

# HIGHPOINT BUILDINGS

## PRIME RESTAURANT SPACE FOR LEASE

**150-190 South High Street  
Columbus, Ohio 43215**



**6,000 +/- SF Restaurant Available**



Appraisal Brokerage Consulting Development

*Alex Marsh*  
*amarsh@rweiler.com*  
*10 N. High St. Suite 401*  
*Columbus, Ohio 43215*  
*614-221-4286 ext 118*  
*www.rweiler.com*

# Property Description

## HIGH POINT ON COLUMBUS COMMONS

The Robert Weiler Company is proud to present one of the nation's most successful urban mixed-use developments.

Click [here](#) to see how the Columbus Downtown Development Corporation executed the reinvention of the former City Center Mall site, a historic shopping destination in Columbus, serving as a civic asset and a catalyst for market-driven private development that has sparked a Downtown renaissance.

HighPoint on Columbus Commons is comprised of two, six-story buildings with 301 apartments, and 24,778 square feet of retail space.

Exceptionally located along an eight acre park in the heart of Downtown Columbus, HighPoint on Columbus Commons offers a premium address for both retail and residential tenants.

The retail portion of the development will serve as a major attraction for the over 9,000 Downtown residents, 100,000 daytime workers and over 1,000,000 annual visitors.

This building will be the premier Downtown hot spot with valet parking, restaurants, & shops, located between Rich and State St. on S. High St. immediately West of Columbus Commons.

The site amenities include landscaping complimenting the design standards currently in place at the adjacent Bicentennial Park, swimming pool, sun deck, fitness center and a pedestrian tunnel connecting High St. to the Commons.

Parking is located in both the underground parking deck below the park and also in the above ground parking deck across Rich St with over 3,500 parking spaces. Resident parking is by agreements with Capitol South and provided by the developer to each resident @ \$95/space. Retail parking is offered via self park in either of the two decks or valet parking along High Street.

**Currently the apartments are 98% leased, and the retail is 75% leased.**

**Only 1 restaurant space (6,000 +/- SF) left.**

**It will not stay vacant!!!**



Appraisal Brokerage Consulting Development

# Property Description

## PRIME RESTAURANT SPACE IN THE HEART OF DOWNTOWN COLUMBUS!

The Highpoint buildings back to the Columbus Commons. These spaces are ideal for capturing local and tourist traffic as well as the daily downtown workforce. There is currently 6,000 +/- SF of restaurant space for lease. Approximately 300 apartments above retail.

**Address:** 150 - 190 South High Street  
Columbus, OH 43215

**County:** Franklin

**PID:** 010-291360-00  
010-291358-00  
010-291359-00

**Location:** Downtown Columbus  
One Block from Capital Square  
Tower & over 1,000,000 SF of  
TOP Level office Buildings.

