



RENOVATIONS NEARING COMPLETION

FOR SALE OR FOR LEASE

725 BELLOWS AVE

COLUMBUS, OH

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Building Highlights

725 Bellows Avenue is a historic four-story office building currently undergoing a full renovation that is nearing completion. The renovation will include new windows, elevator, restrooms, HVAC, electrical system, and parking lot to be completed by the end of Summer 2026. The property offers a distinct creative workspace featuring exposed brick, soaring ceilings, and all-new windows that fill the interiors with abundant natural light. The building also provides a prominent signage opportunity with exceptional visibility from SR-315 and sits on a large 1.79-acre parcel lot with free on-site parking.

Additional Highlights Include:



Creative space with exposed brick and high ceilings



New windows providing abundant natural light



Prominent building signage available



Building renovations nearing completion



Immediate access to freeways

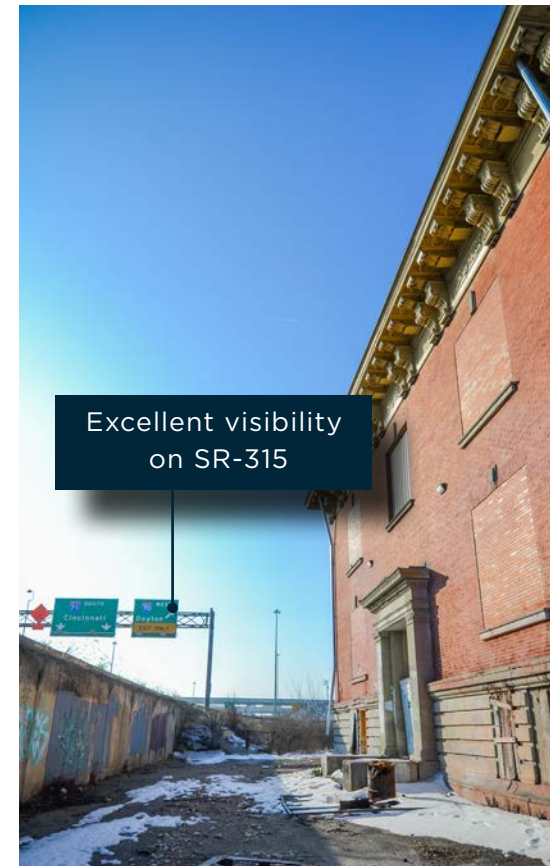


Large surface parking lot

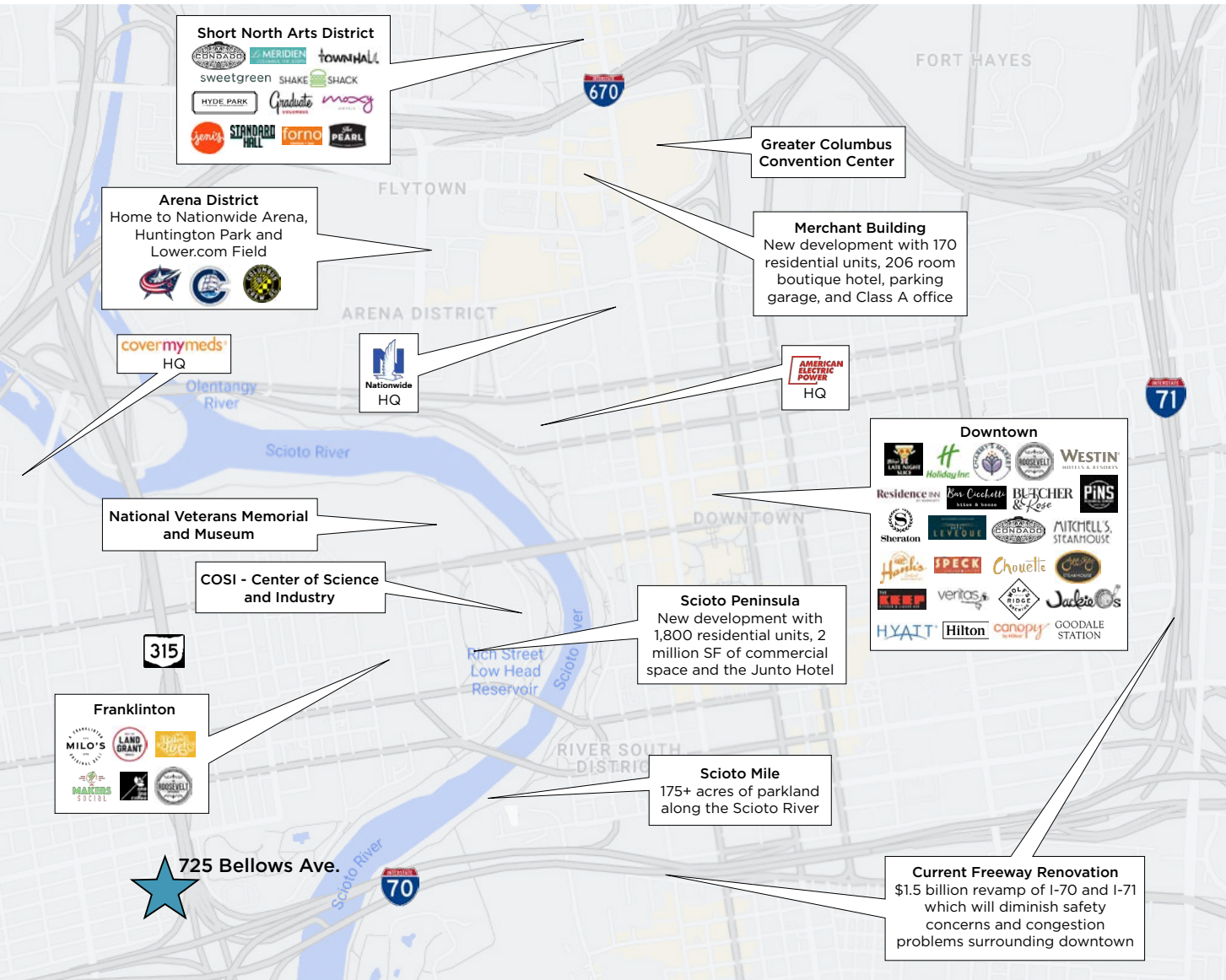


Availability

Building Size:	41,000 SF
Lot Size:	1.79 Acres
Sale Price:	\$6,150,000
Lease Rate:	\$20.00/SF MG



Location Overview



Nearby Amenities

Franklinton:

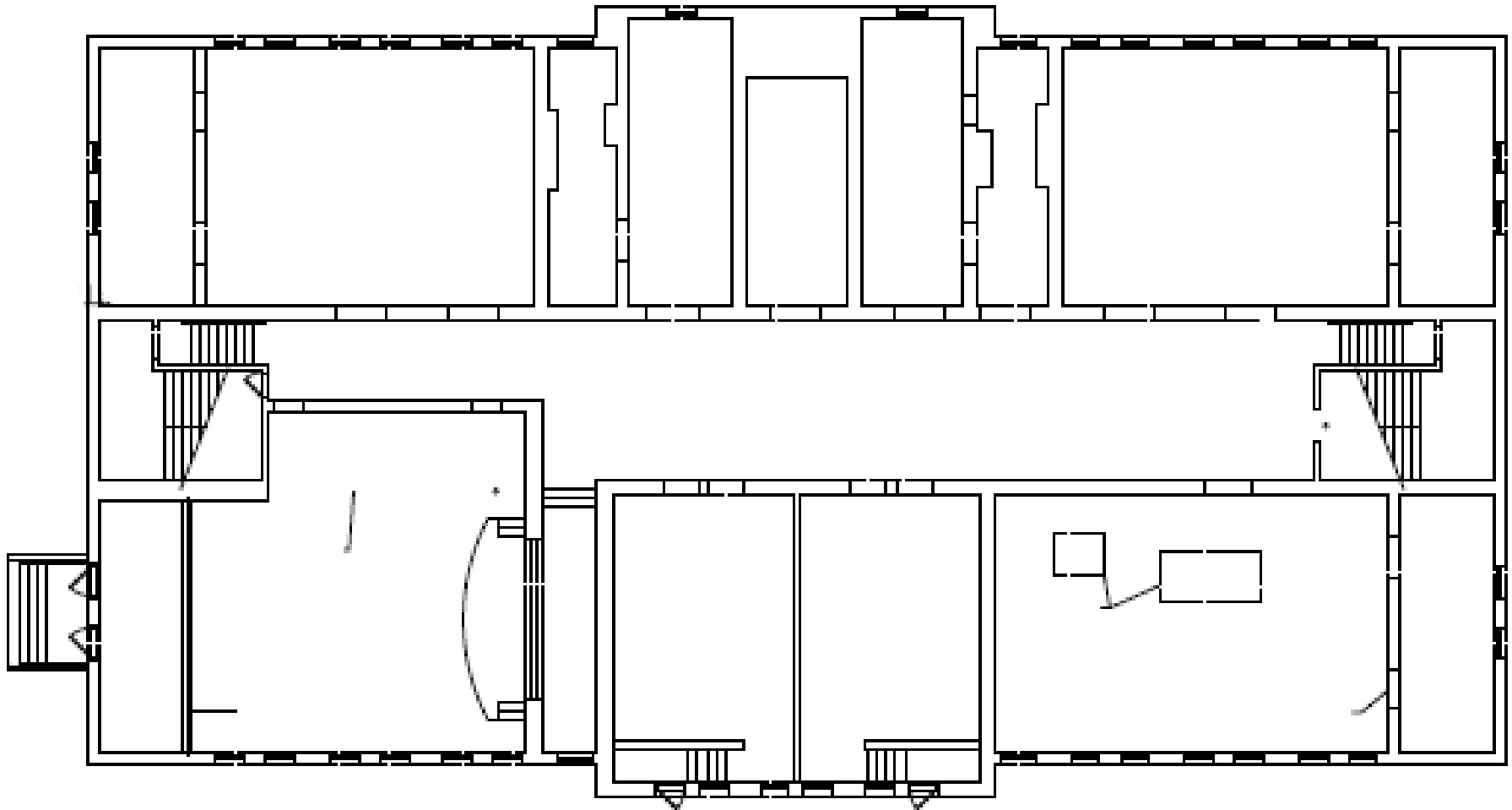
- Milo's
- Land Grant Brew Co.
- Yellow Brick
- Makers Social
- One Line Coffee
- The Roosevelt Coffeehouse

