

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 | 18,210 | 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 53,805 SF*

CURRENT TENANTS:



OCCH
OHIO CAPITAL
CORPORATION
FOR HOUSING

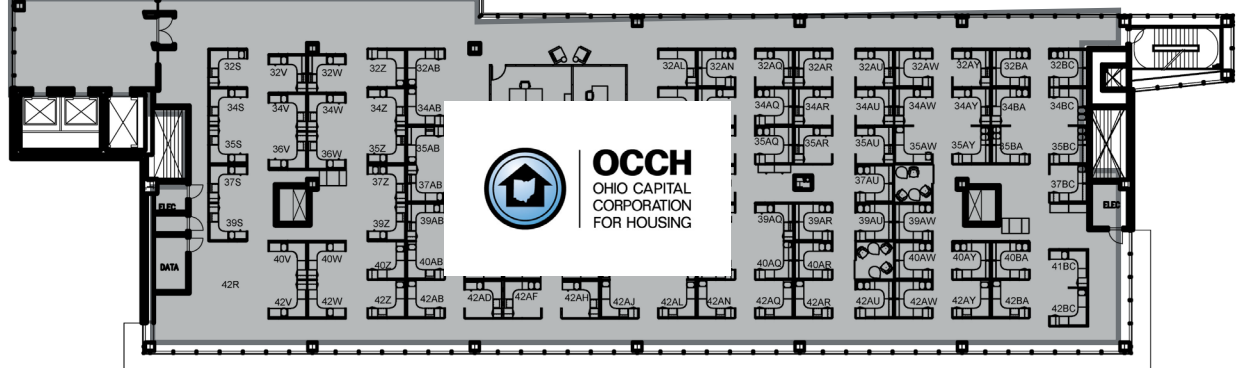
VIRTUAL
WALK
THROUGH:



