

For Sale



2800 S High St, Columbus, OH 43207

Office Building For Sale in Columbus, Ohio

- Total of $\pm$ 12,143 SqFt of Office Building
- Large meeting room, several offices, and off street parking with additional lot on S High Street for more parking
- Excellent visibility from S High Street
- Total of $\pm$ 0.708 acres, including overflow parking lot
- 20+ private offices



Click Here to View Property Video

James Mangas, CCIM

(614) 559-3350 Ext. 115

Jmangas@bestcorporaterealestate.com

Questions? Contact Us:

(614) 559-3350

Info@bestcorporaterealestate.com



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. *Line Drawings are Approximate*

4608 Sawmill Road, Columbus, Ohio 43220
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Exterior Photos



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Interior Photos



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Additional Property Information

Legal Information

Legal Property Description	Office Building For Sale
Price	\$750,000
Parcel Number	010-116059, 010-112762, 0100113271, 010-112664
Possession	Immediate

Land Information

Land Acreage	± 0.708 Acres
Parking Available	Yes
Current Use	Office Space
Current Zoning	UGN-2
Jurisdiction and School District	Columbus

Structural Information

Building Square Footage	±12,142 Square Feet
Units on Site	1
Floors Above Ground	1
Year Built	1959
Drive-In Doors	0

Additional Information

Lot Specifics	Off Street Parking Available
Parcel Benefits	High Visibility from S High
Fees and Associations	None
Water/Sewer System	Columbus
Real Estate Taxes (2025)	\$14,1174.46

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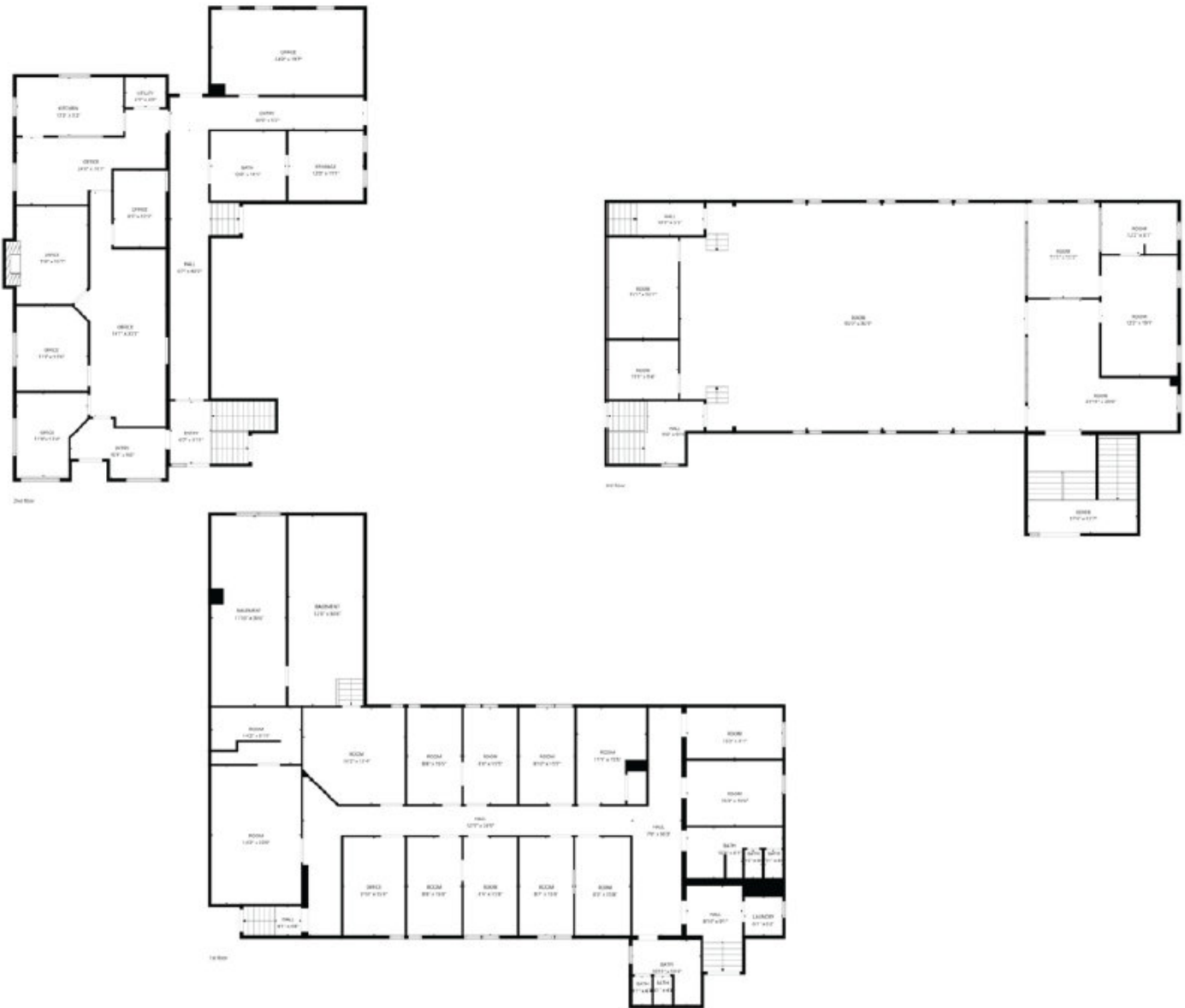
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Floor Plan (All Floors)



