



THE CASTLE

PROPERTY HIGHLIGHTS

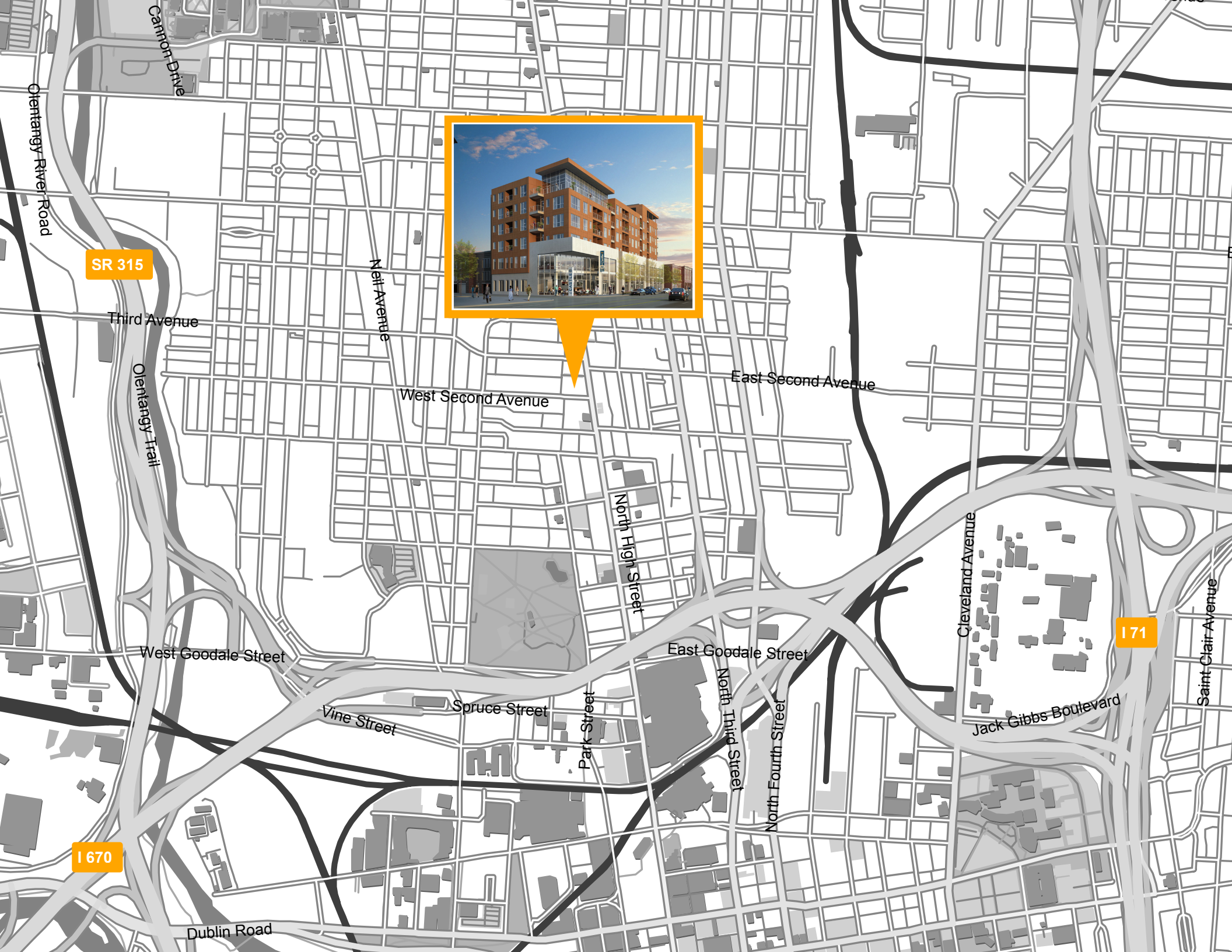
BUILDING SPECS:

- Located at 985 North High Street
- Total RSF: 12,300
- Available RSF: 2,105
- Year built: 2017
- Office floor: 2
- Finished ceiling heights: 10' on second floor; 14' to slab
- Elevators: 2

DESCRIPTION:

- Luxurious Class A five-story office building in the middle of the Short North Art District
- 2nd story floor-to-ceiling glass facade
- Direct entry to office space from garage
- Potential High Street signage opportunities (2.5 million annual visitors)
- 210 car attached parking garage
- On-site White Castle featuring a newly branded bar and eatery
- Within minutes of 32-acre Goodale Park; an inviting spot for a mid-day stroll or picnic
- Ten-minute walk to the Arena District (featuring Huntington Park, Nationwide Arena, etc.)
- Ten-minute commute to Port Columbus International Airport
- Potential use of residential amenities including rooftop bar and workout facilities





