



Accelerating success.



FOR SALE OR LEASE

170 N High Street

94,620 SF Available in Downtown Columbus

[Contact for pricing and rates](#)

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Downtown Location

170 N High St

Redevelopment Opportunity

DD zoning on 0.43 AC, with ability to acquire additional acreage through neighboring parcels. Support of Downtown Commission.

Zoning Flexibility

Allows unlimited height on new developments. 15 Year, 100% CRA Tax Abatement on the improvements to the land. Not a flood zone or historic site and no parking requirements.

For questions on zoning, uses, or Difficult Development Areas (DDAS), contact: Edward Madison, +1 614 645 6742, EADonisMadison@columbus.gov

Owner-User Potential

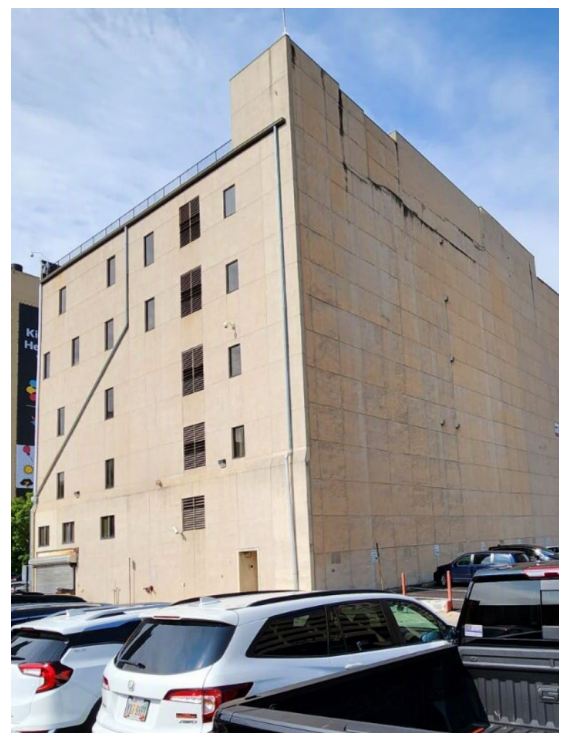
Suitable for government, nonprofit, institutional, or event-space users.

Sale or Lease Options

94,620 SF property available for sale or lease. Large floorplates support future repositioning strategies.

Building Infrastructure

Three passenger elevators, one freight elevator, surface parking and building signage available.



& Tax Incentives



Low-Income Housing Tax Credits

Federal LIHTCs provide investors with tax credits in exchange for contributing equity to an affordable rental development. Ohio's 4% program estimates that the resulting equity can equal approximately 30%–40% of total development cost, although the project must comply with OHFA requirements and maintain income- and rent-restricted units for at least 30 years.

Ohio also has a separate state LIHTC that can be paired with federal credits. The state credits are generally claimed over ten years and sold or syndicated to investors to generate additional construction equity. This is only relevant when the development includes a meaningful affordable-housing component—it is not a general credit for market-rate apartments.

