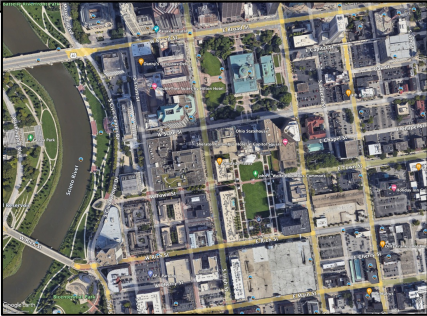


**FOR
SUBLEASE**



**For Sublease
109 S High St
Columbus, OH
Location Overview**

For more information, contact:

Jeff Mattingly
614-410-0300
mattingly@cardinal-commercial.com
7650 Rivers Edge Dr.
Suite 110
Columbus, OH 43235
www.cardinal-commercial.com

- Square Feet: 10,385 SF
- Asking Price \$12.00 NNN
- Downtown Retail Space
- Located across from the Ohio State Capital
- Excellent visibility
- Space is vacant and free of tenancies
- Over 16,930 ADT
- Densely populated



DEMOGRAPHICS	1 Mile	2 Mile	3 Mile
Total Population:	15,328	67,987	147,526
Total Households:	9,853	37,119	65,402
Avg. Household Income:	\$76,112	\$78,853	\$67,171

HUNTINGTON BANK BUILDING
& PARKING GARAGE

VEEN KATTE CENTER
FOR GOVERNMENT
AND THE ARTS



STATE STREET 82.5' ROW

EXIST 12" STORM
EXIST 18" SANITARY SEWER
4" WATERLINE
4" GASLINE
18" SANITARY SEWER

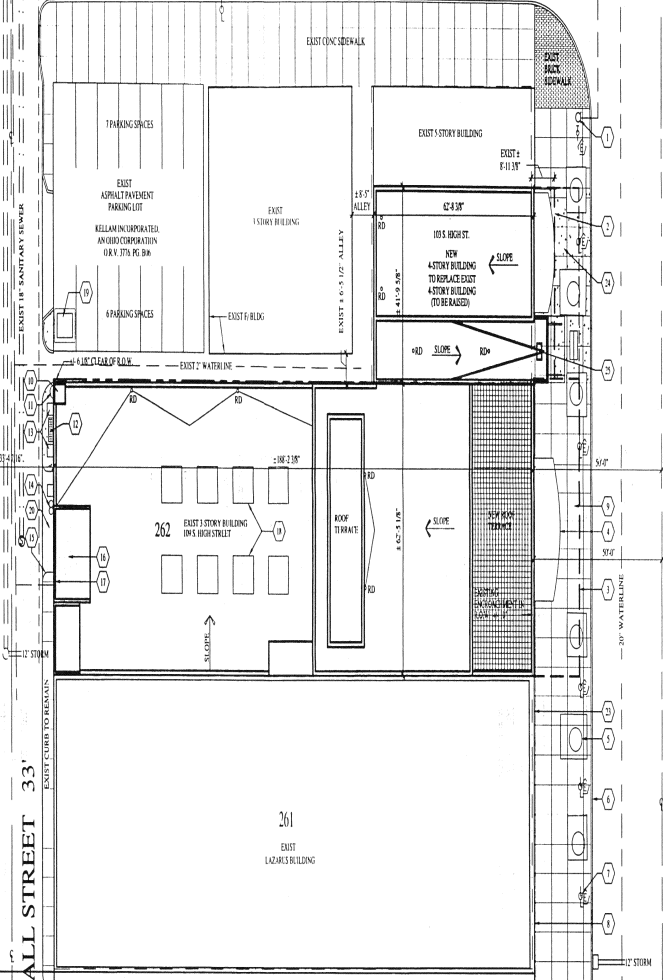
BUILDING SUMMARY
(ALL NUMBERS ARE PERMISSIBLE & APPROXIMATE)

EXIST LINE'S HIGH	NEW LINE'S HIGH
SUB-BASEMENT 2250 SF	BASEMENT 2400 SF
BASEMENT 1180 SF	GROUND LEVEL 2510 SF
LEVEL 1 1180 SF	LEVEL 2 2510 SF
LEVEL 2 840 SF	LEVEL 3 2510 SF
LEVEL 4/ROOF 1740 SF	LEVEL 4 2510 SF
TOTAL 4820 SF	TOTAL 13510 SF

GRAND TOTAL 6010 SF
PARKING ON SITE 73
HC 2
TOTAL 75

-  EXISTING CONCRETE SIDEWALK
-  NEW CONCRETE SIDEWALK

- 1 EXIST FIRE HYDRANT
- 2 LINE OF EXIST BASEMENT BELOW EXIST SIDEWALK
- 3 LINE OF PROPOSED BASEMENT & PARKING LEVEL BELOW EXIST SIDEWALK
- 4 NEW CANOPY REITER TO FORM PLANTER ADDITIONAL 150'
- 5 EXIST PLANTER TO REMAIN TYP
- 6 EXIST CURB TO REMAIN
- 7 EXIST STREET LAMP TO REMAIN TYP
- 8 LINE OF EXIST RIGHT-OF-WAY
- 9 EXIST CONC SIDEWALK TO REMAIN
- 10 EXIST CHIMNEY TO REMAIN
- 11 ELECTRIC CONDUIT
- 12 VENT OPENING
- 13 ACCESS DOOR
- 14 STAIRCASE CONC. SLAB
- 15 PROPOSED CURB (1) FOR PROPOSED IMPROVEMENTS TO ONE LEVEL
- 16 EXIST FINISH FLOOR - REMAIN
- 17 WATER
- 18 PROPOSED EXIST SKYLIGHTS
- 19 EXIST DR. NESTER
- 20 RAMP DOWN TO PROPOSED PARKING GARAGE
- 21 EXIST HWY STOP
- 22 EXIST LINE OF ROOF ABOVE
- 23 NEW PROPOSED ATM LOCATION
- 24 NEW SIDEWALK & NEW DRILL
- 25 ARCHITECTURAL SIGN ELEVATION TOP OF TOWER ELEVATION



WALL STREET 33'

CHAPEL STREET 33'

SOUTH HIGH STREET 100' ROW

EXIST LAZARUS DEPARTMENT STORE

COURTYARD



Residence INN BY MARRIOTT
E Springs

RENAISSANCE
HOTELS

WesBanco

Bank of America

W Long St

E Long St

KeyBank

E Long St

Red Roof

CHASE

3

Huntington

Huntington

DOWNTOWN

E Broad St

SUBWAY

bank

Huntington

POTBELLY
SANDWICH SHOP

SITE



DOLLAR GENERAL

SHERATON

PNC

Topiary

Franklin University

DOUBLE TREE
HOTEL

FIRST
first financial bank

W Rich St

E Rich St

E Main St

Mobil

Holiday Inn

Bicentennial Park

RIVER SOUTH DISTRICT
WESTIN HOTELS & RESORTS

MARATHON

E Fulton St

S 4th St

E Mound St

Park NATIONAL BANK

71

71

33

S Grant Ave

Kroger

FIRST WATCH

23

S 3rd St

Huntington

CHIPOTLE
MEXICAN GRILL



BREWERY DISTRICT



CARDINAL
COMMERCIAL REAL ESTATE