**Space Available:**

**Restaurant  
Space-Full Service:** 6,000 +/- SF at 150 S High St

**Lease Rate:** \$27.50/SF NNN

**Op. exp.** \$9.25/SF

**Year Built:** 2013

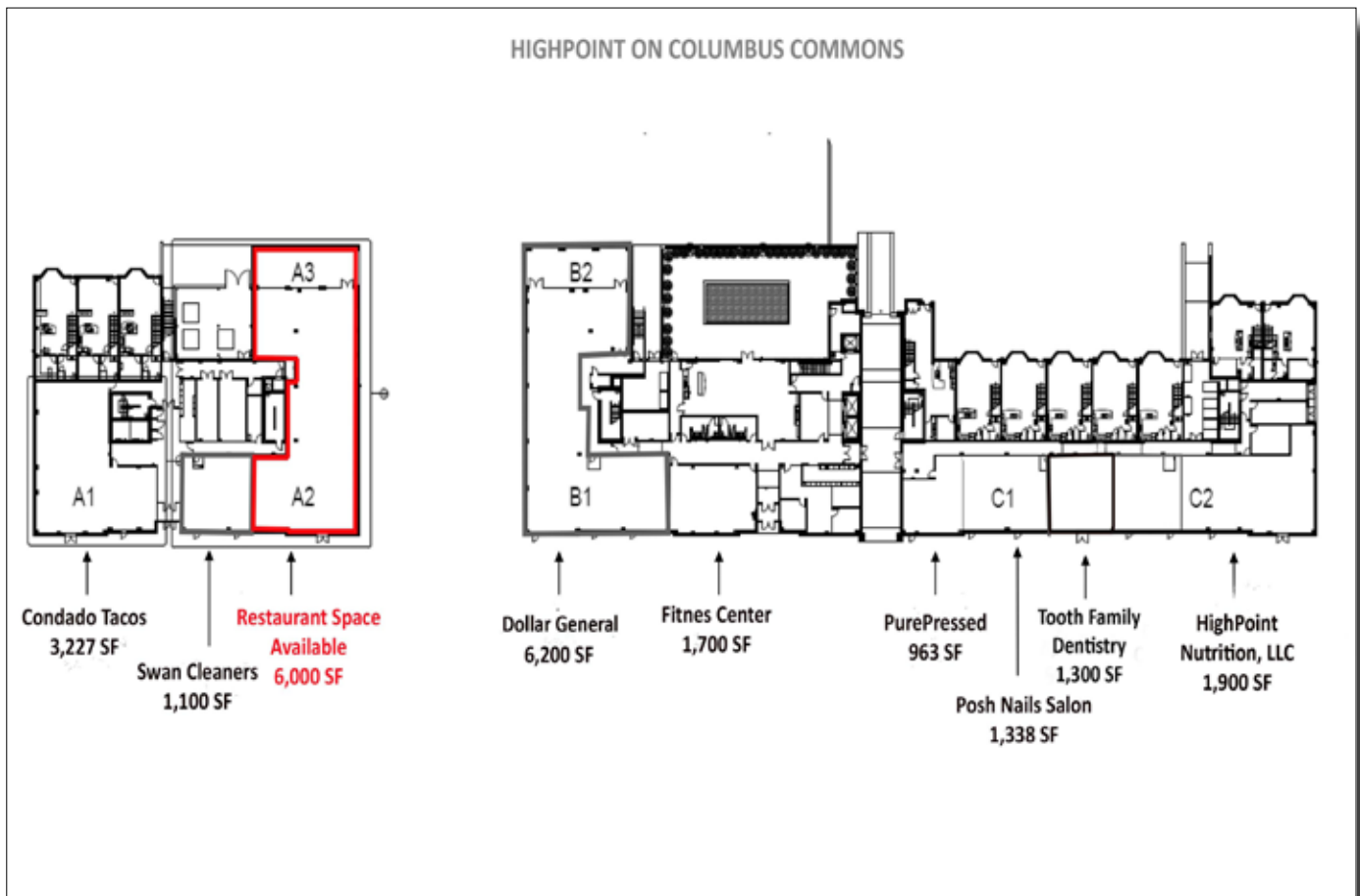
**Zoning:** DD - Downtown District



Appraisal Brokerage Consulting Development

# HighPoint Floor Plan

## Columbus Commons



## High Street



# Photos

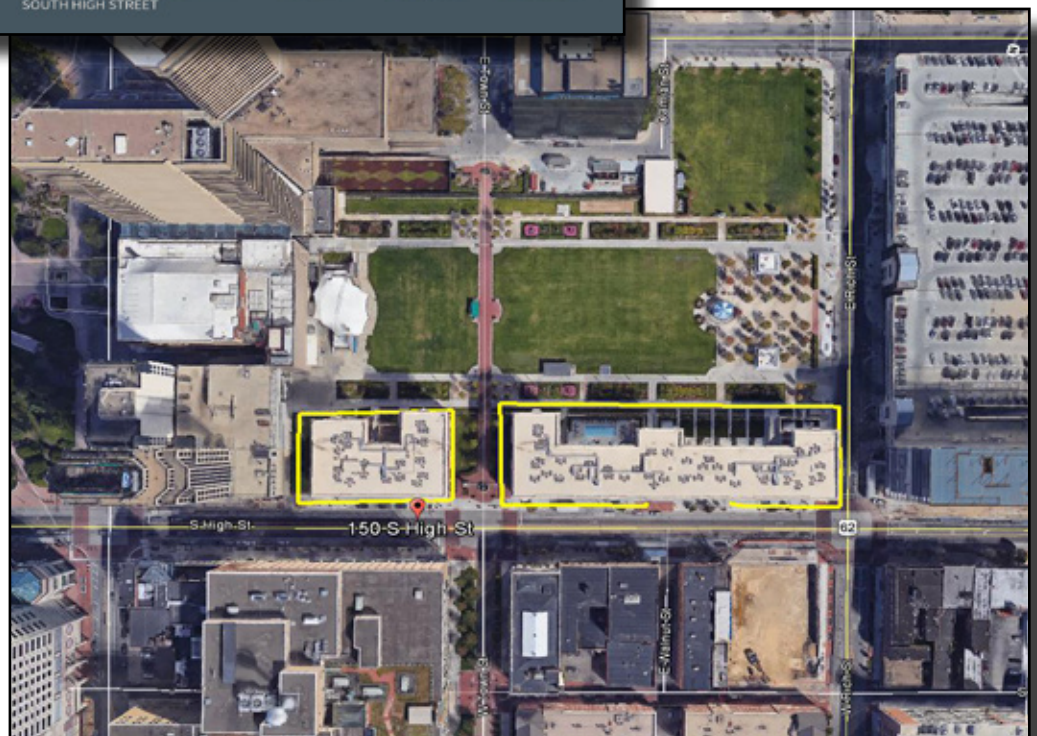
## 150 S High Street - Restaurant Space



**THE ROBERT  
WEILER  
COMPANY**

Appraisal Brokerage Consulting Development

# Highpoint Location



THE ROBERT  
**WEILER**  
COMPANY

Appraisal Brokerage Consulting Development



# Property Location



**Great Downtown Location!**

**10 minutes to John Glenn Columbus International Airport**

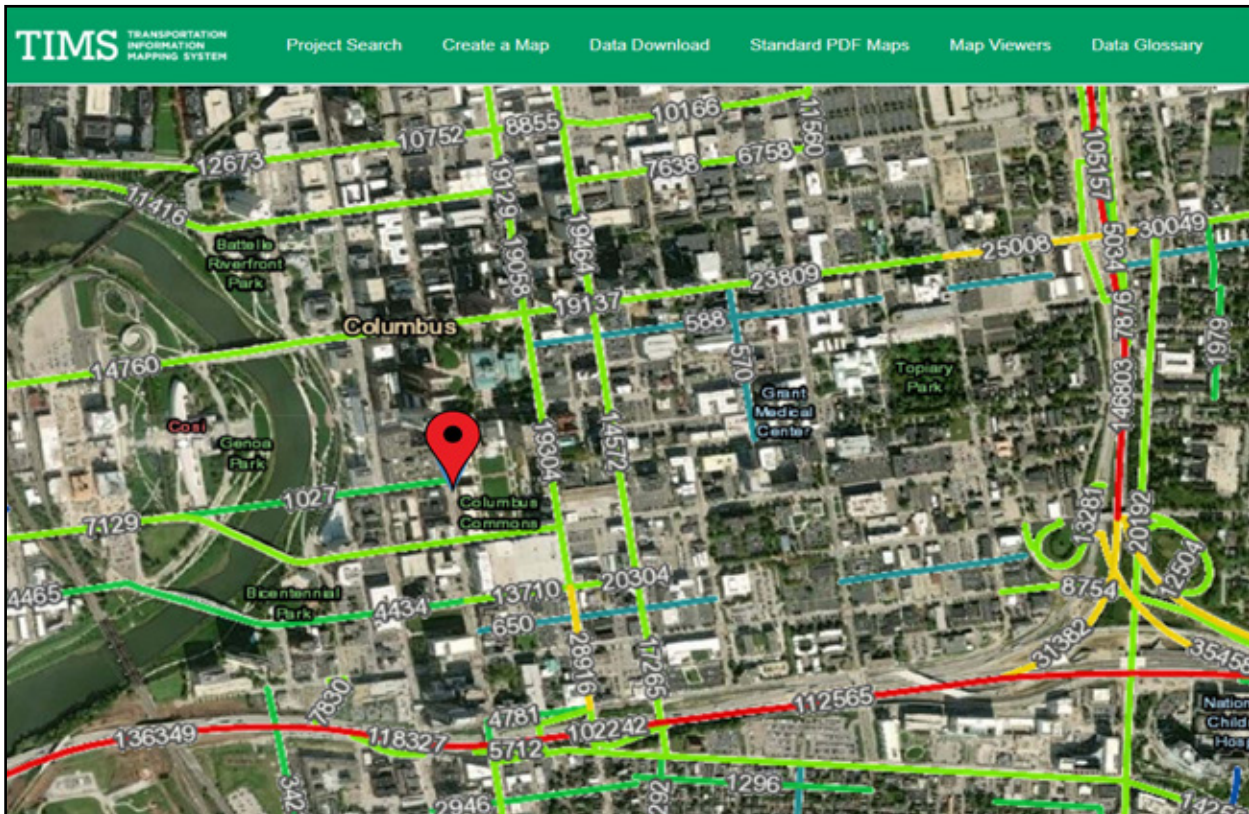


**THE ROBERT  
WEILER  
COMPANY**

Appraisal Brokerage Consulting Development



# Traffic Map



Traffic Count Report


**Highpoint on Columbus Commons**  
190 S High St, Columbus, OH 43215

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 S High St	E Rich St	0.04 N	2020	15,550	MPSI	.09
