

SOUTH HIGH STREET

671

COLUMBUS OH



CLASS A OFFICE

IN THE BREWERY DISTRICT

NAIOhio Equities

671 South High Street is a twelve-story 506,330 SF LEED Silver Certified Class A corporate office building located on the south end of Downtown Columbus within the historic Brewery District. The scenic, campus-like walkable setting features the most convenient parking options for office tenants throughout downtown via two attached parking garages each with a covered weatherproof connected walkway directly into the building plus a 500-car surface parking lot on site. The unmatched amenities within the building include a full-service cafeteria, grab-n-go cafe, fitness center, conference center along with exterior courtyard space, and walking paths.



Surrounding the property is historic charm, renewed energy, lively entertainment, well-kept park, wildlife sanctuaries and nature preserves, and dining options all within walking distance. The location of the office building allows employees easy and convenient access to all major freeways throughout the city, including I-70, I-71, SR-315 and I-270.

671 SOUTH HIGH STREET

BUILDING INFORMATION:



Twelve (12) Floors
506,330 SF
Built in 1976 & 2007



500-Car Surface Lot
600-Car Parking Garage
1,000-Car Parking Garage
*Up to 6;1,000 SF Ratio



Monument Signage Opportunities

BUILDING AMENITIES:



Full Service Cafeteria

Grab-N-Go Cafe

Conference Center

Fitness Center

Courtyard Space with Walking Paths

On-Site Security

www.BreweryDistrictOffice.com

AVAILABLE SPACE



SUITE	TOWER	SQUARE FEET	AVAILABILITY	RATE
FLOOR 6*	NORTH & EAST	17,385 - 35,595	IMMEDIATE	\$23.00/SF FSG
FLOOR 7*	NORTH & EAST	17,385 - 35,595	IMMEDIATE	\$23.00/SF FSG
FLOOR 10	NORTH	18,210	IMMEDIATE	\$23.00/SF FSG

**Spaces are Contiguous for 71,190 SF*

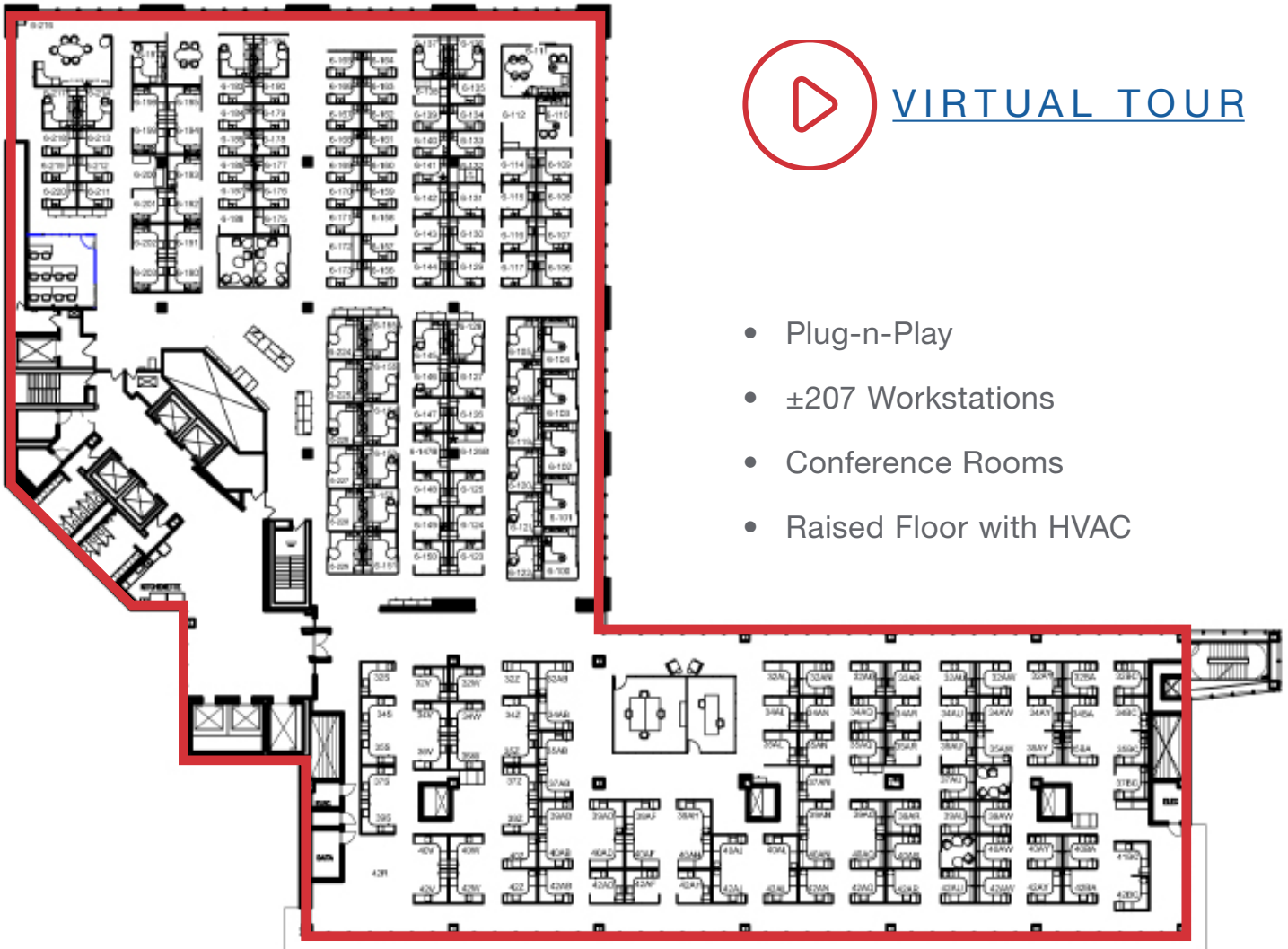
CURRENT TENANTS:



VIRTUAL
WALK
THROUGH:



FLOOR 6: 17,385 - 35,595 SF



[VIRTUAL TOUR](#)

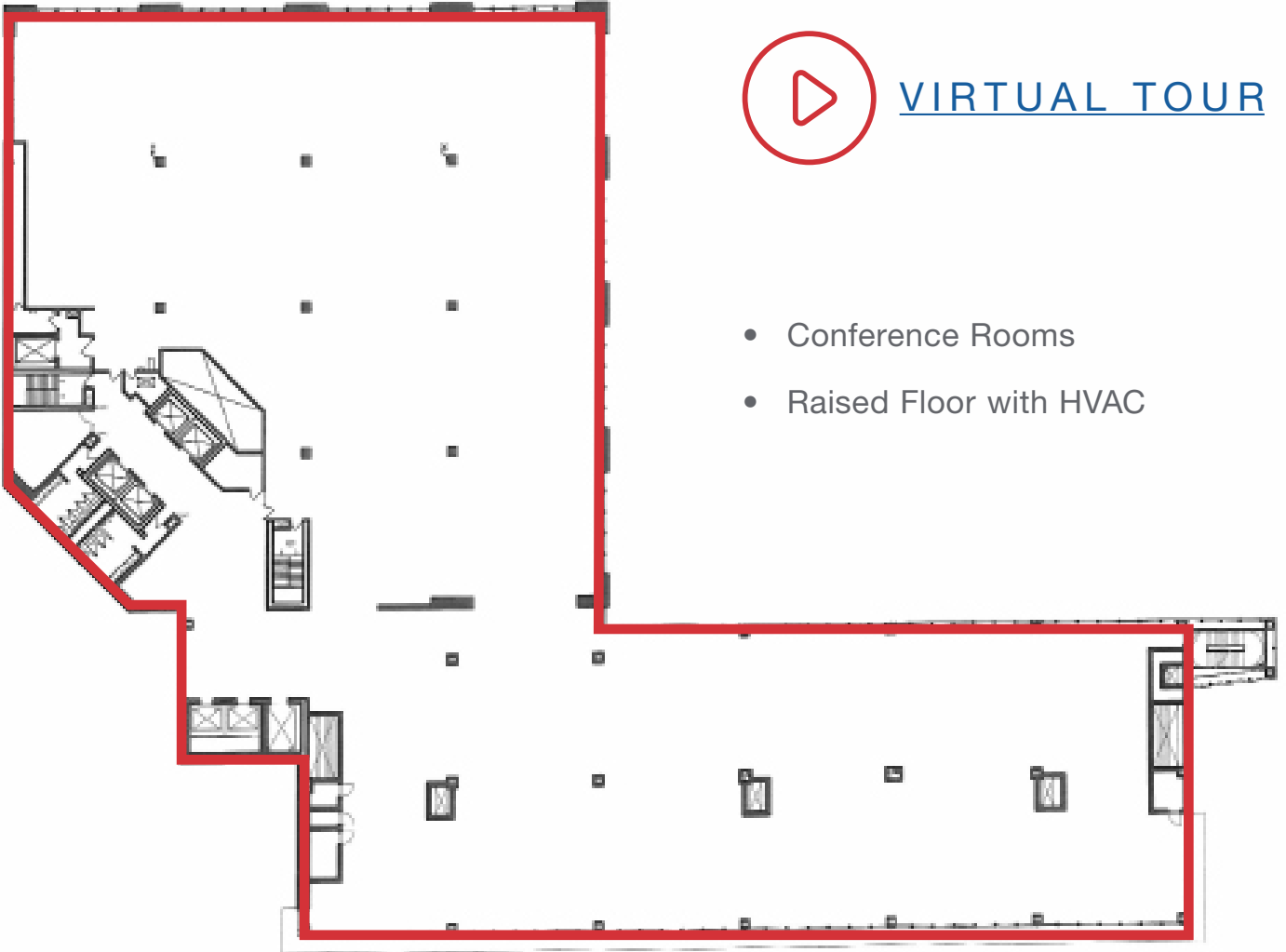
- Plug-n-Play
- ±207 Workstations
- Conference Rooms
- Raised Floor with HVAC



