



# Office / Retail Condo for Lease or Sale

THE BRUNSON BUILDING | 149 NORTH HIGH STREET  
COLUMBUS, OHIO

## Space Available

1,796 SF

## Asking Sale Price

\$399,000

## Asking Lease Rate

\$16.00/SF NNN

## Operating Expenses

\$8.43/SF (Estimated)

## Possession Date

July 2023

## Property Highlights

- Located on the ground floor of The Brunson building with 22 luxury residential condominiums above.
- The space boasts tall ceiling heights and large glass windows, the mostly open plan has built-in work stations and cabinetry, a conference room, two private offices and a kitchenette
- Located on High Street with high traffic exposure with a tremendous signage opportunity
- Awarded the “Outstanding Aesthetic Contribution” by the city for office design

*For information, please contact:*

### Cory Kooperman

*Managing Director*

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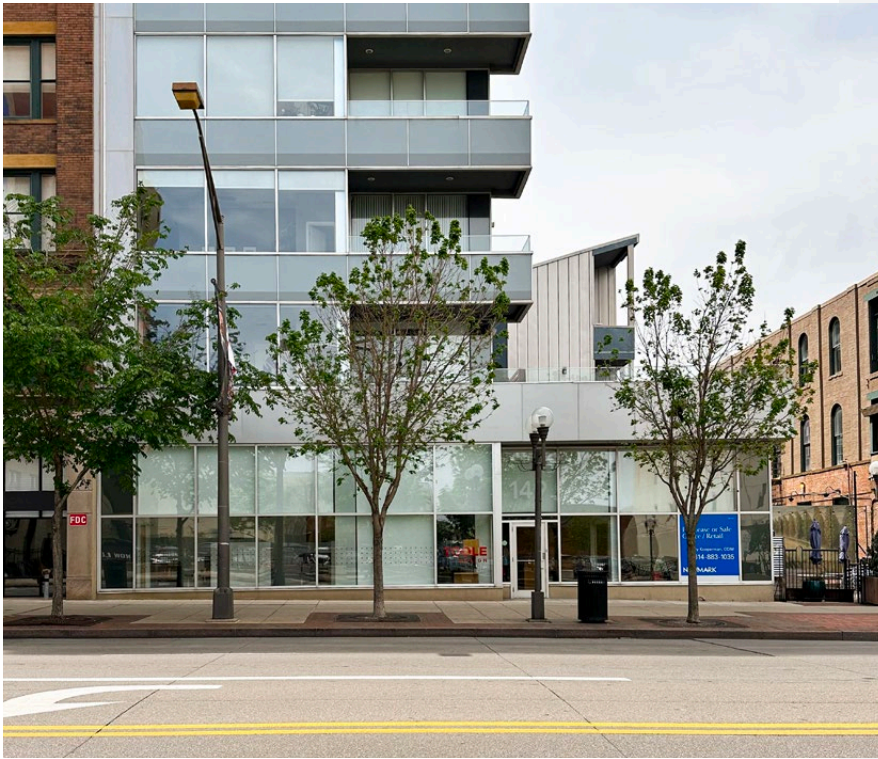
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## 149 NORTH HIGH STREET