2 W Town St	S Wall St	0.02 E	2018	5,476	MPSI	.10
3 S 3rd St	E Rich St	0.02 S	2018	23,092	MPSI	.13
4 S 3rd St	E Rich St	0.02 S	2020	21,747	MPSI	.13
5 S High St	W State St	0.01 N	2020	13,946	MPSI	.13
6 E State St	S Pearl St	0.01 E	2020	6,417	MPSI	.14
7 W State St	S High St	0.02 E	2020	6,239	MPSI	.14
8 W Main St	S Wall St	0.03 W	2020	14,047	MPSI	.15
9 E Main St	S High St	0.06 W	2018	9,825	MPSI	.15
10 E Main St	S High St	0.06 W	2020	9,661	MPSI	.15



# Demographics

## Demographic Summary Report

Highpoint on Columbus Commons				
190 S High St, Columbus, OH 43215				
				
Radius	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2026 Projection	16,722	163,113	385,848	
2021 Estimate	15,525	154,790	369,245	
2010 Census	10,403	122,620	313,513	
Growth 2021 - 2026	7.71%	5.38%	4.50%	
Growth 2010 - 2021	49.24%	26.24%	17.78%	
<b>2021 Population by Hispanic Origin</b>	561	6,751	17,871	
<b>2021 Population</b>	15,525	154,790	369,245	
White	10,251	66.03%	86,082	55.61%
Black	4,054	26.11%	56,498	36.50%
