

OFFICE SUITES AVAILABLE FOR LEASE

# THE RUGGERY ON GAY ST



22 E. Gay Street  
Columbus, OH 43215

For more information about this property visit, [www.22egayst.com](http://www.22egayst.com)

Exclusively Listed By:

**NAI** Ohio Equities REALTORS®  
Commercial Real Estate Services, Worldwide.

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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# Property Highlights

Address:	The Ruggery Building, 22 E Gay Street, Columbus, OH 43215
Location:	This property is located in the neighborhood of Uptown District on Columbus' finest urban street at the intersection of E Gay Street and N Pearl Street.
Total Building Size:	35,000 SF
Year Built:	1894
Construction:	The Ruggery Building was designed as a fireproof office tower. It is constructed with steel and masonry which exudes a stately permanence not found in today's new buildings. In 2002 the building was carefully restored with new mechanical systems, operable windows and distinctive architectural features.
Number of Floors:	8
Number of Elevators:	1
Land:	0.10 Acres
Parcel ID:	010-004780
Zoning:	DD - Downtown District
Parking:	Surface and Garage Parking Available in Surrounding Vicinity
Comments:	<ul style="list-style-type: none"><li>• Suite 200 offers 6 private offices, conference room, reception and kitchenette.</li><li>• Suite 801 features corner office plus shared reception and kitchenette.</li><li>• Very nicely appointed on desirable street with access to parking.</li><li>• On-site management, great work environment, open space, emerging downtown neighborhood, proximity to dining, shopping, parking, COTA, etc.</li><li>• Great for attorney, CPA, etc.</li></ul>

Leasing Opportunity:	<u>Suite</u>	<u>Available SF</u>	<u>Lease Rate</u>
	200	3,500	\$15.50/SF FSG
	801	800	\$15.00/SF FSG



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# Property Photographs



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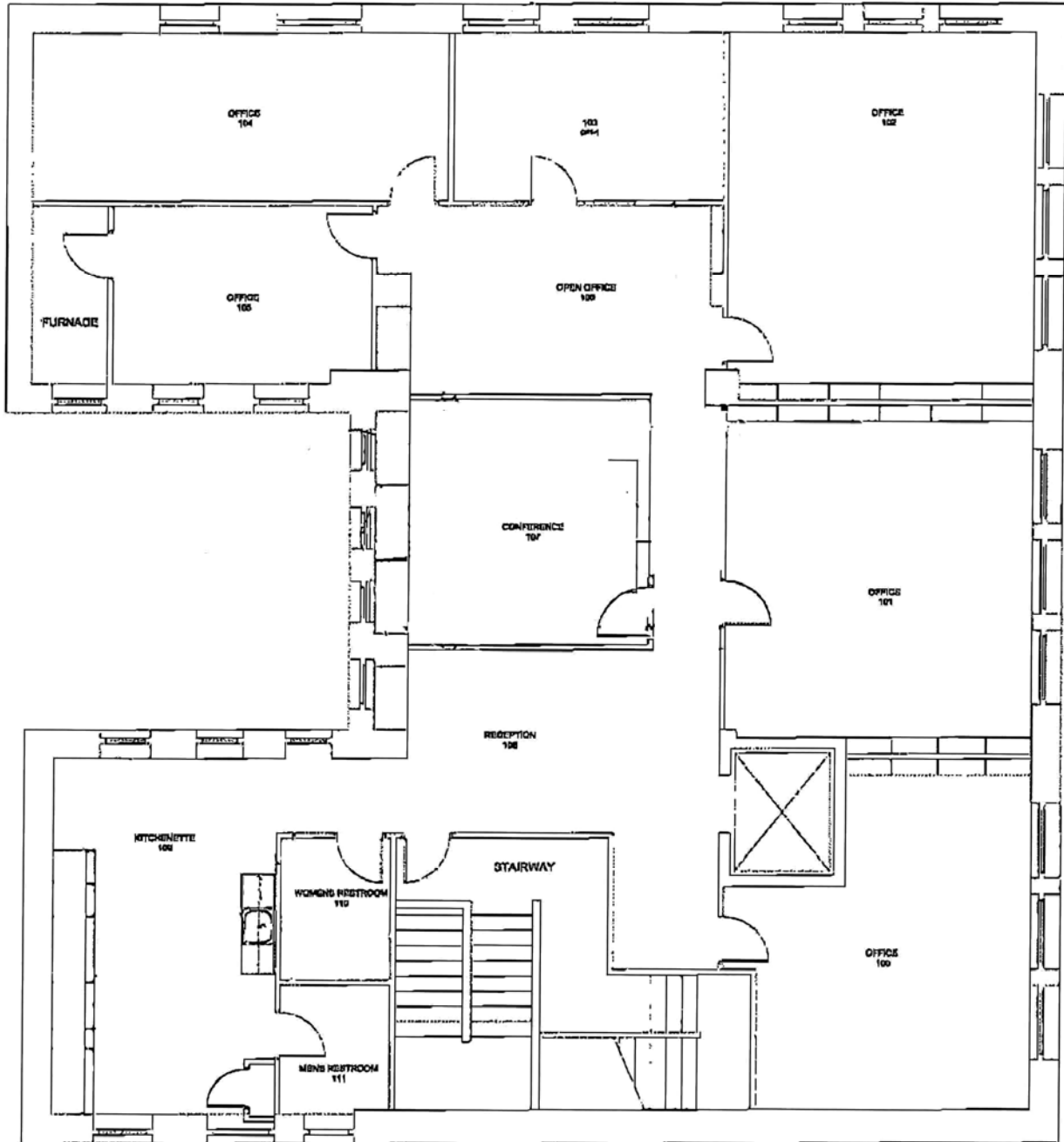


