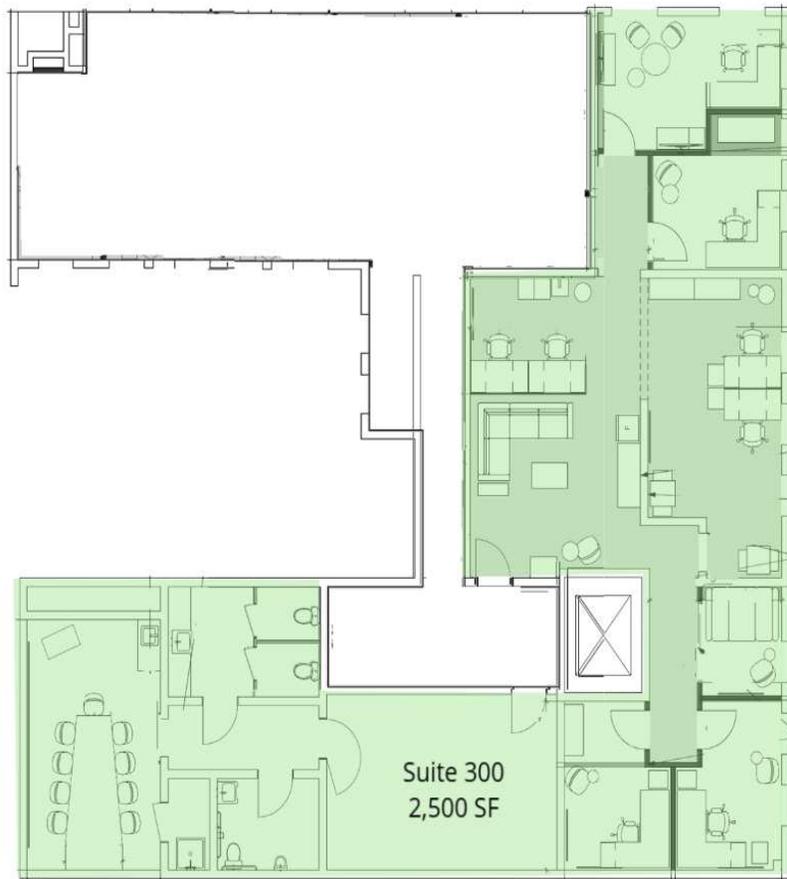
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FOR LEASE | OFFICE THIRD FLOOR

