

900 N HIGH ST, COLUMBUS, OH 43215

Executive Summary // RETAIL/OFFICE FOR LEASE



OFFERING SUMMARY

Retail SF Available:	4,798 SF
Retail Lease Rate:	\$42.00 SF/yr (NNN)
Office SF Available:	15,602 SF
Office Lease Rate:	\$22.50
Operating Expenses:	\$7.50/SF
Lot Size:	0.23 Acres
Year Built:	2018
Building Size:	50,000 SF

PROPERTY HIGHLIGHTS

- Unique opportunity to locate at the SE corner of High Street and First Ave in a mixed-use 4-story, approximately 50,000 sq. foot new development
- Conveniently located close to numerous restaurant and retail amenities in the heart of the Short North with easy access to I-670, SR-315, I-71
- Option to incorporate nano walls and garage doors to create indoor/outdoor areas with a 166 sf patio
- 15 foot ceilings and great signage opportunities.
- CBUS circulator stop located directly in front of the building
- At the corner of 1st and High with a high VPD count of 16,563
- 2/1000 parking for office users & onsite visitor parking.
- Office suites remaining: Suite 2B: 6,119 rsf and Suite 2A: 9,483 rsf (15,602 rsf contiguous)
- Outdoor patio (501 sq. ft) available for 9,483 rsf suite (Suite 2A).
- Potential building signage available for larger office users.

For More Information:

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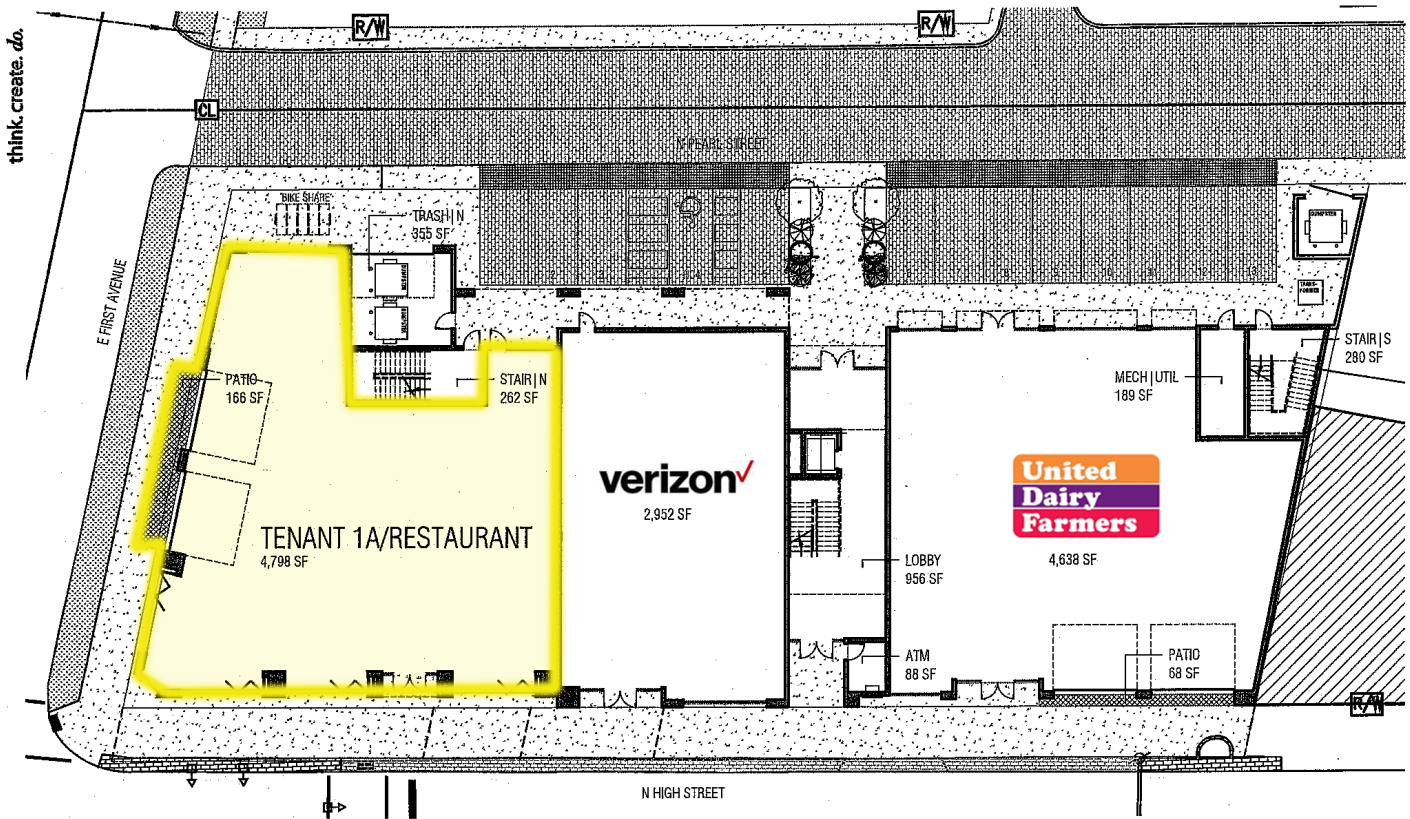
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Retail Floor Plans // RETAIL/OFFICE FOR LEASE



