

Dental Office Available
with valet parking for patients



Broad & High

10 N High Street

COLUMBUS, OH 43215

OWNED BY:
TOMKO
COMPANY

Property Overview

LOCATION

Broad & High is located on Capitol Square in downtown Columbus, directly across the street from the iconic Ohio State House and just blocks away from City Hall. Numerous dining, entertainment, and cultural options are within walking distance.

HISTORY

Broad and High streets were the first streets laid out by the city designer. Where the city's North, South, East, and West are determined, this intersection is truly the heart of Columbus.

BUILDING AMENITIES

- > Located in the heart of Downtown Columbus
- > Potential building signage available
- > **Underground executive parking on-site**
- > Ground floor restaurant / deli options

AVAILABILITY

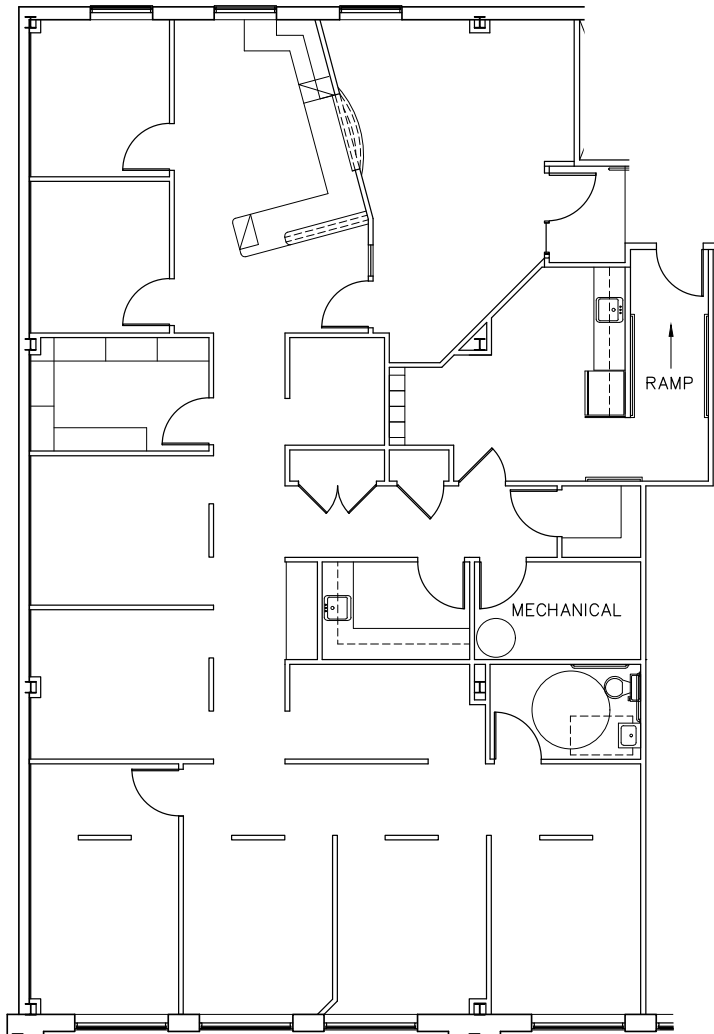
SUITE	ASKING RATE	RSF	Description
403	\$13 NNN <i>per square foot</i>	2,798 RSF	Previous dental office; views of High Street