SR 315

Third Avenue

Nelt Avenue

West Second Avenue

East Second Avenue

Olentangy Trail

West Goodale Street

East Goodale Street

North High Street

Vine Street

Spruce Street

Park Street

North Third Street

North Fourth Street

Cleveland Avenue

Jack Gibbs Boulevard

I 71

Saint Clair Avenue

I 670

Dublin Road

LOCATION

SHORT NORTH DISTRICT:

The Castle is in the heart of the Short North Arts District, downtown's premier destination for shopping, dining, entertainment and lodging. The Short North Arts District is home to over 300+ exciting businesses, the majority of which are locally owned or head - quartered. It has received numerous national accolades, is considered a model for urban revitalization, and is known as "the art and soul of Columbus."

GALLERY HOP:

On the first Saturday of every month, the Short North Arts District hosts a Gallery Hop. Thousands of visitors celebrate art throughout the evening with new gallery exhibitions, street performers, special events, food, and drinks throughout the District. Typically, over 20 galleries and hundreds of non-traditional art venues (restaurants, boutiques, and salons) spotlight the best of established and emerging Ohio-based artists. They also feature the works of nationally and internationally acclaimed artists.

TRANSPORTATION OPTIONS:

Central Ohio Transit Authority (COTA) - Public transit operator for the City of Columbus with a number of routes leading to the Short North. The COTA CBUS is a free circulator that runs from the Short North to the Brewery District.

CoGo Bike Share - CoGo is a bikes hare designed to be used as a transport service between stations around Columbus. There are currently four stations located in the Short North.

Car2go - Car2go is a carshare service that can be used to travel to the Short North. Cars can be picked up and dropped off in public parking spots (including metered spots) anywhere in the Car2Go home area.

Other - Uber, Taxi Cabs, Bike Facilities and Parking.

AMENITIES



95 Restaurants and Bars



78 Retail Shops



16 Salons and Services



18 Art Galleries



12 Hotels and Lodging



15 Community Organizations



DINING

- | | |
|-----------------------------|--------------------------------|
| 1. Condado Tacos | 13. Press Grill |
| 2. Basil Short North | 14. Forno Kitchen and Bar |
| 3. Barrel on High | 15. Jeni's Splendid Ice Creams |
| 4. Standard Hall | 16. Brassica |
| 5. Bodega | 17. Lemongrass |
| 6. Mikey's Late Night Slice | 18. The Guild House |
| 7. Pies & Pints | 19. The Pearl |
| 8. Northstar Cafe | 20. Marcella's Ristorante |
| 9. The Rossi Bar & Kitchen | 21. Eleven |
| 10. Arch City Tavern | 22. Stack City Burger Bar |
| 11. Melt Bar & Grilled | 23. Hyde Park Prime Steakhouse |
| 12. Hubbard Grille | 24. Black Point |



