

OFFICE SPACE

FOR LEASE

5655 N. HIGH ST
WORTHINGTON OH 43085



- Professional, medical, or general office need
- Conveniently located just south of Olde Worthington, just minutes from OH 315, I-270, I-71, SR 161
- Elevator access, flexible floor plans
- Monument Signage Opportunity



CONTACT OUR AGENTS:

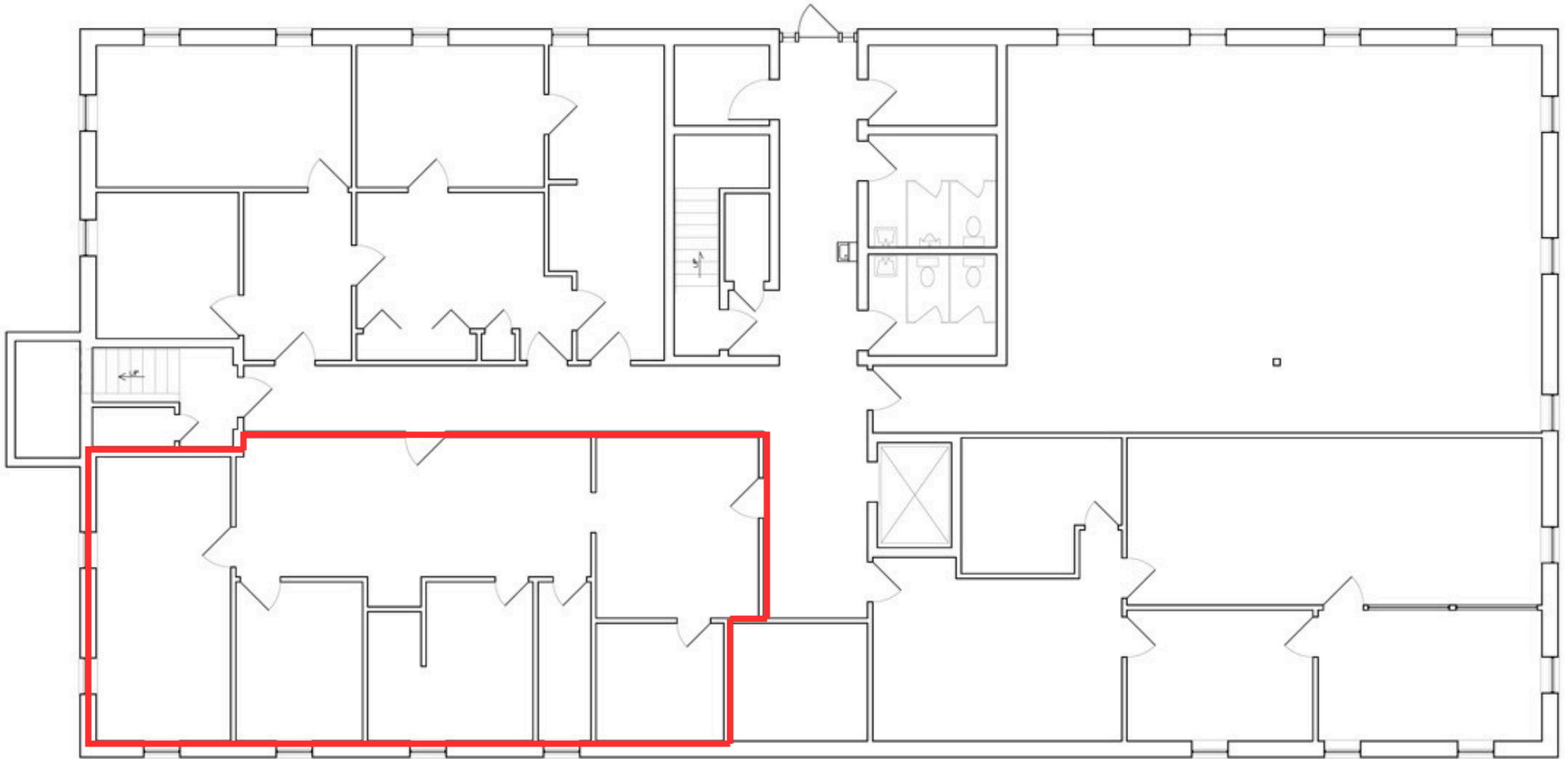
TONTI ORGANIZATION

Phone: 614-224-4331

Lauren Tonti

ltonti@tontiorg.com

