



CAPITOL  
EQUITIES

FOR LEASE

*Providing creative commercial real estate solutions since 1997*



**2,282 - 4,492 SF**

**SCHLEE-KEMMLER**

326 SOUTH HIGH STREET, COLUMBUS, OH 43215

**ED FELLOWS**

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# FOR LEASE | OFFICE DOWNTOWN COLUMBUS

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## 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.

## Property Highlights

- Five story, historic office building - common areas (and floors 1, 4 and 5) renovated in 2024 including a main lobby, video access system for employees and guests
- 2nd and 3rd floors in vanilla box condition, ready to be customized to tenant's specific needs
- Building includes high ceilings with large windows and private elevator access to each floor
- 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, and several parking options in immediate vicinity of the property

### OFFERING SUMMARY

Available SF:	2,282 - 4,492 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
326 South High Street, Suite 350	2,414 SF	Extra-high ceilings at 16' make for dramatic space with tons of natural light.
326 South High Street, Suite 300	4,492 SF	Original wood floors with 10' ceilings with private elevator access.
326 South High Street, Suite 250	2,414 SF	Wide-open space with 10' ceilings.
326 South High Street, Suite 150	2,282 SF	Current layout includes several private offices and direct exterior entry

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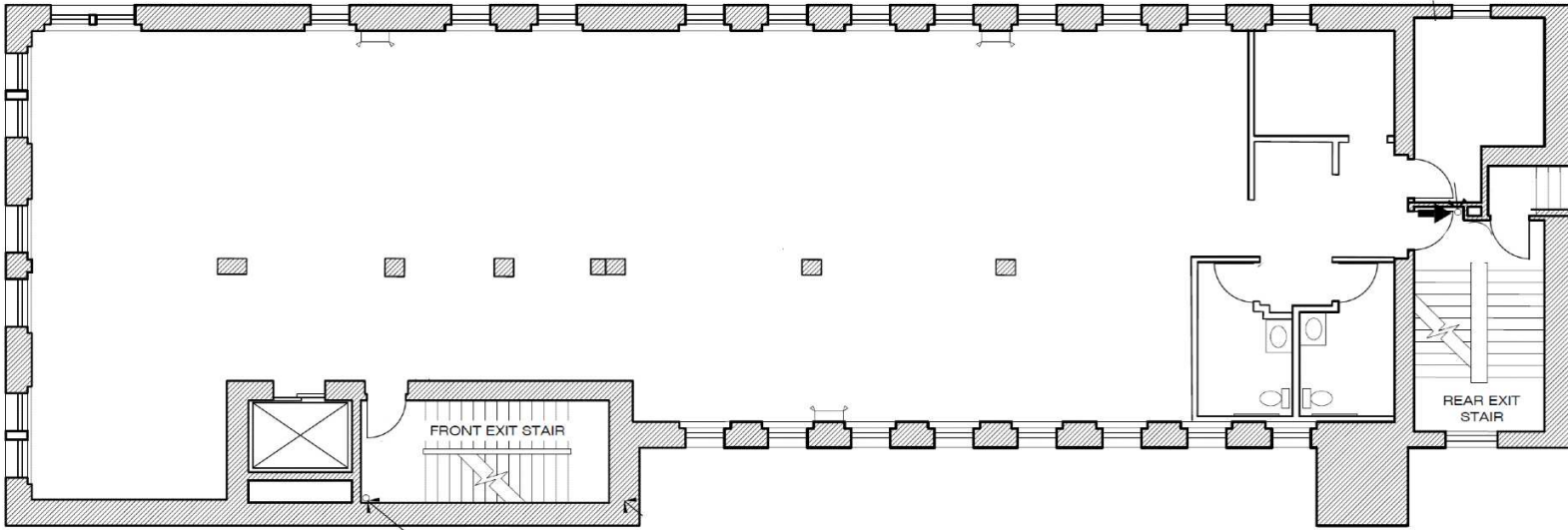
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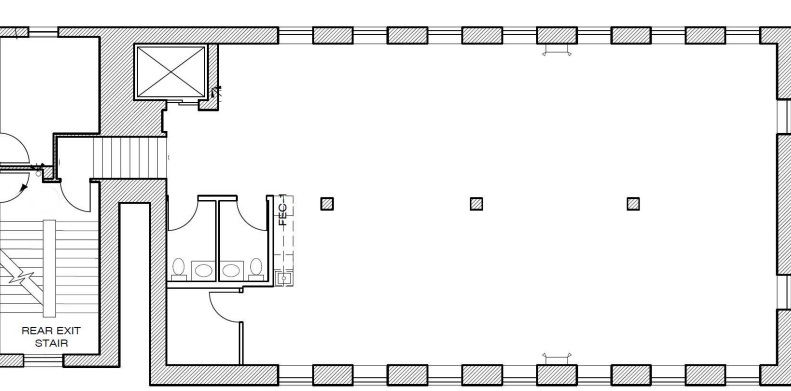
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**FOR LEASE | OFFICE  
FLOORPLANS**