Estimated Operating Expenses:
\$11.00 per square foot

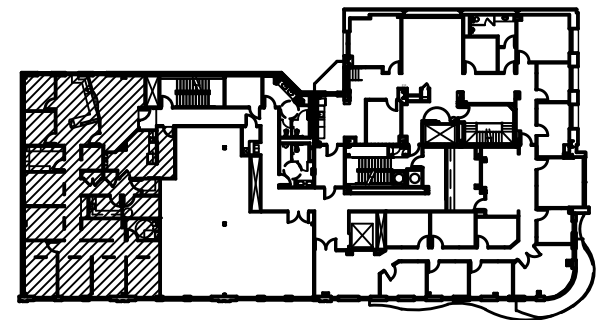


Suite 403 - 2,798 RSF

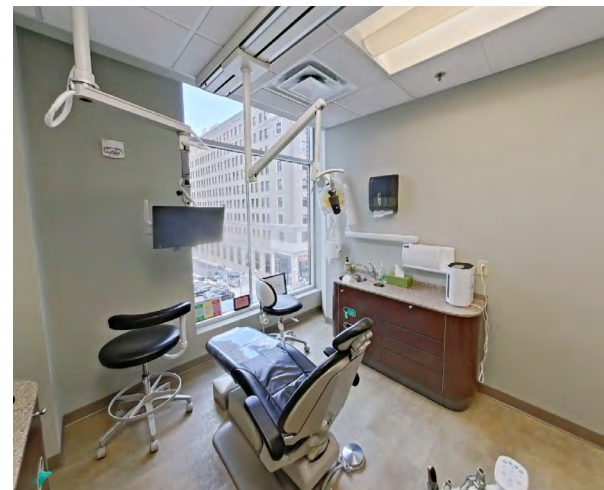
Up to 6 dental chairs, lobby and reception desk, private offices/break room, X-ray room, storage, workstation and kitchen