5655 N. HIGH STREET - LOWER LEVEL



SUITE 1

Approx. 1,450 RSF

Market rent : \$1,510.42/month

Minimum 3 year lease, with paint walls

Minimum 5 year lease, LL will paint and carpet

5655 N. HIGH STREET - LOWER LEVEL



SUITE 5

Available 07/01/2025

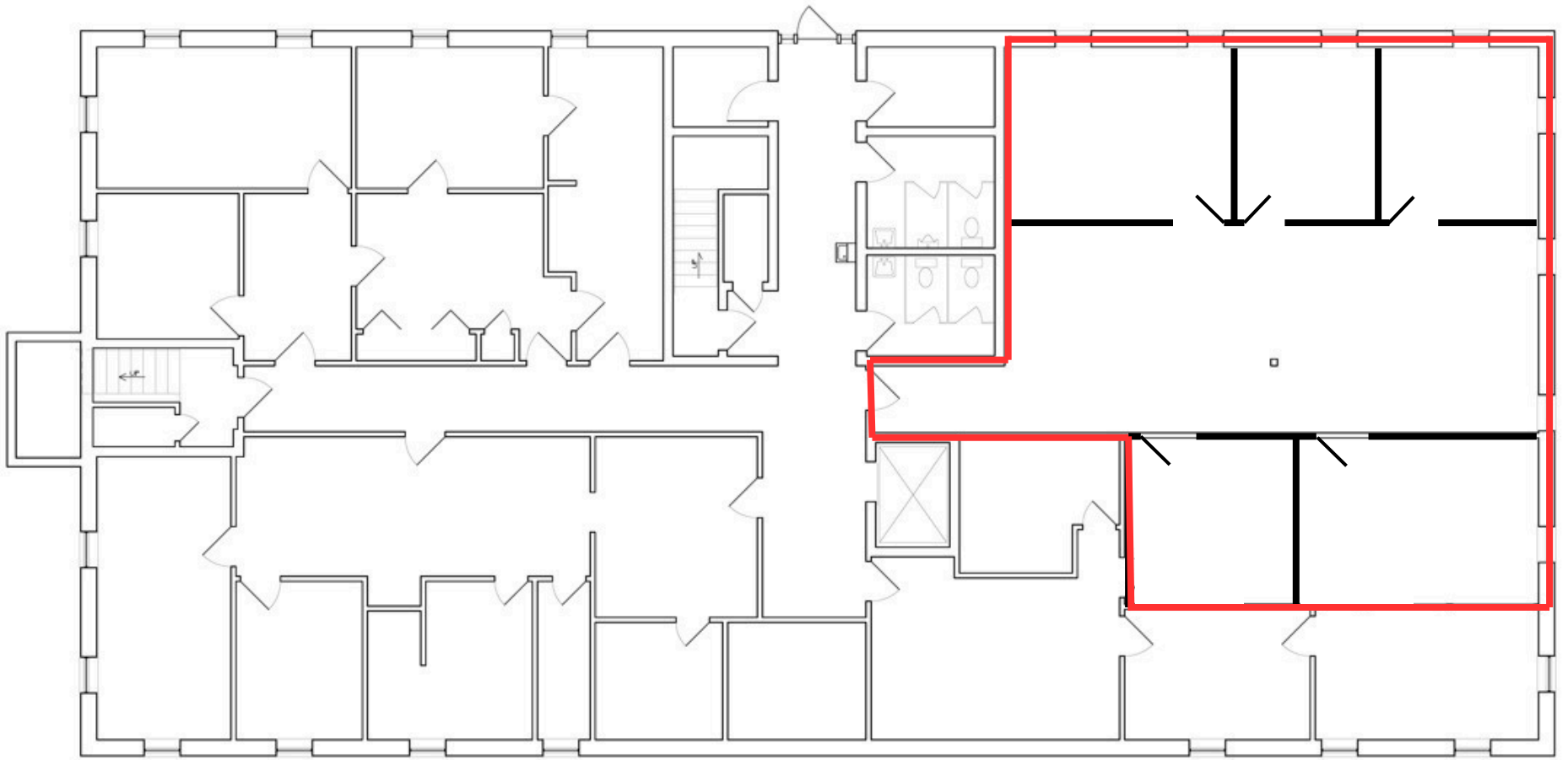
Approx. 450 RSF

Market rent : \$709/month

Utility : \$113.10/month



5655 N. HIGH STREET - LOWER LEVEL



SUITE 8

SUBLEASE

Approx. 1,996 RSF

Market rent :