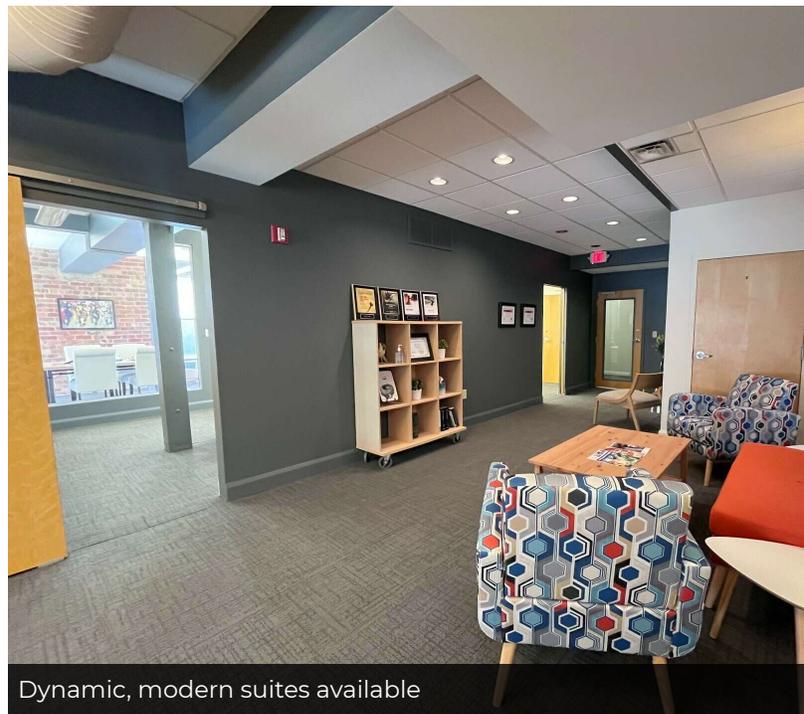
22 EAST GAY STREET, COLUMBUS, OH 43215



Suite 300
2,500 SF



Restaurants + Cafes @ High and Gay Street



Dynamic, modern suites available

Suite 300 - 2,500 SF | Available Spring 2026

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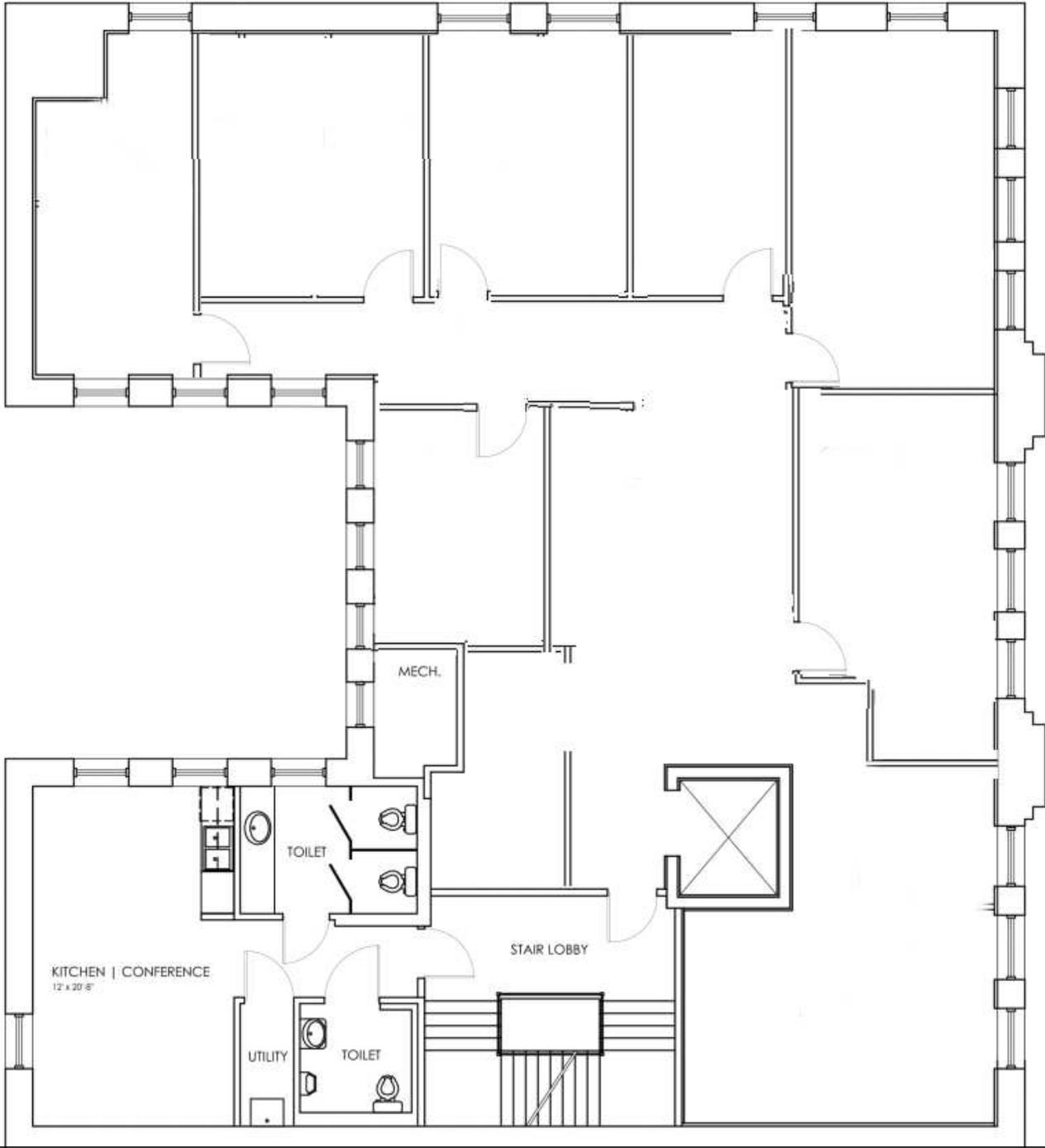
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FOR LEASE | OFFICE SEVENTH FLOOR

