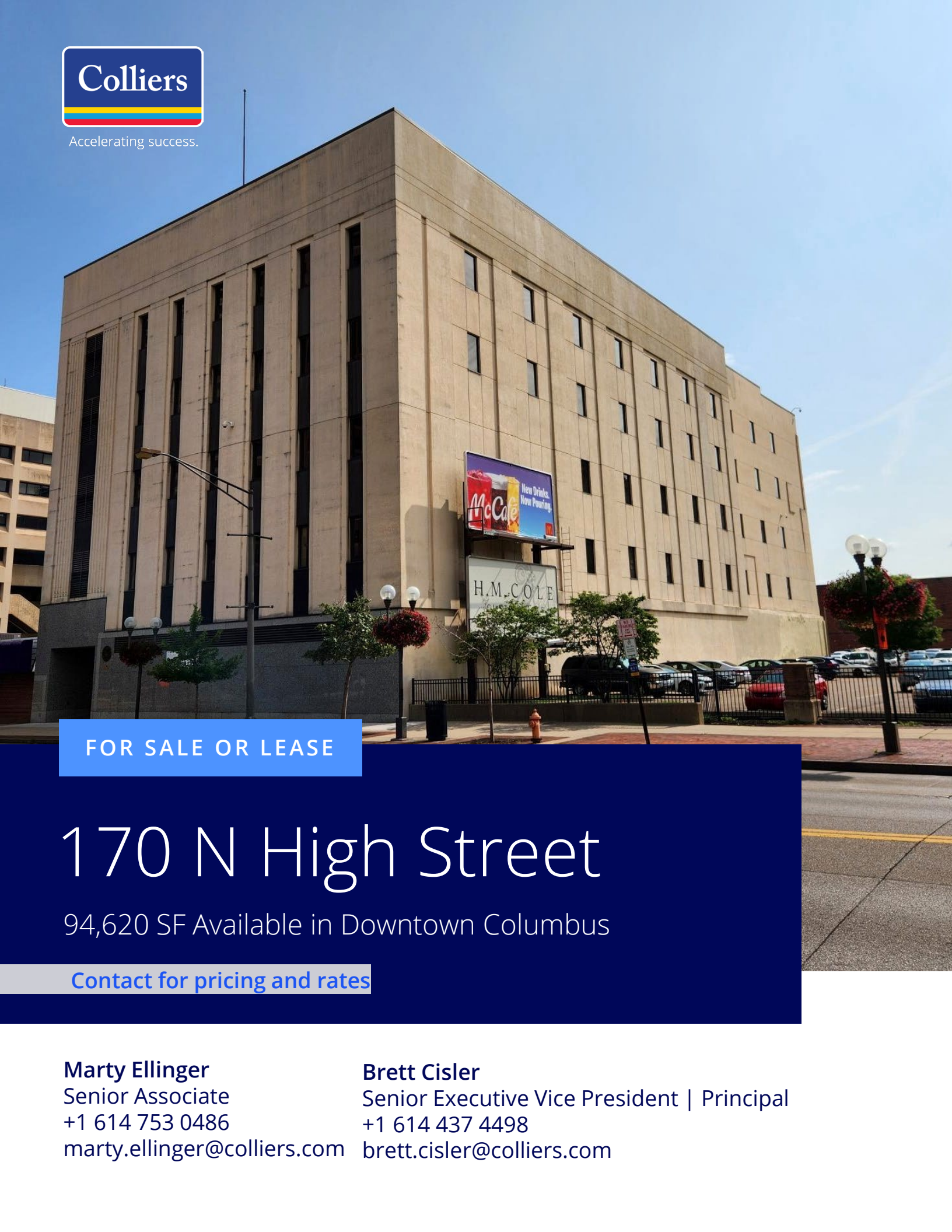




Accelerating success.



