



CAPITOL
EQUITIES

Providing creative commercial real estate solutions since 1997

FOR LEASE



RETAIL/OFFICE | 2,000 - 8,000 SF

116 - 124 E LONG ST

116 - 124 E LONG ST, COLUMBUS, OH 43215

ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com



Property Description

This 2-story, stand-alone retail/office building is currently under renovation. Landlord shall provide new storefronts with all new windows, HVAC, plumbing and restrooms. Available spaces will be delivered in vanilla box condition, ready for Tenant finishes.

Property Highlights

- Building under renovation to highlight historic features
- Exposed brick and hardwood floors
- Open, loft-style office
- Lease the entire building or a smaller unit to meet your needs
- Metered parking fronts Long Street, with several garages and lots in 2-block radius
- Adjacent to the new Long & Third mixed-use development and next door to PINS MECHANICAL
- Located in high-density neighborhood for daytime employees and residential conversion projects in downtown Columbus

Location Description

Downtown Columbus, adjacent to the new Long & Third development including over 65,000 SF residential and 13,000 SF commercial space. Adjacent to the original Pins Mechanical Co., and the "Brewer's Row" including Wolf's Ridge Brewing, Elevator Brewing, Jackie O's and more!

OFFERING SUMMARY

Available SF:	2,000 - 8,000 SF
Lease Rate:	\$19.00 SF/yr
Utilities:	Paid by Tenant
Tax + Ins:	\$1.25/SF

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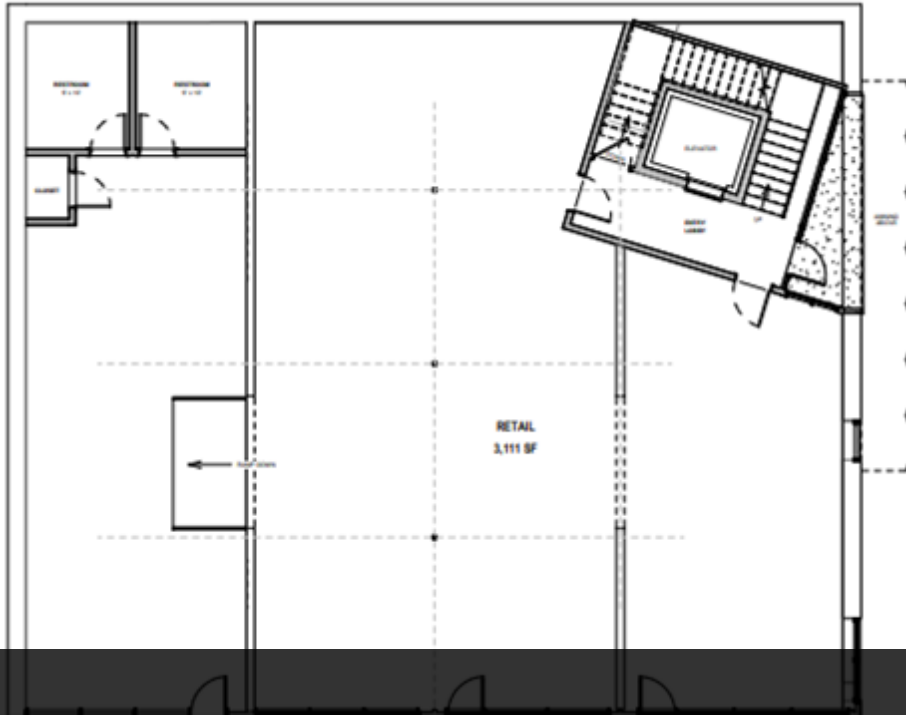


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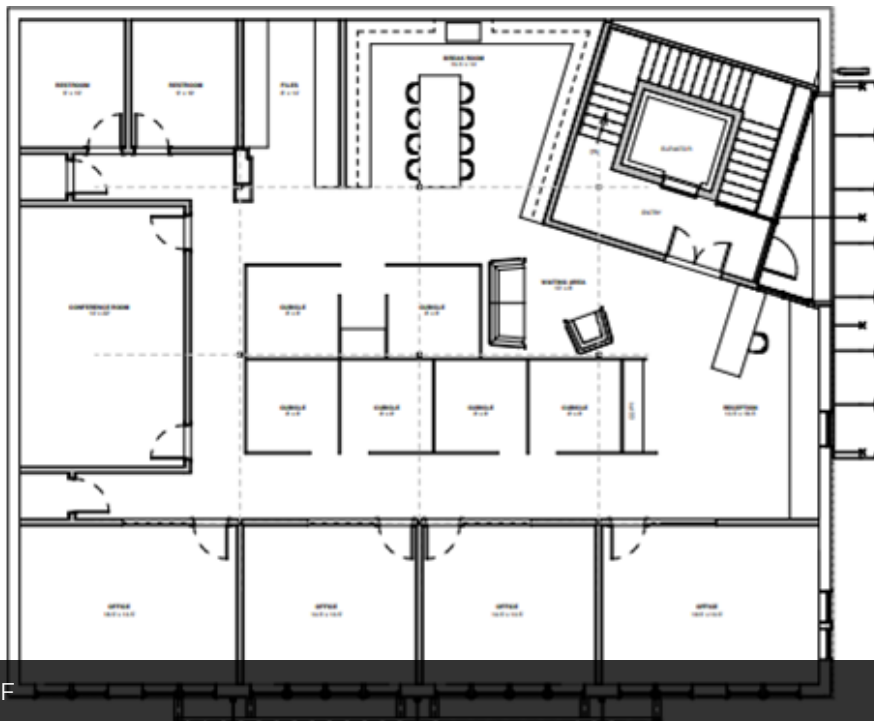
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First Floor - up to 4,000 SF