22 EAST GAY STREET, COLUMBUS, OH 43215



3,500 SF: Dramatic, arched windows with terrific views of downtown Columbus | Available Now

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FOR LEASE | OFFICE EIGHTH FLOOR

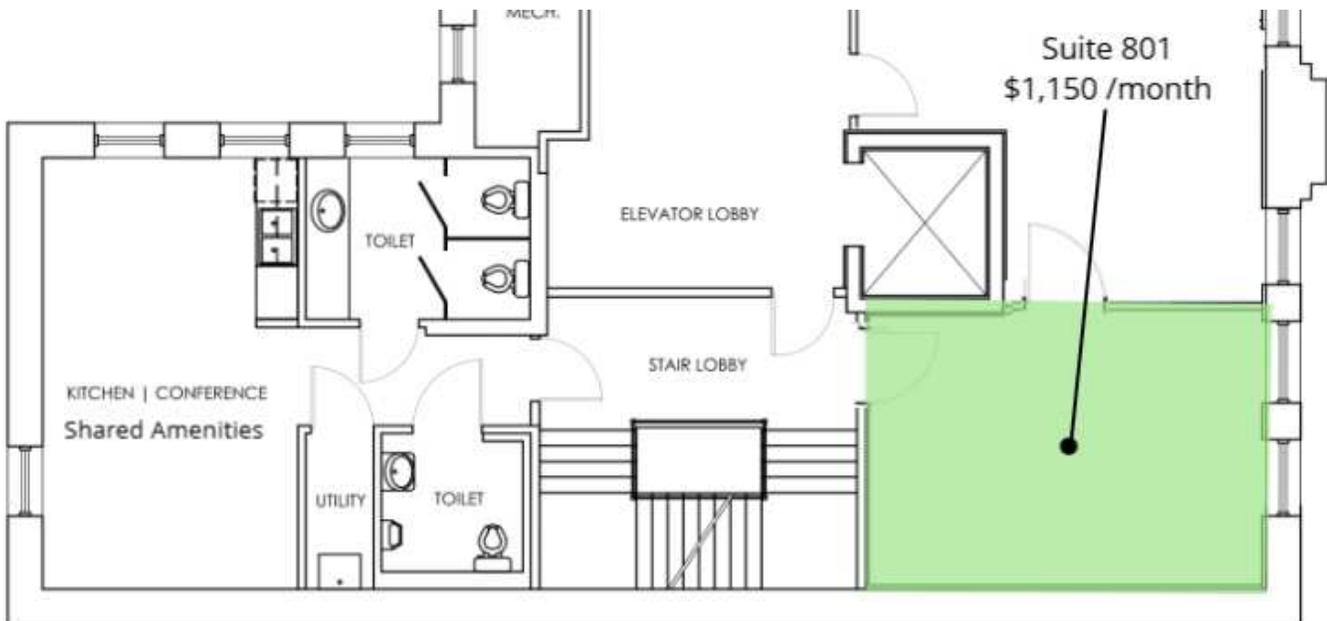
22 EAST GAY STREET, COLUMBUS, OH 43215



Beautiful exposed brick , wood floors, and Columbus views



Large, single office on top floor of 22 E Gay



Suite 801 | 356 SF | Available February 2026
Includes access to shared floor amenities: Conference Room, Kitchen and Restrooms