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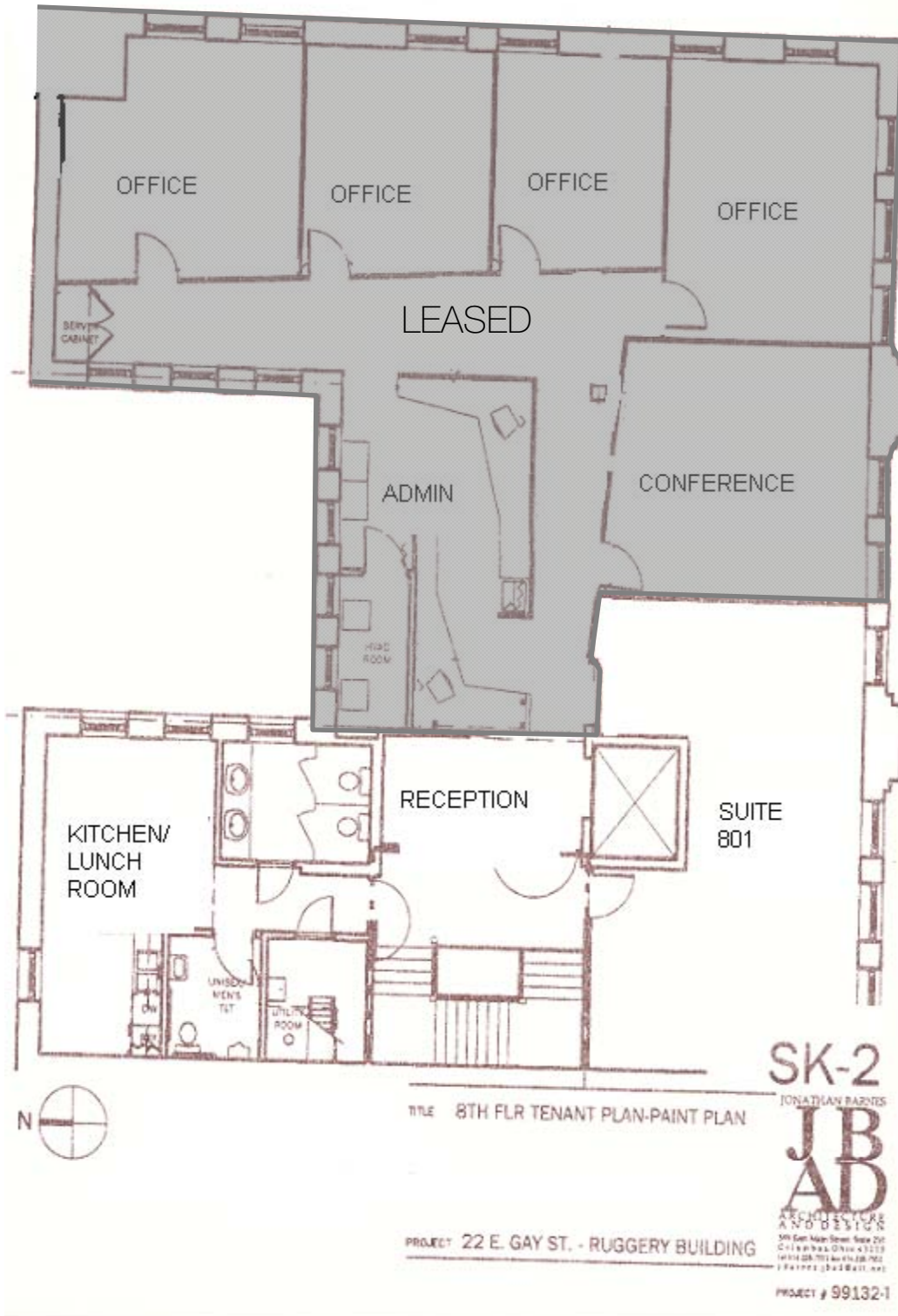
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# Floor Plans – Second Floor



