

REVIEWS AND ADVICE
FROM CURRENT STUDENTS

OHIO STATE COLLEGE OF MEDICINE

HOUSING GUIDE — 2024 —

- ✓ HOUSING DATA
- ✓ NEIGHBORHOODS EXPLAINED
- ✓ APARTMENT RATINGS
- ✓ TOP PROPERTIES
- ✓ LANDLORD INFO
- ✓ RENTER RESOURCES

VeryApt

Intelligent Apartment Search

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GETTING THE MOST OUT OF THE GUIDE



Start with the Housing Facts section. This section should help you determine the type of apartment you'd like to live in and how much you should expect to pay in rent.



Read about different neighborhoods and narrow down your search to parts of the city that you like most.



Use the Apartment Ratings section to identify the best apartment buildings across the categories (e.g. best amenities, highest rated) that matter most to you.



Visit [VeryApt.com](https://www.veryapt.com) to read reviews, get pricing, and set up appointments for the apartments you like most.

ABOUT THE DATA IN THIS GUIDE

All of the data in this guide are based on feedback from real renters in Columbus. We asked students to rate their apartments on a scale of 1-10 across six categories:



Overall



Value



Management



Amenities



Location

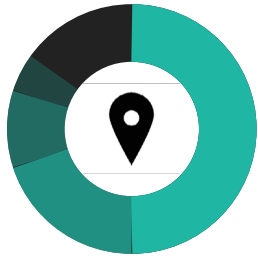


Safety

Based on their feedback, we compiled a list of the best apartment buildings for students. If you are interested in additional data that is not in the guide or have a housing question, you can reach us at contact@veryapt.com.

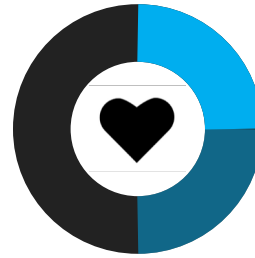
DISCLAIMER: The reviews and ratings presented throughout the guide and the VeryApt website do not reflect the opinions, position, or endorsement of VeryApt. The responses and reviews presented are solely those of the survey respondents. VeryApt assumes no responsibility for readers' or users' interpretation of the data. The results do not in any way constitute a warranty or representation by VeryApt as to the quality, safety, or other features of a property. We encourage you to check all available sources of information about properties prior to renting.

Where Ohio State COM students live



- 50%** University District
- 20%** Harrison West
- 10%** Fifth by Northwest
- 5%** Victorian Village
- 15%** Other

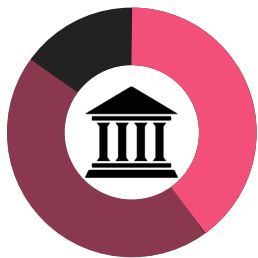
Who Ohio State COM students live with



- 25%** Alone
- 25%** Spouse/partner
- 50%** Roommate (excluding spouse/partner)

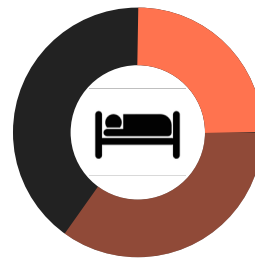
18% of Ohio State COM students live with pets

What type of properties Ohio State COM students live in



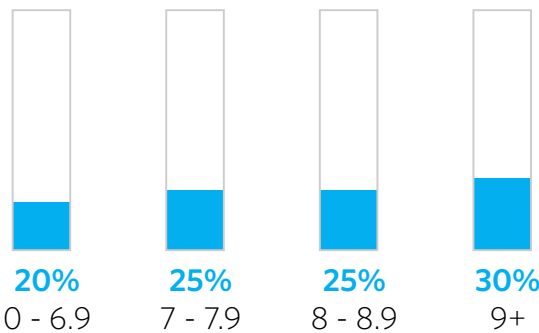
- 40%** Large property (50+ units)
- 45%** Small property (2-9 units)
- 15%** Mid-size property (10-49 units)

