

FOR LEASE: Retail | Office | Restaurant | Creative Space

812 S HIGH ST | COLUMBIA, TN 38401



Now leasing flexible commercial suites within a beautifully restored multi-use building in downtown Columbia, Tennessee. Co-anchored by The Mulehouse, this three-story property is ready for creative office, boutique retail, hospitality, and studio-style uses.

Spaces available from 700 SF to 23,635 SF across three floors.

Ample parking in the parking lot behind the building.

Delivered in shell condition with tenant improvement allowances available.

PROPERTY HIGHLIGHTS

Address: 812 S High Street, Columbia, TN 38401

Available SF: 700 - 23,635 SF

Floors: Basement (7,895 SF), Ground Floor (7,876 SF), Upper Level (7,864 SF)

Delivery Condition: Shell - flexible TI packages

Parking: On-site and adjacent shared parking

Access: Elevator to all floors

Zoning: Commercial Mixed-Use

Co-Tenant: The Mulehouse - Columbia's iconic venue

LEASING CONTACTS

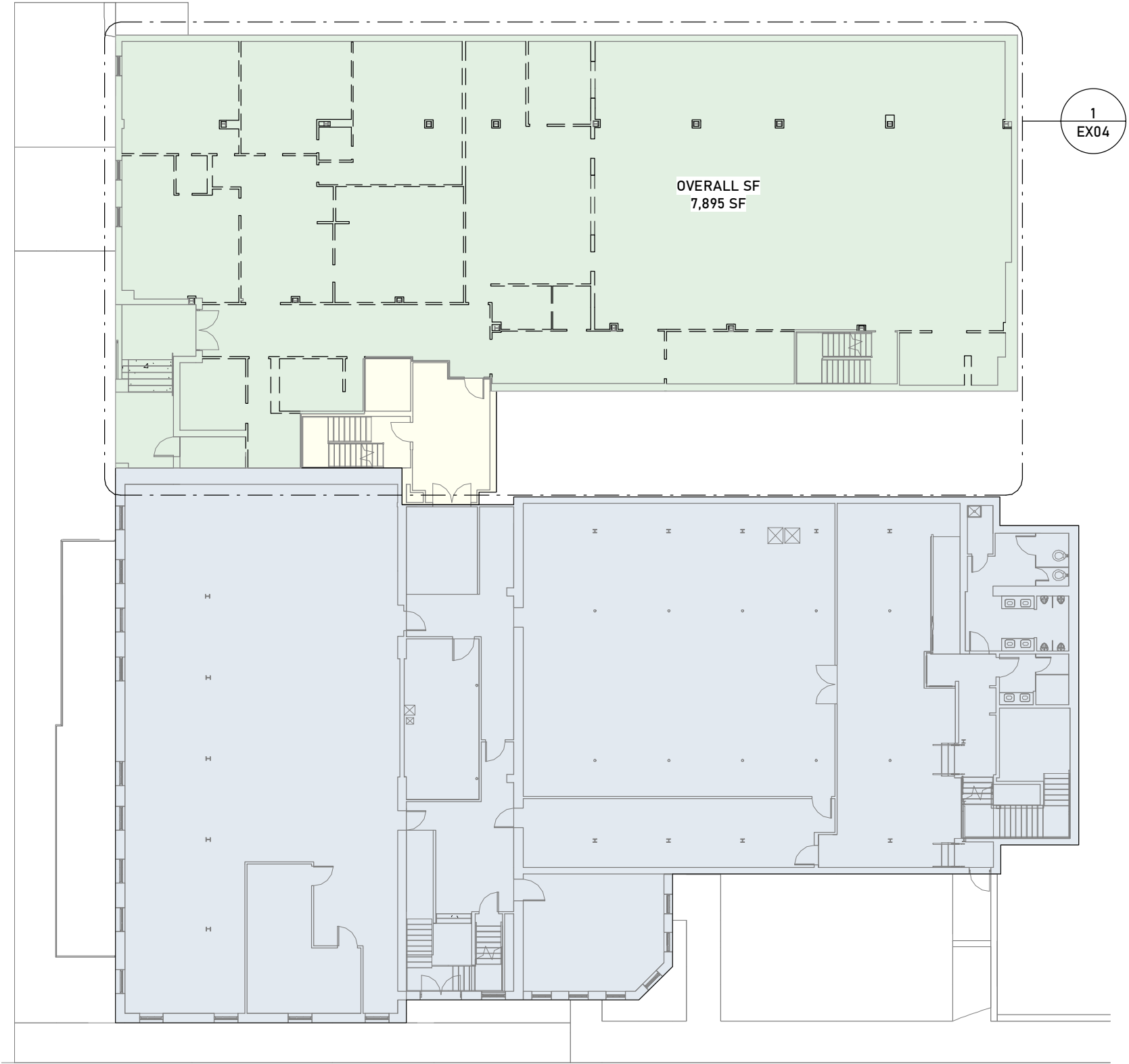
Benjamin Smith | Ben@voyagerrep.com | 615-988-1625

