



THE FORT

LEASING OPPORTUNITIES

1,500 SF - 10,000 SF AVAILABLE

2050 S. HIGH ST., COLUMBUS, OH 43215



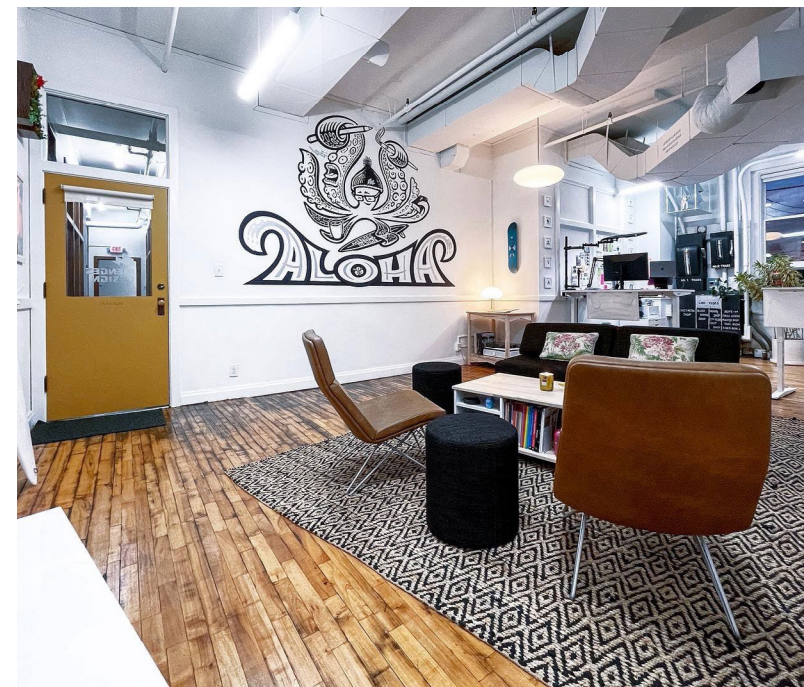


FORGE



1,500 - 10,000 SF
FLOORPLATES

YOUR



FLEXIBLE LEASE RATES

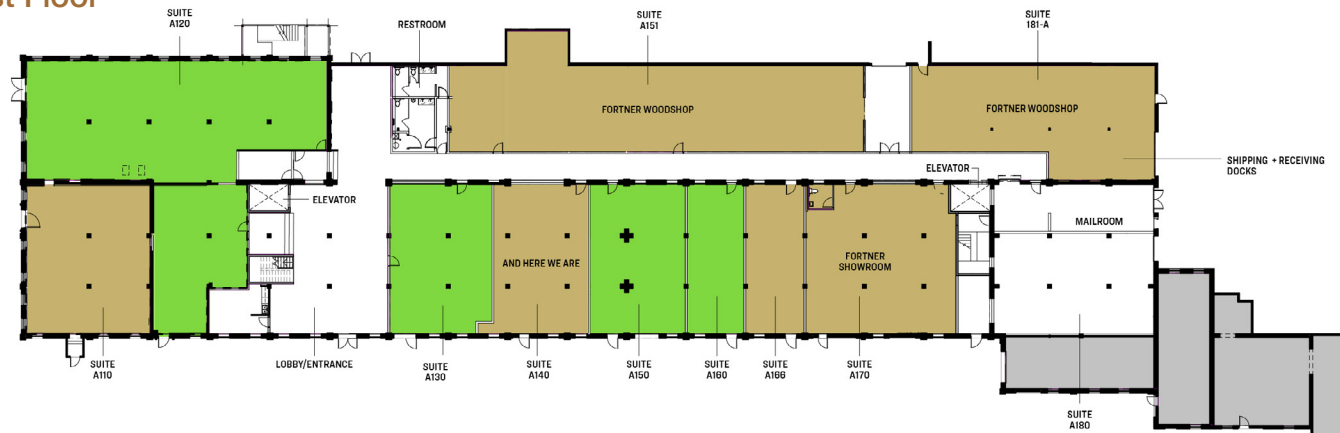


PATH

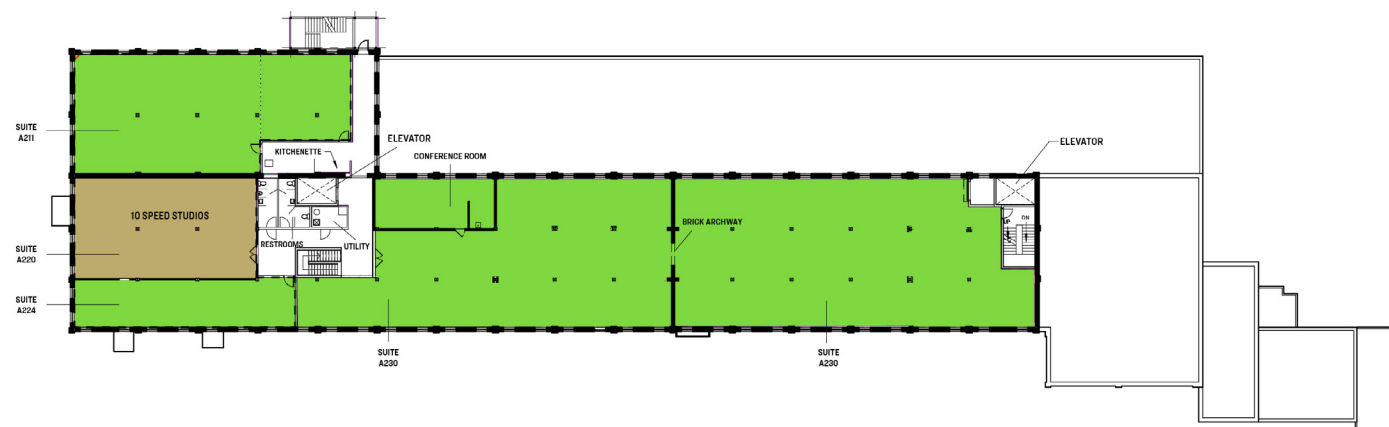


CUSTOM OFFICE
OPPORTUNITIES

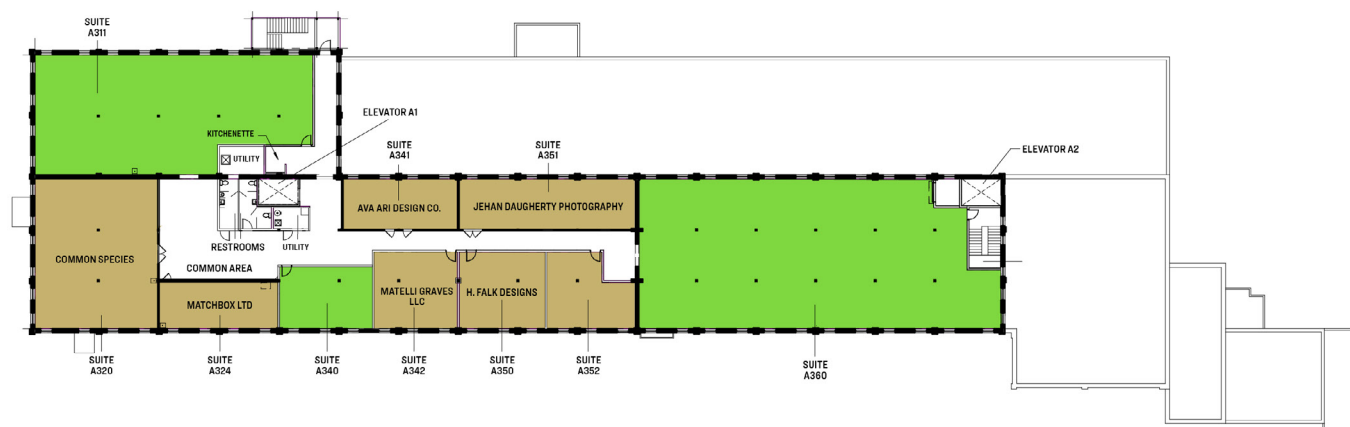
First Floor



Second Floor



Third Floor



Location Information

Building Name	The Fort
Street Address	2050 S. High Street
City, State, Zip	Columbus, OH 43207
County	Franklin
Sub-market	Steelton

Building Information

2000 S High	165,000 SF
2050 S High	67,000 SF
Building Class	B
Tenancy	Multiple
Min. Ceiling Height	12 FT
Number of Floors	Three (3)
Avg. Floor Size	16,000 SF
Year Built	1910
Renovated	2023
Condition	Good
Freestanding	Yes

Property Information

Property Type	Retail, Office
Property Sub-Type	Creative/Loft
Zoning	M
Lot Size	3.5 Acres
APN #	010-104087-00
Lot Frontage	1,000 FT
Corner Property	Yes

Parking & Transportation

Parking Price	Included in Lease
Parking Type	Surface
# of Parking Spaces	160

Utilities and Amenities

Handicap Access	Yes
Freight Elevator	Yes
Number of Elevators	Two (2)
Central HVAC	Yes
Broadband	Fiber
Network Manager	ICS Technology
Leed Certified	No



HISTORY

STEELTON VILLAGE

In 2016, local business owner Justin McAllister had an idea: move his family business into the old Seagrave fire truck factory in Steelton Village and see if anyone wanted to lease the leftover space—about 200,000 square feet of abandoned factory.

