

THE SUTTON

ROTH REAL ESTATE GROUP

A **PIZZUTI** DEVELOPMENT

CONTENTS

INTRODUCTION	01
PROJECT OVERVIEW	02
KEY FEATURES	03
THE SUTTON ADVANTAGE	04
SITE PLAN	05
FLOOR PLANS	06
PHOTOS	09
SHORT NORTH	13
AMENITIES	16
VISIBILITY	18
LOCAL MARKET	20
INVESTMENT HIGHLIGHTS	21
ROTH REAL ESTATE GROUP	22

PREMIER RETAIL SPACE FOR LEASE IN COLUMBUS' VIBRANT SHORT NORTH

Discover unparalleled opportunities at The Sutton, a prestigious mixed-use development in the heart of Columbus' thriving Short North district. This exceptional property offers premier retail space combining modern design with an enviable location to create the perfect environment for businesses to flourish.



PROJECT OVERVIEW: A NEW STANDARD FOR COMMERCIAL EXCELLENCE

Situated in the heart of Short North on the corner of N High and 1st Ave, The Sutton presents an attractive opportunity for high-end retail leasing space, offering 7,971 total square feet available for lease along with a limited supply of over 45,000 class A office space.



ADDRESS

875 N High St,
Columbus, OH

OF FLOORS + SIZE

4 floors, approx
14,513 per floor RSF

FLOOR SIZE

Approx 14,513 RSF
per floor

CEILING HEIGHT

10 feet

YEAR BUILT

2019

TOTAL RETAIL SPACE

7,971 square feet

RETAIL NET RATE

\$32 PSF

OFFICE NET RATE

\$25.75 PSF

OPERATING EXPENSES

\$6.75 PSF

PARKING

The parking ratio is 2/1,000
RSF in the adjacent parking
garage. 84 covered spaces.

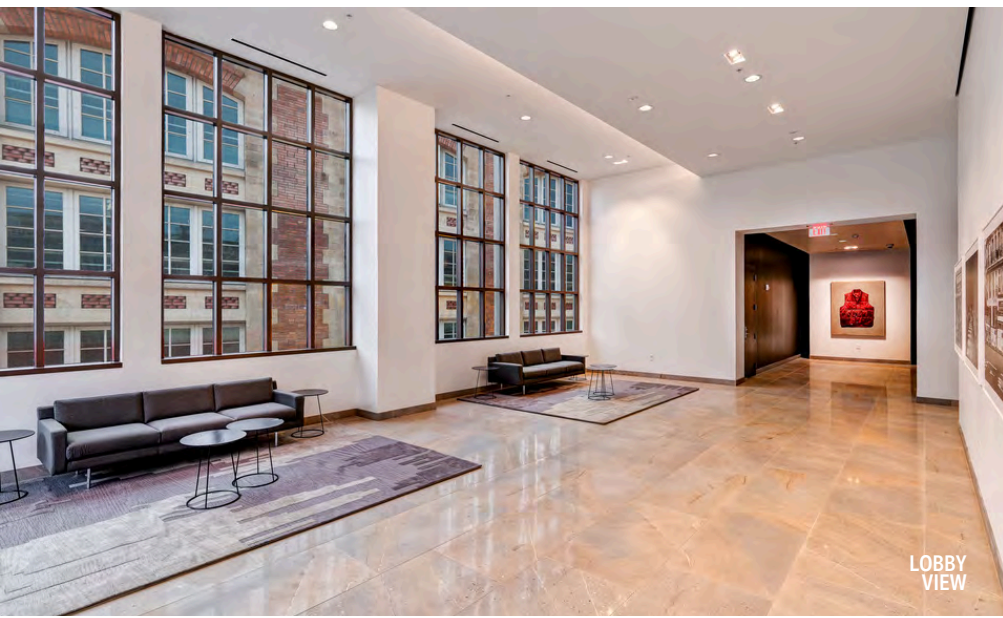
BUILDING HOURS

- Monday - Friday:
7:00 AM - 6:00 PM
- Saturday:
8:00 AM - 12:00 PM
- After-hours access available

LIGHTING

LED Lighting

KEY FEATURES: ENHANCING YOUR BUSINESS ENVIRONMENT



ACCESS + SECURITY

Building Hours
Public Access:
7:00 AM – 6:00 PM MON-FRI
8:00 AM – 12:00 PM SAT

After-hours access is available via the Proximity Card Access System. This same building security system can be extended to the tenant's space at an additional cost. This system allows the tenant greater control of employee and visitor entry and exit.

ELEVATORS

The building uses two passenger elevators.

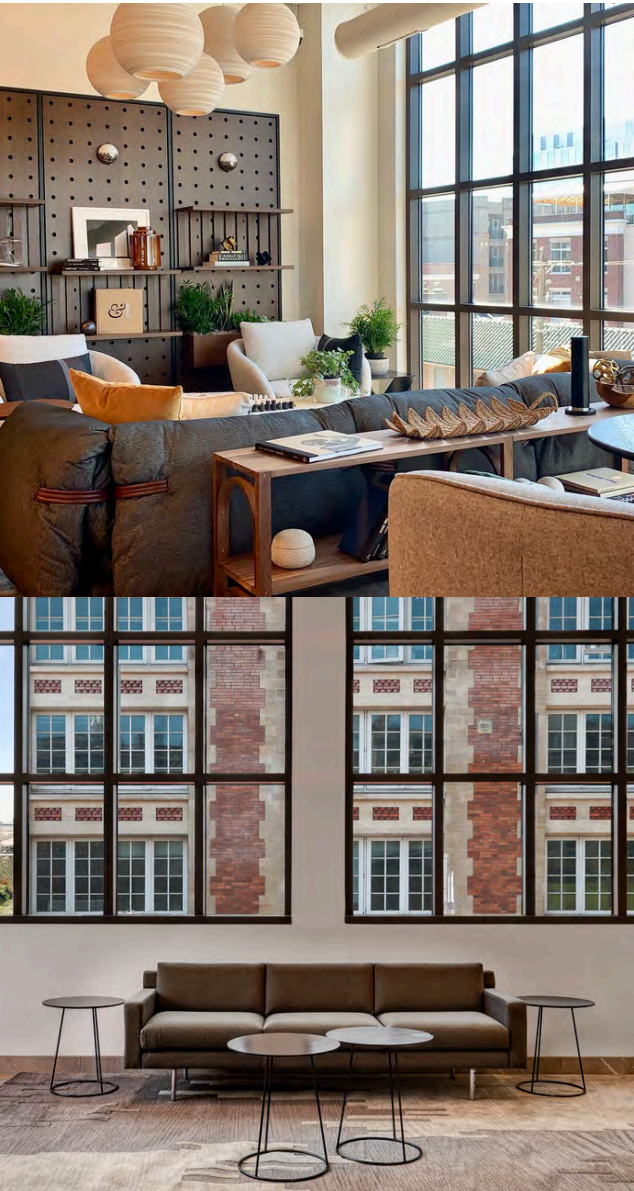
HVAC

Roof-top units with VAV reheat box.
7:00 AM - 6:00 PM MON-FRI
8:00 AM - 12:00 PM SAT

TAX INCENTIVES

The Sutton benefits from a 10-year, 75% real estate tax abatement, providing significant cost savings for tenants.