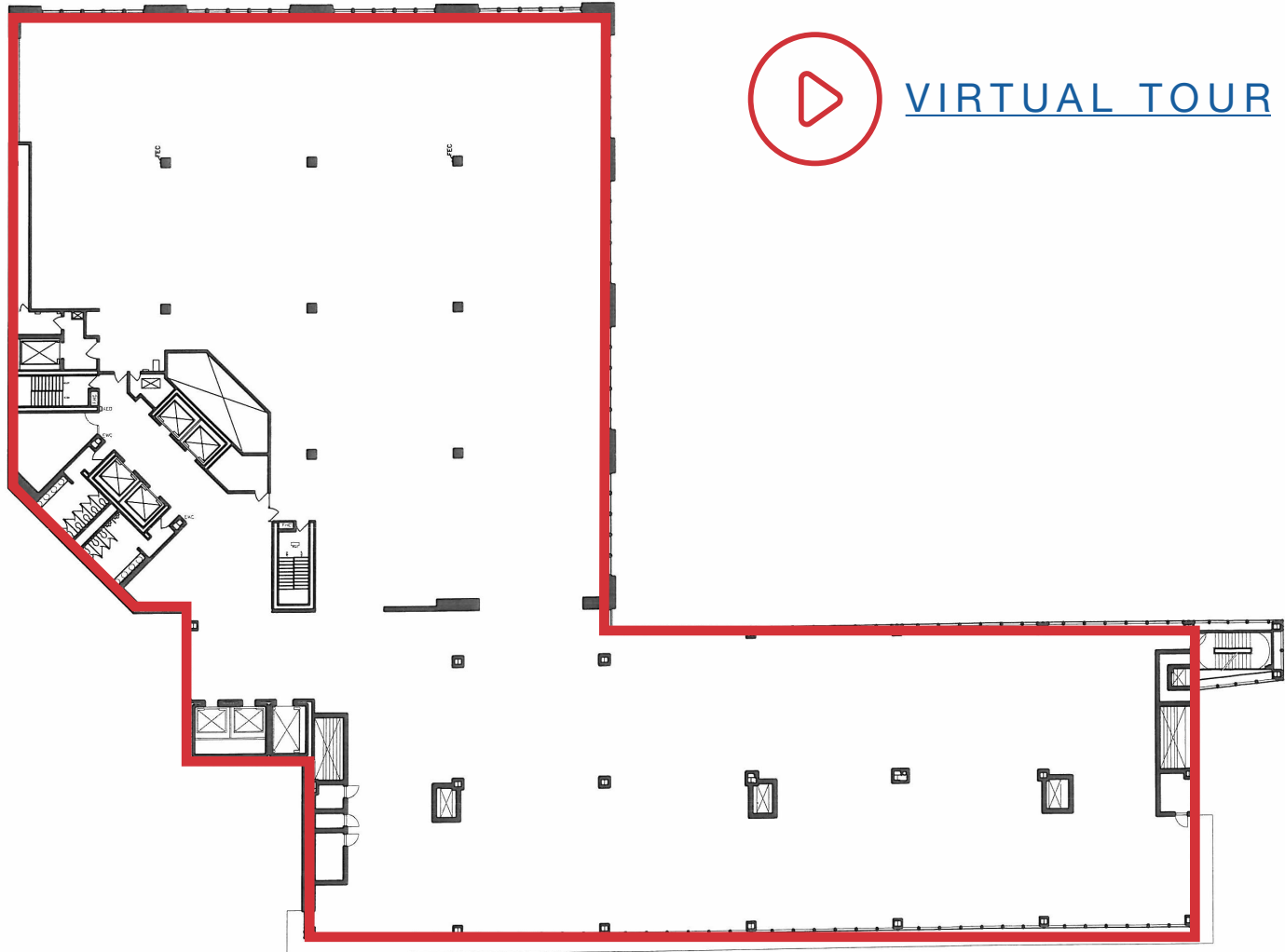
FLOOR 6 NORTH: 18,210 SF



