

6% co-op fee
Suite 303 | 5,721 SF | reduced rate of \$15 FSG



Broad & High

10 N High Street
COLUMBUS, OH 43215

***new lease must be signed by 06.30.2022**

OWNED BY:
TOMKO
COMPANY

Property Overview

LOCATION

Broad & High is located on Capitol Square in downtown Columbus, directly across the street from the iconic Ohio State House and just blocks away from City Hall. Numerous dining, entertainment, and cultural options are within walking distance.

HISTORY

Broad and High streets were the first streets laid out by the city designer. Where the city's North, South, East, and West are determined, this intersection is truly the heart of Columbus.

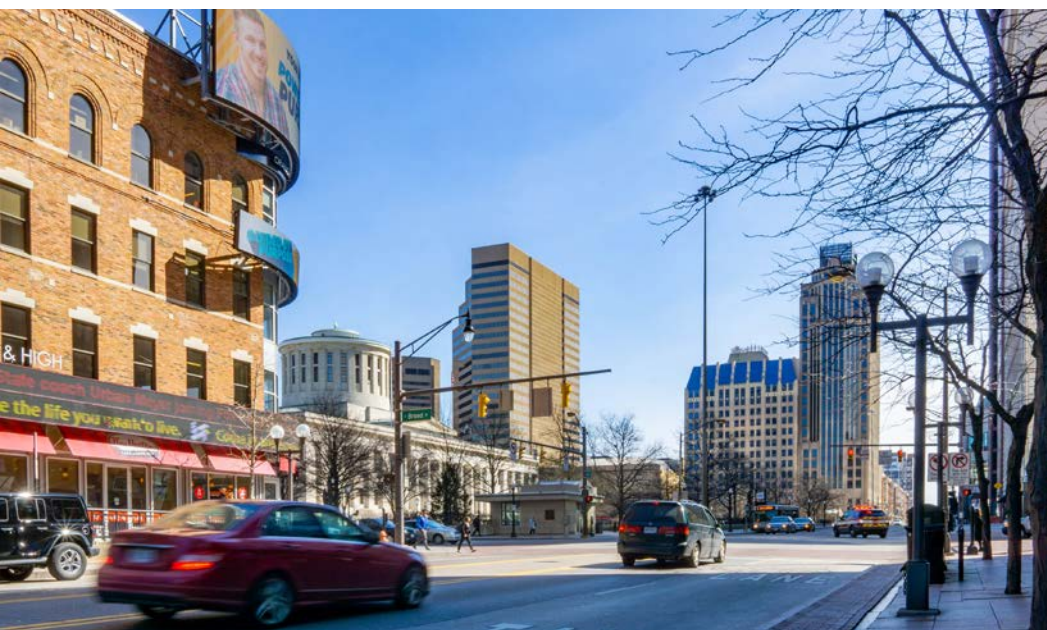
BUILDING AMENITIES

- > Located in the heart of Downtown Columbus
- > Potential building signage available
- > Underground executive parking on-site
- > Ground floor restaurant / deli options
- > *Free commute* to downtown for Tenants with the COTA Downtown C-pass program

AVAILABILITY

SUITE	ASKING RATE	RSF	Description
200	\$11.50 NNN <i>per square foot</i>	8,772 RSF <i>(divisible)</i>	Outstanding views of Capitol Square; shell space
303	\$15 FSG <i>per square foot</i>	5,721 RSF	FURNITURE IN PLACE; SPECIAL RATE