Transformational Mixed-Use Development Credit

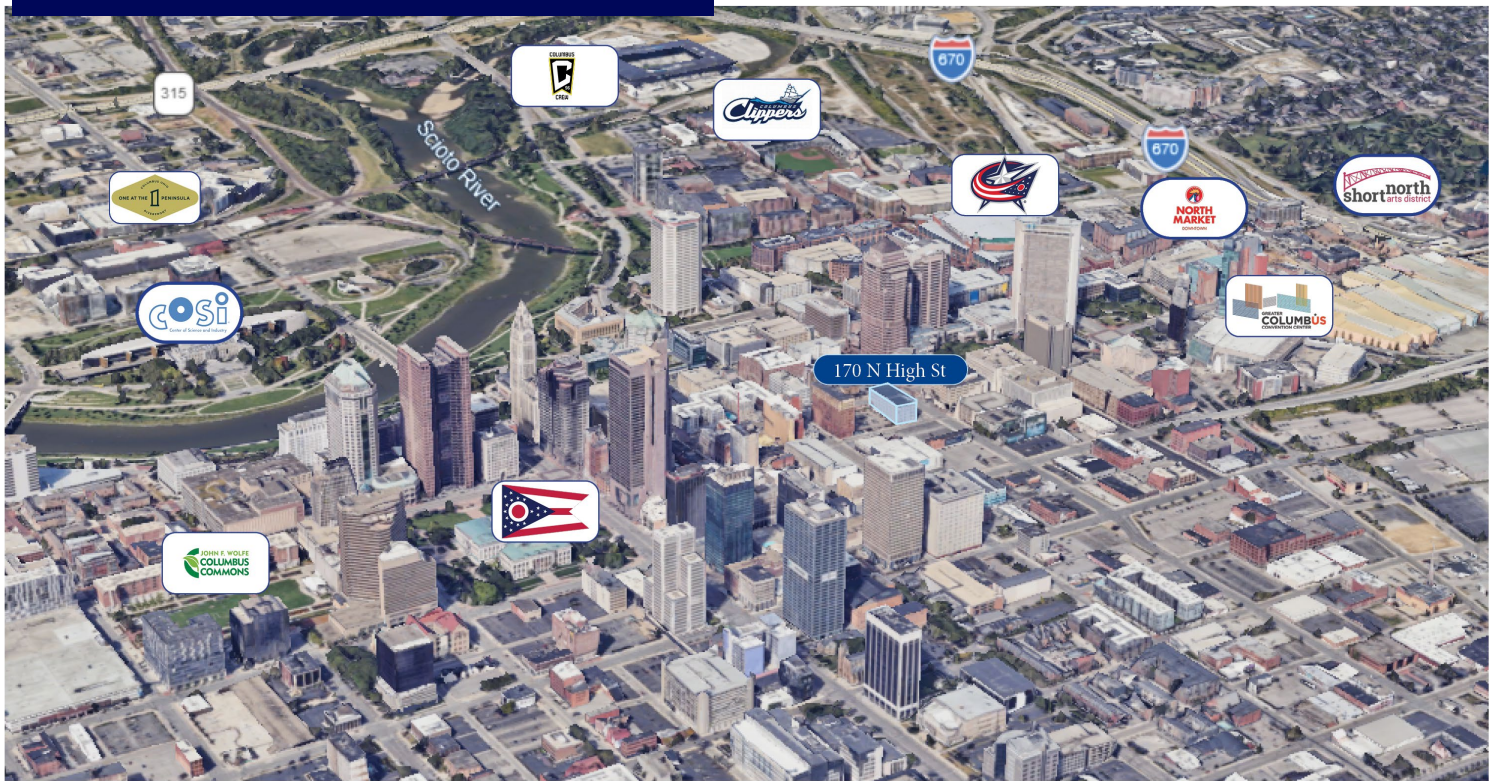
Ohio's TMUD program provides a transferable credit of up to 10% of eligible expenditures, including certain hard and soft construction costs, capped at \$20 million per project.

To qualify, a Columbus project generally must:

- Include at least two uses, such as residential, office, retail, hotel or recreation.
- Have more than \$50 million in eligible expenditures.
- Include a building of at least 15 stories, contain at least 350,000 square feet, or generate at least \$5 million in annual payroll.
- Apply before construction begins or construction financing closes.

Incentive programs are subject to eligibility requirements and agency approval. Prospective purchasers should consult their own tax and legal advisors.

Convenient Location & Regional Access



170 N High Street sits inside the I-70 / I-71 innerbelt with four-quadrant interstate access. Central Ohio's principal demand drivers — the State of Ohio office complex, the Convention Center, the Arena District, and The Ohio State University — are all within a ten-minute drive, with John Glenn International reachable in under fifteen minutes.