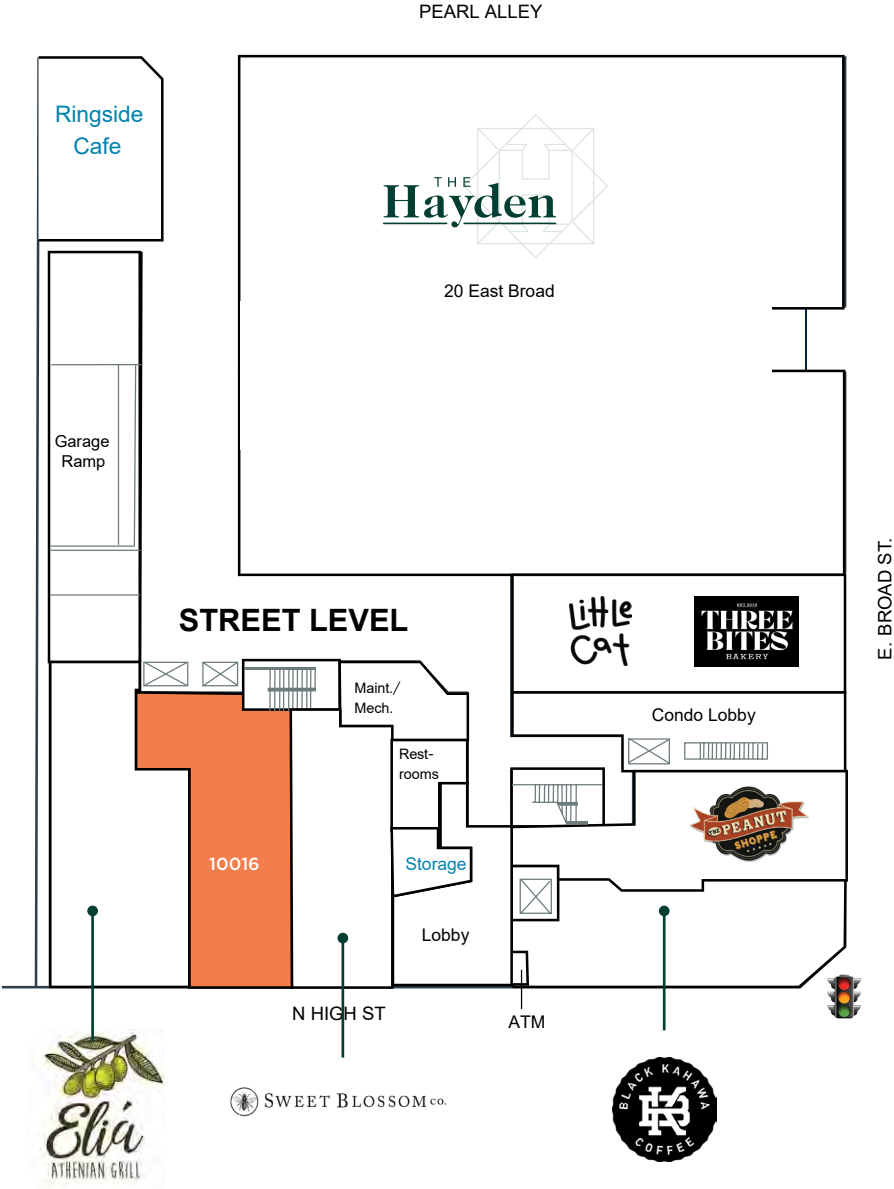
Patients can enjoy valet parking

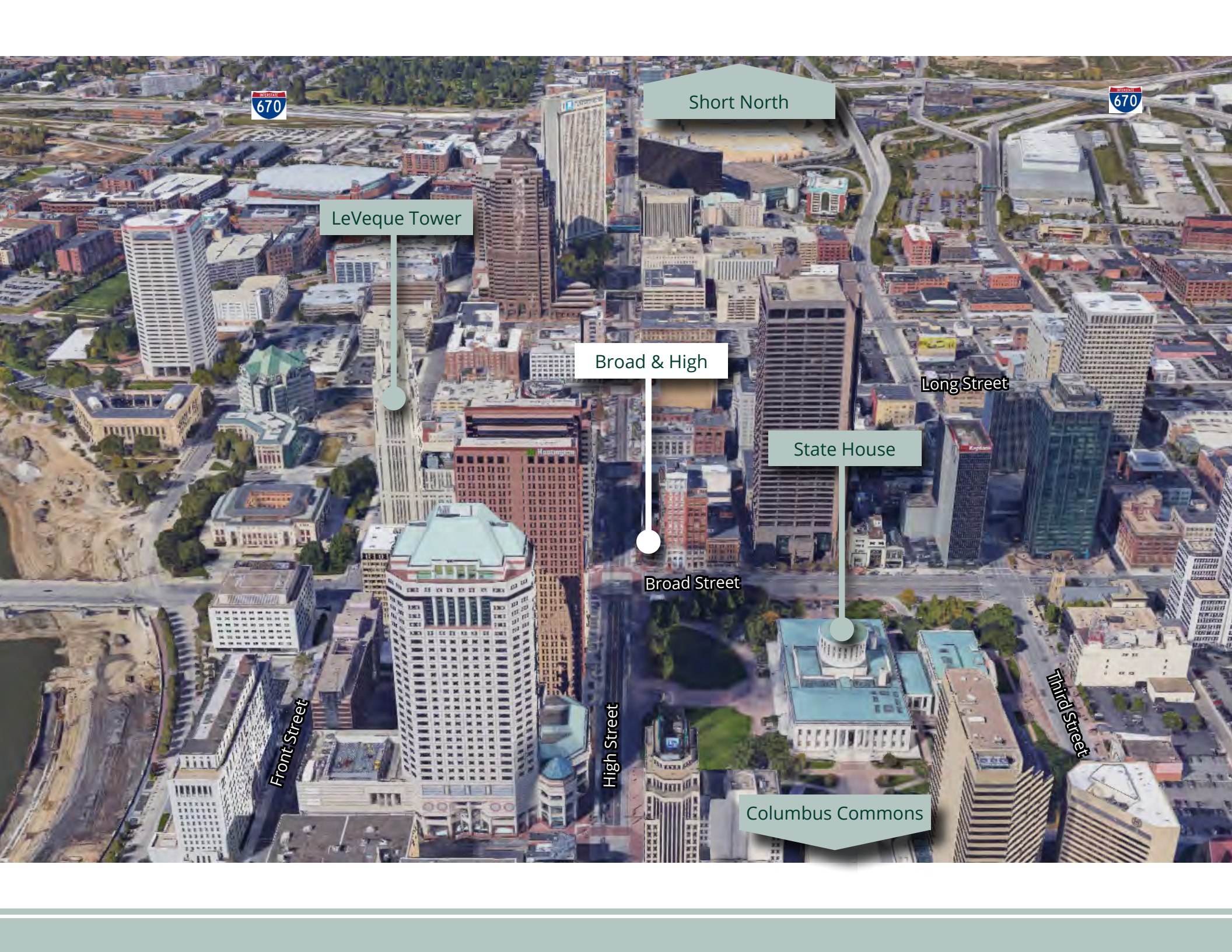


Suite 403 - 2,798 RSF



First Floor Amenities





Short North

LeVeque Tower

Broad & High

Long Street

State House

Broad Street

Front Street

High Street

Third Street

Columbus Commons

PARKING PROGRAM

Broad & High has partnered with Citrin to operate the property's valet parking services and to assist prospective tenants develop a comprehensive parking program that meets their requirements.

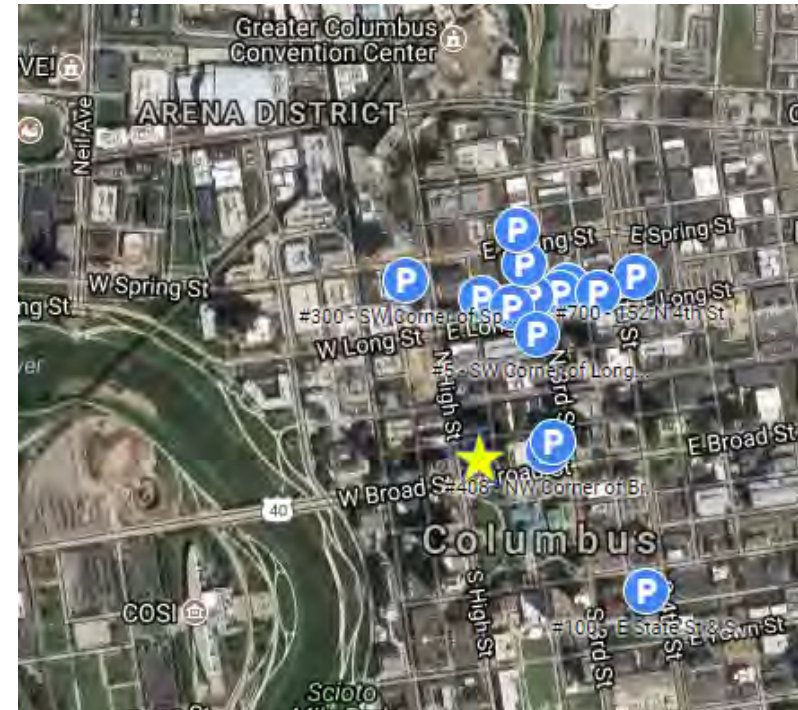
This includes, but is not limited to, validation programs for guests and visitors, executive valet parking, and subsidized and/or non-subsidized employee parking. Rates (depending on availability) range from \$130 for surface parking to \$215 for reserved covered parking.

For large groups, the Landlord and Citrin will consider longer term agreements, potentially coinciding with a tenant's lease terms.

EXAMPLE 50-SPACE PROGRAM

- 10 valet parking users
(executives/directors - \$215/month)
- 25 non-reserved single spaces in Long Street Garage
(\$170/month)
- 15 single spaces in 3rd/Long Street Parking Lot
(\$140/month)
- Client/visitor parking: validated valet parking
(tracked online, billed monthly at \$8/vehicle)

Rates subject to change due to market factors and availability.



Citrin manages over 1,200 spaces within walking distance of the property:

ADDITIONAL INFORMATION



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