

OFFICE BUILDING FOR SALE

**37 N. High Street
Columbus, Ohio 43215**



27,820 +/- SF Downtown Columbus Building



Appraisal Brokerage Consulting Development

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Property Description

PRIME DOWNTOWN COLUMBUS LOCATION!

Great 4-story office building or residential redevelopment opportunity in the heart of downtown Columbus!
Approximately 27,820 SF building also includes a full lower level with offices.

Great location with signage exposure on N. High Street! Very impressive conference and presentation room on the 1st floor. Two passenger plus one freight elevator and 10 private, surface parking spaces on the back of the building available.

Surrounding developments include the Edwards Company redevelopment of apartments and retail on the west side of High between Gay and Long Streets, Kauffman's redevelopment of the Leveque Tower for hotel, condos, apartments and offices, and Day Companies redevelopment of offices across the street from this site.

Address: 37 N. High Street
Columbus, OH 43215

County: Franklin

PID: 010-022752-00

Location: Near the intersection
of W Gay St & N High St
in the Central Business
District

Acreage: 0.22 +/- acres

Building Size: 27,820 +/- SF

Height: Four Stories

Year Built: 1975

Year Remodeled: 1980

Sale Price: \$1,495,000

Ground Lease: 99 years @ \$25,000/year

Net Annual Tax: \$45,689.08

Zoning: DD Downtown District



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Photos



Exterior facing North



Exterior facing South



Exterior showing COTA



Exterior with Leveque Tower



Front Entrance



First Floor Hallway

Photos



Conference Center



Conference Center



1st Floor - Elevators



1st Floor Office



1st Floor Office



1st Floor Office



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Photos



1st Floor Restroom



2nd Floor Hallway



2nd Floor Office



2nd Floor Office



2nd Floor Office



2nd Floor Office

Photos



2nd Floor Office



2nd Floor Restroom



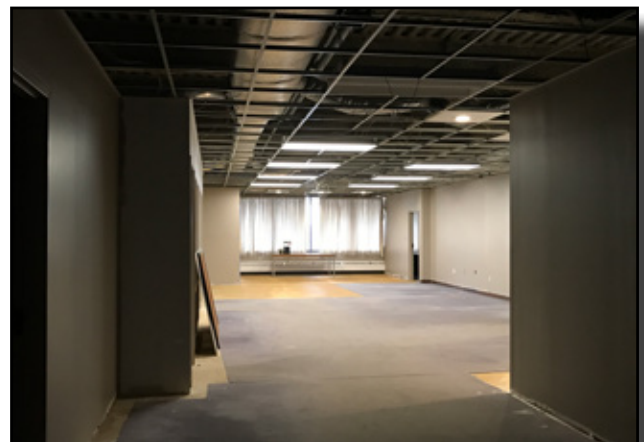
3rd Floor Office



3rd Floor Office



4th Floor Kitchen



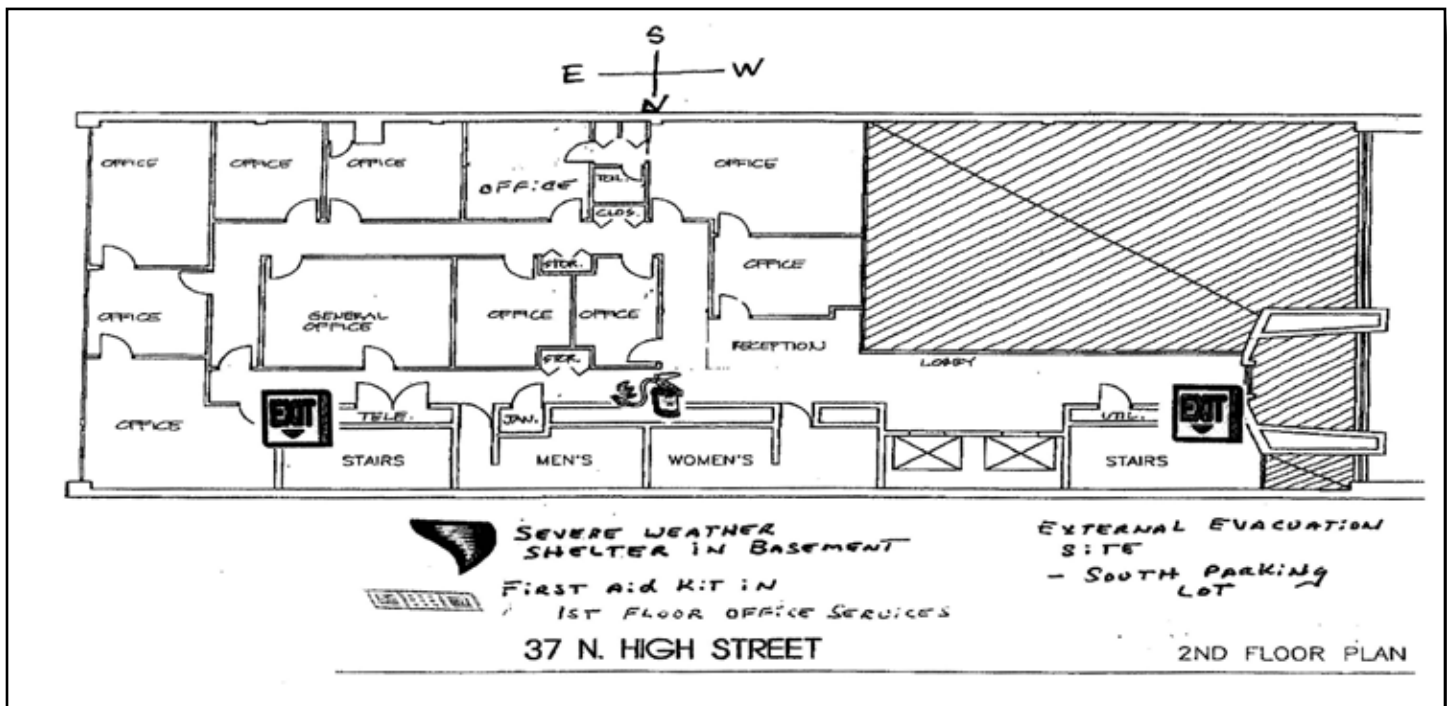
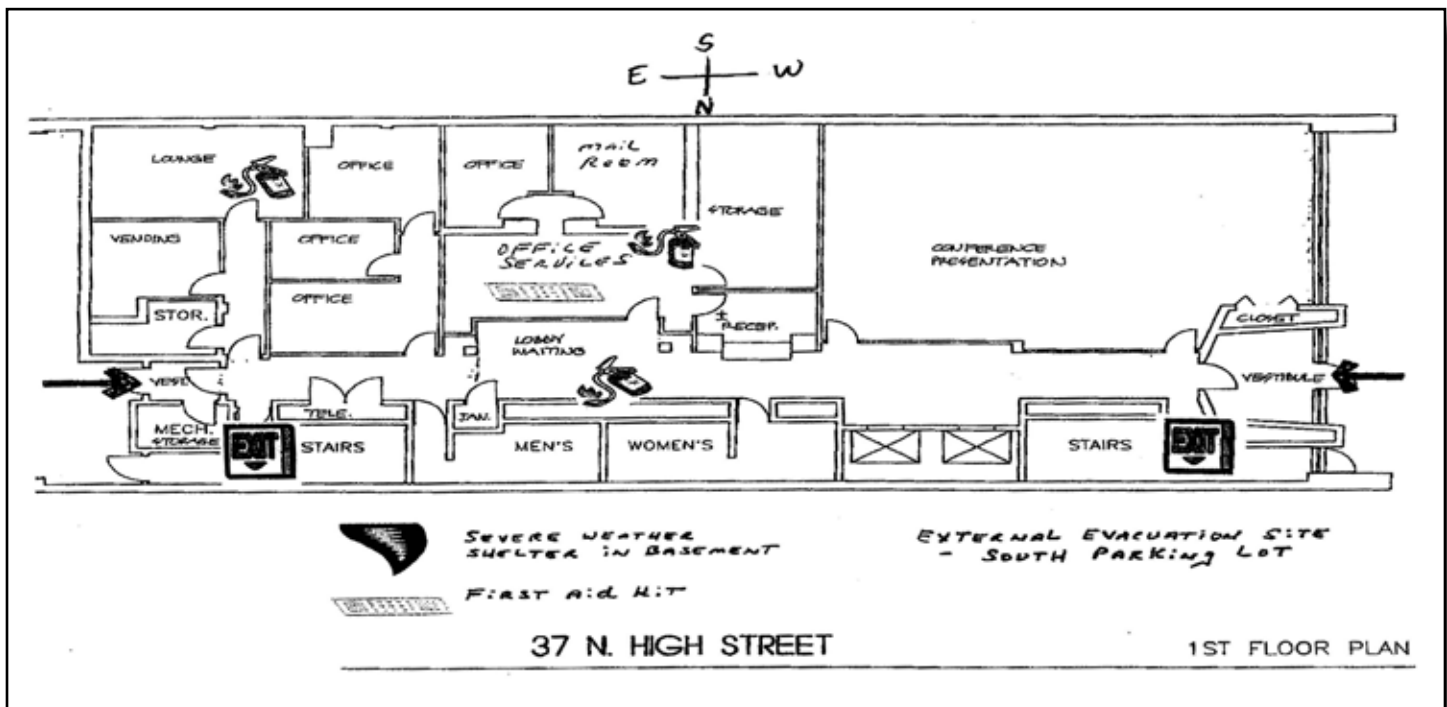
4th Floor Office