FOR SALE OR LEASE

170 N High Street

94,620 SF Available in Downtown Columbus

[Contact for pricing and rates](#)

Marty Ellinger

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Senior Executive Vice President | Principal

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Downtown Location

170 N High St

Redevelopment Opportunity

DD zoning on .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/Difficult Development Areas (DDAS), contact: Edward Madison, +1 614 645 6742, EADonisMadison@columbus.gov

Owner-User Potential

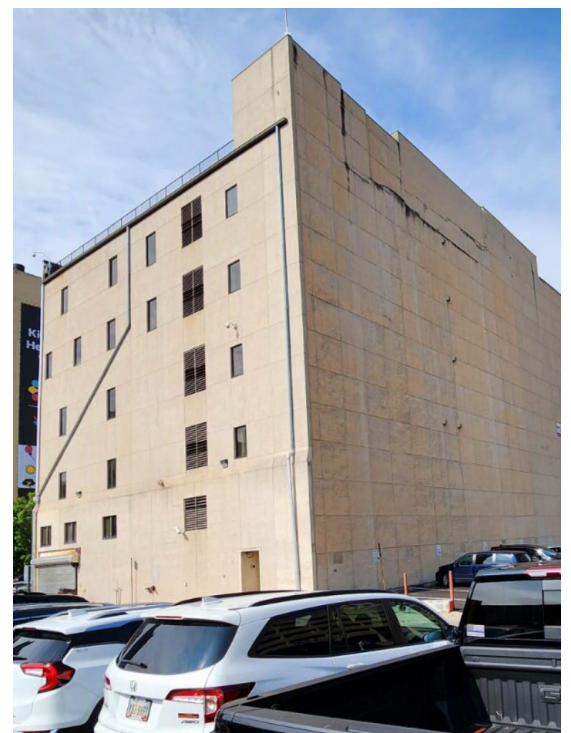
Suitable for government, nonprofit, institutional or event-space users.

Sale or Lease Options

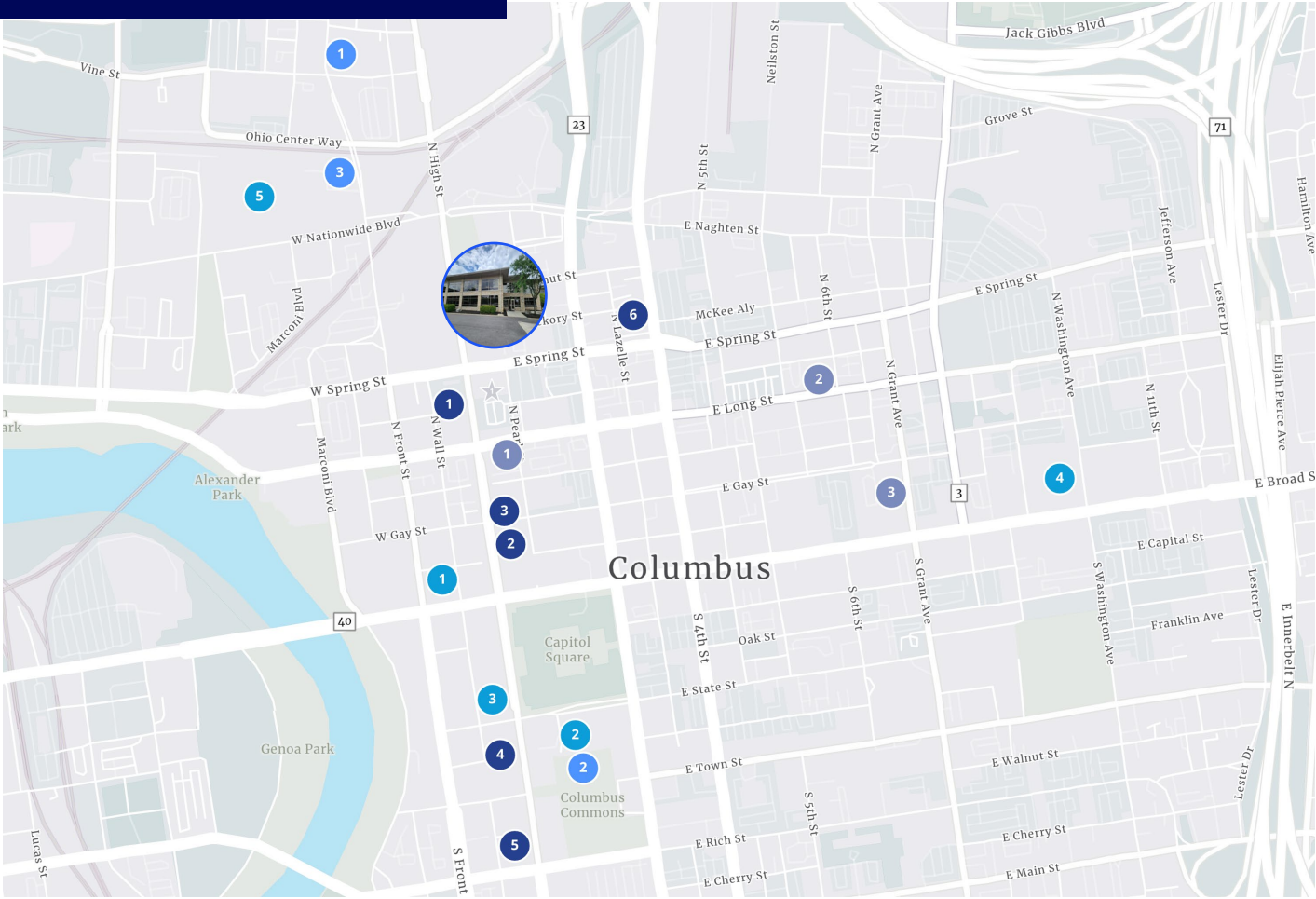
94,620 SF property available for sale or lease. Large floorplates support future repositioning strategies.