The Sutton caters to a diverse range of business needs. The property's modern architecture, sustainable features, and tax advantages make it an attractive choice for forward-thinking companies looking to establish or expand their presence in the Short North.



THE SUTTON ADVANTAGE: ELEVATING YOUR BUSINESS PRESENCE

CONVENIENT PARKING

36 underground parking spaces and additional adjacent parking ensure easy access.

SPACIOUS & INVITING

Contemporary floor plans with open layouts and 10-foot ceiling heights create a welcoming atmosphere.

PRIME LOCATION IN THE SHORT NORTH

Enjoy the benefits of a walkable, amenity-rich area with numerous dining and entertainment options.

MOVE-IN READY SPACES

Fully furnished options available (FF&E) and customizable layouts to suit tenant needs.

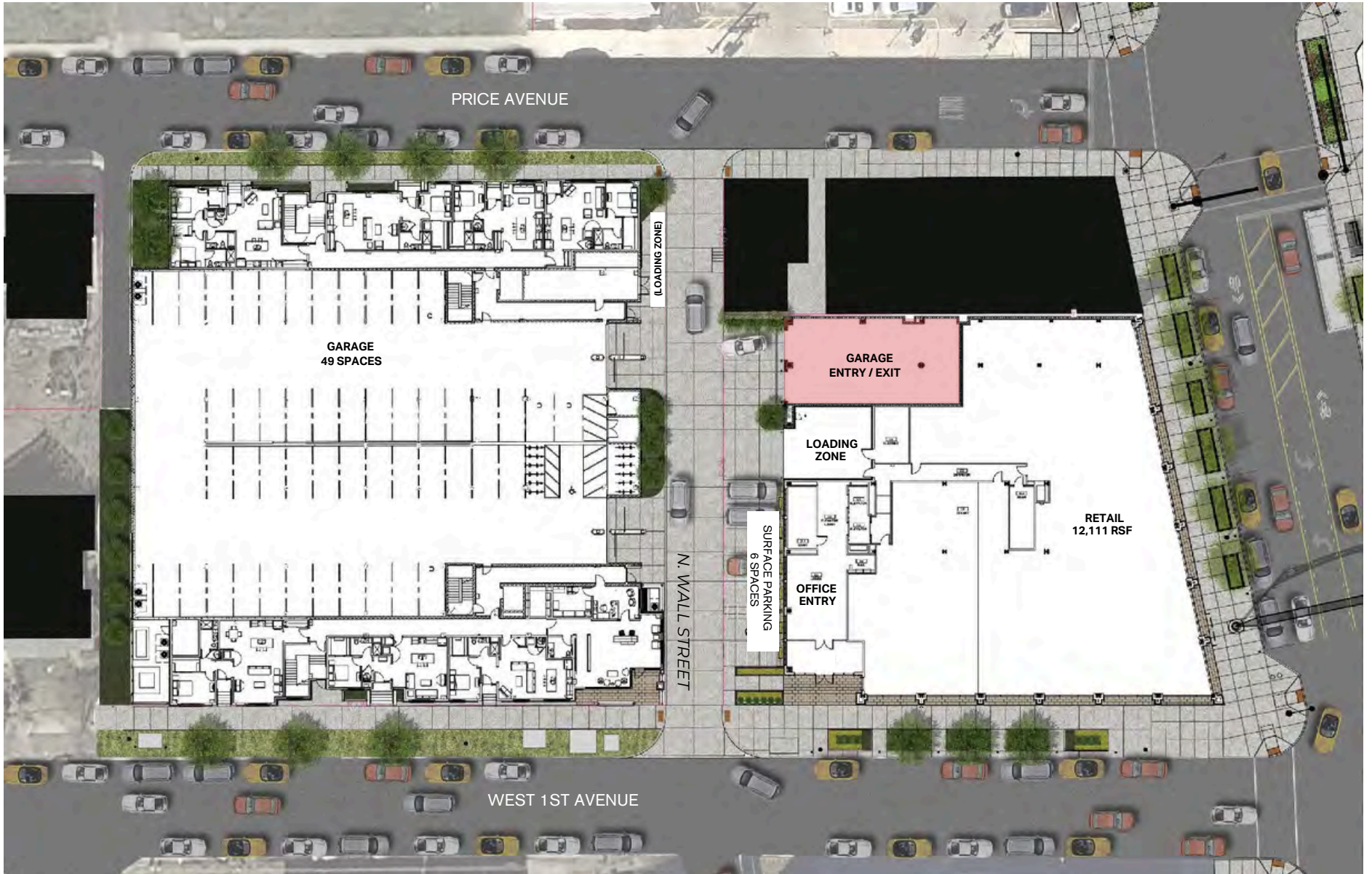
ECONOMIC ADVANTAGE

Benefit from a 10-year, 75% real estate tax abatement.

EXCLUSIVE RETAIL OPPORTUNITIES

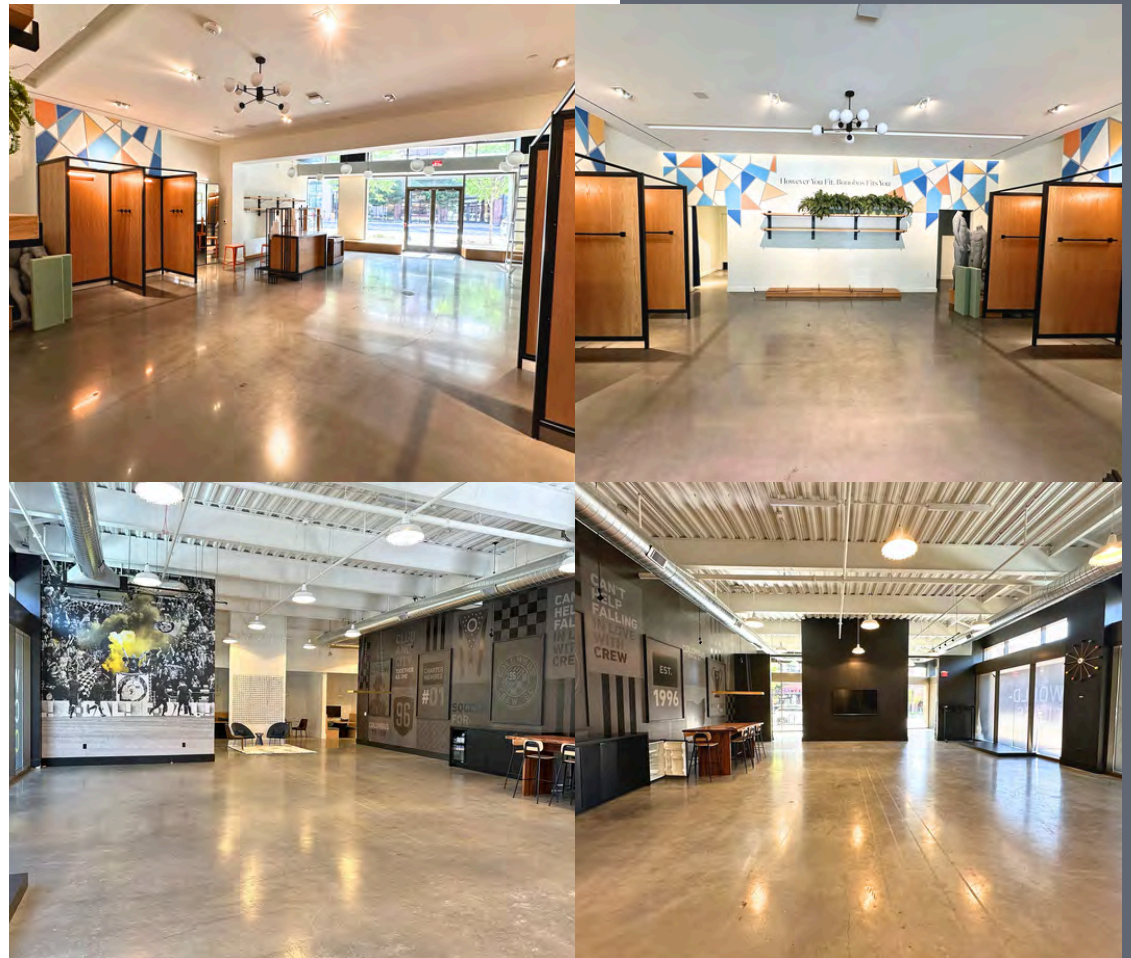
Limited availability of prime retail space with high visibility storefront opportunities.

