

**FOR LEASE**



**\$1,000/MO.**

## **3316 N High Street, Columbus, OH 43202**

### ***Office for Lease in Columbus, Ohio***

- Two first-floor office suites available
  - Office Suite 1: 603 Sq Ft
  - Office Suite 2: 475 Sq Ft
- All utilities and trash are included in rental rate
- Excellent visibility with road signage
- Easy access to high traffic Route 315

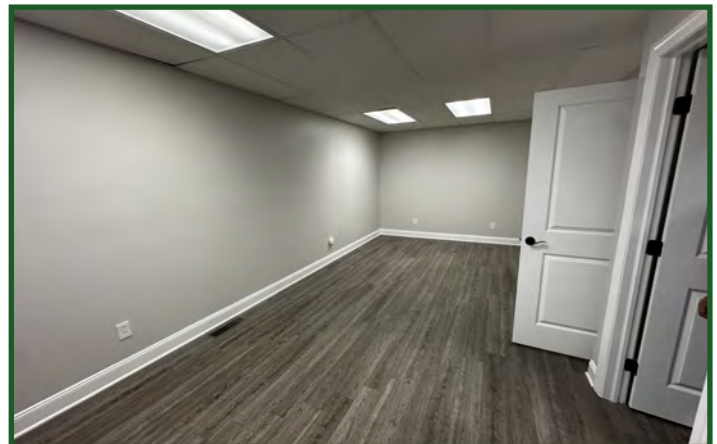
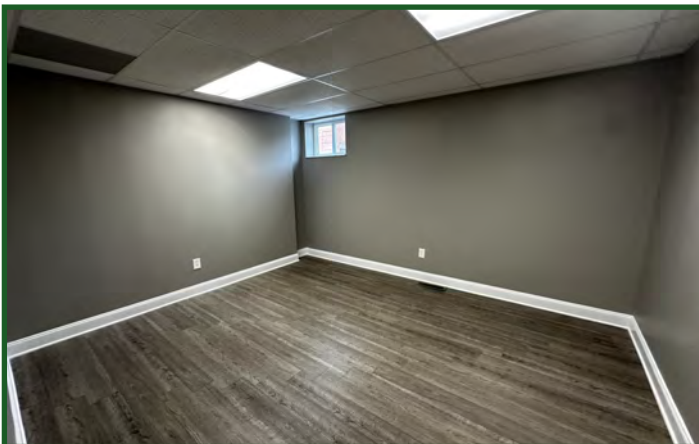
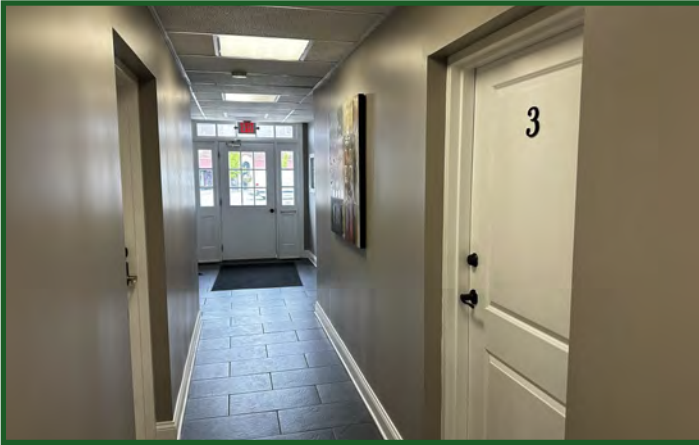


**Click Here for Video**

BEST CORPORATE REAL ESTATE  
NOAH KAHKONEN  
4608 SAWMILL ROAD  
COLUMBUS, OH 43220  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350 EXT 117  
EMAIL: NKAHKONEN@BESTCORPORATEREALESTATE.COM



# 3316 N High Street, Columbus, OH 43202



BEST CORPORATE REAL ESTATE  
NOAH KAHKONEN  
4608 SAWMILL ROAD  
COLUMBUS, OH 43220  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350 EXT 117  
EMAIL: NKAHKONEN@BESTCORPORATEREALESTATE.COM