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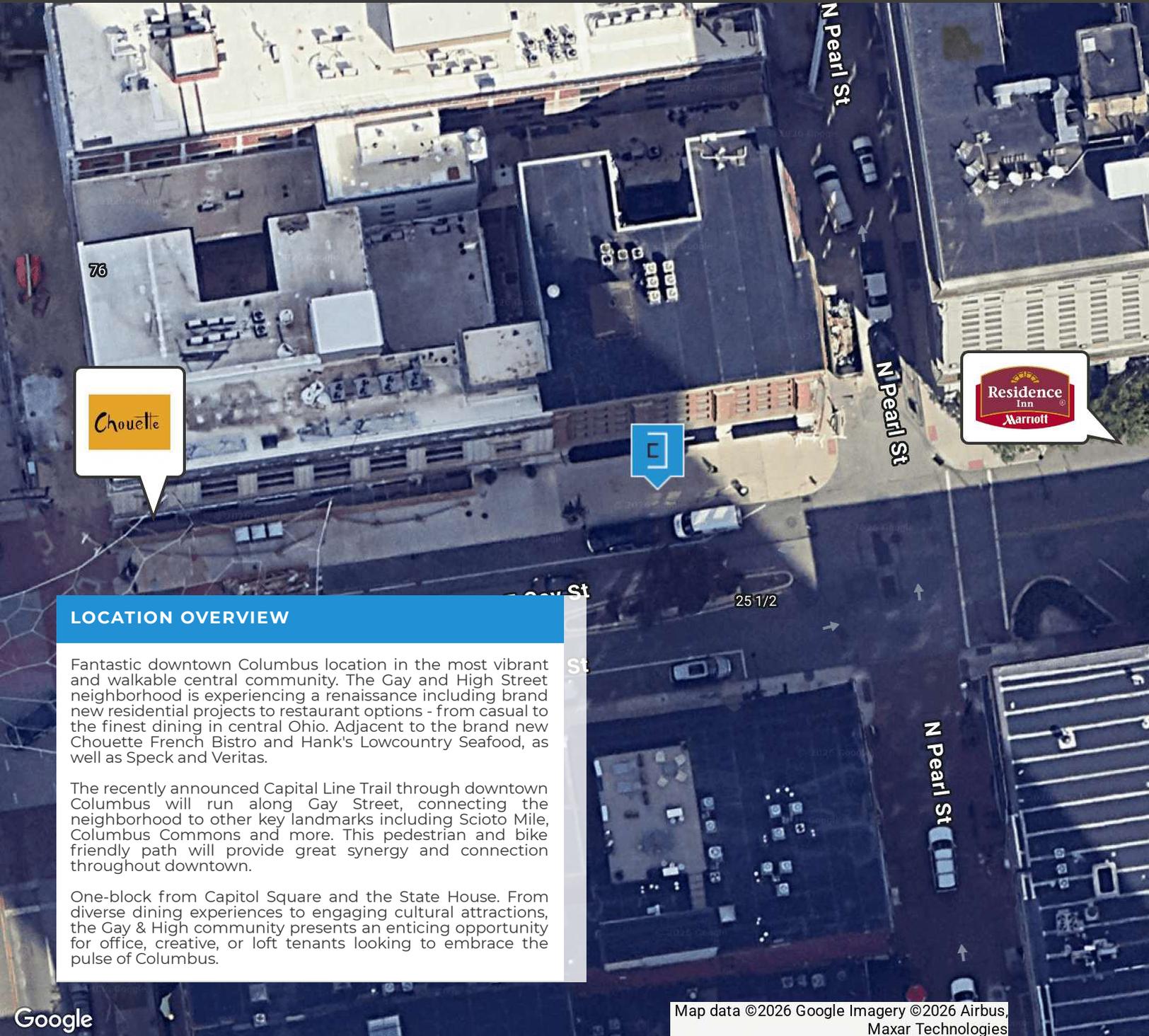
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LOCATION OVERVIEW

Fantastic downtown Columbus location in the most vibrant and walkable central community. The Gay and High Street neighborhood is experiencing a renaissance including brand new residential projects to restaurant options - from casual to the finest dining in central Ohio. Adjacent to the brand new Chouette French Bistro and Hank's Lowcountry Seafood, as well as Speck and Veritas.