FLOOR 7: 17,385 - 35,595 SF



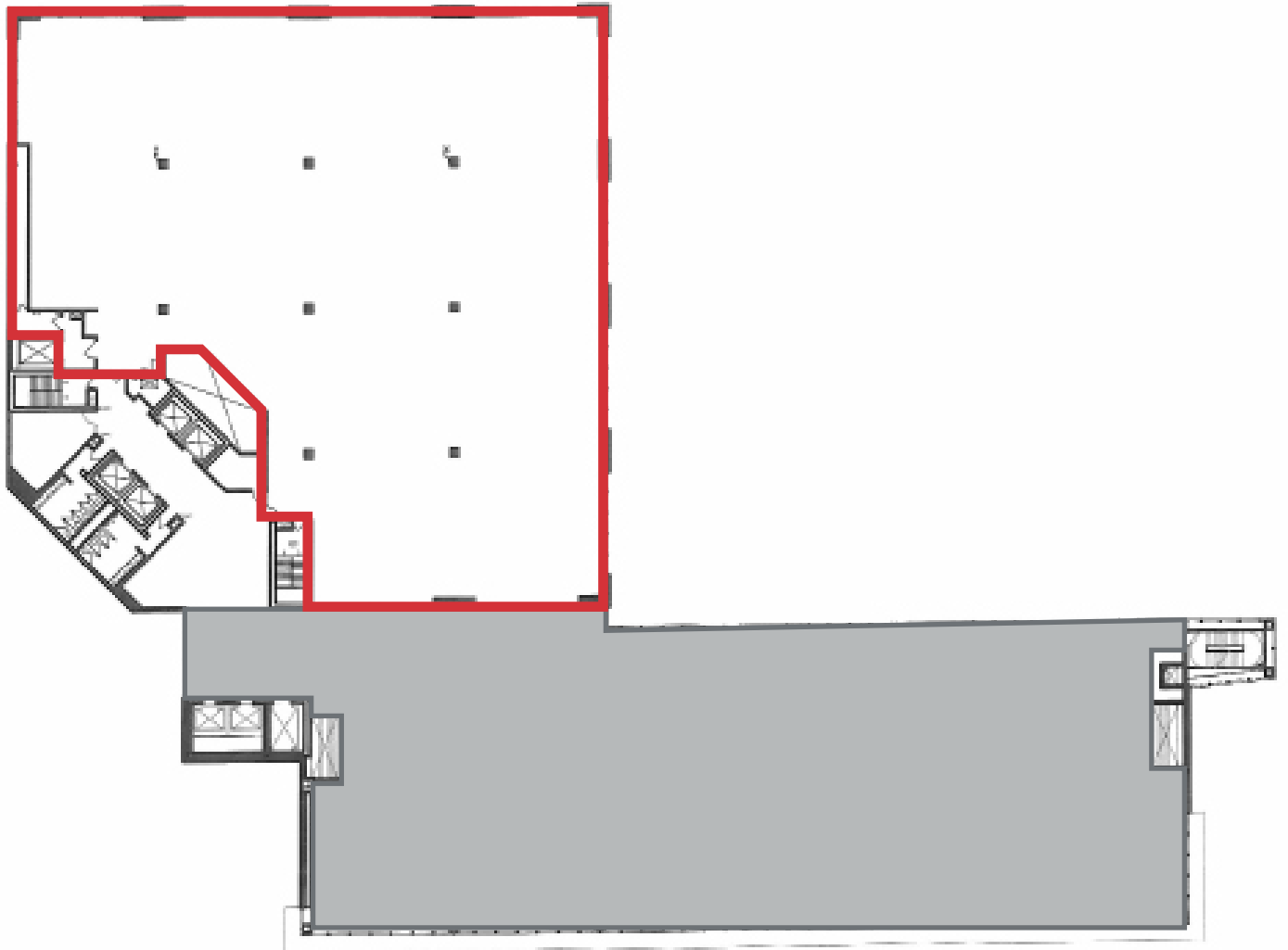
[VIRTUAL TOUR](#)



