



OFFICE BUILDING FOR LEASE

168-170 North High Street Columbus, OH 43215

For Lease | 78,850 sf of Office Space- Can Subdivide

Contact Ann Adams 614.483.2315 & Patrick Larrimer 614.746.5602



PRESENTED BY

Jeffrey T. Keller

(614) 924-0410

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Upper Arlington Office | (614) 924-0410 | 1720 Zollinger Road, Suite 200, Upper Arlington, OH 43221

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PROPERTY DESCRIPTION

Property Overview:

Located at 168-170 N High St, Columbus, OH 43215, this prominent five-level building offers a strategic position in the heart of Downtown Columbus. Designed to accommodate both office and retail uses, the property is exceptionally suited for federal, state, or municipal agencies seeking a central and secure location.

Key Features:

Strategic Location: Near the Ohio Statehouse, federal and city court buildings, and the U.S. Bankruptcy Court, providing unparalleled proximity to essential governmental institutions.

Excellent access to public transportation and major highways.

The building includes features conducive to government operations, such as secure entry points, adaptable floor plans, and compliance with accessibility standards. Equipped with fiber optic.

Many parking options nearby.

OFFERING SUMMARY

Lease Rate:	\$12.50 SF/yr (MG)
Available SF:	1,000 - 78,850 SF
Lot Size:	0.36 Acres
Building Size:	94,620 SF

DEMOGRAPHICS	0 . 3 MILES	0 . 5 MILES	1 MILE
Total Households	998	2,016	11,269
Total Population	1,454	3,071	17,495
Average HH Income	\$113,050	\$106,224	\$99,234

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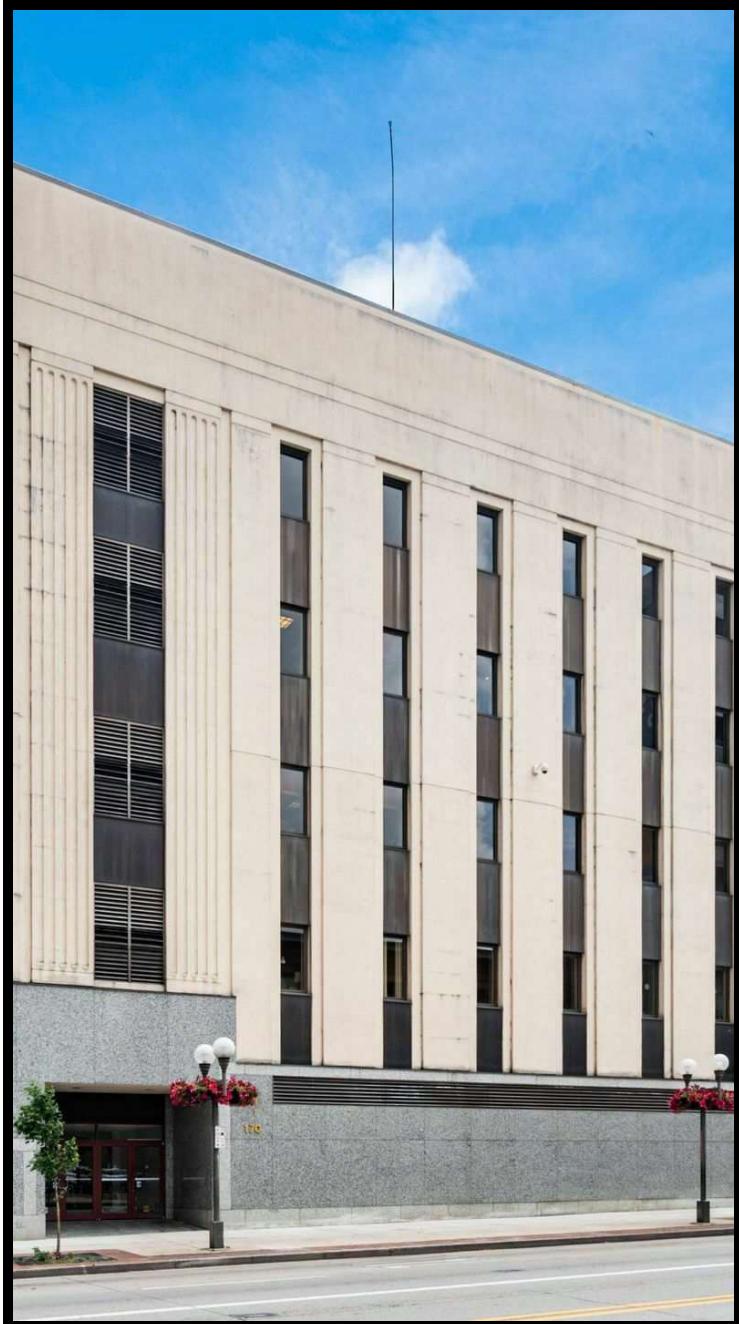
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Key features include:

High visibility on High Street with direct access to COTA bus lines, bike lanes, and major highways
Fiber-optic connectivity throughout the building for high-speed internet access
Secure entry systems and ADA-compliant access points
Multiple elevators for efficient vertical access
Restrooms on every floor and shower facilities for tenant convenience
Break rooms or kitchenette spaces in select areas
Surrounded by nearby parking options, including surface lots, street parking, and adjacent parking garages

This building is ideal for a wide range of tenants, including:

Government agencies in need of close proximity to downtown institutions
Law firms, legal service providers, and court reporters
Counselors, therapists, and behavioral health professionals
Professional service firms: CPAs, financial advisors, insurance agents, consultants
Real estate brokerages and title offices
Health & wellness practitioners: chiropractic, physical therapy, acupuncture, or telehealth offices
Creative firms and tech companies: marketing agencies, design studios, developers
Non-profits and advocacy groups with a civic focus
Client-facing retail businesses: boutique shops, cafés, print or repair services

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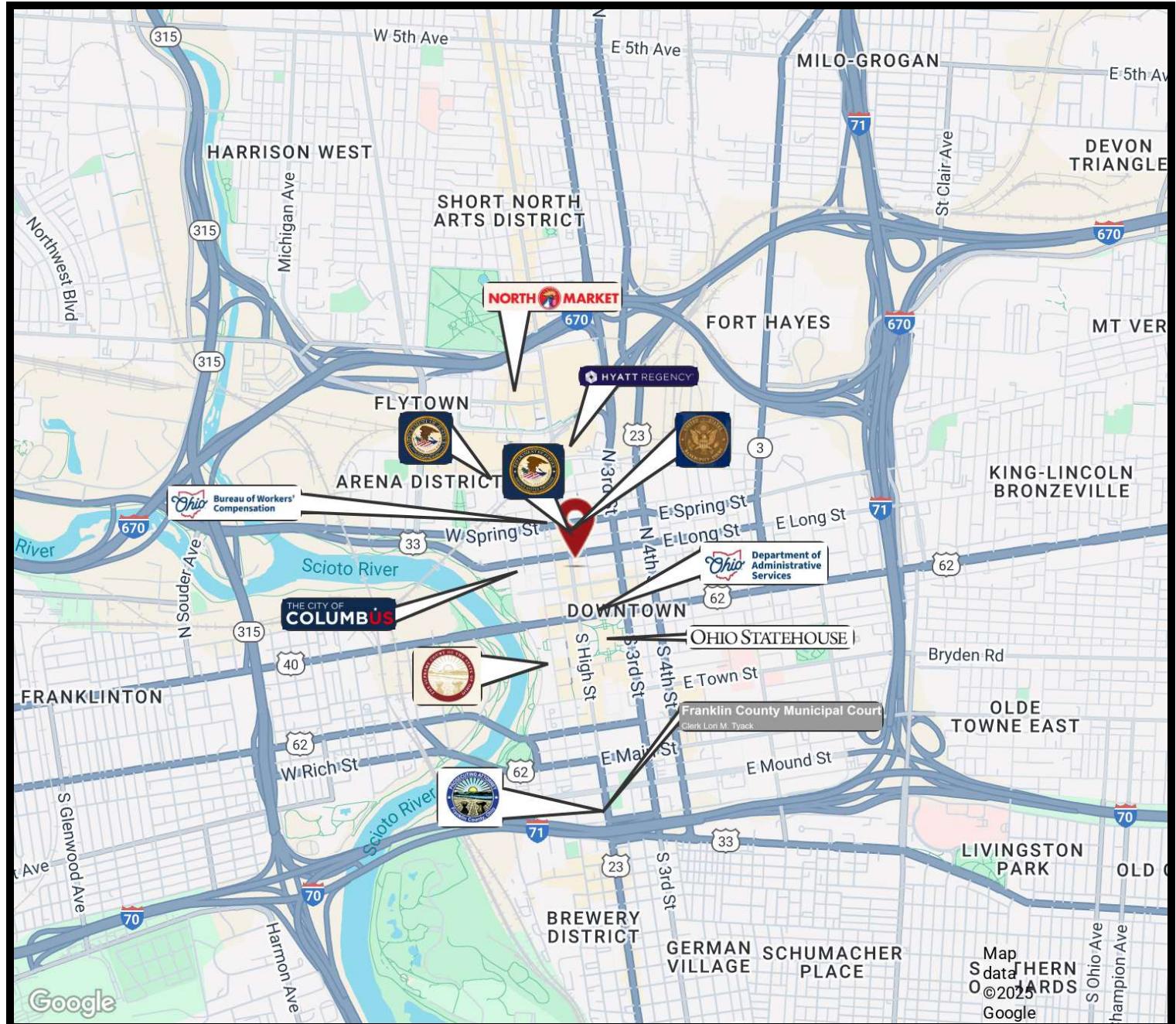
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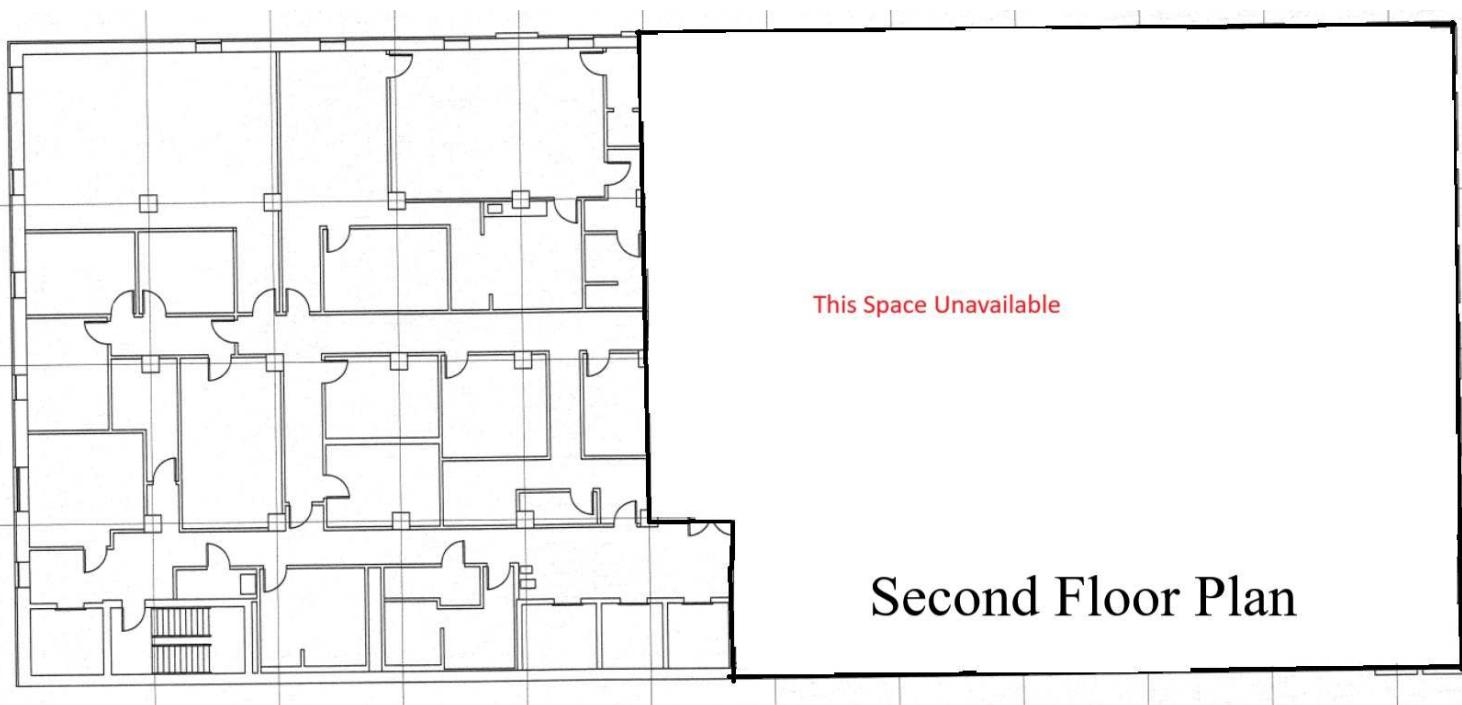
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Second Floor Plan

