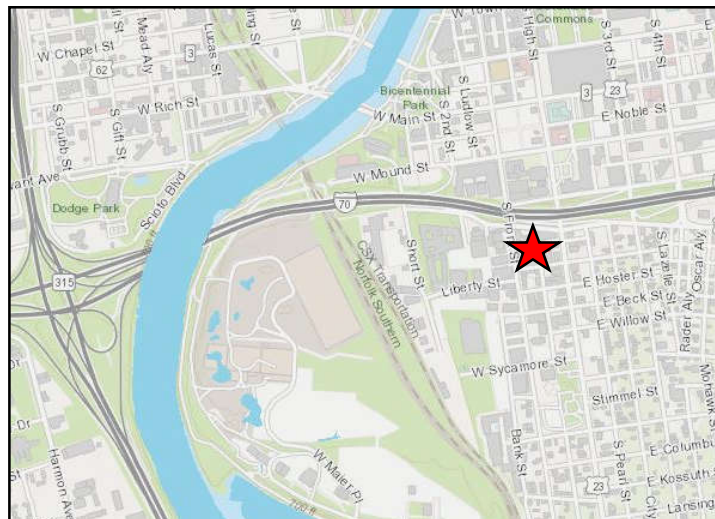


**For Lease: \$15.50 SF Full Service or  
For Sale: \$590,000  
503 S High Street  
Columbus OH 43215**



**PROPERTY FEATURES:**

- Small brewery district office suites available
- Located just South of Livingston Avenue
- Right off of I-70 and south of downtown
- This building is near many parking options, restaurants and other amenities.
- First and second floor spaces available with additional lower level storage offered.
- Great owner/user opportunity.



BEST CORPORATE REAL ESTATE  
JAMES MANGAS, CCIM  
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EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM



**Customer Full****Office-Office****List Number:** 219005459**Status:** Active  
**Original List Price:** \$16.5**List Price:** \$590,000  
**Showing Start Date:** 02/27/2019  
**VT:****Parcel #:** 010-215365**Use Code:****Tax District:** 010**Previous Use:****Zoning:****For Sale:** Yes**For Lease:** Yes**Exchange:** No**Occupancy Rate:****Mortgage Balance:****Gross Income:** 0**Assoc/Condo Fee:****Total Op Expenses:** 0**NOI:** 0**Tax Abatement:** No**Abatement End Date:****Tax Incentive:****Taxes (Yrly):** 16,988**Tax Year:** 2018**Possession:****Assessment:****Add Acceptance Cond:** None Known**General Information****Address:** 503 S High Street**Between Street:** E. Livingston Ave & E. Blenkner St**Complex:****Dist To Intersxn:** 14**Building Information****Total Available Sqft:** 2,856**Building Sqft:** 6,012**# of Floors Above Gr:** 2**# of Docks:** 0**Year Built:** 1900**Common Area Factor:****Unit/Suite #:****City:** Columbus**County:** Franklin**Mult Parcels/Sch Dis:** No**Zip Code:** 43215**Corp Limit:** Columbus**Township:** None**Near Interchange:** US 23 & I 70**Minimum Sqft Avail:** 1,284**Acreage:** 0.13**# of Elevators:** 0**# Drive-In Doors:** 0**Year Remodeled:****Ceiling Height Ft:****Max Cont Sqft Avail:** 2,568**Lot Size:****Parking Ratio:****Total Parking:****Basement:** Yes

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:	1,284	09/01/2019
2: D	1,284	07/30/2019	4:		

**Financials****Lease Rate \$/Sq Ft:** 15.5**Expenses Paid by L:** Building Insurance; Maint/Repairs; RE Taxes; Utilities**T Reimburses L:** Curr Yr Est \$/SF TRL: 0**T Contracts Directly:****Curr Yr Est \$/SF TRL:** 0**Curr Yr Est \$/SF LL:****Term Desired:** 3-5 years**Will LL Remodel:** Yes**Finish Allow/SQFT \$:****Pass Exp Over BaseYr:****Exp Stop \$:****Features****Heat Fuel:****Heat Type:****Electric:** Single Phase**Services Available:** Electric; Gas; Sanitary Sewer; Storm Sewer; Water**Building Type:** Multi Tenant**Construction:** Masonry**Miscellaneous:** Air Condition**Alternate Uses:** Commercial**New Financing:****MLS Primary PhotoSrc:** Realtor Provided**Property Description**

Small Brewery District office suites available for sale or for lease. \$15.50 per SF, Full Service. Located just south of Livingston Avenue, right off of I-70 and south of downtown. The building is near many parking options, restaurants and other amenities. First and second floor spaces available with additional lower level storage offered.

