

# The Carlile

445 N High St | Columbus, OH 43215



## For Lease

Creative, Loft-Style Offices in a Historic  
Downtown Landmark

**CBRE**  
**PIZZUTTI**

# The Carlile

Developed by the Pizzuti Companies, The Carlile features creative, loft-style offices in a piece of Columbus history. The building is listed on the National Registrar of Historic Places and was fully renovated into a 34,000 SF mixed-use development combining dining, nightlife, and office in the heart of Downtown Columbus.

**Address**

445 N High St  
Columbus, OH 43215

**Total Building Size**

34,000 SF

**Number of Floors**

Six (6)

**Lease Rate**

\$26.00 MG

**Available Spaces**

Suite 20: 1,002 SF

2nd Floor: 6,489 SF

Suite 400: 2,286 SF

Suite 450: 4,219

5th Floor: 6,050 SF

- Fully Renovated Historic Landmark
- Modern Floorplan Designs & High-End Finishes
- Amenity-Rich Area in the Heart of Downtown
- Adjacent to the Greater Columbus Convention Center, the North Market and The Hilton
- On-Site Parking and Easy Access to All Major Freeways







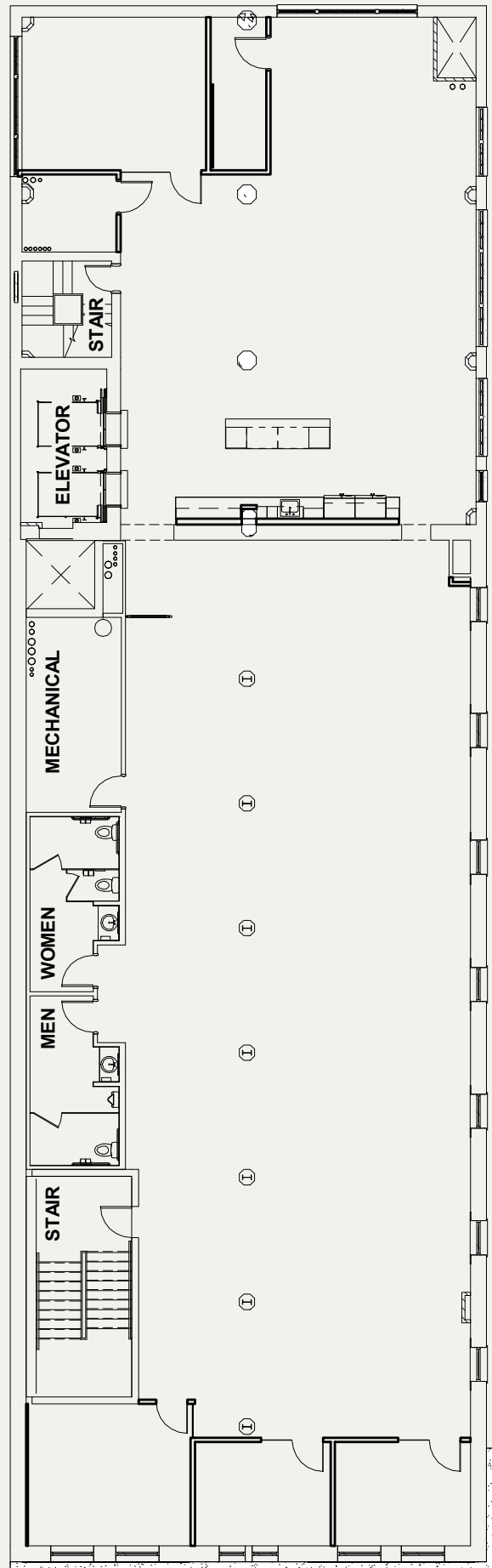


# Second Floor

6,489 SF

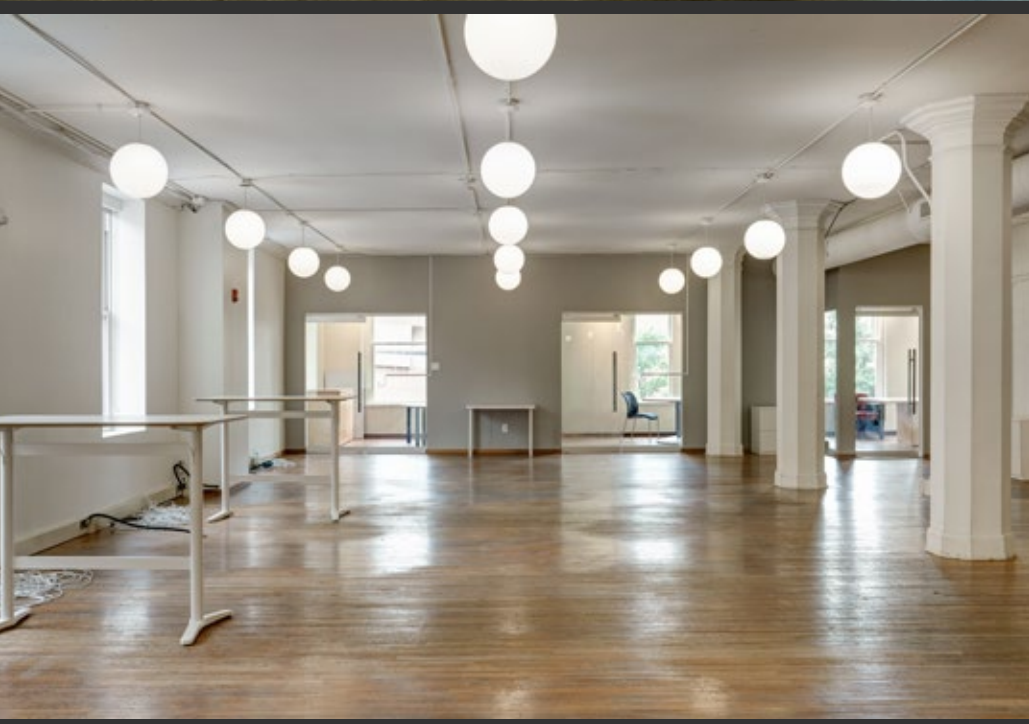
- Immediate occupancy
- Creative, loft style-office suite
- Direct elevator access
- Exposed ceilings and brick walls combine with high-end finishes throughout
- Flexible layout with mix of open workspace and private offices
- Abundant natural light & incredible Downtown views







Second Floor









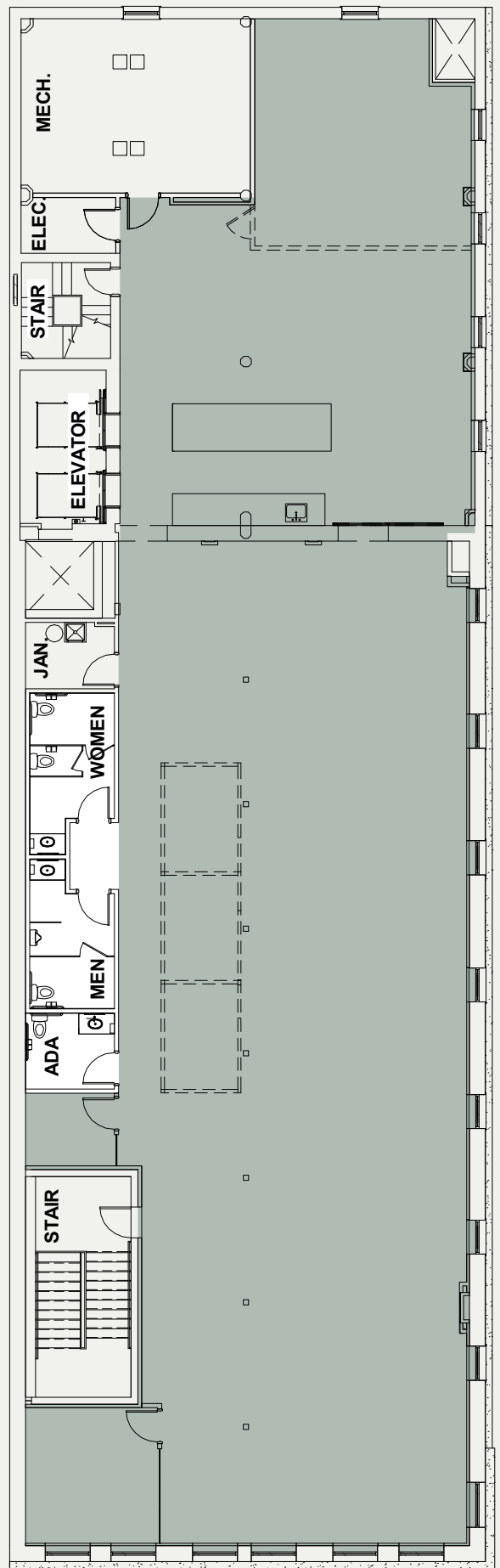
# Fifth Floor

6,050 SF

- Direct elevator access
- High quality meeting spaces and common areas
- Modern interior with a variety of offices spaces
- Exposed ceilings and brick walls combine with high-end finishes throughout
- Abundant natural light & incredible Downtown views