DRIVE TIMES

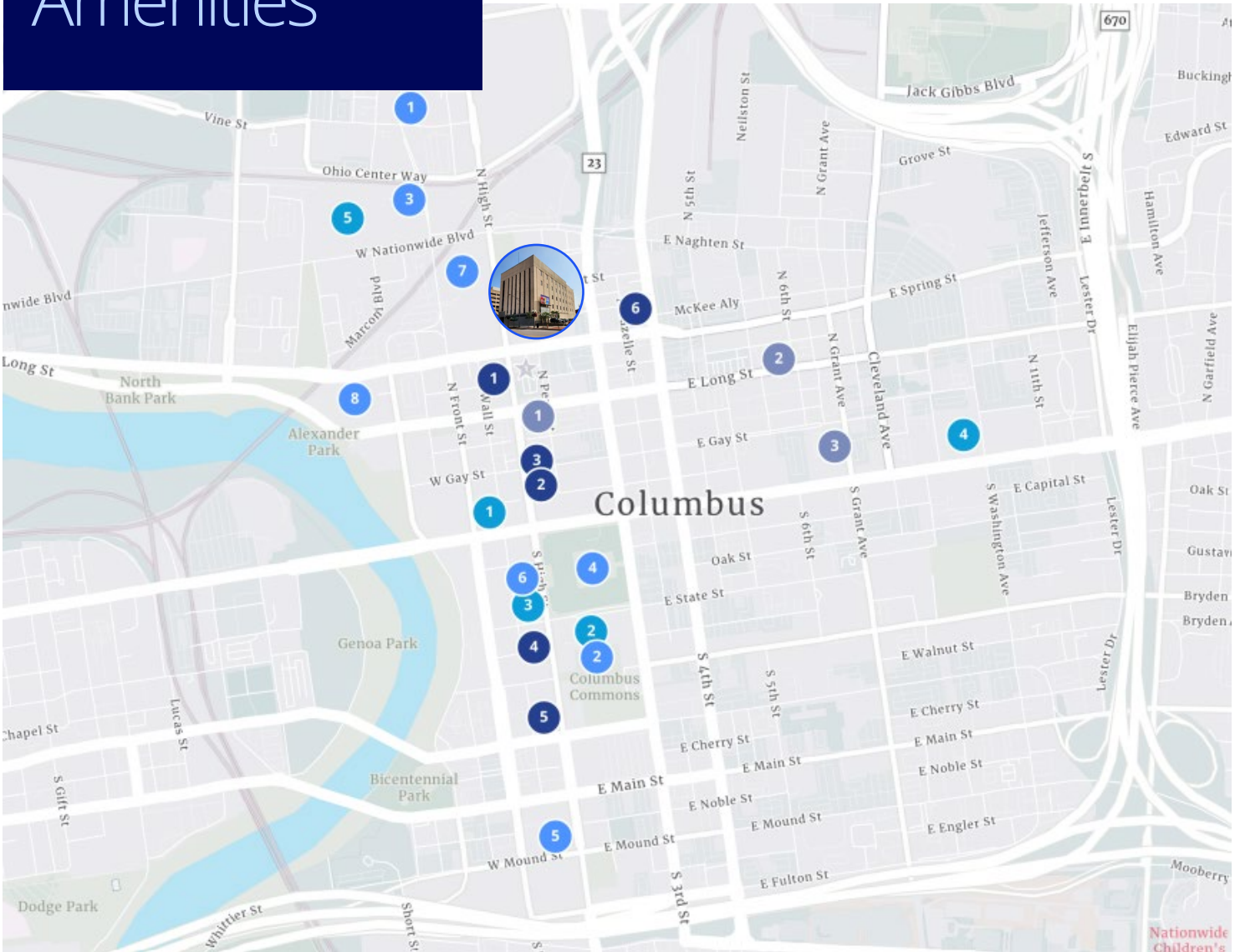
DESTINATION	MILES	MINUTES
John Glenn Int'l Airport (CMH)	7.5	13
The Ohio State University	2.6	9
German Village	1.4	5
Grandview Yard	3.2	9
Bexley	4.8	12
Easton Town Center	9.0	15
Rickenbacker Inland Port	13.0	18
New Albany Business Park	19.5	25
Intel Ohio One Campus	24.5	30