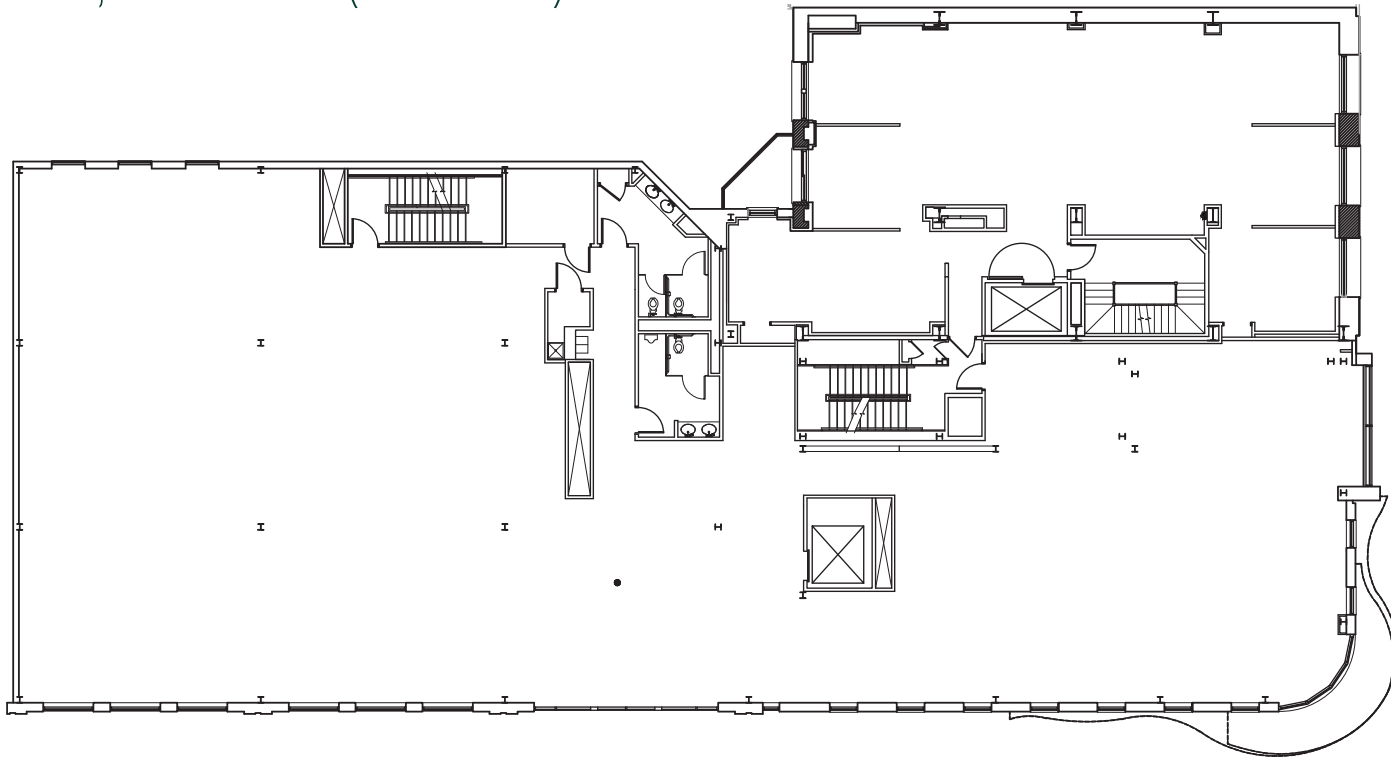
Estimated Operating Expenses are \$11.00 per square foot



First Floor Amenities



Suite 200 - 8,772 RSF (divisible)