Downtown:

- Mikey's Late Night Slice
- Holiday Inn
- Charmy's Market
- Westin Hotels & Resorts
- Residence Inn
- Bar Cicchetti
- Butcher & Rose
- Pins Mechanical Company
- Sheraton
- Hotel Leveque
- Condado
- Mitchell's Steakhouse
- Hanks Seafood Restaurant
- Speck Italian Eatery
- Chouette
- Jeff Ruby's Steakhouse
- The Keep
- Veritas
- Wolf's Ridge Brewing
- Jackie O's

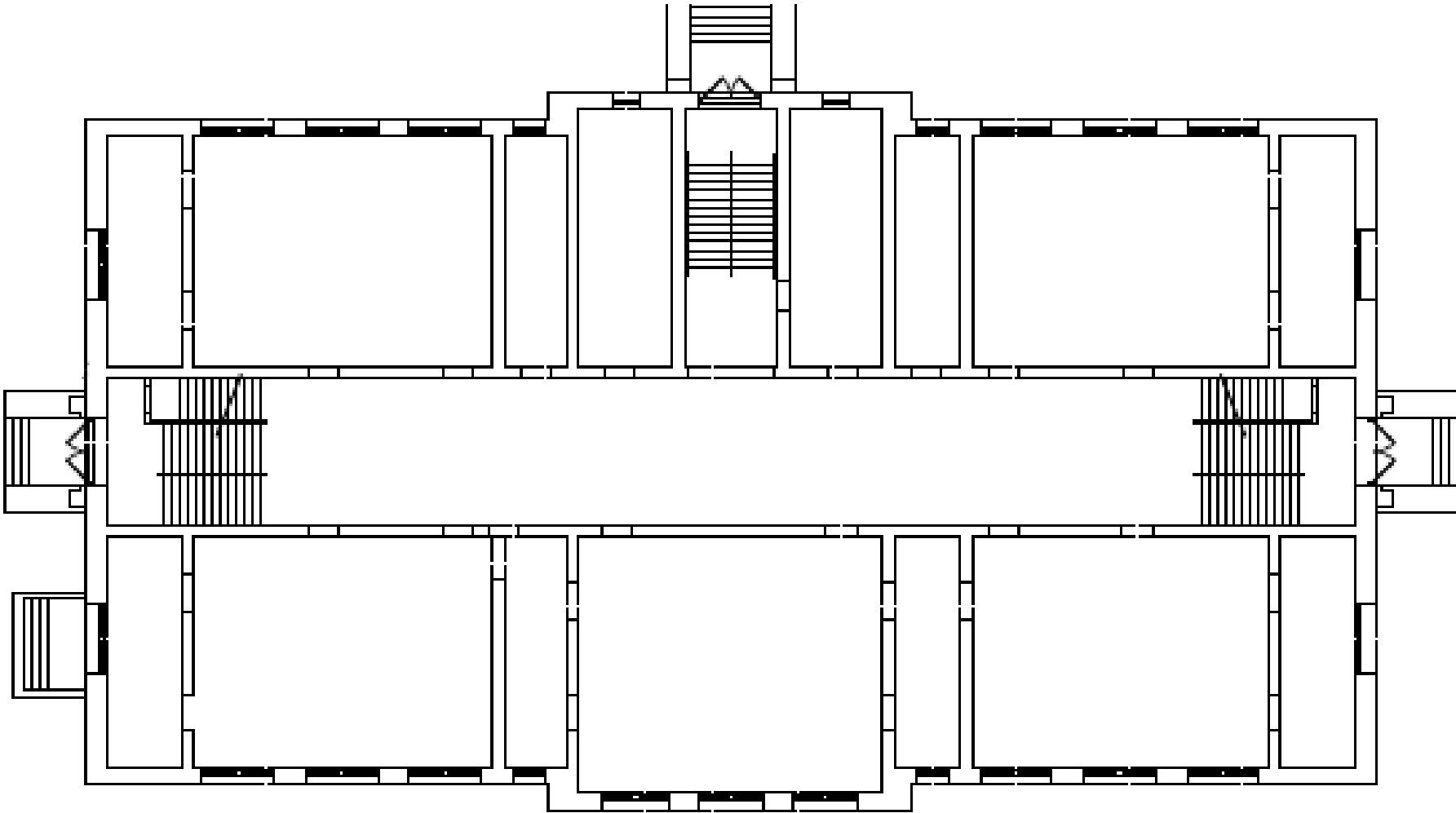
Floor Plan

