



RENOVATIONS NEARING COMPLETION

FOR SALE OR FOR LEASE

**725 BELLOWS AVE**

COLUMBUS, OH

**Ryan McHugh**

Vice President  
+1 614 940 2978  
ryan.mchugh@alliedre.com

**Grant Hartman** SIOR

Senior Vice President & Partner  
+1 614 312 8163  
grant.hartman@alliedre.com





# 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



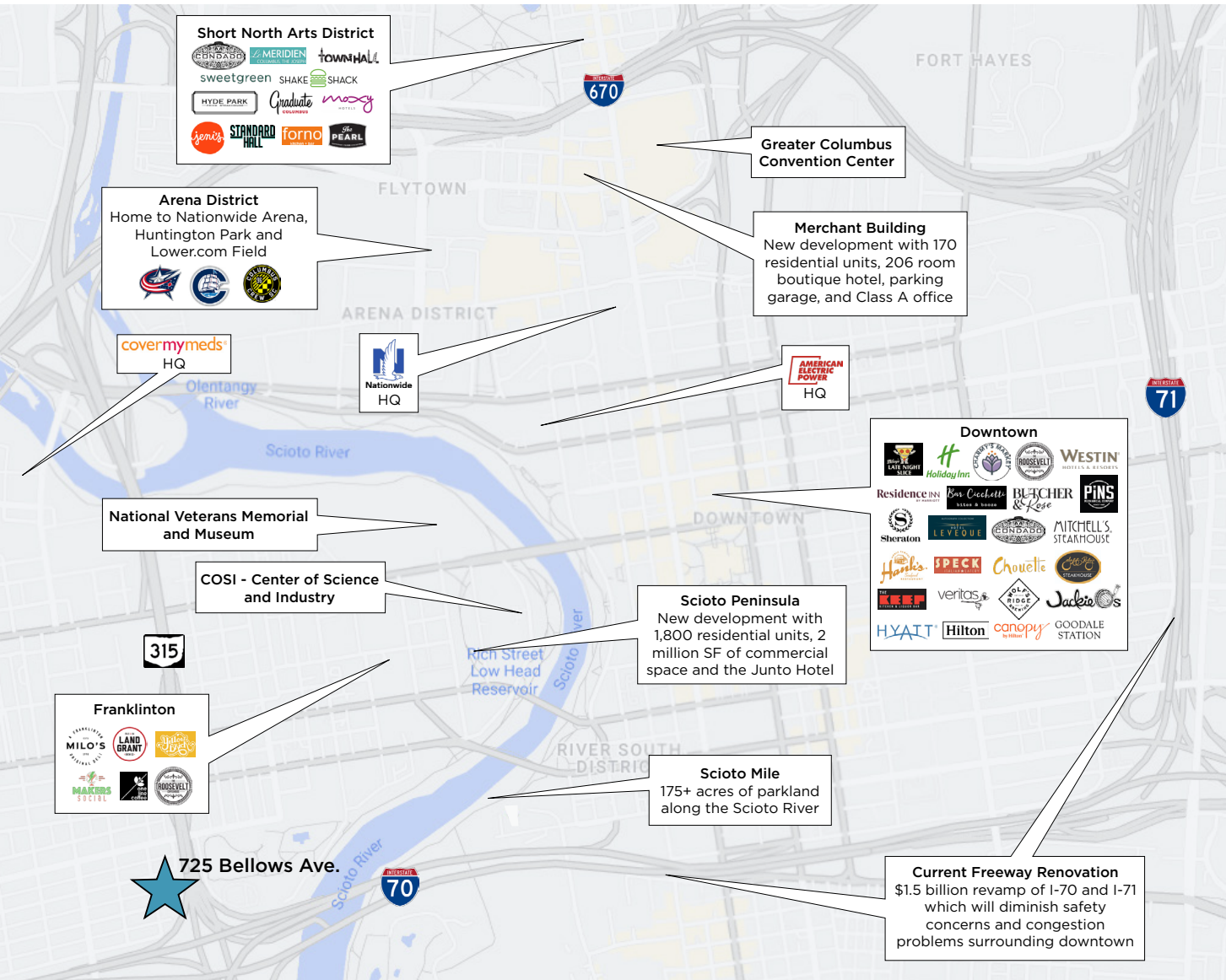
## Availability

|                |               |
|----------------|---------------|
| 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