SITE PLAN



FLOOR PLANS: A CANVAS FOR CREATIVITY

The Sutton's meticulously designed spaces boast open, flexible layouts that serve as a blank slate for creative expression. Featuring soaring 10-foot ceiling heights and floor-to-ceiling glass windows, the retail areas are flooded with natural light, creating an inviting atmosphere that showcases luxury products in their best light. The modern floor plan designs allow for seamless customization, enabling retailers to craft immersive environments that align perfectly with their brand aesthetics.



FLEXIBLE, OPEN LAYOUTS

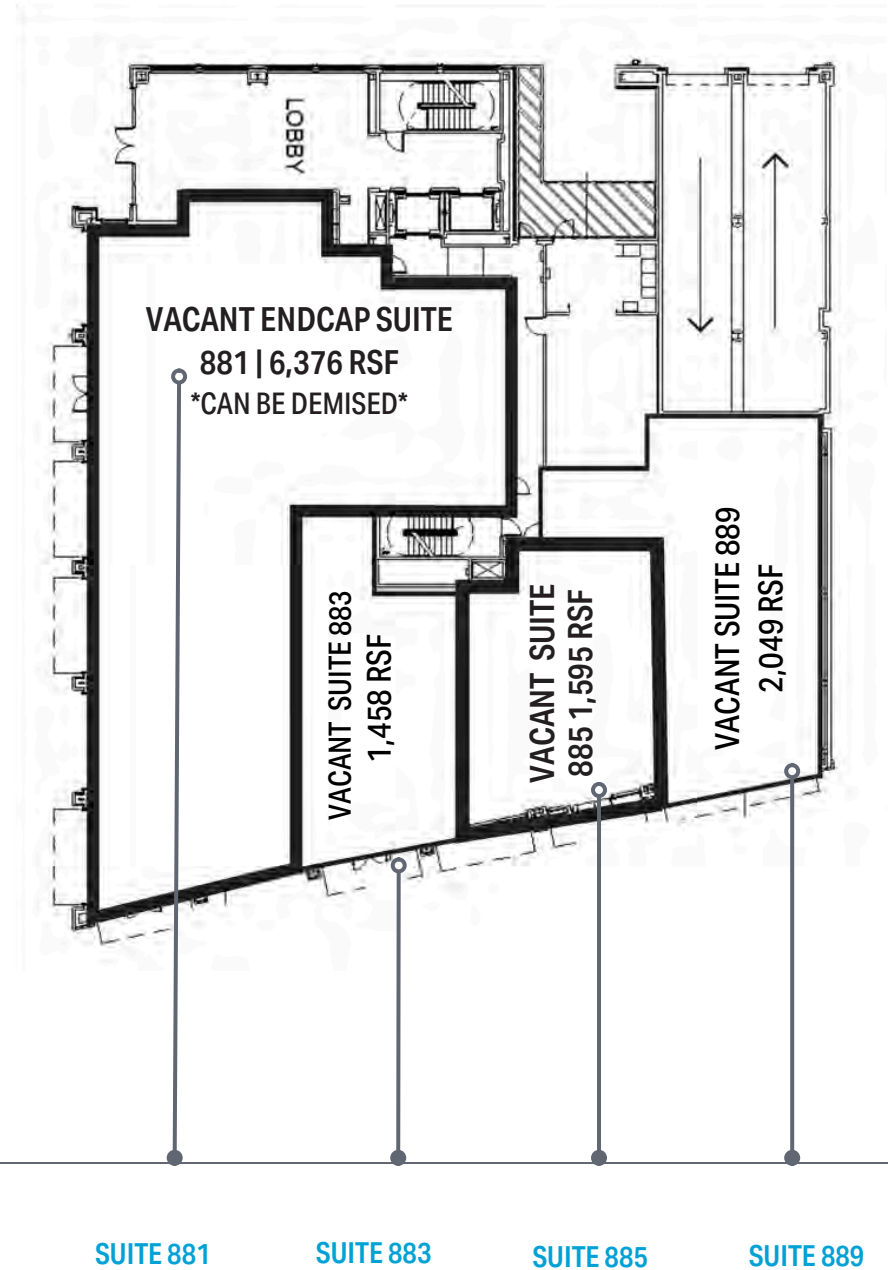
VACANT SPACES

SUITE 881 | 6,376 RSF | [VIEW FLOOR PLAN](#)

