



CAPITOL  
EQUITIES

FOR SALE

*Providing creative commercial real estate solutions since 1997*



**OWNER-USER + INCOME STREAM**

**DOWNTOWN CBUS**

326 SOUTH HIGH STREET, COLUMBUS, OH 43215

**ED FELLOWS**

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## Property Description

Presenting an intriguing opportunity at 326 South High Street in downtown Columbus, OH. This 27,160 SF historic office building has recently undergone a renovation - resulting in the 1st, 4th and 5th floors leased as creative, loft-style professional offices.

The remaining suites - half of the 1st and 2nd floors, and the entire 3rd floor - provide an attractive prospect for investors with tons of up-side potential or as owner-occupied space.

## Location Description

Great downtown Columbus location in the River South District. Within two blocks of many great amenities and entertainment options including: the Columbus Commons, Bicentennial Plaza and the Scioto Mile, the Westin Great Southern Hotel and Southern Theatre, the historic German Village and several restaurants, bars, hotels and businesses.

## Property Highlights

- An owner-occupant could occupy up to 11,734 SF of this project, or use the space for value-add lease opportunities
- Owner will have a verified annual income-stream of \$238,510 from the long-term tenants
- Fourth and Fifth Floors are occupied by the award winning architectural firm, BBDO
- Five story, historic office building - Common Areas (plus 1st, 4th and 5th floors) fully renovated in 2024) to loft-office style suites including a main lobby, video access system for employees and guests
- 2nd and 3rd floors in vanilla box condition, ready to be customized to owner-user's (or tenant) specific needs
- Situated in a thriving downtown, easy walking distance to several dining, entertainment and community destinations including the Scioto Mile, historic Brewery District, Columbus Commons and more
- Great downtown Columbus location for law firms and practices associated with the Franklin County Courts system

### OFFERING SUMMARY

Building	27,160 SF
Purchase Price	\$3,300,000
Vacant SF	11,734 SF
Purchase Price Per Square Foot	\$121.50
Annual Gross Rental Income	\$238,510

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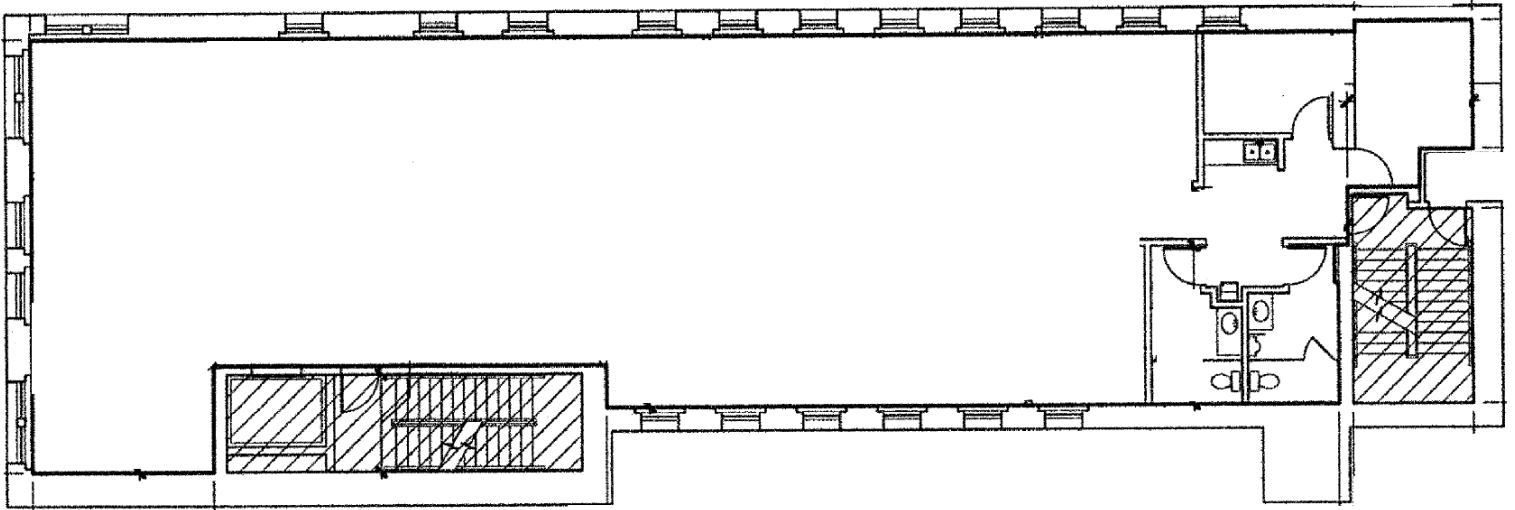




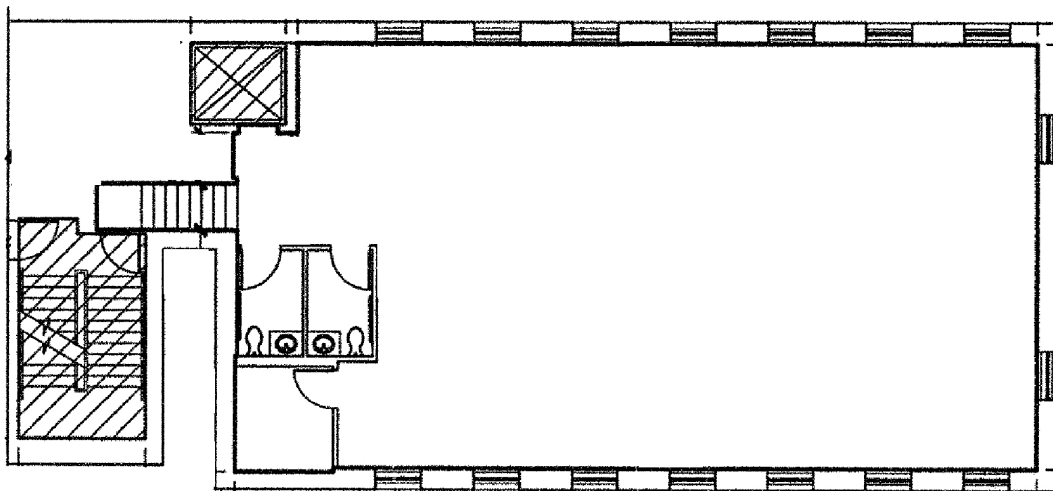
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# FOR SALE | OFFICE SAMPLE FLOORS - 2ND AND 3RD