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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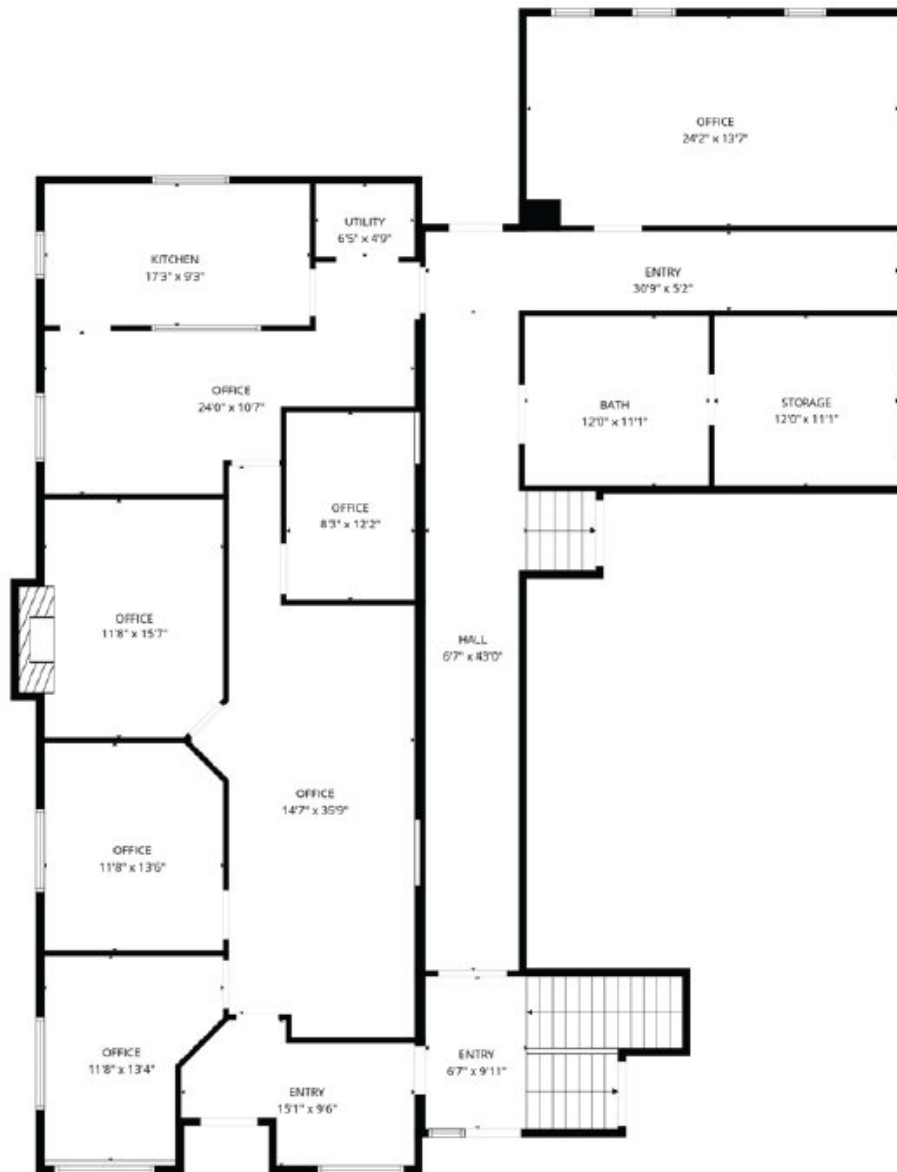
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Floor Plan (First Floor)