To most, that idea sounded crazy.

The decision honored Justin’s grandfather who started the business on the South Side over 90 years ago. But since then, change hit hard. The industrial boom that fueled pillars of fire (true story) slowed down, left, or died. Families and a handful of shops remained, but the Steelton Village name was more memory than thriving community.

Six years later, over 50 like-minded individuals have joined Justin at The Fort. And Steelton Village is getting noticed. In 2020 Kyle Katz partnered with Justin. Says Katz, “Through the dozens of makers and creatives Justin has brought to Steelton, he’s produced powerful sparks. I’m here to provide fuel by channeling his vision into an actionable plan.”



HONOR

Steelton Village is a gritty story of industry, immigration and change. We honor that story and treasure the authenticity of this place. And our future success depends on protecting that authenticity. Telling the stories of our community’s history. Preserving a place that built our city.



GATHER

“It takes a village” is not a cliché to us. It’s how our community continues its tradition of diversity. Steelton Village attracts makers, dreamers and investors who are willing to lean into each other. And we’re grateful for support from the City of Columbus and our neighbors.



GROW

Since 2016, over 50 businesses have moved into Steelton Village. And more people are waiting to make the village home, as we pursue expansion. That includes updating historic structures for modern business needs. And careful consideration for how life can flourish here in new residential and recreational spaces.



MEET OUR COMMUNITY

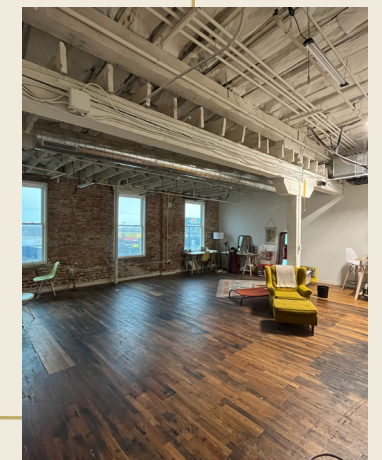
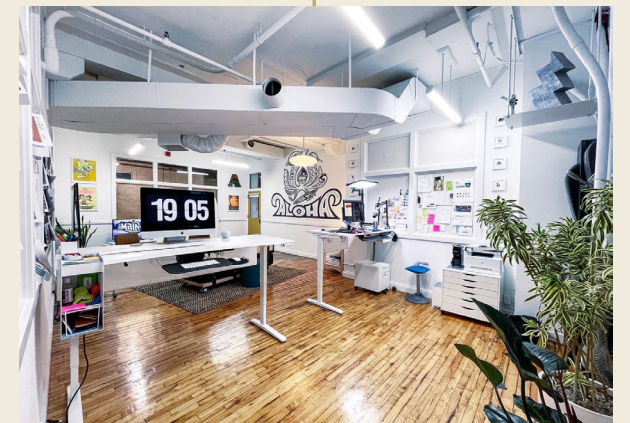
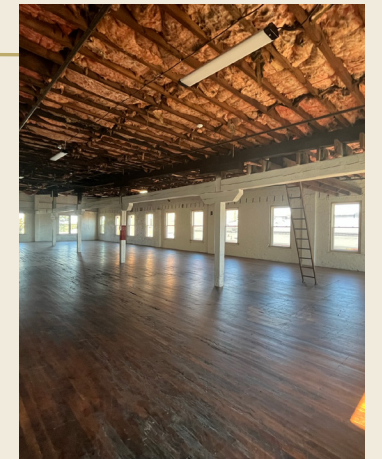


