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# Historic Mixed-Use Commercial Building For Sale

34-36-38 WEST GAY STREET  
COLUMBUS, OHIO



**NEWMARK**

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FOR SALE

# 34-36-38 West Gay Street

COLUMBUS, OHIO

## Location

Situated on Gay Street, a popular downtown corridor with numerous restaurants, coffee shops and other walkable amenities

## Total Building Size

15,570 SF

## Year Built

1905

## Renovation/Capital Improvements

The building was completely renovated in **2017**. Improvements include a **new roof, windows and mechanical units.**

## Property Highlights

This historic mixed-use commercial building has three stories total and has been completely renovated into open, loft style office.

## Tenants

Origo Branding and B. Loved Bridal Boutique

## Neighbors

The Nicholas Apartments, Diamond Exchange, Veritas, Briosio Coffee, Leveque Tower & The Keep





34-36-38 WEST GAY STREET

**\$2,750,000**  
SALE PRICE

**15,570 SF**  
TOTAL BUILDING SIZE

**0.44 AC**  
LOT SIZE





34-36-38 WEST GAY STREET





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## 34-36-38 WEST GAY STREET

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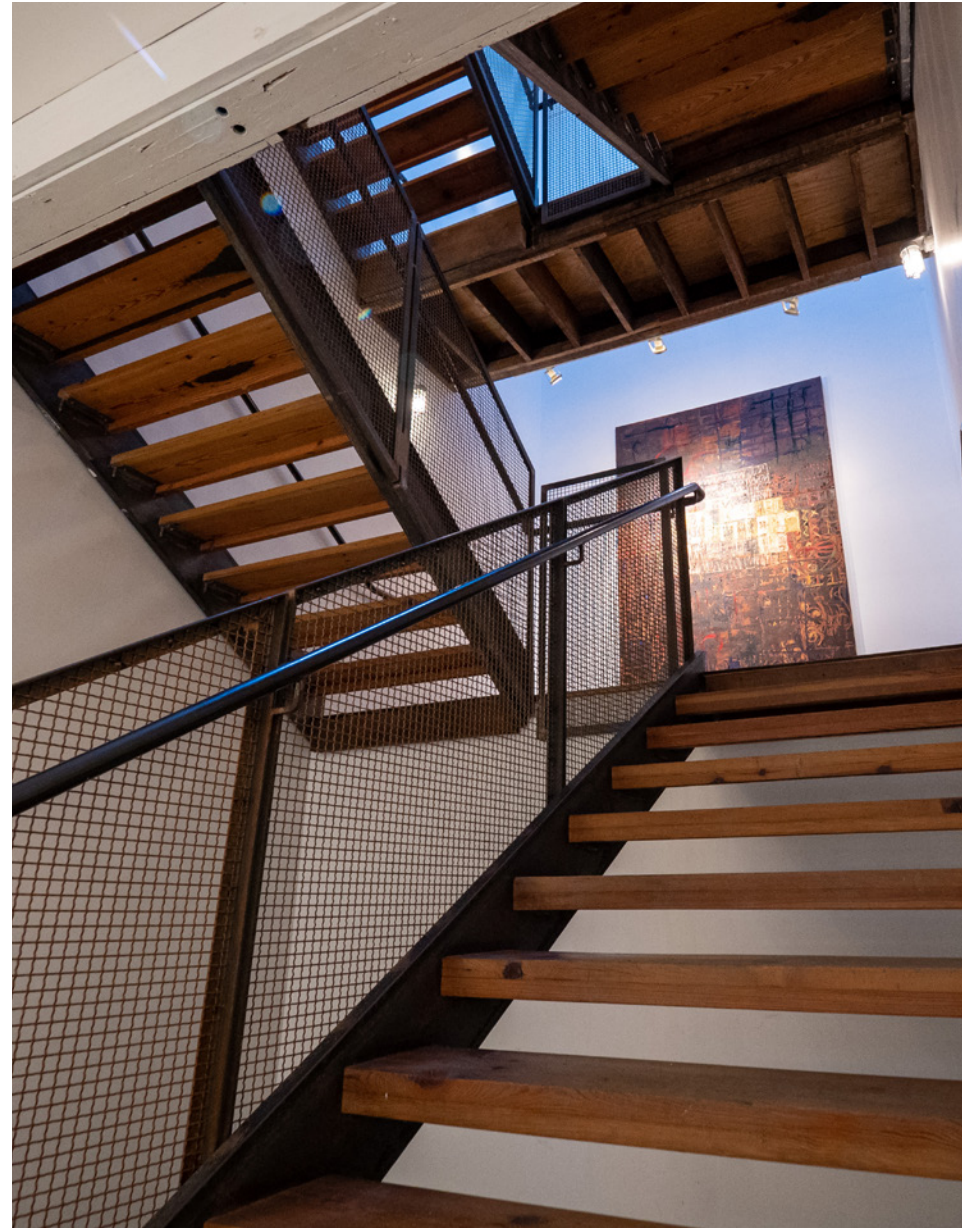
### OPEN ENVIRONMENT

