

222

222 neilston street

13,629 SQ FT
FULL BUILDING
OPPORTUNITY

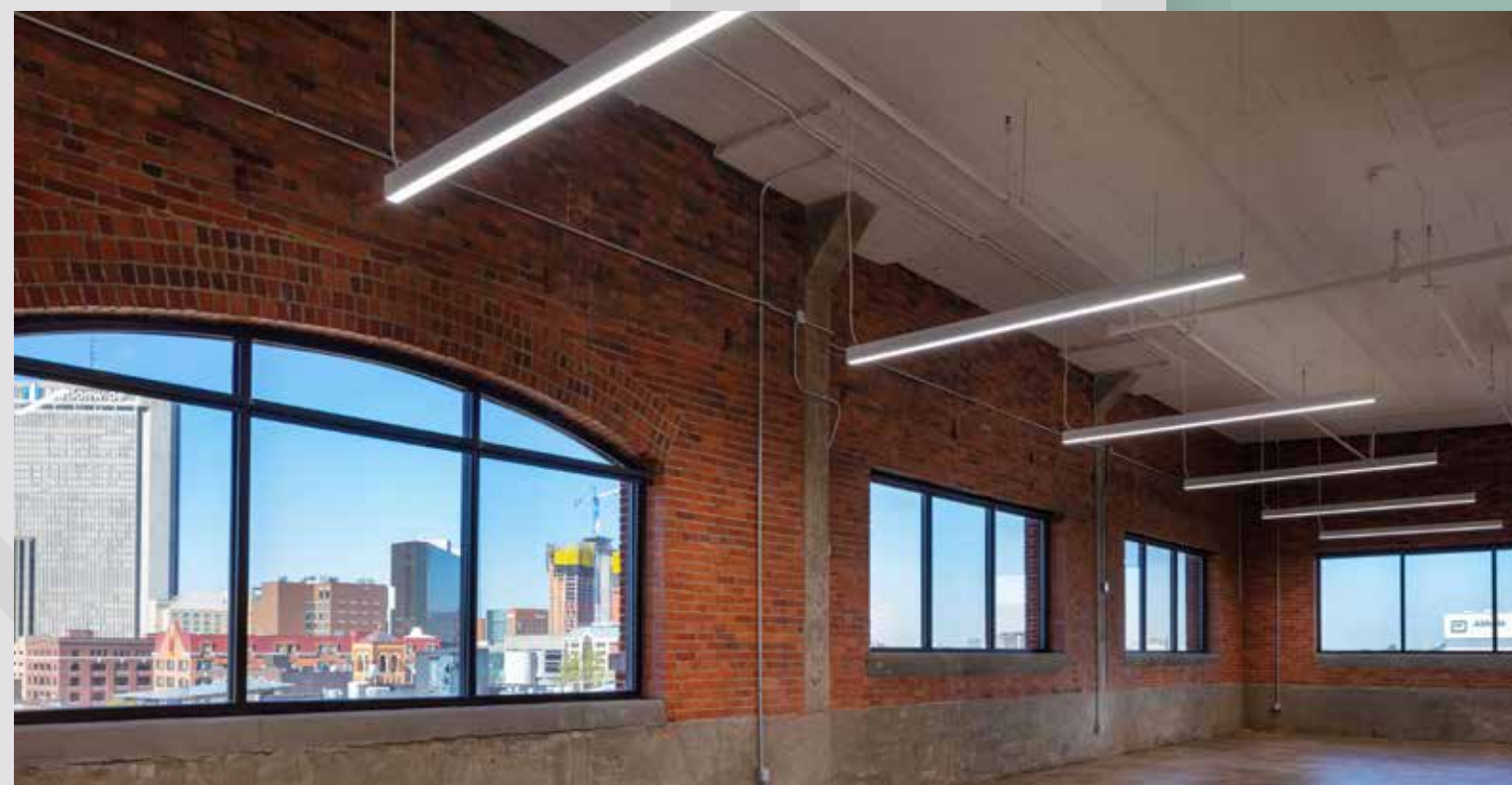


WELCOME TO

the warehouse district

**275,000+ SQUARE FEET
ACROSS 10 BUILDINGS,
INCLUDING NEWLY
REMODELED INDUSTRIAL
WAREHOUSES**

Capturing history and breathing life into Downtown Columbus, the Warehouse District touts an array of unique industrial buildings dating back to the early 1900s—warehouses that have been newly converted into contemporary, loft-like commercial spaces for modern business of all kinds.