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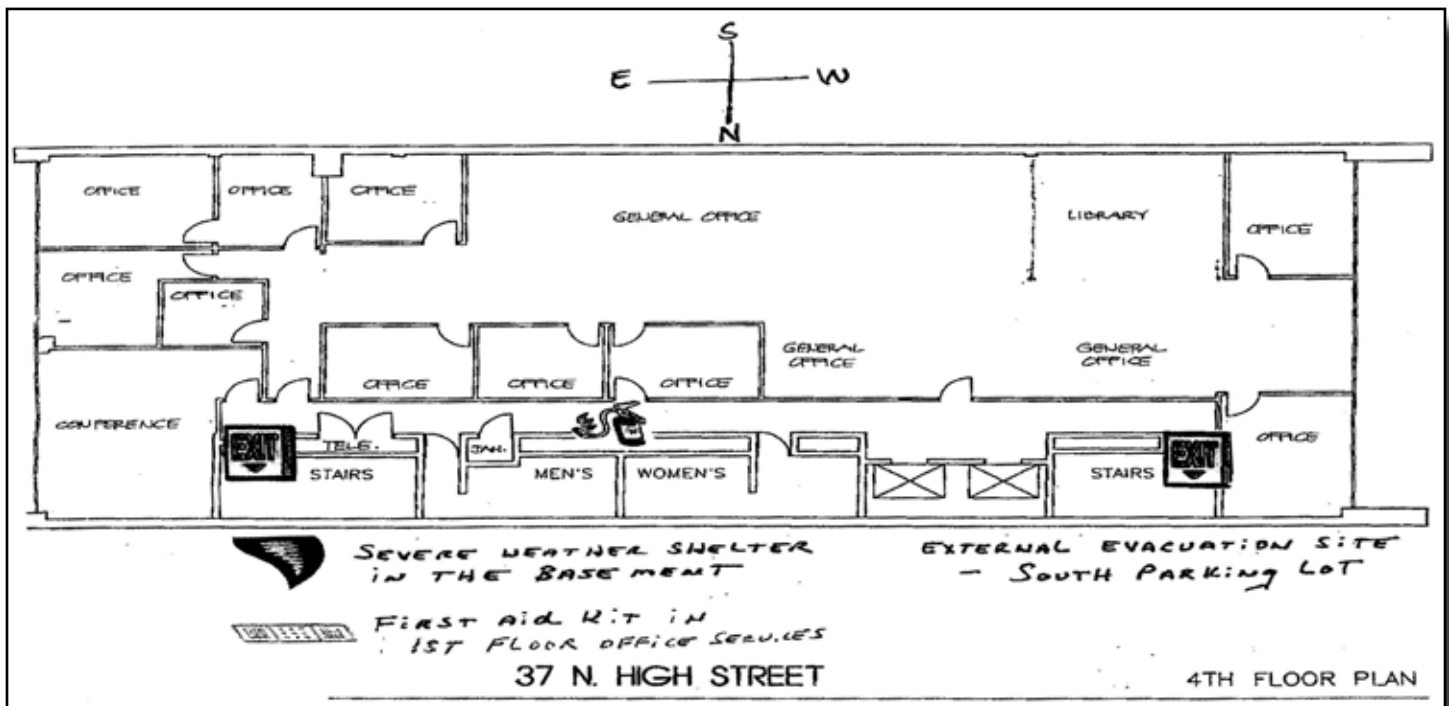
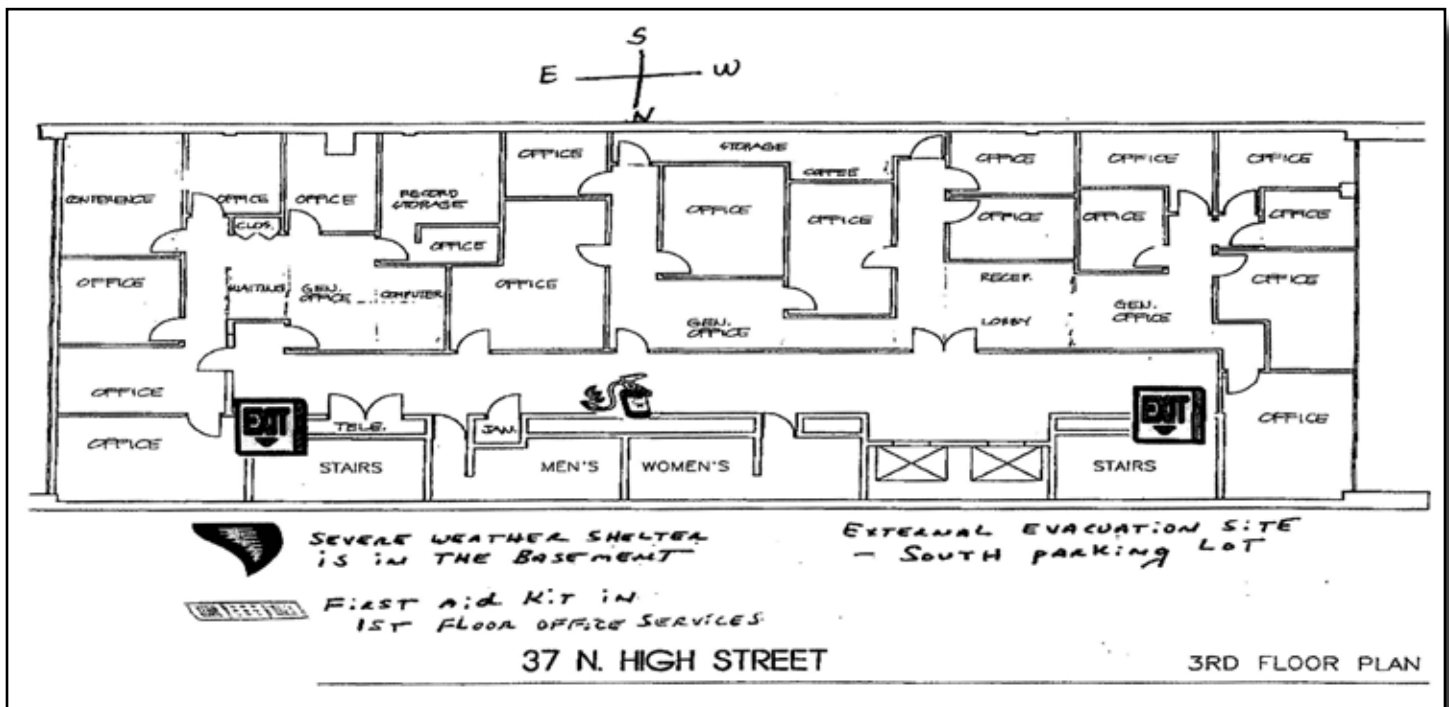
1st & 2nd Floor Plan