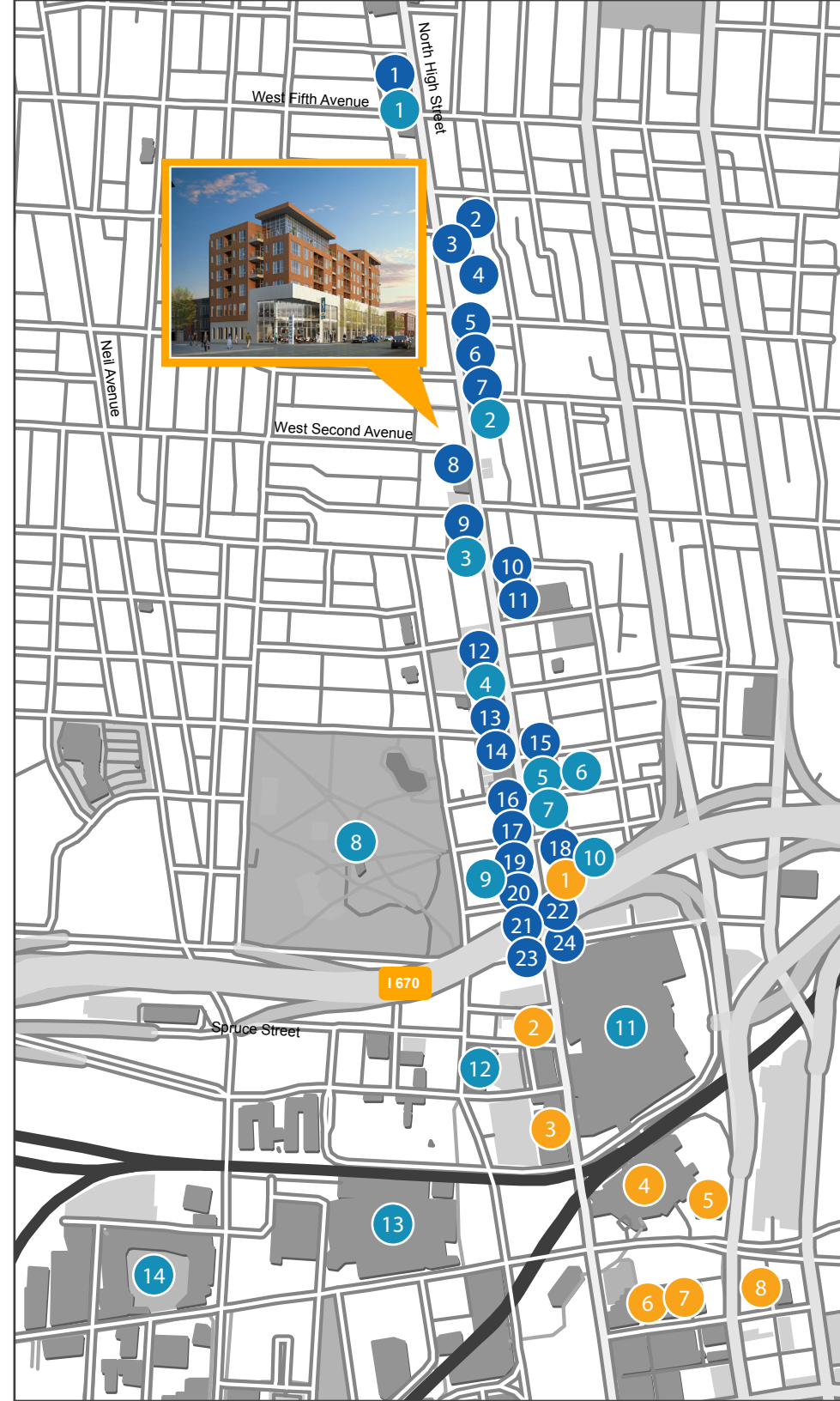
HOTELS

- | | |
|-------------------------|-----------------------|
| 1. Le Méridien | 5. Drury Inn & Suites |
| 2. Hampton Inn & Suites | 6. The Lofts Hotel |
| 3. Hilton | 7. Crowne Plaza |
| 4. Hyatt Regency | 8. Red Roof Plus+ |