IRREPLACEABLE CHARACTER & CHARM

High wood and bow-truss ceilings, expansive windows, exposed brick walls and ornamental columns

HIGH CAPACITY FIBER OPTIC INFRASTRUCTURE

With a fiber optic spur running through district footprint

A RENOVATION REVIVAL

Contemporary, loft-life commercial spaces with open floor plans, clear sight lines, LED lighting and high-end finishes throughout

EASY & CONVENIENT PARKING

Over 20 surface lots within and nearby

A MIXED-USE URBAN HUB

At the center of upscale dining, luxury living, and playful relaxing

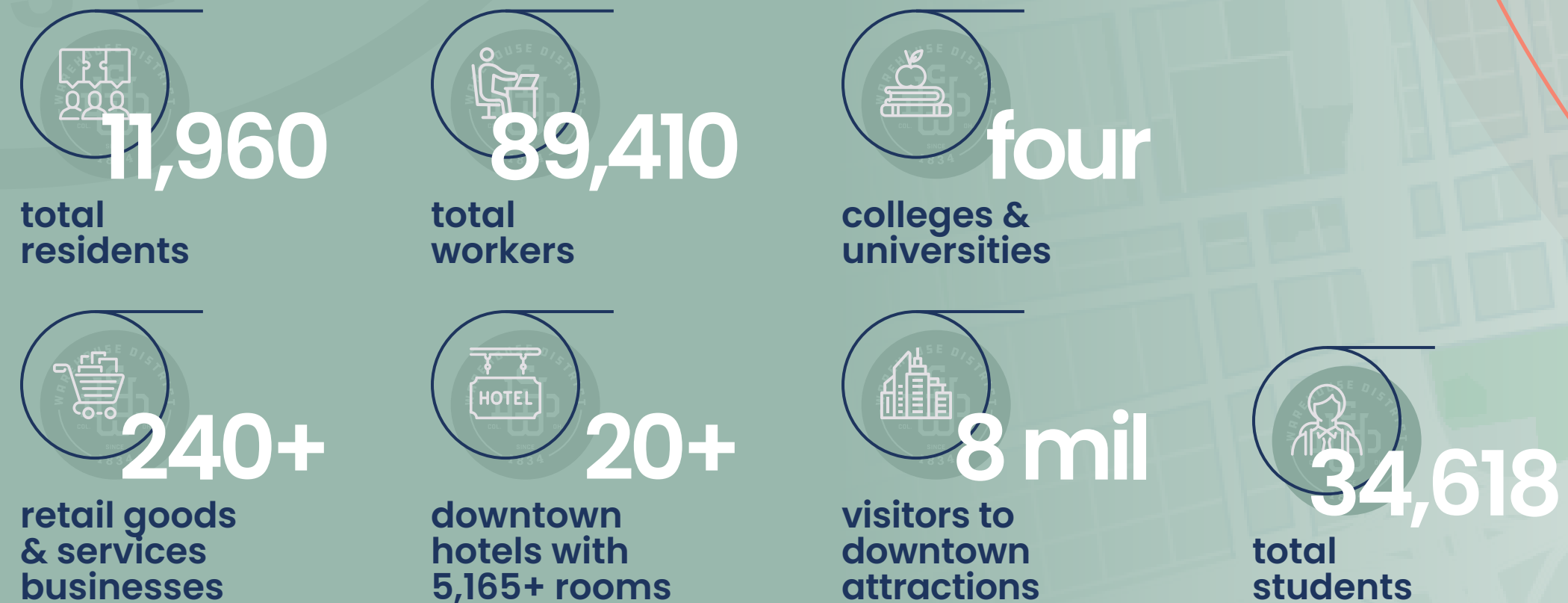


in the heart of it all