What size residences Ohio State COM students live in

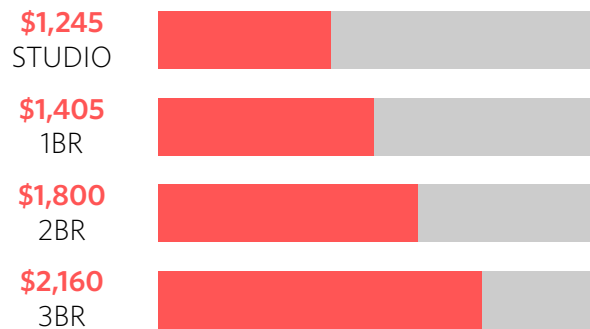


- 25%** One bedrooms
- 35%** Two bedrooms
- 40%** Three or more bedrooms

Distribution of property ratings



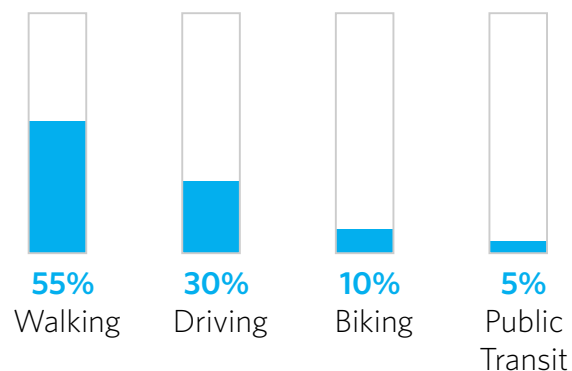
Average rent by apartment size



Rent versus own



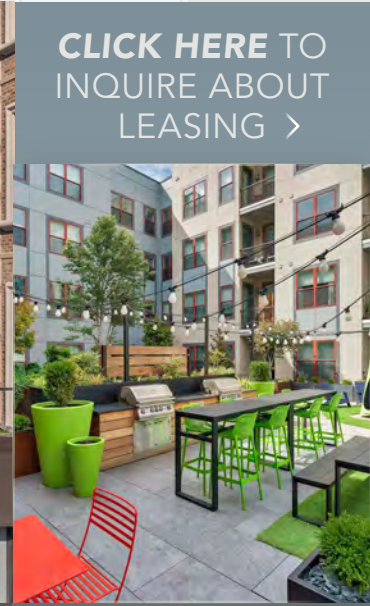
Commute methods





Communities minutes from The Ohio State University, OSU Med Center and downtown Columbus

CLICK HERE TO INQUIRE ABOUT LEASING ›



GET IN TOUCH

 **(614) 689-3499**

thenicholas@druckerandfalk.com

BeTheNicholas.com

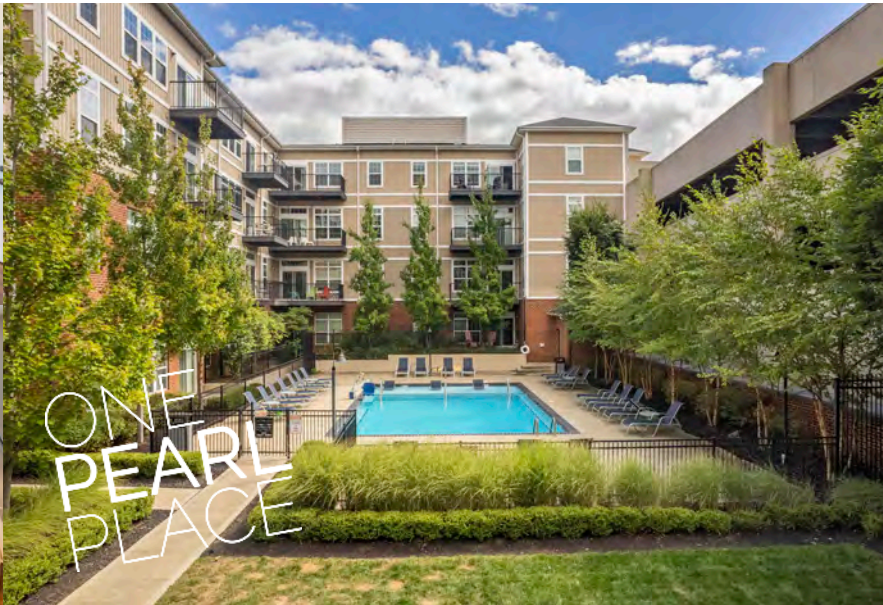
12 W GAY ST, COLUMBUS, OH 43215

HIGH STREET LOCATION Studio - 3Br

Life at the corner of everything.

When you live at The Nicholas, you can expect exceptional community amenities, luxurious apartment finishes, and superior customer service.

- › 24/7 Fitness Center
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- › Courtyards with Grilling, Dining and Lounge Areas
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- › Clubroom with Billiards, Fireplace and Entertaining Kitchen



CLICK HERE TO INQUIRE ABOUT LEASING ›



GET IN TOUCH

 **(614) 665-0645**

onepearlplace@druckerandfalk.com

LiveOnePearlPlace.com

41 E 9TH AVE, COLUMBUS, OH 43201

AT THE DOORSTEP OF CAMPUS Studio - 2Br

You want to live here, admit it.

One Pearl Place offers an oasis of modern luxury for the active urban dweller, undeniable WOW factor and everything you need to live well.

- › 24/7 Fitness Center
- › Pool, Tanning Ledge
- › Cyber Lounge
- › Private Media Room
- › Business Center
- › Community Room
- › Inviting Landscaped Courtyards, Gas Grills

Rent with Confidence

Time Savers



All the information you need in a single place. Photos, prices, floor plans, maps, and amenities - VeryApt has you covered.

Concierge Service



On demand rental experts that can provide apartment recommendations, set up apartment tours, and help you with your rental application - all at no extra cost.



Intelligent Search



Personalized apartment recommendations based on the amenities you want, your proximity to school or work, and your desired price range.

Trusted Reviews

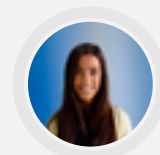


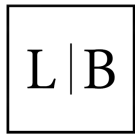
Hundreds of verified apartment reviews from current and past tenants that help you make an informed decision about where you want to live.

WHY WE STARTED VERYAPT

VeryApt was born from the simple realization that the small things about an apartment are often the most important: a friendly doorman, lots of sunlight in the living room, a running trail nearby, or that amazing hole-in-the-wall Thai restaurant across the street. We understand that the frustrations of apartment hunting are universal, but share a belief that it doesn't have to be. We know what makes an apartment truly feel like home is unique for each person and that's why our focus is on bringing you personalized recommendations based on timely, relevant, and real user reviews. We'll be there every step of the way to help you find your perfect apartment.

