



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 Owner-Occupant with Income Stream opportunity at 326 South High Street in downtown Columbus, OH. This 27,160 SF historic office building has recently undergone a complete renovation - resulting in creative, loft-style professional offices. Located in the vibrant River South community of downtown Columbus, this property provides an attractive prospect for investors seeking a strategic addition to their portfolio. With significant potential for growth, this offering represents a rare chance to acquire a compelling asset in a thriving market.

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.

Adjacent to the Franklin County Courts Complex. Two blocks from Capitol Square. Great location for law practices and professional offices related to the government and courts.

Property Highlights

- An owner-occupant could occupy up to 16,094 SF of this project, or use the space for value-add lease opportunities
- Owner will have a verified annual income-stream of \$164,392 from the three floors currently leased to long-term tenants
- Fourth and Fifth Floors are occupied by the award winning architectural firm, BBCO
- 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	16,094 SF
Purchase Price Per Square Foot	\$121.50
Annual Gross Rental Income	\$164,382

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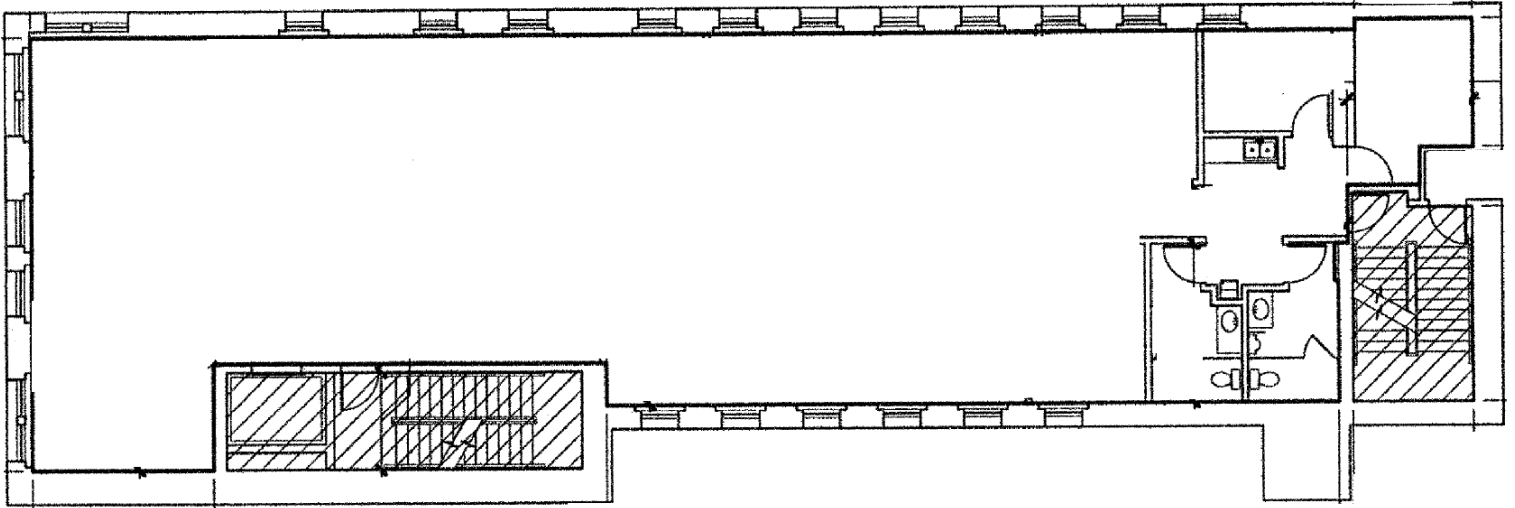
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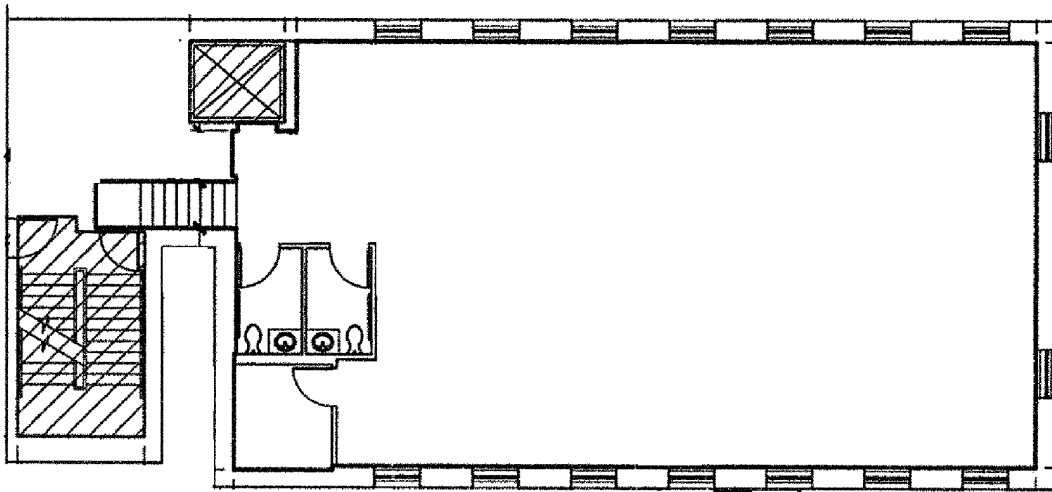
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FOR SALE | OFFICE SAMPLE FLOORS - 2ND AND 3RD