ON THE NORTHEAST SIDE OF DOWNTOWN COLUMBUS, THE WAREHOUSE DISTRICT IS RIGHT WHERE YOU WANT TO BE

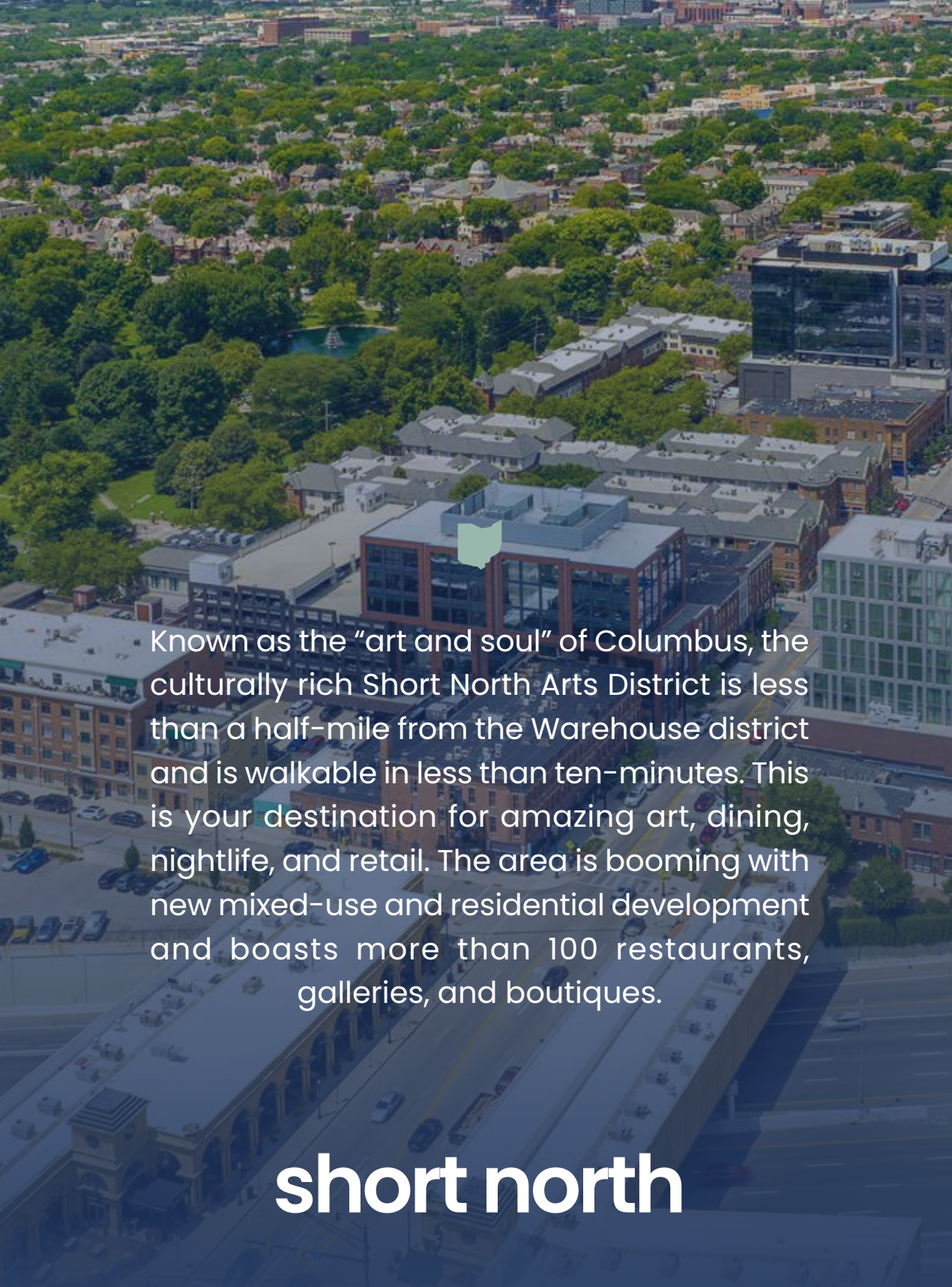
As Ohio's capital and largest city, Columbus stands out as the Buckeye State's geographical, educational, and cultural center. Columbus boasts a consistently healthy growth rate, thanks to its diverse economy, educated workforce, superior infrastructure and pro-business tax environment. It is also home to the state's flagship educational institution The Ohio State University and the Warehouse District neighbors, Columbus State Community College and Columbus College of Art & Design.

