



CAPITOL
EQUITIES

FOR LEASE

Providing creative commercial real estate solutions since 1997



2,414 - 9,000 SF

SCHLEE-KEMMLER

326 SOUTH HIGH STREET, COLUMBUS, OH 43215

ED FELLOWS

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J.R. KERN

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Property Description

Historic Schlee-Kemmler building now under new ownership. Building currently under renovation to provide true, loft-style offices in the heart of downtown Columbus.

Suites will retain historic character, but provide updated, open layout, new kitchenette and updated, private restrooms.

Property Highlights

- Building fully renovated in 2023 with dynamic, loft-style environments
- Suites provided in vanilla-box condition, ready for tenant finishes, plus T.I. Allowance
- Private elevator access to each floor
- Fully secured building with video access system for employees and guests
- Several parking options in immediate vicinity of property
- High ceilings with large windows and tons of natural light
- Suites up to 9,000+/- SF available across two floors with secure elevator access

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.

OFFERING SUMMARY

Available SF:	2,414 - 9,000 SF
Lease Rate:	\$16.50 SF/yr
Op. Exp.:	Base Year Expense Stop
Utilities:	Utilities & Janitorial Paid by Tenant

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Fifth Floor sample renovated space

Available Spaces

SUITE	SIZE (SF)	DESCRIPTION
350	2,414 SF	Extra-high ceilings at 16' make for dramatic space with tons of natural light. Will include new carpet/LVT flooring.
300	4,492 - 9,000 SF	Original wood floors with 10' ceilings. The 2nd and 3rd floor suites can be leased together with private elevator access.
250	2,414 SF	Wide-open space with 10' ceilings. Will include new carpet/LVT flooring.
200	4,492 SF	Wide open loft-style space with original wood floors and 12' ceilings
100	3,196 SF	Extra high ceilings with beautiful pressed tin panels. Mostly open space with private entrance from High Street.

