

FRANKLINTON

ICON

THE FORMER

BELLOWS

ELEMENTARY

SCHOOL

FOR SALE, LEASE,

OR CO-

DEVELOPMENT

OPPORTUNITY

Dan Rosen

614.340.6241

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RS GAREK Associates

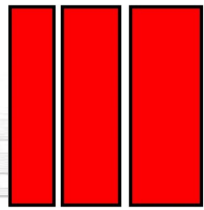
454 E. Main Street, Ste. 200

Columbus, OH 43215

614.464.1000

www.rsgarek.com

725 Bellows Avenue Columbus, Ohio 43222



- Historic 41,000 S.F. loft-style spaces, exposed brick, arched windows, and 12' ceilings
- Potential mixed-use, corporate headquarters, or residential development
- 1.6± acres of fenced & partially property
- Visible traffic counts exceeding 200,000 cars per day provide unsurpassed signage possibilities
- New roof, asbestos removed, and partial framing reconstruction
- Federal Opportunity Zone for tax incentives
- Signage rights included in lease rate
- \$2,400,000 /15.00/sq. ft. (TI dollars available)

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