DOWNTOWN BY THE NUMBERS



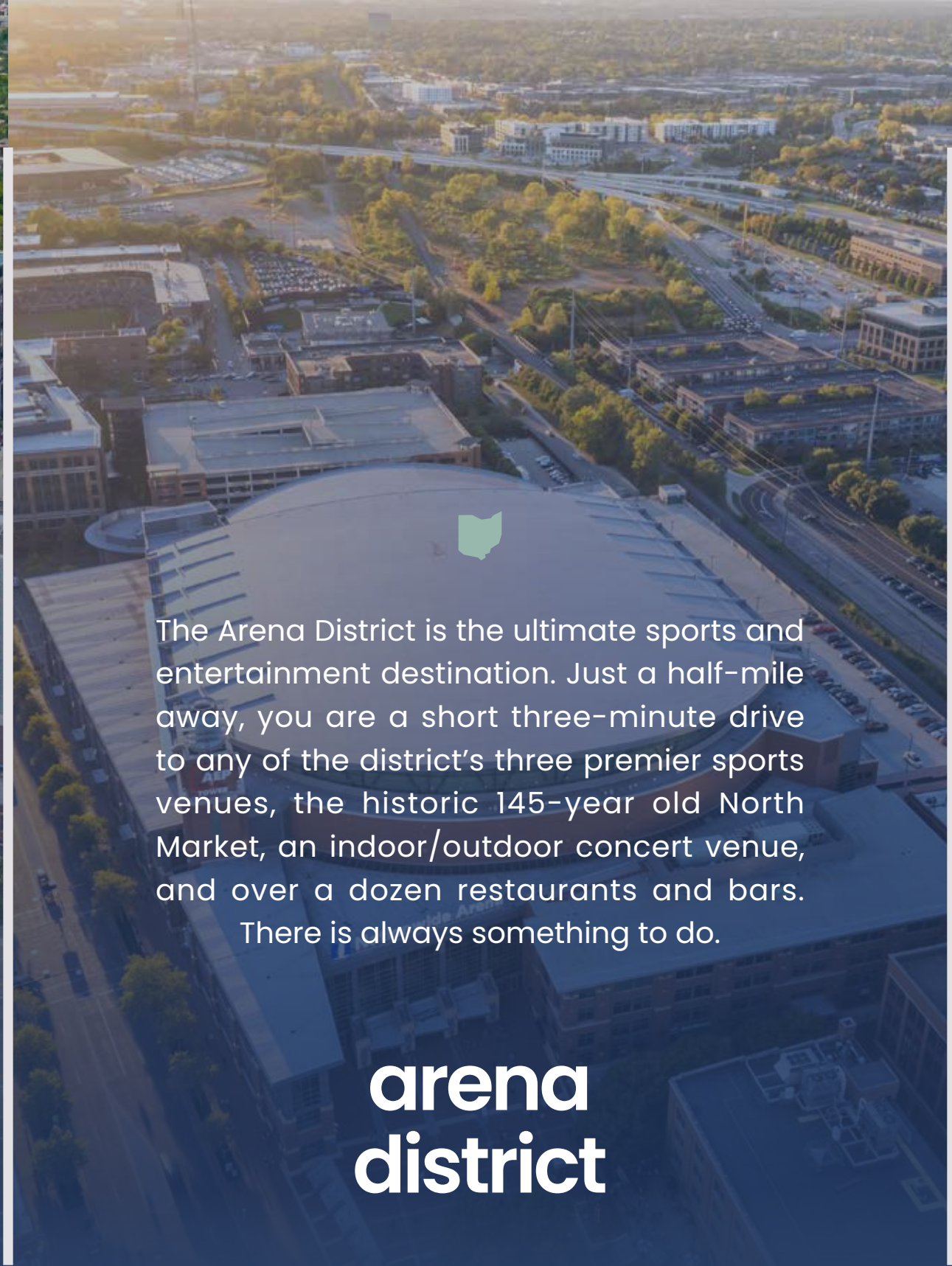
1. lower.com field & astor park
2. huntington park
3. national veteran's memorial museum
4. center of science and industry (cosi)
5. nationwide arena
6. north market downtown
7. hilton columbus downtown
8. greater columbus convention center
9. ohio statehouse
10. abbott laboratories
11. columbus state community college
12. columbus college of art & design