Julia Rizio
VP Operations
juliar@veryapt.com





LUXEBELLE



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GET WAIVED APP FEES
TOTAL SAVINGS OF \$260



Boutique-inspired 1, 2 & 3 bedroom apartments with private bedroom and bathroom

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- ✓ 24/7 Fitness Center
- ✓ Expansive Sunbathing Deck
- ✓ Interactive Game Room
- ✓ Private Study Rooms
- ✓ Outdoor Lounge with Fire Pit, Kitchen, Entertainment Space
- ✓ Lower Level Parking Garage
- ✓ Walking-distance Access to Local Dining, Shopping, Nightlife and Campus



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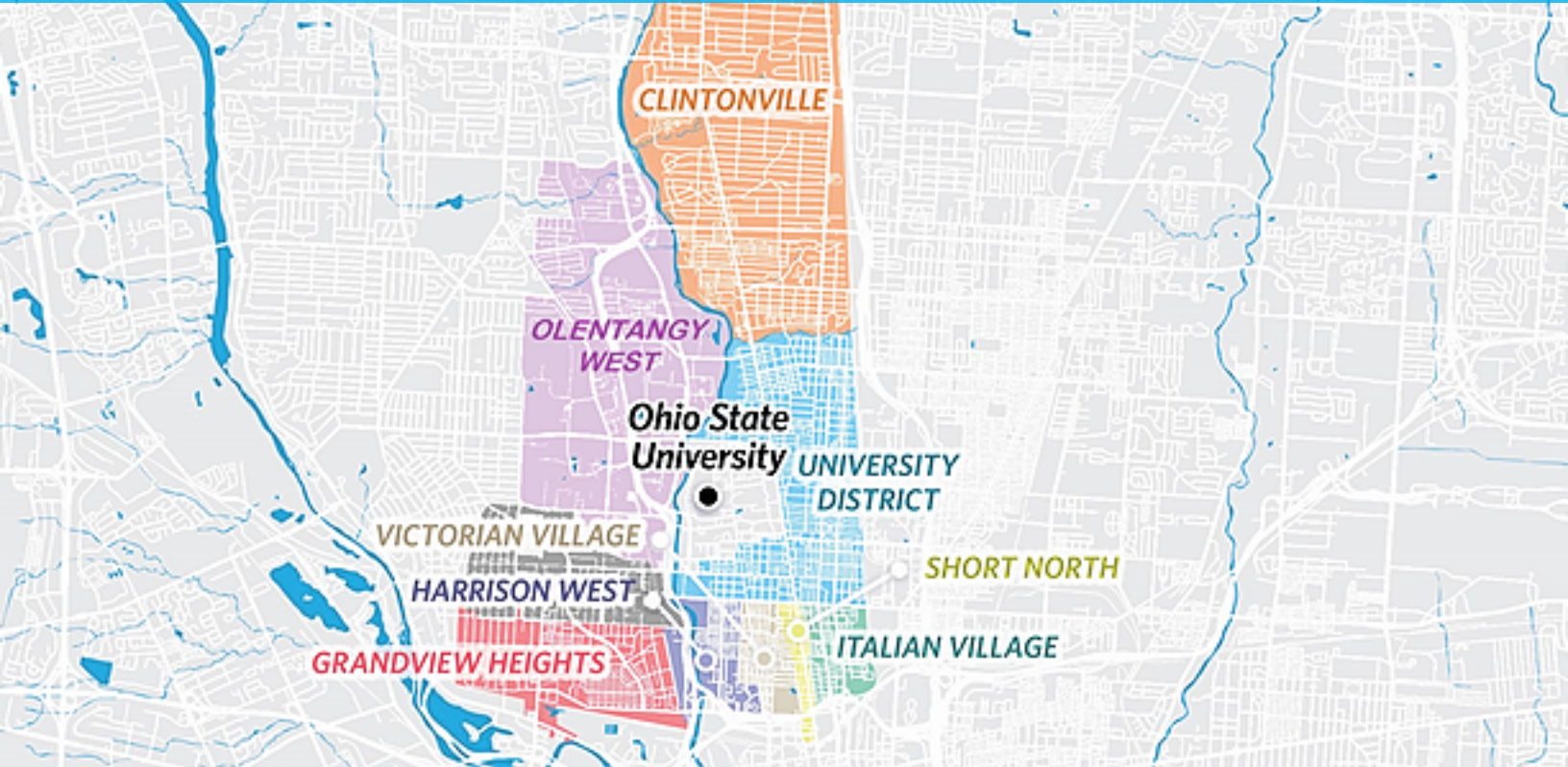
**STUDENT
QUARTERS**

1529 N High St
Columbus, OH 43201



NEIGHBORHOODS EXPLAINED

An overview of the most popular neighborhoods for Ohio State COM students



1 University District

50% of Ohio State COM students

University is a large district that is directly next to Ohio State's campus. It is home to smaller neighborhoods (most popularly Dennison Place, Necko, and South Campus) that encompass many popular apartment complexes. Here, you can easily walk to class and find yourself near other graduate students.