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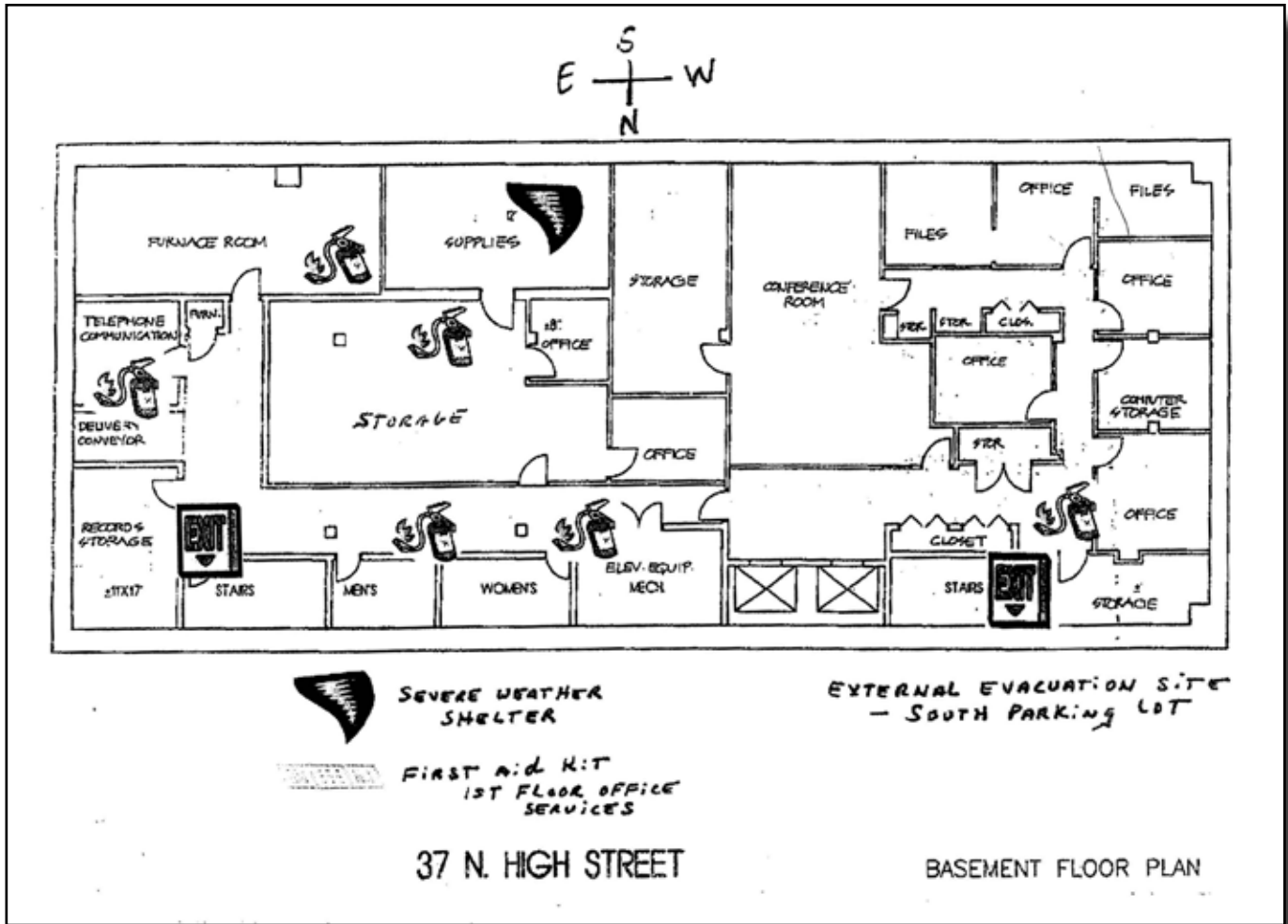
3rd & 4th Floor Plan