Bransford Maxwell | Bransford@voyagerrep.com | 615-496-1496

Emily Klein | Emily@voyagerrep.com | 925-588-6629

Exterior Photo





1 BASEMENT LEVEL - EXISTING
1" = 20'-0"

COLOR MAP LEGEND	
SPACE:	COLOR:
FUTURE TENANT	GREEN
BUILDING COMMON SPACE	YELLOW
THE MULEHOUSE	BLUE



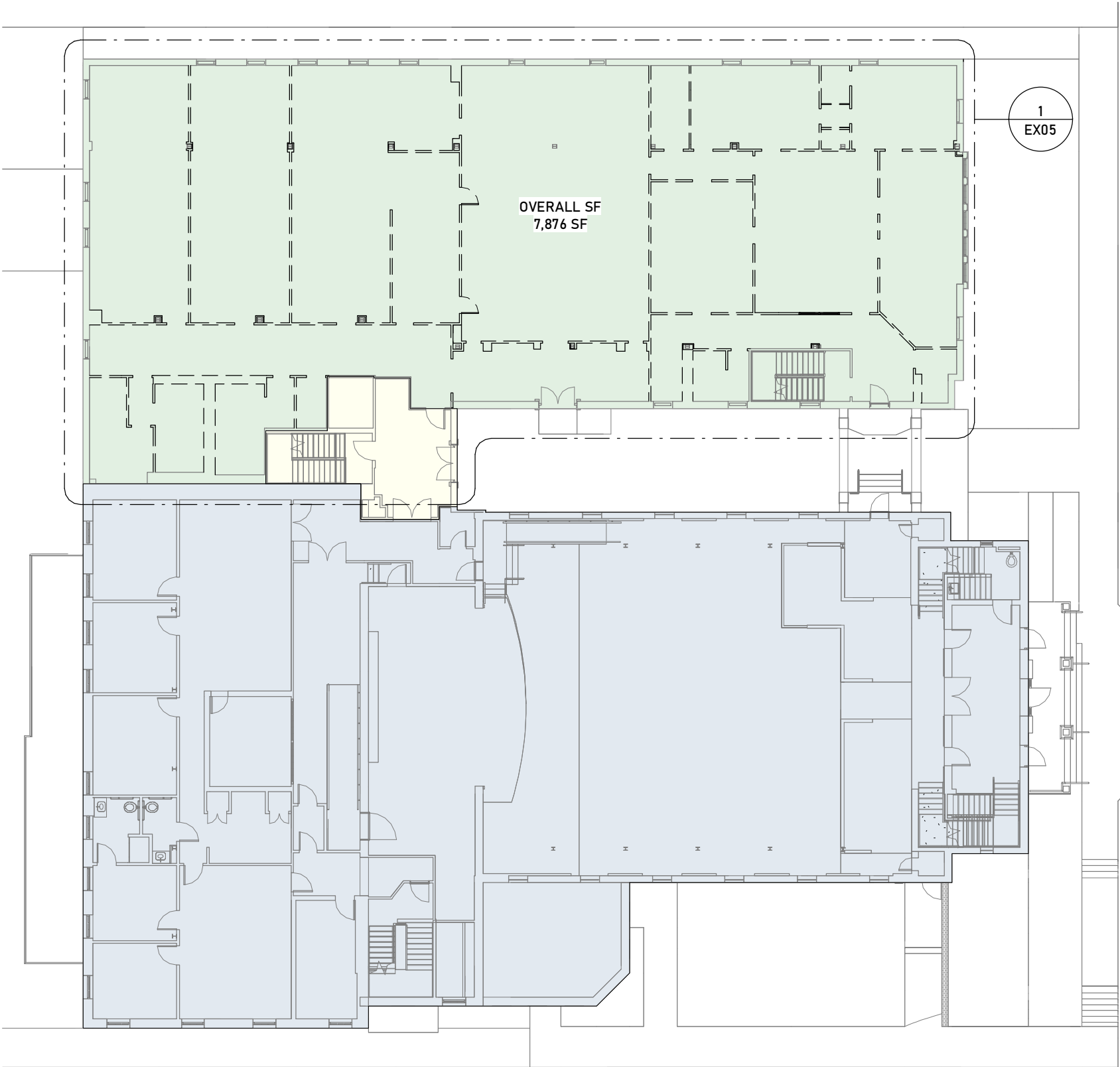
ARCHITECTURE
INTERIORS
CIVIL SITE

TEL: 615.617.7477 TKC-AE.COM

THE MULEHOUSE
812 S HIGH ST
COLUMBIA, TN 37401

EX01
EXISTING BASEMENT FLOOR PLAN

04/28/2025



COLOR MAP LEGEND	
SPACE:	COLOR:
FUTURE TENANT	GREEN
BUILDING COMMON SPACE	YELLOW
THE MULEHOUSE	BLUE

1

GROUND LEVEL - EXISTING

1" = 20'-0"



