



## **LV Collective Delivers Luxury Student Housing Project at Ohio State University**

*Developer Enters Columbus Market with Student Housing to Meet Growing Demand*



COLUMBUS, Ohio – August 4, 2025 – Today, [LV Collective](#), a national multifamily and student-oriented real estate developer, and Virtus Real Estate Capital announced the delivery of a new student housing project, [Rambler Columbus](#). Located at 222 W. Lane, Columbus, Ohio, the 407,465-square-foot project welcomed residents for the 2025-2026 school year beginning July 31.

Rambler is just a three-minute walk from The Ohio State University's main quads and half mile from Ohio Stadium, offering students convenient access to campus as well as popular off-campus destinations such as retail, nightlife and Greek organizations.

"We are thrilled to join the Columbus community and bring our curated, experience-based student housing to The Ohio State University students," said LV Collective Student Housing President, Jonathan Reyes. "From a prime location to thoughtfully designed spaces and unmatched amenities, Rambler Columbus is redefining student living in the market."

The building features 379 residential units, with floor plans ranging from studio to six-bedroom, six-bathroom apartments, offering a total of 889 beds. A unique addition is the inclusion of two-level, two-bedroom townhomes, an architectural rarity in student housing.

"We're excited to partner with LV Collective on this remarkable asset that not only brings much-needed student housing to The Ohio State University market but also sets a new standard for elevated student living," said Virtus Vice President - Acquisitions, Matt Powers. "This development reflects our commitment to investing in high-quality, high-demand communities that create long-term value for residents and stakeholders alike."

Rambler's warm, inviting lobby, layered with plants, cozy furniture and modern accents, feels more like a boutique hotel than typical student housing. The second-floor mezzanine is complete with private study spots and conference rooms, perfect for both collaborative and individual work, as well as a podcast room. On the third floor, the state-of-the-art fitness center, connected to a terrace, is equipped with cardio machines, weightlifting equipment, a yoga studio, a sauna, and a cold plunge pool. Additionally, there is a pet spa for residents with furry companions. The pool deck has two spas, firepits, a Jumbotron and a dedicated grilling area, offering a vibrant outdoor setting.

Residents can also enjoy the on-site coffee shop, Daydreamer Cafe, which serves handcrafted espresso drinks, coffee, tea, and artisan pastries and snacks. Additionally, Rambler recently announced its first retail tenant, Victory Lap. Victory Lap, an Ohio State themed sports bar, will provide a place for residents, students, alumni and the community to enjoy great food, drinks and the excitement of game day. Rambler features an additional 4,000 square feet of retail space.

LV Collective is rapidly expanding its presence outside of its home state of Texas, developing projects in Arizona, Indiana, Michigan and Maryland. The company is best known for its award-winning multifamily student-oriented projects Whistler, Waterloo and Moontower.

Rambler Columbus' project team includes Elford Inc. as the general contractor, OZ Architecture as the architect, Variant Collaborative as the interior designer, E.P. Ferris as the civil engineer, and Realm Collaborative as the landscape architect.

Visit <https://ramblercolumbus.com/> to learn more about the property.

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### **About LV Collective**

LV Collective is a national real estate investment firm focused on acquiring, developing, and managing high-quality real estate in superior locations. Since its founding in 2012, LV Collective has expanded the business to include student housing and multifamily assets in excess of \$6 billion. For more information, visit [lvcollective.com](http://lvcollective.com). For renderings, images and additional media assets, visit [our gallery](#).

### **About Virtus Real Estate Capital**

Virtus Real Estate Capital is one of the longest tenured private equity real estate fund managers in the U.S. focused exclusively on cycle resilient needs-based property sectors, such as healthcare, education, storage, and middle-income workforce housing. The Firm was founded in 2003 in Austin, TX and has acquired or developed more than 300 commercial properties totaling over \$7 billion throughout the U.S. Virtus is known across the industry for its deep expertise in social infrastructure sectors and its commitment to people, which is driven by a strong corporate culture around its four core values: Thoughtful Evolution, Resilience, Honorable Action, and Purposeful Work.

**Media Contact:**

Claire Russo

[Claire@truepointagency.com](mailto:Claire@truepointagency.com)