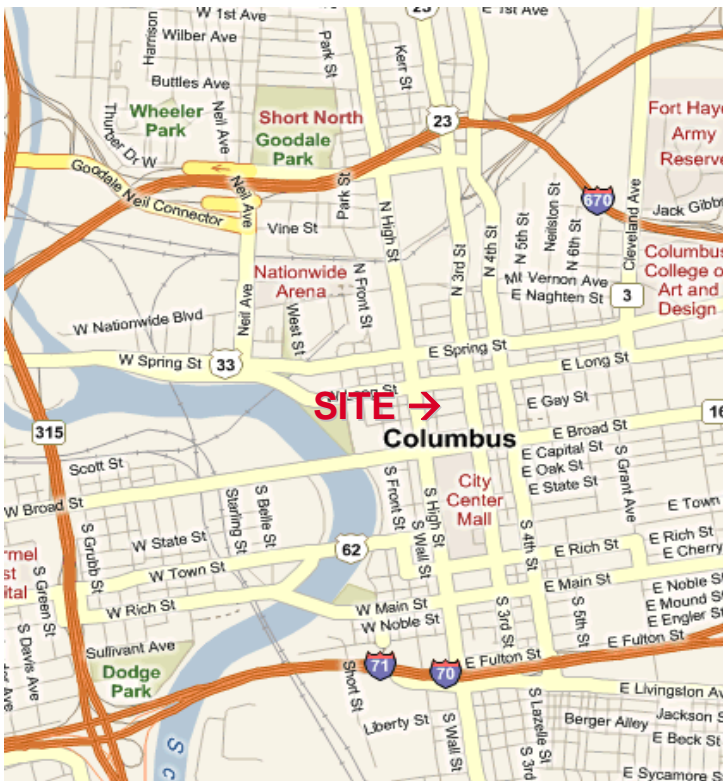
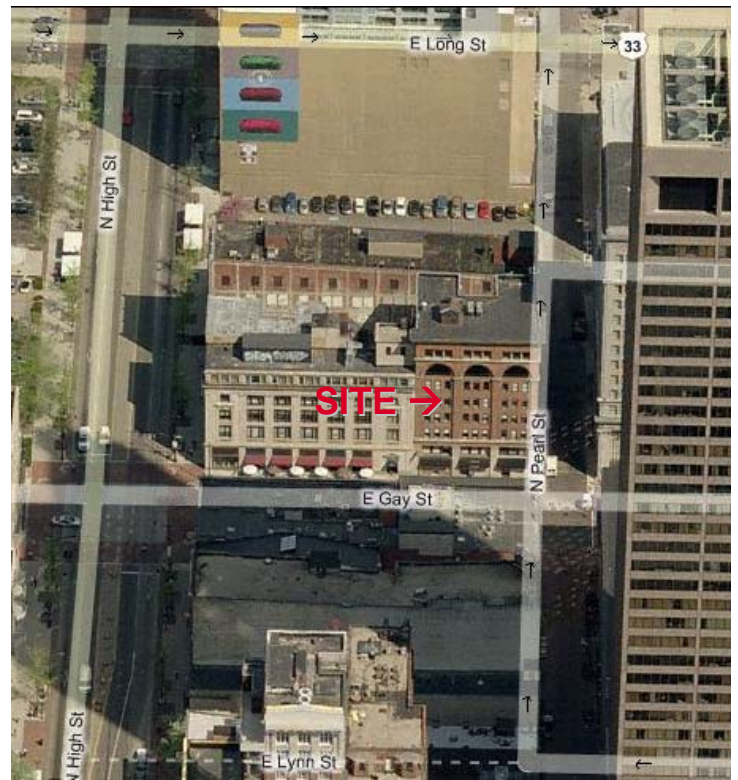
# Floor Plans – Eighth Floor