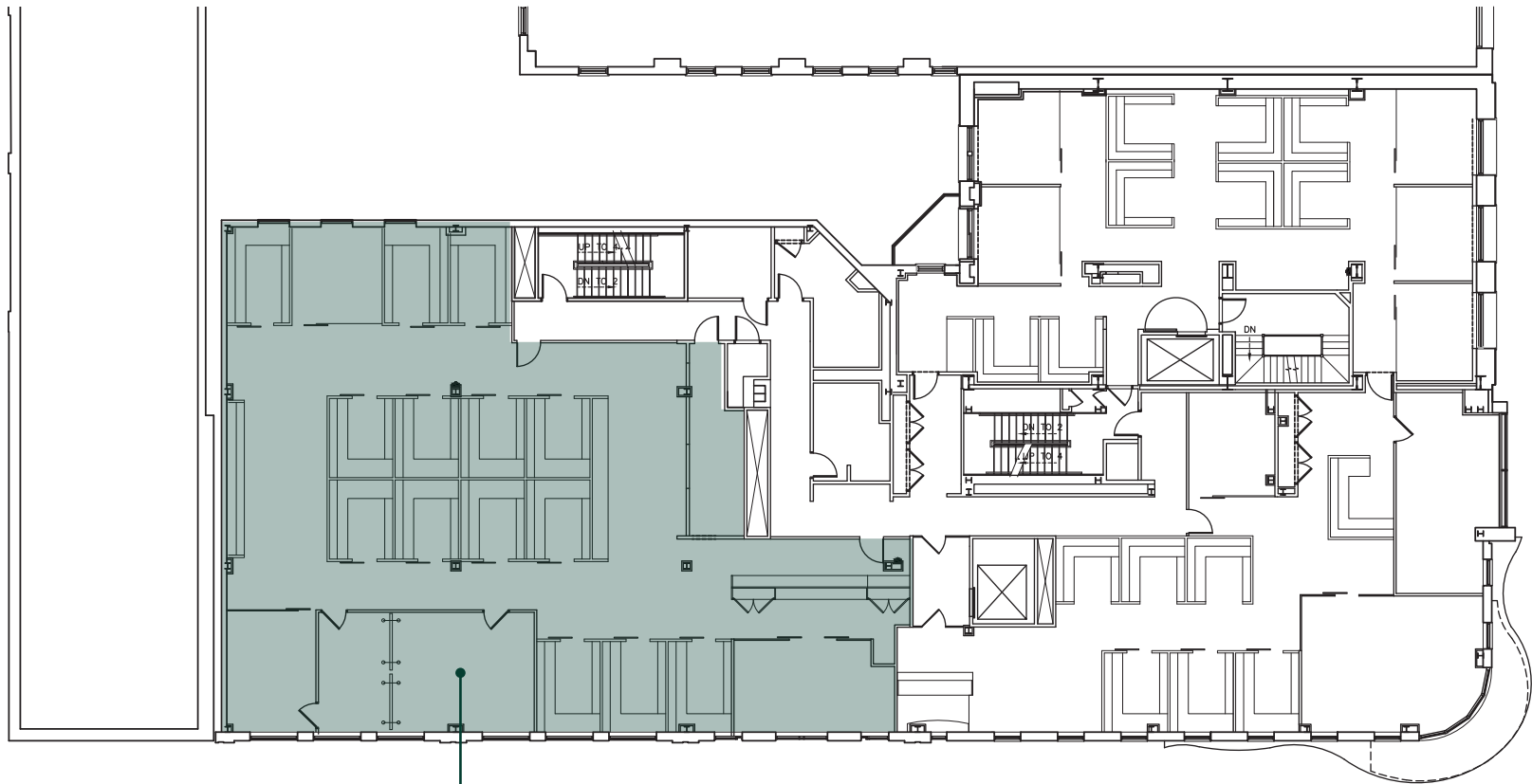


Suite 200 - Photo Gallery

The hustle and bustle of Capitol Square is right outside your window



Suite 303 - 5,721 RSF



AVAILABLE
(EXISTING FURNITURE IN PLACE)

Suite 303 - Photo Gallery





Location



PARKING PROGRAM

Broad & High has partnered with Citrin to operate the property's valet parking services and to assist prospective tenants develop a comprehensive parking program that meets their requirements.

This includes, but is not limited to, validation programs for guests and visitors, executive valet parking, and subsidized and/or non-subsidized employee parking. Rates (depending on availability) range from \$130 for surface parking to \$215 for reserved covered parking.

