



LIONRES.COM

## OFFICE BUILDING FOR LEASE

101-109 S. HIGH ST.

COLUMBUS, OH 43215

53,707 SF | 101-109 S. HIGH ST. | COLUMBUS, OH

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

**Available SF:** 1,500 - 14,438 SF

**Lease Rate:** \$12.95 - \$14.95 (NNN)  
\$28.50 (GROSS)

**Year Built:** 1937, Fully reconstructed  
and modernized-2006

**Building Size:** 53,707 sq. ft. - plus an  
88 car garage

## PROPERTY OVERVIEW

Operating Exp: \$8.85/SF (includes all utilities)  
Taxes: \$1.80/SF  
Insurance: \$0.35

Substantial on-site garage parking available

## LOCATION OVERVIEW

Located on the corner of State and High streets; adjacent to the State House, Ohio Theater, Riffe Center & Columbus Commons.

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# AVAILABLE SPACES

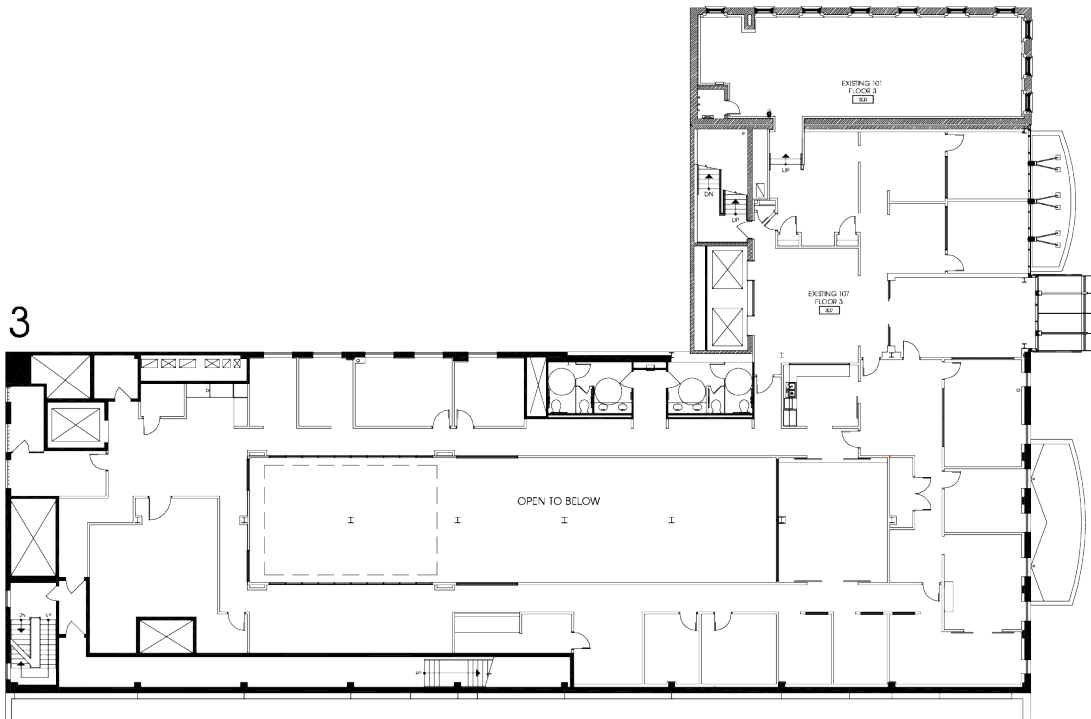
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**Lease Rates:** \$12.95 - \$14.95 NNN / \$28.50 GROSS**Total Space** 1,500 - 14,438 SF**Lease Types:** NNN; TBD**Lease Term:** Negotiable

| SPACE         | SPACE USE       | LEASE RATE    | LEASE TYPE | SIZE (SF) | TERM       | COMMENTS                                                       |
|---------------|-----------------|---------------|------------|-----------|------------|----------------------------------------------------------------|
| 101-3rd Floor | Office Building | \$14.95 SF/YR | NNN        | 1,500 SF  | Negotiable | Sublease available. Primary lease expires 6/30/20.             |
| 107-3rd Floor | Office Building | \$12.95 SF/YR | NNN        | 10,733 SF | Negotiable | LL may be willing to accept a direct lease with extended term. |

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# FLOOR PLANS



1 PLAN - 107 & 101 - FLOOR 3  
A3 Scale: NTS



**URBAN  
DESIGN  
LLC**

Fifth Third Center  
21 East State Street  
Floor 20  
Columbus, Ohio 43215  
P.614.621.2137 F.614.227.0165