HIGHWAY ACCESS

ROUTE	DISTANCE	ACCESS
I-670	0.4 mi	Spring St / Long St ramps
I-71	0.8 mi	Fourth St / Spring St
I-70	1.1 mi	Third St / Fourth St
SR-315	1.0 mi	Spring St westbound

Drive times are estimates from 170 N High Street under typical weekday conditions and are provided for general reference only.

Nearby Amenities



Restaurants, Cafés and Breweries

- 1 Elevator Brewery
- 2 Speck Italian Eatery
- 3 Chouette
- 4 Pat & Gracie's
- 5 HydeOut Kitchen Bar
- 6 Wolf's Ridge Brewing

Fitness, Personal Services

- 1 The Pro's Gym
- 2 Beyond Limits
- 3 Shape Fitness 24hrs

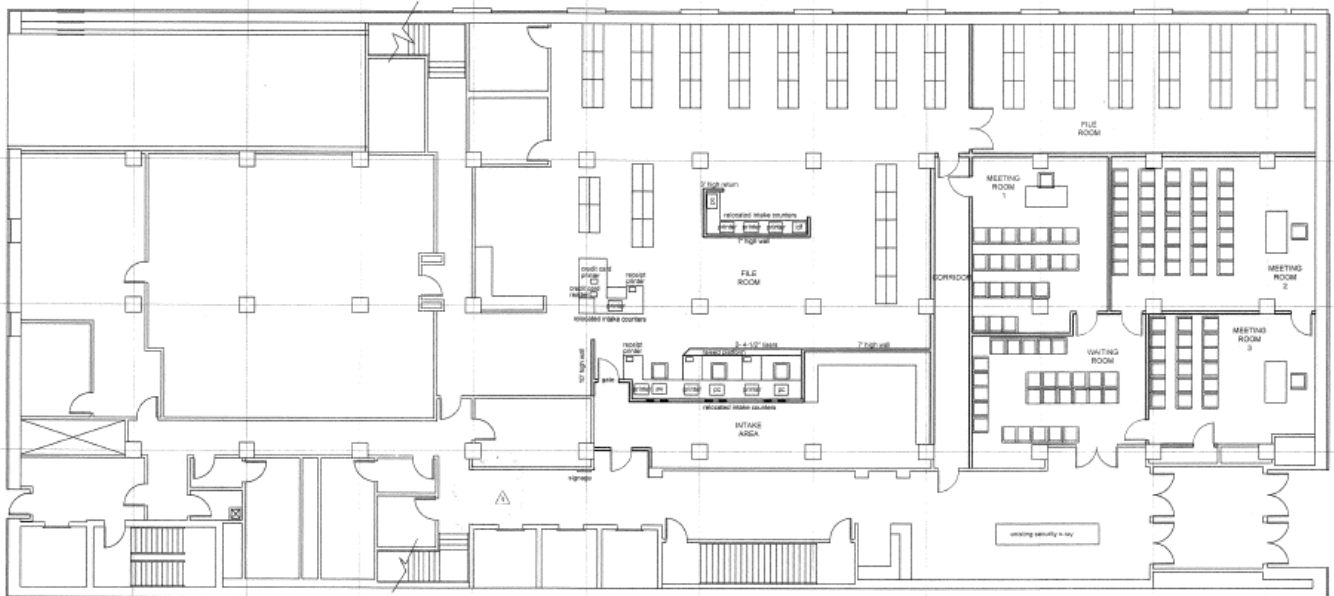
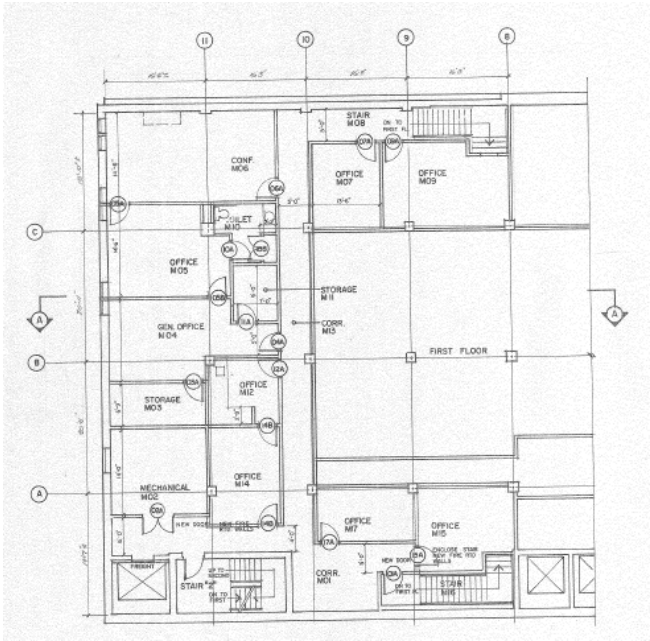
Arts & Entertainment