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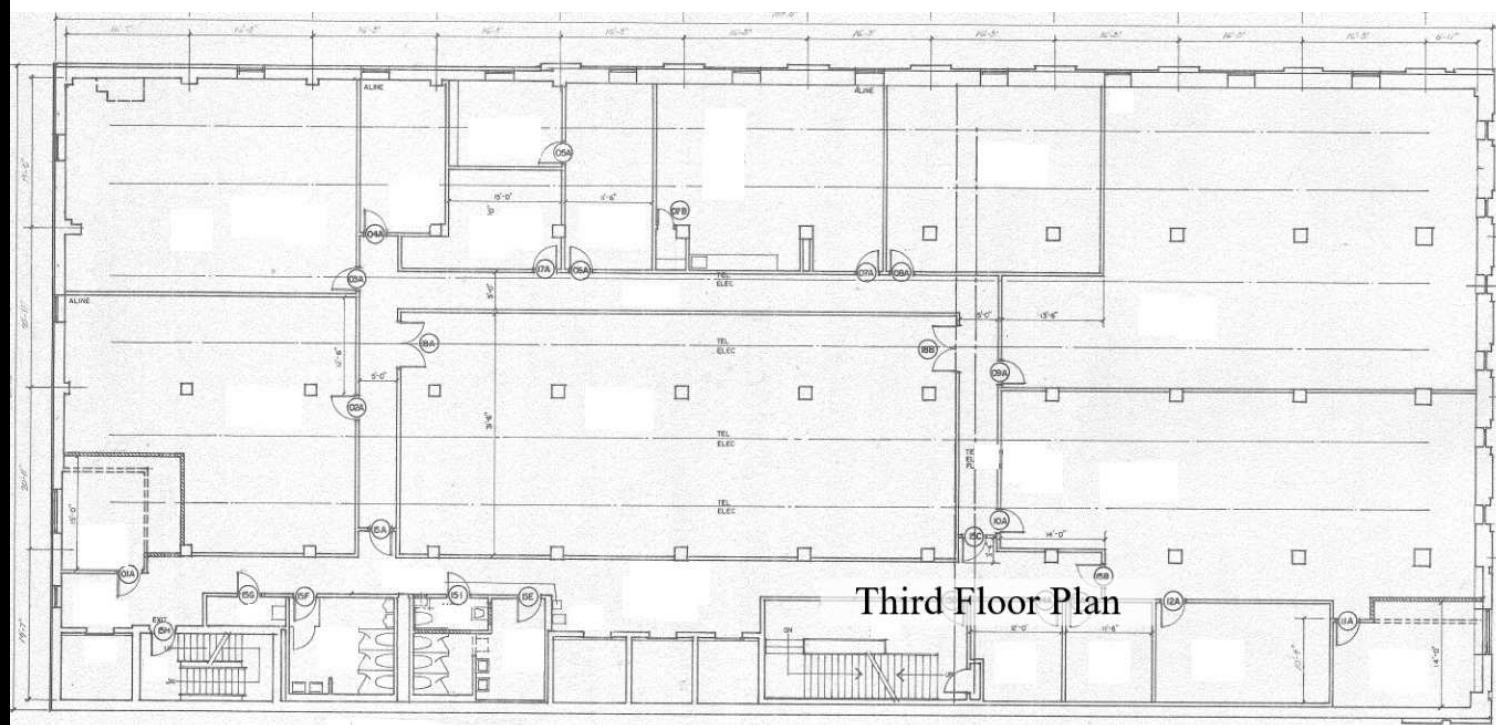
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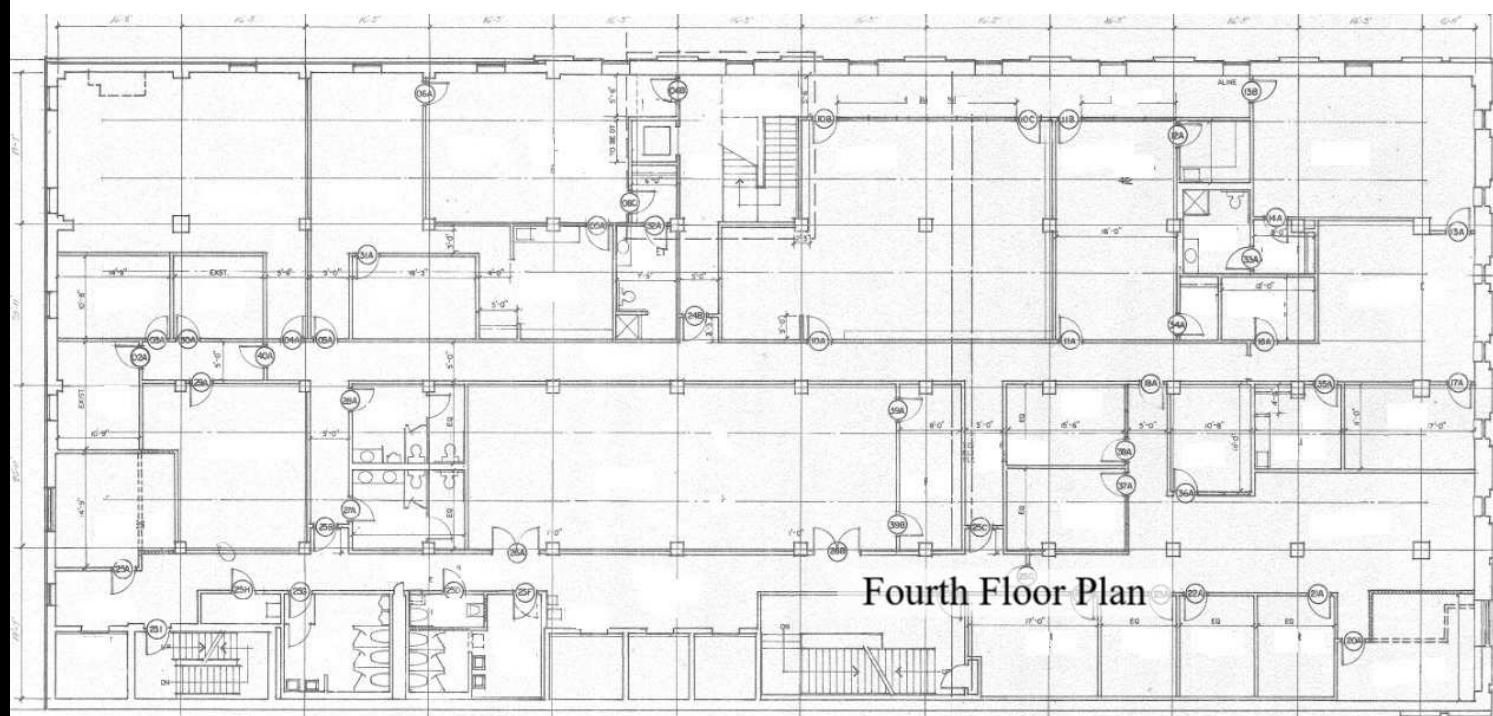
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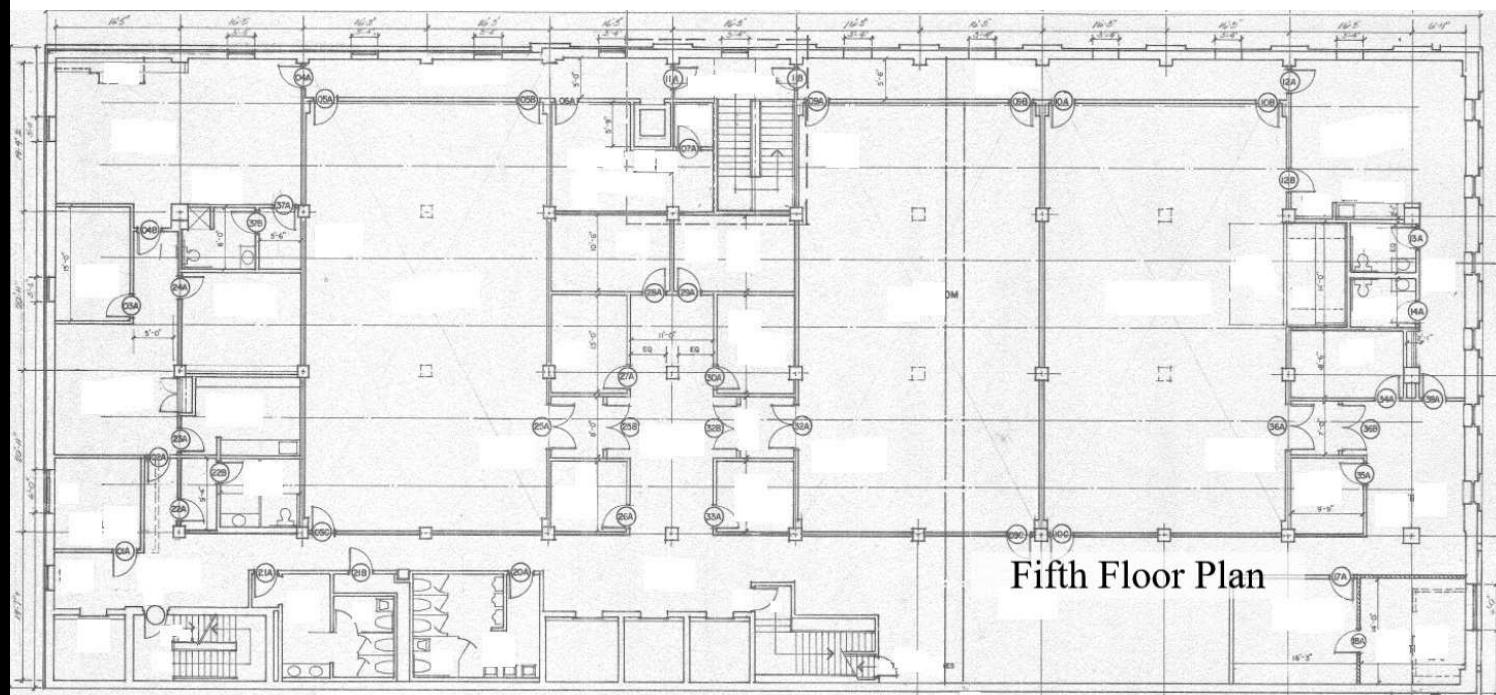
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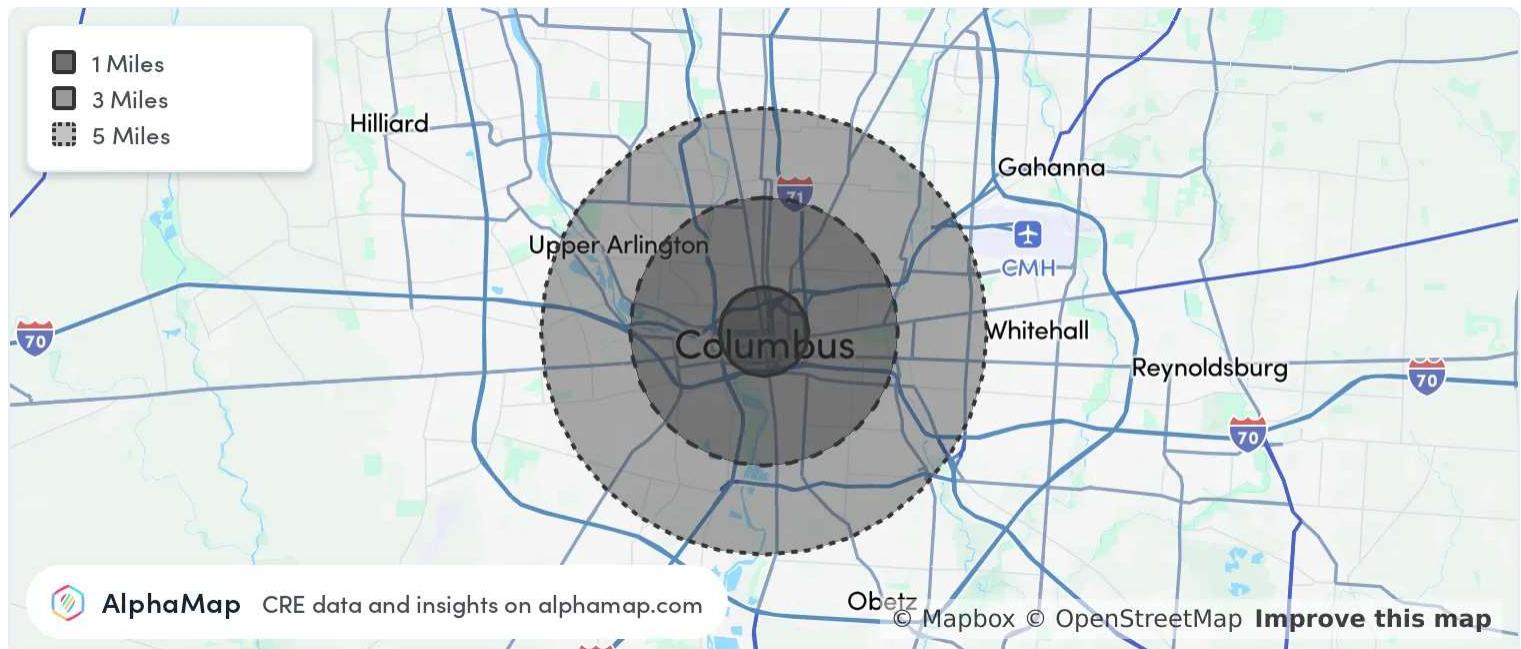
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,495	155,703	344,137
Average Age	38	33	36
Average Age (Male)	39	34	35
Average Age (Female)	38	33	36

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,269	70,060	147,618
Persons per HH	1.6	2.2	2.3
Average HH Income	\$99,234	\$76,106	\$83,210
Average House Value	\$625,492	\$367,546	\$325,799
Per Capita Income	\$62,021	\$34,593	\$36,178

Map and demographics data derived from AlphaMap

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DISCLAIMER

The information presented in this marketing package is believed to be accurate, but it is not guaranteed. The buyer shall investigate the property to determine its suitability for the buyer's requirements.

Real estate opportunity and its agents do not have the authority to bind the seller to any terms, whether in writing or orally. Only written and signed communication between the buyer and the seller shall be considered part of any contract between the buyer and the seller.

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