



CAPITOL  
EQUITIES

# FOR LEASE

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## 3504 NORTH HIGH STREET COLUMBUS, OHIO 43214

**CREATIVE LOFT SPACE  
PERFECT FOR RETAIL OR  
LOFT OFFICE**



**LIKE TO GET MORE INFO?**  
We'd love to hear from you.

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[capitolequities.com](http://capitolequities.com)

<b>PREMISES:</b>	3,000 sq ft
<b>NET LEASE RATE:</b>	\$13.50/SF
<b>OPERATING EXPENSES:</b>	\$2.40/SF
<b>UTILITIES:</b>	Paid by Tenant
<b>TRAFFIC COUNTS:</b>	High Street: 23,802 vpd North Broadway: 27,602 vpd
<b>KEY DEMOGRAPHICS:</b> (5 mile radius)	Population: 301,358 Households: 131,916 Avg. HH Income: \$51,946

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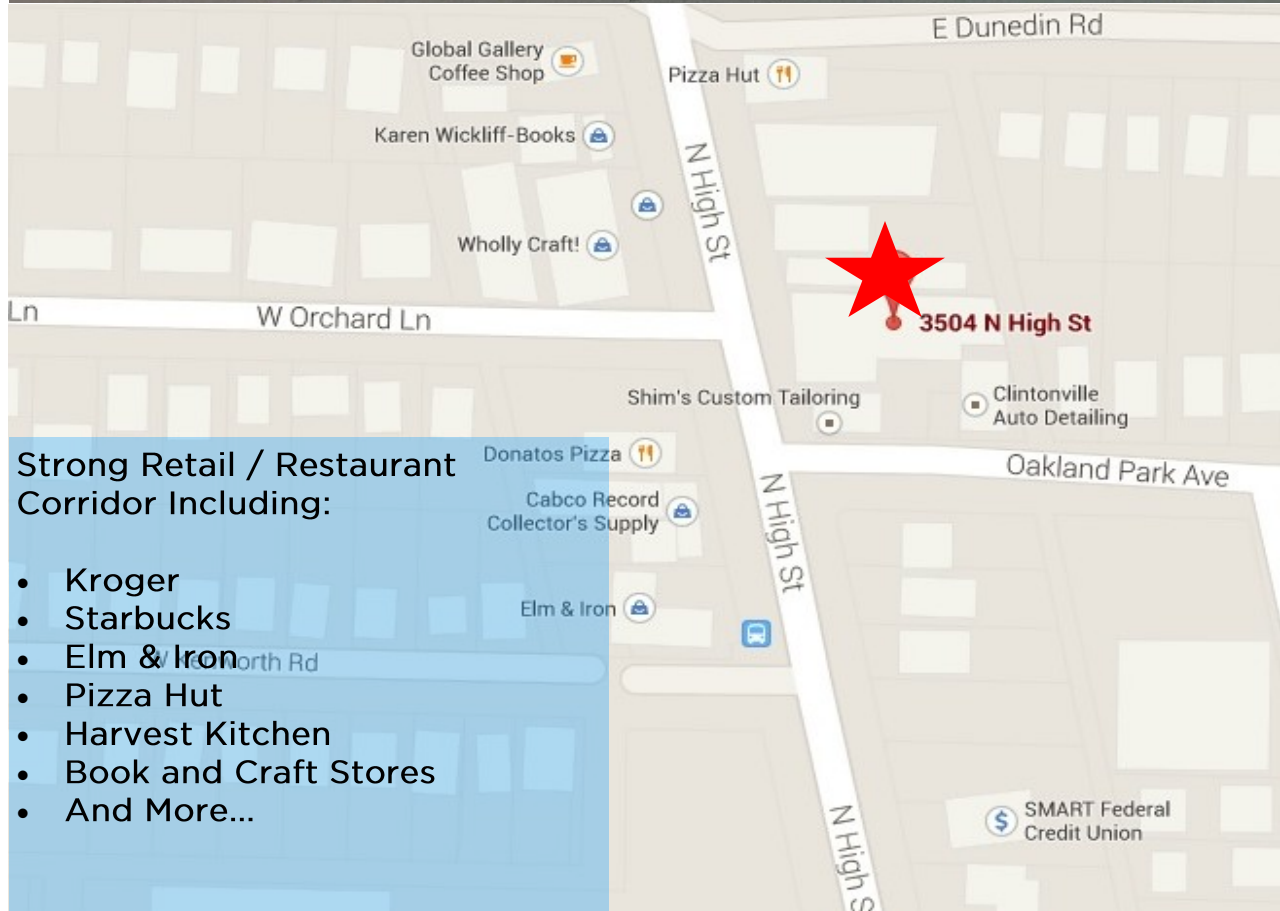


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Excellent Visibility on  
High Street!



Strong Retail / Restaurant  
Corridor Including:

- Kroger
- Starbucks
- Elm & Iron
- Pizza Hut
- Harvest Kitchen
- Book and Craft Stores
- And More...



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Suite Layout