Am. Indian & Alaskan	46	0.30%	563	0.36%
Asian	637	4.10%	6,031	3.90%
Hawaiian & Pacific Island	2	0.01%	122	0.08%
Other	535	3.45%	5,495	3.55%
U.S. Armed Forces	0		13	
<b>Households</b>				
2026 Projection	10,526	70,101	160,566	
2021 Estimate	9,730	66,254	153,460	
2010 Census	6,277	51,879	130,636	
Growth 2021 - 2026	8.18%	5.81%	4.63%	
Growth 2010 - 2021	55.01%	27.71%	17.47%	
Owner Occupied	2,538	26.08%	20,688	31.23%
Renter Occupied	7,192	73.92%	45,566	68.77%
<b>2021 Households by HH Income</b>	9,730	66,255	153,462	
Income: <\$25,000	2,183	22.44%	19,526	29.47%
Income: \$25,000 - \$50,000	1,328	13.65%	13,532	20.42%
Income: \$50,000 - \$75,000	1,586	16.30%	11,499	17.36%
Income: \$75,000 - \$100,000	923	9.49%	6,261	9.45%
Income: \$100,000 - \$125,000	923	9.49%	4,961	7.49%
Income: \$125,000 - \$150,000	817	8.40%	3,230	4.88%
Income: \$150,000 - \$200,000	704	7.24%	3,334	5.03%
Income: \$200,000+	1,266	13.01%	3,912	5.90%
<b>2021 Avg Household Income</b>	\$101,455		\$72,561	
<b>2021 Med Household Income</b>	\$71,027		\$50,133	