All three floors feature exposed brick, exposed ceiling with wood beams, the original hard wood floors & new operable windows. The top floor includes skylights that capture natural light.

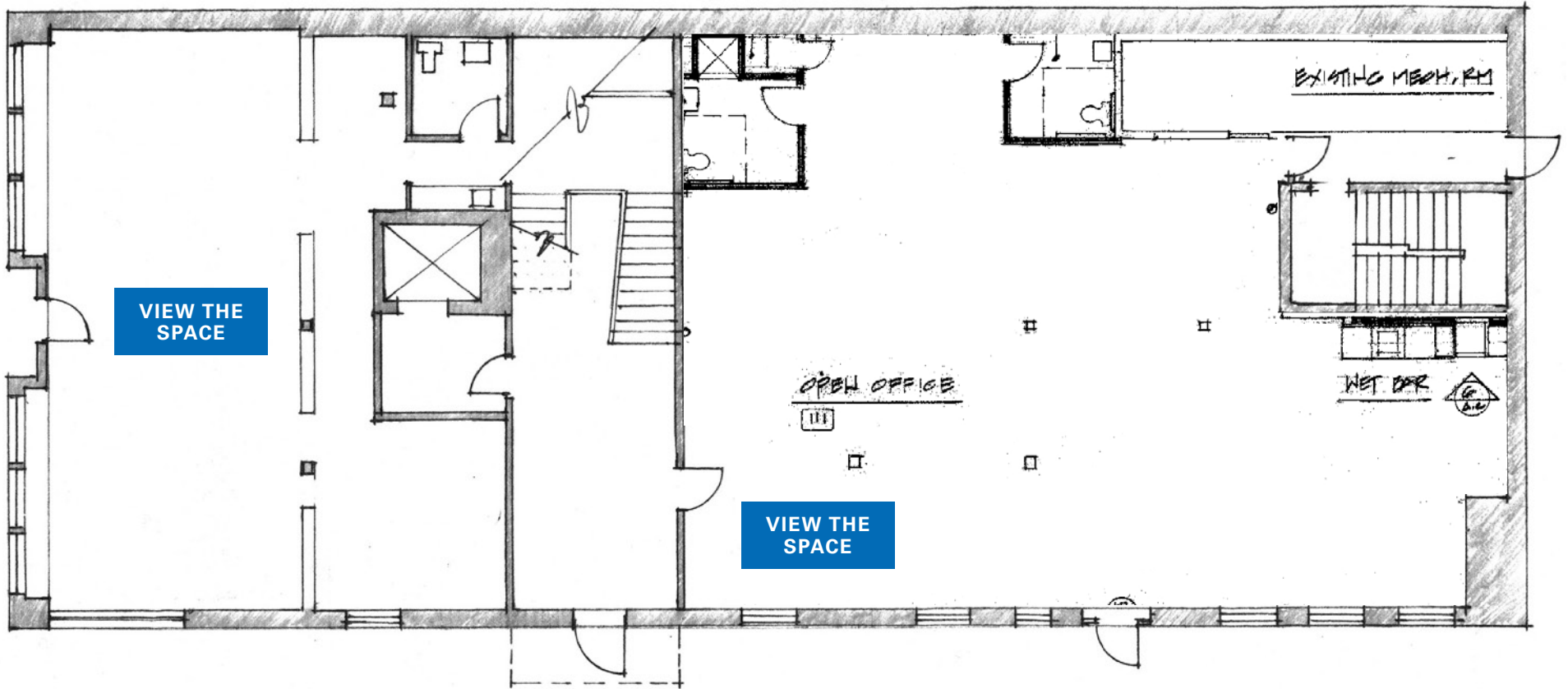
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### PRIVATE ELEVATOR

A private elevator and a large open internal stairwell make this building attractive for a future single user.