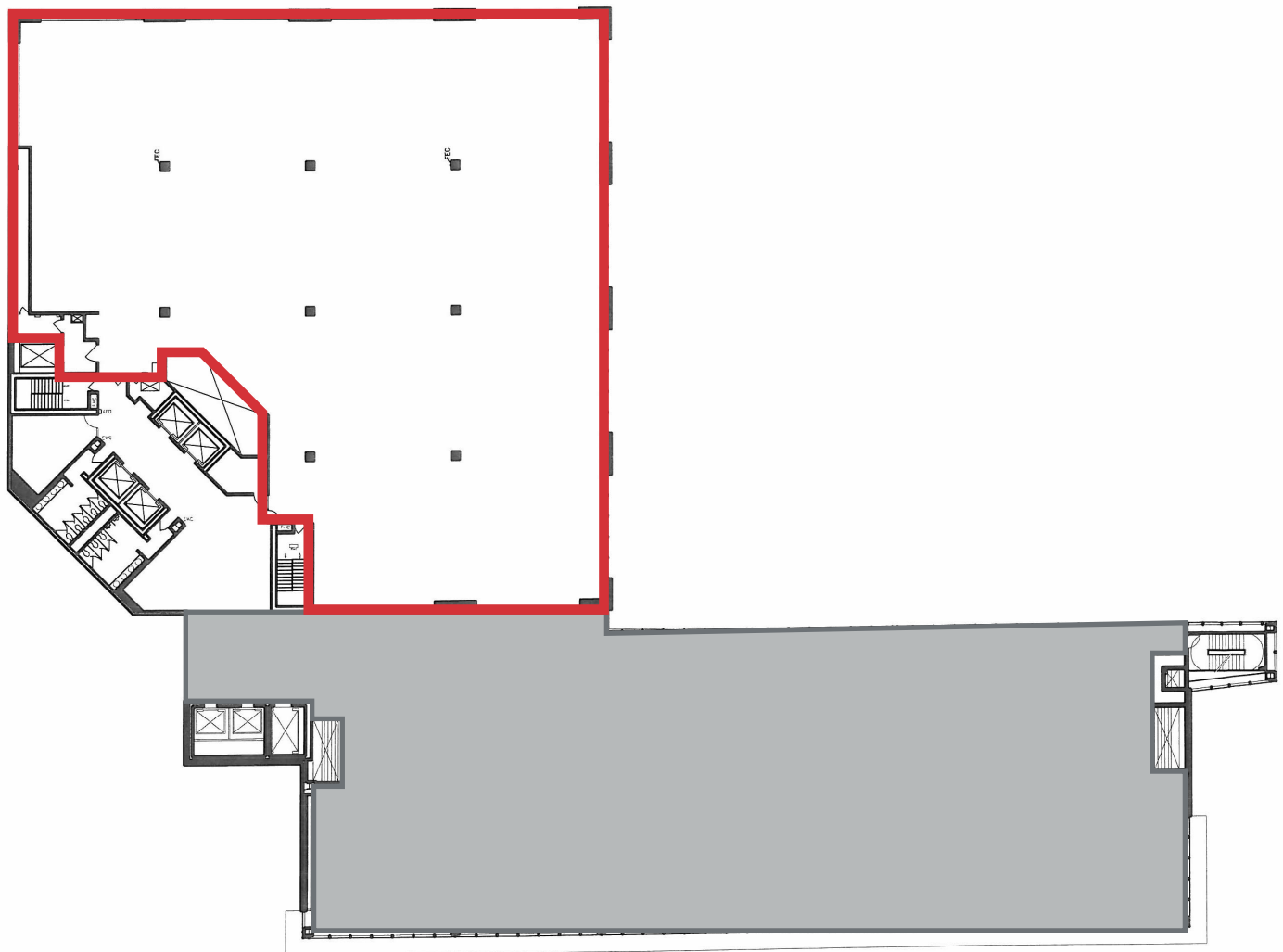
[VIRTUAL TOUR](#)