**THE ROBERT  
WEILER  
COMPANY**

Appraisal Brokerage Consulting Development

# City Highlights

## Welcome to Columbus

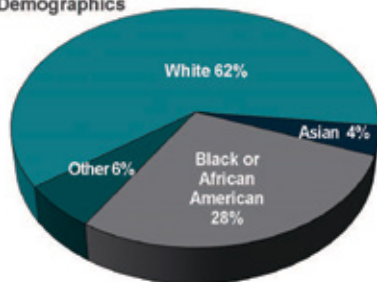
Columbus was founded in 1812 and has been the capital of the State of Ohio for 200 years. As the 15th largest populated city in the United States, covering 228 square miles, the city is recognized nationwide for its historic neighborhoods, booming downtown arts and sporting district, open attitude, and notably affordable quality of life. The city's economy is very diverse and the community prides itself on being at the forefront of education reform, fiscal responsibility, and public safety. Economic investments in the future of Columbus have created jobs and spurred major initiatives focused on improving neighborhoods, community health, and the environment.



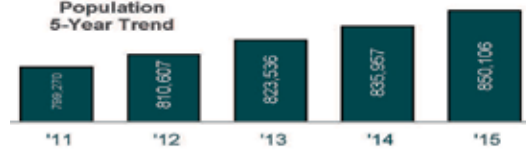
## Demographic

The population of Columbus is diverse, young, and has a growth rate double the national average. The city's population is well educated, with over 33 percent having earned a bachelor or advanced degree compared to the national average of 29 percent. City Observatory ranked Columbus 11th nationwide for increase in college educated young adults by percentage of population.

Racial Demographics



Population 5-Year Trend



## Columbus Housing

The City of Columbus' housing market is booming with trendy and desirable neighborhoods, affordable housing options, and a thriving local economy. In Nationwide's Health of Housing Markets 2016 Q2 report, the Columbus housing market was ranked 35th nationwide.

Columbus is known for its vibrant, unique neighborhoods. Throughout the city, there are a variety of living options with many neighborhoods consisting of smaller communities within its borders. Residents are able to live in areas that range from historically preserved German Village, to the popular Short North, or newly developed downtown condominiums.

## Columbus Employment

Columbus serves as headquarters to major national and multinational corporations, including Nationwide Mutual Insurance, L Brands, Huntington Bancshares, American Electric Power (AEP), and Big Lots. In recent years, the healthcare industry has emerged as a growth sector, with the city boasting four nationally recognized health system employers; each employ thousands of healthcare workers and contribute billions of dollars to the local economy.

Employer Name	Central Ohio Employees
The Ohio State University	30,963
State of Ohio	23,859
OhioHealth Corp	19,936
JPMorgan Chase & Co.	19,200
Nationwide Mutual Insurance Co.	12,200
Kroger Co.	10,242
Mount Carmel Health System	8,818
Nationwide Children's Hospital	8,508
City of Columbus	8,254
Honda North America, Inc.	7,800
Franklin County	6,959
Columbus City Schools	6,488
L Brands, Inc.	6,090
Huntington Bancshares, Inc.	4,661
Cardinal Health, Inc.	4,635

Source: Columbus 2020, OSU 2015 Statistics Summary

## Downtown Development

Downtown remains essential to the overall economic health of the city. With only 1 percent of the city's land area, downtown employers house over 17 percent of all jobs in Columbus. As a business location, the city is booming with office vacancy rates near historic lows.

A critical part of the city's efforts to ensure downtown remains the premier employment center in the region is to invest in and grow the residential population. Investments in public amenities are also critical to the long-term health of downtown.