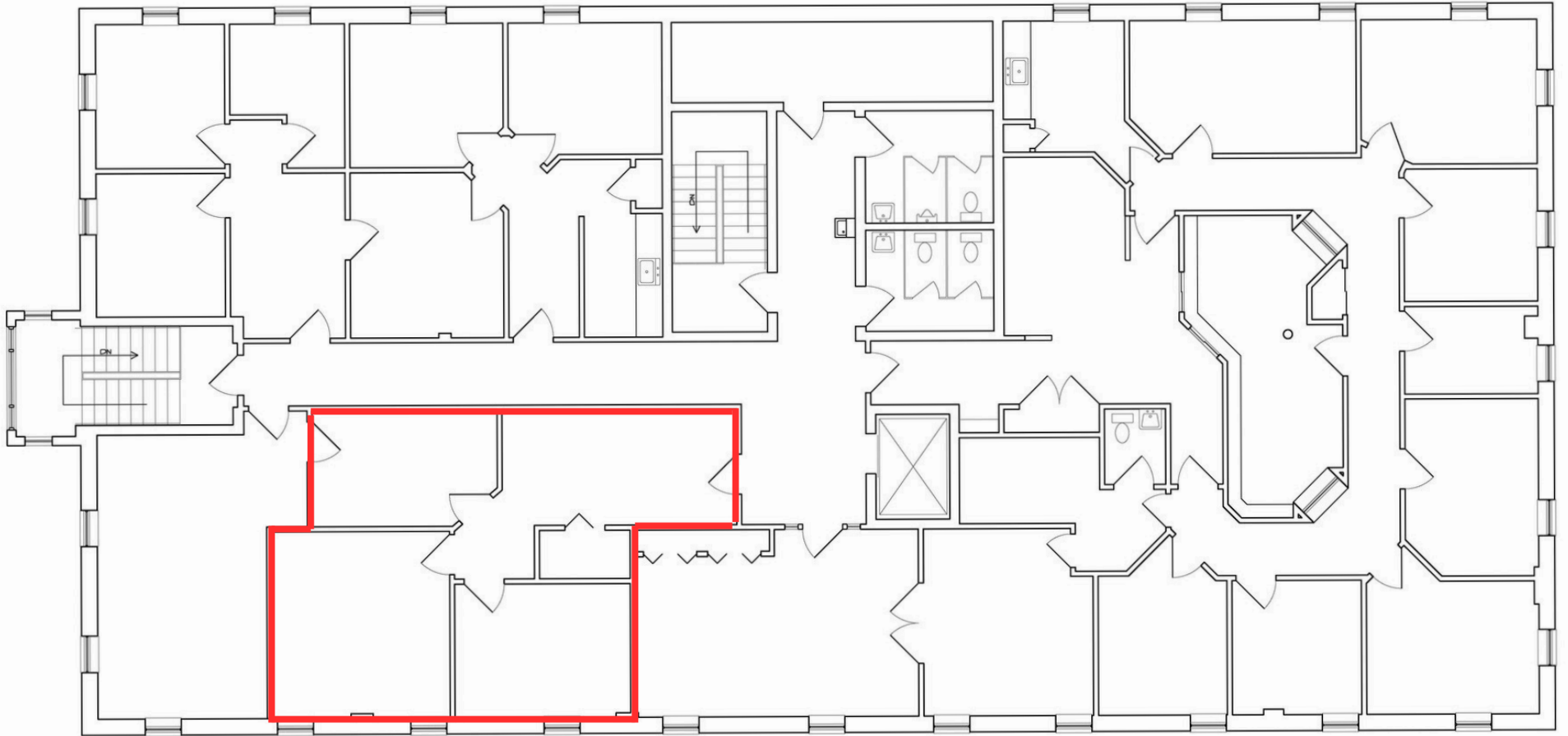
First Year: \$2,542.29/month

Second Year: \$2,669.40/month

Current Lease through 2/28/2027



5655 N. HIGH STREET - SECOND LEVEL



SUITE 202

Available 05/01/2025

Approx. 839 RSF