# Ground Floor

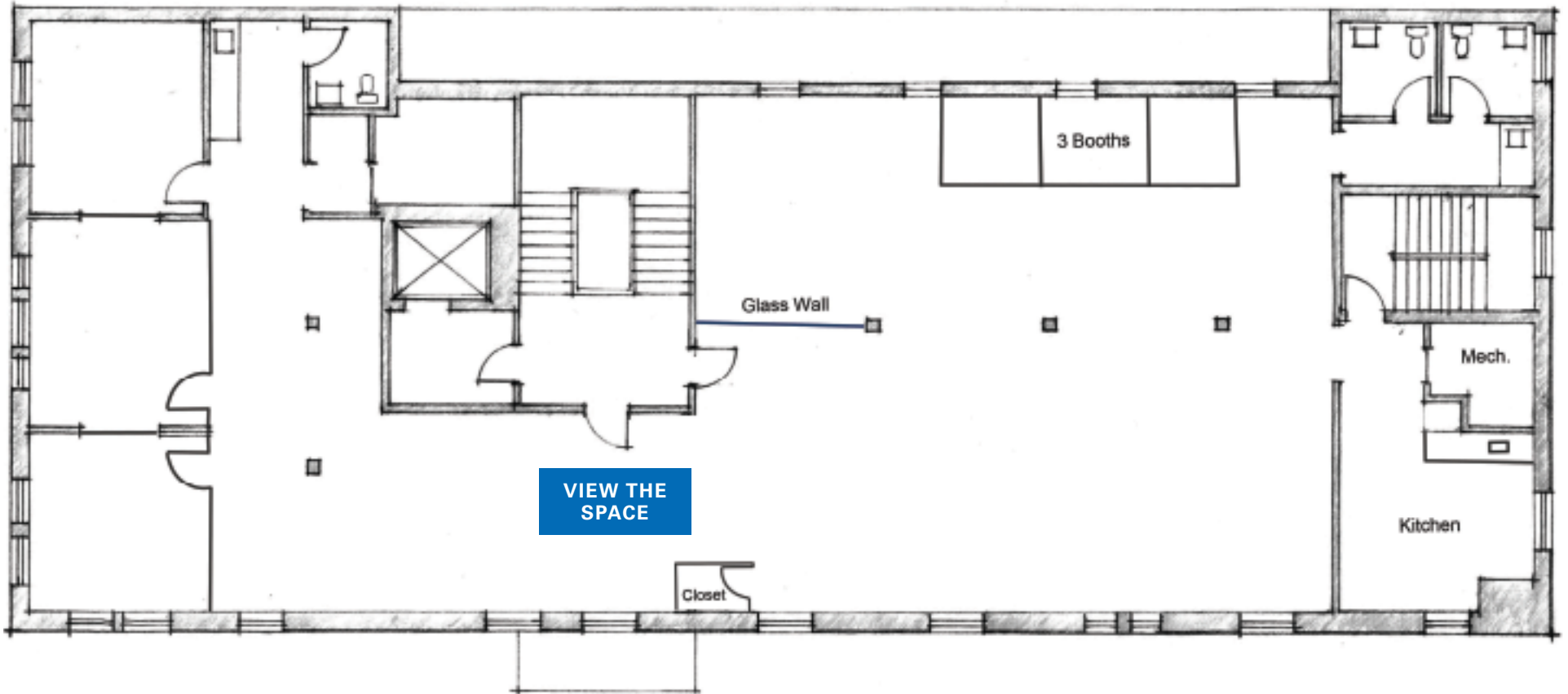




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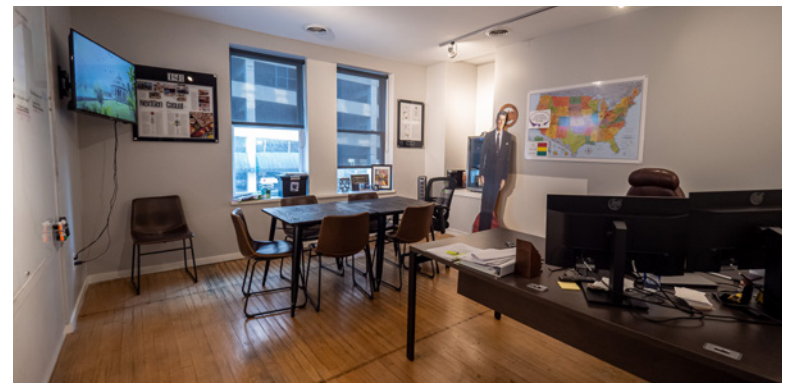
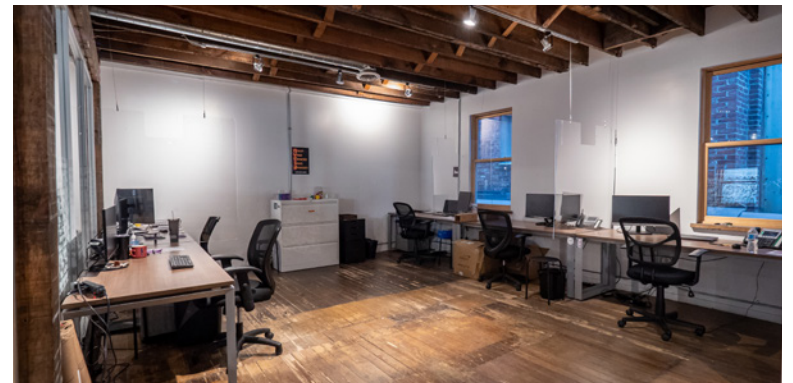