ARCHITECTURE
INTERIORS
CIVIL SITE

818 SOUTH MAIN ST, COLUMBIA, TN 38401

TEL: 615.617.7477

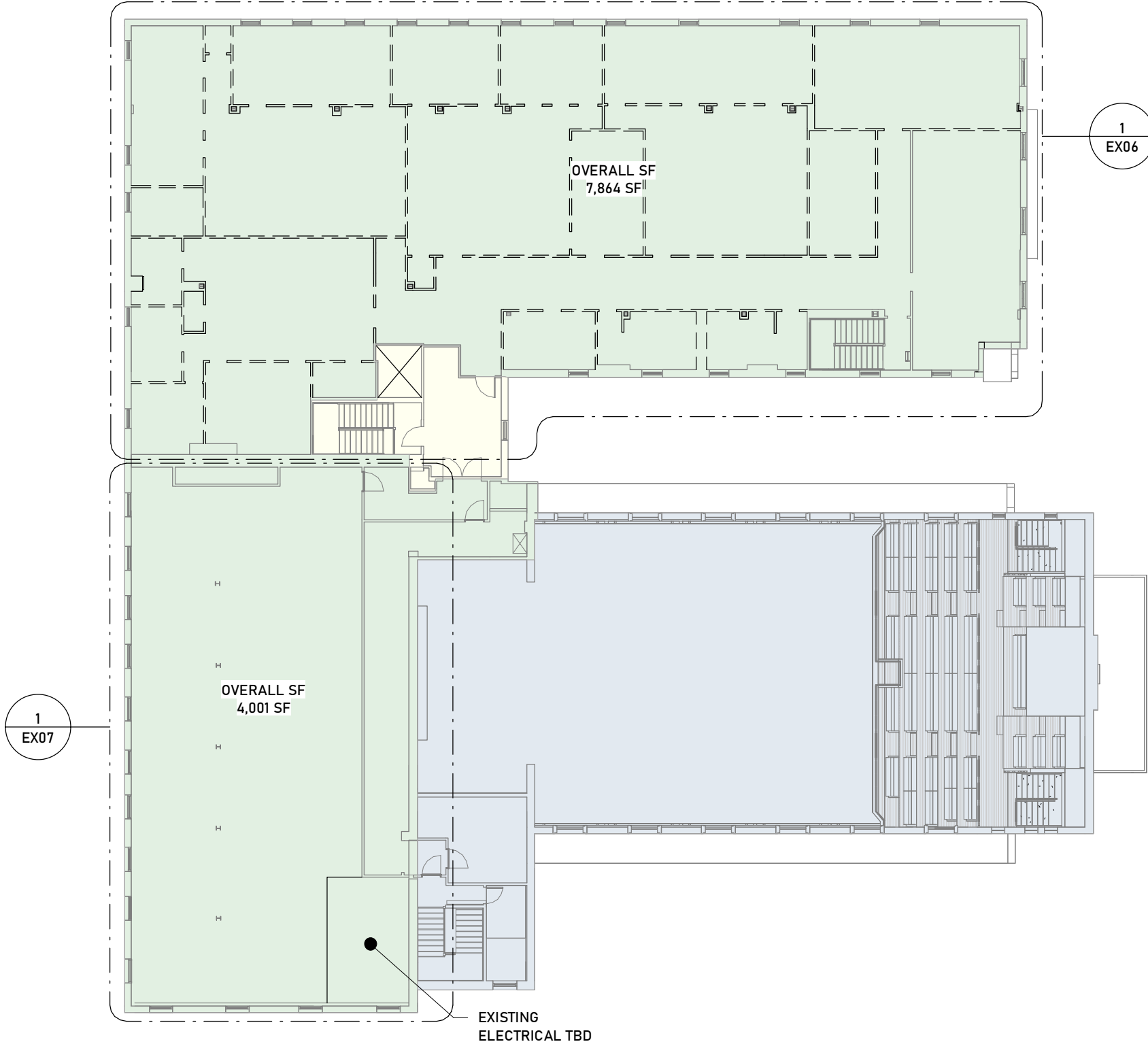
TKC-AE.COM

THE MULEHOUSE

812 S HIGH ST
COLUMBIA, TN 37401

EX02
EXISTING GROUND FLOOR

04/28/2025



1 UPPER LEVEL - EXISTING
1" = 20'-0"