326 SOUTH HIGH STREET, COLUMBUS, OH 43215



Suites 200 & 300: 4,492 SF suite on each floor wide open spaces with 10' - 12' ceilings and original wood floors



Suites 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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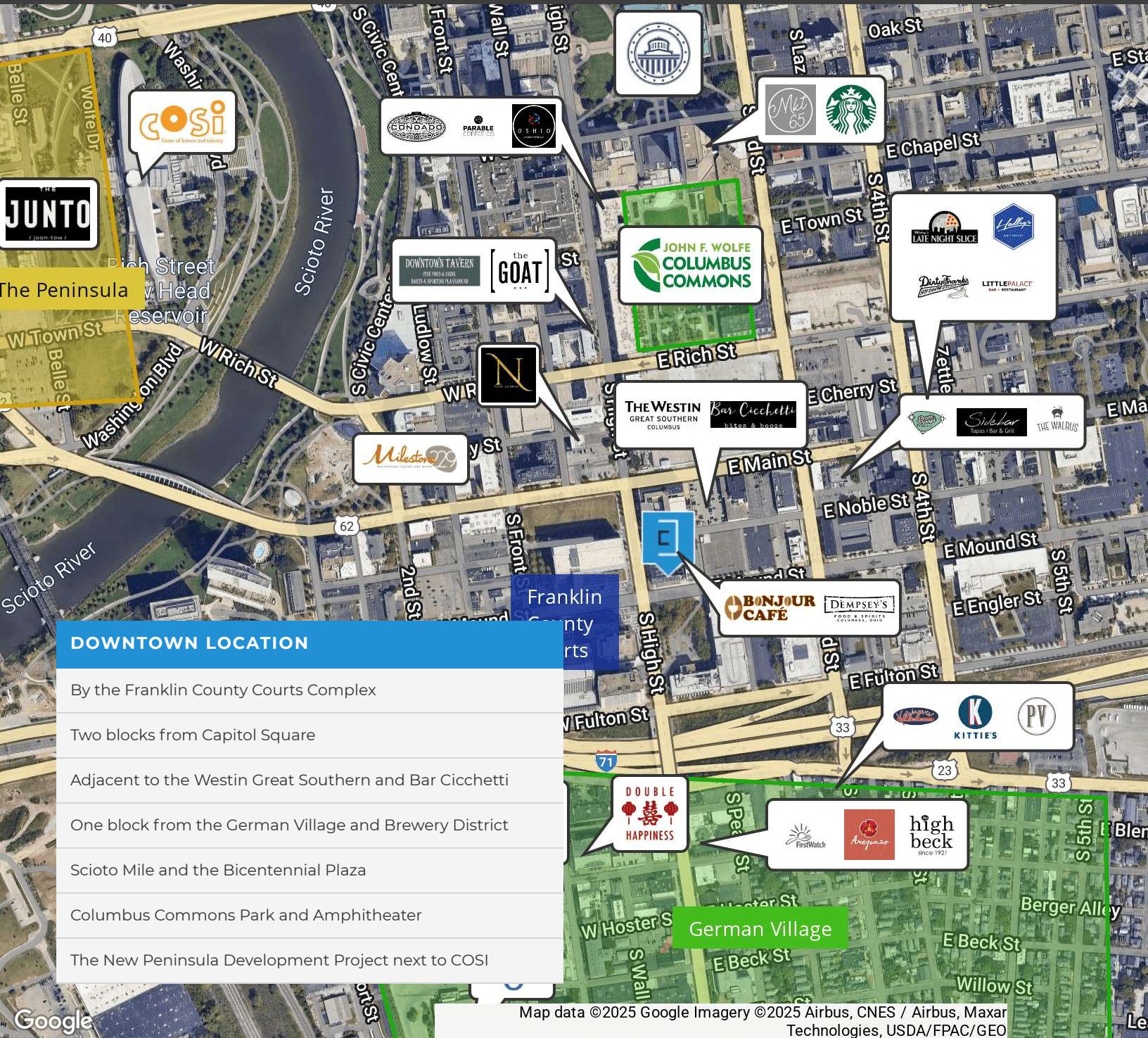
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FOR SALE | OFFICE LOCATION AMENITIES