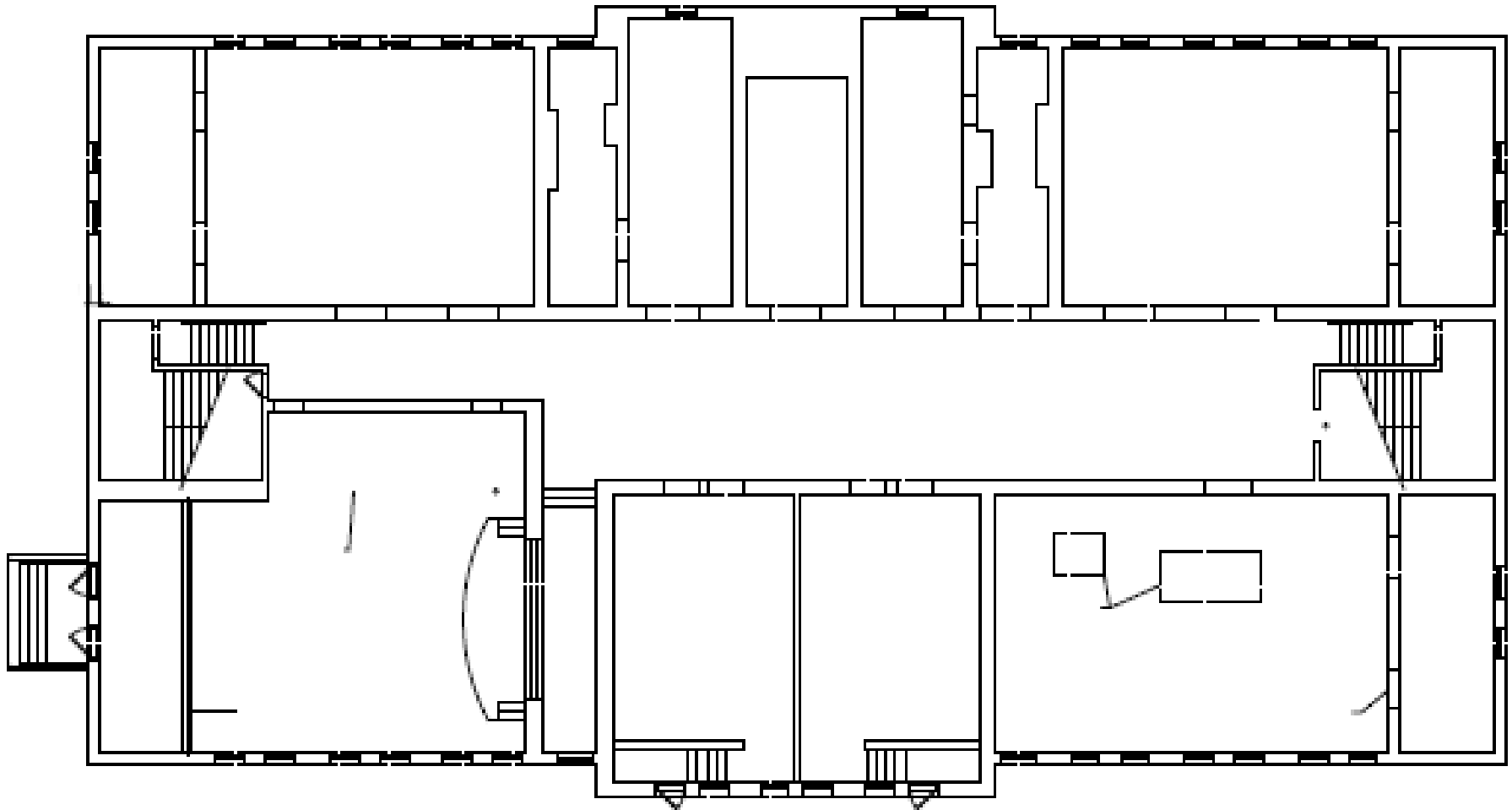
### Downtown:

- 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

---

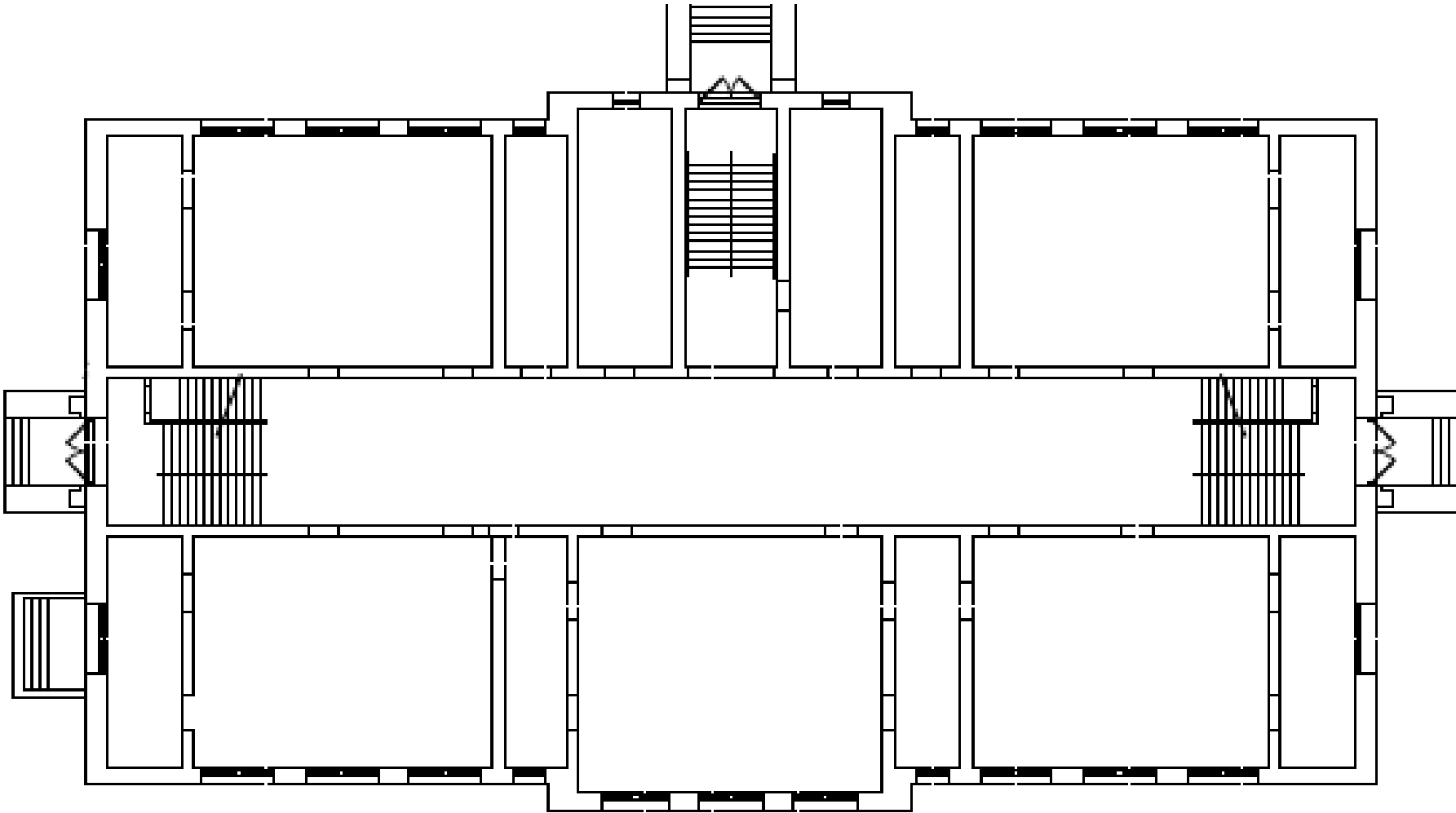
## Basement





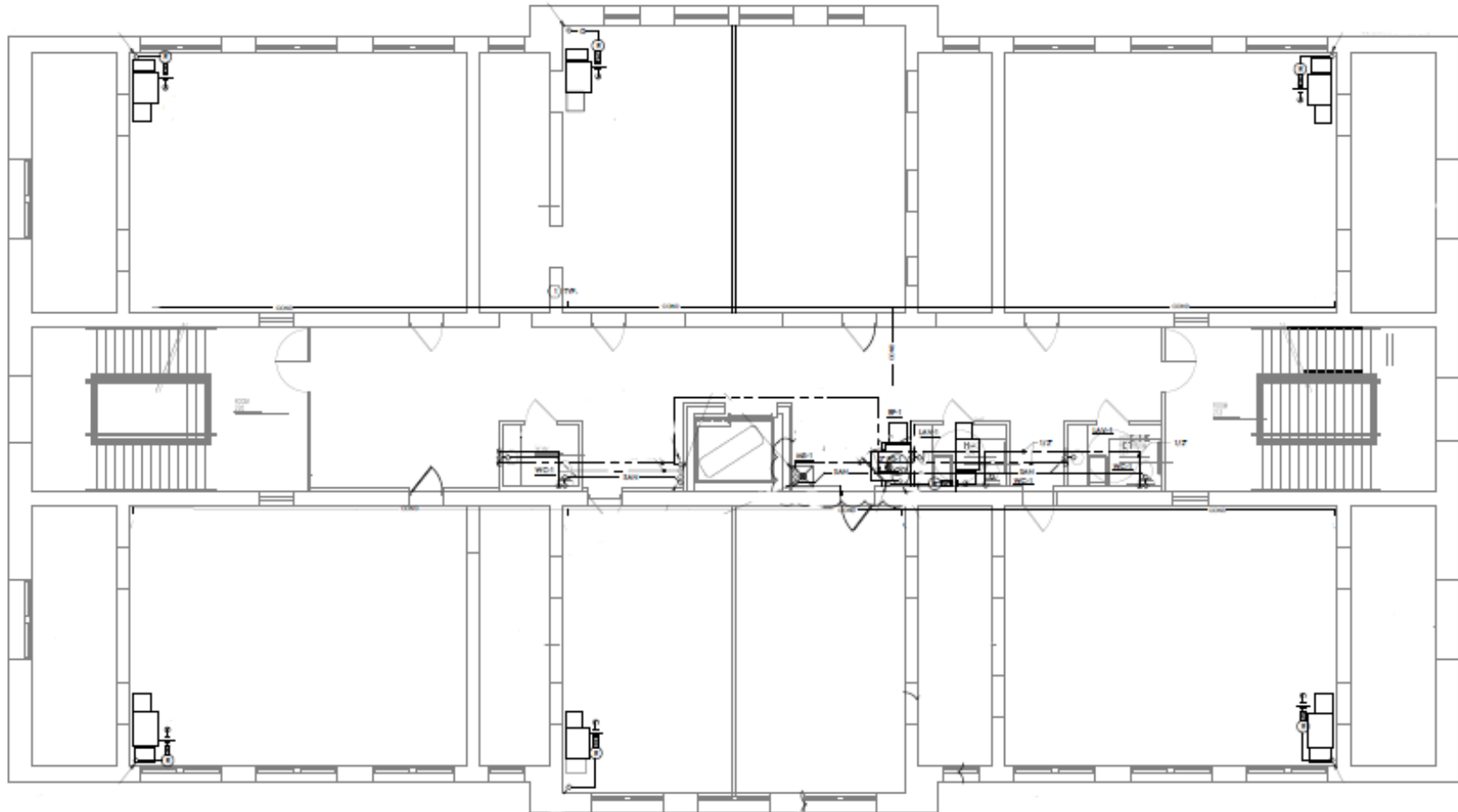
# Floor Plan

## First Floor



# Floor Plan

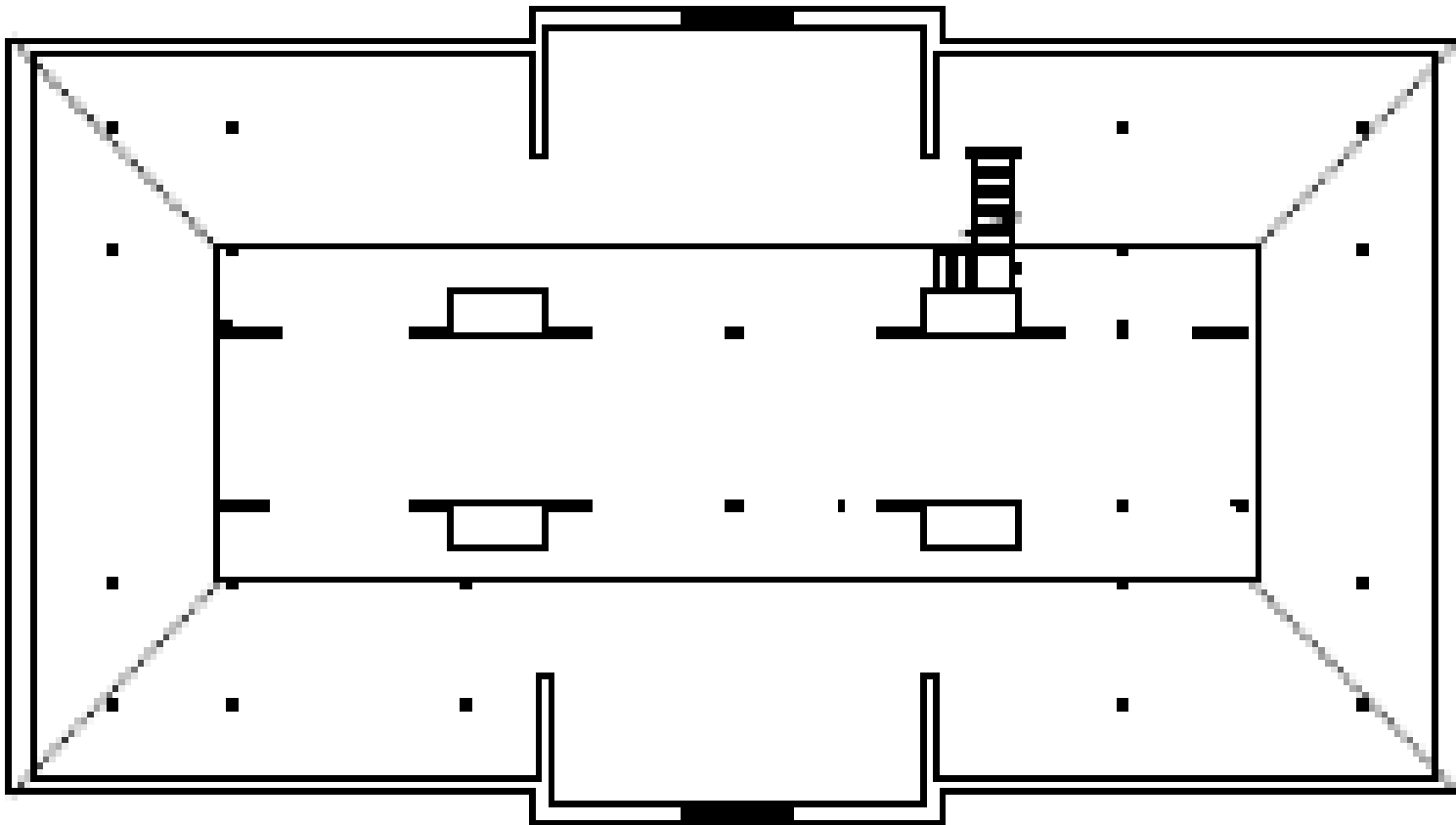