Known as the “art and soul” of Columbus, the culturally rich Short North Arts District is less than a half-mile from the Warehouse district and is walkable in less than ten-minutes. This is your destination for amazing art, dining, nightlife, and retail. The area is booming with new mixed-use and residential development and boasts more than 100 restaurants, galleries, and boutiques.

short north



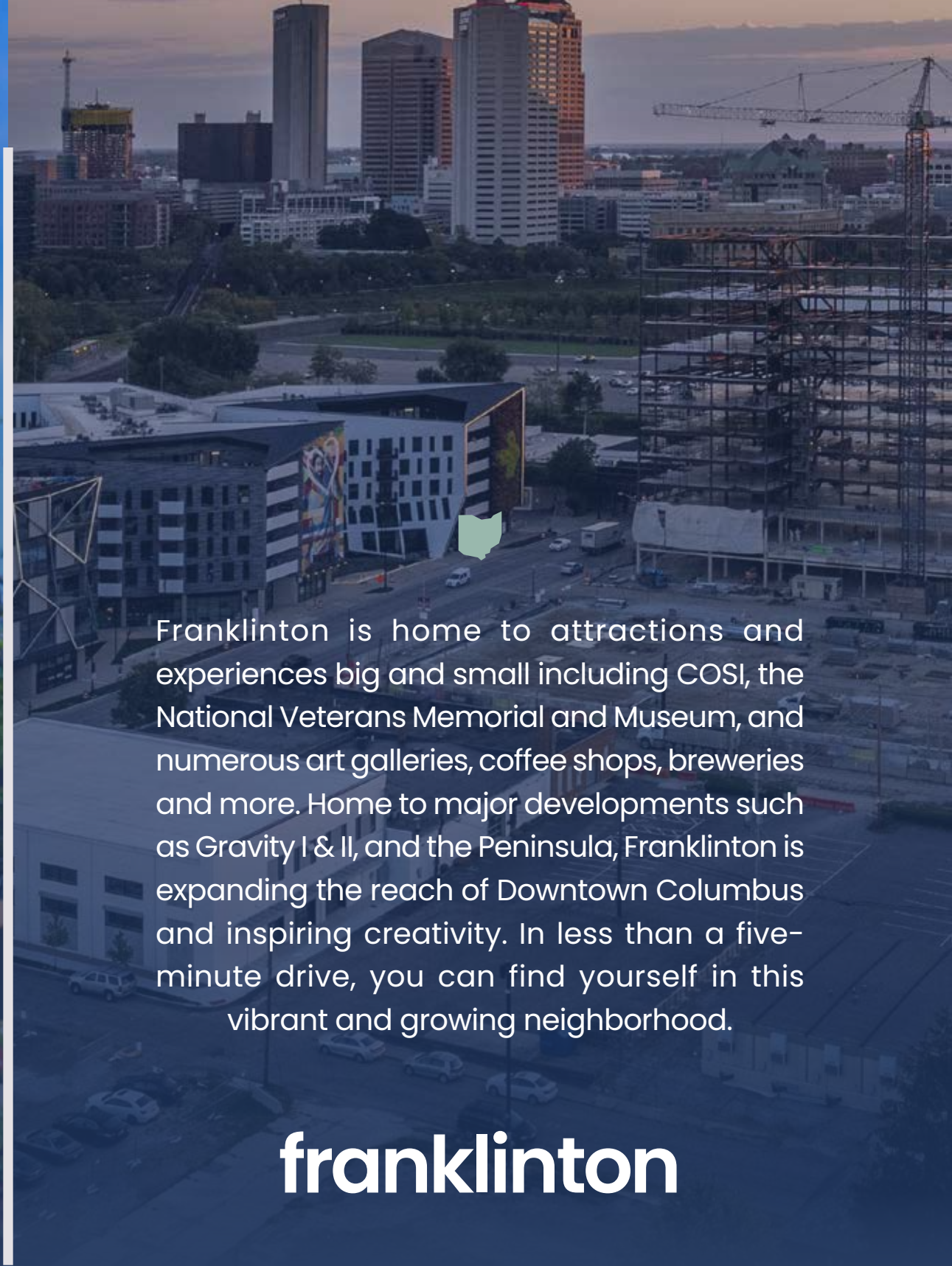
The Arena District is the ultimate sports and entertainment destination. Just a half-mile away, you are a short three-minute drive to any of the district’s three premier sports venues, the historic 145-year old North Market, an indoor/outdoor concert venue, and over a dozen restaurants and bars. There is always something to do.

