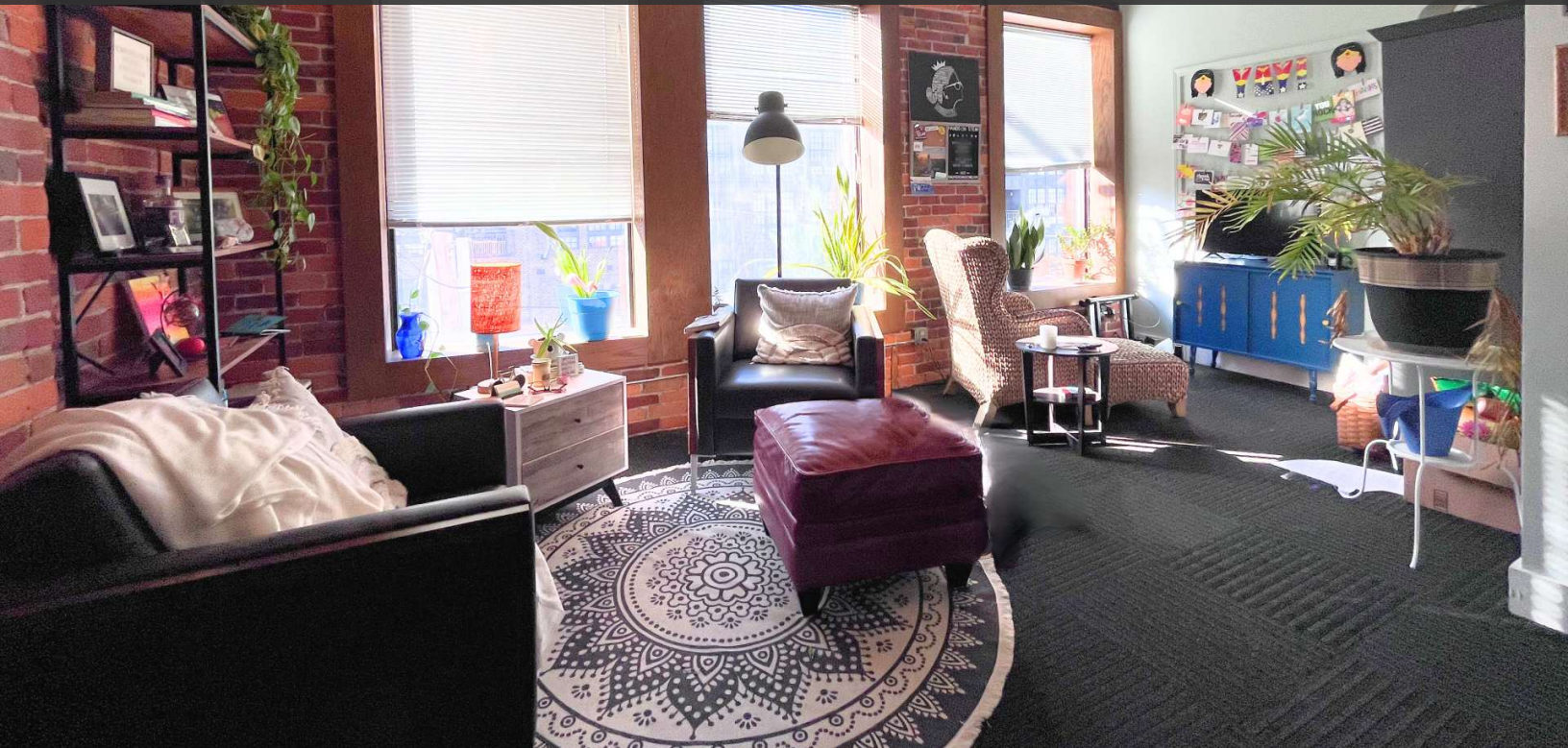




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*Providing creative commercial real estate solutions since 1997*