Market rent : \$1,118.24/month

Utility : \$185/month



5655 N. HIGH STREET - SECOND LEVEL



SUITE 203

Available 03/01/2026

Approx. 449 RSF

Market rent : \$673.38/month

Utility : \$113.10/month



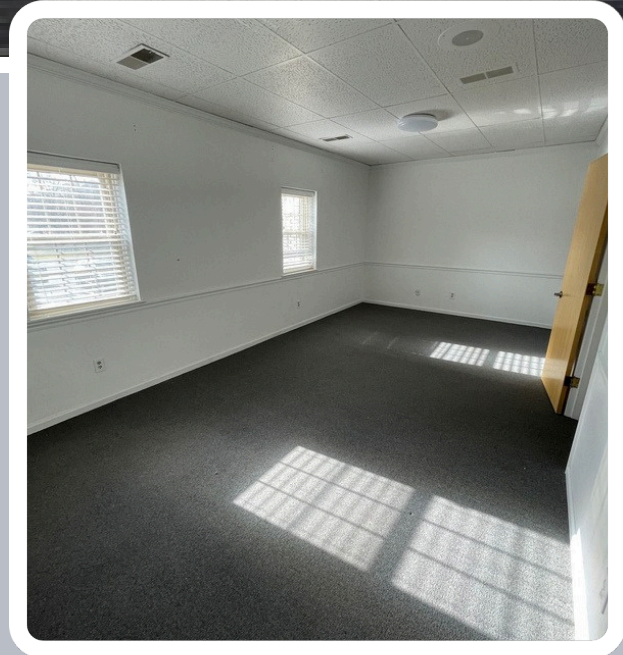
OFFICE SPACE