Fifth Floor



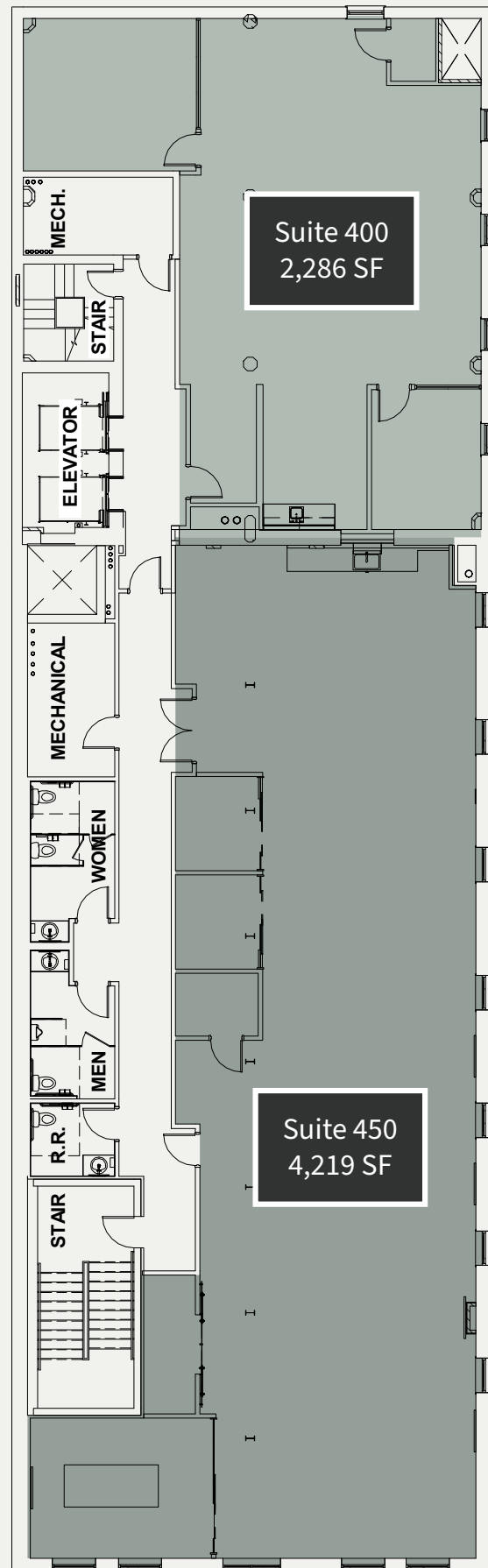




# Fourth Floor

6,505 SF

- Direct elevator access
- High quality meeting spaces and common areas
- Modern interior with a variety of offices spaces
- Exposed ceilings and brick walls combine with high-end finishes throughout
- Abundant natural light & incredible Downtown views

