



OFFERING BROCHURE

6700 NORTH HIGH STREET | COLUMBUS, OH MSA

CORPORATE CAMPUS REDEVELOPMENT | **HOTEL OPPORTUNITY**



The Opportunity

Cushman & Wakefield is pleased to present the opportunity to develop the hotel component of a mixed use project located within the highly desirable Columbus submarket of Worthington. As Columbus's first suburb, the location is just minutes from Downtown and The Ohio State University. With Worthington being a well established and land locked community, opportunities for redevelopment are limited.

This offering is solely for the hotel portion situated on the South side of the site, which may be delivered either through adaptive re use of the existing South Building or as a new construction hotel on a dedicated pad. The larger multi building campus includes office (North), retail outparcel opportunities, and residential at the rear of the property—creating a unique, infill mixed use environment in a community eager for thoughtful new development.

PROPERTY OVERVIEW

Address	6700 N. High Street Worthington, OH 43085
Hotel Use Sites	Site 2 and Site 3
Parcel Size	±1.9-acres (building footprint, more acreage potentially available for things like parking)
Parcel IDs	100-002683, 100-002578
Tax Incentive	The City of Worthington approved a 75%, 10-year CRA for the development of office on the property in 2022.

INVESTMENT HIGHLIGHTS

- **The Opportunity** - Acquire a ±1.9-acre parcel within framework of a mixed-use redevelopment with a 200,000 SF building ideally suited for conversion to hospitality use.
- **Former Corporate Headquarters** - Prime location just off I-270 in the heart of Worthington, featuring existing commercial kitchen and conference facilities ready for adaptive reuse or hotel pad site for new construction.
- **Desirable Community** - Worthington is a highly sought-after suburban market with top-tier schools and amenities, supporting a range of redevelopment options.
- **Infill Location** - Part of a larger 17.66-acre site in central Worthington, offering scale for a comprehensive redevelopment plan in a market focused on lot optimization and revitalization.
- **Diverse Real Estate Potential** - Hotel with frontage on High Street within the larger site, enabling future uses such as anchored retail, office, medical, multifamily, and senior housing.
- **Proximity to Class A Development** - Positioned near major projects including the Methodist Children's Home redevelopment, Holiday Inn conversion at 7007 N. High Street, and upgrades to The Shops at Worthington Place—creating strong momentum for this asset.

Site Plan



- 1 - OFFICE BUILDING
- 2 - HOTEL BUILDING
- 3 - RIGHT-OF-WAY
- 4 - OUT LOT
- 5 - PARKING GARAGE
- 6 - RESIDENTIAL APARTMENTS
- 7 - RESIDENTIAL TOWNHOUSES



INVESTMENT CONTACTS

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