



An architectural rendering of a modern multi-story building at 222 W Lane Ave. The building features a mix of materials, including dark grey panels, light grey panels, and red brick. It has a large glass facade on the ground floor and a grid of windows on the upper floors. A rooftop garden with greenery is visible. The building is situated on a city street with a sidewalk, trees, and a white car parked. The sky is blue with some clouds. A dark blue diagonal graphic element is on the left side of the image.

# 222 W LANE AVE

## Executive Summary

# UNIT MIX

## STUDIO (0X1)

| Beds | Baths | Unit SF | # of Units | % of Units |
|------|-------|---------|------------|------------|
| 71   | 71    | 405     | 71         | 18.7%      |

## TWO BEDROOM (2X2)

| Beds | Baths | Unit SF | # of Units | % of Units |
|------|-------|---------|------------|------------|
| 162  | 162   | 690     | 81         | 21.4%      |

## THREE BEDROOM (3X3)

| Beds | Baths | Unit SF | # of Units | % of Units |
|------|-------|---------|------------|------------|
| 57   | 57    | 1,108   | 19         | 5.0%       |

## FIVE BEDROOM (5X5)

| Beds | Baths | Unit SF | # of Units | % of Units |
|------|-------|---------|------------|------------|
| 125  | 125   | 1,552   | 25         | 6.6%       |

## TOTALS

| Beds | Baths | Unit SF | # of Units | % of Units |
|------|-------|---------|------------|------------|
| 885  | 876   | 856     | 379        | 100.0%     |

## ONE BEDROOM (1X1)

| Beds | Baths | Unit SF | # of Units | % of Units |
|------|-------|---------|------------|------------|
| 88   | 88    | 536     | 88         | 23.2%      |

## TOWNHOME (2X2 TH)

| Beds | Baths | Unit SF | # of Units | % of Units |
|------|-------|---------|------------|------------|
| 24   | 24    | 1,178   | 12         | 3.2%       |

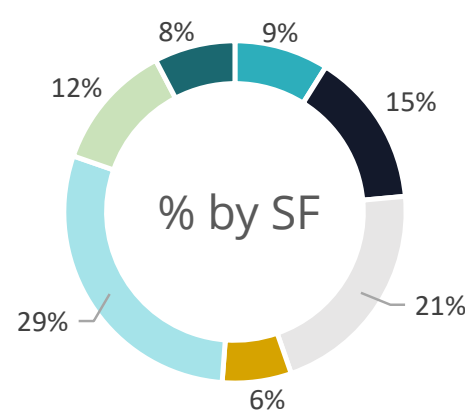
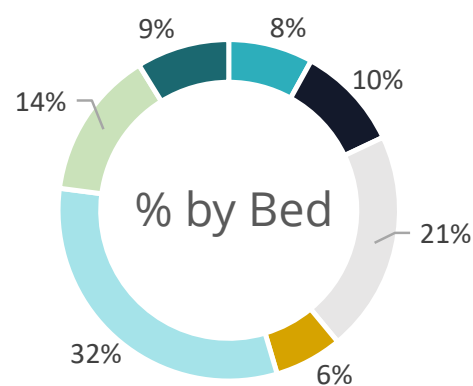
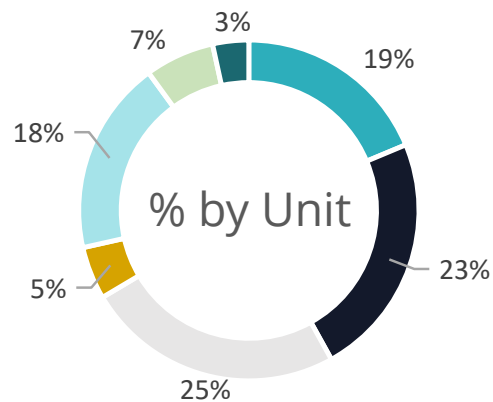
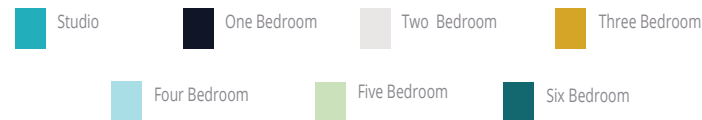
## FOUR BEDROOM (4X4)

| Beds | Baths | Unit SF | # of Units | % of Units |
|------|-------|---------|------------|------------|
| 280  | 280   | 1,341   | 70         | 18.5%      |

## SIX BEDROOM (6X6)

| Beds | Baths | Unit SF | # of Units | % of Units |
|------|-------|---------|------------|------------|
| 78   | 69    | 1,900   | 13         | 3.4%       |

## COLOR KEY







01

# PROJECT OVERVIEW



# PROJECT DESCRIPTION

Located 3-minutes from the main quads of Ohio State University, one of the largest public universities in the United States, 222 W. Lane Ave. offers a great opportunity to develop a pedestrian focused student housing project adjacent to a top-tier research-oriented Institution. The electric atmosphere at Lane Ave and High Street corridor is driven by the dining, retail and nightlife of the University sub-market.

222 W. Lane Ave. will reach seven-stories and be built with wood framing over podium construction. The project has a site area of 110,642 SF (2.54 acres). This project will consist of five floors of residential units with amenities at the ground level, a mezzanine with study areas and gym, and a rooftop pool with yoga and spin studios. In total, the 7-story project will include 379 units, 885 beds, and 500 parking spaces. The unit mix consists of studio, 1-, 2-, 3-, 4-, 5- and 6-bedroom apartments, plus a number of spacious two-bedroom townhomes along Norwich Avenue.