FOR LEASE



LIVE-WORK SPACE | 2,700 SF

# DISCOVERY DISTRICT

294 E LONG ST, COLUMBUS, OH 43215

**ED FELLOWS**

VP Brokerage  
614.760.5660 x123  
efellows@capitolequities.com

**J.R. KERN**

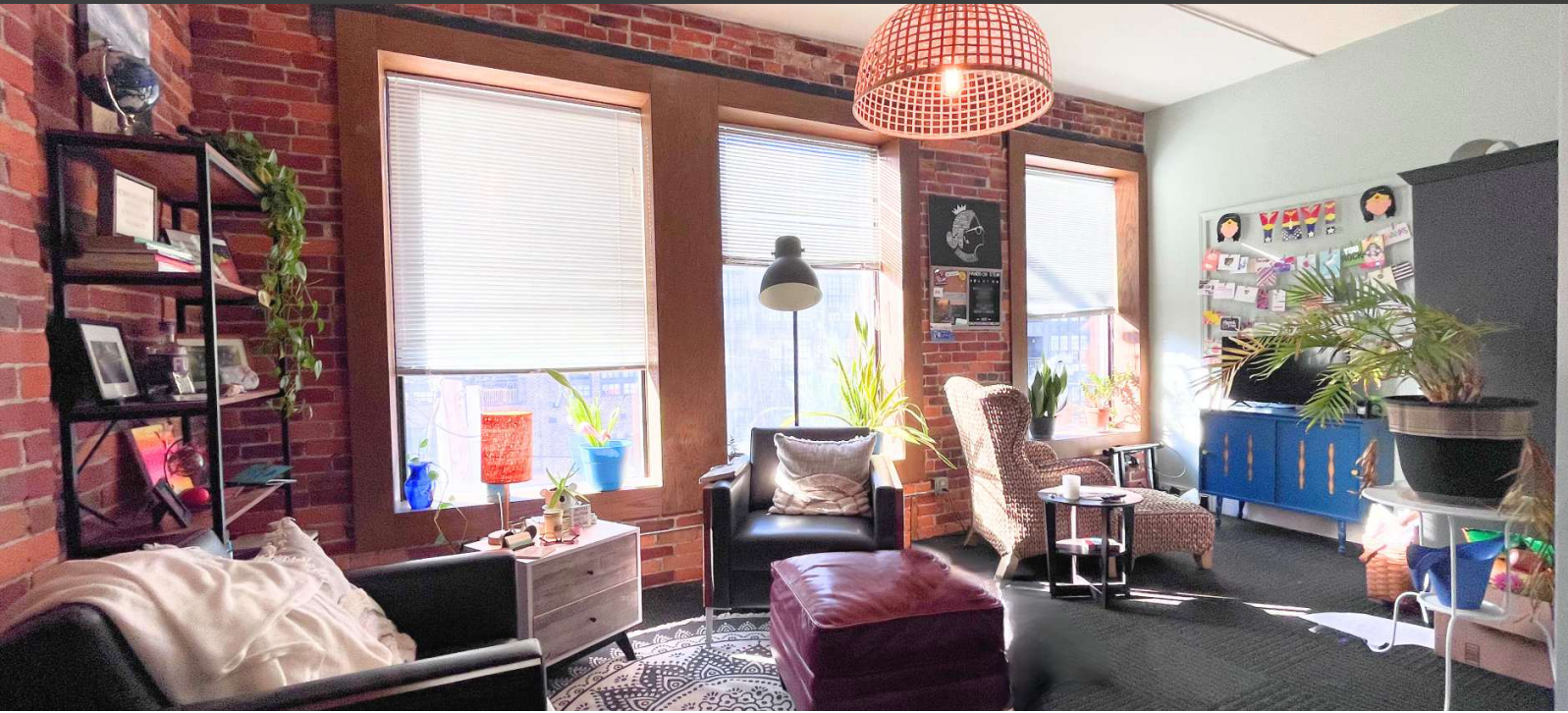
President  
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jrkern@capitolequities.com



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# FOR LEASE | LIVE-WORK SPACE DISCOVERY DISTRICT

294 E LONG ST, COLUMBUS, OH 43215



## Property Description

Discover a premier, creative live-work environment in downtown Columbus. Located in the thriving East Long Street neighborhood, this dynamic office space is steps from several local amenities including Roosevelt Coffee, Briosso Coffee, Matt & Tony's, Pins Mechanical, and Jackie O's, to name just a few.