3 Fifth by Northwest

10% of of Ohio State COM students

5xNW is more recently developed neighborhood that's filled with young professionals and families. Located SW of OSU's campus, it still provides a relatively quick commute to class and is great for students who want to be a bit further from the heart of campus.

2 Harrison West

20% of Ohio State COM students

Historic neighborhood northwest of downtown and just south of campus. Harrison Park is a popular spot in the area because of its grassy green spaces and riverfront views. There aren't many food options in the area, but the surrounding neighborhoods provide easy access to more restaurants.

4 Victorian Village/Short North

5% of of Ohio State COM students

Victorian Village and Italian Village are two neighborhoods that are separated by Short North Arts District. These neighborhoods are filled with endless entertainment options, cute coffee shops + bars, and shopping choices for everyone.

Other Neighborhoods

less than 5% each

- 5 Downtown
- 6 Italian Village

University District

Small "Neighborhoods" and Popular Apartment Complexes

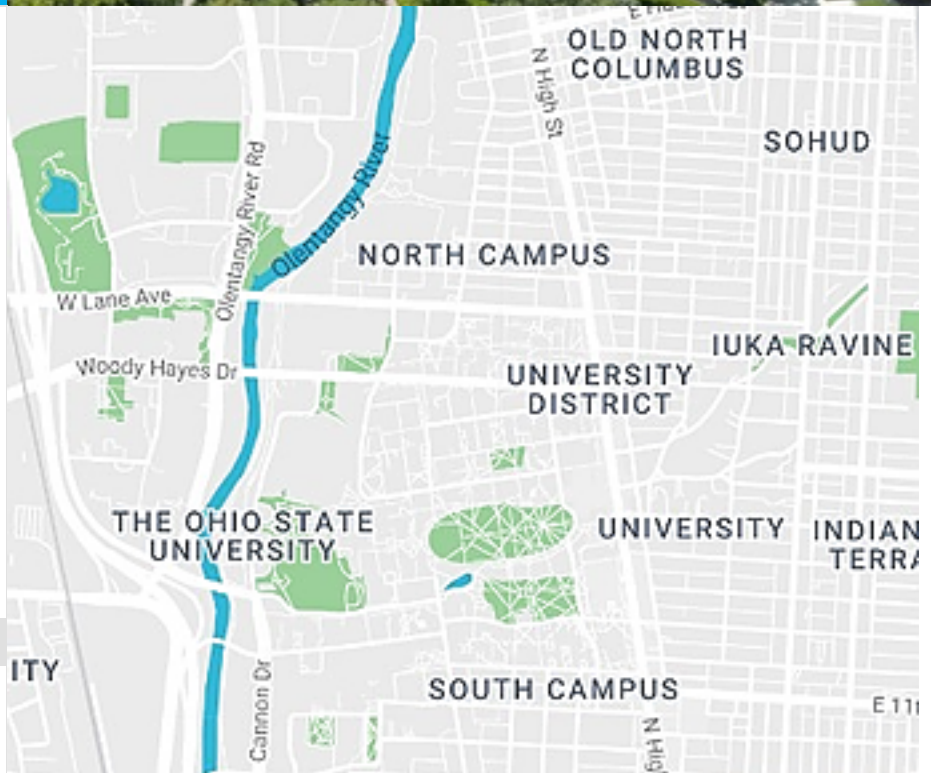
ABOUT UNIVERSITY DISTRICT

University is a large district that is directly next to Ohio State's campus. It is home to smaller neighborhoods (most popularly Dennison Place, Necko, and South Campus) that encompass many apartment complexes & single-family homes. Here, you can easily walk to class and find yourself near other graduate students.

On-Campus Feel

Lots of Students

Popular Apartment Complexes



MEDIAN RENTS IN UNIVERSITY DISTRICT

\$1,200

Studio

\$1,405

1 Bedroom

\$1,750

2 Bedroom

WHAT RESIDENTS THINK ABOUT UNIVERSITY DISTRICT



Review by [Ohio State COM Student](#) 📍 1433-37 HIGH.

Very close to med school. Overall pretty safe. Moderate walk to food/grocery stores. Some parties, but usually not excessive.



Review by [Ohio State COM Student](#) 📍 MAKLEY

Close to campus which is nice and there is a ton around!



Harrison West

Historic District Along the River

ABOUT HARRISON WEST

Historic neighborhood northwest of downtown and just south of campus. Harrison Park is a popular spot in the area because of its grassy green spaces and riverfront views. There aren't many food options in the area, but the surrounding neighborhoods provide easy access to more restaurants.

Historical District

Parks

Waterfront



MEDIAN RENTS IN HARRISON WEST

\$1,250

Studio

\$1,450

1 Bedroom

\$1,700

2 Bedroom

WHAT RESIDENTS THINK ABOUT HARRISON WEST



Review by [Ohio State COM Student](#)

📍 FOUNDERS

Harrison west is wonderful. Very close to the campus with a lot of pretty houses. Safe area with some bars and restaurants in walking distance. Quick uber or ~20/30 minute walk to the short north. I would say Harrison West/Victorian Village are the best places to live while in medical school.



Review by [Ohio State COM Student](#)

📍 FOUNDERS

Beautiful places to walk and restaurants/coffee shops in the area, lovely trail (Olentangy) that goes for miles. Great for a run, walk, or bike ride.