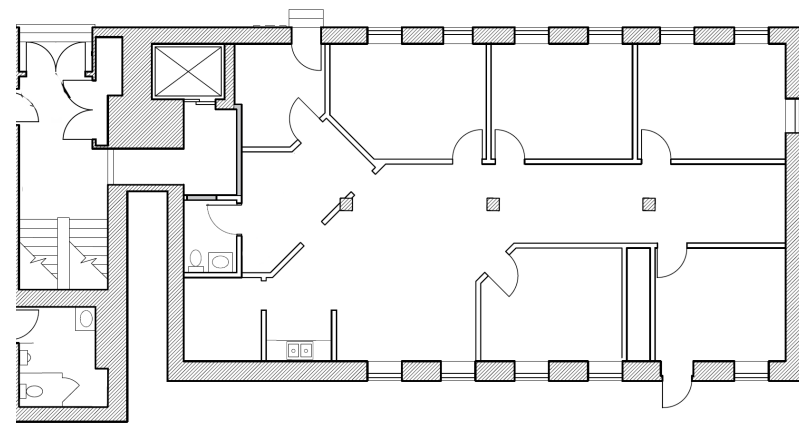
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Suite 300: 4,492 SF suite | Wide open space with 10' - 12' ceilings and original wood floors



Suites 250 & 350: 2,414 SF suite on each floor  
Wide open spaces with 10' - 16' ceilings



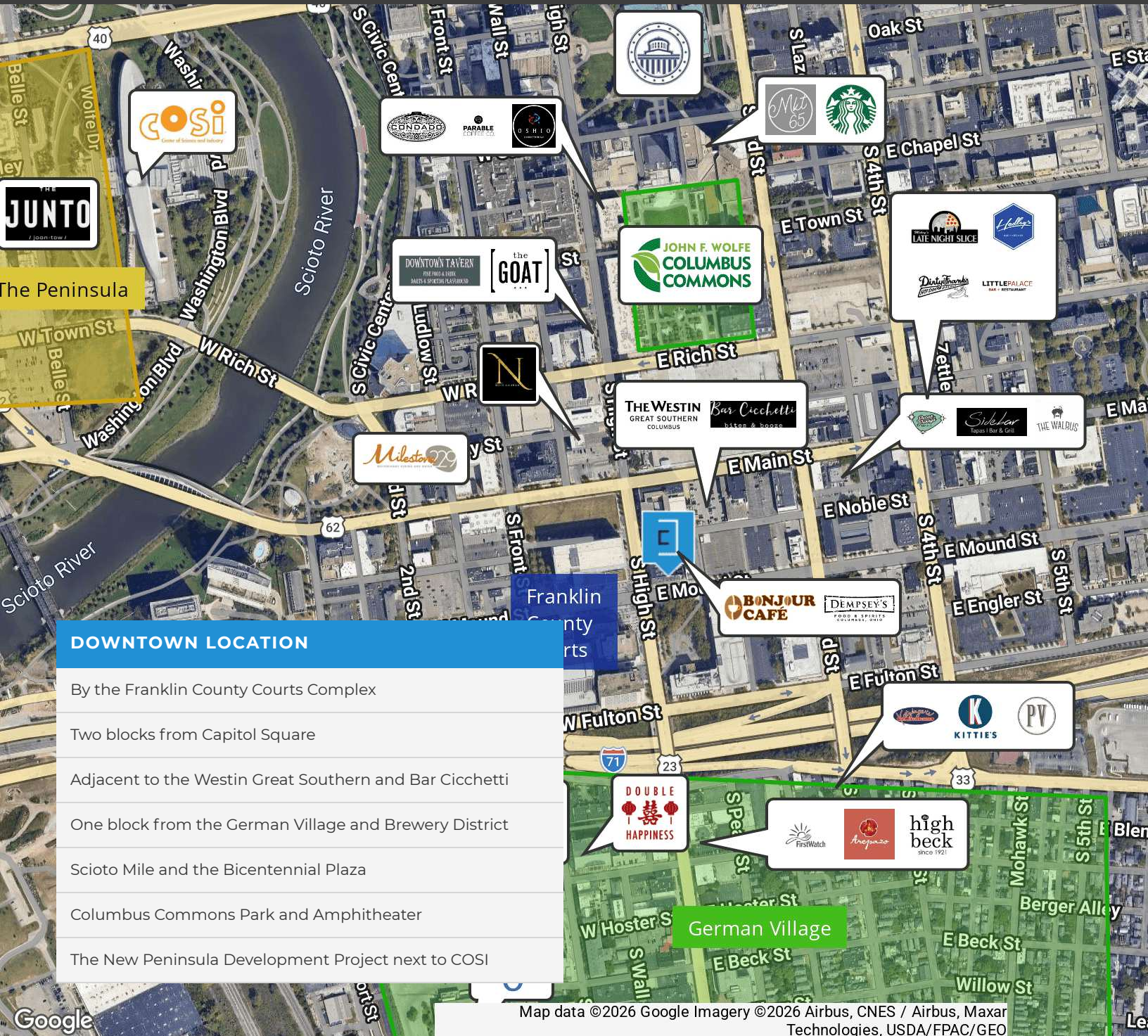
Suite 150: 2,282 SF suite  
Current layout includes several private offices

