



OFFICE BUILDING FOR LEASE

700 SOUTH HIGH STREET

COLUMBUS, OH 43206



A MEMBER OF CORFAC INTERNATIONAL

EXCLUSIVELY PRESENTED BY

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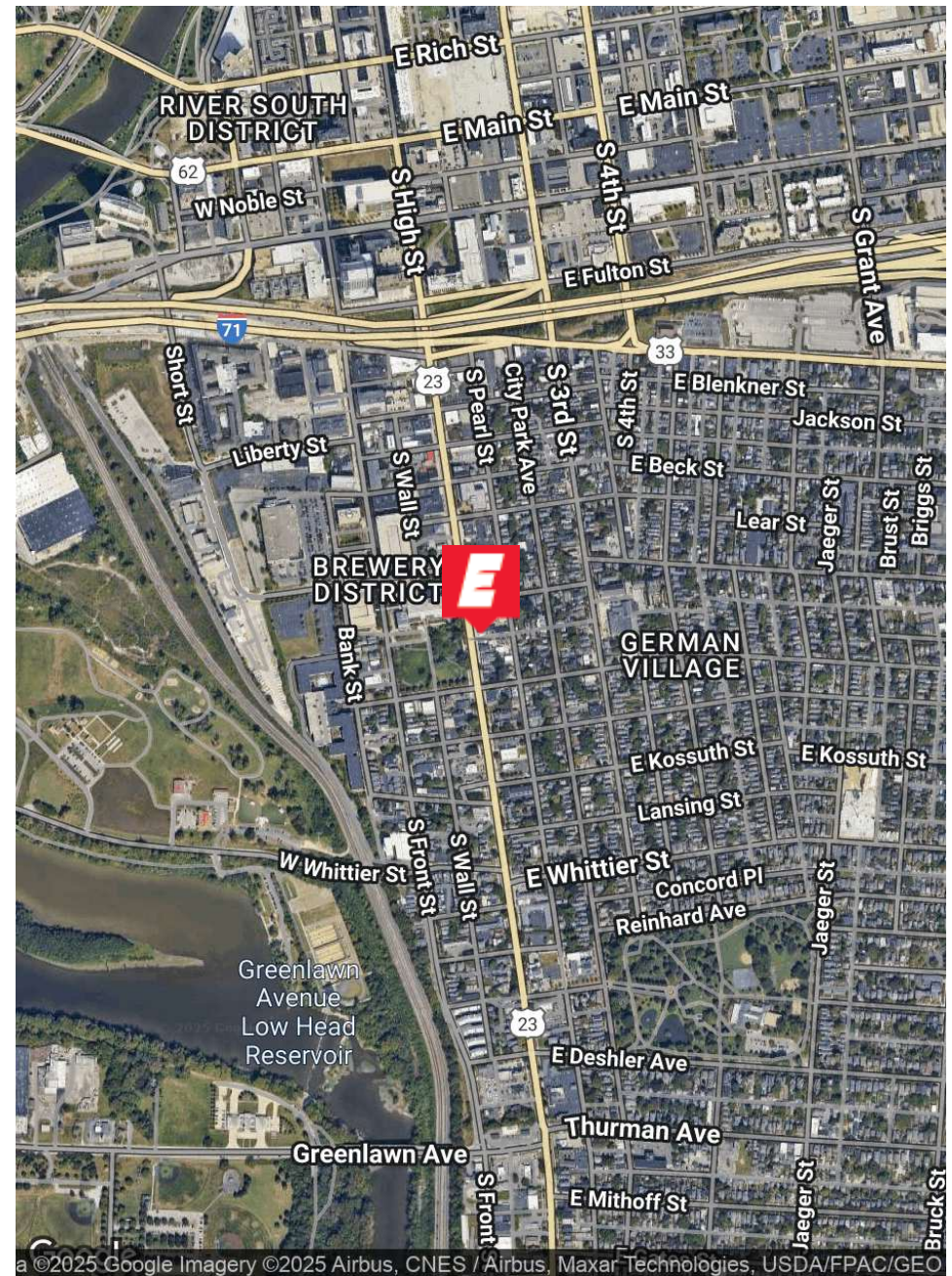
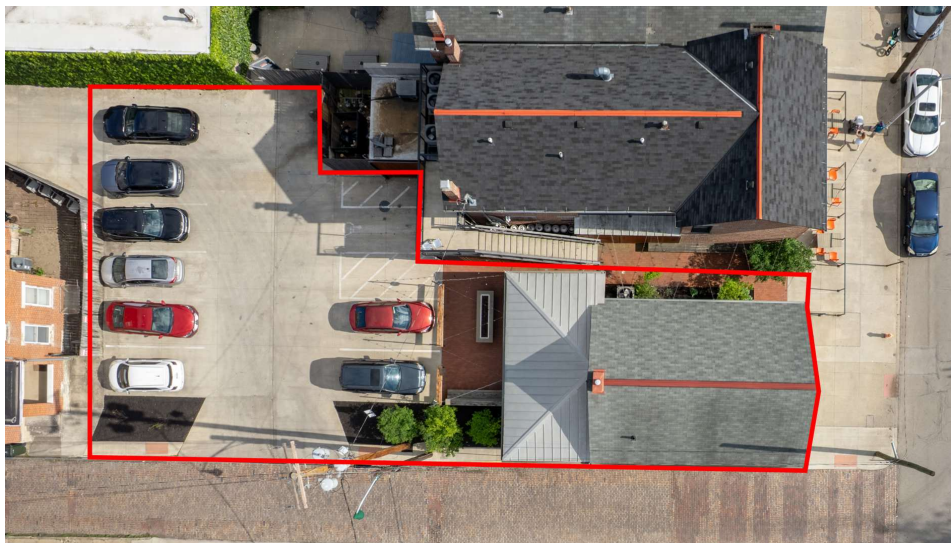