# Site Plan



# Aerial Imagery and Location Maps



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# Location Overview

## Columbus, Ohio

The City of Columbus is the capital of the State of Ohio, the largest city in the state in both population and area, and the 15th largest in the nation. It is located in the heart of the seven-county Greater Columbus region. But despite its size, Columbus is easy to get around, more than half of commuters travel fewer than ten minutes to work. Columbus offers housing of every type, at every price level. Residents enjoy outstanding dining and entertainment venues, sports opportunities, exciting downtown festivals, and an abundance of cultural offerings at the city's many fine museums and theaters. Educational opportunities are plentiful with presence of The Ohio State University and 18 other institutions of higher education in the area. Leading companies in insurance, banking, and technology also call Columbus home.

The City of Columbus may offer financial tools to assist business expansions or relocations. To learn more visit [www.ci.columbus.oh.us](http://www.ci.columbus.oh.us) or contact the Economic Development Division at 614-645-8616.

## Franklin County, Ohio

Franklin County, at the heart of the Columbus region, is home to more than one million of the region's 1.7 million residents. Most of the area's largest cities, including the state capital Columbus, are located in Franklin County. Franklin County offers a metropolitan lifestyle with many of the area's major educational, shopping, dining, and cultural attractions. In addition to government, other major industries in the county include business services, retail trade, financial services, and healthcare. Research is a major focus in Franklin County with the presence of research centers such as The Ohio State University, Battelle, Chemical Abstracts Service, and Online Computer Library Center (OCLC). The Ohio State University Hospitals and Children's Hospital are both centers for primary medical research and clinical trials.

Major Highways: I-70 (east-west through Columbus to Indianapolis and Pittsburgh), I-71 (north-south through Columbus to Cleveland and Cincinnati), I-270 (outer belt encircling Columbus), I-670 (freeway connecting the airport and downtown), U.S. 23 (north-south through Columbus to Detroit and southern Ohio)

Air: Port Columbus International Airport, passenger service, Rickenbacker International Airport, cargo service, General aviation services available at Port Columbus and Rickenbacker, Two other general aviation airports: Bolton Field and The Ohio State University Airport

Rail: CSX, Norfolk Southern, Chesapeake and Ohio, Two intermodal yards

Franklin County may offer several programs consisting tax incentives, loans and grants. To learn more visit [www.co.franklin.oh.us](http://www.co.franklin.oh.us) or contact the Economic Development Department at 614-462-5631.

## State of Ohio

Ohio is a Midwestern state of the United States. The thirty-fourth largest state by area in the U.S., it is the seventh-most populous with nearly 11.5 million residents. Ohio's geographic location has proved to be an asset for economic growth and expansion. Because Ohio links the Northeast to the Midwest, much cargo and business traffic passes through its borders along its well-developed highways. Ohio has the nation's 10th largest highway network, and is within a one-day drive of 50% of North America's population and 70% of North America's manufacturing capacity. There are 399 corporations based in the United States and around the world that chose to invest more than \$7.1 billion in Ohio for their business expansion. As a result, Ohio is now the top U.S. market for new and expanded business facilities.

The State of Ohio may offer business incentives to help you expand or locate your business in Ohio. To learn more visit [www.ohiomeansbusiness.com](http://www.ohiomeansbusiness.com) or contact the Regional Economic Development Director for Columbus & Central Ohio at (614) 466-9627.