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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

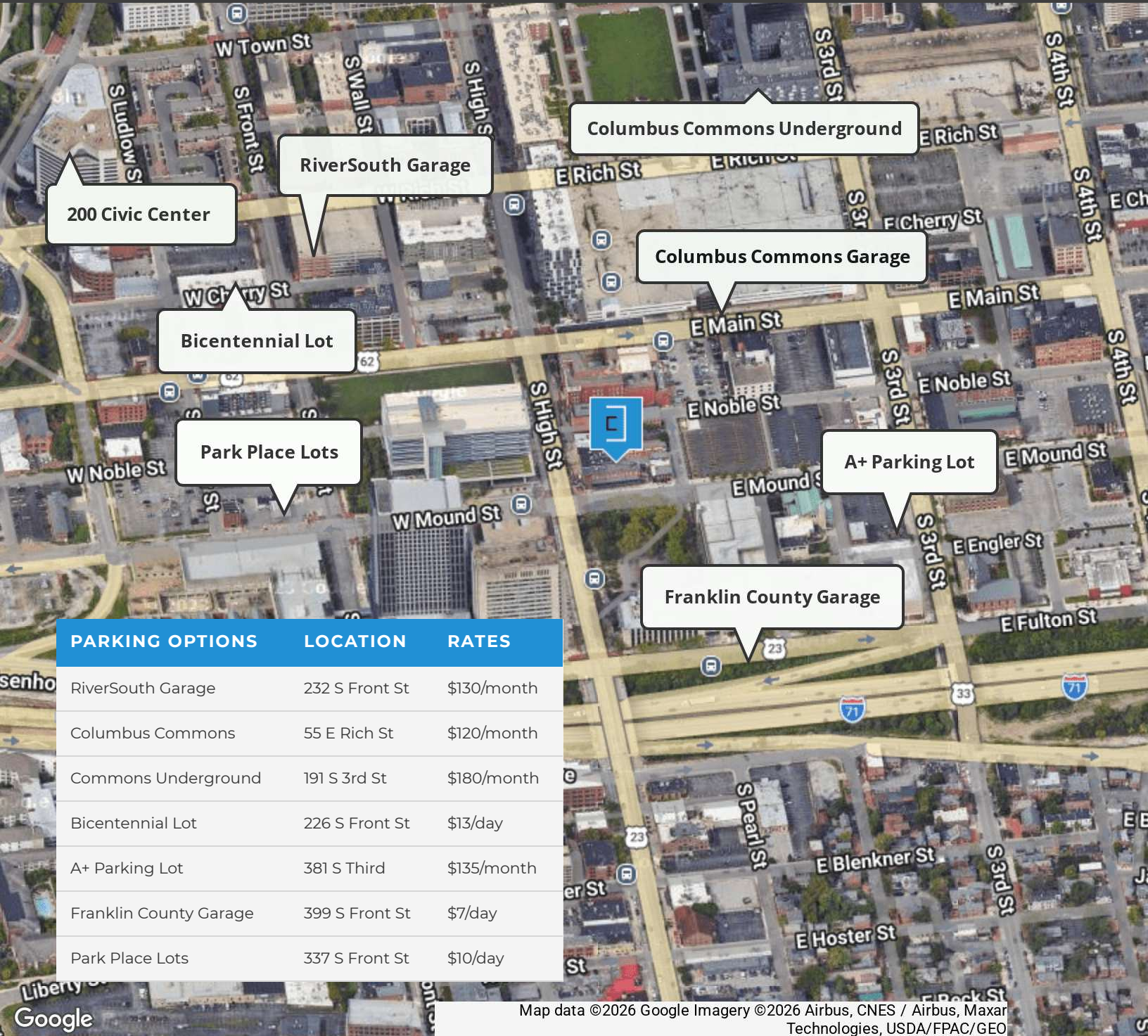
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PARKING OPTIONS	LOCATION	RATES
RiverSouth Garage	232 S Front St	\$130/month
Columbus Commons	55 E Rich St	\$120/month
Commons Underground	191 S 3rd St	\$180/month
Bicentennial Lot	226 S Front St	\$13/day
A+ Parking Lot	381 S Third	\$135/month
Franklin County Garage	399 S Front St	\$7/day
Park Place Lots	337 S Front St	\$10/day

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