- 1 Palace Theatre
- 2 Ohio Theatre/CAPA
- 3 Riffe Center Theatres
- 4 Columbus Museum of Art
- 5 Nationwide Arena

Nearby Employers & Destinations

- 1 North Market
- 2 Columbus Commons
- 3 Arena District
- 4 Ohio Statehouse
- 5 Franklin County Courthouse
- 6 Huntington Center
- 7 Nationwide Headquarters
- 8 American Electric Power

170 N High St

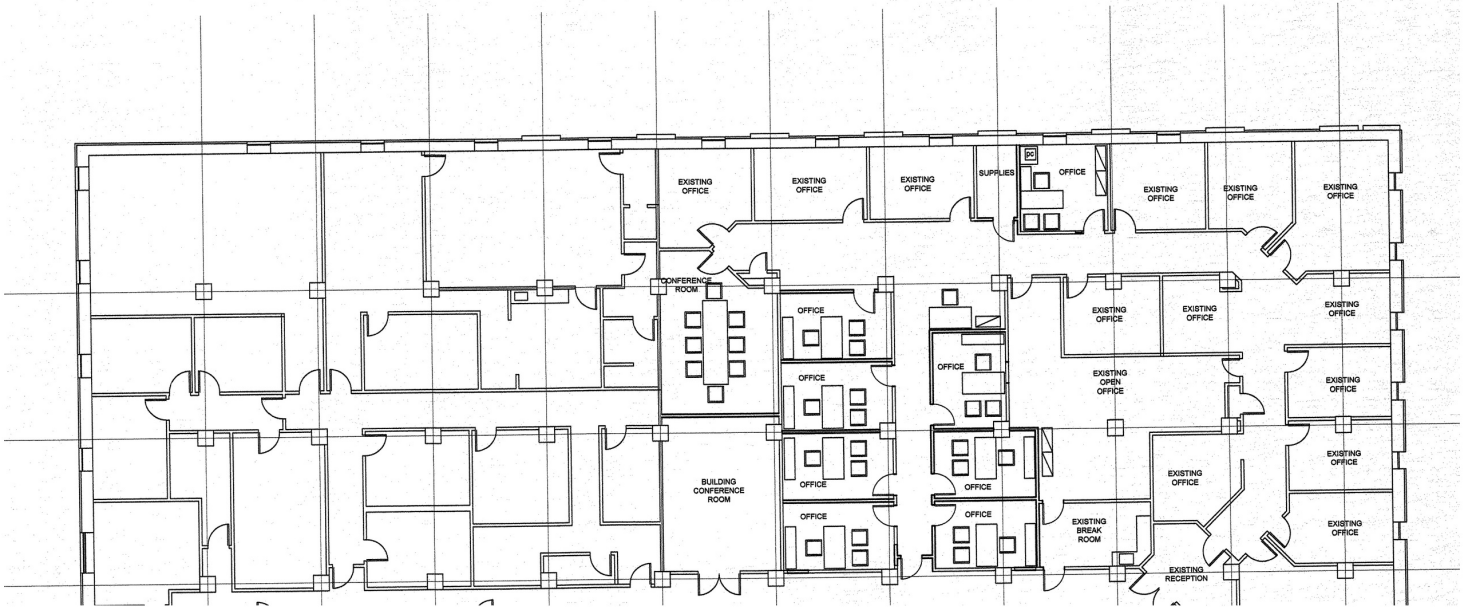


1st Floor

15,770 SF

- Available for lease
- Open space and private office space
- Mezzanine level included
- Contact for rates
- Tours by appointment

170 N High St

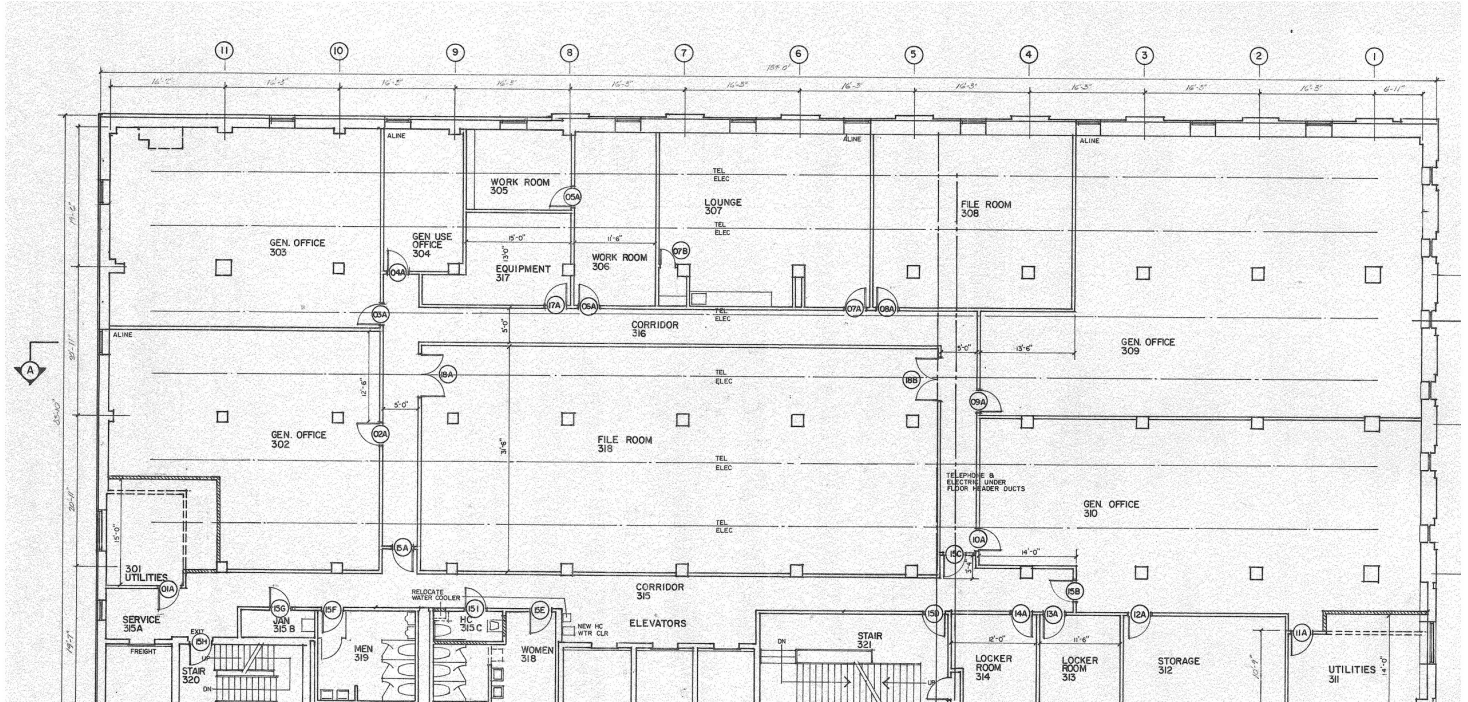


2nd Floor

15,770 SF

- Available for lease
- Dense private office space
- Contact for rates
- Tours by appointment