arena district



Historic charm and idyllic brick-paved streets lead you through German Village’s homes and shops to enjoy coffee, food, and local beer in this charming neighborhood. Just west of German Village you will find the Brewery District, full of lively entertainment and dining options. Both German Village and the Brewery District are just a mile away via an easy drive down High St.

german village & brewery district



Franklinton is home to attractions and experiences big and small including COSI, the National Veterans Memorial and Museum, and numerous art galleries, coffee shops, breweries and more. Home to major developments such as Gravity I & II, and the Peninsula, Franklinton is expanding the reach of Downtown Columbus and inspiring creativity. In less than a five-minute drive, you can find yourself in this vibrant and growing neighborhood.

franklinton

THE DISTRICT’S NEIGHBORS
minutes from the city’s best areas for entertainment, events, shopping, dining, and more



area amenities

PERFECTLY POSITIONED

The Warehouse District mirrors the modern movement away from the traditional, sequestered downtown office experience toward the dynamic workplace and community-connected environments of tomorrow. Situated next to both the Short North and Arena Districts, the Warehouse District is connected to Columbus' most exciting restaurants and entertainment venues. The District is home to a variety of options for dining, drinks, and play, including the Kee, a kinetic entertainment destination featuring everything from virtual sports simulators to multi-media art galleries. With plenty of residential spaces nearby, the Warehouse District meets the moment as the midpoint between industry and culture.



-  home to both new and longstanding businesses
-  simple to get here, convenient to park. navigate by foot or car
-  notable district amenities and less than 2 blocks to the short north or arena district
-  easy access to highways and major transportation arteries

modern movement

\$2.8B INVESTED DOWNTOWN

Since 2010. Includes \$1B in construction projects and \$100M in annual tax revenue from downtown businesses

RESIDENTIAL GROWTH

A new residential, multifamily development is planned for the intersection of Spring and 5th, bringing Columbus' talented population to the Warehouse District

A COMMITTED LANDLORD

Hackman Capital Partners is transforming the neighborhood with visionary thinking and significant investment dollars to create one-of-a-kind commercial spaces which attract innovative new businesses into the area



take the party outside to the kee's private alley patio outfitted with seating, fire pits, and walk-up window bar