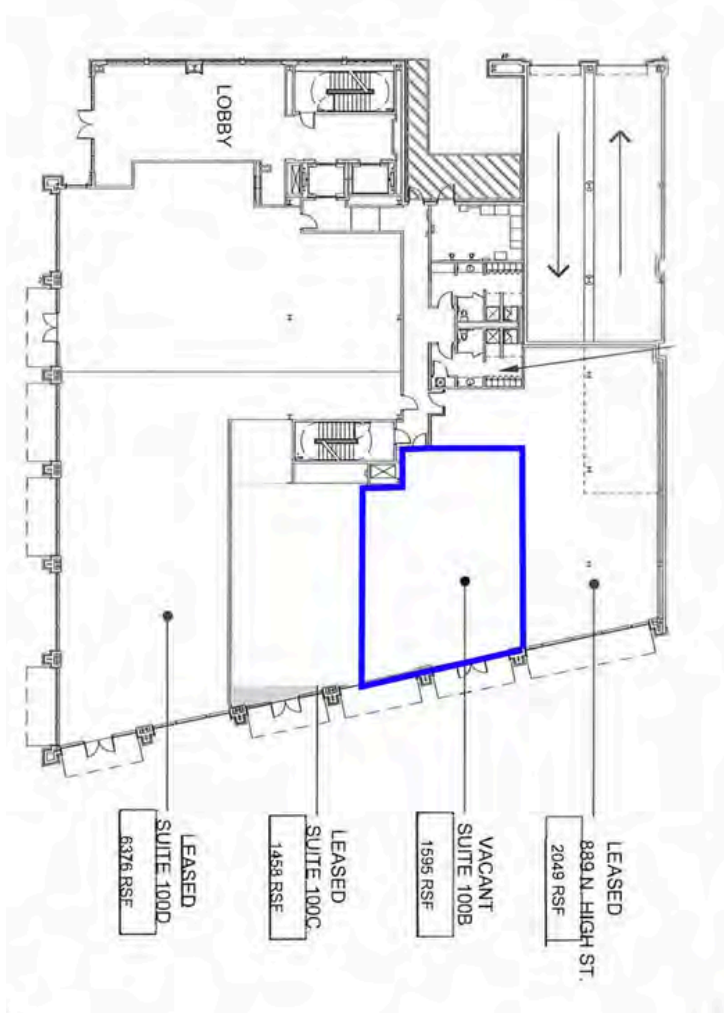
SUITE 883 | 1,458 RSF | [VIEW FLOOR PLAN](#)

SUITE 885 | 1,595 RSF | [VIEW FLOOR PLAN](#)

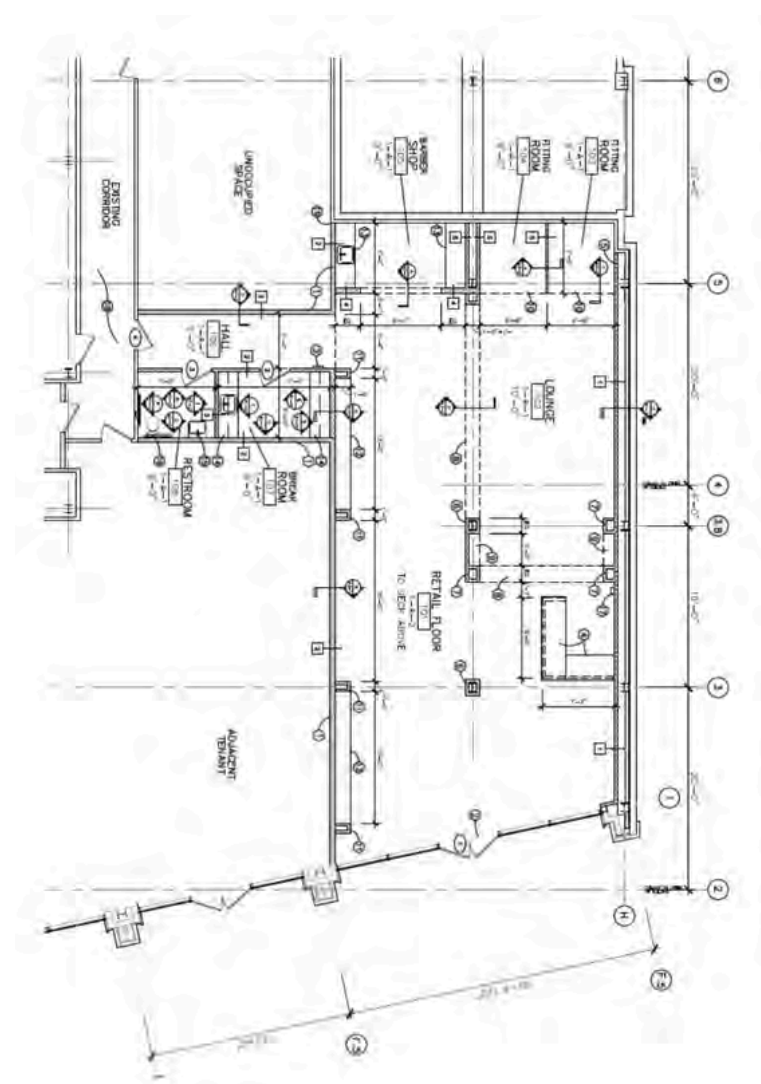
SUITE 889 | 2,049 RSF | [VIEW FLOOR PLAN](#)