COLOR MAP LEGEND	
SPACE:	COLOR:
FUTURE TENANT	GREEN
BUILDING COMMON SPACE	YELLOW
THE MULEHOUSE	BLUE



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THE MULEHOUSE

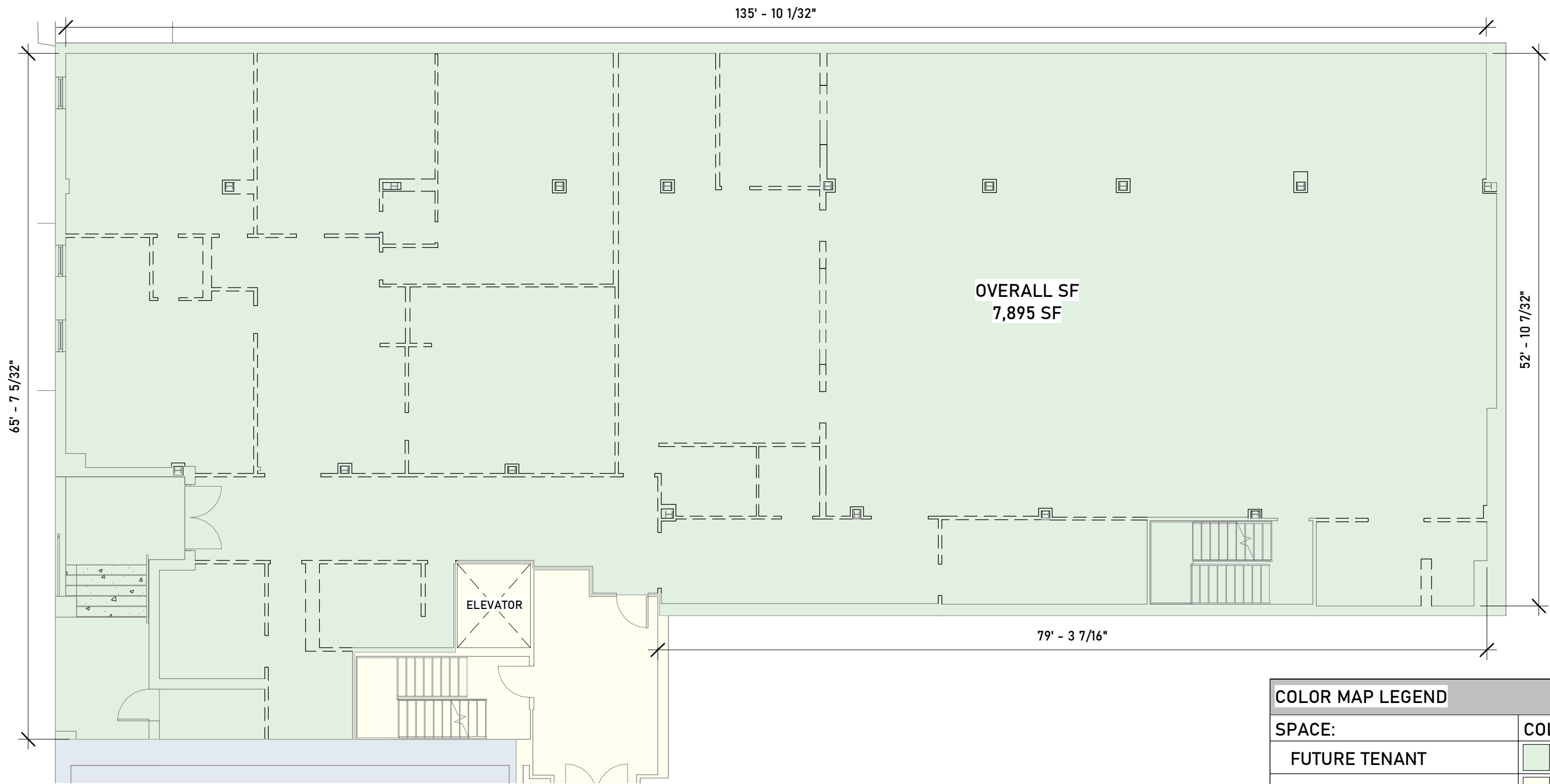
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EX03