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Floor Plan (Second Floor)



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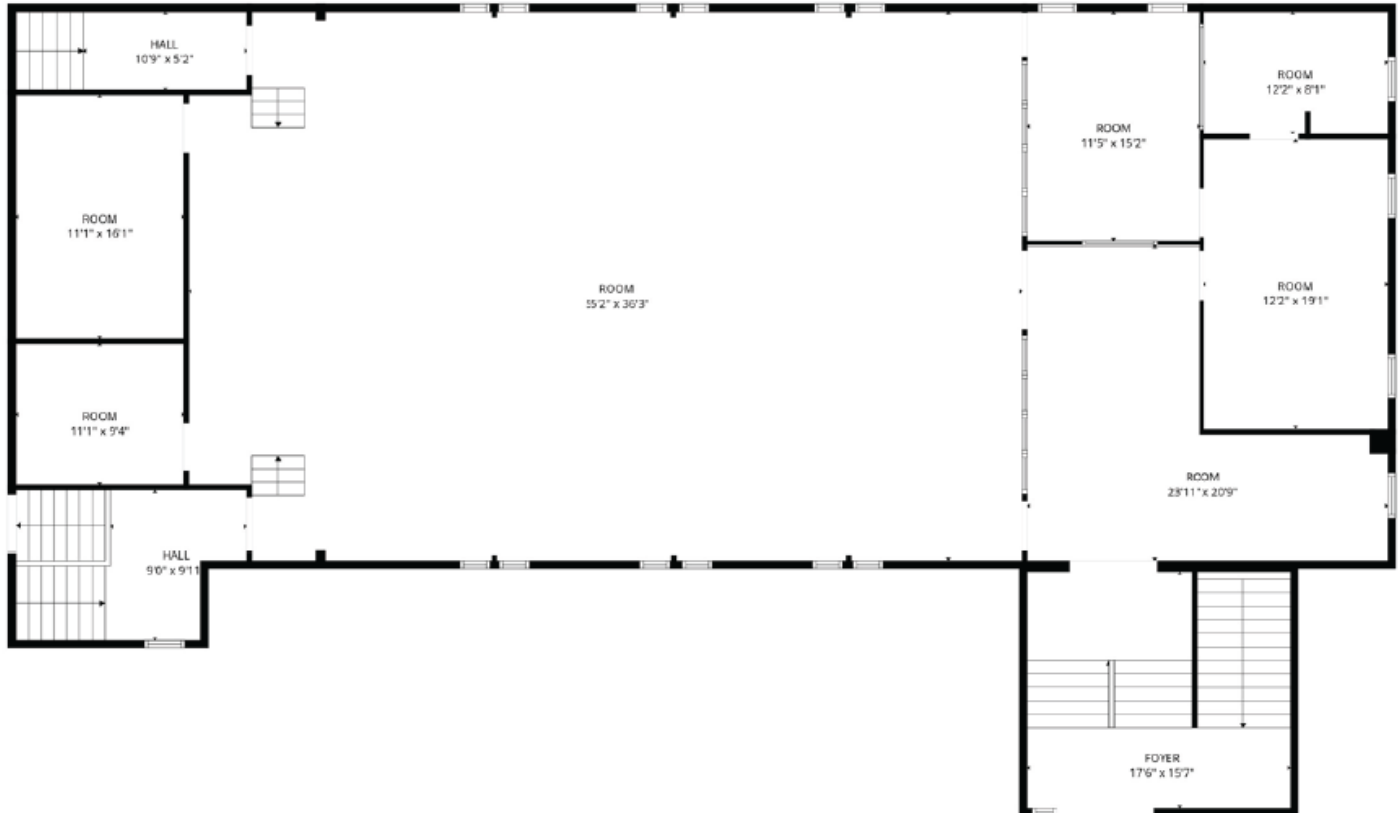
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Floor Plan (Third Floor)