SUITE 885



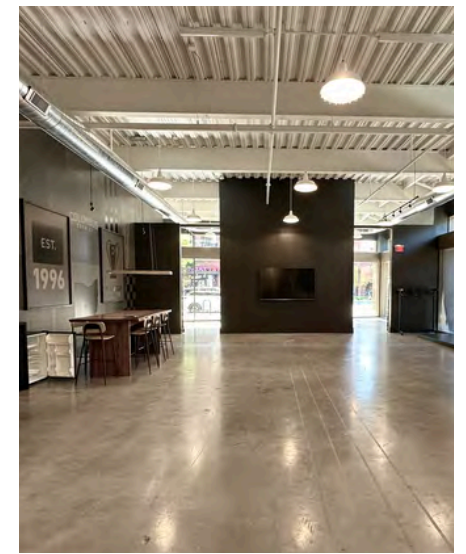
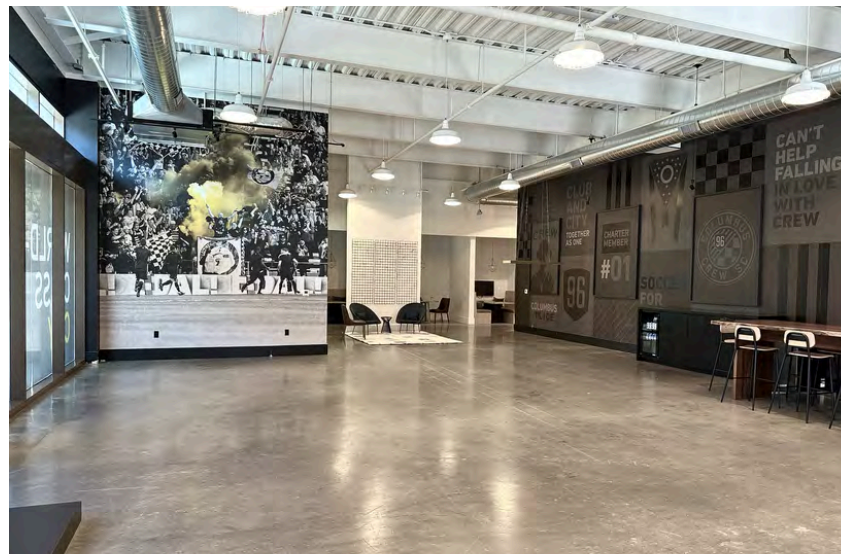
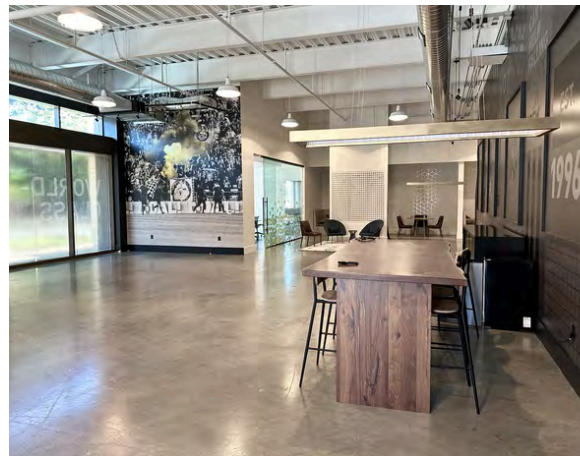
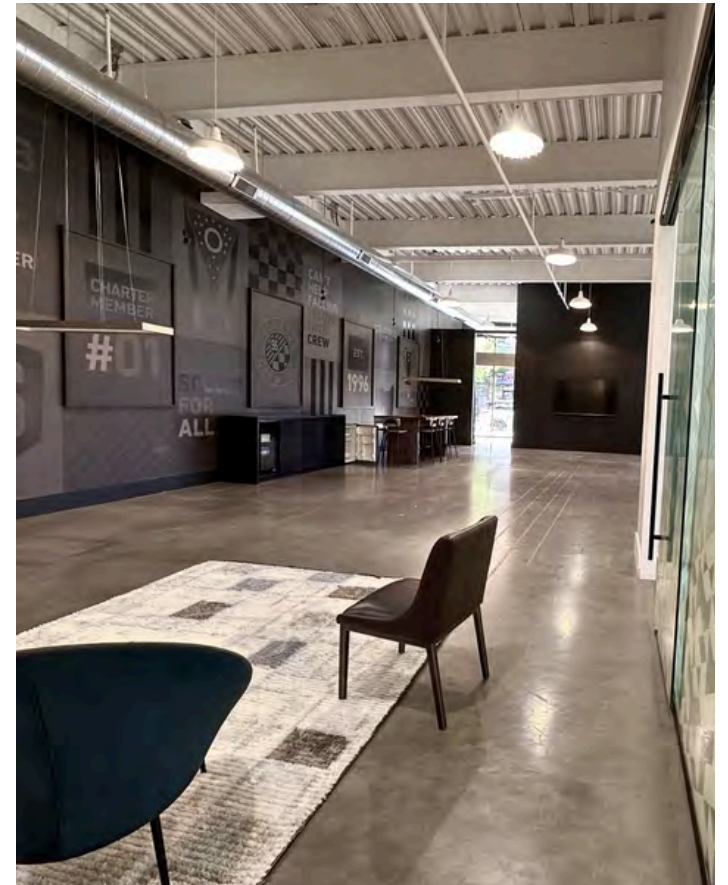
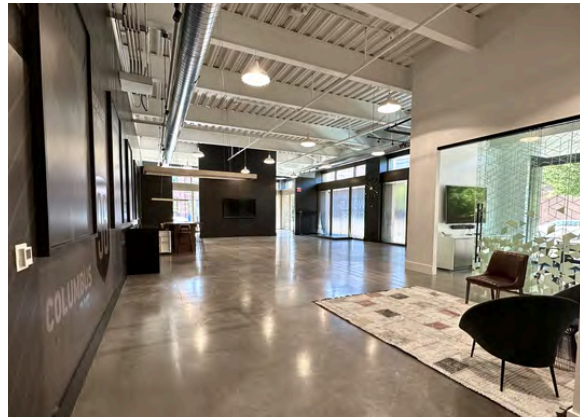
SUITE 889 Fully built out for clothing retail fashion

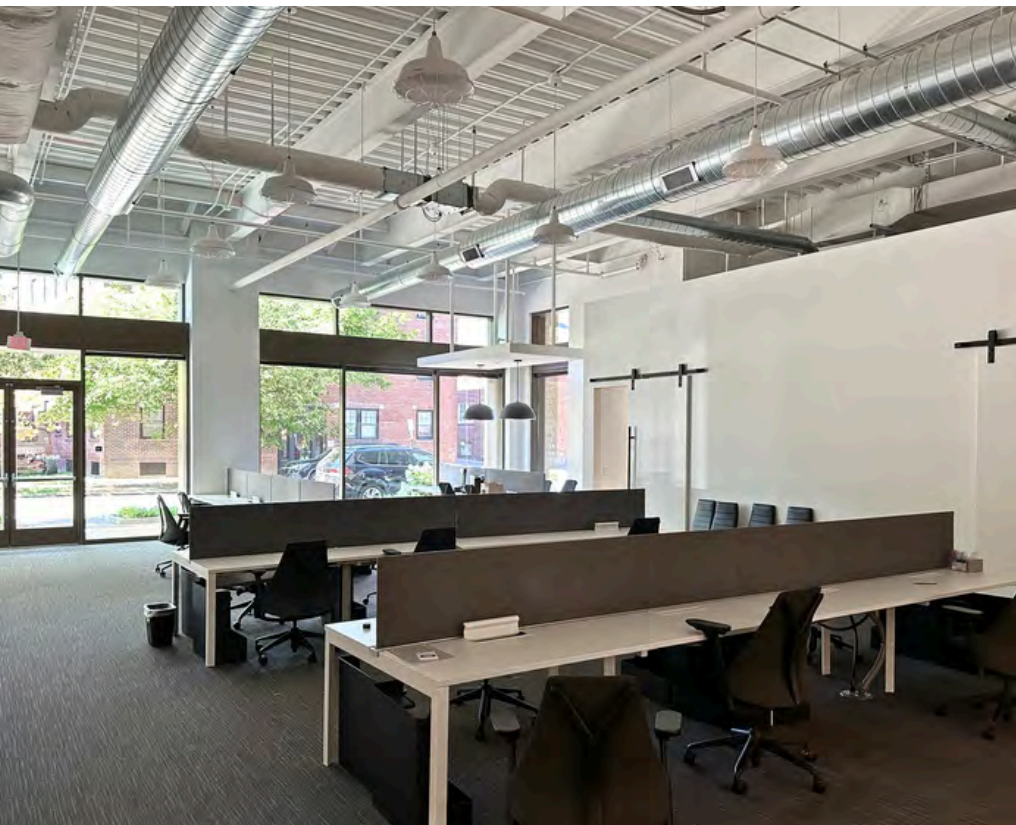


CONTACT [ROTH REAL ESTATE GROUP](#) TO SCHEDULE A TOUR AND LEARN MORE ABOUT LEASING OPPORTUNITIES AT THE SUTTON.



SUITE 881 | ENDCAP CORNER







SHORT NORTH: COLUMBUS' HUB OF COMMERCE AND CULTURE

The Short North offers one of the Midwest's most unique environments in which to work, live and play. Simply put, the Short North is the place to be in Central Ohio. Numerous art galleries, specialty shops, restaurants, pubs and coffee houses – and monthly “Gallery Hops” – draw thousands of visitors to the area, located just north of the Downtown core and adjacent to the city's convention center and bustling Arena District.

“A VIBRANT, INDEPENDENT
ARTS ENCLAVE,” IS
“CHALLENGING ALL
PRECONCEIVED NOTIONS
OF WHAT PASSES FOR COOL
IN THE MIDWEST.