# 3316 N High Street, Columbus, OH 43202

## Property Information

### LEGAL

Legal Property Description:	Office Suite
Price:	\$1,000/Month FSG
Parcel:	010-024483
Occupancy:	Vacant

### LAND

Land Acreage:	.18
Current Zoning:	UCT
Designated Use:	Office

### STRUCTURAL

Building Square Footage:	11,995
Unit Square Footage:	Suite 1: 603 Sq Ft and Suite 2: 475 Sq Ft
Floors Above Ground:	3
Year Built:	1959

### ADDITIONAL INFO

Drive-in Doors:	0
# of Docks:	0
Lot Specifics:	2 Office Suites for a combined 1,078 Sq Ft
HVAC and Trash:	Paid for by lease
Water System:	Columbus
Sewer System:	Columbus

BEST CORPORATE REAL ESTATE  
NOAH KAHKONEN  
4608 SAWMILL ROAD  
COLUMBUS, OH 43220  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350 EXT 117  
EMAIL: NKAHKONEN@BESTCORPORATEREALESTATE.COM



# 3316 N High Street, Columbus, OH 43202

## Aerial View



BEST CORPORATE REAL ESTATE  
NOAH KAHKONEN  
4608 SAWMILL ROAD  
COLUMBUS, OH 43220  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350 EXT 117  
EMAIL: NKAHKONEN@BESTCORPORATEREALESTATE.COM



