



CAPITOL
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LOFT OFFICES | 2,695 SF

DOWNTOWN CBUS

14 EAST GAY STREET, COLUMBUS, OH 43215

ED FELLOWS

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Property Description

Modern, loft office suite in the heart of the Gay & High Street community - an eclectic mix of dining, retail and commercial businesses.

OFFERING SUMMARY

Available SF:	2,695 SF
Lease Rate:	\$4,043.00 per month
Utilities:	Paid by Tenant

Location Description

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 to restaurant options - from casual to the finest dining in central Ohio. The first floor is leased to Chouette French Bistro, which opened in 2024. Adjacent to several fine dining options including Hank's Seafood, Speck, Veritas, and Mitchell's Steakhouse.

The recently announced Capital Line Trail through downtown Columbus will run along Gay Street, connecting the neighborhood to other key landmarks including Scioto Mile, Columbus Commons and more. This pedestrian and bike friendly path will provide great synergy and connection throughout downtown.

One-block from Capitol Square and the State House. 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.

Property Highlights

- The top, fifth floor is currently available, with private elevator access
- Building under new ownership as of fall 2025. Fifth Floor currently being renovated to vanilla box conditions
- Great views of Gay and High Street, including the "Current" public art display suspended over the Gay and High Street intersection. Steps from dining including Hank's Seafood, Chouette, Veritas, Speck and many more.
- A mix of historic details including wood floors with modern amenities and lots of natural light
- 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.
- Attractive Modified Gross Rents - tenant pays utilities directly
- Both garage and surface lot parking options are located within 1-block of the property, including metered parking along Gay Street for guests.

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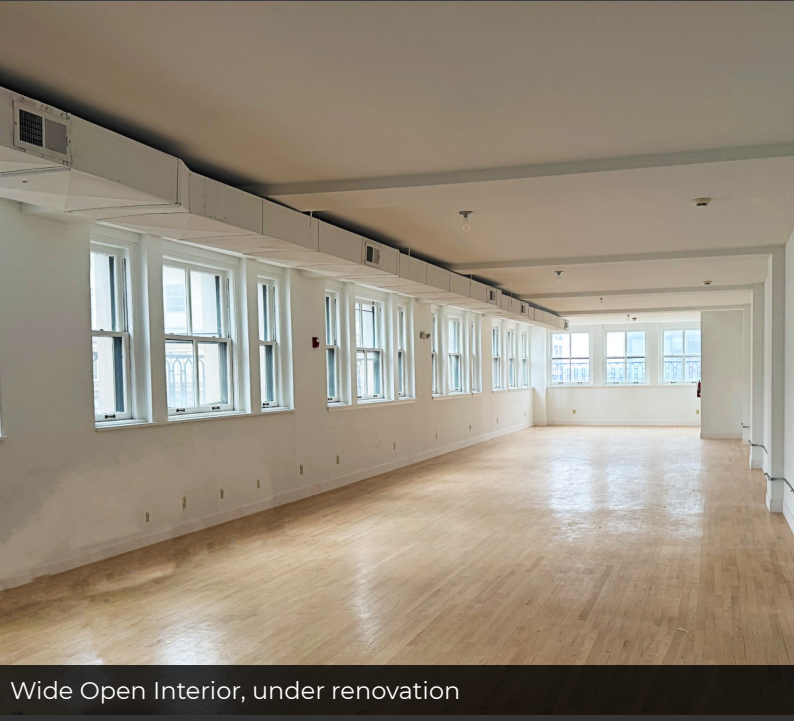
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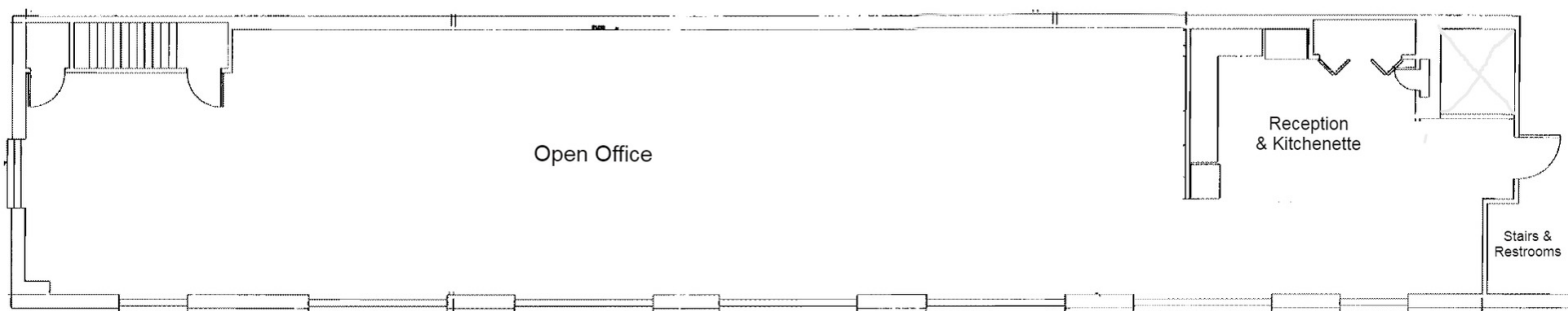
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Wide Open Interior, under renovation