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**Date:** 03/19/10

**Current Geography Selection:** (3 Selected) 1, 3, 5 mile radii:  
22 E GAY ST, COLUMBUS, OH 43215

**Lat:** 39.963906  
**City:** Columbus  
**County:** Franklin County  
**Zip:** 43215

**Long:** -83.000281  
**Pop:** 752,550  
**Pop:** 1,160,202  
**Pop:** 9,653

## 2009 Demographic Detail Comparison Report

	1 Miles:	3 Miles:	5 Miles:
<b>Total Population</b>	6,470	132,966	320,389
<b>Total Households</b>	3,642	52,363	127,903
<b>Female Population</b>	2,779	65,178	160,648
% Female	43.0%	49.0%	50.1%
<b>Male Population</b>	3,691	67,788	159,741
% Male	57.1%	51.0%	49.9%
<b>Population Density (per Sq. Mi.)</b>	2,059.4	4,702.7	4,079.3
<b>Age:</b>			
Age 0 - 4	4.1%	6.6%	6.7%
Age 5 - 14	5.1%	12.6%	12.9%
Age 15 - 19	4.9%	10.3%	8.2%
Age 20 - 24	10.3%	13.3%	10.2%
Age 25 - 34	19.0%	14.4%	14.1%
Age 35 - 44	15.9%	13.0%	13.8%
Age 45 - 54	14.7%	11.7%	13.1%
Age 55 - 64	11.2%	8.8%	10.0%
Age 65 - 74	7.4%	5.2%	5.8%
Age 75 - 84	4.9%	3.1%	3.7%
Age 85 +	2.5%	1.3%	1.6%
Median Age	39.2	29.8	33.5
<b>Housing Units</b>			
Total Housing Units	4,427	64,959	153,264
Owner Occupied Housing Units	16.7%	28.9%	40.9%
Renter Occupied Housing Units	65.5%	51.7%	42.5%
Vacant Housing Units	17.7%	19.4%	16.6%
<b>Race and Ethnicity</b>			
American Indian, Eskimo, Aleut	0.1%	0.2%	0.2%
Asian	2.7%	2.8%	3.4%
Black	29.4%	35.2%	29.0%
Hawaiian/Pacific Islander	0.1%	0.1%	0.1%
White	62.4%	56.0%	62.1%
Other	1.4%	1.5%	1.5%



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# Demographics (Continued)

Date: 03/19/10

2009 Demographic Detail: 22 E GAY ST, COLUMBUS, OH 43215

	1 Miles:	3 Miles:	5 Miles:
Multi-Race	3.9%	4.3%	3.9%
Hispanic Ethnicity	4.5%	3.9%	3.8%
Not of Hispanic Ethnicity	95.5%	96.1%	96.2%
<b>Marital Status:</b>			
Age 15 + Population	5,878	107,670	257,858
Divorced	13.7%	11.7%	12.2%
Never Married	53.9%	55.0%	43.7%
Now Married	13.9%	21.5%	32.8%
Separated	9.7%	5.7%	4.8%
Widowed	8.8%	6.2%	6.5%
<b>Educational Attainment:</b>			
Total Population Age 25+	4,893	76,308	198,892
Grade K - 8	4.8%	5.3%	4.4%
Grade 9 - 12	10.5%	13.7%	11.5%
High School Graduate	20.9%	27.3%	27.7%
Associates Degree	5.6%	4.9%	5.3%
Bachelor's Degree	24.8%	19.3%	19.8%
Graduate Degree	16.7%	12.4%	13.7%
Some College, No Degree	16.6%	17.2%	17.6%
<b>Household Income:</b>			
Income \$ 0 - \$9,999	24.4%	18.3%	13.2%
Income \$ 10,000 - \$14,999	8.9%	8.2%	6.5%
Income \$ 15,000 - \$24,999	15.3%	15.6%	13.4%
Income \$ 25,000 - \$34,999	10.9%	13.0%	12.6%
Income \$ 35,000 - \$49,999	12.5%	15.1%	16.1%
Income \$ 50,000 - \$74,999	10.7%	14.3%	17.3%
Income \$ 75,000 - \$99,999	5.3%	6.6%	9.0%
Income \$100,000 - \$124,999	4.7%	3.6%	4.8%
Income \$125,000 - \$149,999	2.7%	1.7%	2.4%
Income \$150,000 +	4.7%	3.4%	4.6%
Average Household Income	\$41,759	\$40,371	\$48,396
Median Household Income	\$26,371	\$30,940	\$39,054
Per Capita Income	\$27,912	\$17,729	\$20,399
<b>Vehicles Available:</b>			
0 Vehicles Available	32.5%	21.0%	14.5%
1 Vehicle Available	48.0%	44.8%	43.4%