Building Infrastructure

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



Nearby Amenities



Restaurants, Cafés and Breweries

- 1 Elevator Brewery & Draught Haus
- 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
Training
- 3 Shape Fitness 24hrs

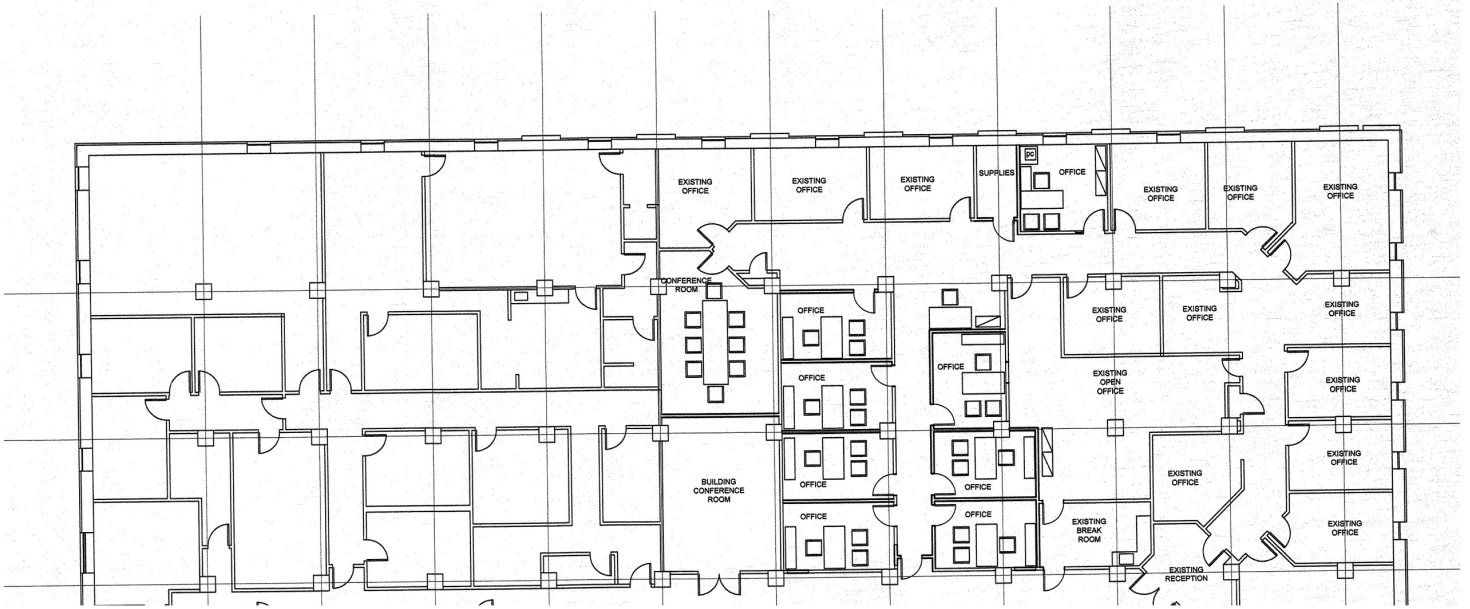
Arts & Entertainment

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

Shopping

- 1 North Market
Downtown
- 2 Columbus
Commons
- 3 Arena District

170 N High St

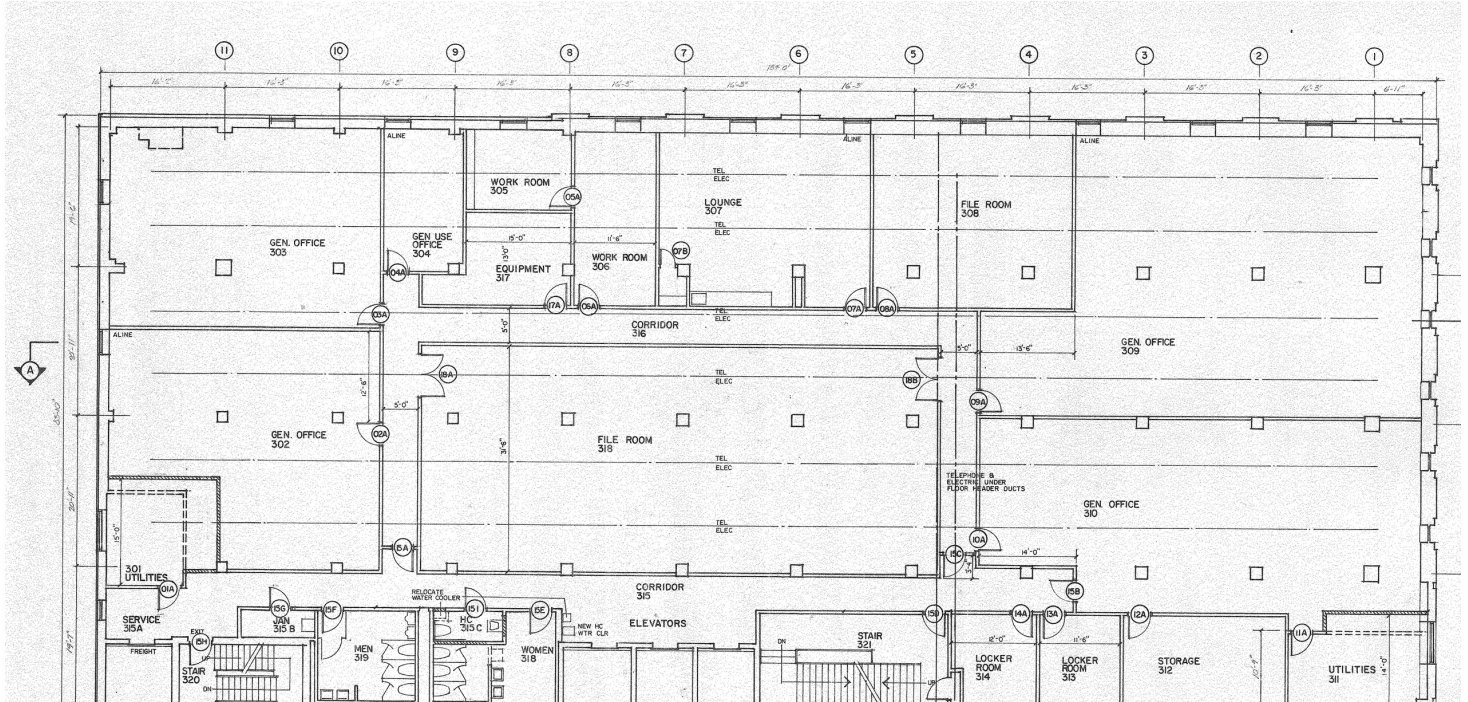