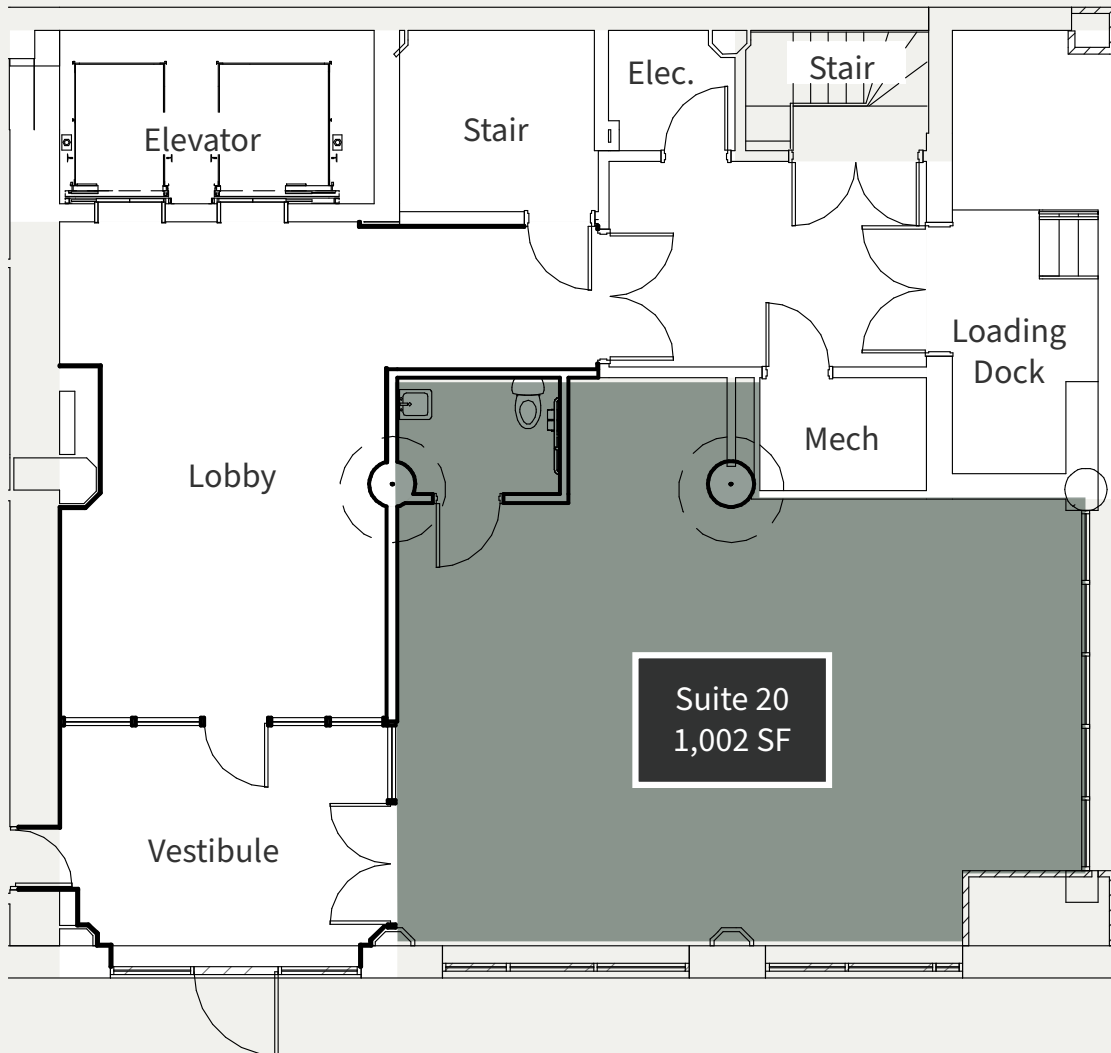




# Suite 20

1,002 SF

First  
Floor



# Perfectly Positioned

## In Columbus, OH



The Hilton

The Carlile

Columbus Convention Center

Vine Street Garage

Hampton Inn & Suites

North Market

The Merchant Building

18,000-square-foot North Market expansion featuring 174 residential units, 65,000 square feet of office space, a 162-room hotel and a 350-space parking garage, as well as additional bar, restaurant, and retail space.





## Major attractions:

### The Greater Columbus Convention Center

1.8 million-square-foot featuring numerous exhibit spaces, ballrooms and meeting spaces. The Café and Marketplace features quick-service dining and specialty shops

### North Market

147-year-old vibrant public market made up of Ohio's best independent merchants, farmers, and makers. Serving more than one-million guests each year, they are consistently ranked as one of the top public markets in the country