Fifth by Northwest

Good for Families

ABOUT FIFTH BY NORTHWEST

5xNW is more recently developed neighborhood that's filled with young professionals and families. There are a number of restaurants, businesses, and apartment buildings throughout the neighborhood. Located SW of OSU's campus, it still provides a relatively quick commute to class and is great for students who want to be a bit further from the heart of campus.

Further from Campus

Nice Shops

Grocery Stores



MEDIAN RENTS IN FIFTH BY NORTHWEST

\$1,050

Studio

\$1,400

1 Bedroom

\$1,950

2 Bedroom

WHAT RESIDENTS THINK ABOUT FIFTH BY NORTHWEST



Review by [Ohio State COM Student](#)

MERIDIAN

Certainly walkable to the medical center campus (roughly 10-15 minutes depending on how quickly you walk). Plenty of food nearby. Target is walkable and Kroger is a short 2 minute drive away.



Review by [Ohio State COM Student](#)

T-H-E GRIFF

Very safe. Quiet, and not far from the medical campus at all.

Victorian Village/Short North

Lots to Do

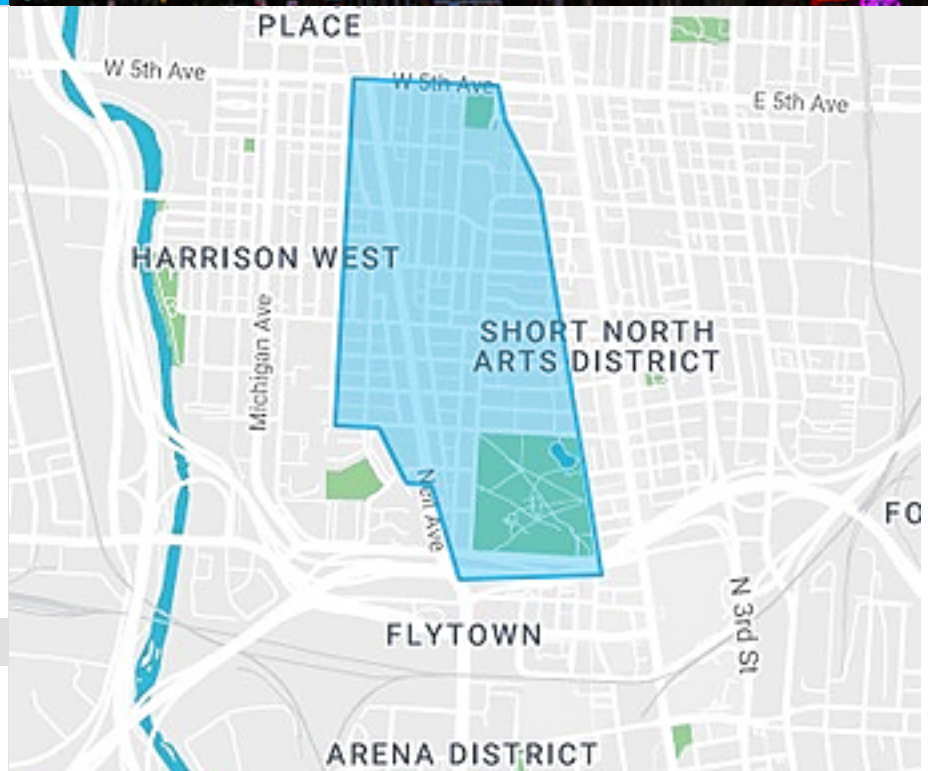
ABOUT VICTORIAN VILLAGE/ SHORT NORTH

Victorian Village is a larger neighborhood that is separated from the Italian Village by the Short North Arts District. These neighborhoods are filled with endless entertainment options, cute coffee shops + bars, and shopping choices for everyone. Even better is the neighborhoods proximity to downtown, Italian Village, and OSU's campus - it is central to all.

Restaurants

Close to Everything

Vibrant



MEDIAN RENTS IN VICTORIAN VILLAGE/SHORT NORTH

\$1,275

Studio

\$1,475

1 Bedroom

\$2,030

2 Bedroom

WHAT RESIDENTS THINK ABOUT VICTORIAN VILLAGE/SHORT NORTH



Review by [Ohio State Grad Student](#) 📍 ASTON PLACE

This neighborhood is small and quiet. There are always people walking their dogs or going on a walk toward Goodale Park or down beautiful Neil Ave. It is easy to walk everywhere, and I always feel super safe walking around the neighborhood.



Review by [Ohio State Grad Student](#) 📍 ASTON PLACE

Close to campus, some nice neighborhood design/architecture and holiday decor, feels safe to walk around at night or run in the morning, just a bit loud on game days especially or on weekends closer to the Short North.