- Conference Rooms
- Raised Floor with HVAC



FLOOR 10 NORTH: 18,210 SF



BUILDING AMENITIES



PARKING OVERVIEW



PARKING KEY

- SURFACE LOT | 500 SPACES
- 585 EXEC | 22 SPACES
- 605 EXEC | 39 SPACES
- GARAGE 1 | 600 SPACES
- GARAGE 2 | 1,000 SPACES

* UP TO 6;1,000 SF RATIO*



EASILY ACCESSIBLE, HIGHLY VISIBLE LOCATION

The property boasts some of the most convenient access to major freeways in and out of downtown Columbus as well as unmatched on-site parking exclusively available to 671 South High Street tenants which includes two attached parking lots and 500 space surface lot can achieve a parking ratio up to 6 per 1,000 if needed. All parking is owned and managed by the Landlord for the convenience of our tenants.



DRIVE TIMES

10-15 MINUTES

BEXLEY
GRANDVIEW

15-20 MINUTES

UPPER ARLINGTON
GROVE CITY
GAHANNA

20-30 MINUTES

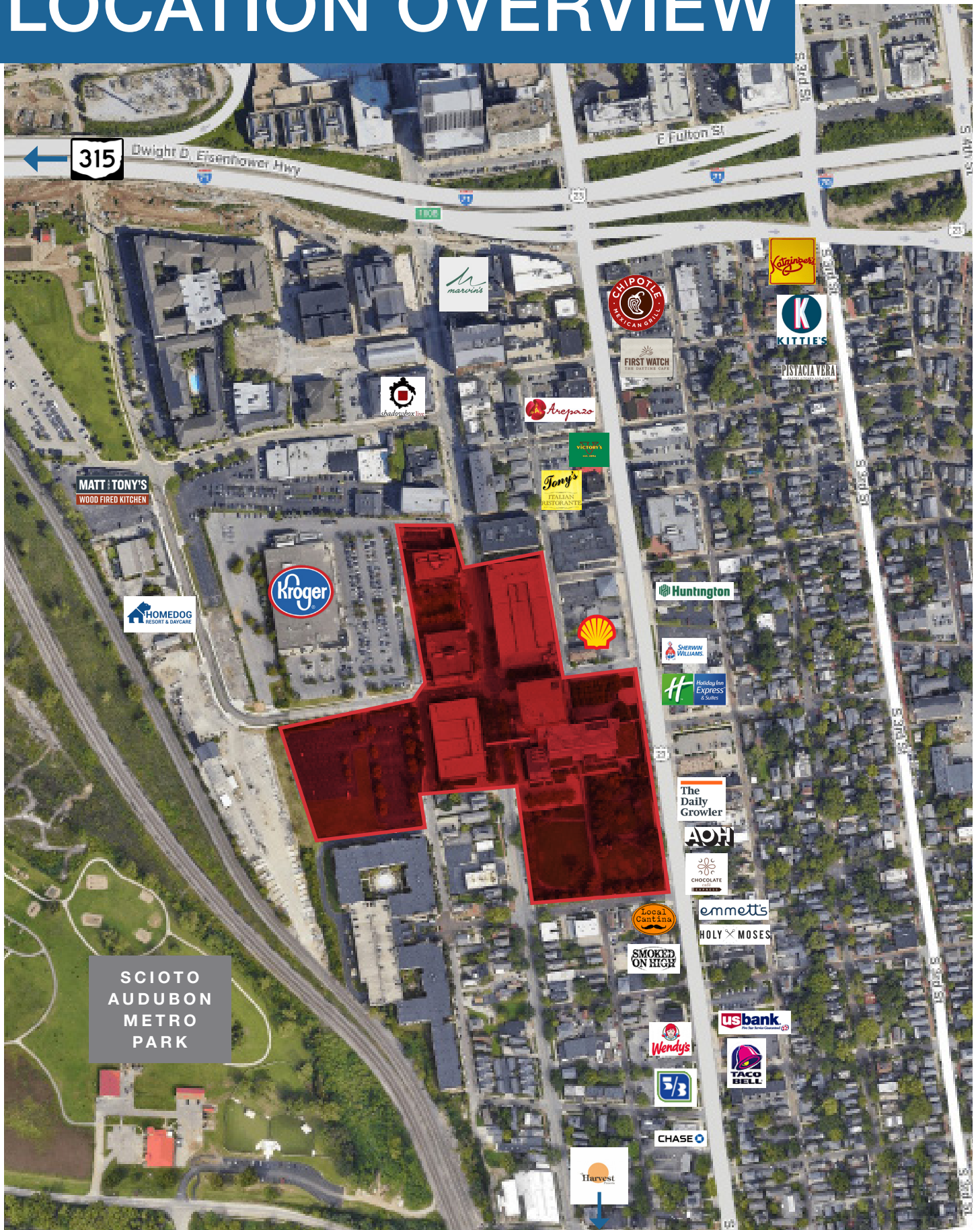
WORTHINGTON
HILLIARD
DUBLIN
NEW ALBANY
WESTERVILLE
POWELL



WALKABLE AMENITIES

- MATT & TONY'S RESTAURANT
- LOCAL CANTINA • SHADOW BOX
- EMMETT'S CAFE LIVE
- CHIPOTLE • PISTACIA VERA
- FIRST WATCH • KATZINGER'S
- HARVEST • KITTIE'S CAKES
- KROGER • LINDEY'S
- ANTIQUES ON HIGH • THE BUTCHER SHOP FITNESS
- THE DAILY GROWLER • CHASE
- LAW BIRD • FIFTH THIRD
- HIGH BECK TAVERN • HOLIDAY INN EXPRESS
- ASH & EM • SALON LOFTS
- AREPAZO TAPAS
- FIRST WATCH
- MARVIN'S

LOCATION OVERVIEW





SOUTH HIGH STREET

671

COLUMBUS OH

NAIOhio Equities

Andy Dutcher, SIOR

614.629.5266

adutcher@ohioequities.com

Matt Gregory, SIOR, CCIM

614.629.5234

mgregory@ohioequities.com

Philip Bird, SIOR

614.629.5296

pbird@ohioequities.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.