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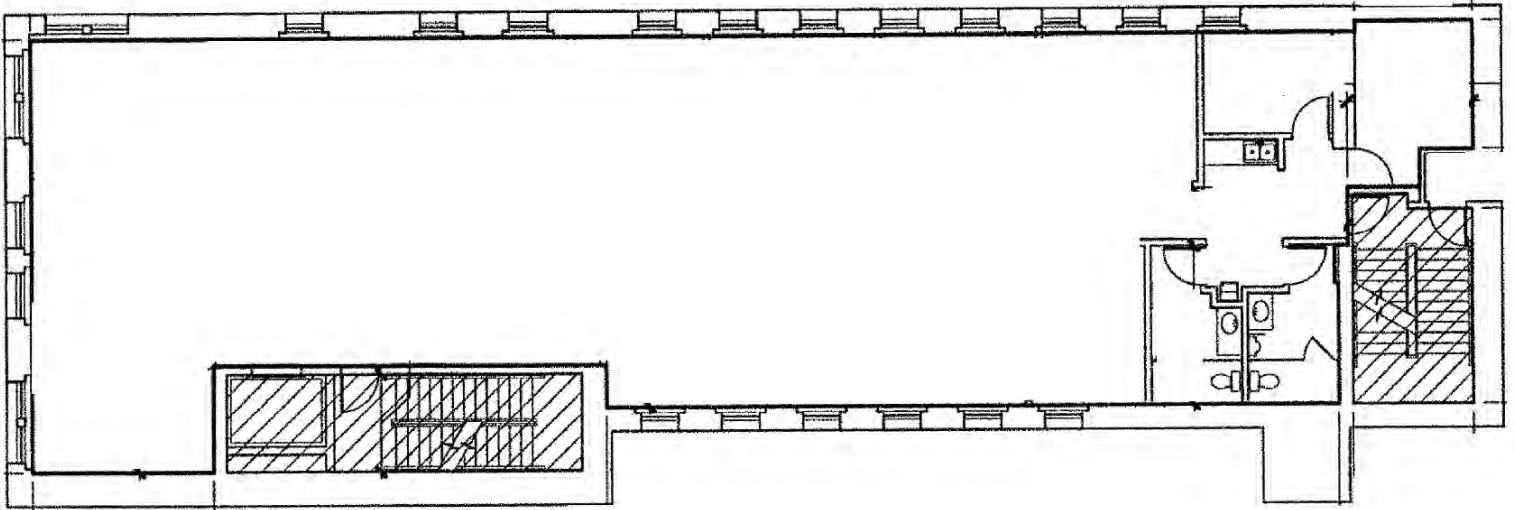
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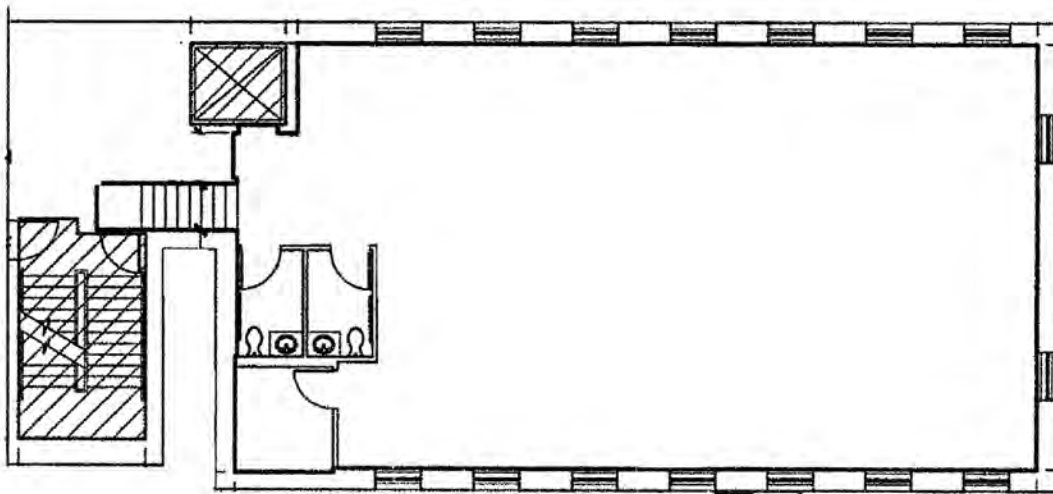
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FOR LEASE | OFFICE SAMPLE FLOORS - 2ND AND 3RD

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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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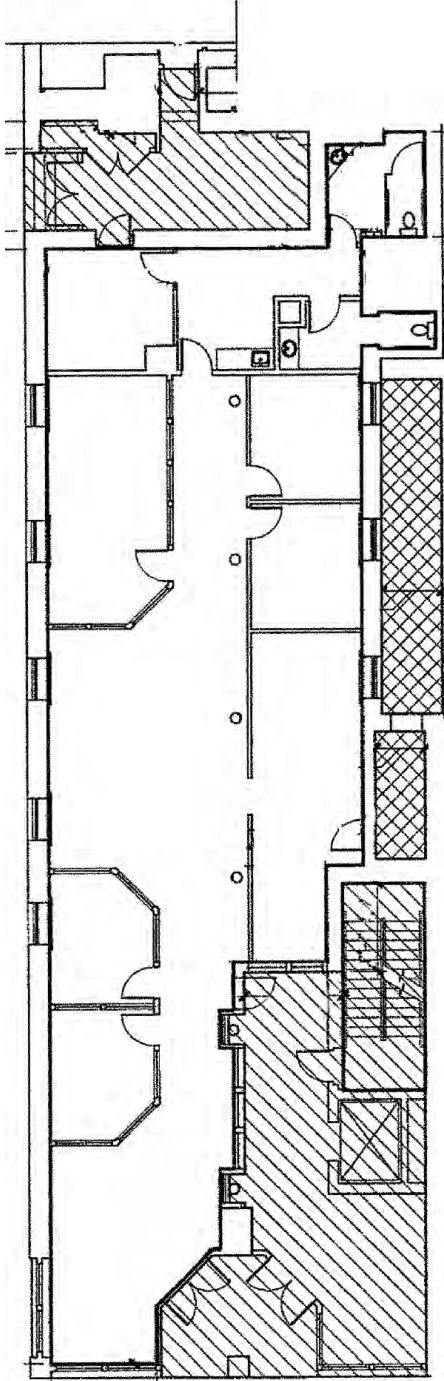
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FOR LEASE | OFFICE FIRST FLOOR AS-BUILT