APARTMENT RATINGS

KEY

- Excellent for a category
- Great
- Average
- Below average
- \$\$\$\$ \$1550+ per renter
- \$\$\$ \$1350- \$1549
- \$\$ \$1150- \$1349
- \$ < \$1150

* Prices subject to change and may vary significantly by room type

	Property Type	Rating	Price Range	Most Popular	Best for Pets	Best for Families	Management	Amenities	Value	Social	Safety
1400-1410 Neil Ave	Apt	9.0	\$	✓			●●●	●●	●●●●	●●●	●●
1433-1437 Highland St	Apt	7.0	\$			✓	●●	●●●●	●●	●●●●	●●
Alexandria Colony	Apt	7.0	\$		✓	✓	●●●	●●	●●●●	●●	●●●
Apartments at the Yard	Apt	9.6	\$\$	✓	✓		●●●	●●●●	●●●	●●●	●●●●
Bridgestone Apartments	Apt	8.0	\$		✓	✓	●●●●	●●●●	●	●	●●
Cortland Northlake	Apt	8.0	\$\$				●●●●	●●●	●●	●	●●●●
Flats on Vine	Apt	7.0	\$\$\$			✓	●●	●●●	●	●●●●	●●●●
Founders	Apt	6.8	\$\$\$\$	✓	✓		●	●●	●●	●●	●●
Harrison Park Apartments	Apt	9.0	\$\$\$\$				●●●●	●●●	●●●	●	●●●●
Industry Columbus Apartments	Apt	6.0	\$\$\$				●	●	●	●●●●	●●
Makley Place Apartments	Apt	8.3	\$\$\$	✓			●●●	●	●	●●	●●
Meridian at Grandview	Apt	6.2	\$\$\$\$	✓			●	●●	●●	●●●	●●
T-H-E Griff	Apt	7.7	\$\$				●●	●●●●	●●●●	●●●●	●●●●
The Atlas	Apt	9.4	\$		✓	✓	●●●●	●	●●●●	●●●●	●●
The King Apartments	Apt	7.5	\$\$				●●	●	●●	●	●●
The Pierce	Apt	9.1	\$\$\$				●●●	●●●●	●●●	●●●●	●●●●
The Quinn Apartments	Apt	9.7	\$\$\$				●●●●	●●●●	●●●●	●●●	●●●
Tivoli Apartments	Apt	6.0	\$				●	●	●●	●●	●●
Village of Hendered	Condo	9.0	\$\$				●●	●●●	●●●	●●	●●●
Westborough Village	Apt	9.0	\$				●●	●●	●●●	●●	●●●
Windgate Village	Condo	9.8	\$\$				●●●●	●●	●●●●	●●●	●●●
Xander on State	Apt	7.0	\$				●	●●●	●	●	●●

** Buildings with fewer than 3 reviews or ratings below 7.0 are not listed in this guide but reviews can be found online at VeryApt.com.

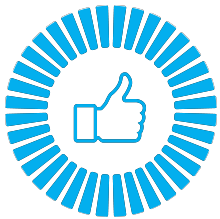
*** Some buildings with fewer than 3 reviews are included above because of high ratings but do not appear in the top 10 lists.

MOST POPULAR

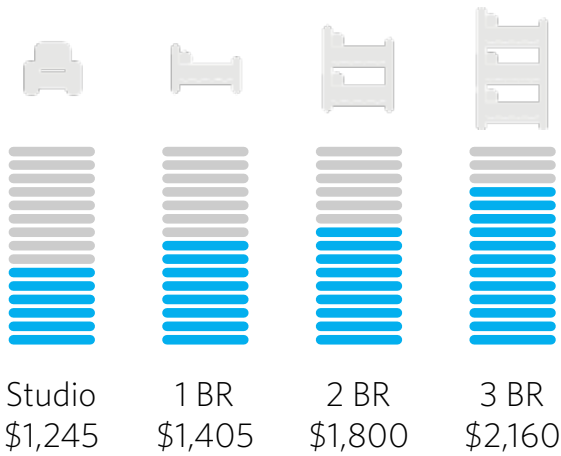
Buildings with the most Ohio State COM students

[READ MORE REVIEWS AT VERYAPT.COM](http://VERYAPT.COM)

What students typically look for:



- ✓ Excellent location
- ✓ Reasonably-priced apartments
- ✓ Solid amenities

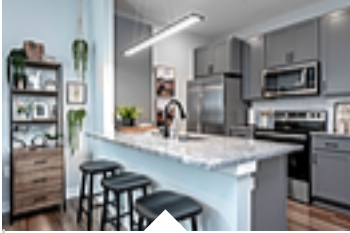



TOP 5

1 st	 FOUNDERS	8+ PEOPLE
2 nd	 MAKLEY PLACE APARTMENTS	5+ PEOPLE
3 rd	 MERIDIAN AT GRANDVIEW	4+ PEOPLE
4 th	 APARTMENTS AT THE YARD	3+ PEOPLE
4 th	 BRIDGESTONE APARTMENTS	3+ PEOPLE

1st
FOUNDERS
\$\$\$\$
8+ PEOPLE

Harrison West

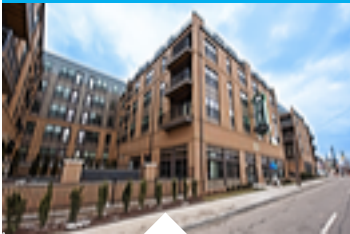



Review by *Ohio State COM Student*

"The apartment complex is new, so the amenities are great! A new coffee shop/bar and gym just opened up in the building, and there is a pool. I like how close I am to the medical campus, and the area feels safe when I walk there. The rent is expensive and things like Internet/utilities/parking are not included, so that is definitely something to take into consideration."

2nd
MAKLEY PLACE APARTMENTS
\$\$\$
5+ PEOPLE

Victorian Village, 210 W 5th Ave




Review by *Ohio State COM Student*

"It is expensive but very nice! It is close to campus and a Kroger."