FOR LEASE

5701 N. HIGH ST
WORTHINGTON OH 43085



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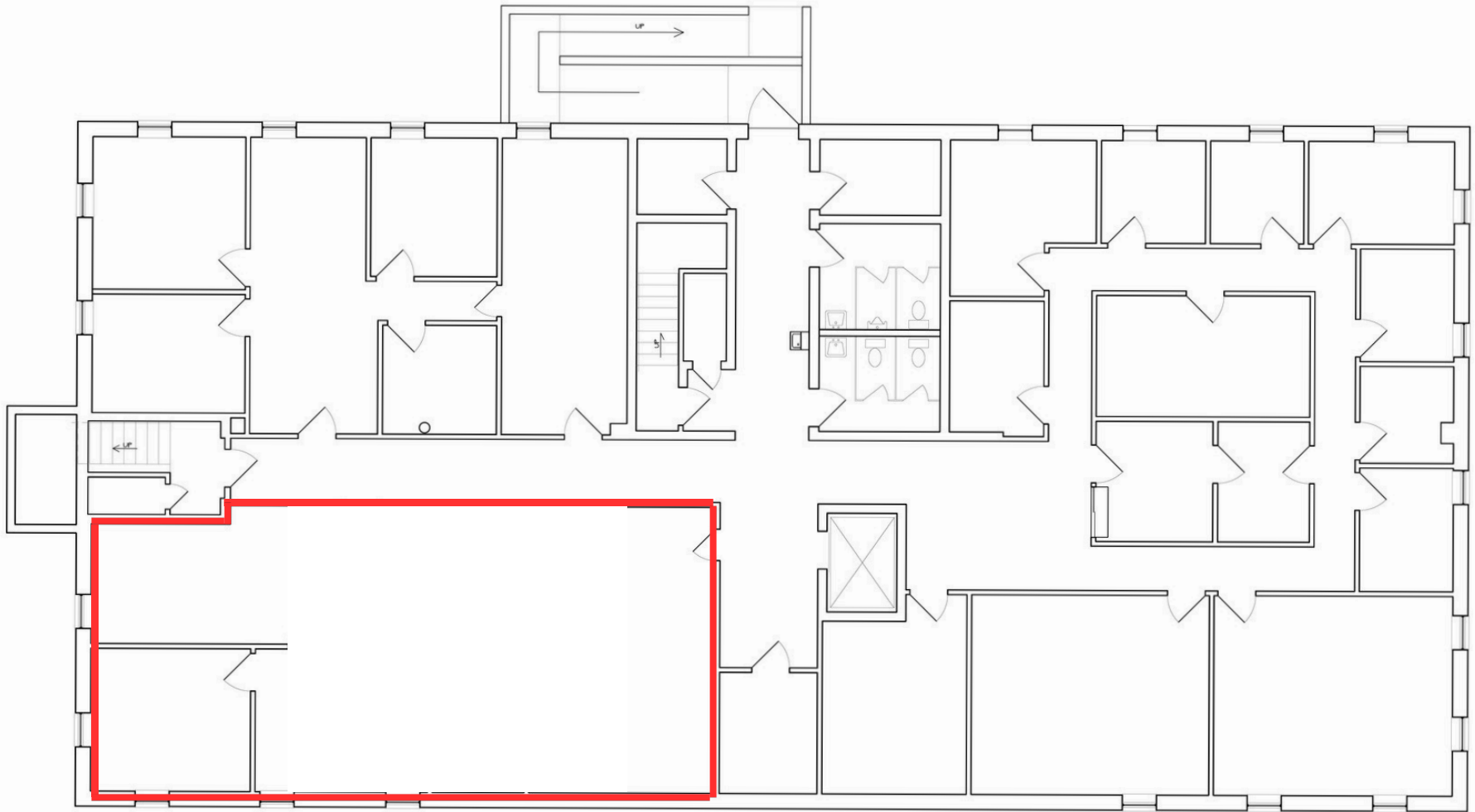
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5701 N. HIGH STREET - LOWER LEVEL