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Extra-high ceilings with beautiful architectural details



Great historic character throughout

First Floor Suite with Private High Street Entry

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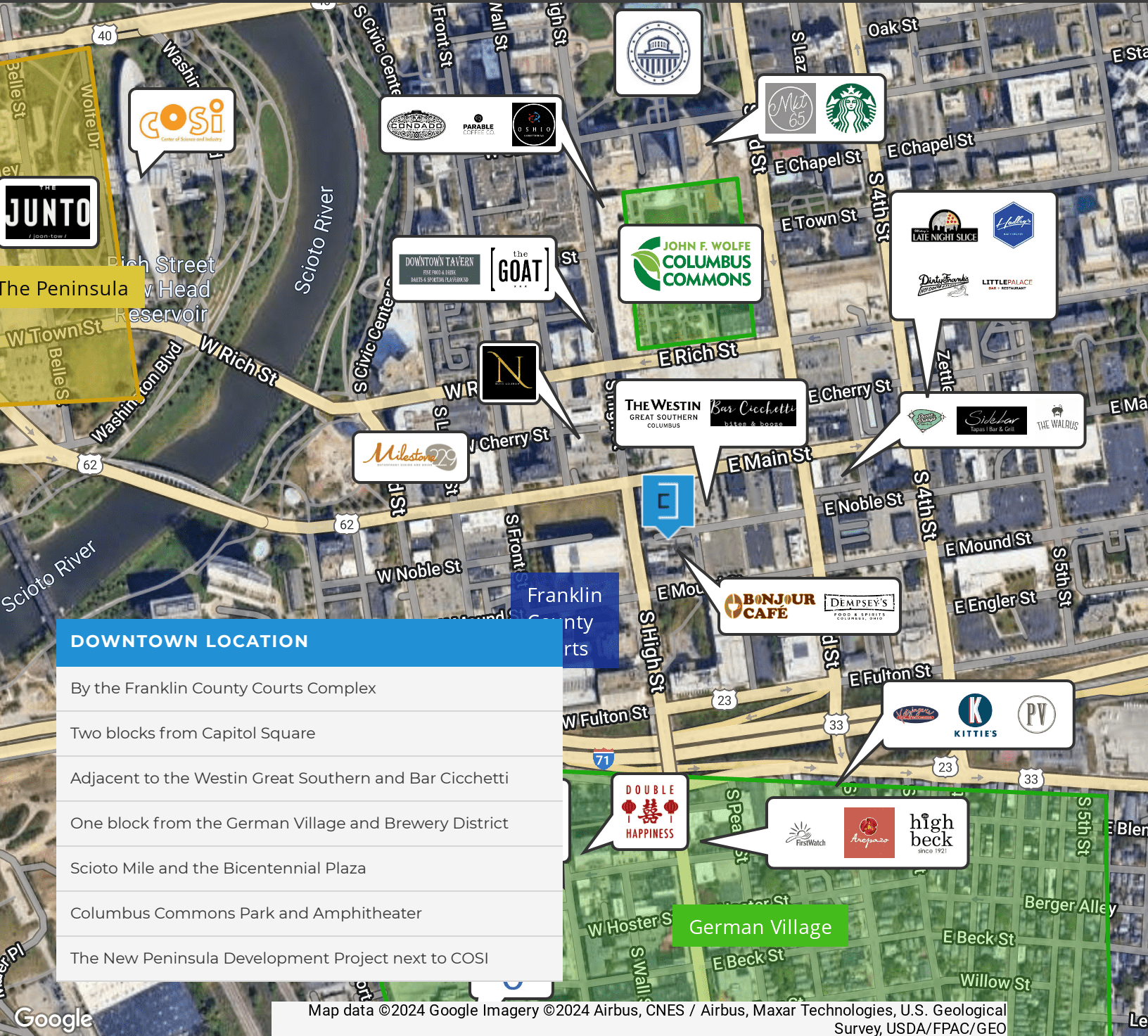
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FOR LEASE | OFFICE LOCATION AMENITIES