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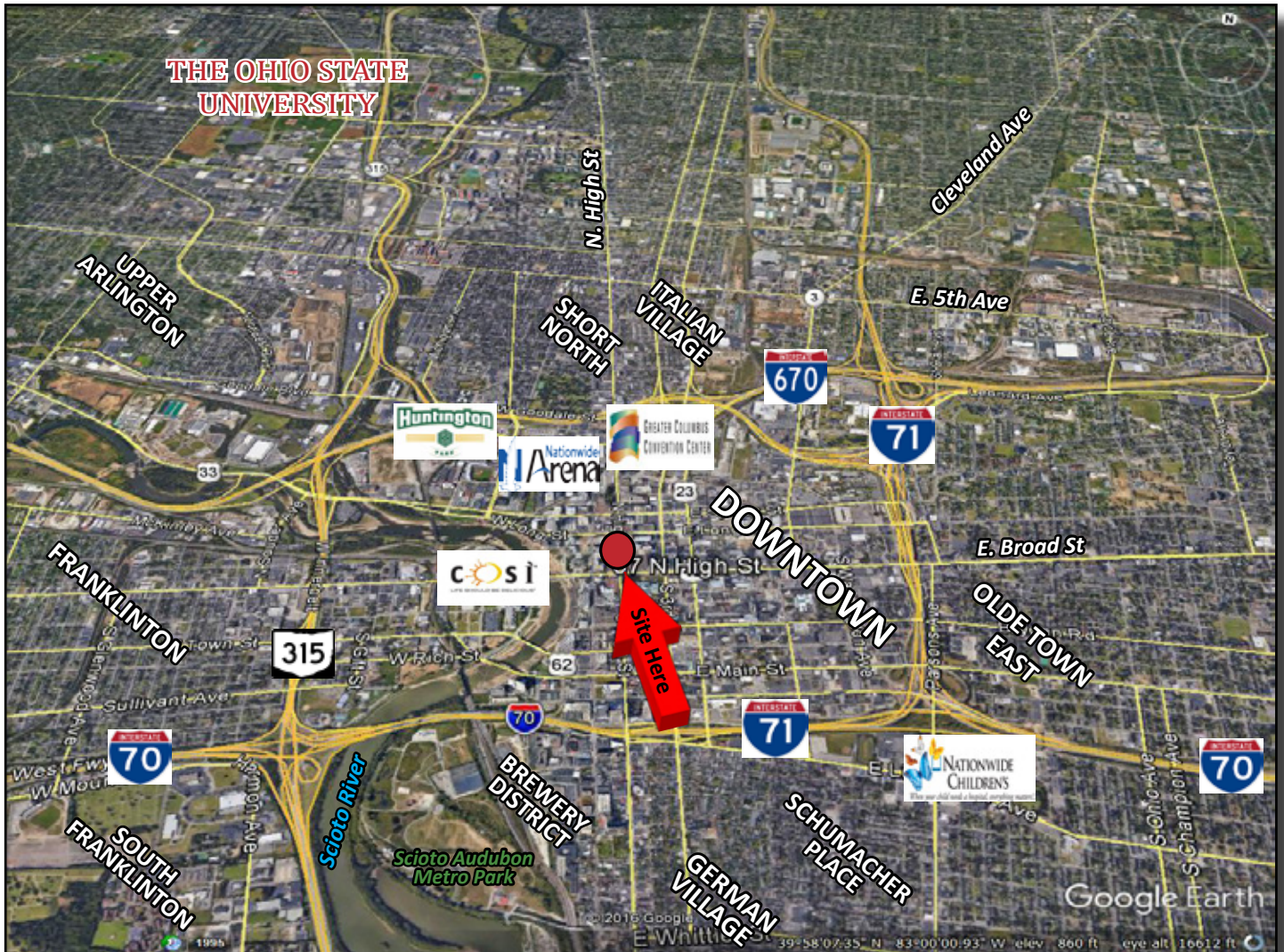
Basement Floor Plan



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Property Location



Great Location!

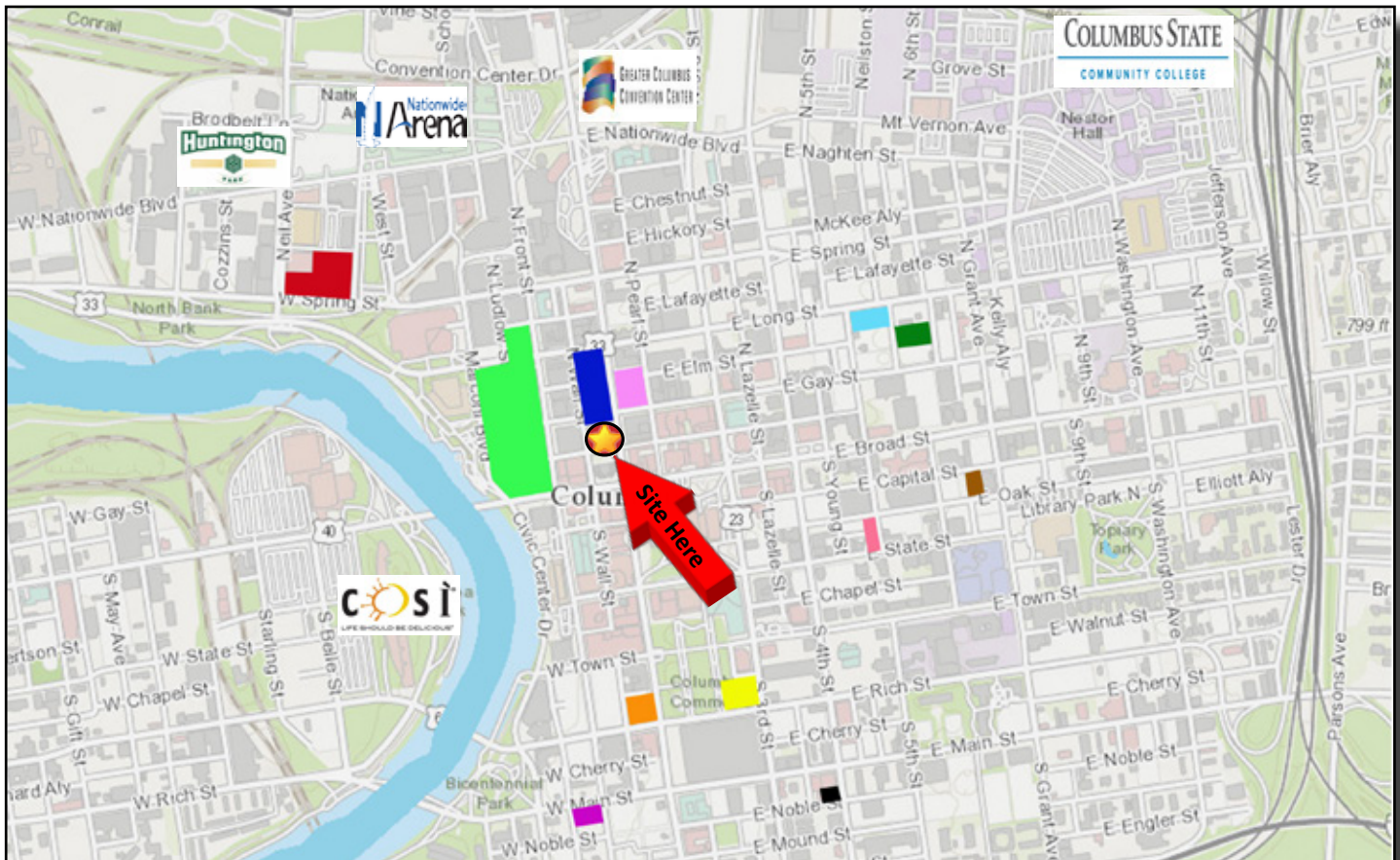
Heart of Downtown Columbus
15 minutes to Columbus Airport
20 minutes to Easton and Polaris



