

# 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:

- Suite 200 offers 6 private offices, conference room, reception and kitchenette.
- Suite 801 features corner office plus shared reception and kitchenette.
- Very nicely appointed on desirable street with access to parking.
- On-site management, great work environment, open space, emerging downtown neighborhood, proximity to dining, shopping, parking, COTA, etc.
- Great for attorney, CPA, etc.

Leasing Opportunity:	<u>Suite</u>	<u>Available SF</u>	<u>Lease Rate</u>
	200	3,500	\$13.95/SF FSG
	801	800	\$13.95/SF FSG



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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