**LION CONSTRUCTION  
SERVICES LLC**

Fifth Third Center  
21 East State Street  
Floor 20  
Columbus, Ohio 43215  
614/621 2137 Fax 614/227 0165

101-107 LL SHELL IMPROVEMENTS  
101-107 S. HIGH STREET  
COLUMBUS, OHIO 43215

Proj. No.:

Date: 10.09.13

Scale: NOTED

Drawn By: DR

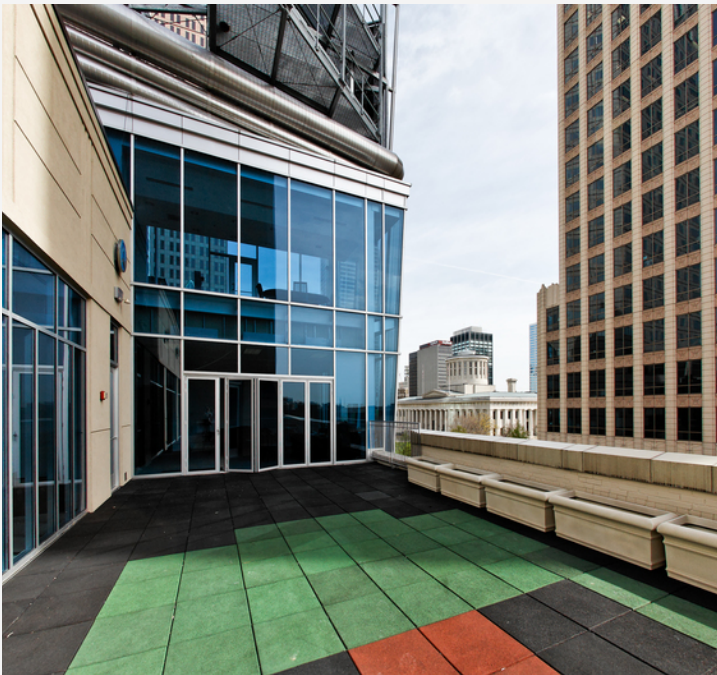


North

A3

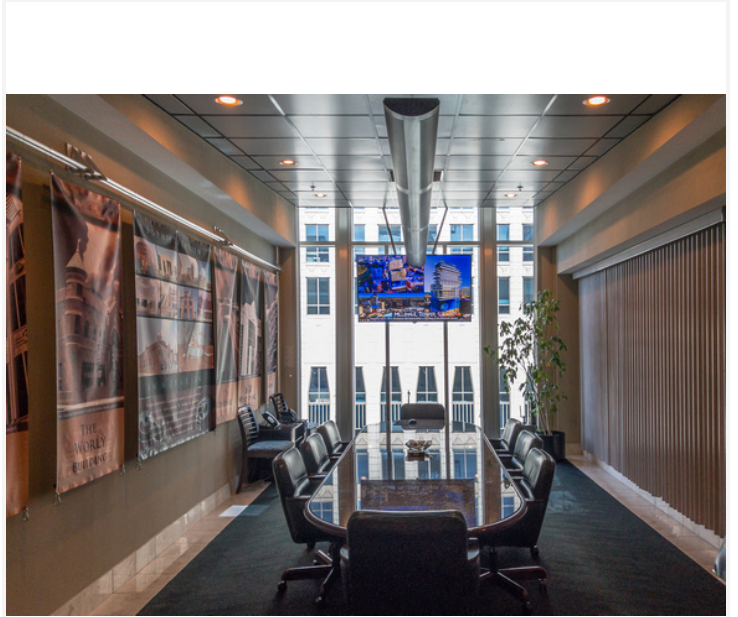
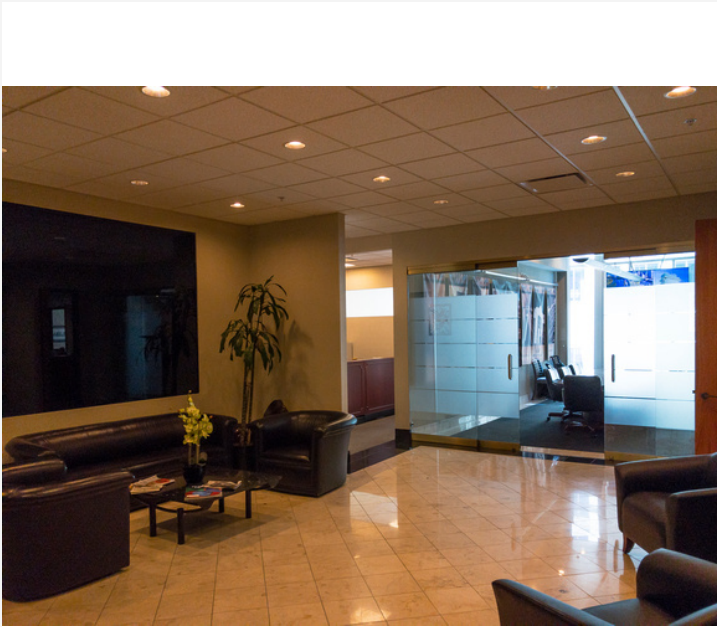
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# ADDITIONAL PHOTOS