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Surrounding Development





 65-67 S. Fifth St - Fifth St & Oak St
Residential


 Two25 Commons - 225 S. 3rd St.
Residential/Office/Retail

 Parks Edge Condominiums - Neil Ave & Spring St
Residential

 Michael B. Coleman Governmental Center - N. Front St
Office/Garage

 White-Haines/Madison's - High St & Gay St
Residential/Office/Retail


 The Neilston - Fifth Ave & Long St
Residential


 Sixth Street Mews - Sixth St & Gay St
Residential

 The Stonehenge Company - 330 Oak St
Residential

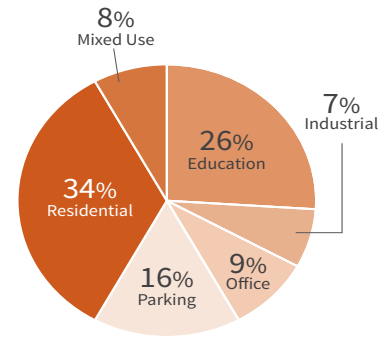
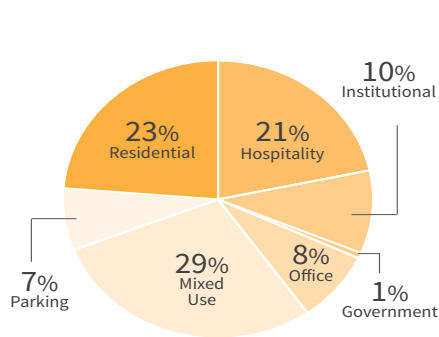
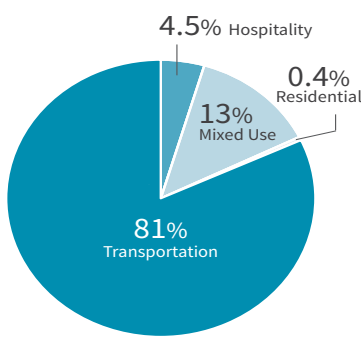
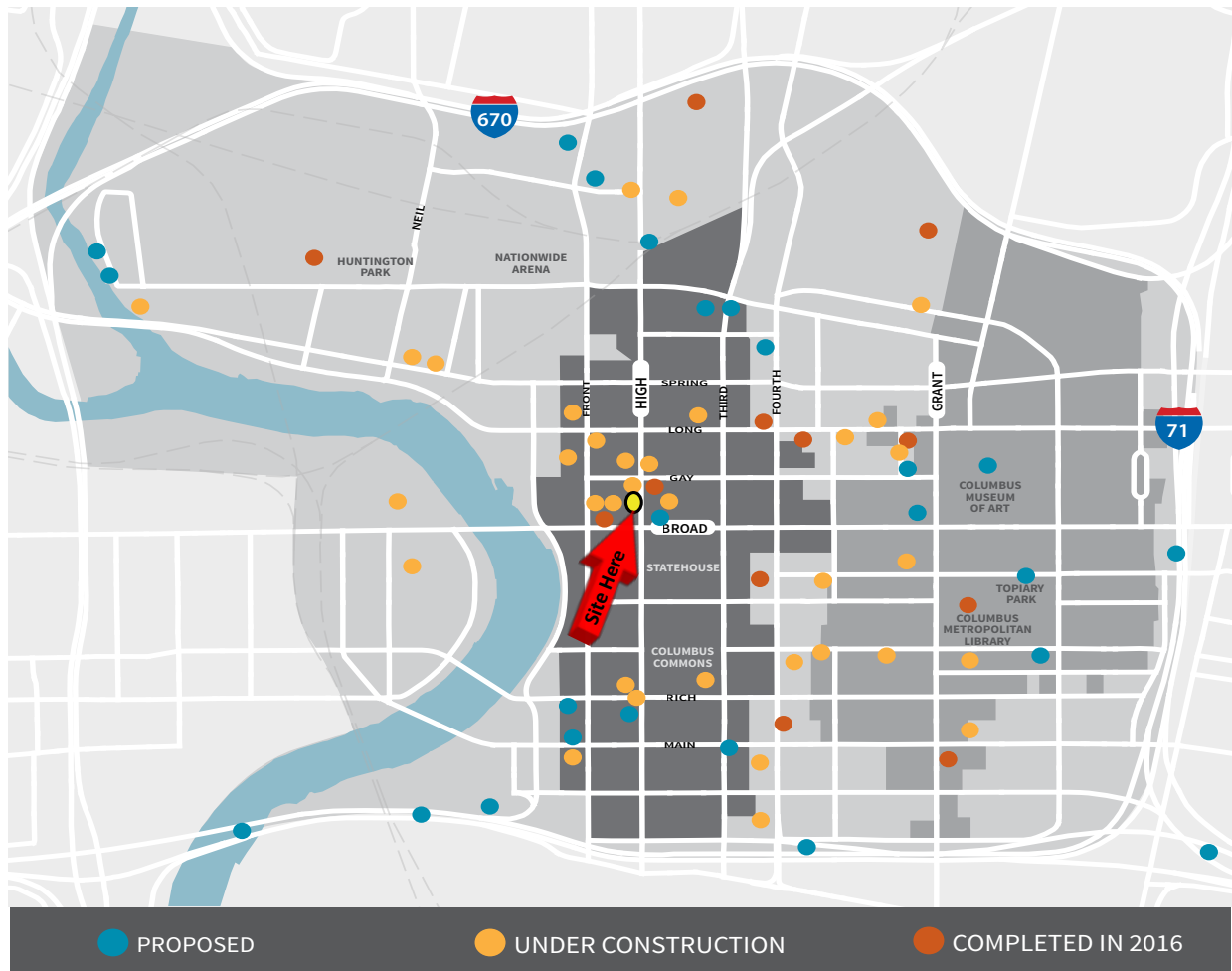
 51/85-111 N. High St. - High St & Gay St
Residential/Retail

