



CAPITOL
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Providing creative commercial real estate solutions since 1997



CREATIVE OFFICE | 986 SF

DOWNTOWN COLUMBUS

11 EAST GAY STREET, COLUMBUS, OH 43215

ED FELLOWS

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Property Description

Located in the historic "1 East Gay" building, this 1870s Italiante building with Modern Art exterior has been fully updated and modernized. Currently available suite includes two private offices, conference room, and great views of Gay Street, with natural light throughout.

OFFERING SUMMARY

Available SF:	986 SF
Lease Rate:	\$21.00 SF/yr
Op. Exp.:	Included in Rents
Utilities:	Paid by Tenant

Property Highlights

- Modern, office space with windows overlooking Gay and High Streets, including views of the public art display, "Current", suspended over the intersection of Gay & High Streets
- Steps from the best that downtown Columbus has to offer including new restaurants Hank's Seafood and Chouette French Bistro; established fine dining favorites Veritas and Speck; and several new art galleries and retail shops
- Lots of parking options available including garage and surface lots located within 1-block of property; and metered parking along Gay Street for guests
- 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.

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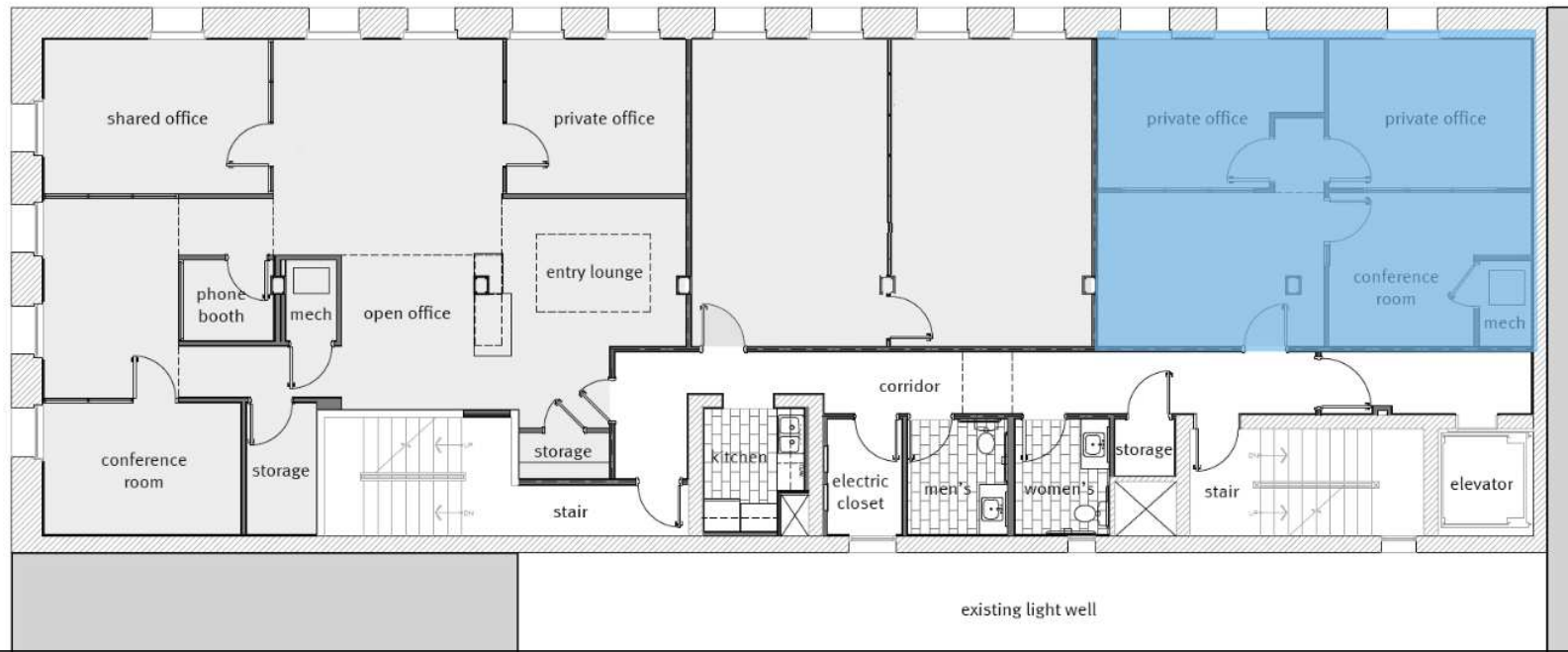
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Suite 302 | 986 SF | Highlighted in Blue



Neighborhood includes public art, Chouette + Hanks Seafood



Modern finishes throughout

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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, local retailers, art galleries, and restaurant options - from casual to the finest dining in central Ohio.

Located one-block from Capitol Square and the State House. Within walking distance of several hotels, retailers and entertainment options including the Scioto Mile, Columbus Commons and several downtown amenities.

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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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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