3rd
MERIDIAN AT GRANDVIEW
\$\$\$\$
4+ PEOPLE

Fifth by Northwest, 1401 Aschinger Blvd




Review by *Ohio State COM Student*

"The apartments themselves are fairly nice. Most things work well, in unit laundry, and reliable appliances. Windows are paper thin and definitely feel noticeably hotter or colder than the rest of the apartment. New management company took over recently and are trying to give the Meridian a refresh, although they don't seem to be doing that well of a job. The gym has some basic equipment, but is somewhat small considering the size of the complex. Parking is convenient (although they now charge a monthly parking fee)."

HIGHEST RATED

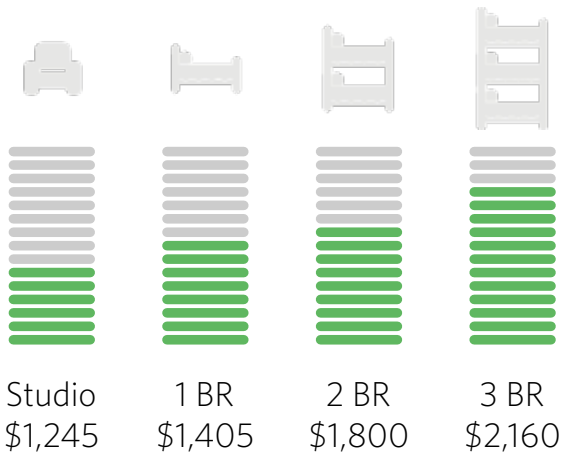
Buildings with the best overall ratings

[READ MORE REVIEWS AT VERYAPT.COM](https://www.veryapt.com)

What the highest-rated properties typically offer:



- ✓ High-end amenities
- ✓ Close proximity to work/school
- ✓ Nearby stores/grocery
- ✓ Excellent management





TOP 5

1 st		WINDGATE VILLAGE	9.8 OVERALL RATING
2 nd		THE QUINN APARTMENTS	9.7 OVERALL RATING
3 rd		APARTMENTS AT THE YARD	9.6 OVERALL RATING
4 th		THE ATLAS	9.4 OVERALL RATING
5 th		THE PIERCE	9.1 OVERALL RATING

1st
WINDGATE VILLAGE
\$\$
9.8
OVERALL RATING

Fifth by Northwest






Review by Ohio State COM Student

"Really love my landlord and have had a really good experience living off campus. Really feel like it was worth it to drive five minutes daily."

2nd
THE QUINN APARTMENTS
\$\$\$
9.7
OVERALL RATING

Fifth by Northwest, 1341 Norton Ave

Review by Ohio State COM Student

"I've had an awesome experience living at the Quinn. It's very quiet and my neighbors are friendly. The building is ~5 years old. People who live here are mostly working professionals, residents/fellows, and a few are graduate or professional students. I am especially in love with all the amenities and management is very friendly and responsive to our needs! Apartment unit is also the perfect size for anyone looking for a single. It is a secure location that is close to the school and is only a few feet away from restaurants, work out/yoga studios, and hair/nail/brow salons. Out of all the apartment complexes within a 5 mile radius of the COM, this was the most affordable option for me. I'd highly recommend booking a tour of the place and getting your name on the waitlist if you're interested in living here!"

3rd
APARTMENTS AT THE YARD
\$\$
9.6
OVERALL RATING

Harrison West, 955 Dorchester Way




Review by Ohio State COM Student

"No issues at all. Apartment and amenities are great."

BEST FOR AMENITIES

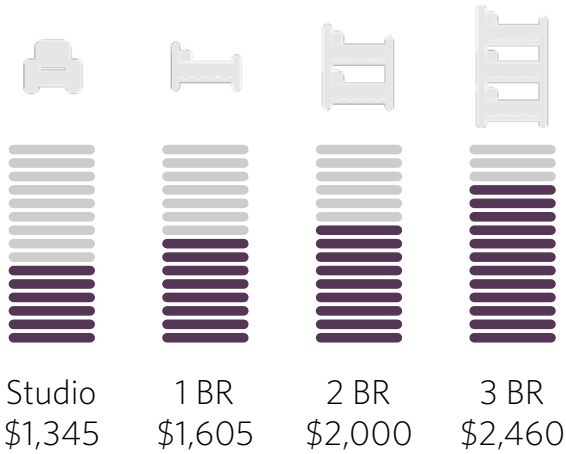
Highest-rated properties for amenities

READ MORE REVIEWS AT VERYAPT.COM

What top amenity properties typically offer:



- ✓ Great common spaces
- ✓ Convenient location
- ✓ Excellent management
- ✓ Newer construction



TOP 5

1 st	APARTMENTS AT THE YARD	9.8 AMENITY RATING
2 nd	BRIDGESTONE APARTMENTS	9.5 AMENITY RATING
3 rd	THE PIERCE	9.2 AMENITY RATING
3 rd	THE QUINN APARTMENTS	9.2 AMENITY RATING
5 th	T-H-E GRIFF	8.9 AMENITY RATING

1st
APARTMENTS AT THE YARD
\$\$
9.8
AMENITY RATING

Review by Ohio State COM Student

"I love living at Apartments at the Yard in Grandview. It's a little further from campus but it's only a 30 minute walk/7 minute drive/10 minute bus ride. The garage parking is also free! I also like the amenities (gym, pool) and lots of grass area for my dogs to play. The only thing I would like to see is more availability to rent out the common room in the leasing office. It's quite expensive but overall I love Apartments at the Yard."