Second Floor - up to 4,000 SF

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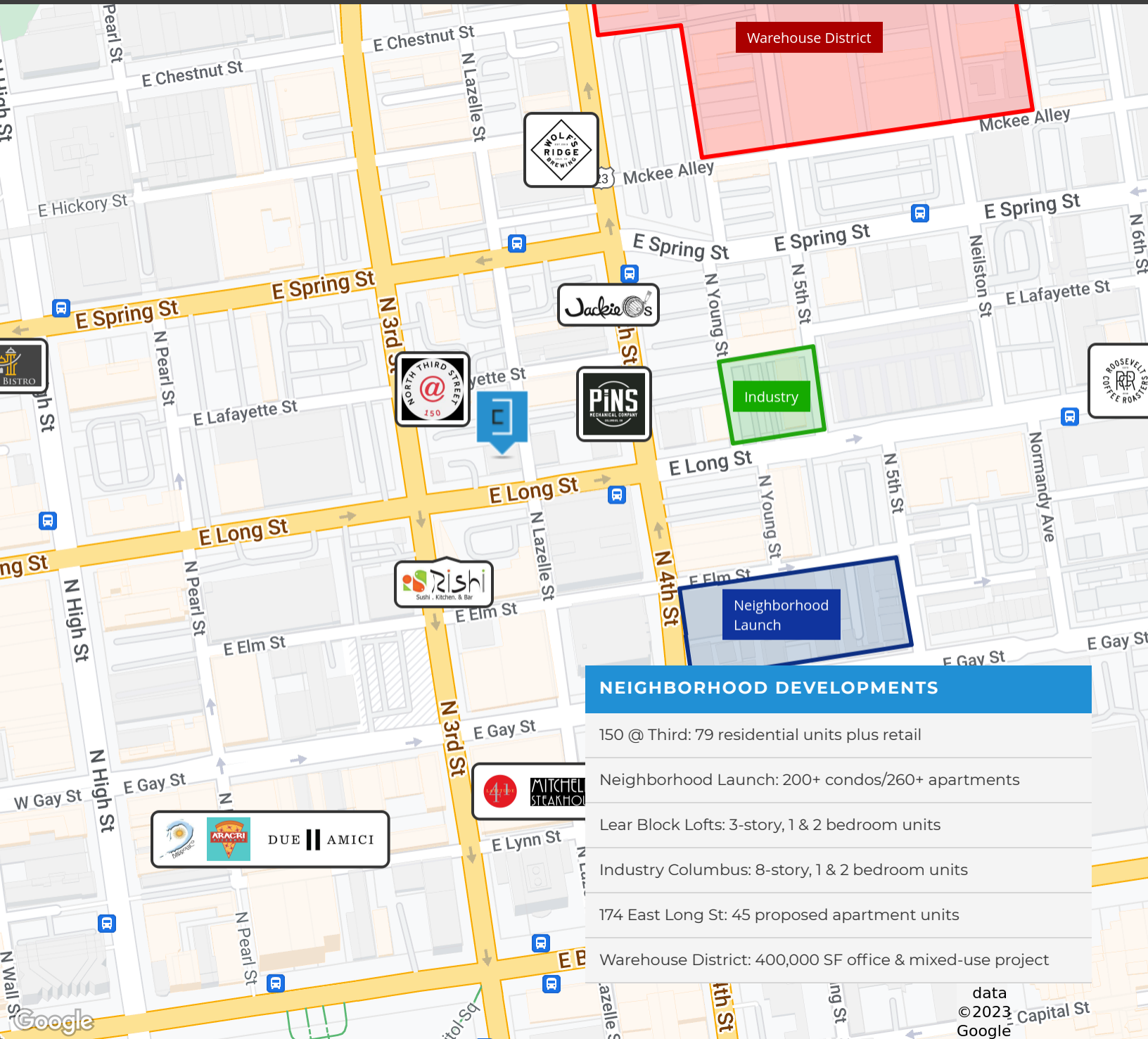


