

FOR LEASE

\$19.00/SF NNN

895 S High Street, Columbus, Ohio 43206

Office For Lease on South High Street

- Originally a charming family home, this two story building has been thoughtfully converted into a modern, functional office space.
- Ideally located with convenient access to downtown Columbus, I-71, and just steps away from a variety of restaurants.
- Multiple open space rooms, kitchen area, storage in loft space, and at least 3 enclosed offices.
- 10-12 parking spaces behind, as well as street parking
- Located between Front and High Street near the intersection of Whittier and High

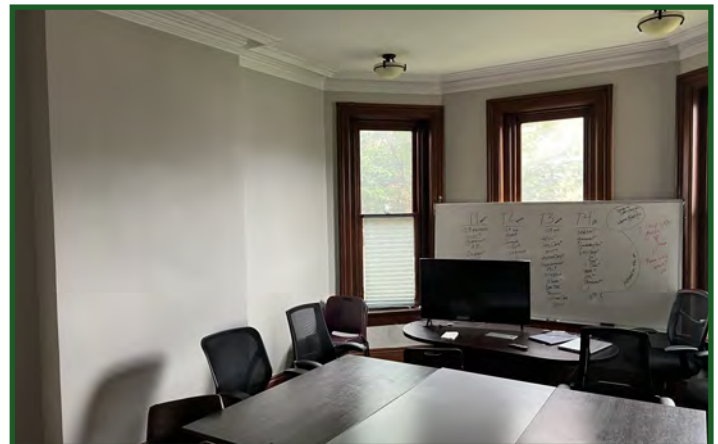
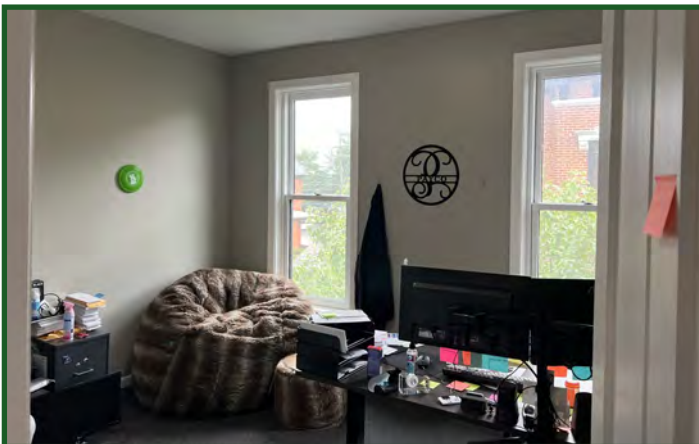
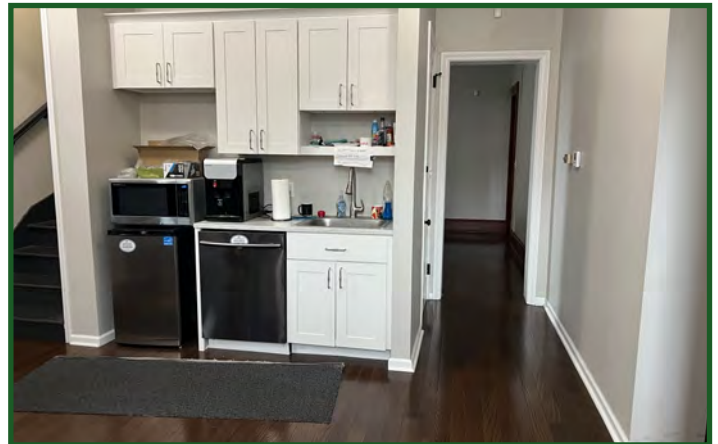
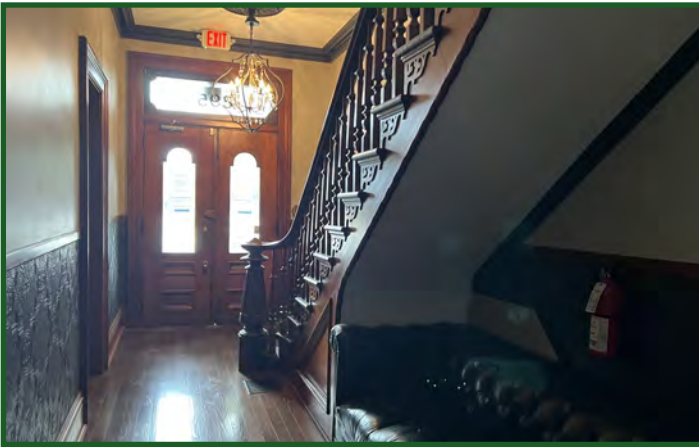


Click Here for Video

BEST CORPORATE REAL ESTATE
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LEGAL

Property Information

Legal Property Description:	Office For Lease
Price:	\$19.00/SF NNN
Parcel Number:	010-026090-00
Occupancy:	100%
Estimated CAM:	\$5.70

LAND

Land Acreage:	N/A
Current Zoning:	Commercial
Jurisdiction:	Columbus

STRUCTURAL

Building Square Footage:	+/- 3,361 Square Feet
Unit Square Footage:	+/- 3,361 Square Feet
Floors Above Ground:	2
Year Built:	1900

ADDITIONAL INFO

Drive-in Doors:	0
Lot Specifics:	Parking in Rear and Street Parking Available
Parcel Benefits:	Excellent Proximity to Downtown
Fees and Associations:	N/A
Water/Sewer System:	Columbus
Tenant Pays:	Utilities and Repairs

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*Line Drawings are Approximate

Parcel View



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Nearby Amenities



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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.