2nd Floor

15,770 SF

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

170 N High St

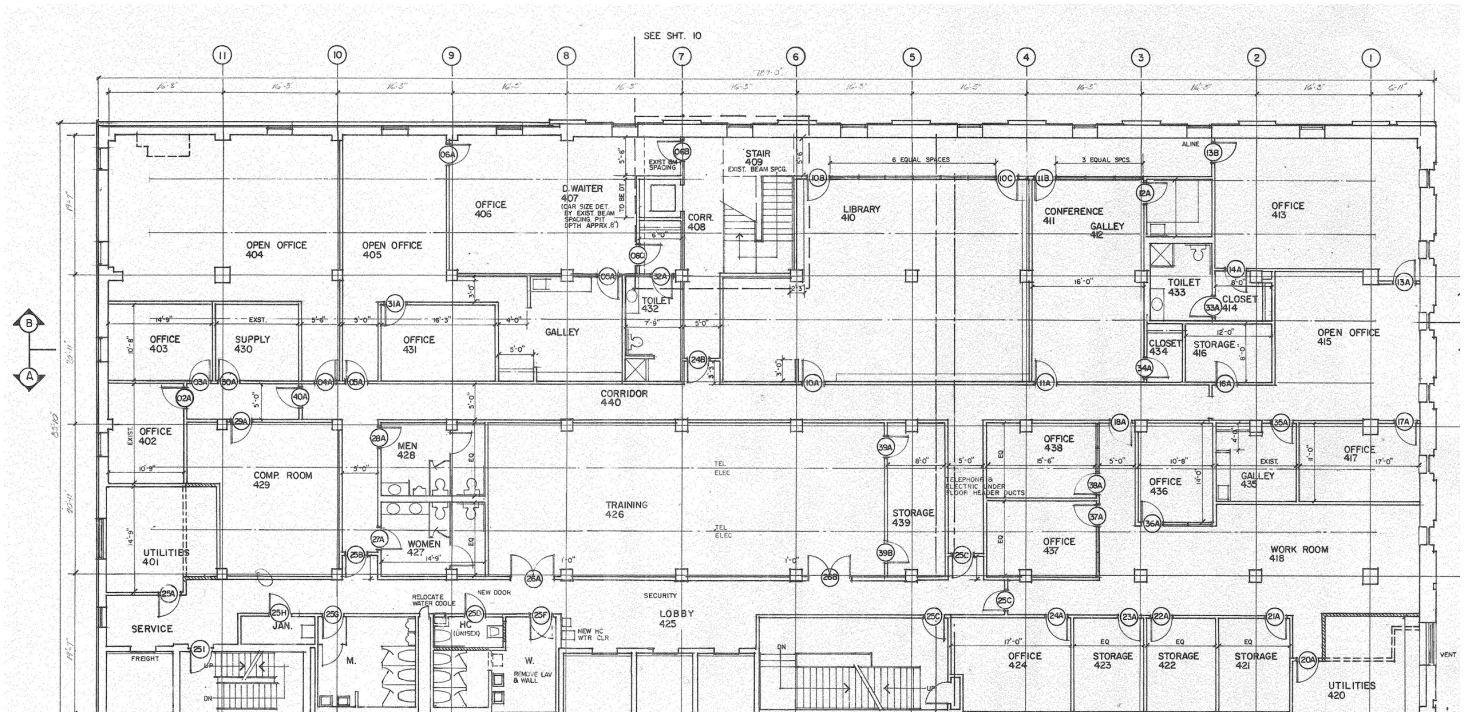


3rd Floor

15,770 SF

- Available for lease
- Previously occupied by bankruptcy court
- Contact for rates
- Tours by appointment