EXISTING UPPER LEVEL

04/28/2025

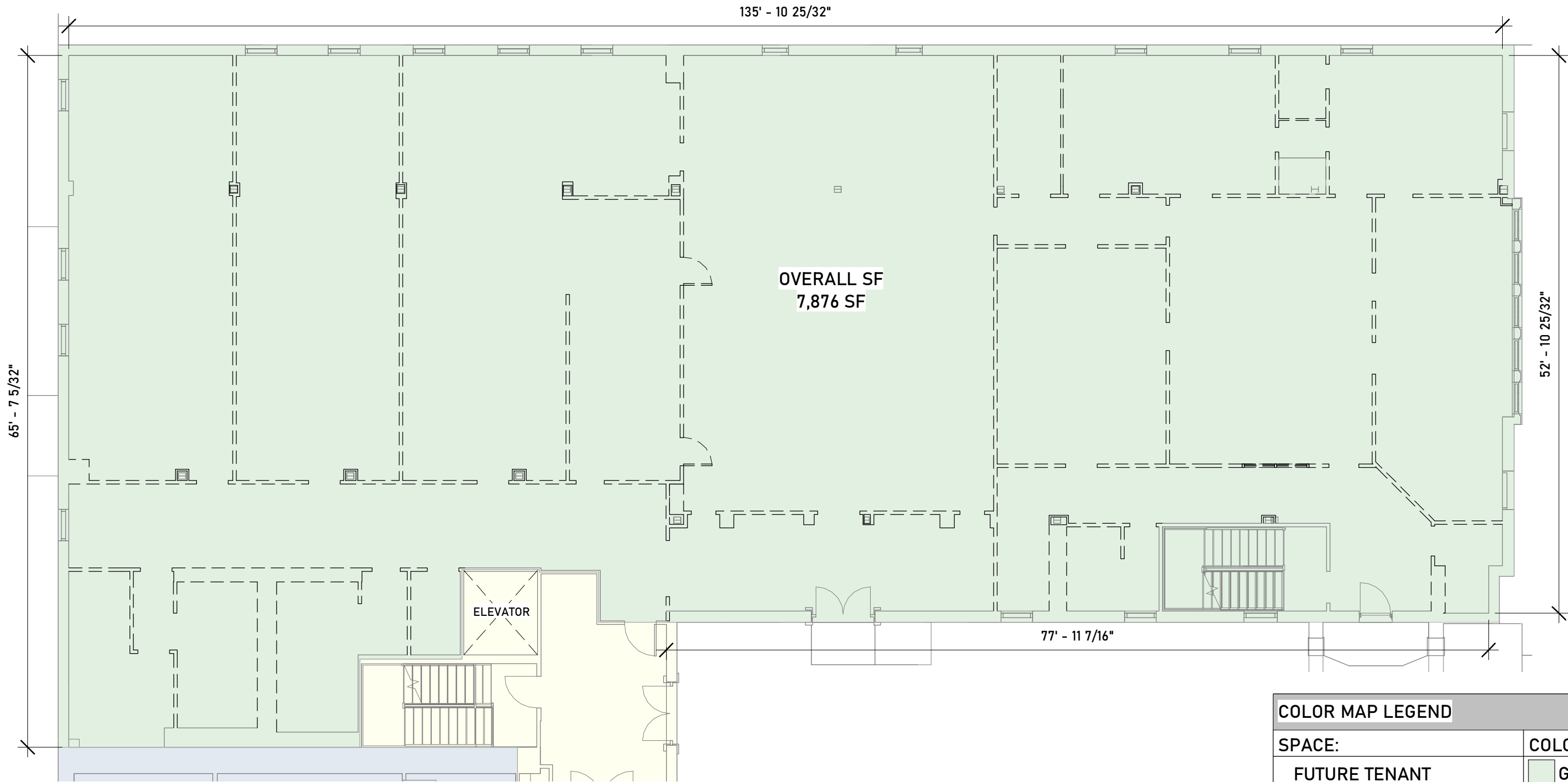
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COLOR MAP LEGEND	
SPACE:	COLOR:
FUTURE TENANT	GREEN
BUILDING COMMON SPACE	YELLOW
THE MULEHOUSE	BLUE

1 BASEMENT LEVEL - EXISTING ENLARGED PLAN
1" = 10'-0"

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1

GROUND LEVEL - EXISTING ENLARGED PLAN

1" = 10'-0"