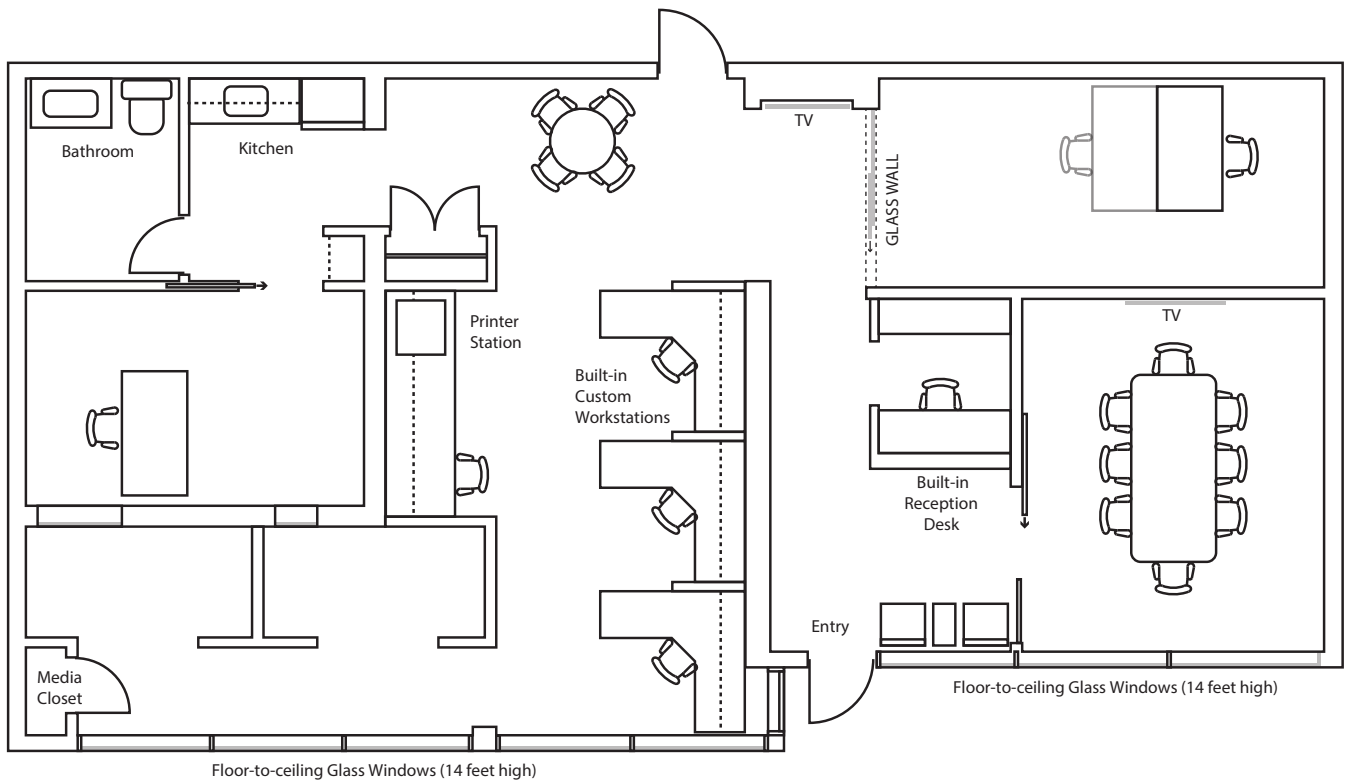


### Expenses

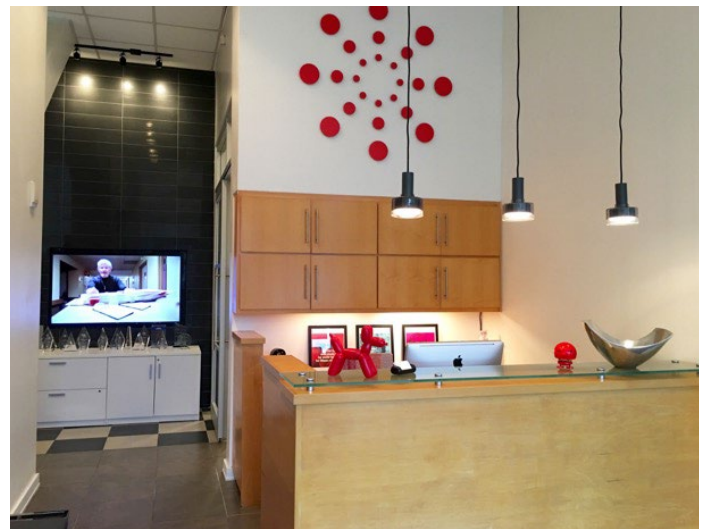
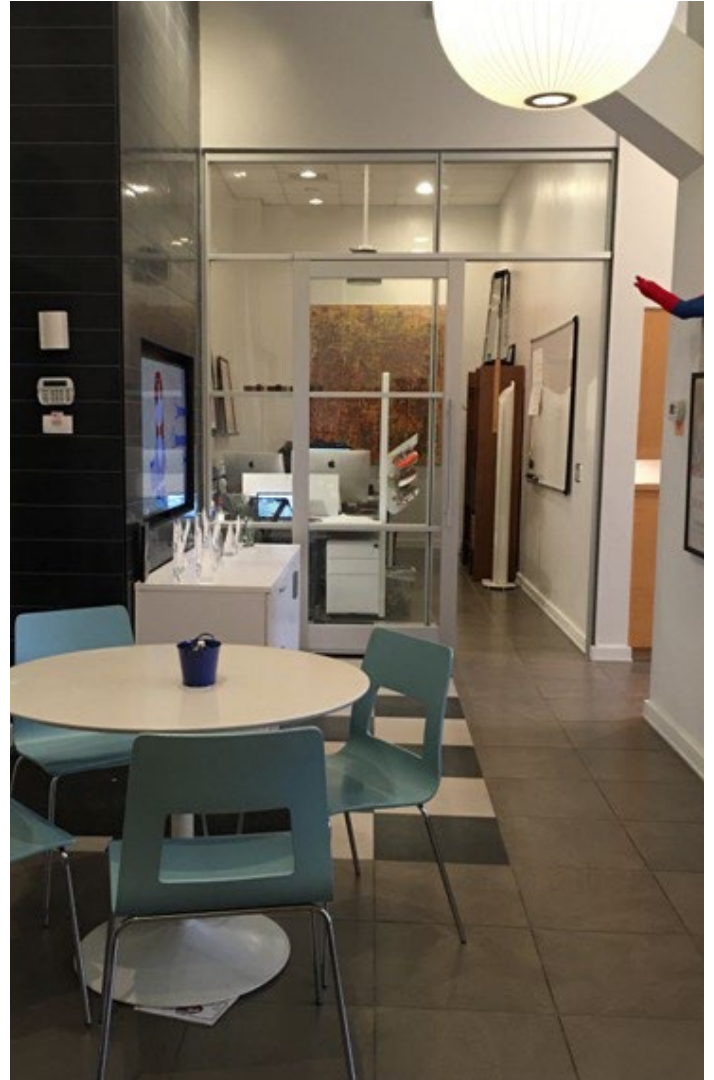
Property Taxes	\$670/Month
Condo Fees	\$453/Month
Insurance	\$140/Year

### Property Notes

- Access to the gym, rooftop terrace and dog play area during normal business hours
- Free internet access, pre-wired security system and a large display screen TV in entrance
- Janitorial is privately contracted for the office interior
- Gas, electric and water are paid separately by the Tenant



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