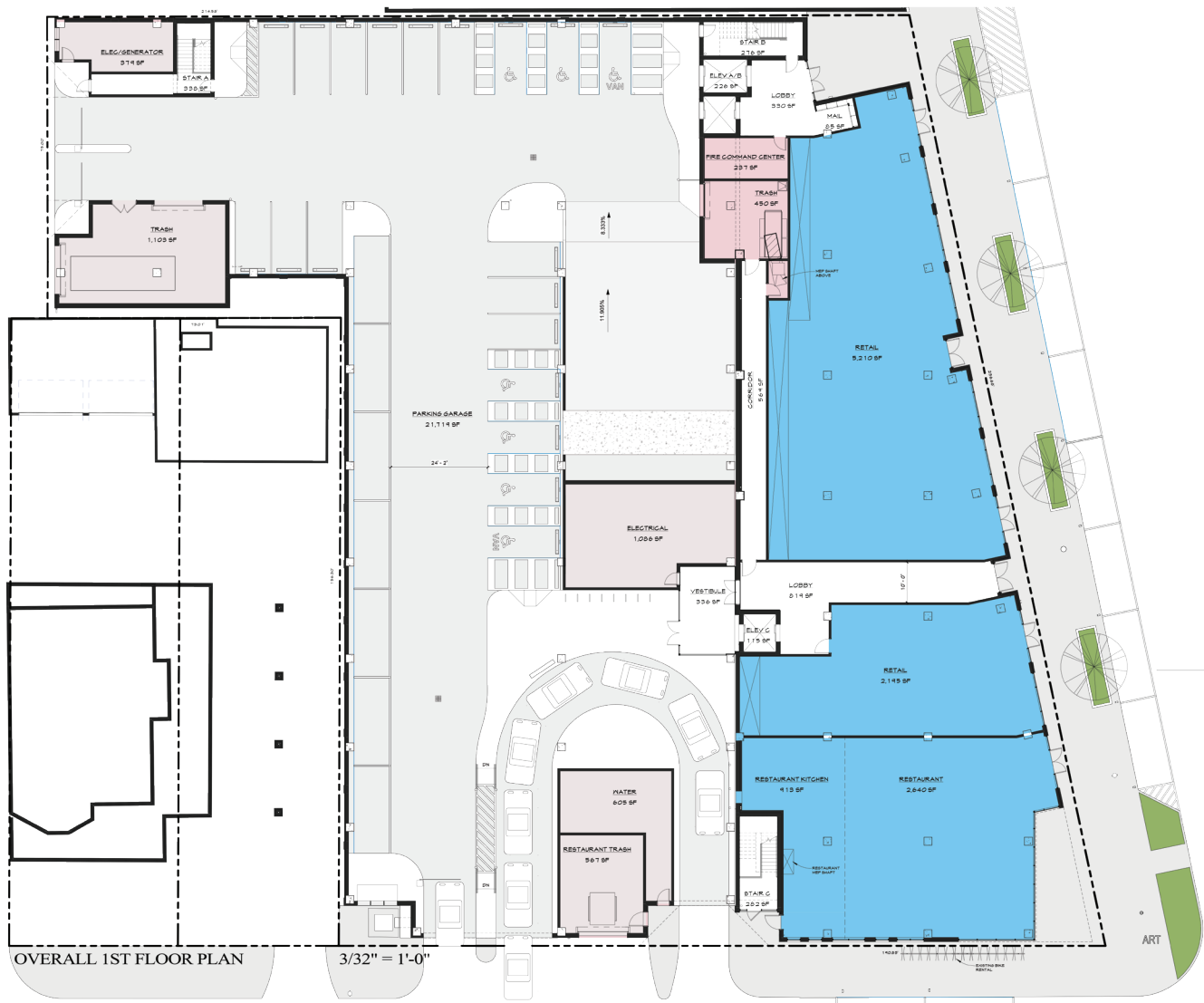
RETAIL AND LOCAL ATTRACTIONS

- | | |
|---------------------------------|--|
| 1. American Apparel | 8. Goodale Park |
| 2. Lindsay Gallery | 9. Anthropologie |
| 3. Grandview Mercantile Company | 10. Blick Art Supplies |
| 4. Homage | 11. Greater Columbus Convention Center |
| 5. Rowe Boutique | 12. North Market |
| 6. Sharon Weiss Gallery | 13. Nationwide Arena |
| 7. Studios on High Gallery | 14. Huntington Park |