**Sold Info****Sold Date:****DOM:** 258**SP:****Sold Non-MLS:** No**SlrCns:****SlrAst:****Sold Non-MLS:** No**November 11, 2019****Prepared by:** Randy J Best

Information is deemed to be reliable, but is not guaranteed. © 2019 **MLS** and **FBS**. Prepared by Randy J Best on Monday, November 11, 2019 3:25 PM. The information on this sheet has been made available by the **MLS** and may not be the listing of the provider.



# Full Photo Tour

**503 S High Street, Columbus, OH 43215**  
This listing is Active Listed for \$16 MLS # 219005459

20190218\_122739



20190218\_122731



20190218\_122757



20190218\_121046



20190218\_121018



20190218\_121005



20190218\_120901



20190218\_121206



20190218\_121225

20190218\_121321



20190218\_121440



20190218\_121459



20190218\_121541



20190218\_121754



20190218\_121730



20190218\_122258





**EXHIBIT "A"**

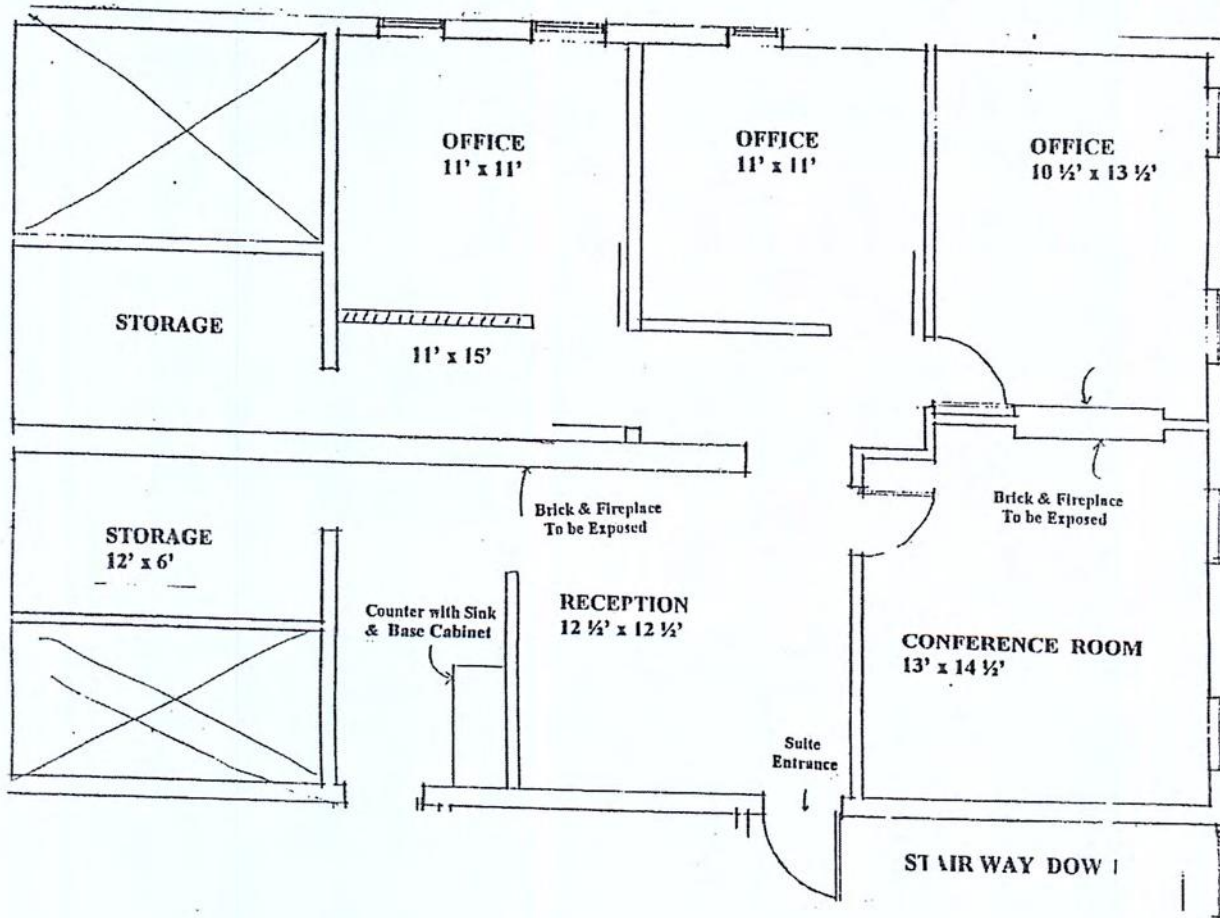
**Demised Premises Floor Plan**

**503 South High Street**

**Second Floor, West**

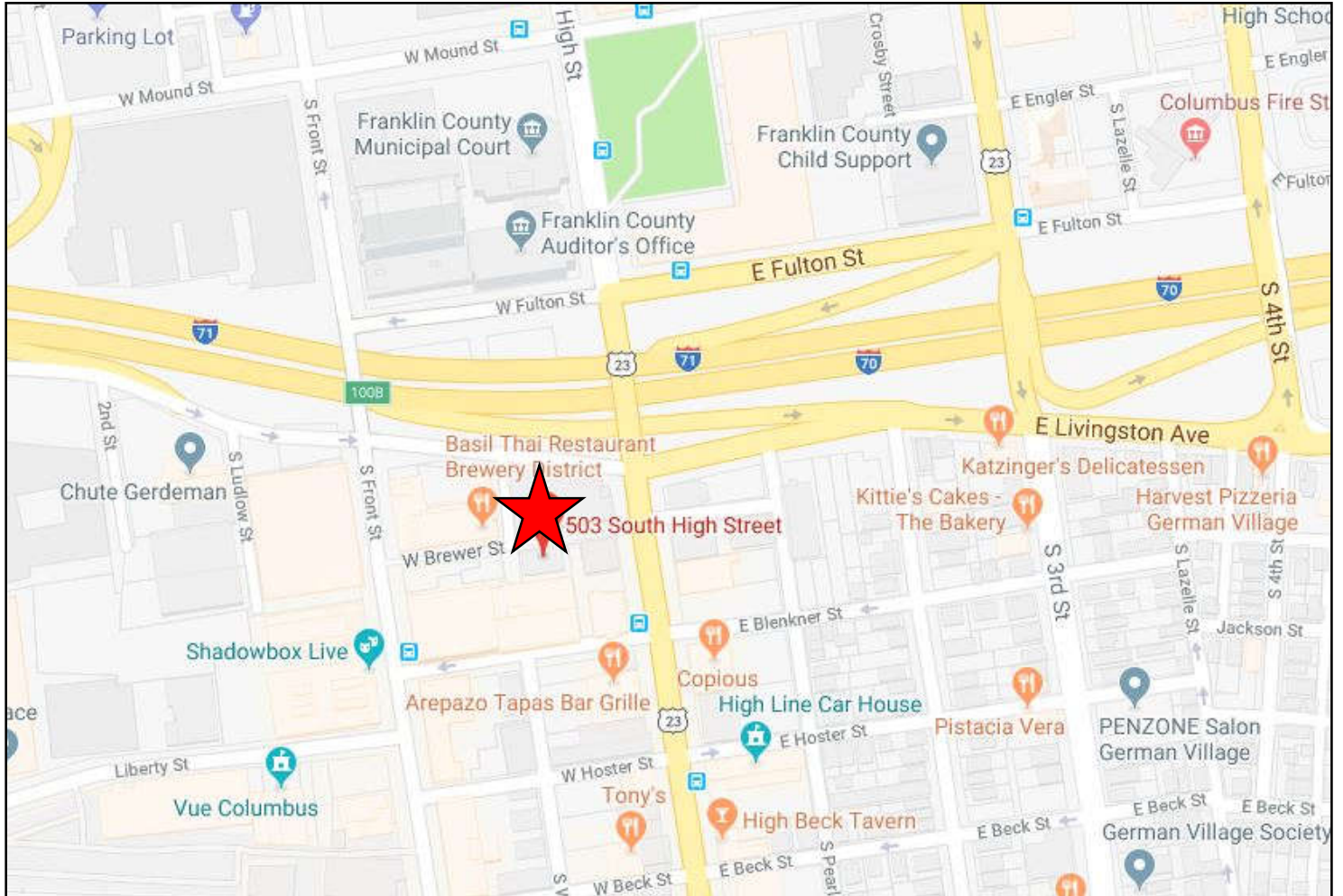
**Columbus, OH 43215**

**Approximately 1,284 Rentable Square Feet**



Landlord: *[Signature]*  
Tenant: *[Signature]*

# For Lease or For Sale 503 S High Street Columbus OH 43215



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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

# COLUMBUS OHIO REGIONAL OVERVIEW



Columbus Ohio Region is a growing metropolitan area of 2.1 million people. Columbus has grown 9.3% since the last census in 2010. It is now the 14<sup>th</sup> largest city in the United States and the 2<sup>nd</sup> largest city in the Midwest after Chicago. It spans an eight county region with 4,000 square miles.