COLUMBUS COMMUNITY PROFILE



Appraisal Brokerage Consulting Development



# County Highlights

## FRANKLIN COUNTY

### DEMOGRAPHICS

 1,264,597  
RESIDENTS

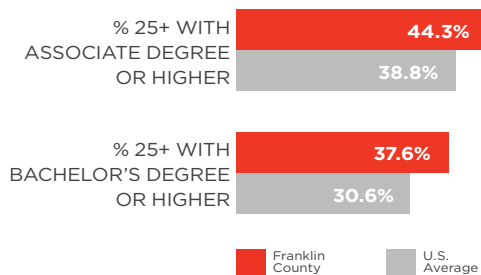
 33.8  
MEDIAN AGE

 480,946  
HOUSEHOLDS

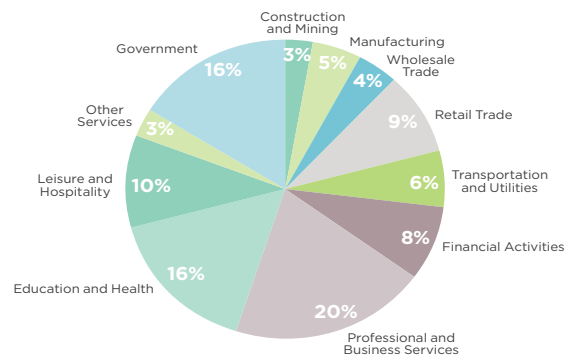
 \$52,341  
MEDIAN HOUSEHOLD INCOME

### WORKFORCE

4.1% UNEMPLOYMENT RATE



### EMPLOYMENT BY INDUSTRY



### LARGEST PRIVATE SECTOR EMPLOYERS

COMPANY	FTE	OPERATIONS
Nationwide	13,400	HQ, software development, analytics, data center
Cardinal Health, Inc.	5,058	HQ, distribution of pharmaceuticals and medical devices, radiopharmaceutical production
JPMorgan Chase & Co.	4,700	Major back office, software development, card manufacturing, data center
American Electric Power Company, Inc.	3,627	Utilities HQ, R&D, smart grid technology, transmissions, data center
Alliance Data Systems Corporation	3,057	Card services unit HQ, transactions processing, data center
Defense Supply Center Columbus	3,000	HQ of the Land and Maritime Supply Chain, distributin of supplies
Express Scripts	2,441	Pharmaceuticals distribution, customer service
Verizon Communications Inc.	2,406	Telecommunications back office, customer service, switching operations, data center
Gap, Inc.	2,200	Distribution and fulfillment of apparel, customer service
Abercrombie & Fitch Co.	2,200	HQ, distribution and fulfillment of apparel, software development

Source: U.S. Census Bureau, 2016 Population Estimates; U.S. Census Bureau, American Community Survey 2015; EMSI, 2017; Bureau of Labor Statistics, LAUS, seasonally adjusted by Columbus 2020 (2016 average)

# Region Highlights

## REGIONAL OVERVIEW

### THE COLUMBUS REGION

The **Columbus Region** is an 11-county area comprising Delaware, Fairfield, Franklin, Knox, Licking, Logan, Madison, Marion, Morrow, Pickaway and Union counties.

The Columbus Region varies from the Columbus Metropolitan Statistical Area (MSA), which comprises 8 of the above 11 counties (excluding Knox, Logan and Marion) and an additional two (Hocking and Perry). The information and data in this document cover the 11-county region with City of Columbus highlights. Some data is only available at the MSA level and is identified as such in the text, title or source.