170 N High St

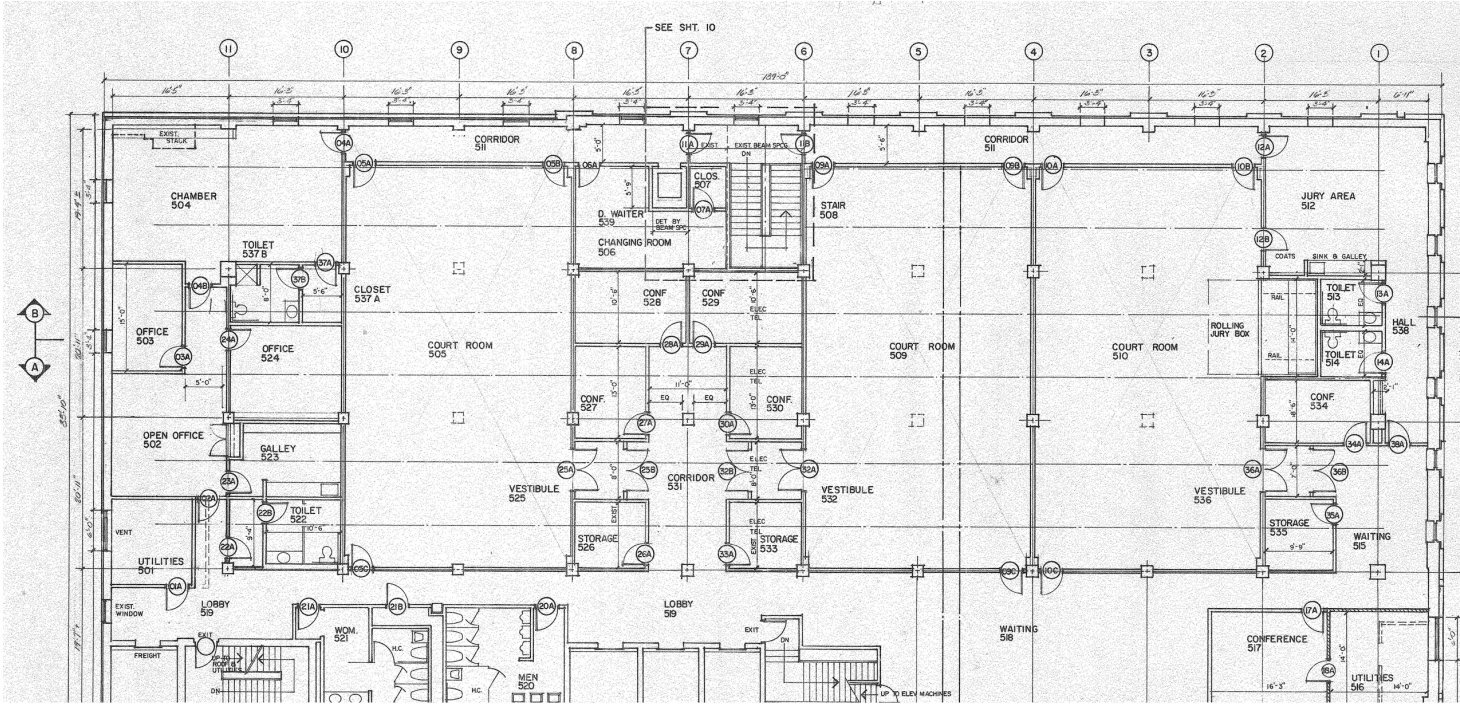


4th Floor

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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