EXECUTIVE SUMMARY

Elford Realty is proud to present 700 S High Street, a 1,600 SF creative office space located in the vibrant Brewery District with excellent visibility along South High Street. The space features 1,275 SF on the first floor and a 325 SF loft on the second floor, offering a flexible layout ideal for open-concept users or those seeking a combination of collaborative areas and private offices.

The property includes shared parking and a patio area with The Daily Growler, enhancing both convenience and charm in this highly walkable and accessible neighborhood. Just minutes from downtown Columbus, SR-33, and I-71, the location provides exceptional connectivity and is surrounded by popular restaurants, coffee shops, and other local amenities.

Offered at \$25/SF modified gross, with the tenant responsible for utilities and janitorial services, this is an outstanding opportunity for creative firms, boutique agencies, or professional service providers seeking a dynamic and well-located urban office.





\$25/SF (MODIFIED GROSS)
ASKING PRICE

OFFICE
PROPERTY TYPE

1,600 SF
TOTAL SF AVAILABLE

1900
YEAR BUILT

BREWERY DISTRICT/COLUMBUS
NEIGHBORHOOD/CITY

SHARED ONSITE LOT
PARKING

16,352
VPD

PROPERTY PHOTOS



PROPERTY PHOTOS



MARKET OVERVIEW MAP



AREA OVERVIEW



ABOUT COLUMBUS

Columbus is one of the fastest-growing cities in the nation—thousands of people move to the Columbus area every year, making it the 14th largest city in the United States. With a reputation for its affordable cost of living, top-ranked infrastructure, and talented workforce, the region is one of the most dynamic and diverse in the country. With a vibrant mix of arts and culture, popular collegiate and professional sports teams, an entrepreneurial spirit, a revitalized downtown, and a diverse array of surrounding neighborhoods, Columbus is a great place to call home, raise a family, and do business. With 16 Fortune 1000 companies based in the area, as well as the state’s capital offices and The Ohio State University, the metro’s economy is sheltered from extreme economic swings with job growth consistently outpacing the national average, people from across the country are moving to Columbus, creating significant population growth.

*Source: <https://columbusregion.com/>

ECONOMY OVERVIEW

Columbus region's economy boasts a highly-diversified base of companies, with no industry representing more than 18% of employment. Home of the world's most recognizable brands—Scotts, Express, JPMorgan Chase, Nationwide, Abercrombie & Fitch— innovative small businesses and top-ranked educational and research institutions, the Columbus Region offers a stable environment for companies looking to grow in a variety of sectors.

The Columbus Region is home to a population of 2.1 million, and a potential workforce of 1.2 million. With one of the youngest and most-educated populations in the country – the median age is 35.9 and 36% of residents 25+ hold a bachelor's degree or higher. The Region offers a steady pipeline of young talent with one of the highest populations of millennials in the nation. The Columbus metro ranks first among large Midwest metro areas for population and job growth since 2010 and is among the fastest-growing metros in the country.

*Source: <https://columbusregion.com/>

#7

LARGEST ECONOMY IN
THE US (2023)
- COLUMBUS ONE

#8

BEST STATE CAPITAL TO
LIVE IN (2023)
- WALLETHUB

#12

BEST TECH CITY FOR IT
JOBS (2023)
- COMPATIA.ORG

TOP EMPLOYERS

The Ohio State University	41,791 Employees
State of Ohio	48,000 Employees
OSU Health System	26,307 Employees
Ohio Health	35,000 Employees
JPMorgan Chase	17,480 Employees
Nationwide Insurance	16,000 Employees
Nationwide Children's Hospital	15,868 Employees
Amazon	9,250 Employees
Mount Carmel Health System	9,000 Employees
Honda	8,850 Employees
City of Columbus	8,870 Employees

FORTUNE 1000 HEADQUARTERS



POPULATION OVERVIEW

The Columbus Region is a dynamic 11-county metropolitan area in the midst of unprecedented population growth. Centrally located between Chicago and New York, the Columbus Region boasts the greatest market access of any major metro— with 46% of the United States population within a 10-hour drive.

With one of the youngest and most-educated populations in the country – the median age is 35.9 and 36% of residents 25+ holds a bachelor’s degree or higher. The Region offers a steady pipeline of young talent with one of the highest concentrations of college students in the nation.

Columbus is among the top 10 metros in the United States for concentration of young professionals (age 25-34) and is the only metro with this distinction located in the eastern half of the country.

Regional experts are projecting that the population of Central Ohio is expected to grow from two million in 2016 to three million by the year 2050, and is taking steps toward planning to accommodate that continued growth.

	POPULATION			
	2021	2022	2023	2024
Columbus	1,666,000	1,687,000	1,708,000	2,200,000

*Source: <https://www.macrotrends.net/cities/22963/columbus/population>





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