## Property Highlights

- Third floor, walk-up live-work space available to lease in the spring of 2025
- The entire floor is available with dynamic finishes including exposed brick, extra-high ceilings, brick fireplaces and more
- Great mix of open work areas, large private offices and communal space including a large kitchen
- Lots of natural light and great views of the community
- This neighborhood provides a dynamic community, drawing from several high-end residential development projects, the CCAD and Columbus State Campuses, Blockfort, the Columbus Museum of Art, and the downtown professional corridor
- Suite includes two large restrooms with showers and washer/dryer hook-ups
- Building includes private rooftop terrace for tenants

### OFFERING SUMMARY

Available SF:	2,700 SF
Lease Rate:	\$14.50 SF/yr
Utilities:	Paid by Tenant

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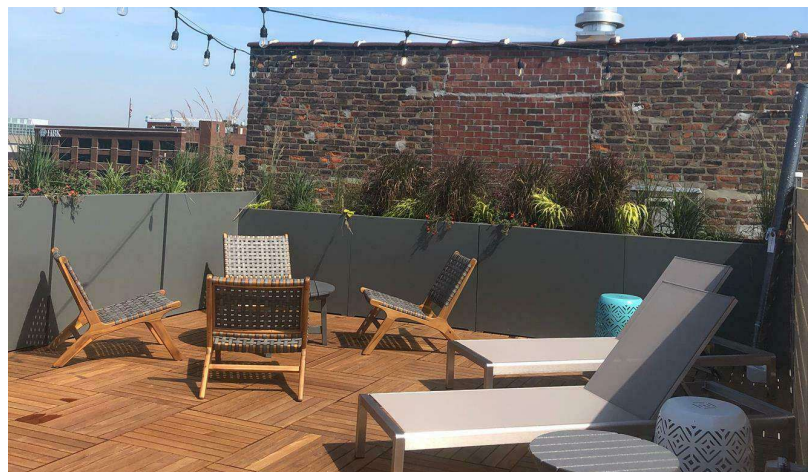