COLOR MAP LEGEND	
SPACE:	COLOR:
FUTURE TENANT	GREEN
BUILDING COMMON SPACE	YELLOW
THE MULEHOUSE	BLUE



ARCHITECTURE
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THE MULEHOUSE

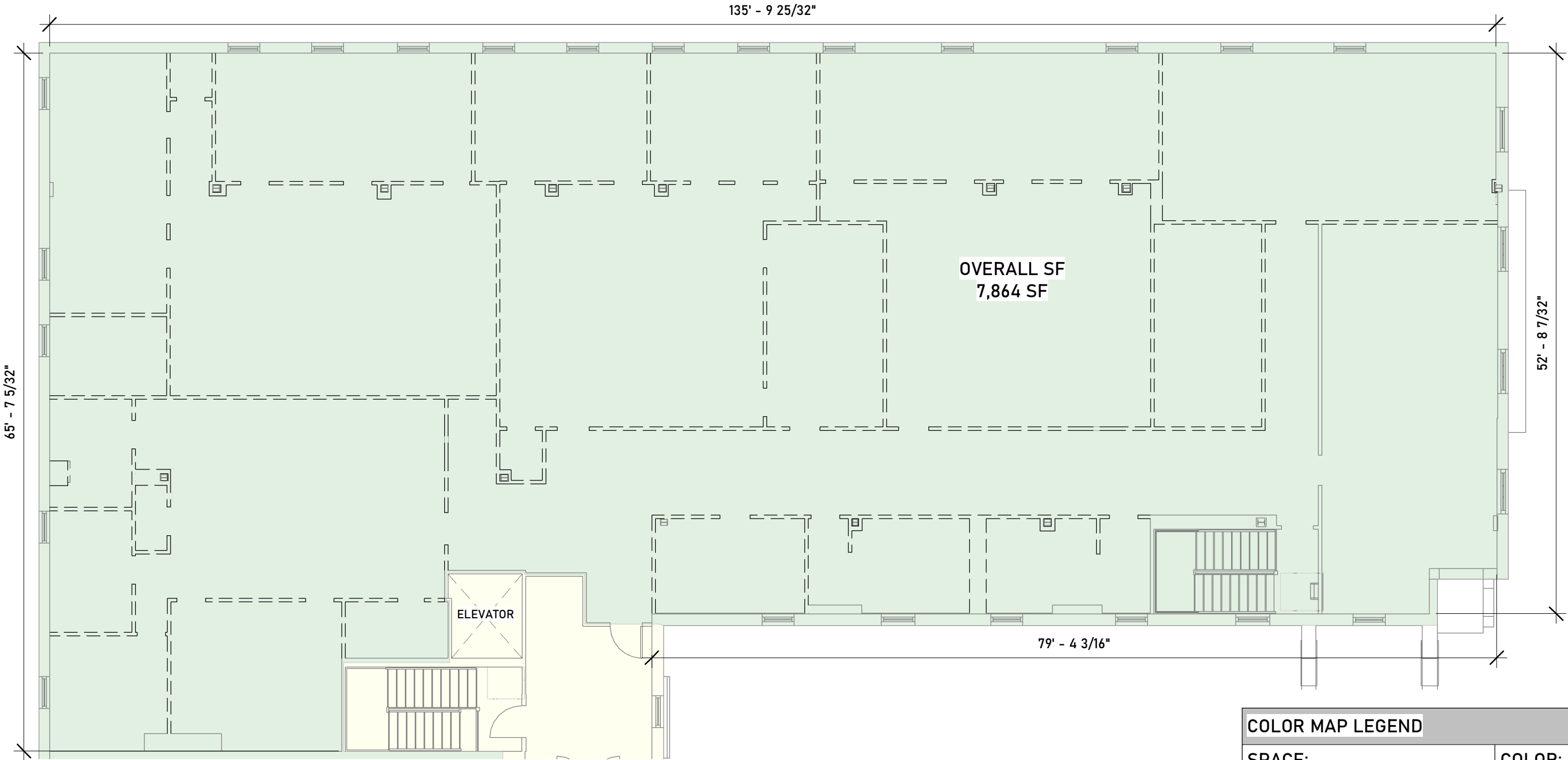
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EX05