### Nationwide Arena

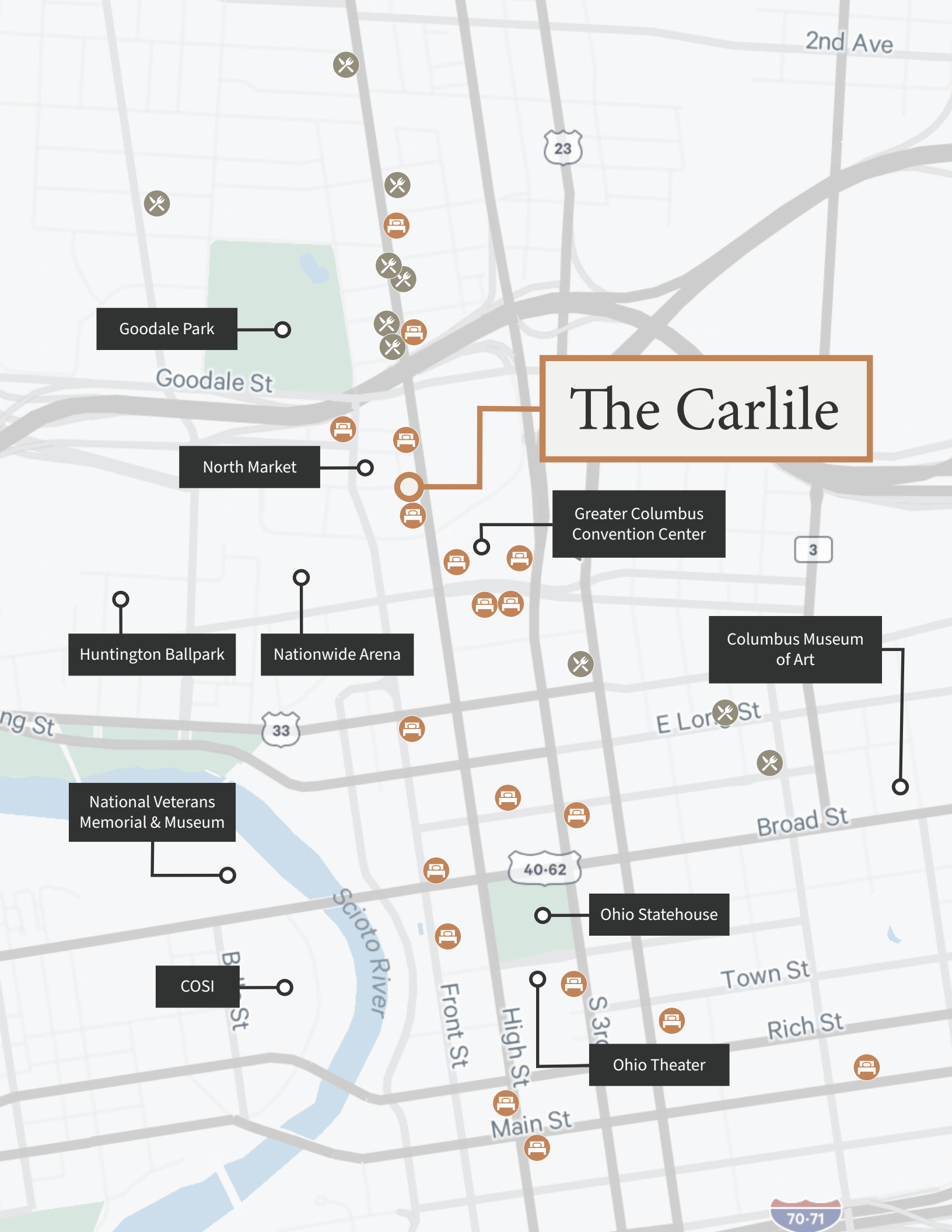
684,000 SF Arena is Home to the NHL Columbus Blue Jackets and also hosts many concerts and basketball games

### Huntington Park

Home to the Columbus Clippers baseball team, the Triple A affiliate of the Cleveland Guardians, Huntington Park features stunning views of the Columbus skyline to more than 620,000 fans per year

### Lower.com Field

This brand new \$313.9 million soccer venue is home to the MLS Columbus Crew SC. Complete with a beer garden, fan terraces, Nordecke supporters stand, and enhanced seating, the 20,000-seat stadium is a Downtown jewel



# The Carlile

Goodale Park

North Market

Greater Columbus Convention Center

Columbus Museum of Art

Huntington Ballpark

Nationwide Arena

National Veterans Memorial & Museum

COSI

Ohio Statehouse

Ohio Theater



# The Arena District

The ultimate sports & entertainment destination

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**6.3 million visitors** annually

Home to **more than 75 businesses** including some of Columbus' most prominent and recognizable names

**17,000 workers**—the vast amenities of the Arena District continue to attract the city's top talent

**2.5 million SF** of office space

**300,000 SF** of retail

**More than 1,200 residences** located amongst greenspace, bike trails, dining, and entertainment options

## Nearby Restaurants

- Martini Modern Italian
- Guild House
- The Pearl
- The Eagle
- Brassica
- Bakersfield
- Marcella's
- Del Mar SoCal Kitchen
- Northstar Café
- Basi Italia
- Wolf's Ridge Brewing
- The Roosevelt Coffeehouse
- Matt and Tony's Kitchen x Tavern



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