- NEW YORK TIMES



CAPITALIZE ON SHORT NORTH'S VIBRANCY

The Short North Arts District in Columbus, Ohio, has emerged as one of the city's most vibrant and sought-after neighborhoods, making it an ideal location for a retail storefront business. This bustling area, known as the "art and soul of Columbus," has transformed from its industrial roots into a thriving cultural hub that attracts locals and visitors alike.

One of the primary reasons the Short North is excellent for retail businesses is its robust foot traffic and diverse customer base. The neighborhood is home to a mix of young professionals, artists, and families, creating a dynamic community with varied interests and purchasing power. Additionally, the area's popularity as a destination for shopping, dining, and entertainment ensures a steady stream of potential customers throughout the year.

The Short North's reputation as an arts district adds to its appeal for retail businesses. The neighborhood is dotted with galleries, public art installations, and creative spaces, fostering an atmosphere of creativity and innovation. This artistic environment can be particularly beneficial for unique or niche retail concepts, as customers in the area tend to appreciate one-of-a-kind offerings and local craftsmanship.

2,830K
POPULATION

230,196K
DAYTIME POPULATION

28
MEDIAN AGE

932
HOMES IN
NEIGHBORHOOD

19,990
SURROUNDING
HOMES

\$471K
AVG HOME VALUE

PRIME LOCATION AT THE HEART OF COLUMBUS' THRIVING BUSINESS DISTRICT

The Short North's central location and excellent connectivity make it easily accessible to customers from across Columbus and beyond. Its proximity to downtown Columbus, The Ohio State University, and major highways ensures that businesses in the area can tap into a wide market. With ongoing development and community support, the Short North continues to evolve, offering retail businesses a dynamic and promising environment in which to thrive.

Situated at the corner of N High Street and 1st Avenue

Right in the heart of the vibrant Short North district

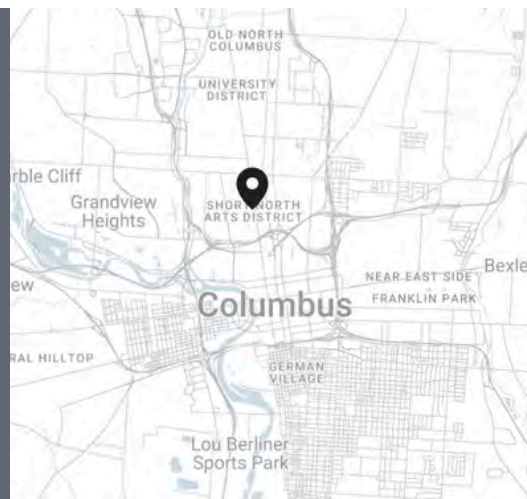
Walkable neighborhood with numerous amenities

92

WALK SCORE®
WALKER'S PARADISE (92)

91

BIKE SCORE®
BIKER'S PARADISE (91)



AMENITIES: CURATED GUIDE

MAJOR EMPLOYERS

Nationwide Insurance, Huntington Bank, OhioHealth

CULTURAL INSTITUTIONS

Columbus Museum of Art, Wexner Center for the Arts

ENTERTAINMENT VENUES

Nationwide Arena, Convention Center

PARKS AND RECREATION

Goodale Park, Lower.com Field, Huntington Park, Italian Village Park

SCHOOLS

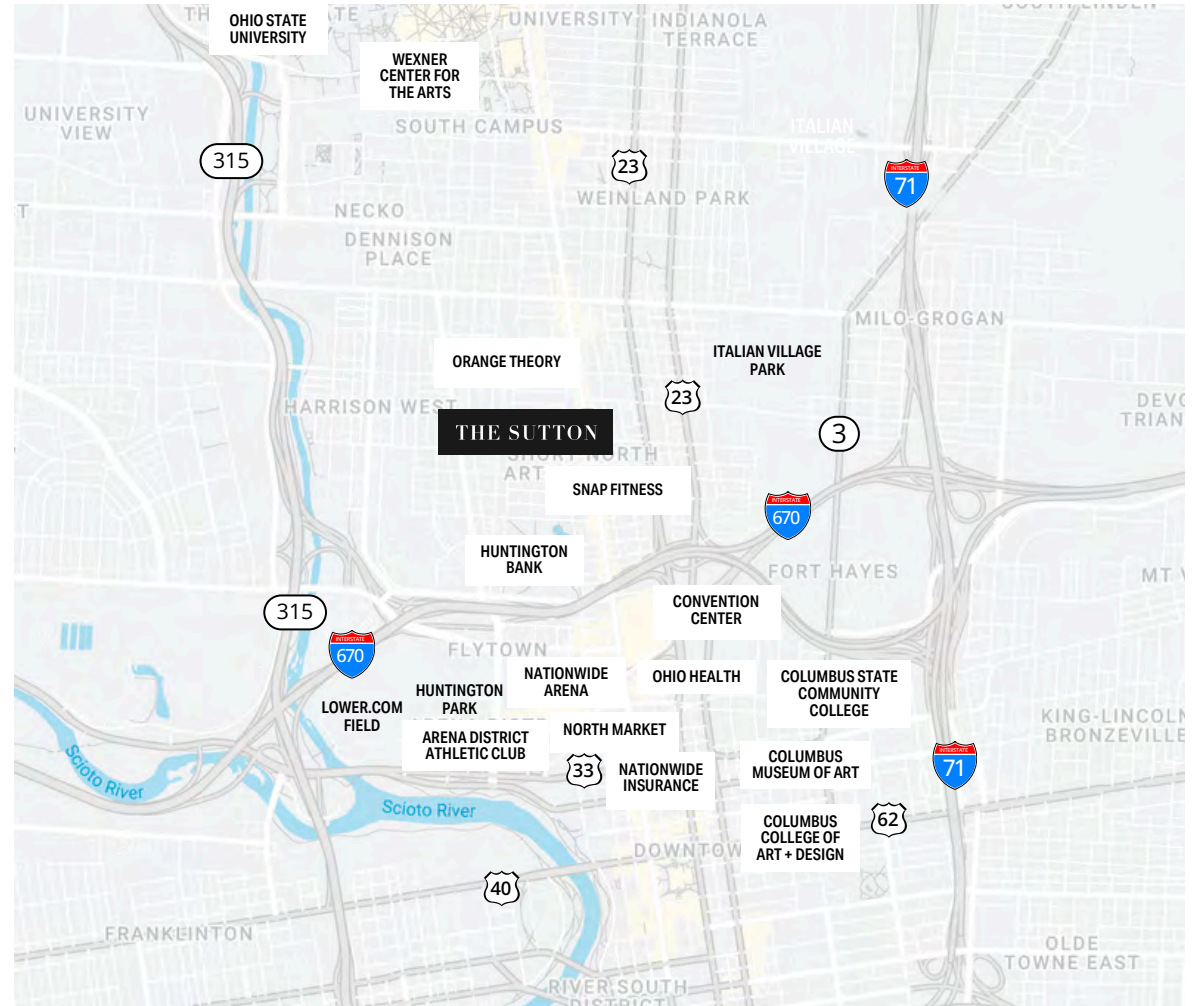
Columbus College of Art & Design, The Ohio State University, Columbus State Community College