## Second Floor





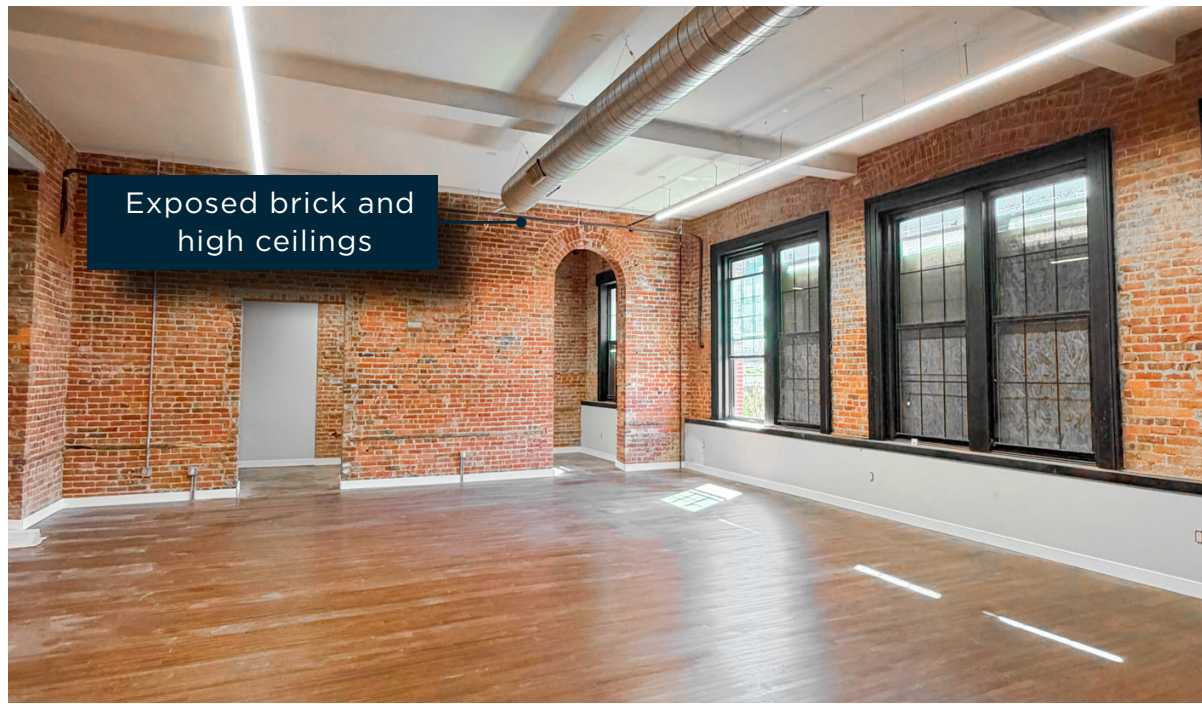
# Floor Plan

Third Floor



# Property Photos

---



Exposed brick and  
high ceilings



Views of Downtown  
Columbus





## Allied Real Estate Advisors

500 S Front St, Suite 980  
Columbus, OH 43215  
614 380 1660

### Ryan McHugh

Vice President  
+1 614 940 2978  
[ryan.mchugh@alliedre.com](mailto:ryan.mchugh@alliedre.com)

### Grant Hartman SIOR

Senior Vice President & Partner  
+1 614 312 8163  
[grant.hartman@alliedre.com](mailto:grant.hartman@alliedre.com)

---

Copyright © 2025 Allied Real Estate Advisors. This document has been prepared by Allied Real Estate Advisors for advertising and general information only. Allied makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Allied excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.