326 SOUTH HIGH STREET, COLUMBUS, OH 43215



Suite 300: 4,492 SF Wide open space with 10' - 12' ceilings and original wood floors



Suites 150, 250 & 350: 2,414 SF suite on each floor wide open spaces with 10' - 16' ceilings and new carpet/LVT flooring

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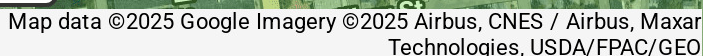
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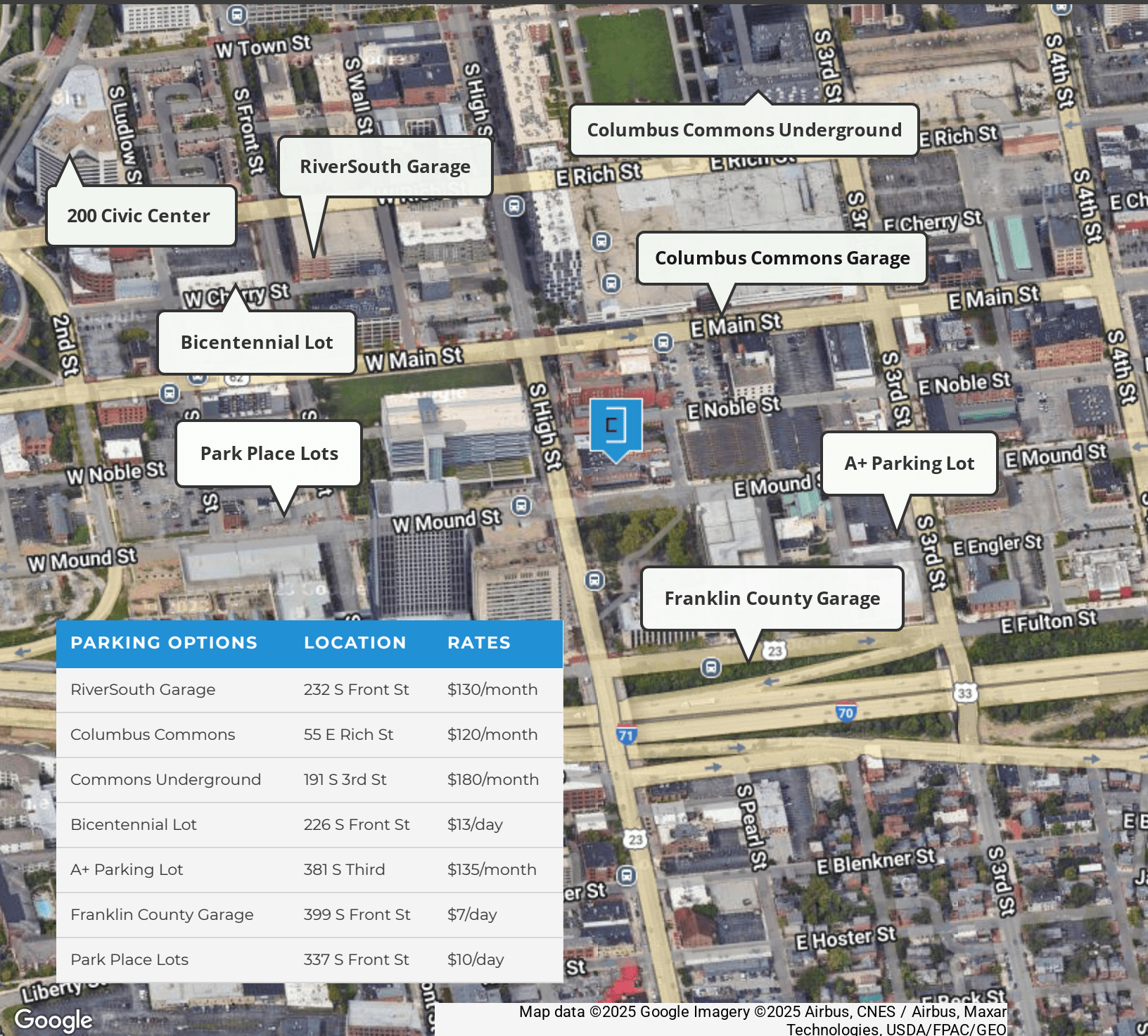




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# FOR SALE | OFFICE PARKING OPTIONS

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PARKING OPTIONS	LOCATION	RATES
RiverSouth Garage	232 S Front St	\$130/month
Columbus Commons	55 E Rich St	\$120/month
Commons Underground	191 S 3rd St	\$180/month
Bicentennial Lot	226 S Front St	\$13/day
A+ Parking Lot	381 S Third	\$135/month
Franklin County Garage	399 S Front St	\$7/day
Park Place Lots	337 S Front St	\$10/day

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