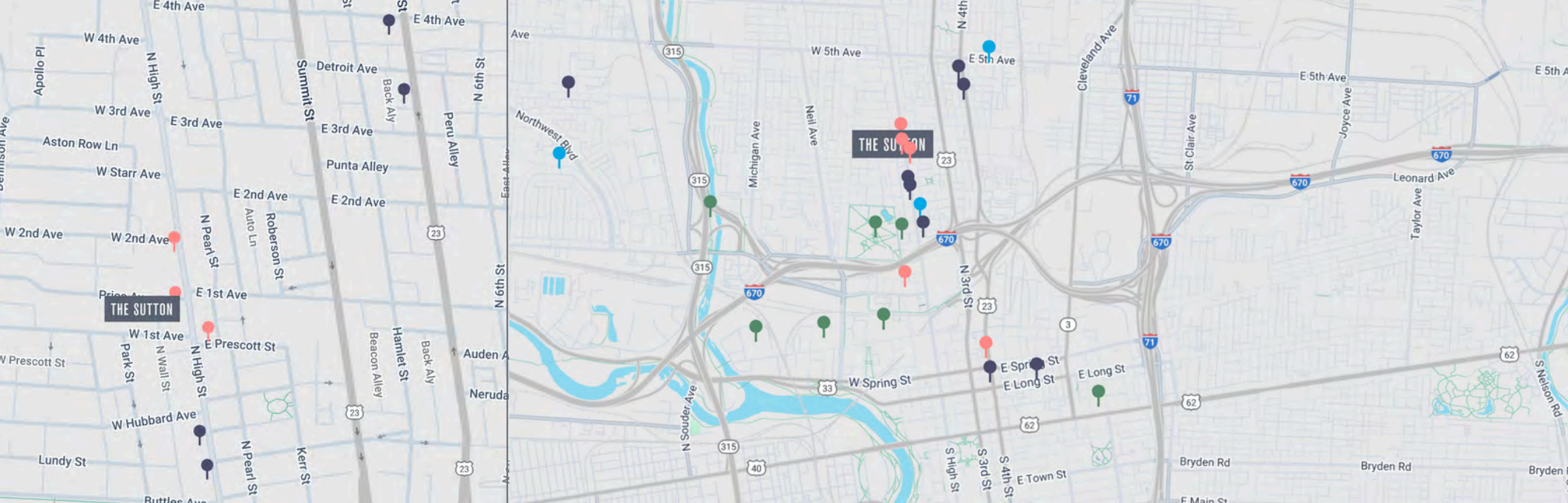
HIGHWAYS (WITHIN 2 MILES)

I-670 (1.0 miles) I-71 (1.5 miles)
SR-315 (1.8 miles)

HEALTH AND FITNESS

Orange Theory, Arena District Athletic Club, Snap Fitness





SHOPPING

- Homage (0.1 miles)
- Tigertree (0.2 miles)
- Global Gifts (0.3 miles)
- Flower Child Vintage (0.4 miles)
- The Book Loft (0.8 miles)

DINING

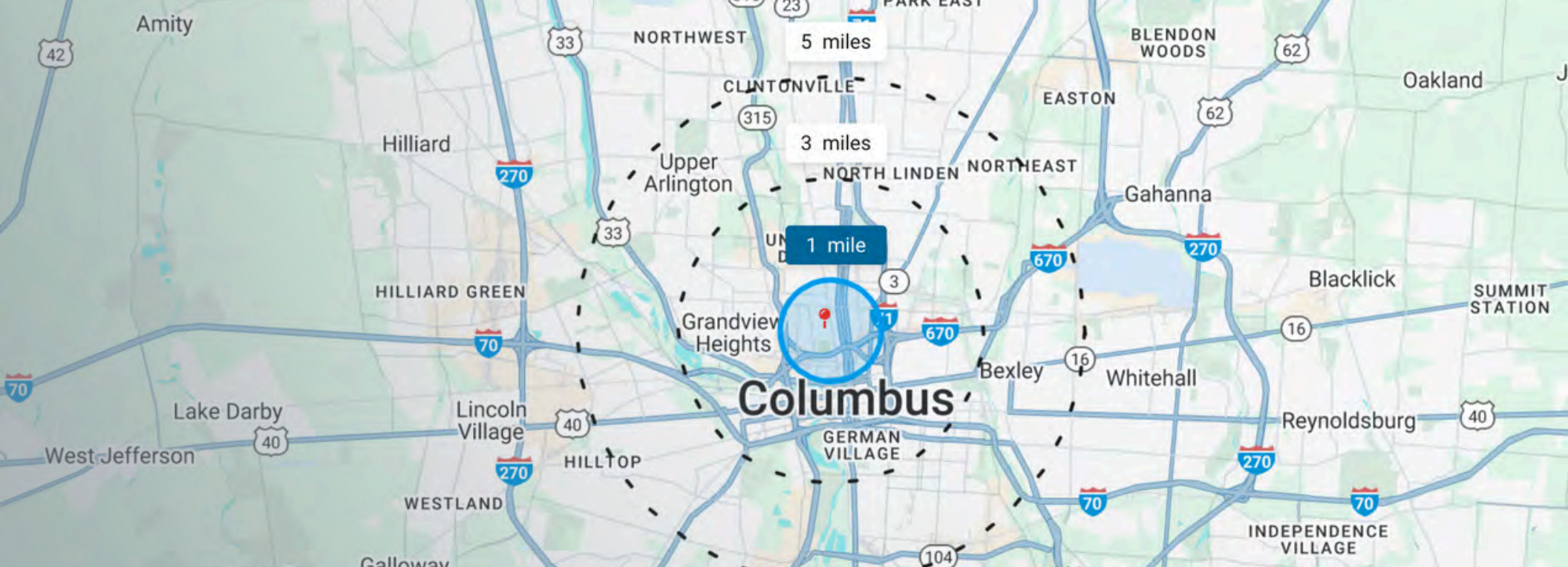
- The Pearl (0.1 miles)
- Northstar Café (0.2 miles)
- Brassica (0.3 miles)
- Marcella's (0.4 miles)
- Jeni's Splendid Ice Creams (0.1 miles)
- Sweetgreen (0.2 miles)

COFFEE + DRINKS

- One Line Coffee (0.1 miles)
- Stauf's Coffee Roasters (0.2 miles)
- Mission Coffee Co. (0.3 miles)
- Pint House (0.1 miles)
- Standard Hall (0.2 miles)
- Bodega (0.3 miles)
- Union Café (0.4 miles)

RECREATION

- Gateway Film Center (0.7 miles)
- Shadowbox Live (0.8 miles)
- Studio 35 Cinema & Draffthouse (0.9 miles)
- Goodale Park (0.3 miles)
- Italian Village Park (0.6 miles)
- Schiller Park (0.9 miles)



RADIUS ANALYSIS: TAPPING INTO AFFLUENT MARKETS

1 MILE RADIUS

Total Population: **35,000**
 Average Age: **30**
 Average Age [Male]: **29**
 Average Age [Female]: **31**
 Total Households: **18,000**
 Persons per Household: **1.9**

3 MILE RADIUS

Total Population: **150,000**
 Average Age: **33**
 Average Age [Male]: **32**
 Average Age [Female]: **34**
 Total Households: **70,000**
 Persons per Household: **2.1**

5 MILE RADIUS

Total Population: **350,000**
 Average Age: **35**
 Average Age [Male]: **34**
 Average Age [Female]: **36**
 Total Households: **160,000**
 Persons per Household: **2.2**



LOCAL MARKET: A THRIVING ECONOMY

Franklin County is a vibrant region with a diverse economy and a strong community spirit. The county is known for its excellent infrastructure, educational institutions, and cultural amenities. With a focus on economic development, Franklin County offers numerous resources for businesses, including support programs and networking opportunities.

