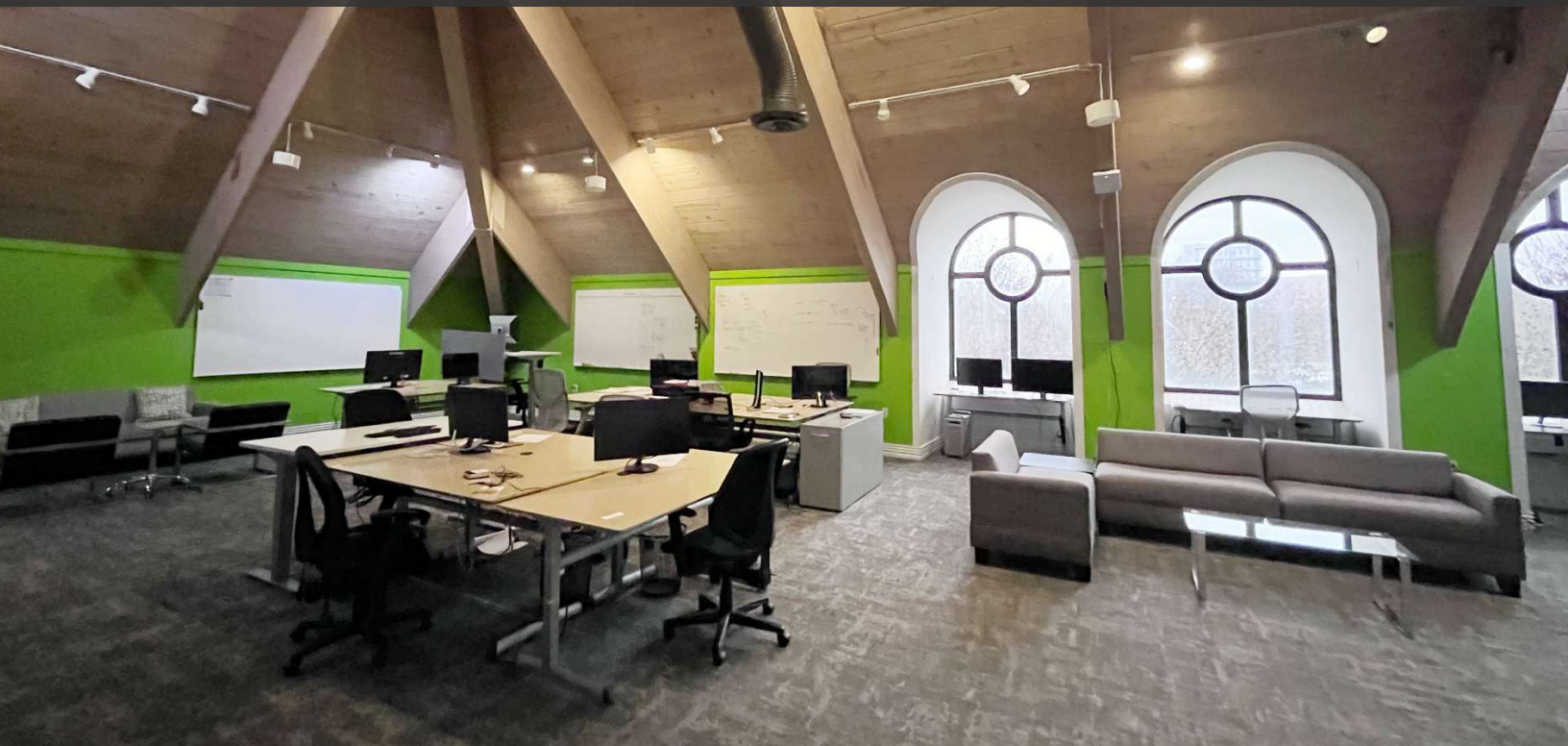




CAPITOL
EQUITIES

FOR LEASE

Providing creative commercial real estate solutions since 1997



CREATIVE OFFICES

SHORT NORTH

1020 DENNISON AVENUE, COLUMBUS, OH 43201

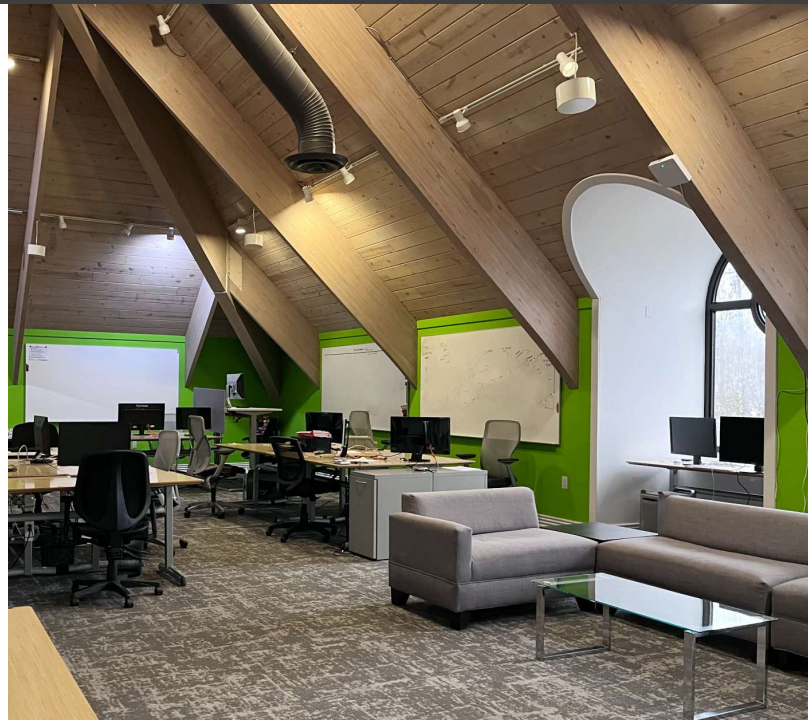
ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com

**2025
INCENTIVE** **FREE RENT**



Property Highlights

- 2025 INCENTIVE: FREE RENT
- Dynamic office suites available in the Short North
- A hidden gem of the community, located one block off High Street for easy parking, in a quiet neighborhood
- Free on-site parking lot and street parking for guests and employees
- Great branding opportunity with marquee signage available facing Dennison and Third Avenue
- Easy walking distance to local favorites including Northstar Cafe, Ampersand Asian Supper Club, Bodega, plus Orangetheory and Penzone Salon + Spa, and all the retailers, restaurants and entertainment options the Short North has to offer
- Terrific mix of professional and medical related businesses within the building
- Great central location drawing from the Short North, downtown, OSU campus, Italian Village and Grandview

Property Description

This inviting property offers a prime Short North location that's perfect for a mix of professional and medical-related businesses seeking to be in this dense urban community. Rare for the area, this building provides ample, free, on-site parking, ensuring convenience for both employees and guests. With a well-designed layout and modern amenities, this property presents an exceptional opportunity for businesses looking to thrive in a prime commercial location.

OFFERING SUMMARY

Available SF	1,716 - 2,800 SF
Lease Rate	\$19.50 /SF/yr
Op Exp	Included in Gross Rents
Utilities	Janitorial by Tenant

ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com

CAPITOLEQUITIES.COM

The information contained herein was furnished by sources believed to be reliable, but it is not guaranteed, warranted or represented by Capitol Equities. The presentation of this property is submitted subject to errors, omissions, change of price or condition prior to sale or lease, or withdrawn without notice.



CAPITOL
EQUITIES

FOR LEASE | CREATIVE OFFICE SHORT NORTH

1020 DENNISON AVENUE, COLUMBUS, OH 43201



Available Spaces

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
302	2,800 SF	\$4,550 per month	Current layout is mostly open office, one large conference room, two private offices, and kitchen
202	1,716 SF	\$2,789 per month	Former Yoga studio: wide open class room with great natural light

ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com

CAPITOLEQUITIES.COM

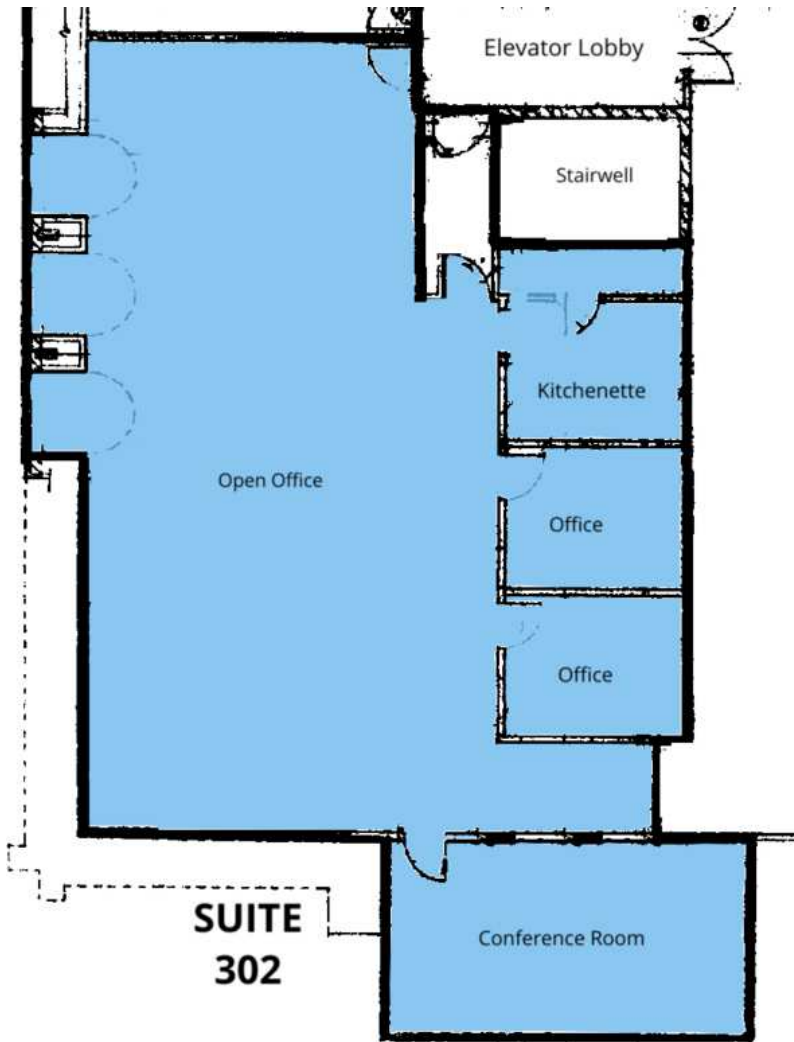


CAPITOL
EQUITIES

FOR LEASE | CREATIVE OFFICE

SUITE 302 | 2,800 SF

1020 DENNISON AVENUE, COLUMBUS, OH 43201



ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com

CAPITOLEQUITIES.COM

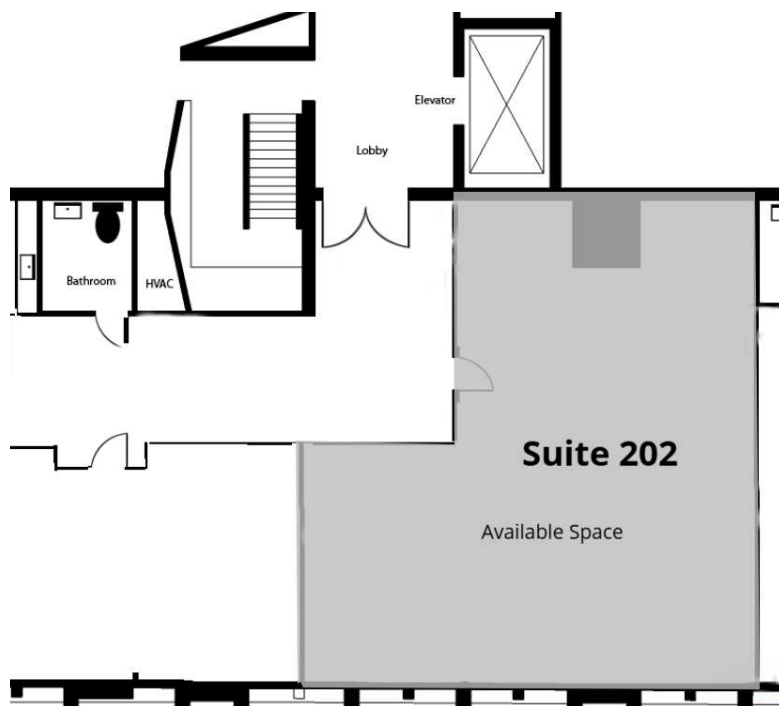


CAPITOL
EQUITIES

FOR LEASE | OFFICE

SUITE 202 | 1,716