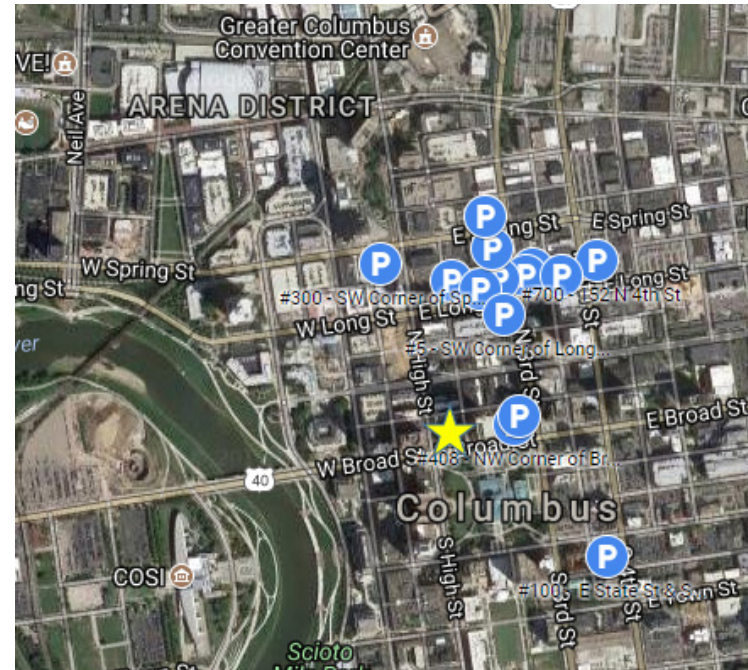
For large groups, the Landlord and Citrin will consider longer term agreements, potentially coinciding with a tenant's lease terms.

EXAMPLE 50-SPACE PROGRAM

- 10 valet parking users
(executives/directors - \$215/month)
- 25 non-reserved single spaces in Long Street Garage
(\$170/month)
- 15 single spaces in 3rd/Long Street Parking Lot
(\$140/month)
- Client/visitor parking: validated valet parking
(tracked online, billed monthly at \$8/vehicle)

Rates subject to change due to market factors and availability.

Citrin manages over 1,200 spaces within walking distance of the property:



ADDITIONAL INFORMATION



PHONE 855 257 0055
MOBILE 614 596 9562
EMAIL info@citrin.co

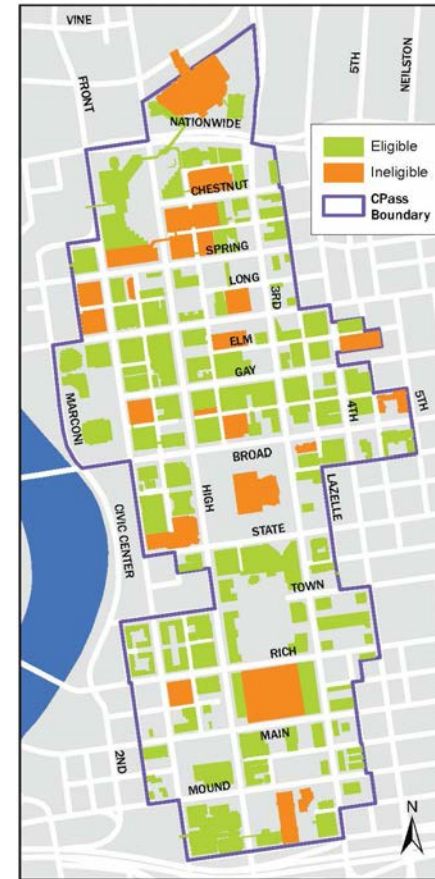
COMMUTE FOR FREE

Thanks to Downtown property owners, the Downtown C-pass offers a free commute into Downtown. Downtown C-pass is a new program available to companies in the Capital Crossroads Special Improvements District through December 31, 2020.

- Eligible employees can receive a *free bus pass*, good on any COTA route on any day at any time.
- *There is no cost to the company or employee.*
- Enrollment and administration are easy through a secure online member portal.

5 REASONS TO RIDE THE BUS

- No more road rage: Let the COTA driver deal with traffic headaches.
- Get a jump start on work: Every bus has Wi-Fi so your workday can begin when you board the bus.
- Unwind: Watch your favorite podcast or laugh at funny cat videos.
- No more parking hassles: Park for free at one of 25 Park & Rides and get downtown quick.
- Save money: Fewer miles on your car equals fewer car-related expenses and no more parking fees.



ADDITIONAL INFORMATION



MOBILE 614 591 4504

EMAIL info@downtowncpass.com



For more information:

Andrew Jameson SIOR CCIM
614 437 4500
andrew.jameson@colliers.com

Daniel Dunsmoor SIOR
614 437 4494
daniel.dunsmoor@colliers.com

Michelle Fude CCIM
614 410 5639
michelle.fude@colliers.com



Colliers
Greater Columbus Region
2 Miranova Place, Suite 900
614 436 9800
colliers.com/Columbus