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DOWNTOWN LOCATION

- By the Franklin County Courts Complex
- Two blocks from Capitol Square
- Adjacent to the Westin Great Southern and Bar Cicchetti
- One block from the German Village and Brewery District
- Scioto Mile and the Bicentennial Plaza
- Columbus Commons Park and Amphitheater
- The New Peninsula Development Project next to COSI

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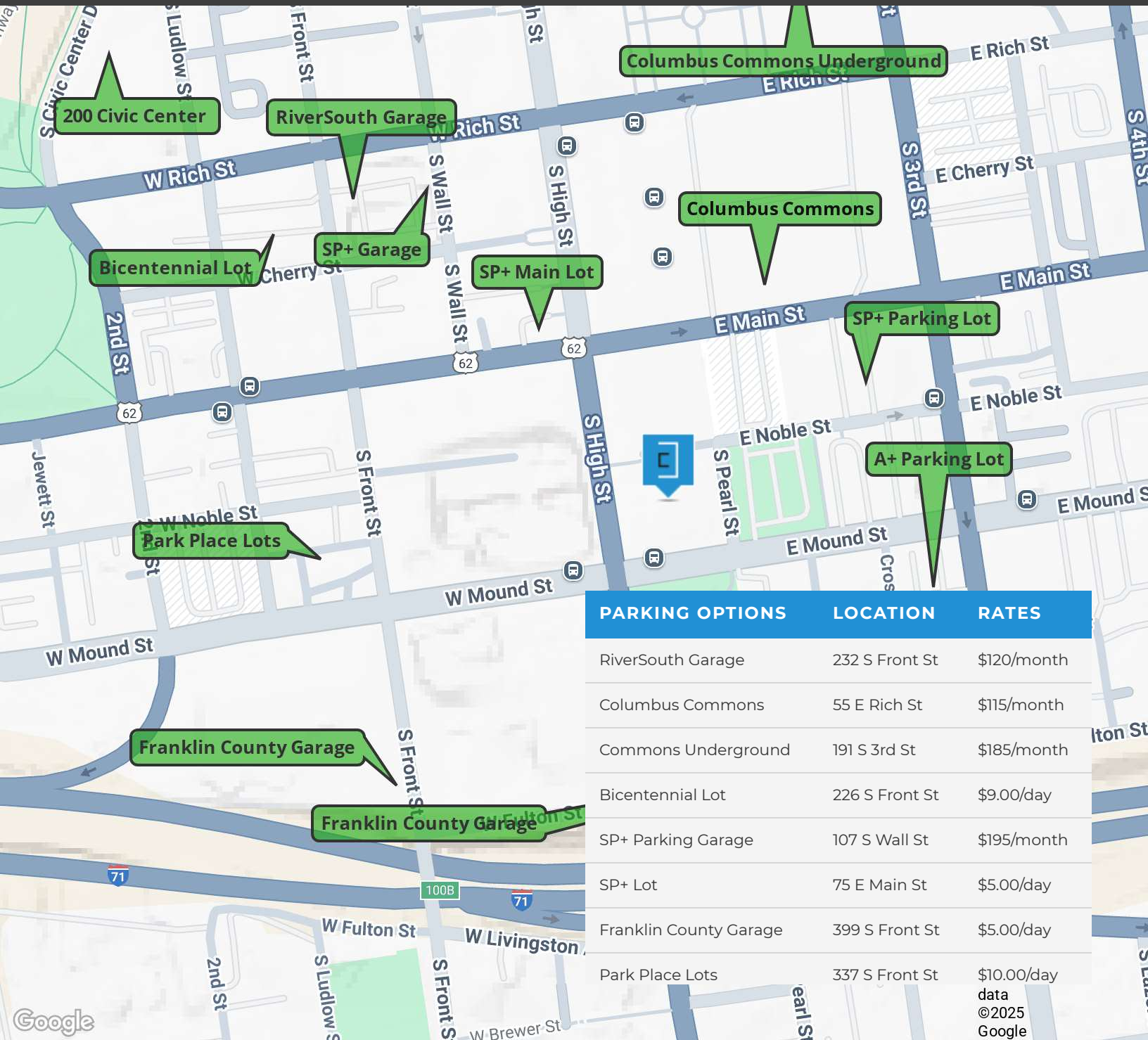
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FOR SALE | OFFICE PARKING OPTIONS

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PARKING OPTIONS	LOCATION	RATES
RiverSouth Garage	232 S Front St	\$120/month
Columbus Commons	55 E Rich St	\$115/month
Commons Underground	191 S 3rd St	\$185/month
Bicentennial Lot	226 S Front St	\$9.00/day
SP+ Parking Garage	107 S Wall St	\$195/month
SP+ Lot	75 E Main St	\$5.00/day
Franklin County Garage	399 S Front St	\$5.00/day
Park Place Lots	337 S Front St	\$10.00/day data ©2025 Google

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