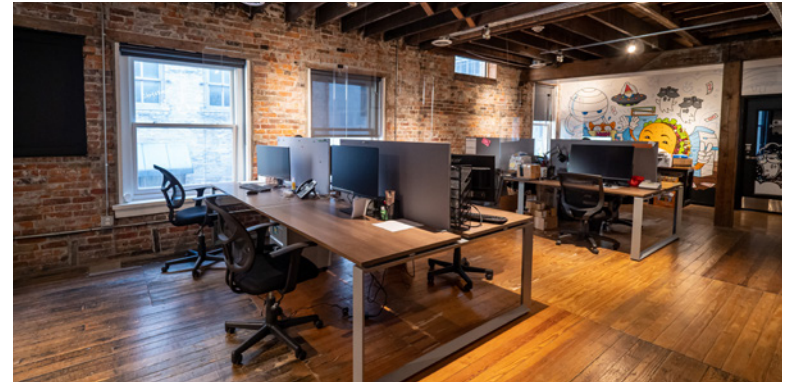


# Second Floor





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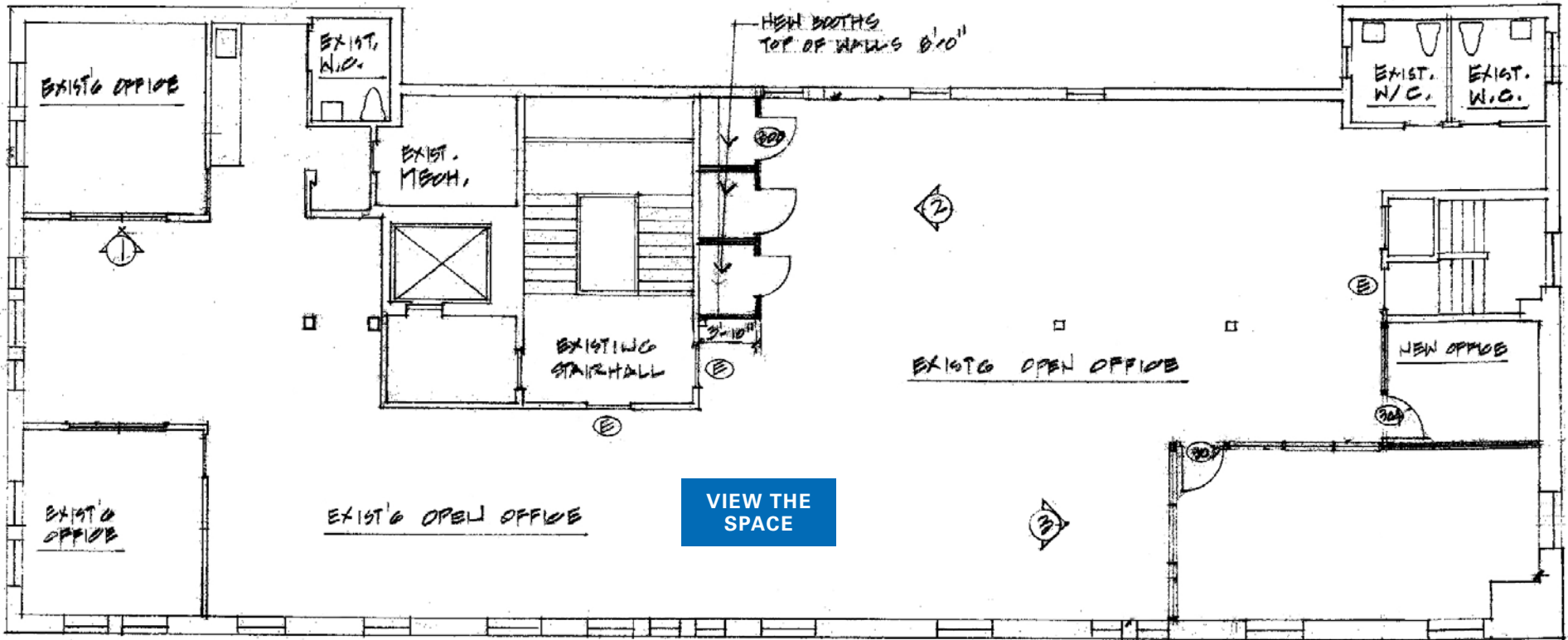