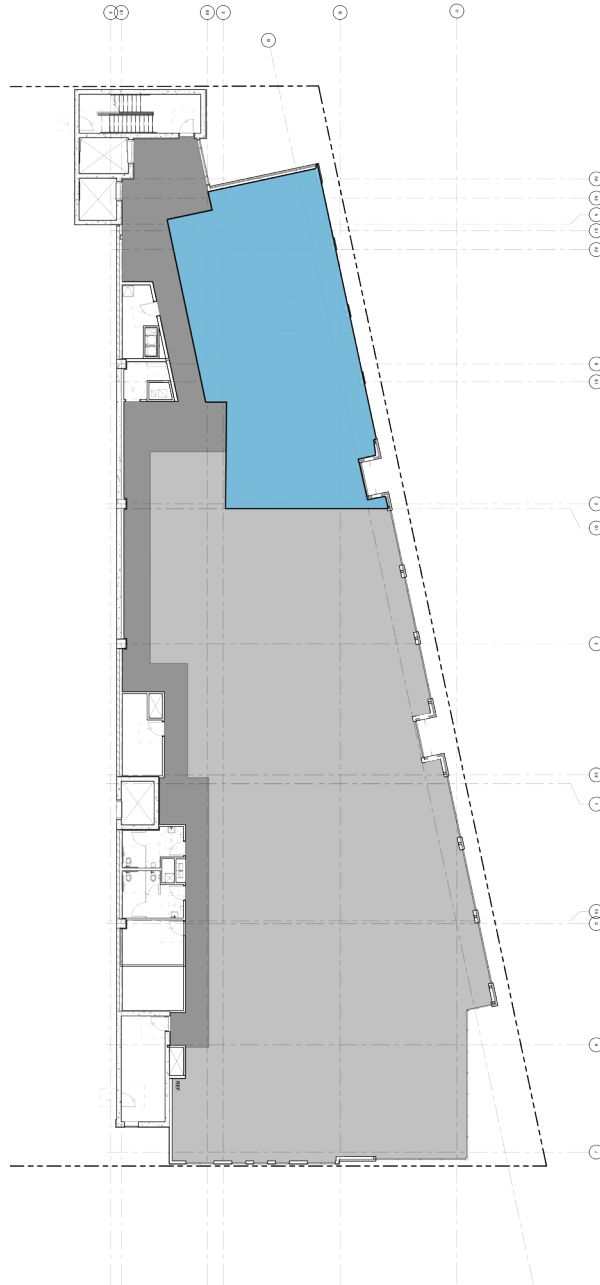




FLOOR PLANS

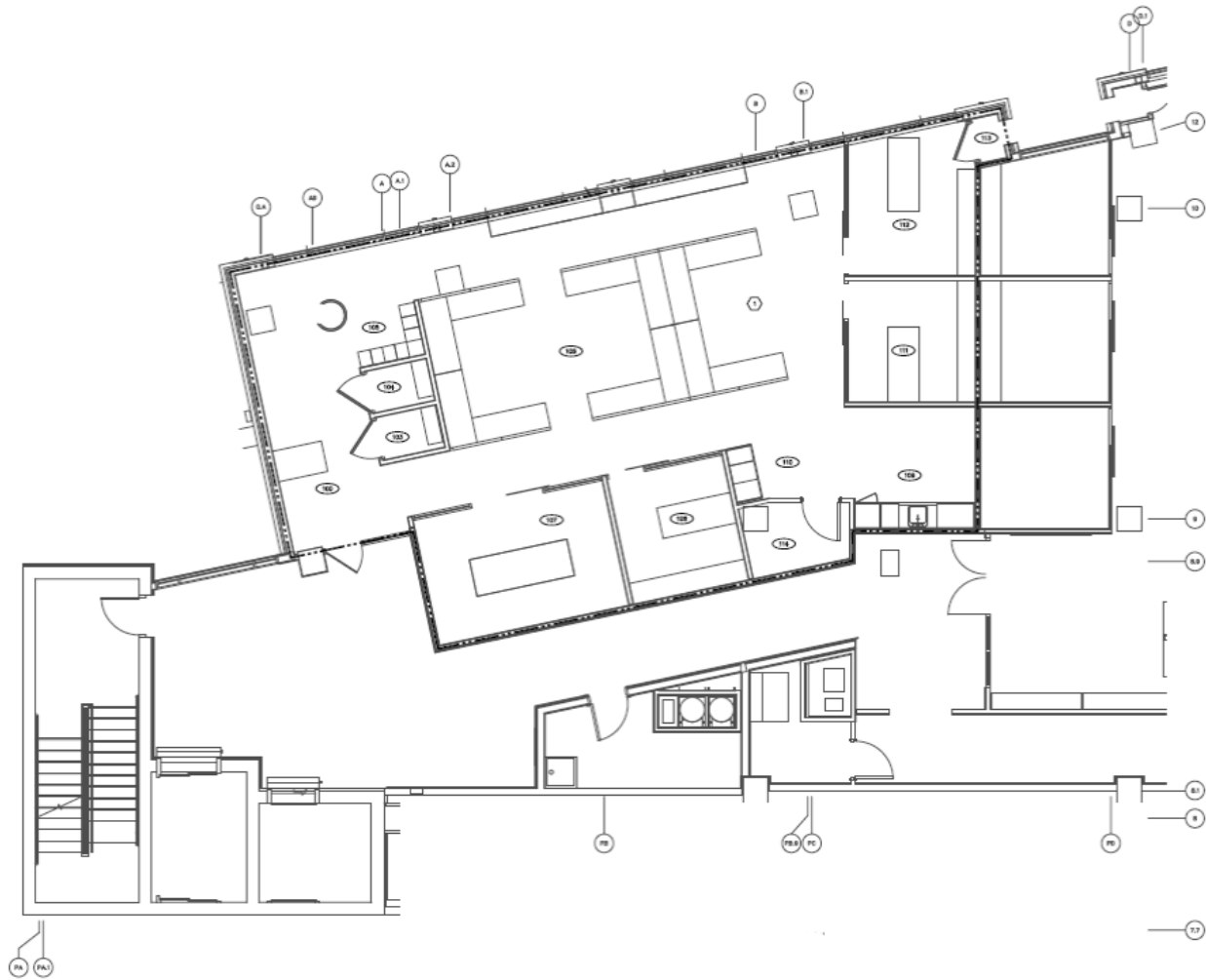


FLOOR PLANS



2ND FLOOR PLAN
2,105 SF

FLOOR PLANS



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