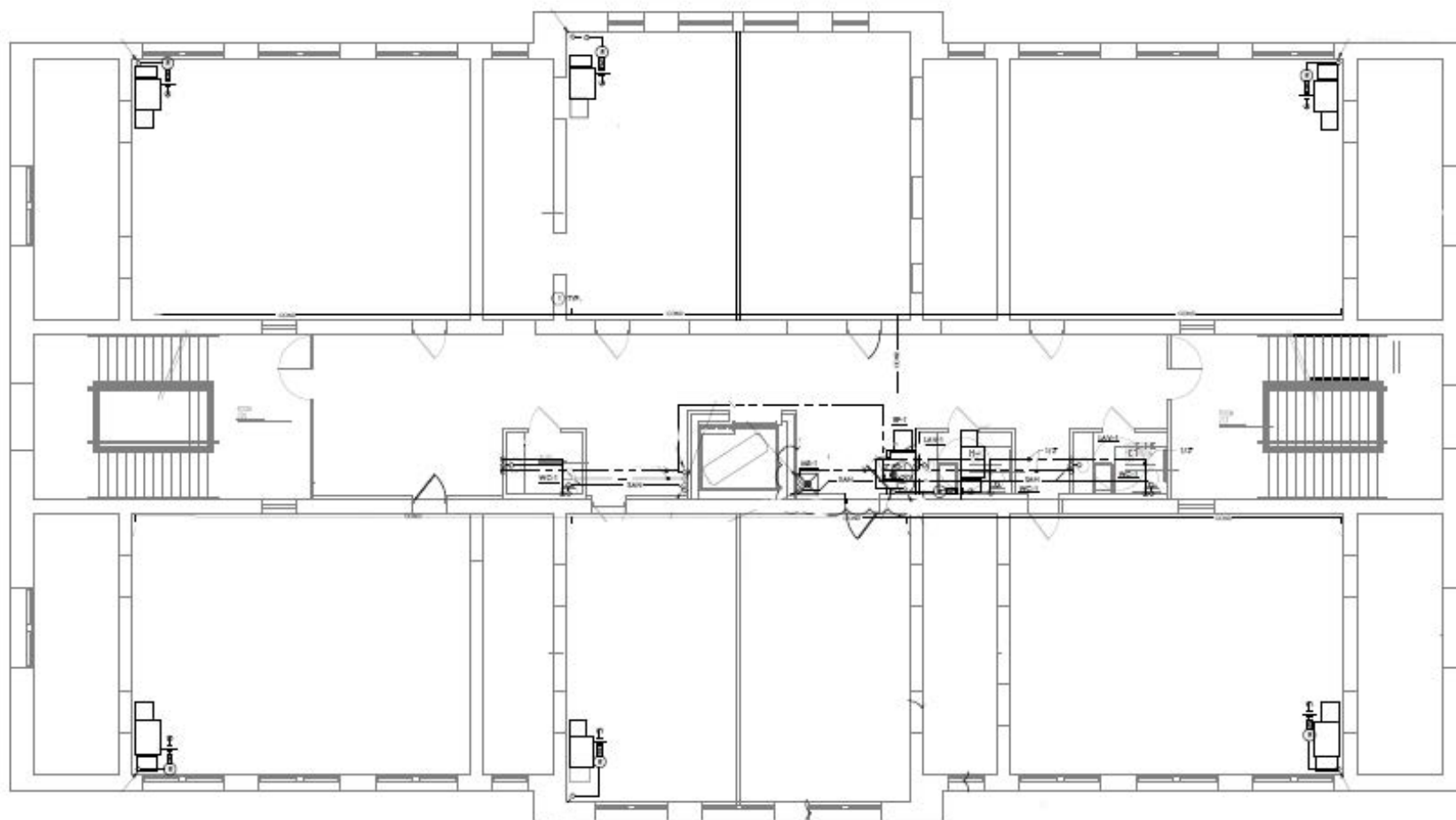
Basement



Floor Plan

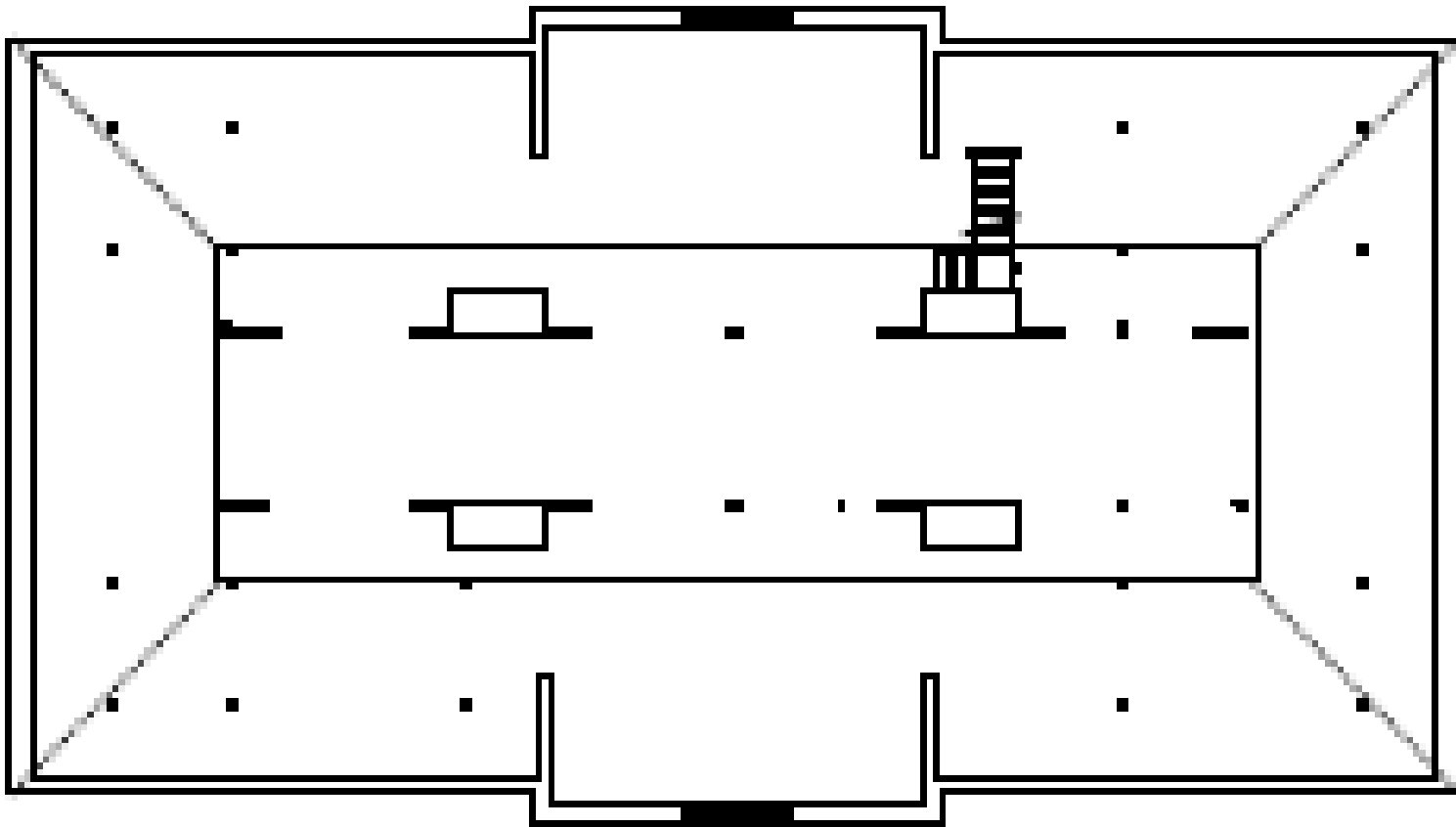
First Floor





Floor Plan

Third Floor



Property Photos





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