FRANKLIN COUNTY

↗ **178,844**
TOTAL POPULATION

↗ **\$232,200**
AVG HOME VALUE

↗ **\$78,505**
AVG HOUSEHOLD INCOME

COLUMBUS METRO AREA

↗ **2.14M**
TOTAL POPULATION

↗ **\$251,600**
AVG HOME VALUE

↗ **\$76,541**
AVG HOUSEHOLD INCOME

YOUR INVITATION TO EXCELLENCE SECURE YOUR PLACE IN THE SUTTON'S LEGACY

A rare opportunity to secure your place in Columbus' most desirable neighborhood. The Sutton offers the perfect blend of modern amenities, prime location, and growth potential for your business. Don't miss out on this chance to elevate your brand and join the vibrant Short North community.

PRIME LOCATION

Situated in the "heart of the Short North," offering unparalleled visibility and foot traffic.

LIMITED RETAIL SPACE AVAILABLE

Limited availability of large retail spaces in this desirable location.

FLEXIBLE, MODERN SPACES

Customizable layouts to suit various business needs.

TAX ADVANTAGES

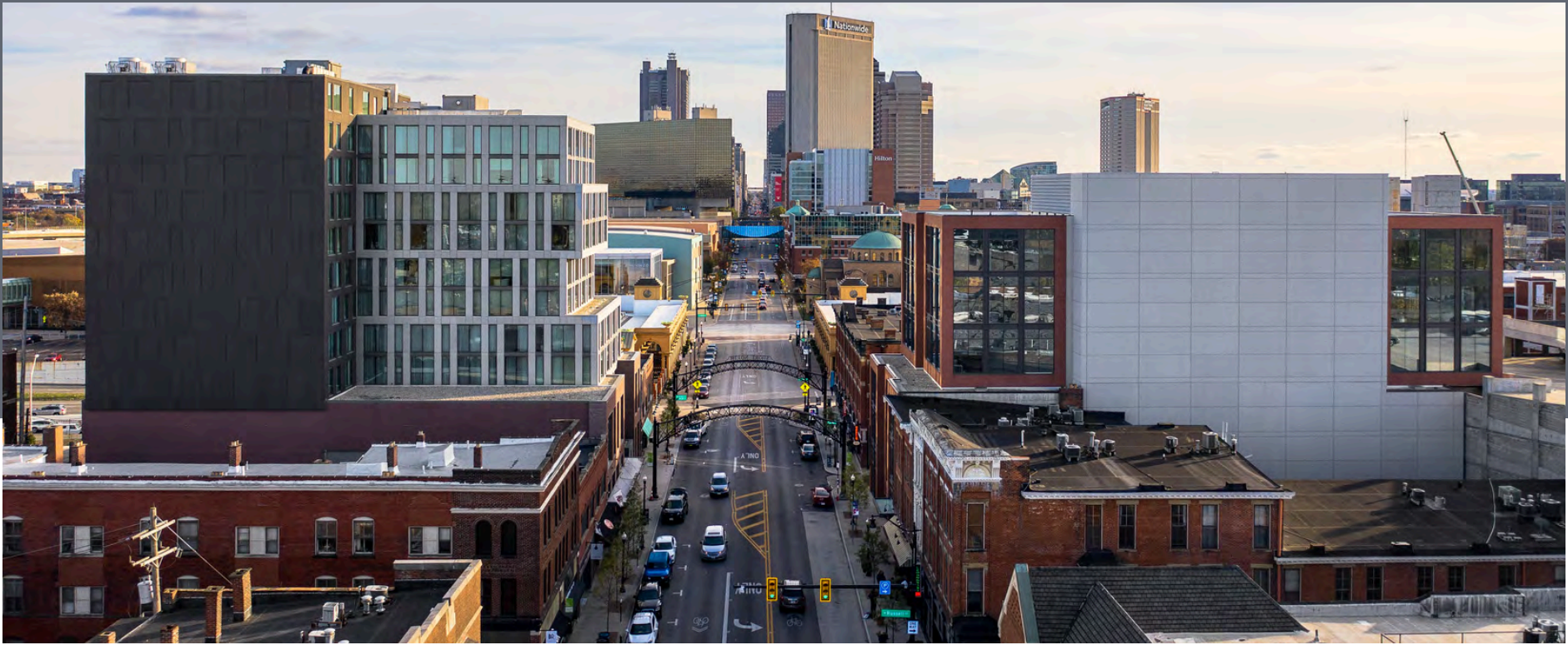
Benefit from a 10-year, 75% real estate tax abatement.

STRONG DEMOGRAPHICS

Access to a young, affluent customer base and talented workforce.

GROWTH POTENTIAL

Capitalize on the Short North's ongoing development and increasing property values. Strong potential for high ROI as the area continues to grow.



**CONTACT US TODAY TO SCHEDULE A
TOUR AND LEARN MORE ABOUT LEASING
OPPORTUNITIES AT THE SUTTON.** >

Roth Real Estate Group delivers a comprehensive suite of commercial real estate services tailored to maximize value and achieve your business objectives. Our team leverages cutting-edge technology and data-driven insights to strategically invest in your vision and drive results. At Roth, we're committed to keeping our clients informed and empowered throughout the entire process.

As our partner, you'll have access to the latest market intelligence and emerging opportunities that align with your commercial property goals. Our expertise ensures you're always positioned to make informed decisions and capitalize on the dynamic commercial real estate landscape.

THE SUTTON

A **PIZZUTI** DEVELOPMENT

ROTH

REAL
ESTATE
GROUP

WILLIAM ROTH

DD: 614.721.6751 | C: 614.284.2083

WILL@ROTHREGROUP.COM

SCOTT STEIDEL

DD: 614.721.6751 | C: 614.404.1423

SCOTT@ROTHREGROUP.COM

JENNIFER ROONEY

DD: 614.721.6751 | C: 614.721.6755

JENNIFER@ROTHREGROUP.COM



***The information contained herein was furnished by sources believed to be reliable, but it is not guaranteed, warranted, or represented by Roth Real Estate Group. The presentation of this property is submitted and could be subject to error, omissions, change of price or condition prior to sales or lease, or withdrawn without notice.*