33,000 square foot entertainment and community space

entertainment big and small

- + Concerts, comedy shows and other events in the performance venue which can hold 700 people
- + Party games like Giant Jenga and Checkers, Cornhole and more
 - + Virtual Sports Simulators
 - + Traditional Arcade Games

the kee

programmable and rentable event space – made to suit your event needs

multi-media art gallery featuring local artists

the kee offers various food and drink options to the neighborhood

- + Cafe: serving Coffee and Light Bites starting at 7am
- + The Lounge: full-service, sit-down dining area with bar
- + Food Bar: a casual dining area
- + Alley Patio: Outdoor seating with walk-up food window



THE DISTRICT



● leased
● available












standalone, self-contained excellent opportunity for SINGLE TENANT LOOKING TO CALL DOWNTOWN HOME

13,529± SF AVAILABLE

With character in every square foot, 222 Neilson is the quintessential Warehouse District experience. Framed in original red brick and featuring sleek black beams, the building's wood-floored spaces bask in both the natural light of classically dramatic warehouse windows and the contemporary glimmer of newly installed LED fixtures. A dramatic, two-story atrium highlights enduring craftsmanship and striking architectural details—one of the building's best features.

It's the ultimate lofted office, perfect for a single tenant looking to stand out.

-  2,000± SF of optional Flex Space with Rollup Door
-  Unique exposed Brick and Beam Construction
-  Two-Story with bright atrium connecting the floors
-  Beautiful wood floors on 2nd floor
-  Newly installed LED Lighting throughout the space
-  Brand new kitchenette & renovated restrooms
-  Potential Patio / Outdoor Space

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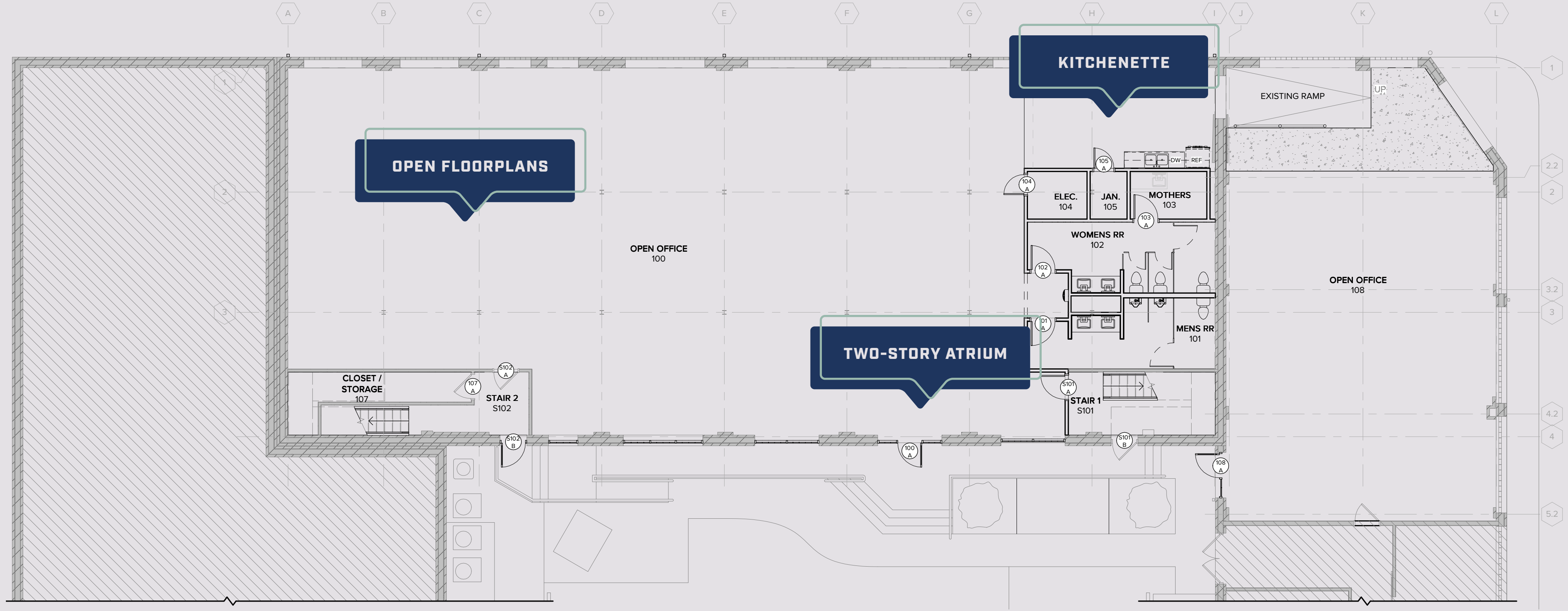
Entire Building
FULLY RENOVATED