The recently announced Capital Line Trail through downtown Columbus will run along Gay Street, connecting the neighborhood to other key landmarks including Scioto Mile, Columbus Commons and more. This pedestrian and bike friendly path will provide great synergy and connection throughout downtown.

One-block from Capitol Square and the State House. From diverse dining experiences to engaging cultural attractions, the Gay & High community presents an enticing opportunity for office, creative, or loft tenants looking to embrace the pulse of Columbus.

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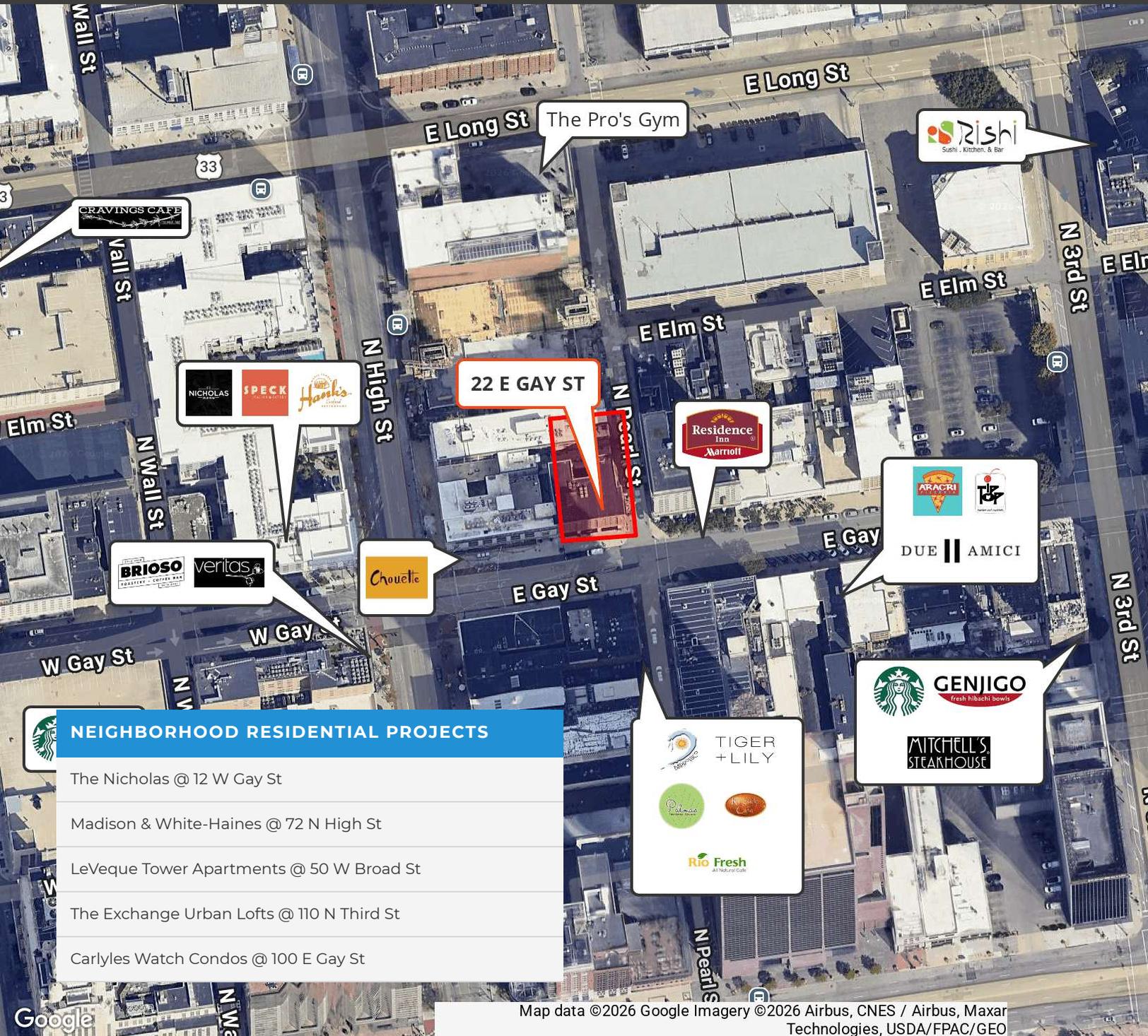
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NEIGHBORHOOD RESIDENTIAL PROJECTS