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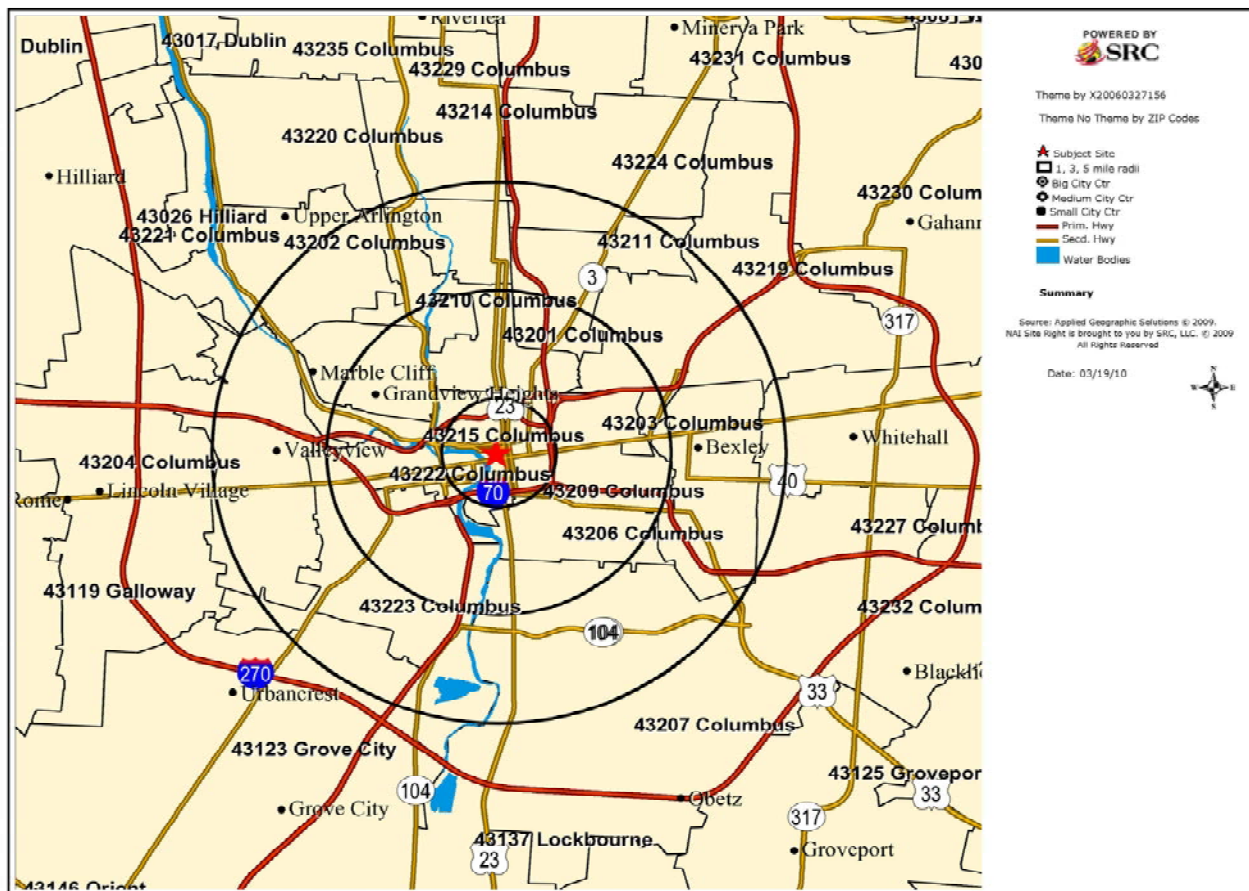
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# Demographics (Continued)

Date: 03/19/10

2009 Demographic Detail: 22 E GAY ST, COLUMBUS, OH 43215

	1 Miles:	3 Miles:	5 Miles:
2+ Vehicles Available	19.5%	34.2%	42.2%
Average Vehicles Per Household	1.00	1.40	1.50
Total Vehicles Available	3,631	73,288	195,569
<b>Business and Employment:</b>			
Number of Employees	102,903	247,501	332,933
Number of Establishments	4,118	9,913	15,750



Current year data is for the year **2009**, 5 year projected data is for the year **2014**. More About Our Data.  
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