



CAPITOL
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154 N THIRD STREET | COLUMBUS, OHIO 43215



AVAILABLE 3,164 SF, ideal restaurant/bar space

GROSS RENT \$22.00 psf

UTILITIES Paid directly by Tenant

SITE AMENITIES Currently under redevelopment. Space features exposed brick, wood floors, wood posts and beams & open layout. Space includes front, covered patio area.

SPACE CONDITIONS Landlord installing all new windows, 12-ton HVAC system, 400-amp power, sprinkler system and two ADA restrooms. Space will be delivered in vanilla box condition, ready for Tenant finishes.

LOCATION Part of the Schottenstein Property Group's [North Third Street at 150](#) development which includes over 65,000 sf residential units and 13,000 sf retail/commercial space. Site is adjacent to Pins Mechanical Co, the premiere central Ohio entertainment destination.

PARKING Metered parking fronting Third Street with several parking lots/garages in 2-block radius to building.

LIKE TO GET MORE INFO?
We'd love to hear from you.

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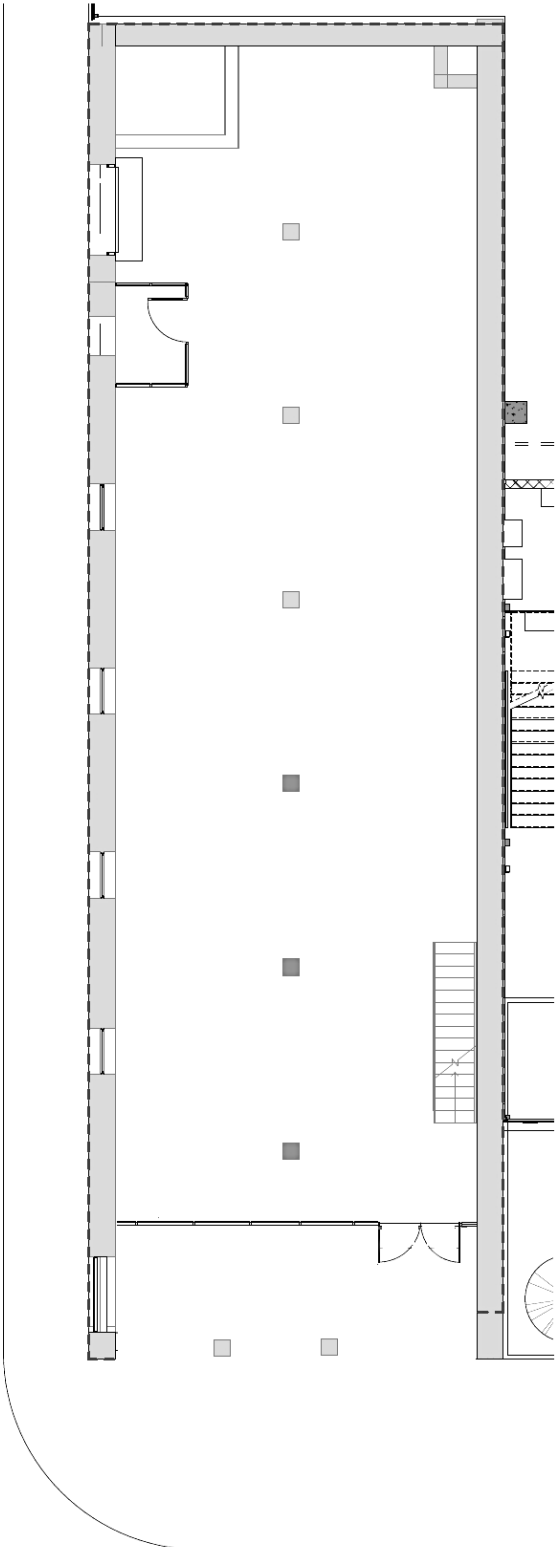
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FLOORPLAN



NEIGHBORHOOD



- Adjacent Amenities**
- Pins Mechanical Co.
 - Wolf's Ridge Brewing
 - Rishi Sushi Kitchen & Bar
 - No Soliciting Speak Easy
 - CCAD Campus
 - Renaissance Hotel
 - Gay St Retail & Hotels
 - And much more...