The greatest concentration is in Franklin County where 1.2 million people reside. Since 2010, the Region has led the Midwest across the economic categories of population, GDP and job growth. There are many Fortune 1000 companies headquartered in the region: American Electric Power, The Limited, Wendy's, Nationwide, Chase Bank, Cardinal Health, Scotts, Net Jets, Worthington Industries, and Battelle, are just to name a few. In addition, Amazon has set up multiple distribution centers and Facebook is in the process of building a new brand new 750 million data center.

Columbus has a diverse well-balanced stable economy. Market Watch named Columbus as the 7<sup>th</sup> best place to do business in the United States. Residents take pride in their communities, and have a small town charm with the amenities of a large cosmopolitan city. Although Columbus sports is probably best known for The Ohio State Buckeyes, the area is home to two major league sports teams: Columbus Blue Jackets (hockey) and the Columbus Crew (soccer). They both have their own arena and stadium, respectively. It is also home to AAA's baseball league, the Columbus Clippers, who play in the new Huntington Ballpark in the Arena District.

## Additional Region quick facts:

- 30 Plus nationally recognized colleges and universities including THE Ohio State University
- 147,000 College and graduate students are currently enrolled in the region.
- Port Columbus International Airport provides service to 33 destinations daily.
- 50 Million Smart City Grant Awarded for Future IT and tech growth!
- Enhanced freight rail connections to east coast ports through the Rickenbacker terminal, provide shipments from all over the world.
- Home to one of PGA's top golf event, The Memorial Tournament.
- Approximately 30 individual Arts & Music Organizations like Columbus Symphony, Columbus Museum of Art, Wexner Center, Ballet Met, Opera Columbus and numerous music venues.

The Columbus Region will continue to grow because of its innovation, well-balanced economy and its centralized location. According to Insight 2050, Central OH is projected to grown by more than 500,000 people by 2050!

Source: Columbus Chamber of Commerce

## **Disclaimer And Confidentiality Agreement**

Best Corporate Real Estate has been retained as the broker regarding the sale/lease of this property/business.

This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

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This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

By accepting this information, the potential prospect and/or the prospect's broker agree that the property information is confidential. Duplication or photocopying (all or in part) is not permitted. Best Corporate Real Estate deems this information reliable but cannot be made accountable for its accuracy. The owner of the property/business reserves the right to make any change, to add, delete, or modify the information at any time. The Owner reserves the right to reject any potential offer at any time without notice. This property information is not to be construed as an offer, a contract, or commitment.

The potential purchaser and or purchaser's broker is not allowed to communicate, interview, or represent to tenant/employee's that the property/business is for sale/lease.

No representation is made by Best Corporate Real Estate or Owner as to the accuracy or completeness of the information or photographs contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the property/business.

Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.



Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.