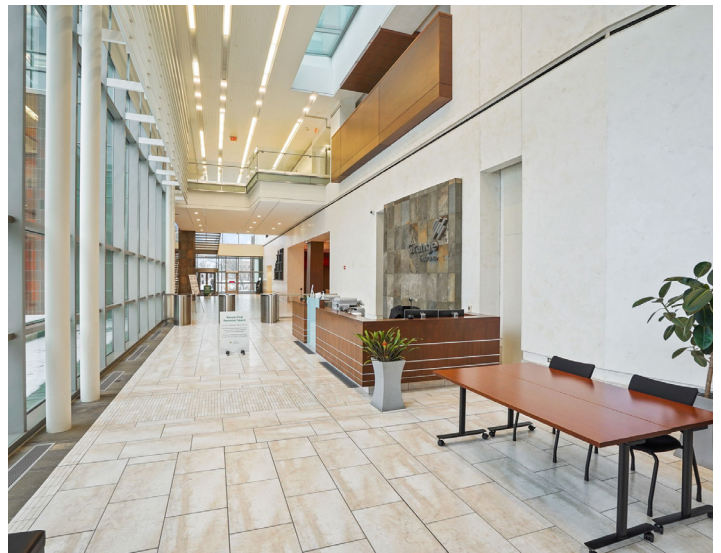
FLOOR 7: 17,385 - 35,595 SF



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

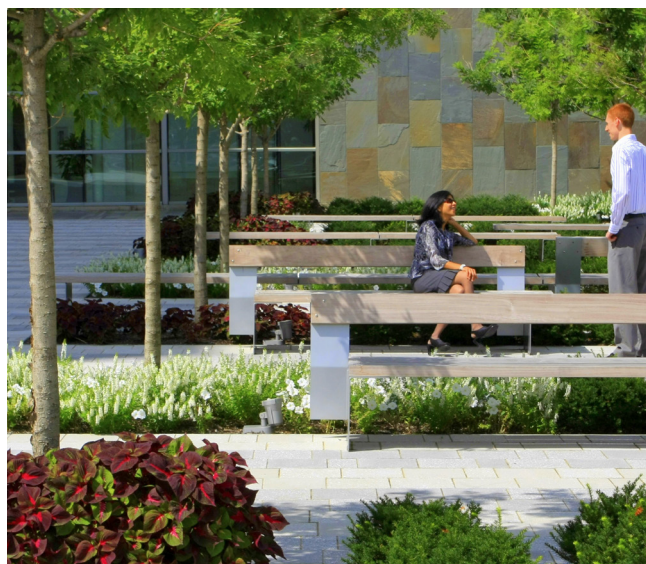
20-30 MINUTES

WORTHINGTON
HILLIARD
DUBLIN
NEW ALBANY
WESTERVILLE
POWELL



WALKABLE AMENITIES

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

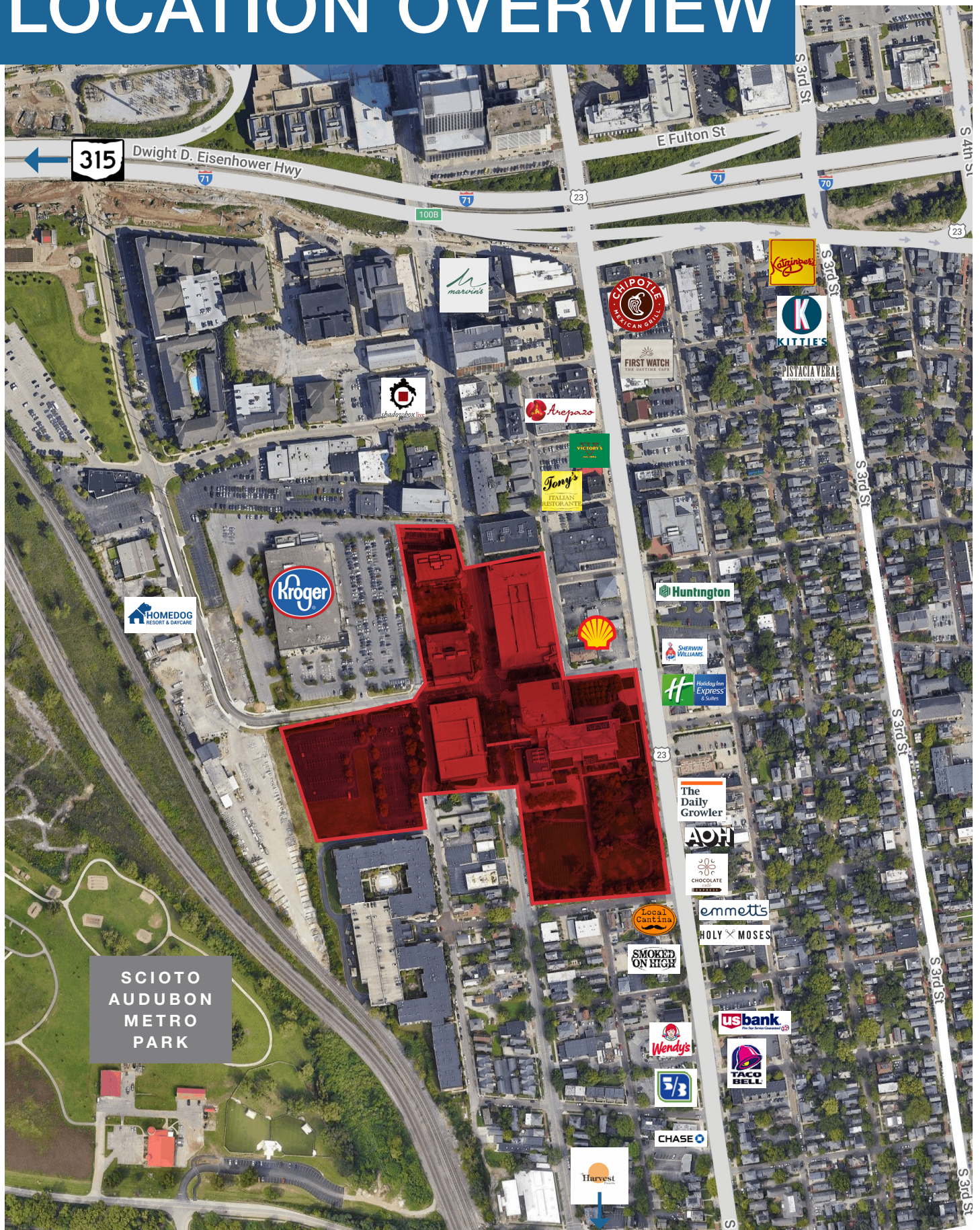


HARVEST



ANTIQUES ON HIGH

LOCATION OVERVIEW





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