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NEIGHBORHOOD DEVELOPMENTS

- 150 @ Third: 79 residential units plus retail
- Neighborhood Launch: 200+ condos/260+ apartments
- Lear Block Lofts: 3-story, 1 & 2 bedroom units
- Industry Columbus: 8-story, 1 & 2 bedroom units
- 174 East Long St: 45 proposed apartment units
- Warehouse District: 400,000 SF office & mixed-use project

data
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Google

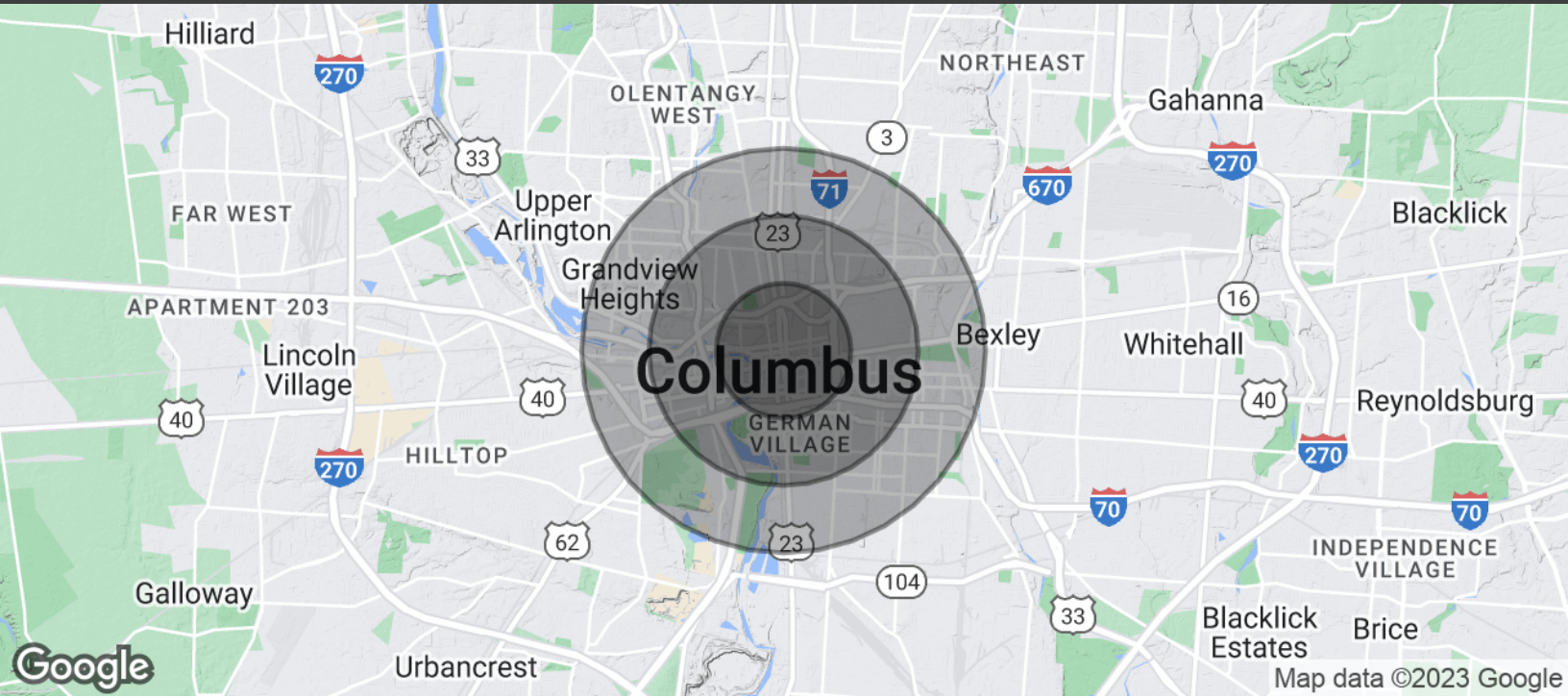
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	10,949	62,882	142,813
Average Age	33.8	31.9	30.9
Daytime Employees	91,580	137,002	244,314

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	7,916	36,840	69,935
# of Persons per HH	1.4	1.7	2.0
Average HH Income	\$76,814	\$68,804	\$58,828
Average House Value	\$236,542	\$248,413	\$191,476

* Demographic data derived from 2020 ACS - US Census

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