 LC River South - 205 S. High St.
Residential

 Borror Properties - Front St & Main St
Residential

 Mercantile Building - Fourth St & Noble St
Residential

Major Downtown Investments



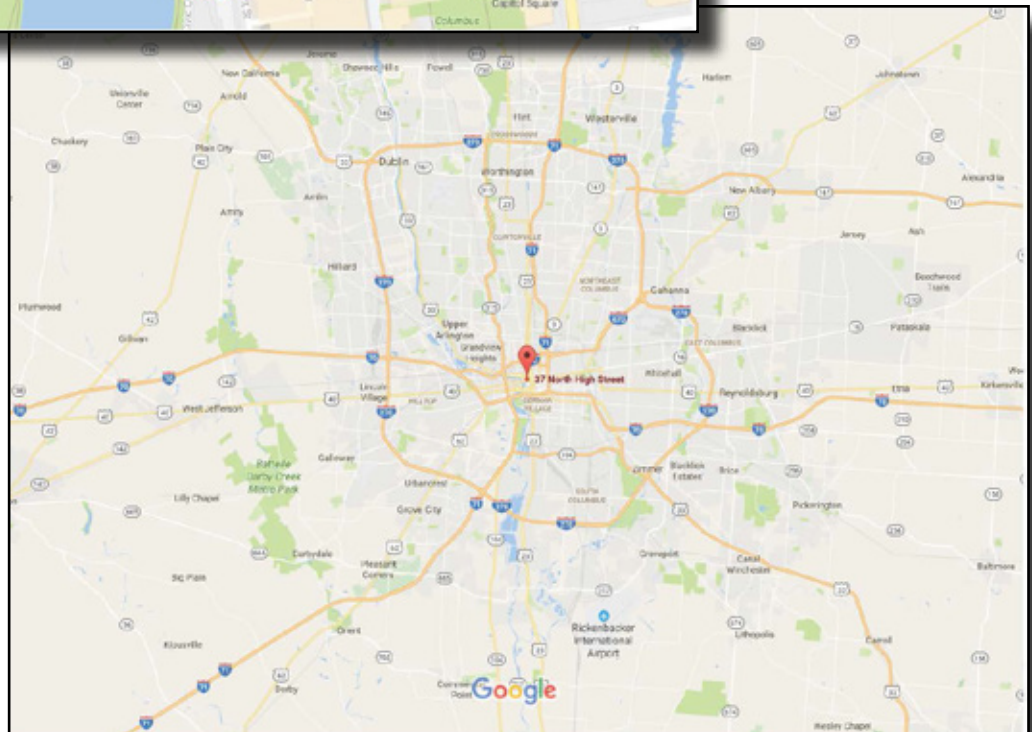
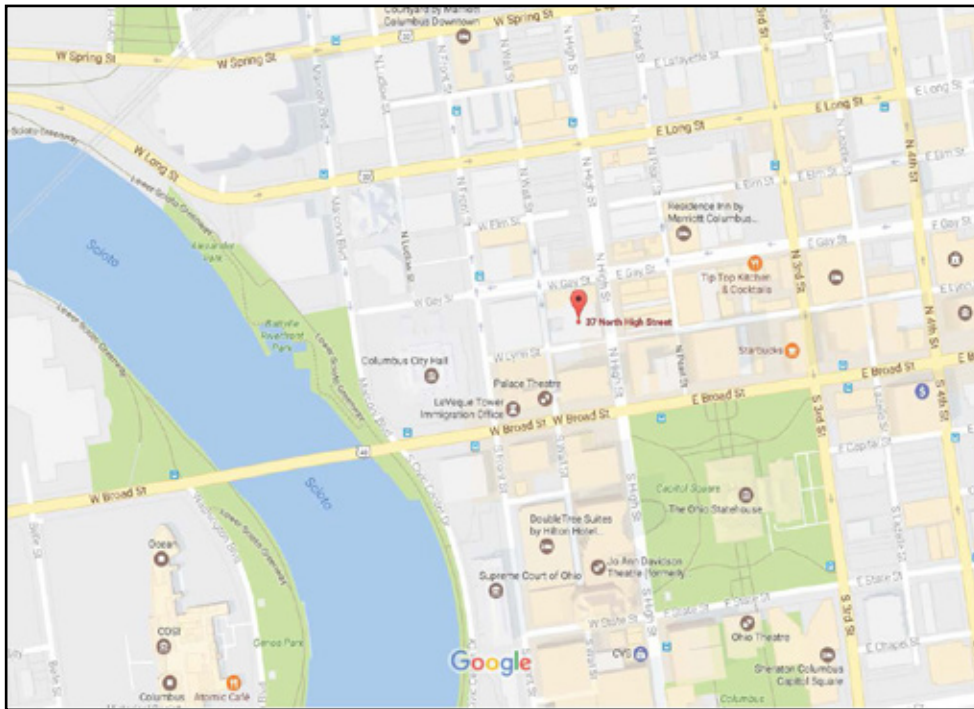
[Click here to see full report "STATE OF DOWNTOWN COLUMBUS YEAR END 2016"](#)