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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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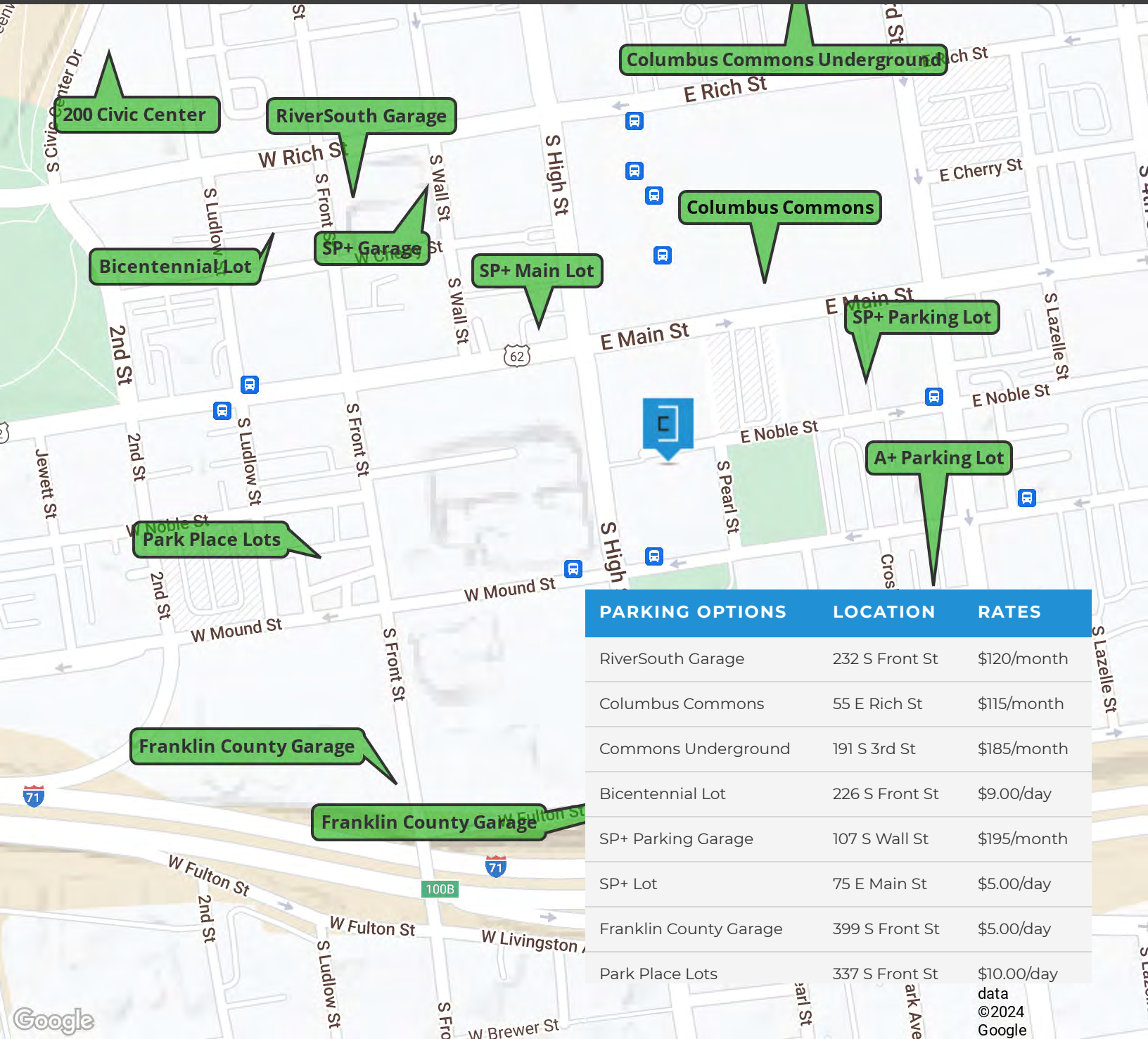
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FOR LEASE | OFFICE PARKING OPTIONS

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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

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