# 3316 N High Street, Columbus, OH 43202

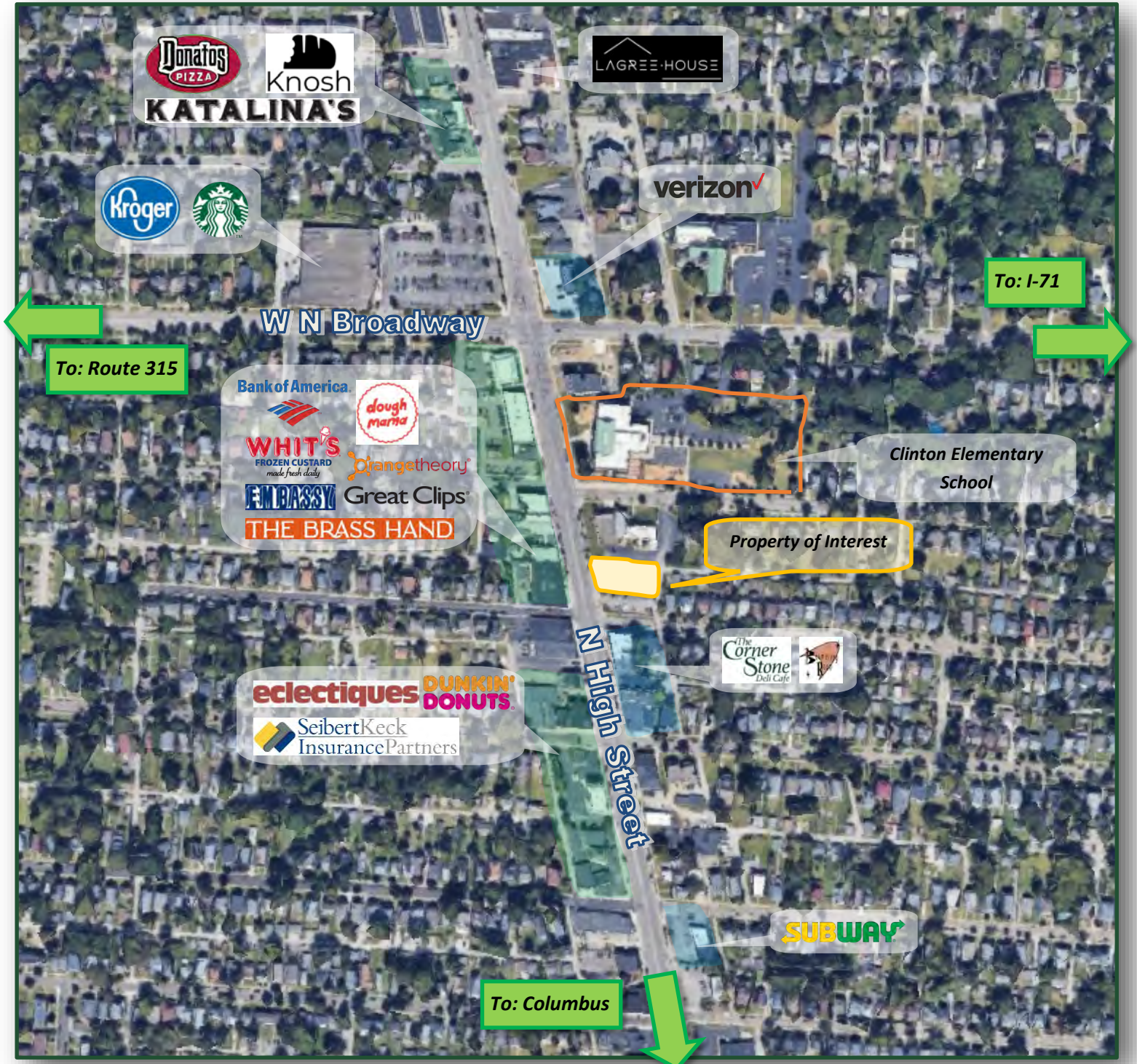


BEST CORPORATE REAL ESTATE  
NOAH KAHKONEN  
4608 SAWMILL ROAD  
COLUMBUS, OH 43220  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350 EXT 117  
EMAIL: NKAHKONEN@BESTCORPORATEREALESTATE.COM