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Parcel View



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Nearby Amenities



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1 Mile

3,207

3,313

\$38,761

3 Mile

34,925

19,819

\$41,190

5 Mile

108,183

53,409

\$42,511

Nearby Traffic

S High Street	±21,945 VPD
Route 104	±47,538 VPD
I-270	±184,050 VPD



Zip Code Demographics

Area Population	Area Households	Average Income
46,853	21,304	\$63,310

Major Nearby Interstates



THE CITY OF COLUMBUS

Major Regional Employers



Area Overview

Located in the heart of Central Ohio, the Columbus Region benefits from a strategic position as a global hub for advanced manufacturing, logistics, and technology. The area is anchored by massive developments including the Intel "Ohio One" semiconductor campus in New Albany, a \$28 billion investment expected to create 3,000 high-paying jobs, and Anduril Industries' "Arsenal-1", a \$1 billion defense manufacturing facility near Rickenbacker International Airport. The region also features the New Albany International Personal Care and Beauty Campus, a unique 400-acre vertically integrated supply chain cluster housing industry leaders like Bath & Body Works and KDC/One.

Columbus has solidified its status as a premier destination for the digital economy, currently on track to become the second-largest data center hub in the Great Lakes region. Major hyperscale investments include Google's \$7.2 billion data center expansion across New Albany, Lancaster, and Columbus, alongside Amazon Web Services (AWS), which has committed over \$10 billion to Ohio infrastructure. These facilities serve as the backbone for AI and cloud computing, driving significant revenue for the region as well as supporting thousands of construction and technical roles.

The healthcare sector is seeing unprecedented growth to meet the needs of a rapidly expanding population. The Ohio State University Medical Center is slated to open its new \$1.9 billion, 820-room inpatient hospital tower in early 2026. Simultaneously, OhioHealth is investing over \$1 billion in regional expansions, including a new 270,000-square-foot tower at Grant Medical Center and a dedicated Women's Health Center at Riverside Methodist Hospital. In the private sector, digital health leader Hims & Hers recently announced a \$200 million fulfillment and pharmacy lab in New Albany, which is expected to create 400 new jobs starting in 2026.