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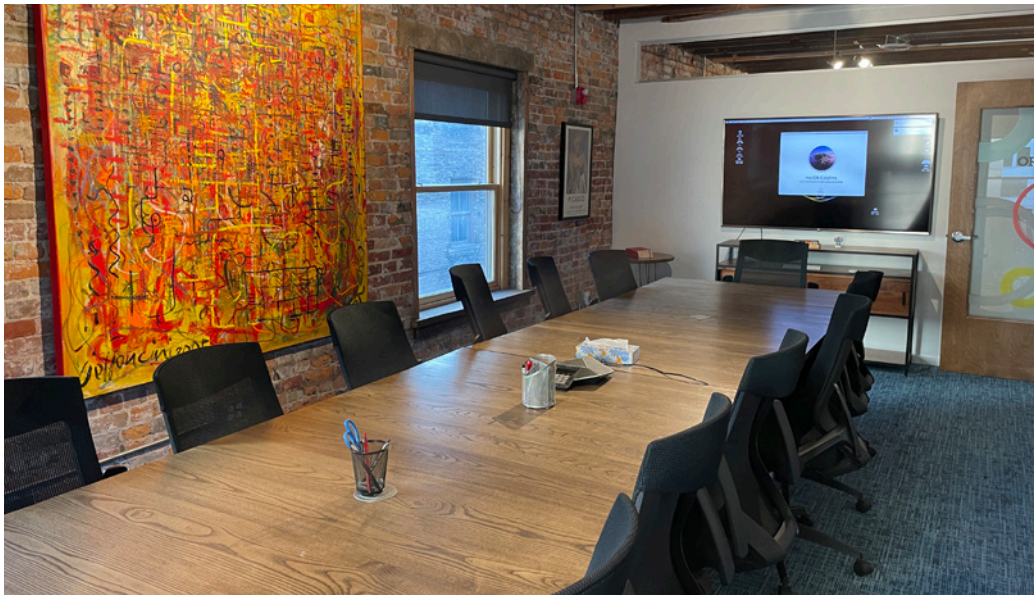