- **Eleven-county** region located in Central Ohio
- Population of **2.2 million** people
- Population growth rate of 10 percent since 2010
- Ten-county Columbus MSA, **fastest growing** among Midwest metro areas with at least 1 million in population
- Driver of Ohio's population and economic growth
- Over **forty-nine** college and university campuses
- Nearly **132,000** college students
- Home to **15** Fortune 1000 headquarters

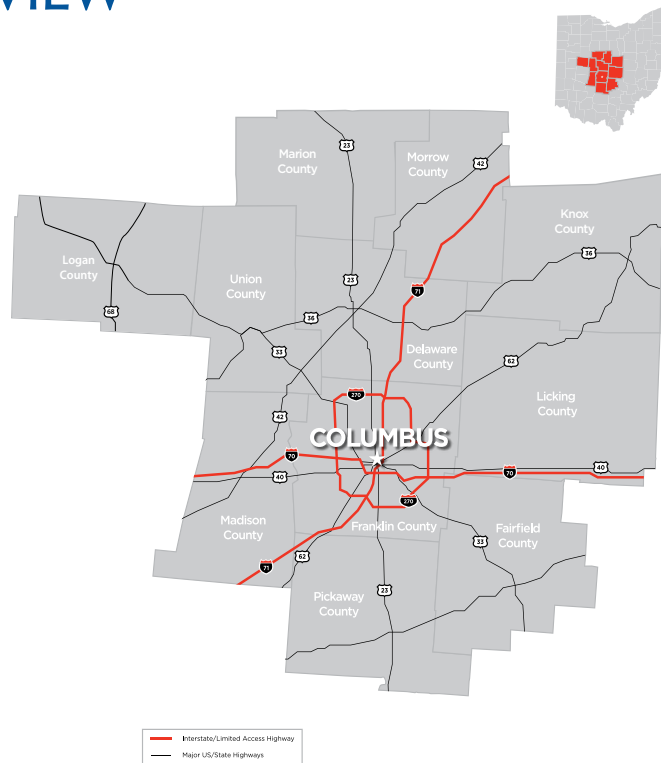
#### COLUMBUS AND FRANKLIN COUNTY

- State capital and **largest Ohio city**
- **Fourteenth largest city** in the U.S.

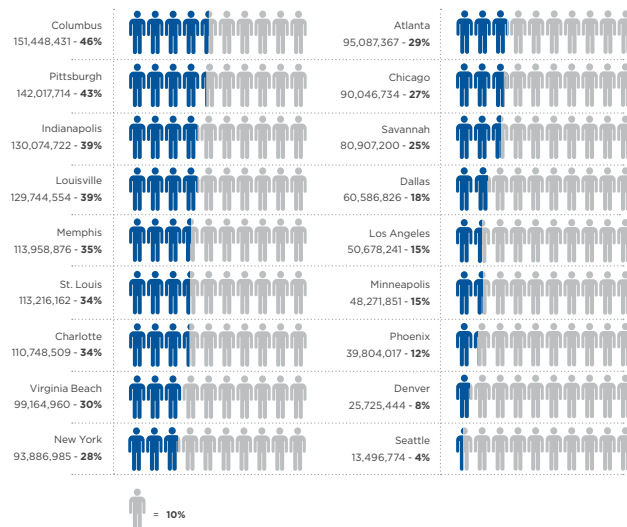
#### COLUMBUS IS WELL CONNECTED TO THE REST OF THE U.S. AND BEYOND

- John Glenn Columbus International Airport: Over **160** daily flights to more than **40** destinations
- Enhanced freight rail connections to East Coast ports in Norfolk, VA; Baltimore, MD; and Wilmington, NC
- Columbus is within a 10-hour drive of **151 million** people in the U.S., higher than other major distribution centers in the U.S.

Sources: ESRI Business Analyst 2018; 600 minute (10-hour) drive time from city center. U.S. Census, 2018 Population Estimates; Columbus 2020