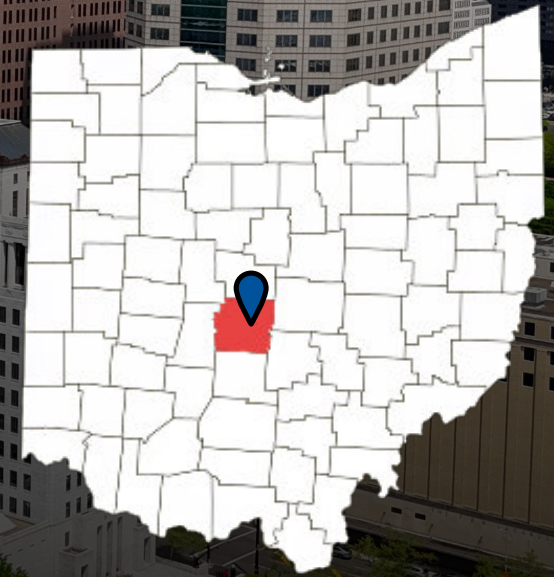


Photo: Downtown Columbus

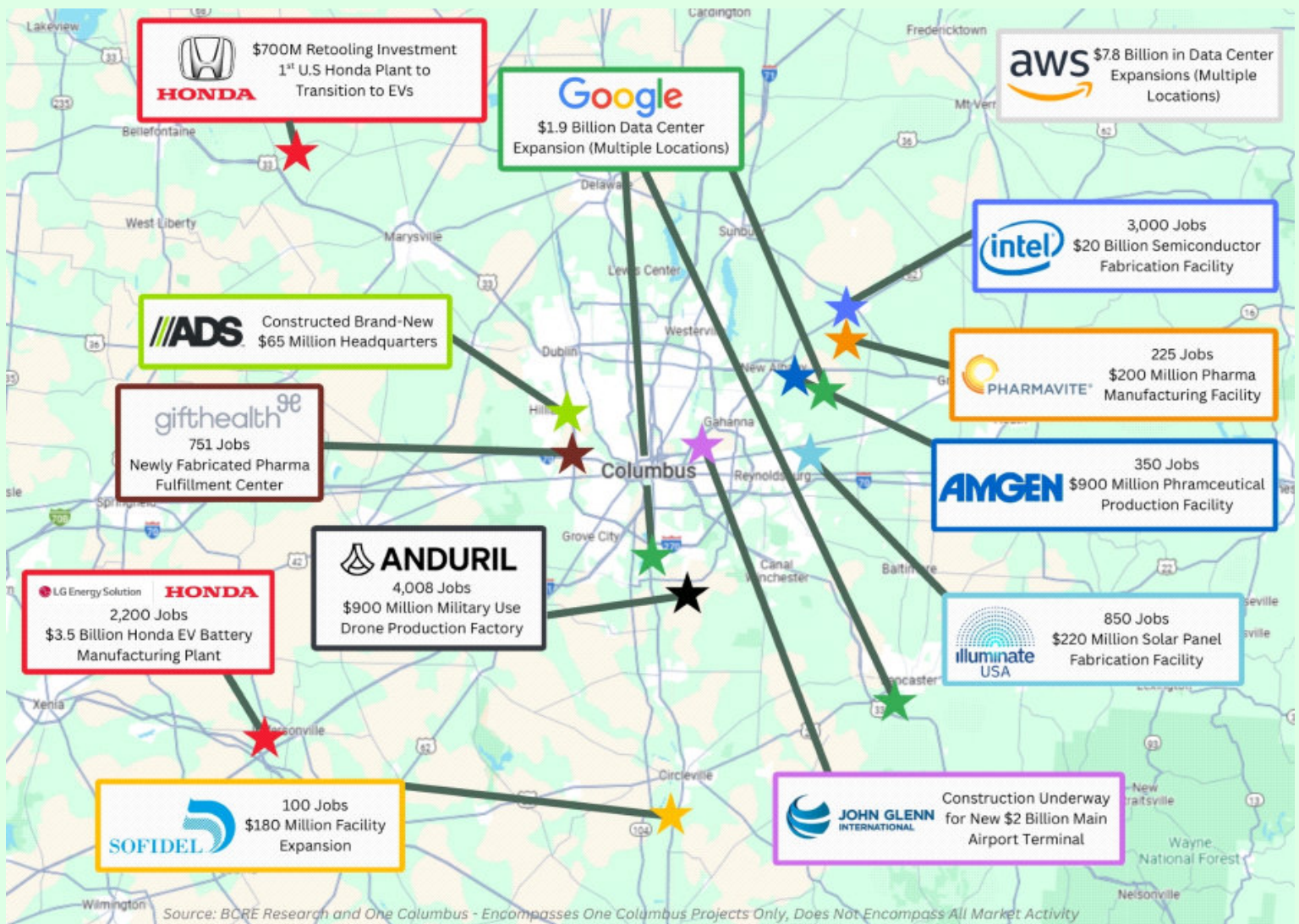
Demographics

Major Nearby Interstates



Sources used: Wikipedia, Narrpr.com, Google, Google Maps, www.Columbus.gov, www.flickr.com/photos/paulwasneski/29063264648/

NOTABLE PROJECTS COMING TO COLUMBUS (2026)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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