# 3316 N High Street, Columbus, OH 43202

## Nearby Amenities

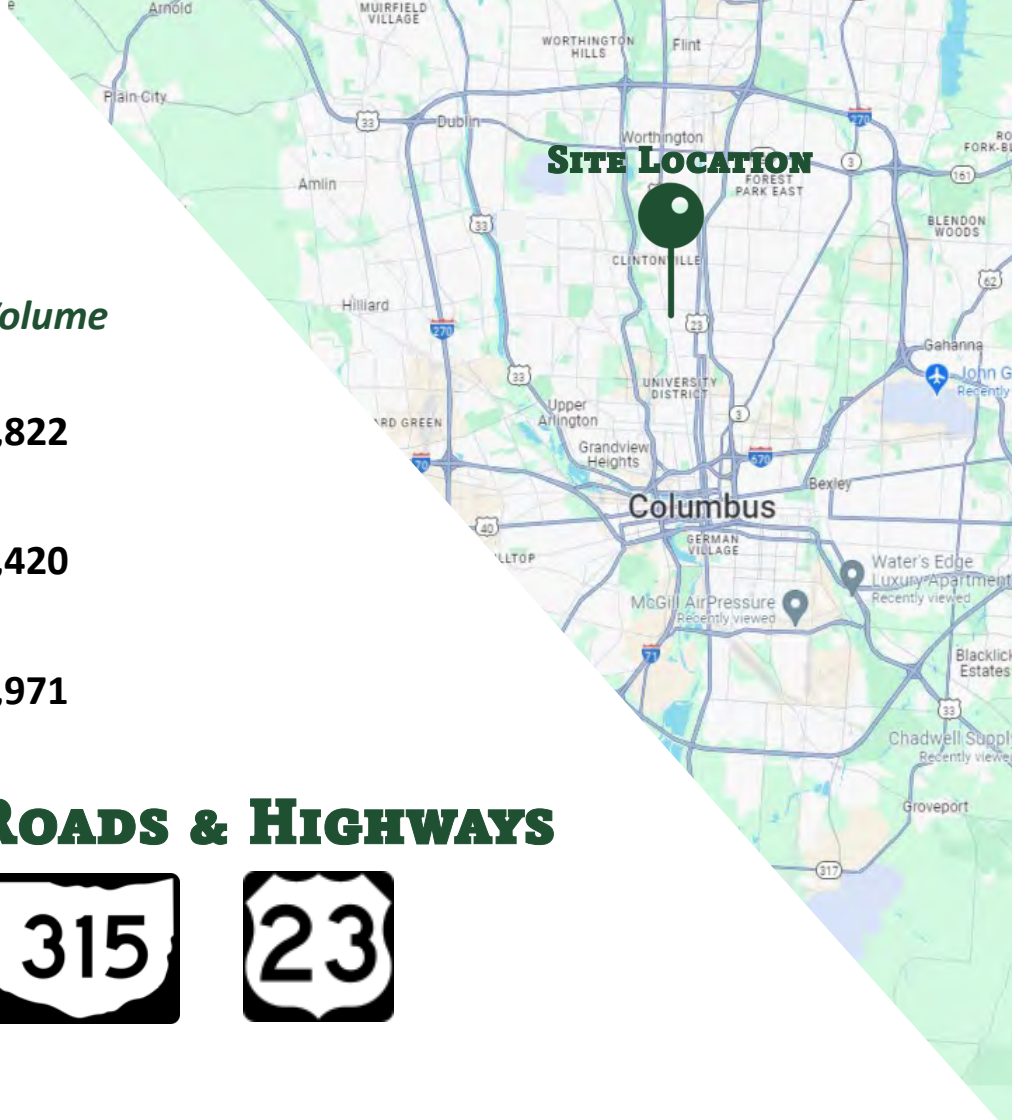


BEST CORPORATE REAL ESTATE  
NOAH KAHKONEN  
4608 SAWMILL ROAD  
COLUMBUS, OH 43220  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350 EXT 117  
EMAIL: NKAHKONEN@BESTCORPORATEREALESTATE.COM



# TRAFFIC COUNT

Street	Avg Daily Volume
N High Street (Northbound)	18,822
E N Broadway— W N Broadway	22,420
N High Street (Southbound)	15,971



## NEARBY MAJOR ROADS & HIGHWAYS



## DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		12,964	97,826	259,099
Households (2020)		9,298	49,852	120,052
Avg Household Income (2020)		\$74,854	\$53,105	\$56,176

BEST CORPORATE REAL ESTATE  
 NOAH KAHKONEN  
 4608 SAWMILL ROAD  
 COLUMBUS, OH 43220  
 WWW.BESTCORPORATEREALESTATE.COM  
 PHONE: 614-559-3350 EXT 117  
 EMAIL: NKAHKONEN@BESTCORPORATEREALESTATE.COM



# THE CITY OF COLUMBUS

## Regional Overview

Columbus Ohio region is a rapidly growing metropolitan of over 2.2 million people. Columbus has grown over 12% between 2010 and 2020 and is expected to grow even more in the coming years. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46% of the United State's population. Central Ohio region is projected to reach a 3.15 million population by 2050.



2,230,960

Residents (2024)



826,729

Households (2024)



\$63,498

Median Income (2024)

#1

Opportunity City

#4

City to Start a Business

#5

City for Entrepreneurs and Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

## Top Investors and Employers



THE INFORMATION/IMAGES WERE GATHERED FROM [www.columbusregion.com](http://www.columbusregion.com) and The One Columbus Organization

This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



# **Disclaimer And Confidentiality Agreement**

Best Corporate Real Estate has been retained as the broker regarding the sale/lease of this property/business.

This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

Although the information contained herein is believed to be correct, Best Corporate Real Estate, the Owner, and their officer's, agents and/or employees disclaim, any and all liability for representations, warranties, and or guarantees, expressed and/or implied, contained herein, or any omissions from the information being provided. This includes any additional oral or written communication made available to the recipient.

This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

By accepting this information, the potential prospect and/or the prospect's broker agree that the property information is confidential. Duplication or photocopying (all or in part) is not permitted. Best Corporate Real Estate deems this information reliable but cannot be made accountable for its accuracy. The owner of the property/business reserves the right to make any change, to add, delete, or modify the information at any time. The Owner reserves the right to reject any potential offer at any time without notice. This property information is not to be construed as an offer, a contract, or commitment.

The potential purchaser and or purchaser's broker is not allowed to communicate, interview, or represent to tenant/employee's that the property/business is for sale/lease.

No representation is made by Best Corporate Real Estate or Owner as to the accuracy or completeness of the information or photographs contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the property/business.

Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

# **Disclaimer And Confidentiality Agreement - Continued -**

Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization.

Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.