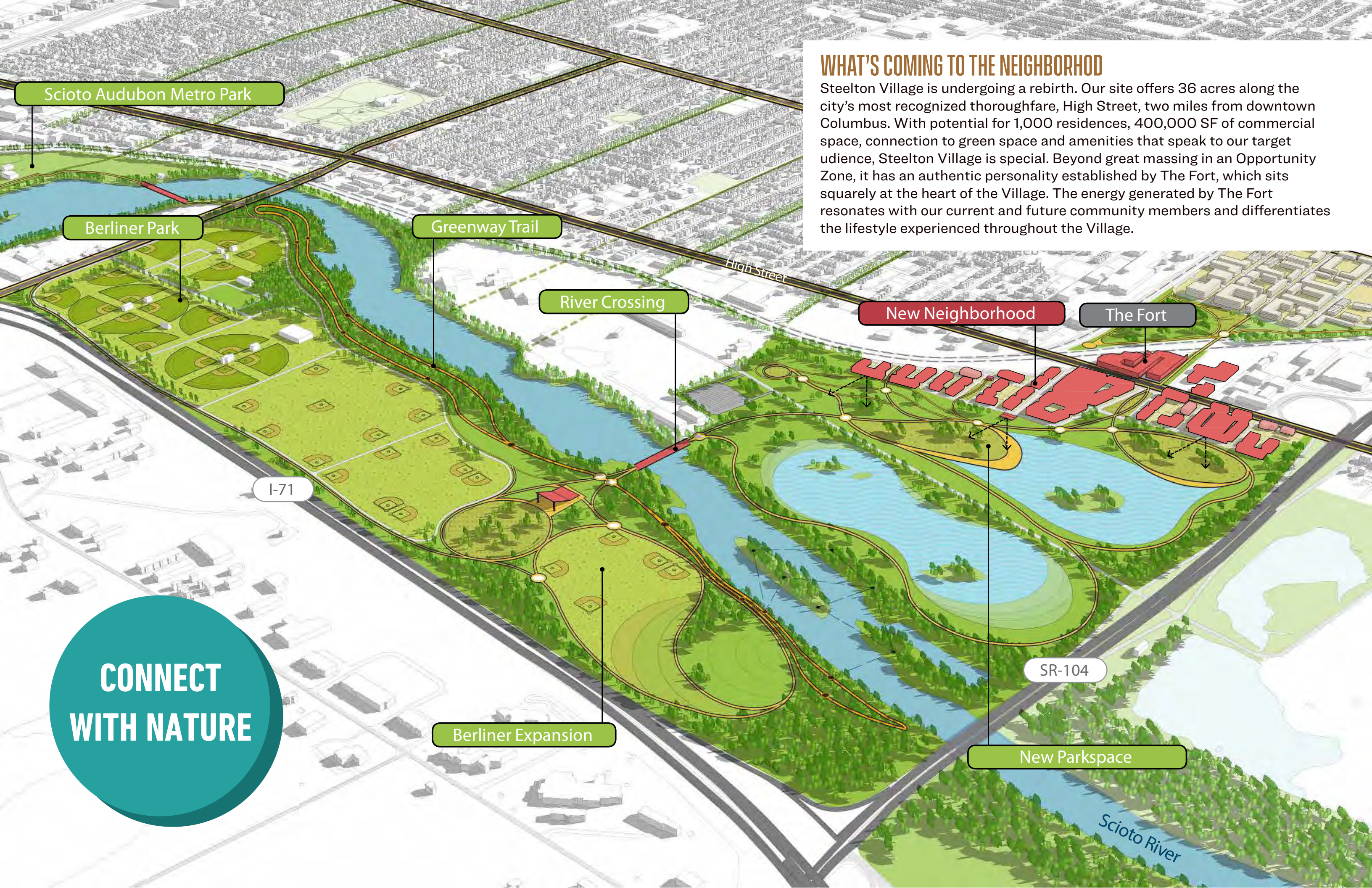
Community is more than an aspiration here. Our tenants learn from and collaborate with each other. Minority-women-owned businesses thrive here. We lean in to each other for support, and we're proud to call The Fort our home.



Every day leadership

Unlike some commercial developments, our leadership team operates here, every day, guiding growth for Fort tenants and their own family business of over 90 years.





Scioto Audubon Metro Park

Berliner Park

Greenway Trail

River Crossing

New Neighborhood

The Fort

I-71

SR-104

Berliner Expansion

New Parksapce

Scioto River

WHAT'S COMING TO THE NEIGHBORHOOD

Steelton Village is undergoing a rebirth. Our site offers 36 acres along the city's most recognized thoroughfare, High Street, two miles from downtown Columbus. With potential for 1,000 residences, 400,000 SF of commercial space, connection to green space and amenities that speak to our target audience, Steelton Village is special. Beyond great massing in an Opportunity Zone, it has an authentic personality established by The Fort, which sits squarely at the heart of the Village. The energy generated by The Fort resonates with our current and future community members and differentiates the lifestyle experienced throughout the Village.

CONNECT
WITH NATURE



For More Information Contact:

John Mally

Broker

614 629 5254

jmally@ohioequities.com

NAI Ohio Equities

605 S. Front St., Suite 200

Columbus OH 43215

naiohioequities.com

614 224 2400