## AMENITIES

- › Activated Ground Floor
- › Bike storage
- › Full-Service Coffee Bar
- › Study Lounge with Private Study Rooms
- › Resident Lounge
- › Rooftop Pool & Hot Tub
- › Spin Studio

- › Property Concierge
- › Fitness Center
- › Yoga Studio

This mix will allow our project to capitalize on a wide range of consumer preferences and price points within the market. Additionally, the views of the football stadium from the third-floor pool deck will offer residents and guests a unique perspective of their university. The project will also include a lobby with an integrated coffee shop, a mezzanine-level study lounge, a rooftop resident lounge, and an abundance of fitness and wellness amenities.

The integrated coffee shop component will act as a catalyst to create a vibrant ground floor and provide an excellent resource to our residents. Above the lobby, this project will include a mezzanine level study floor, further activating the asset and creating an environment highly desirable to students at Ohio State University. The project will encourage a community atmosphere with a best-in-class fitness center, pool and wellness facility, including yoga and spin studios.

222 W. Lane Ave. has been carefully curated to satisfy the demands of the renter base in this top-tier location. The quality of interior spaces and the holistic offering of the amenities will drive significant value for the consumer.

## PROPERTY DETAILS

|                     |                                     |
|---------------------|-------------------------------------|
| Campus Served       | Ohio State University               |
| Delivery Date       | Fall 2025                           |
| Land Size           | 2.54 Acres                          |
| # of Buildings      | 1                                   |
| Gross SF            | 590,409                             |
| Net Rentable SF     | 324,333                             |
| Parking Type        | 1 Level Below, 2 Levels Above Grade |
| Parking Summary     | 500 Spaces Total                    |
| Parking Ratio / Bed | 51%                                 |



**UNITS**  
379



**BEDS**  
885



**STORIES**  
7

# DEVELOPMENT TIMELINE

Residents Move-In

AUGUST 1ST, 2025

TCO

MAY 2025

Final Inspections and Building Punch

MARCH 2025

Commence Preleasing

SEPTEMBER 1ST, 2024

Vertical Construction Start

FEBRUARY 2023

Underground Plumbing & Crane Foundation

OCTOBER 2022

Site Excavation

AUGUST 2022

Utility Relocation

JUNE 2022

Demolition

APRIL 2022

Close Land

MARCH 2022

70% Construction Document Set / GMP Set

FEBRUARY 2022

Entitlements

JANUARY 2022

Demo Permit

DECEMBER 2021

Full Design Development Set

NOVEMBER 2021

Full Schematic Design Set

SEPTEMBER 2021





# 02 MARKET OVERVIEW



# OHIO STATE

## Columbus, Ohio

- Top ranked public research university with enrollment totaling 61,677 students, including 47,106 undergraduates
- Full-time students within two years of high school graduation must live on campus, unless exempted, space is no longer available, or they are living with family
- Strong enrollment fundamentals with 70% of students coming from the state of Ohio, 21% of students coming from 49 states and 9% from outside the U.S.
- Affluent student base with an average median family income of \$104,000, with 46% of families in the top 20%
- Has an impressive freshman retention rate of 94% which is significantly higher than the national average of 72%
- No. 17 rated Public School in the United States according to US News and World Report
- Record enrollment in 2020 and 2021 in the midst of Covid, consistent with the University's master growth plan to increase enrollment and expand the campus
- Member of the Big 10 Conference with strong perennial athletic programs. Since the turn of the century, no Big Ten football program has won more games or produced more NFL Draft picks than Ohio State





# MARKET FUNDAMENTALS



**61,677 STUDENTS  
ENROLLED**

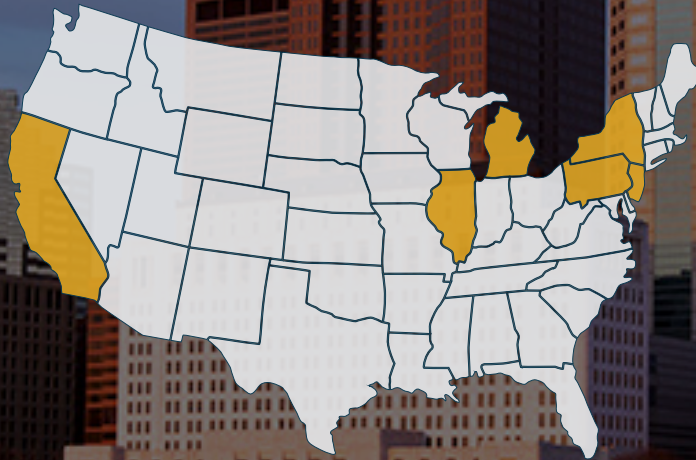
**47,106 } 76%  
UNDERGRADUATE**

**14,571 } 24%  
GRADUATE**

**43,190 } 70%  
IN STATE**

**12,869 } 21%  
OUT OF STATE**

## TOP 6 STATES REPRESENTED



## MARKET OCCUPANCY

| Project Name         | Occupancy |
|----------------------|-----------|
| The Highline at Nine | 100%      |
| Uncommon Columbus    | 100%      |
| The Doric on Lane    | 100%      |
| View on High         | 100%      |
| Wilson Place         | 100%      |

## PURPOSE BUILT STUDENT HOUSING

  
**BEDS**  
6,712



**11%**  
of Total Enrollment

## ON CAMPUS STUDENT HOUSING

  
**BEDS**  
14,313



**23%**  
of Total Enrollment

THANK YOU

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**We look forward to working with you!**

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