2nd
BRIDGESTONE APARTMENTS
\$
9.5
AMENITY RATING

Review by Ohio State COM Student

"Lived here all 4 years. Great place, receptive staff. Nice facilities"

3rd
THE PIERCE
\$\$\$
9.2
AMENITY RATING

Review by Ohio State COM Student

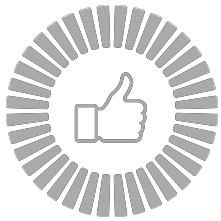
"Very quiet, good management, and safe. Ideal place for law and medical students. A bit pricey but there are promotions."

BEST FOR VALUE

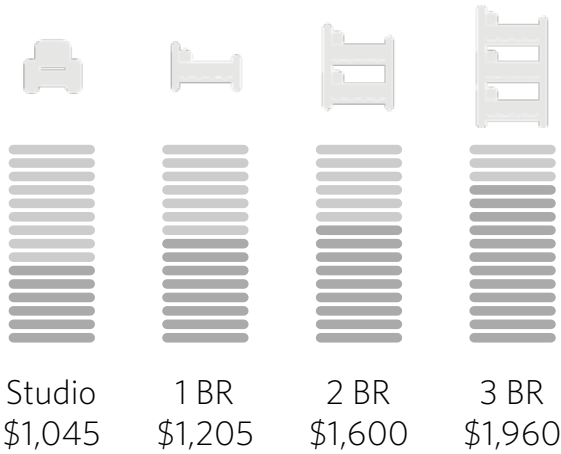
Highest-rated properties for value

READ MORE REVIEWS AT VERYAPT.COM

What top value properties typically offer:



- ✓ Great price-to-space trade off
- ✓ Good location
- ✓ Solid amenities and basic features



TOP 5

1 st		WINDGATE VILLAGE	9.4 VALUE RATING
2 nd		1400-1410 NEIL AVE	9.2 VALUE RATING
3 rd		ALEXANDRIA COLONY	9.1 VALUE RATING
4 th		THE ATLAS	8.8 VALUE RATING
5 th		T-H-E GRIFF	8.5 VALUE RATING

1st

WINDGATE VILLAGE

Fifth by Northwest

\$\$

9.4 VALUE RATING



Review by Ohio State COM Student

"Really love my landlord and have had a really good experience living off campus. Really feel like it was worth it to drive five minutes daily."

2nd

1400-1410 NEIL AVE

Columbus

\$

9.2 VALUE RATING



Review by Ohio State COM Student

"The apartment is nice, newly renovated, really responsive property managers, and really close to campus."

3rd

ALEXANDRIA COLONY

Harrison West, 440 Alexandria Colony Ct

\$

9.1 VALUE RATING



Review by Ohio State COM Student

"My partner and I are both medical students and couldn't be happier with our apartment. Our unit has a fenced in porch and is directly next to Wheeler dog park which is great for our pup. The management staff are very nice and approachable. The maintenance staff are very responsive, often fixing issues same day (sometimes same hour). The complex is older so the homes have some issues and aren't the most updated, but the rent is fair and reflects this. Our biggest complaint would be that we are a long walk from the medical center."



Townhomes

Smaller properties and how to find them

ABOUT TOWNHOMES

Townhomes are apartments in older buildings, typically a few stories tall. They usually do not have a doorman, an elevator, or many amenities, but can be cheaper and more spacious than the apartment and condo units in high-rises.

WHY YOU SHOULD CONSIDER A TOWNHOME

CHEAPER

LARGER FLOOR PLANS

3+ BEDROOMS AVAILABLE

MORE PRIVACY

WHY YOU MAY WANT TO AVOID A TOWNHOME

NO DOORMAN

LESS CONVENIENT LOCATIONS

OLDER CONSTRUCTION

LIMITED AMENITIES

MORE MAINTENANCE ISSUES

Finding a townhome

Townhomes can be challenging to find because they tend to be individually owned and do not have full time leasing managers. Townhome listings are typically available ~60 days in advance. You can find a townhome by searching online listings, contacting a landlord directly, or by working with VeryApt's Concierge Team who can help identify some options.

Preparing for a townhome search

Most Ohio State COM students opt for larger properties in order to live closer to other students and simplify the housing search. That said, there are plenty of wonderful townhomes - be prepared to visit more properties to find that perfect home, carefully examine the pros/cons, and move quickly if you find a unit you love.

TIPS AND ADVICE



Reliable Landlords

Check online reviews and talk to previous tenants to find out about your landlord. Look for one that responds quickly to maintenance requests and has a history of returning deposits.



Noise and Neighbors

Sounds often travel well through townhomes and you can easily be disturbed by barking dogs, music, or construction. Check out the surrounding area to get a sense for what it may be like.



Lease Terms

Leases with independent landlords are negotiable. Check your lease for restrictions on sub-letters and visitor policies. You may be able to avoid a rent increase by locking in a longer lease.

FOR DETAILED REVIEWS AND PERSONALIZED RECOMMENDATIONS VISIT

WWW.VERYAPT.COM