1020 DENNISON AVENUE, COLUMBUS, OH 43201



ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com

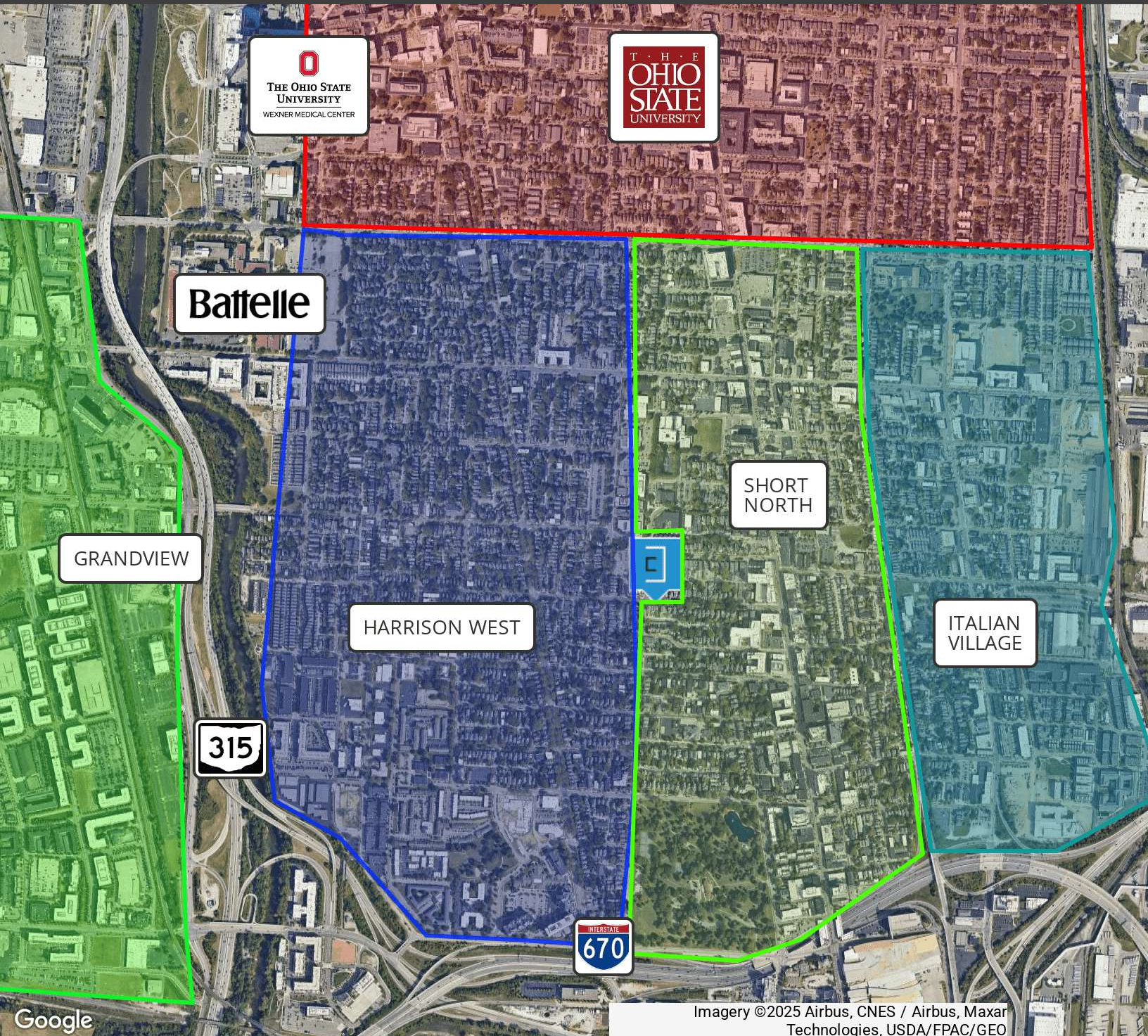
CAPITOLEQUITIES.COM



CAPITOL
EQUITIES

FOR LEASE | CREATIVE OFFICE SHORT NORTH

1020 DENNISON AVENUE, COLUMBUS, OH 43201



Imagery ©2025 Airbus, CNES / Airbus, Maxar
Technologies, USDA/FPAC/GEO

ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com

CAPITOLEQUITIES.COM