# Third Floor



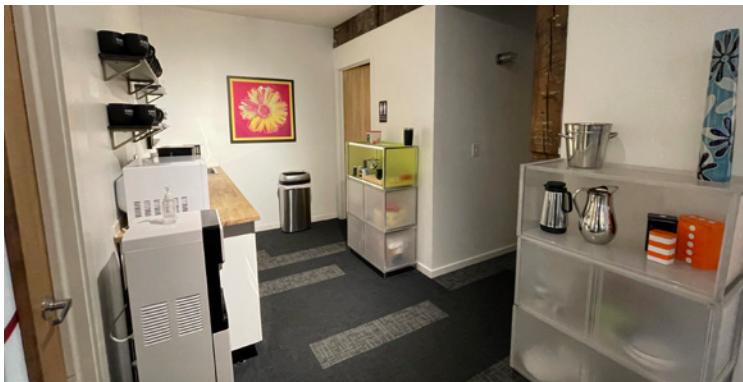


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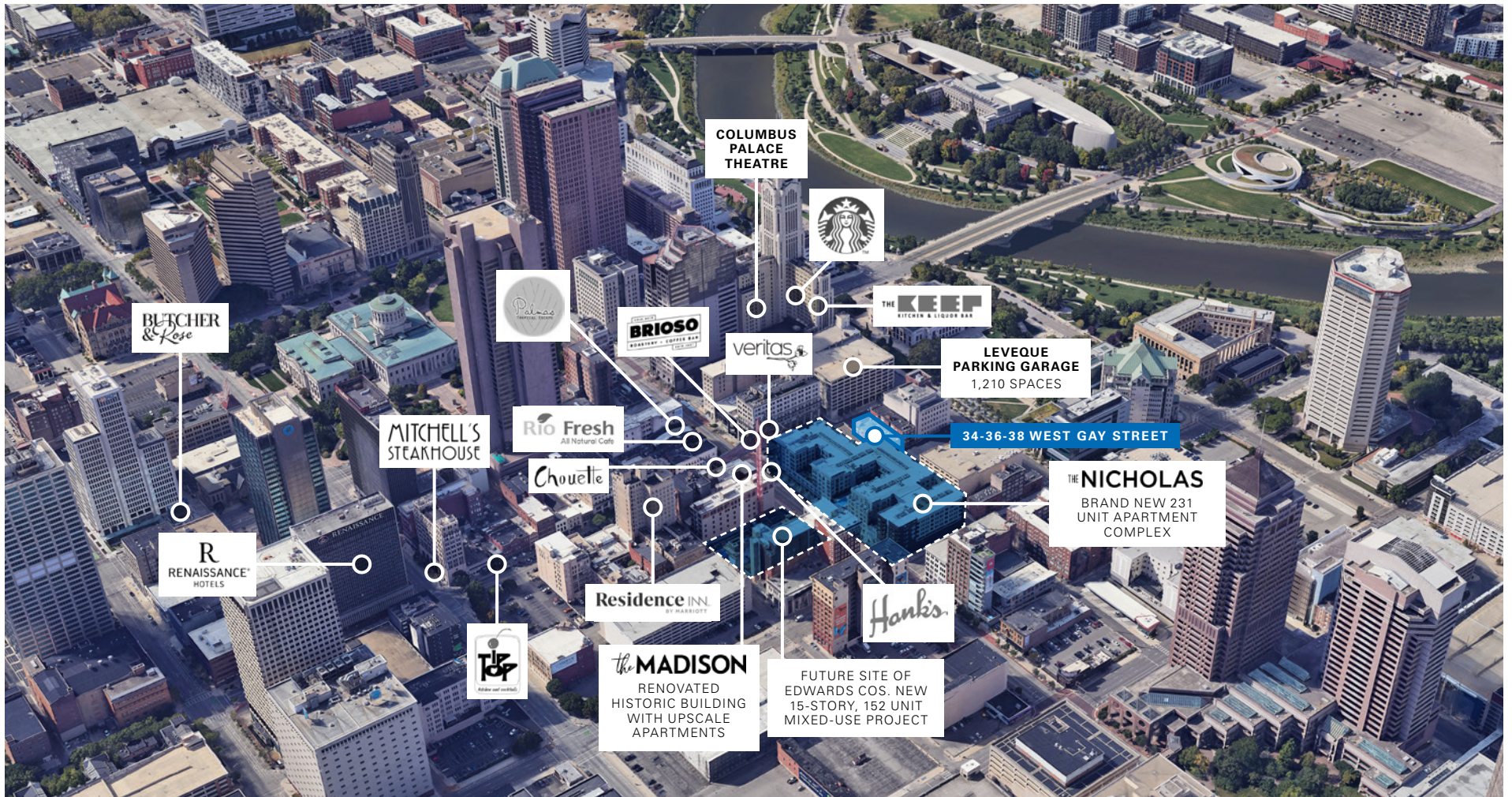


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# Outstanding Amenities





# THE NICHOLAS



**NEW MIXED-USE DEVELOPMENT FROM THE EDWARD COMPANIES WITH 231 HIGH-END LUXURY APARTMENTS FEATURING WORLD FAMOUS HANK'S SEAFOOD ON THE GROUND LEVEL AND A FLOATING SCULPTURE BY RENOWNED ARTIST JANET ECHELMAN ABOVE**



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