SUITE 1

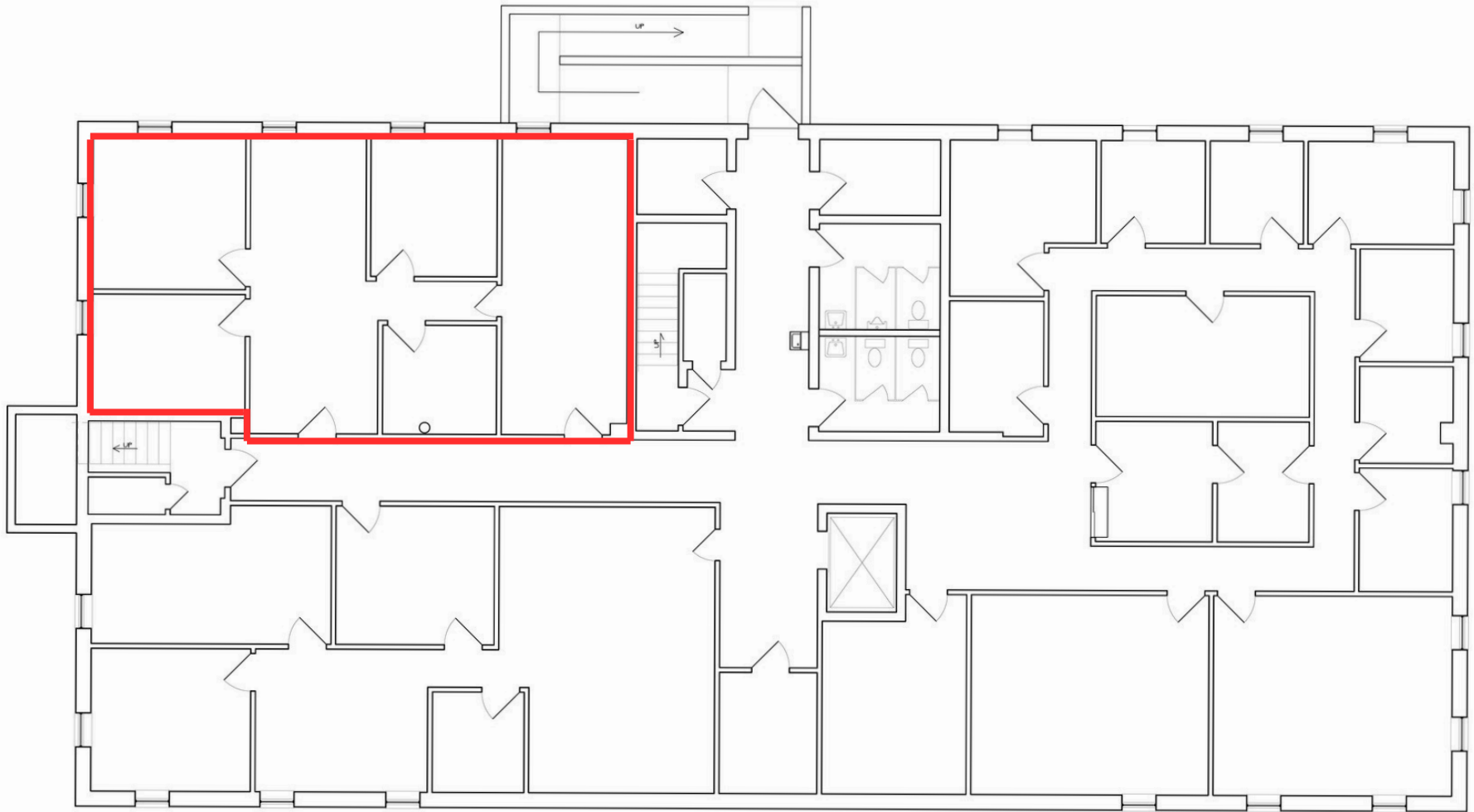
Approx. 1,450 RSF

Market rent : \$1,567.43/month

Minimum 3 year lease term



5701 N. HIGH STREET - LOWER LEVEL



SUITE 4

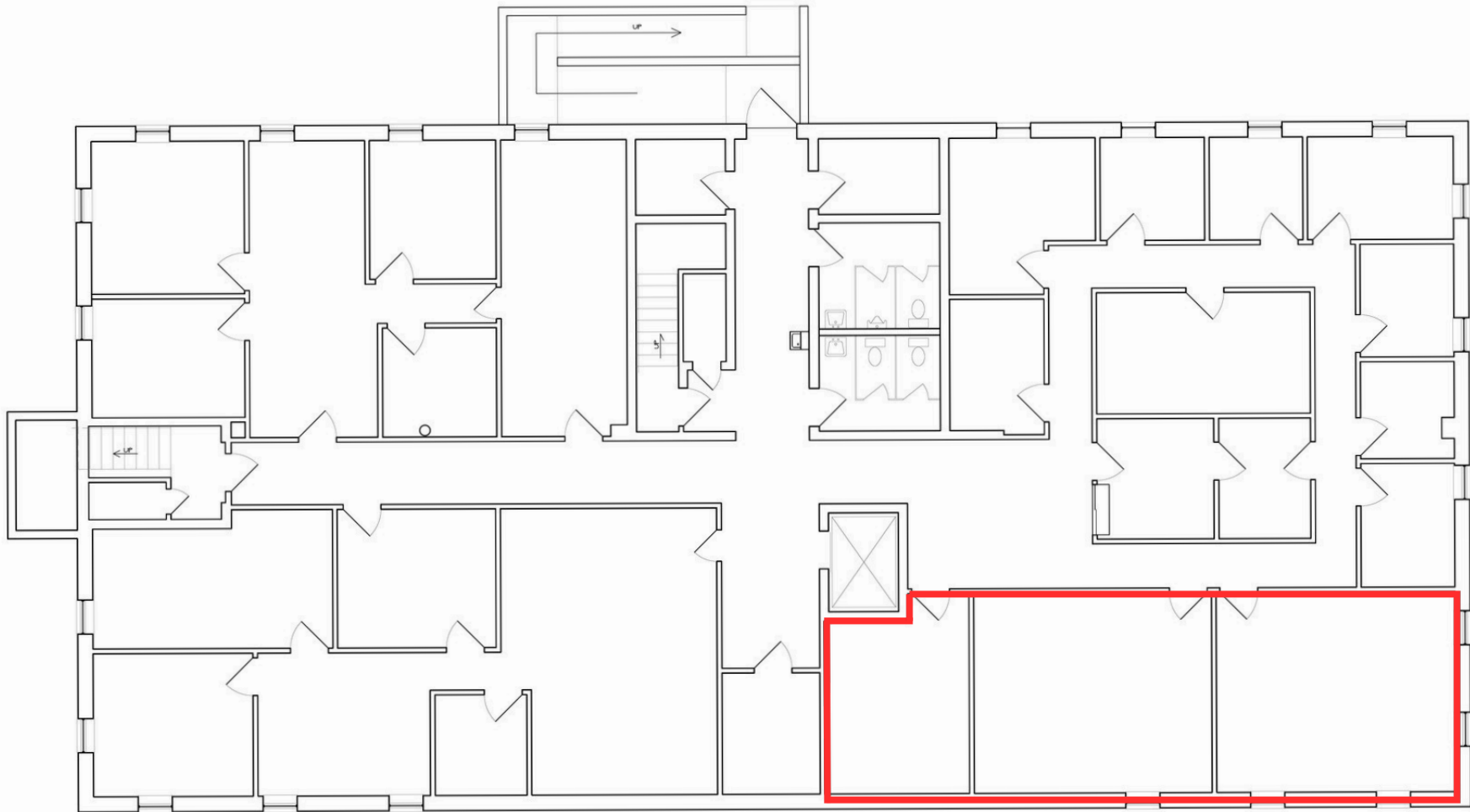
Approx. 1,276 RSF

Market rent : \$1,541.83/month

Minimum 4 year lease term



5701 N. HIGH STREET - LOWER LEVEL



SUITE 12

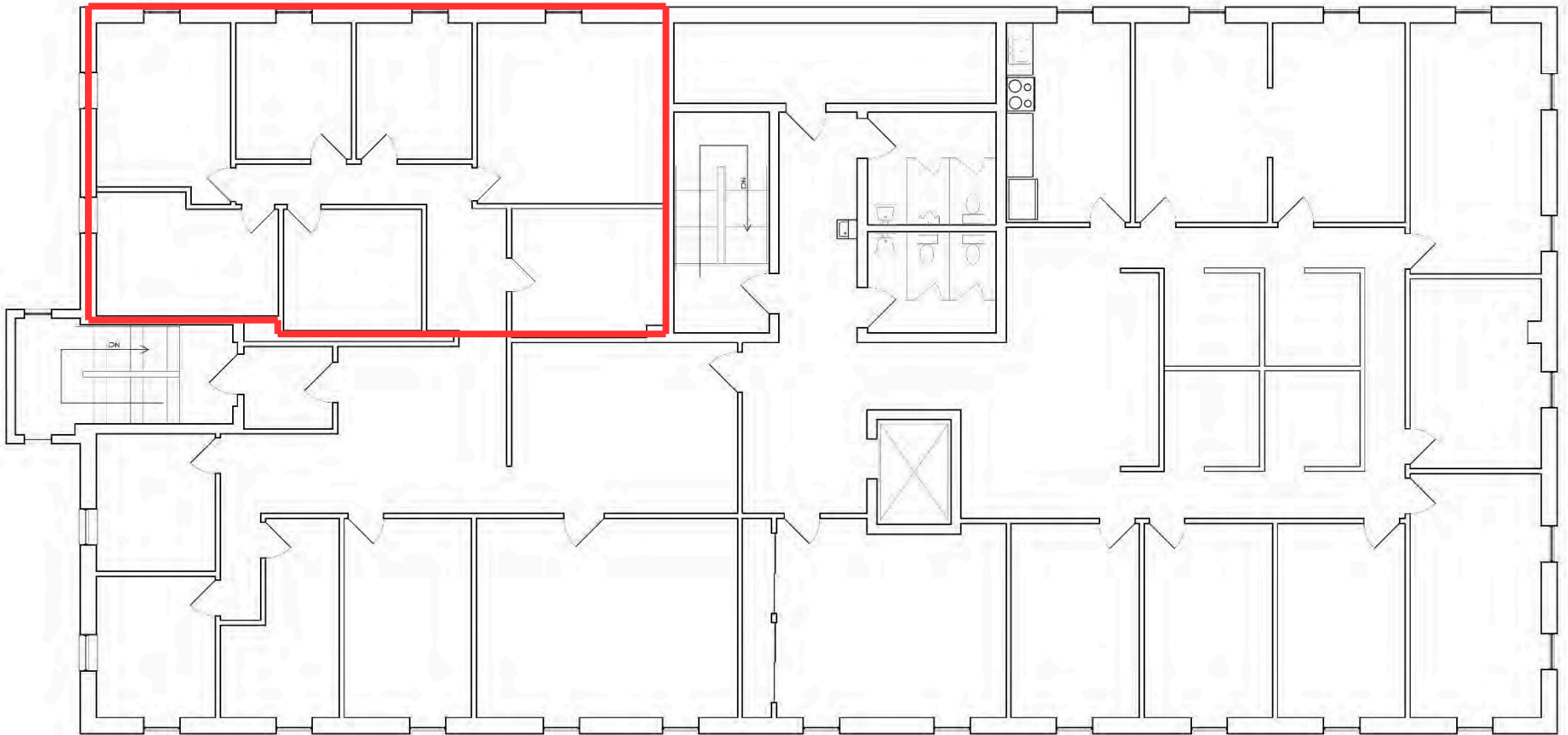
Approx. 900 RSF

Market rent : \$1,050/month

Minimum 4 year lease term



5701 N. HIGH STREET - 3rd Floor



SUITE 304

Approx. 1,276 RSF

Market rent : \$1,383/month

Minimum 4 year lease term



Responsibilities

Additional Items to Base Rent	Landlord	Tenant
Electric for suite		X
Gas for suite		X
Water and Sewer for Suite		X
_____ % (Proportionate share of tenant's space to the size of the building) of the increases in real-estate and taxes and insurance for the property over the Base Year		X
Maintenance & Repair		
Exterior cleaning, snow, & trash removal	X	
Lawn & Landscaping	X	
Interior cleaning, janitorial	Common areas	Premises
Building interior, windows and doors	Common areas	Premises
Building exterior	X	
Building structure	X	
Areas not under roof and not mentioned elsewhere	X	
Heating, <u>Ventilation</u> and air conditioning	X	
Plumbing (standard building, not plumbing related to tenant's fixture and equipment)	Common areas	Premises
Electrical (standard building only, not electrical matters related to tenant's specialty fixtures & equipment)	X	
Bulb replacement (<u>any and all</u> bulbs)	Common areas	Premises
Other		X

* Party responsible for repairs is the only party entitled to authorize repairs, except for emergency repairs.