- The Nicholas @ 12 W Gay St
- Madison & White-Haines @ 72 N High St
- LeVeque Tower Apartments @ 50 W Broad St
- The Exchange Urban Lofts @ 110 N Third St
- Carlyles Watch Condos @ 100 E Gay St

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March 4, 2024

**Capital Line to Create Pedestrian and Bike Connectivity Downtown
By Downtown Columbus, Inc.**

Columbus, Ohio – The City of Columbus, Edwards Companies and Downtown Columbus, Inc. today announced plans for the Capital Line, an urban pathway through the heart of Columbus. The Capital Line will be exclusive to pedestrians and bikes and will link amenities, greenspaces, job centers, and residential neighborhoods within Downtown Columbus.

A community-generated suggestion championed in the Downtown Columbus Strategic Plan, this two-mile journey will offer a direct route to some of the city's most vibrant attractions, extending from the Gay Street District, over the Broad Street Bridge to The Peninsula, to Belle Street, over the Rich Street Bridge, to Rich Street and along Fourth Street, connecting back with Gay Street.

Connection points along the route are iconic Columbus attractions, including the "Current" sculpture suspended above Gay and High Streets, the Scioto Mile riverfront, National Veterans Memorial & Museum, Columbus Commons, Ohio Statehouse, The Peninsula, Dorrian Green and COSI. In-progress and future developments on the Capital Line include Preston Centre, Preston Park, Madison White-Haines Building, 195 E. Broad, The Continental Centre, and The Peninsula.

The Capital Line will also be dotted by public art, street furniture, lighting and landscaping to further create an exceptional pedestrian experience.

"As so many Columbus success stories are, this is a project made possible by public-private partnership," said Columbus Mayor Andrew J. Ginther. "I'm especially proud of how this is being done in direct response to resident feedback. The Capital Line will enhance equity, providing a safe way to walk or bike through our Downtown, and an easily accessible connection to bus transit."

This project, which will take advantage of existing rights-of-way, will be sequenced over the next several years. The initial section will begin on Gay Street, Downtown's densest residential neighborhood, with design to occur over the next year and construction to begin in 2025. Conceptual renderings will serve as inspiration as a design team is selected and community outreach takes place.

"This is an incredible opportunity for our city – I say that not only as a developer, but as a resident," said Jeff Edwards, CEO, Edwards Companies. "Connecting the energy of Gay Street to other Downtown areas will elevate not only Columbus' existing hotspots, but it will spur the development of new ones on the pathway in between. The Capital Line will be a destination in and of itself."

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Similar projects in other cities have spurred hundreds of millions in additional development along their pathways. The Indianapolis Cultural Trail, for example, generated an economic impact of \$1 billion.

“The Cap Line is one of the most exciting examples of the Downtown Columbus Strategic Plan in action,” said Amy Taylor, president, Downtown Columbus, Inc. “This is the kind of project that is befitting of a great city in a growing region. It embodies our ambition to ensure Downtown is for all.”

Capital Line Renderings, Updated November 2024



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