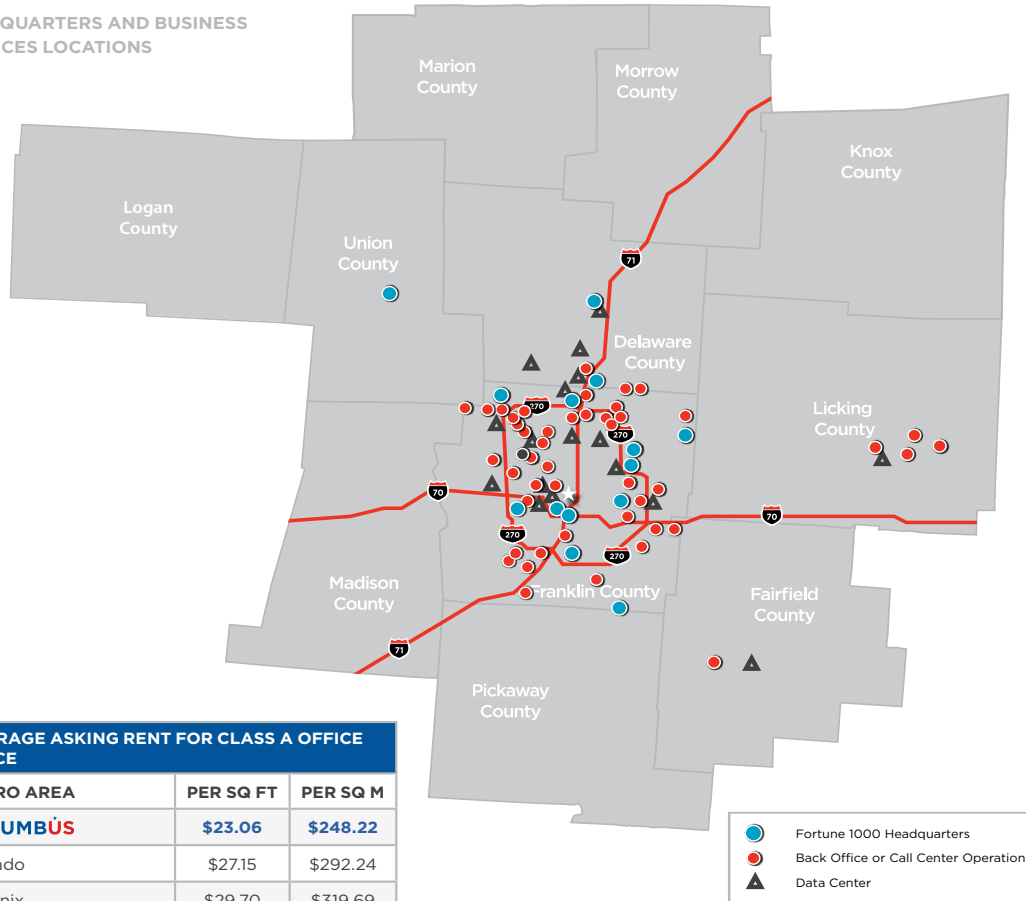
#### U.S. population within 10-hour drive





# Market Highlights

## HEADQUARTERS AND BUSINESS SERVICES LOCATIONS



AVERAGE ASKING RENT FOR CLASS A OFFICE SPACE		
METRO AREA	PER SQ FT	PER SQ M
<b>COLUMBUS</b>	<b>\$23.06</b>	<b>\$248.22</b>
Orlando	\$27.15	\$292.24
Phoenix	\$29.70	\$319.69
Atlanta	\$29.92	\$322.06
Nashville	\$30.54	\$328.73
Charlotte	\$30.75	\$330.99
Denver	\$32.09	\$345.42
Houston	\$35.89	\$386.32
Chicago	\$36.42	\$392.02
Boston	\$40.11	\$431.74
Seattle	\$40.21	\$432.82
Los Angeles – Downtown	\$45.13	\$485.78
Washington, D.C.	\$61.59	\$662.95
New York City – Midtown	\$82.04	\$883.08

Sources: Colliers International, Office Market Outlook, Q1 2019

THE CITY OF  
**COLUMBUS**



**THE ROBERT  
WEILER  
COMPANY**

Appraisal Brokerage Consulting Development

# Offering Memorandum

This confidential Offering Memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property/space. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property/space for your needs. All potential tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Landlord or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective Tenant must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Landlord. The Landlord expressly reserves the right, at its sole discretion, to reject any offer to lease the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Lease, approved by Landlord, shall bind the property. Each prospective Tenant and/or Broker proceeds at its own risk.

Broker/Agent or their family have an ownership interest in the subject property.



Appraisal Brokerage Consulting Development