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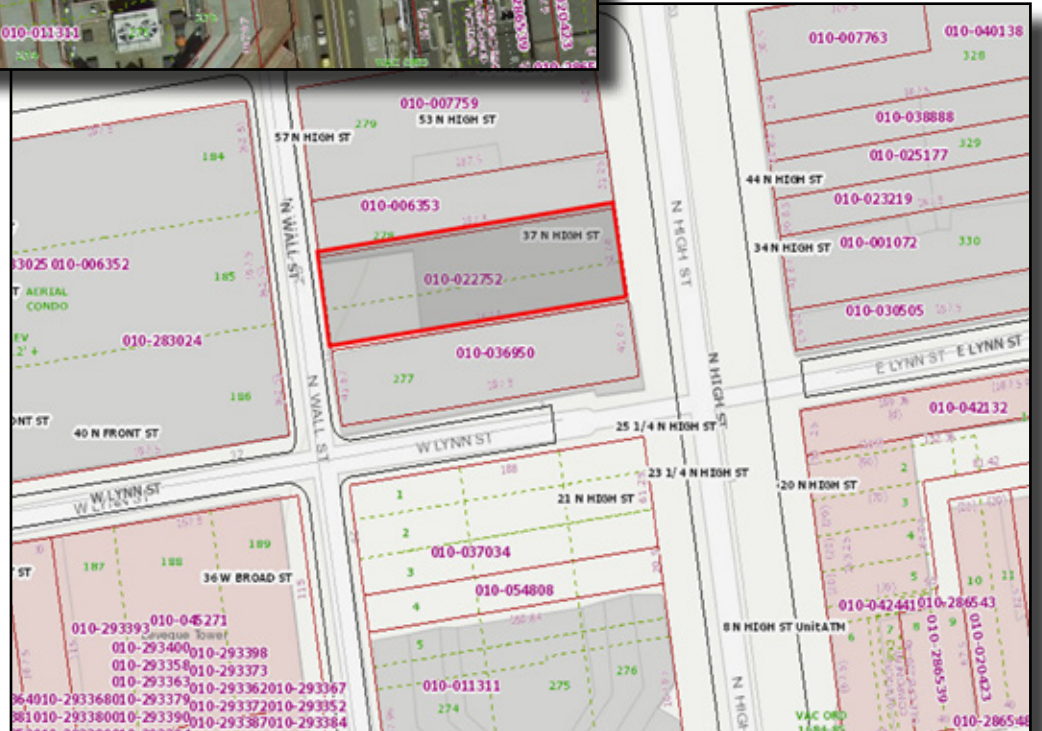
Street Maps



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Aerial & Plat Maps




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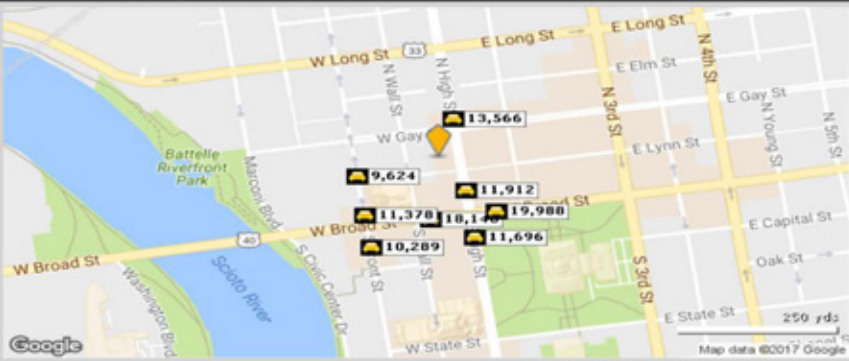
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Demographics & Traffic

Demographic Summary Report

Chamber of Commerce 37 N High St, Columbus, OH 43215						
Building Type: Class C Office						
Class: C						
RBA: 27,820 SF						
						
Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	11,364		143,624		355,202	
2017 Estimate	10,550		136,349		336,329	
2010 Census	8,980		130,614		320,491	
Growth 2017 - 2022	7.72%		5.34%		5.61%	
Growth 2010 - 2017	17.48%		4.30%		4.94%	
2017 Population by Hispanic Origin	382		4,939		14,436	
2017 Population	10,550		136,349		336,329	
White	7,180	68.06%	81,937	60.09%	211,801	62.97%
Black	2,563	24.48%	44,572	32.69%	99,918	29.71%
Am. Indian & Alaskan	35	0.33%	543	0.40%	1,400	0.42%
Asian	409	3.86%	4,955	3.64%	12,474	3.71%
Hawaiian & Pacific Island	2	0.02%	145	0.11%	213	0.06%
Other	341	3.23%	4,187	3.07%	10,523	3.13%
U.S. Armed Forces	2		44		118	
Households						
2022 Projection	7,146		60,499		147,155	
2017 Estimate	6,607		57,223		139,155	
2010 Census	5,469		54,839		133,206	
Growth 2017 - 2022	8.16%		5.72%		5.75%	
Growth 2010 - 2017	20.81%		4.35%		4.47%	
Owner Occupied	1,519	22.99%	17,500	30.58%	59,247	42.58%
Renter Occupied	5,088	77.01%	39,723	69.42%	79,908	57.42%
2017 Households by HH Income	6,606		57,224		139,155	
Income: <\$25,000	2,243	33.95%	22,039	38.51%	47,276	33.97%
Income: \$25,000 - \$50,000	1,098	16.62%	13,377	23.38%	34,946	25.11%
Income: \$50,000 - \$75,000	842	12.75%	8,415	14.71%	22,436	16.12%
Income: \$75,000 - \$100,000	565	10.07%	4,711	8.23%	12,128	8.72%
Income: \$100,000 - \$125,000	422	6.39%	2,969	5.19%	8,293	5.96%
Income: \$125,000 - \$150,000	254	3.84%	1,488	2.60%	3,985	2.86%
Income: \$150,000 - \$200,000	372	5.63%	1,904	3.33%	3,959	2.85%
Income: \$200,000+	710	10.75%	2,321	4.06%	6,132	4.41%
2017 Avg Household Income	\$82,172		\$57,263		\$60,426	
2017 Med Household Income	\$49,204		\$35,894		\$40,169	

Traffic Count Report

Chamber of Commerce 37 N High St, Columbus, OH 43215						
Building Type: Class C Office						
Class: C						
RBA: 27,820 SF						
						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 N High St	W Lynn St	0.02 N	2011	11,912	AAAT	.04
2 N High St	E Gay St	0.01 S	2011	12,614	AAAT	.05
3 N High St	W Gay St	0.01 S	2015	13,566	MPSI	.05
4 W Broad St	N Wall St	0.01 W	2015	18,146	MPSI	.07
5 N Front St	W Lynn St	0.01 S	2015	9,624	MPSI	.07
6 E Broad St	N Pearl St	0.02 E	2011	19,988	AAAT	.08
7 N Front St	W Broad St	0.01 S	2011	11,378	AAAT	.09
8 S High St	W Capital St	0.02 S	2014	11,696	AAAT	.10
9 S Front St	W Capital St	0.03 S	2015	8,898	MPSI	.12
10 S Front St	W Broad St	0.02 N	2014	10,289	AAAT	.12



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City 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. This Region represents the coverage area of Columbus 2020's economic development activities.

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). Wherever possible, the information and data in this document covers the 11-county region. However, some data is only available at the MSA level and is identified as such in the text, title or source.