TRAFFIC COUNT

Street	Avg Daily Volume
South High Street	18,313
West Whittier Street	2,637
East Whittier Street	6,867

SITE LOCATION

NEARBY MAJOR ROADS & HIGHWAYS



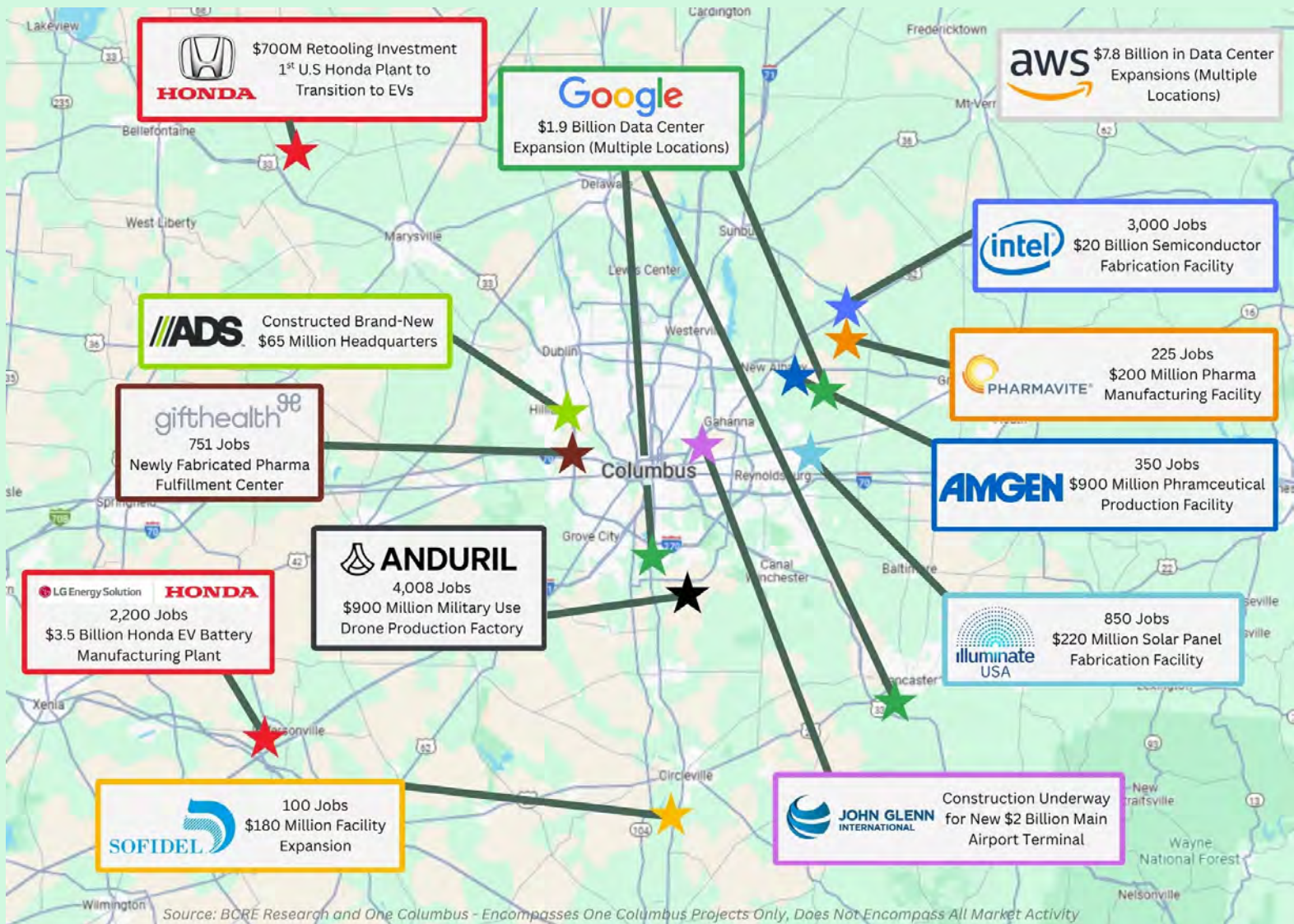
DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2023)		3,704	42,529	123,651
Households (2023)		2,725	25,096	68,422
Avg Household Income (2023)		\$33,617	\$42,949	\$42,798

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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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Disclaimer And Confidentiality Agreement - Continued -

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