1 first floor plan
SCALE 1/16" = 1'-0"

900 N HIGH STREET
DESIGN DEVELOPMENT PACKAGE - UPDATES
September 20, 2016



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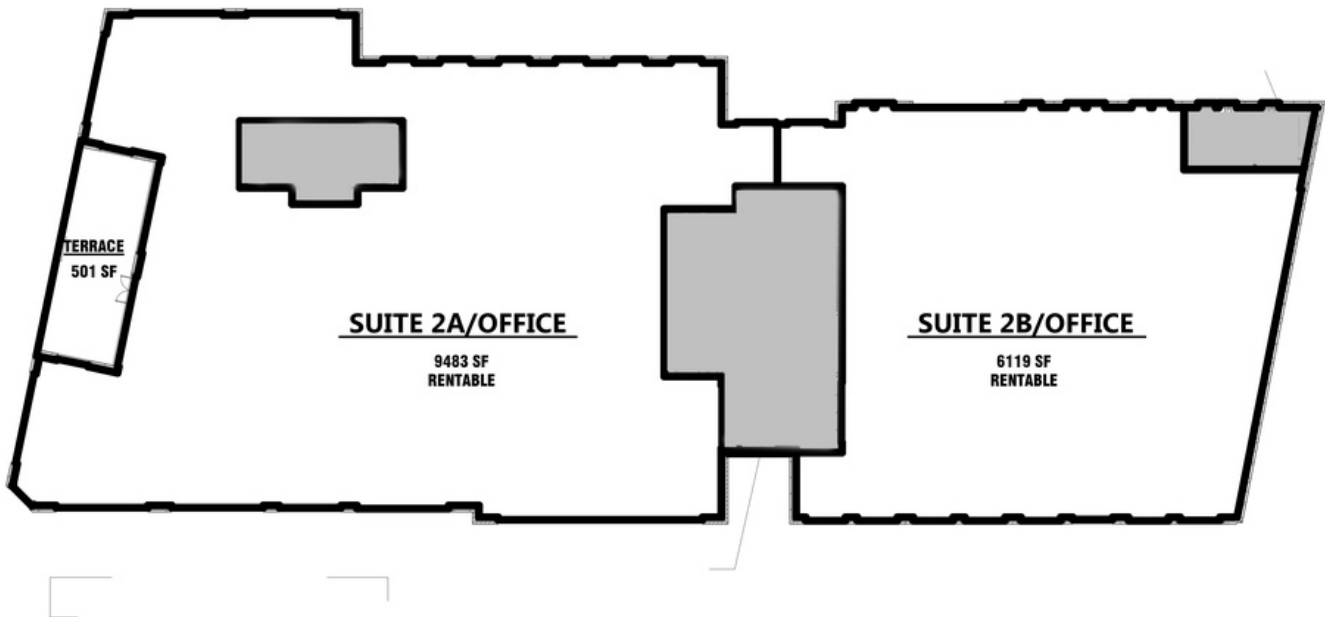
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Office Floor Plans // RETAIL/OFFICE FOR LEASE



SECOND FLOOR AVAILABILITY: 15,602 sq.ft.