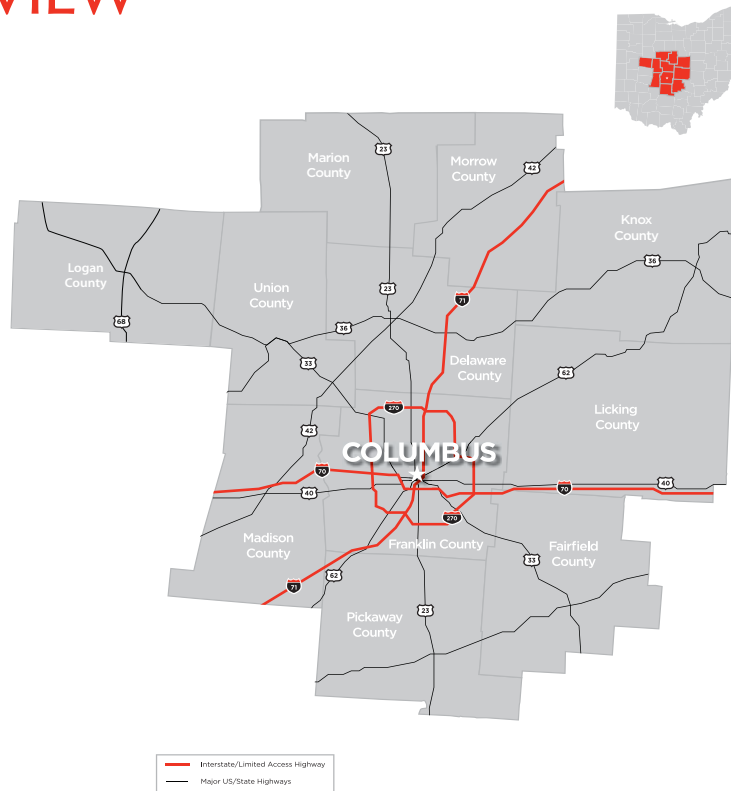
- **Eleven-county** region located in Central Ohio
- Population of **2 million** people
- Population growth rate of 1.3 percent annually
- Ten-county Columbus MSA, **2nd fastest growing** among Midwest metro areas with at least 1 million in population
- Driver of Ohio's population and economic growth
- **62** college and university campuses
- More than 140,000 college students
- Home to **15** Fortune 1000 headquarters

COLUMBUS AND FRANKLIN COUNTY

- State capital and **largest Ohio city**
- **15th largest city** in the U.S.

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

- Port Columbus International Airport: **31** destination airports with more than **140** daily flights
- Enhanced freight rail connections to East Coast ports in Norfolk, VA, Baltimore, MD, and Wilmington, NC
- Columbus is within 500 miles of 44 percent of the U.S. population, higher than other major distribution centers in the U.S. (Source: ESRI Business Analyst, 2013)



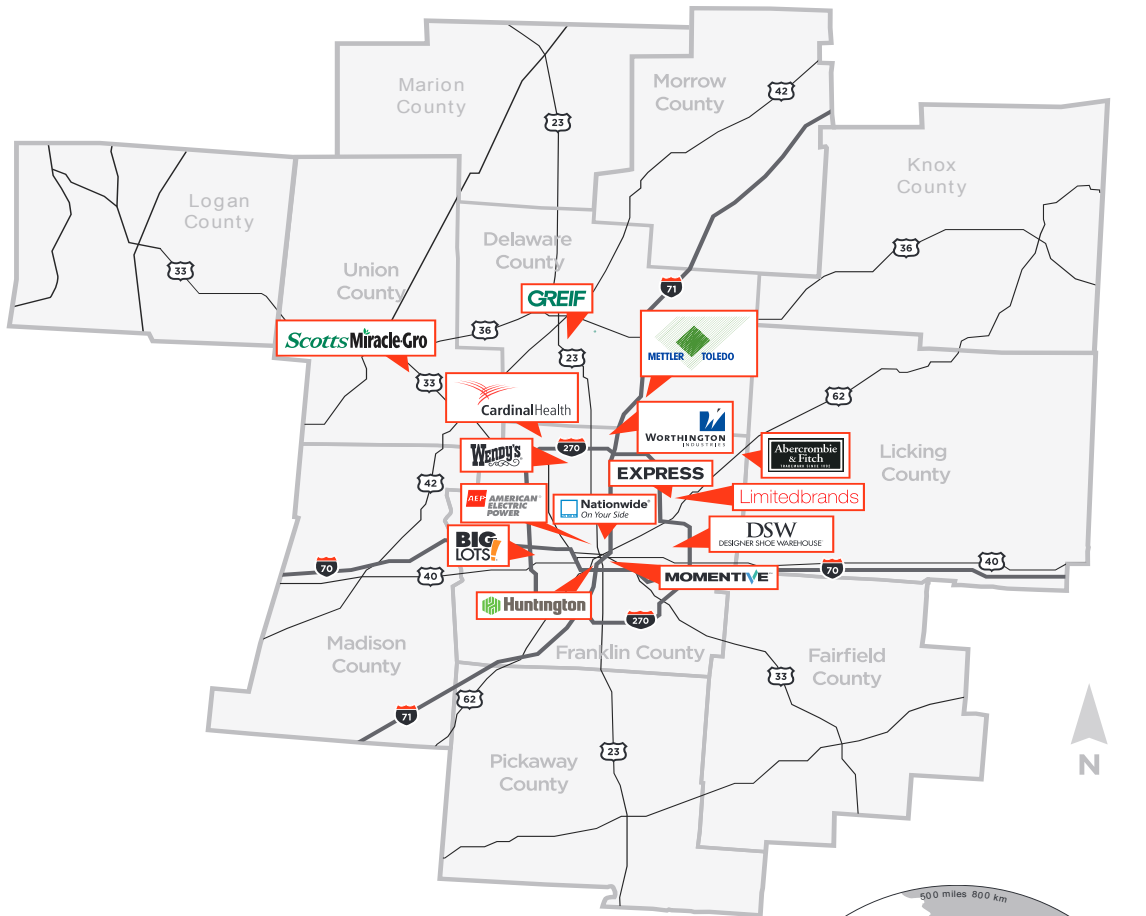
U.S. Population within 500 miles



City Highlights

FORTUNE 1000 HEADQUARTERS

THE COLUMBUS REGION



— Interstate/Limited Access Highway
— Major US/State Highways



RW THE ROBERT WEILER COMPANY

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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 purchase of the subject property. 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. 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 for your needs. All potential buyers must take appropriate measures to verify all of the information set forth herein. Both The Robert Weiler company and the Owner 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 Owner or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective purchaser 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 Seller. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully-executed Real Estate Purchase Agreement, approved by Seller, shall bind the property. Each prospective purchaser and /or broker proceeds at its own risk.