170 N High St

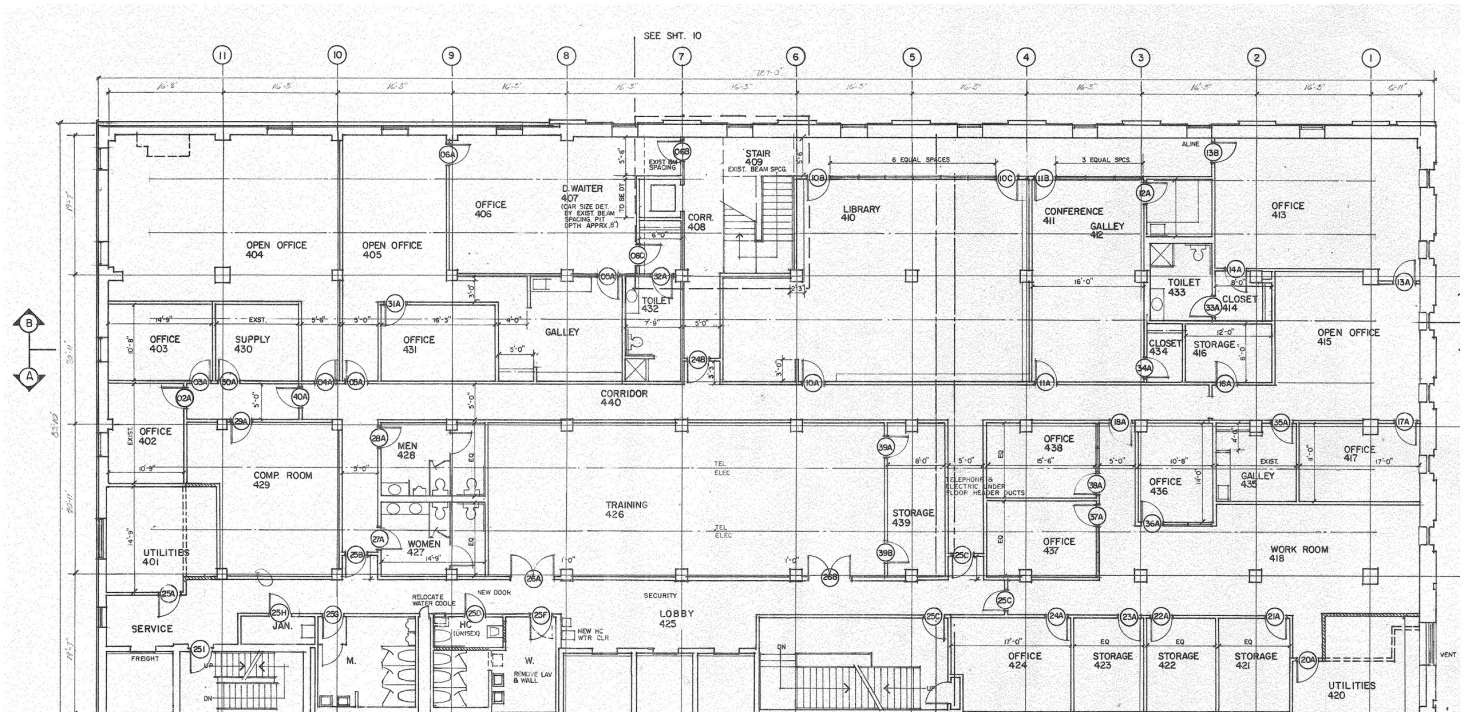


3rd Floor

15,770 SF

- Available for lease
- Previously occupied by the U.S Bankruptcy Court
- Contact for rates
- Tours by appointment