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Additional Photos // RETAIL/OFFICE FOR LEASE



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Office Photos // RETAIL/OFFICE FOR LEASE



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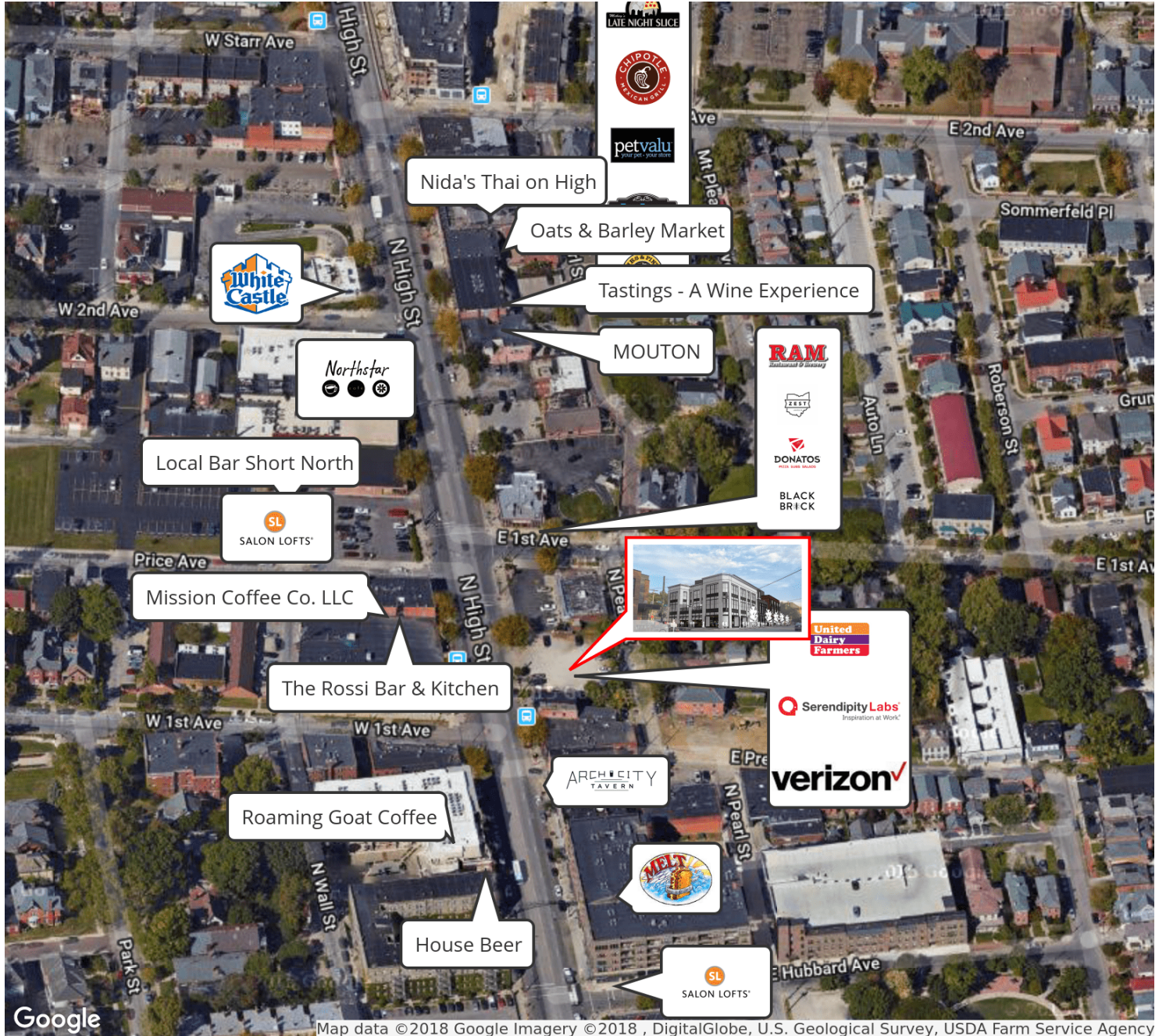
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Retailer Map // RETAIL/OFFICE FOR LEASE