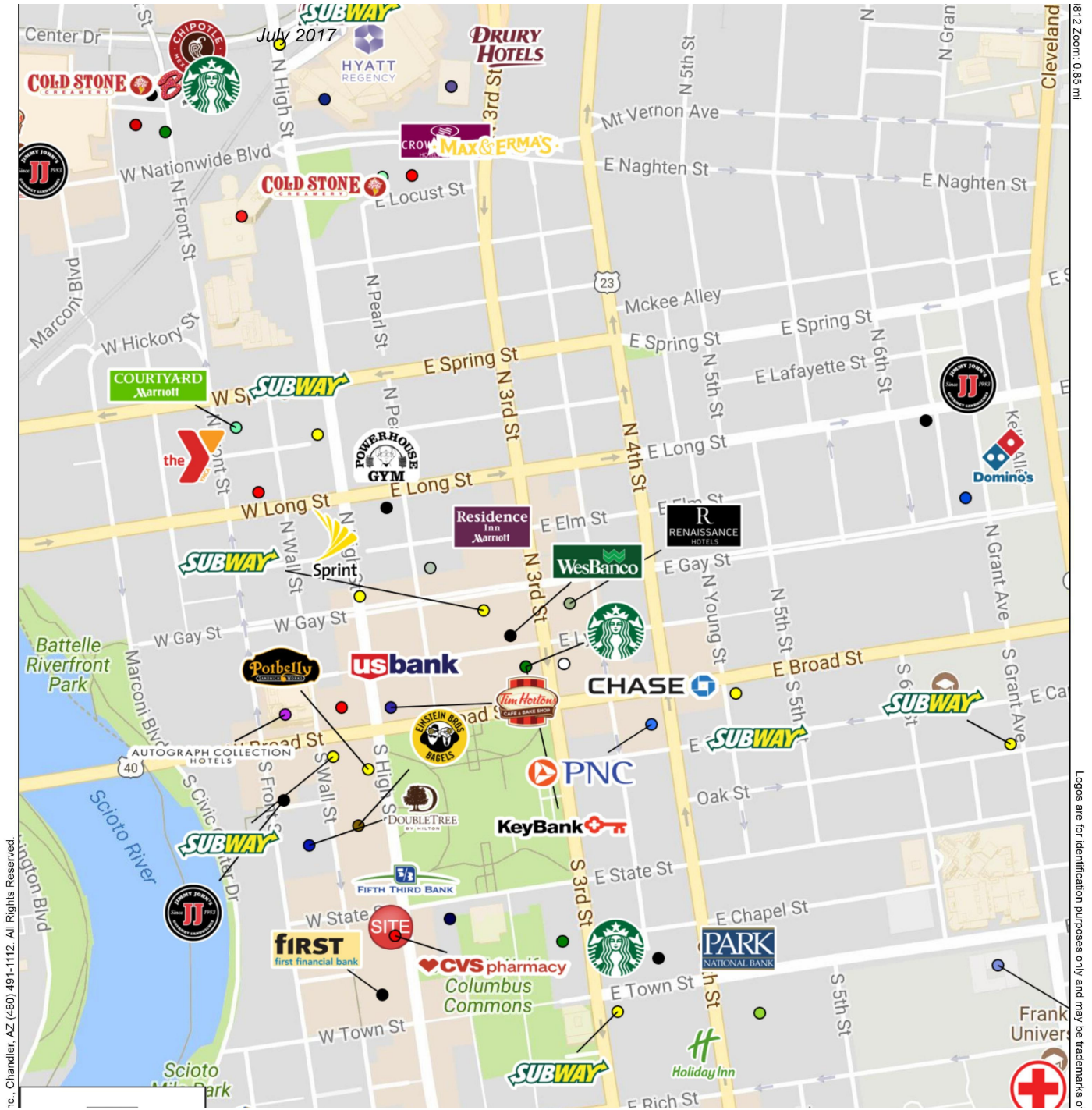
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## ADDITIONAL PHOTOS - SUITE 300



53,707 SF | 101-109 S. HIGH ST. | COLUMBUS, OH

# MERCHANT MAP



53,707 SF | 101-109 S. HIGH ST. | COLUMBUS, OH

# LOCATION MAPS