View of Current: a public art installation from Fifth Floor



Current floorplan is wide open with tons of natural light, and kitchenette

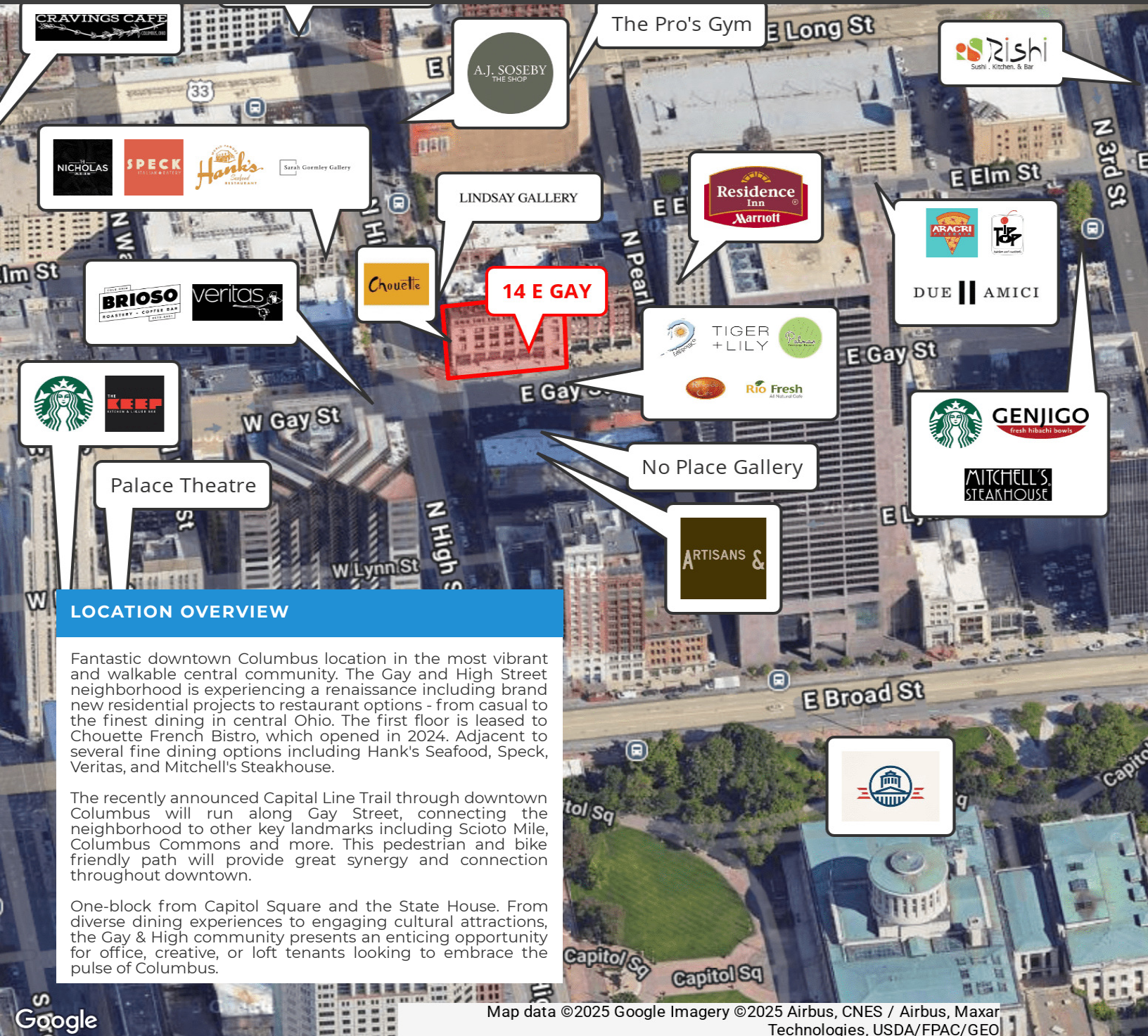
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LOCATION OVERVIEW

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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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