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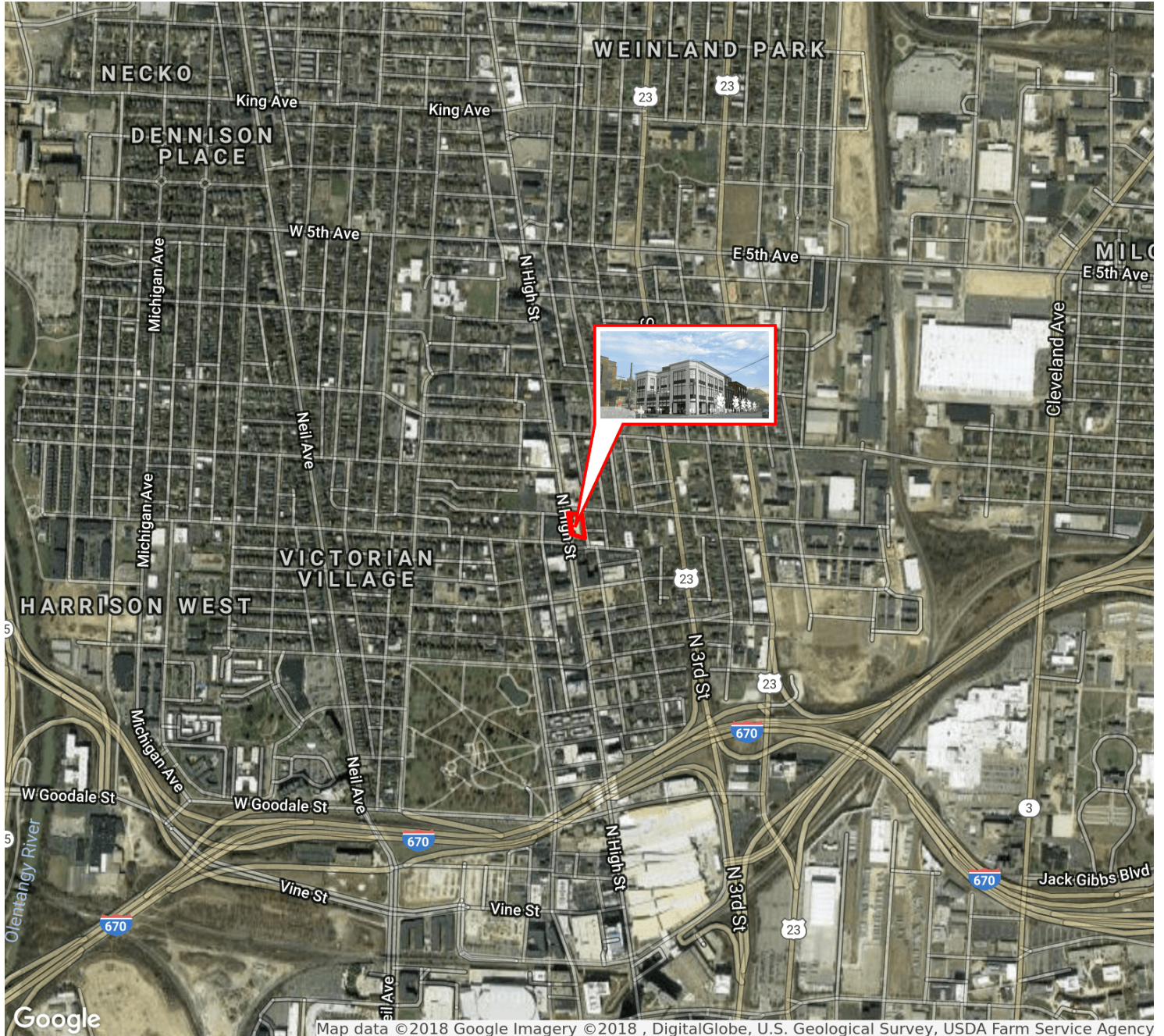
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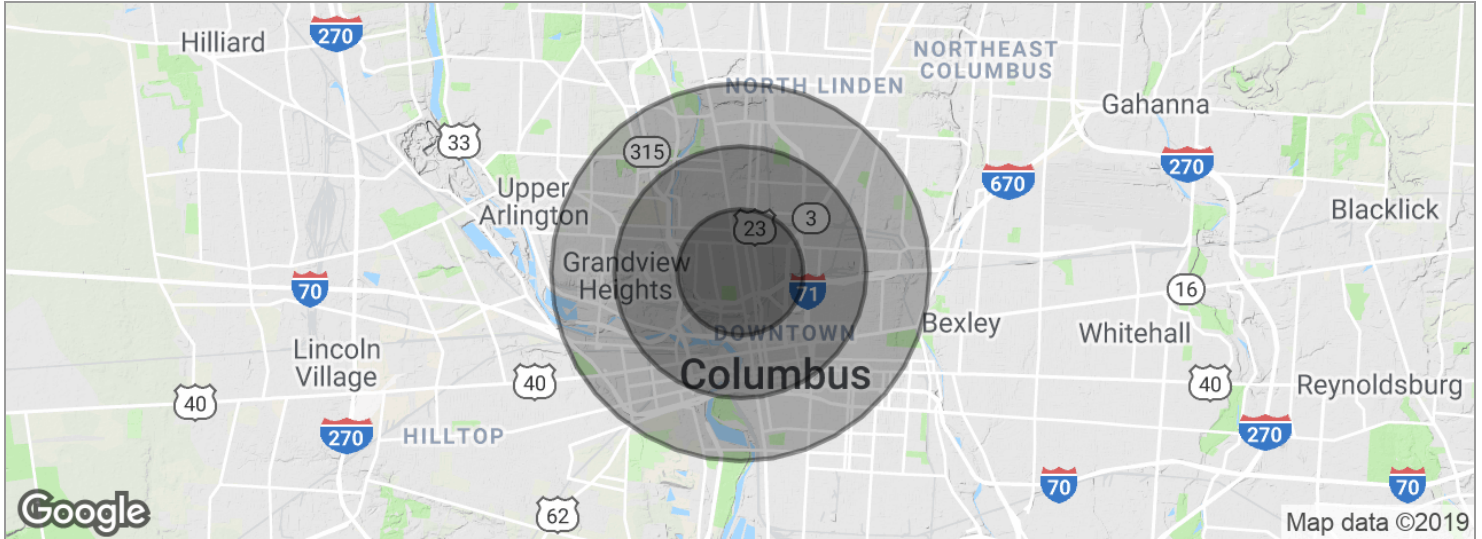
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Demographics Map // RETAIL/OFFICE FOR LEASE



POPULATION

	1 MILE	2 MILES	3 MILES
Total population	20,023	72,744	145,235
Median age	27.7	26.0	28.0
Median age (Male)	29.5	26.3	27.9
Median age (Female)	26.1	25.6	28.3

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	9,616	27,804	60,108
# of persons per HH	2.1	2.6	2.4
Average HH income	\$55,387	\$43,752	\$44,984
Average house value	\$254,451	\$246,841	\$200,071

* Demographic data derived from 2010 US Census

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