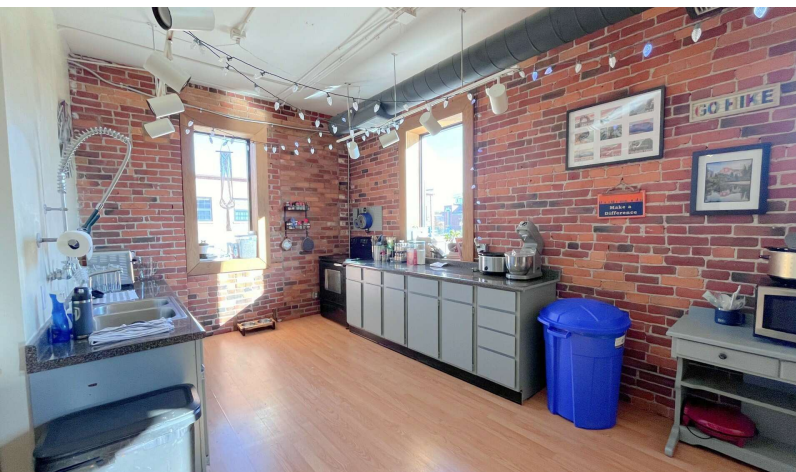
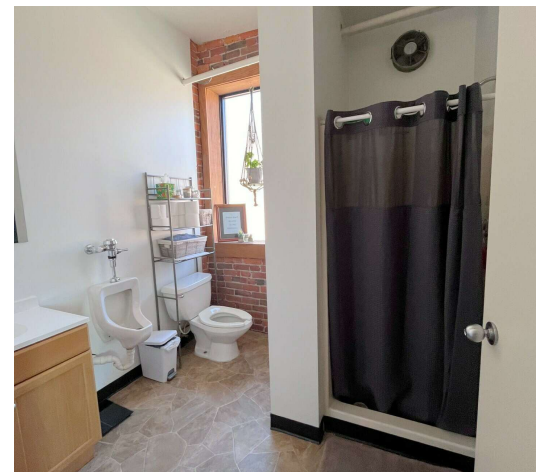
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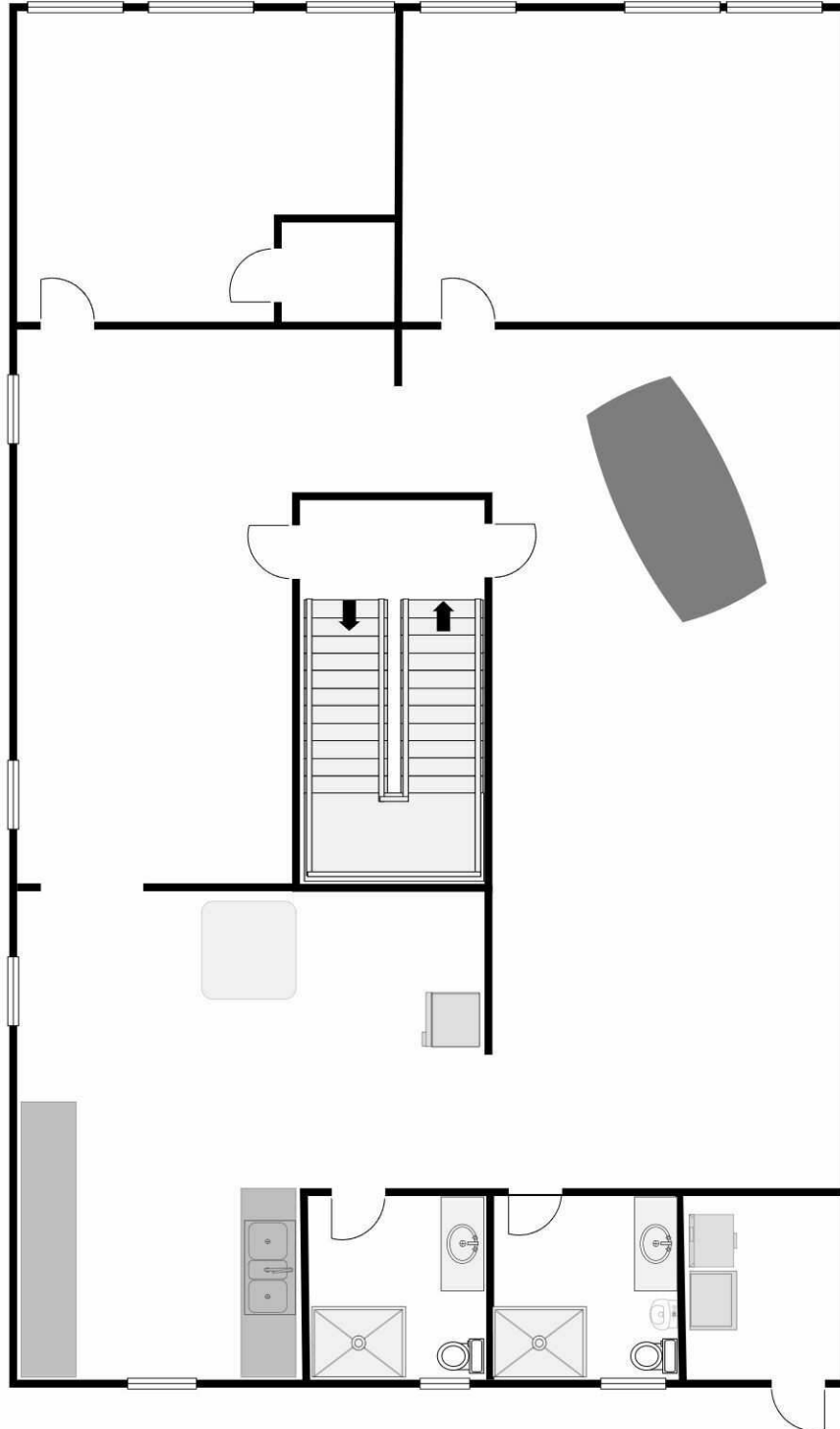
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**LOCATION OVERVIEW**

Located in the heart of downtown Columbus' Discovery District, this East Long Street neighborhood buzzes with energy and opportunity. This vibrant neighborhood is a hub for creativity and innovation, home to the Columbus College of Art and Design and the Columbus Museum of Art. The 294 East Long building provides an ideal location for creative office tenants looking to be at the center of it all. Just steps away, tenants can explore a diverse dining scene, several entertainment options, or find inspiration at nearby cultural institutions.

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar, etc. Technologies, USDA/FPAC/GEO

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