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1st floor

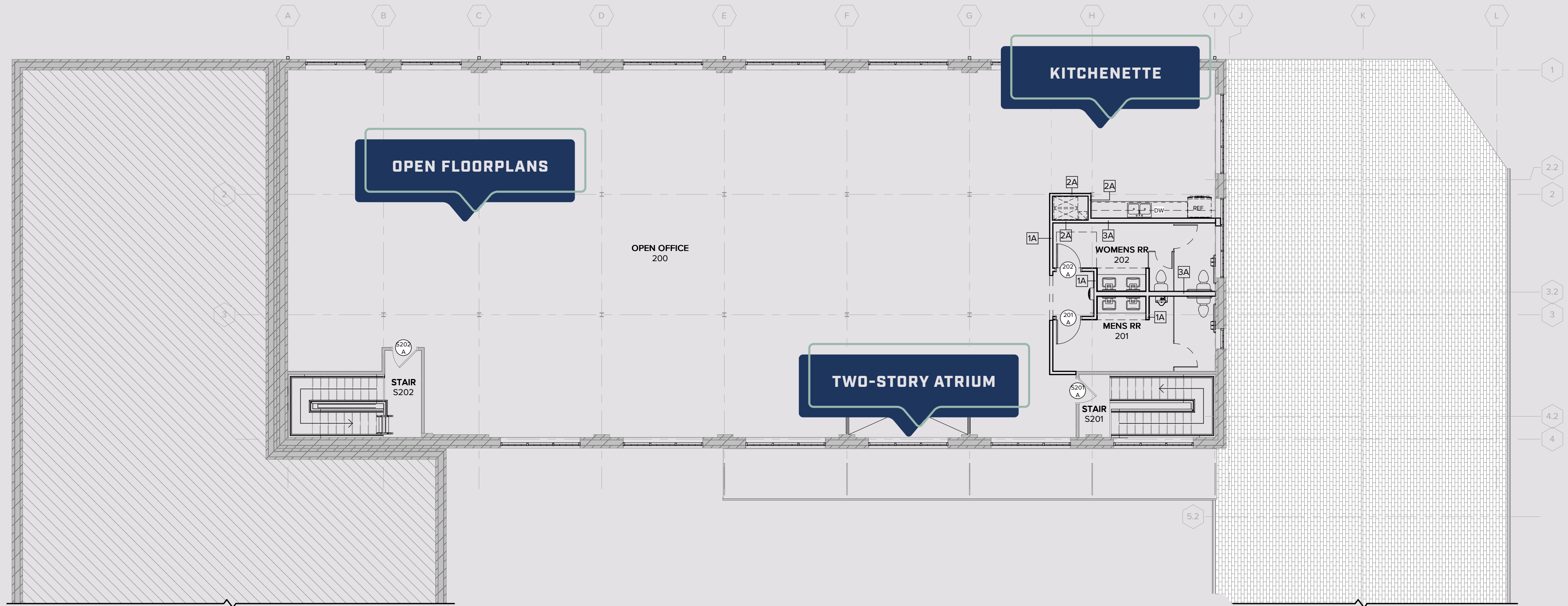
7,800 SQ FT



222 neilston street

2nd floor

5,729 SQ FT



**collin
wheeler**

First Vice President
+1 614 430 5050
collin.wheeler@cbre.com

**aaron
duncan**

First Vice President
+1 614 430 5090
aaron.duncan@cbre.com



CBRE



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