ENLARGED FLOOR PLAN

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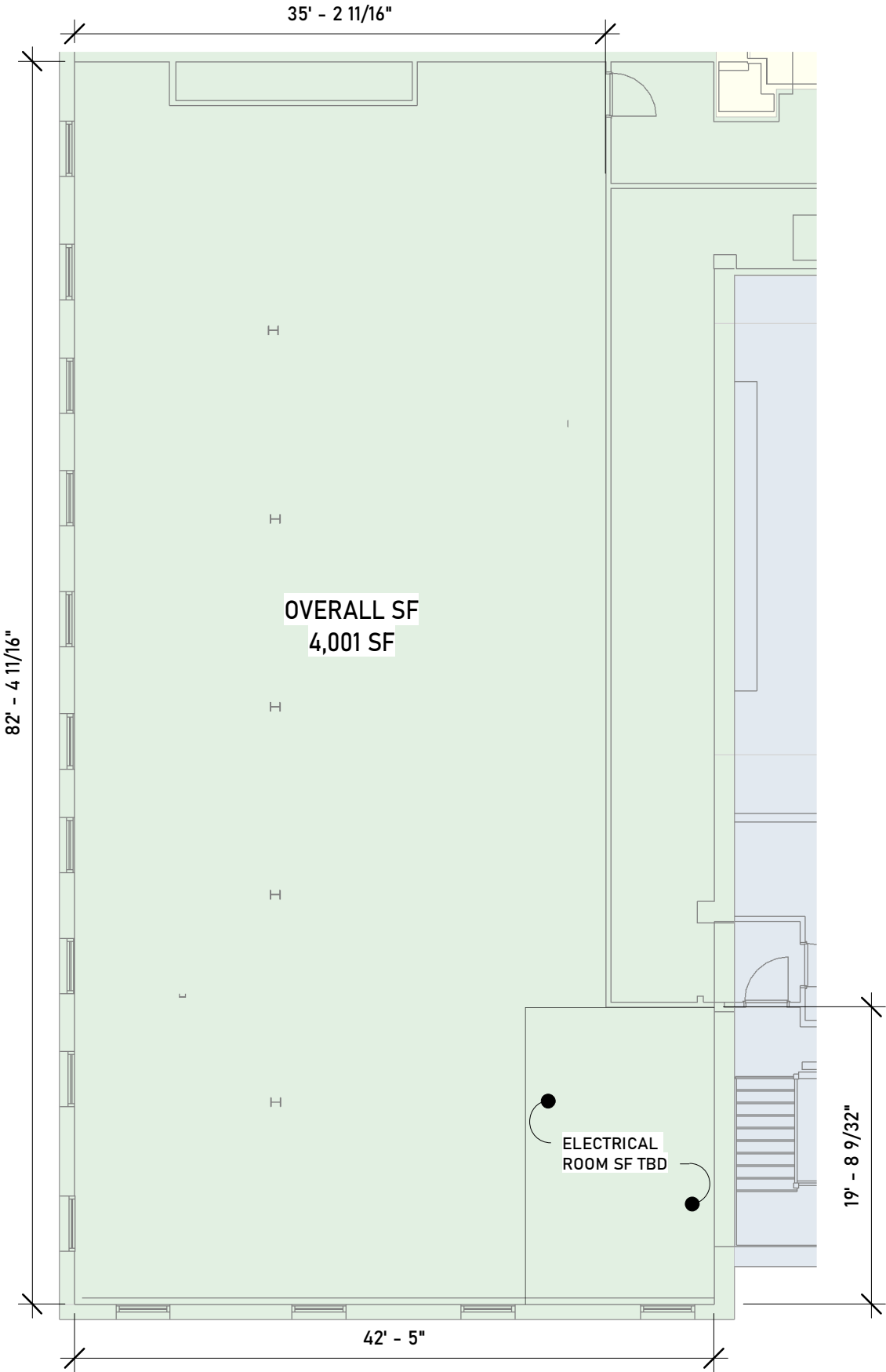
1 UPPER LEVEL - EXISTING ENLARGED PLAN
1" = 10'-0"

COLOR MAP LEGEND	
SPACE:	COLOR:
FUTURE TENANT	GREEN
BUILDING COMMON SPACE	YELLOW
THE MULEHOUSE	BLUE

1

EXISTING MULEHOUSE ENLARGED PLAN

1" = 10'-0"



COLOR MAP LEGEND	
SPACE:	COLOR:
FUTURE TENANT	GREEN
BUILDING COMMON SPACE	YELLOW
THE MULEHOUSE	BLUE

THE MULEHOUSE

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