



The Nicholas

Columbus, Ohio

PARTNER/CLIENT
Edwards Communities

CATEGORY
Mixed Use, Podium

232
HOMES

1.63
ACRES

142.3
DU/AC

794
AVG SQFT

ABOUT THE PROJECT

As the latest development in the Edwards Communities portfolio of urban infill projects, The Nicholas revitalizes a prominent block in downtown Columbus by converting a surface parking lot into a vibrant mixed-use community. To break up the massing, a variety of architectural styles and changes in height were used to create visual relief. As a sister project to The Citizens, a neighboring infill community made possible by re-purposing the Citizens Savings & Trust building, The Nicholas shares parking with The Citizens, as well as a multitude of amenities within the network of other Edwards Communities located nearby.

SERVICES PROVIDED

- › Architectural Design

PROJECT FEATURES

- › Construction Type: III-A
- › 32% Studio
- › 42% 1-Bedroom
- › 26% 2-Bedroom
- › 26% 3-Bedroom
- › 394 Parking Spaces
- › 1.7:1 Parking Ratio
- › 6,804 sf Amenity Space
- › 14,797 sf Outdoor Space
- › 21,280 sf Retail Space