170 N High St

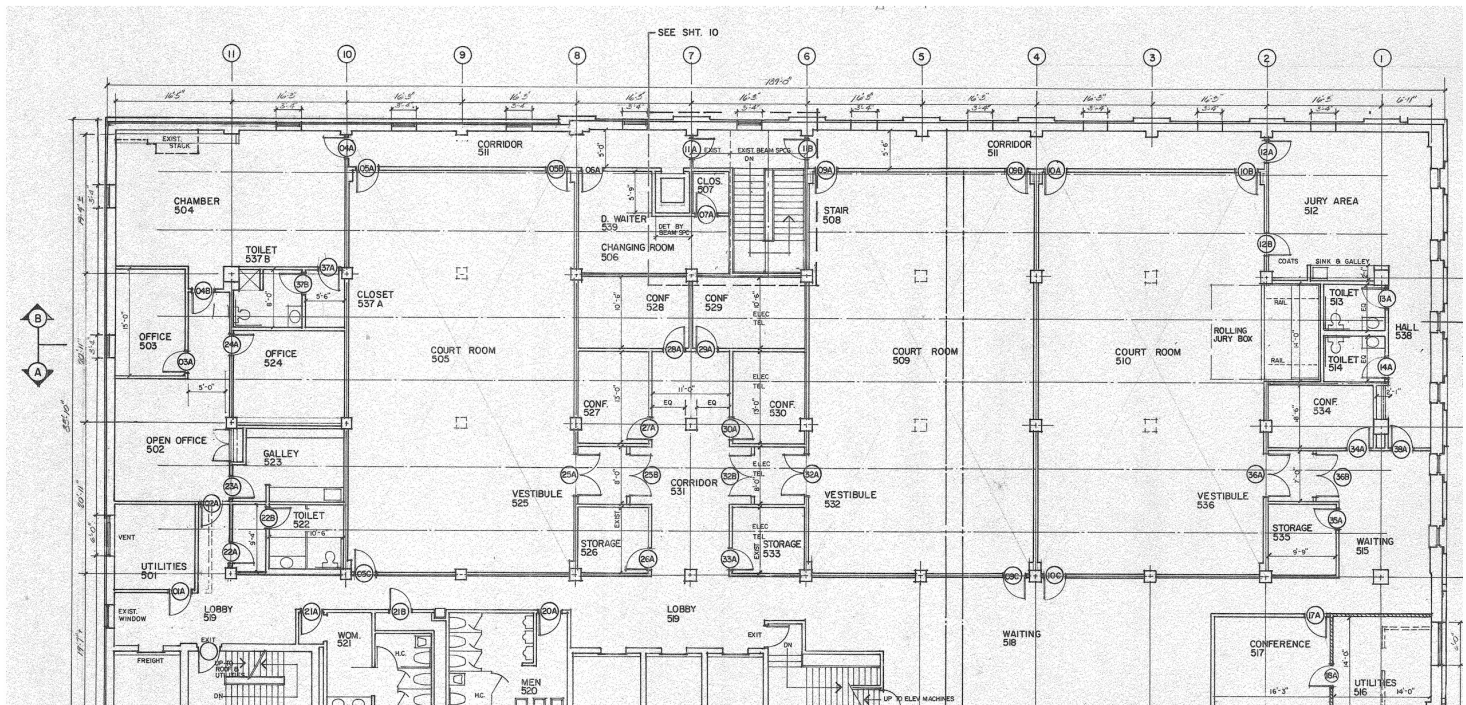


4th Floor

15,770 SF

- Available for lease
- Contact for rates
- Tours by appointment

170 N High St



5th Floor

15,770 SF

- Available for lease
- Contact for rates
- Tours by appointment

Contact for more information

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