

NORTHWOODS II

8101 N. HIGH STREET, COLUMBUS, OH 43235

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8101



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CLASS A OFFICE SPACE AVAILABLE WITH PRIME VISIBILITY ALONG RT-23

This 111,800-square-foot office building has been fully renovated and offers available spaces ranging from 1,646 to 22,475 square feet, providing flexibility for a variety of business needs. The property features two passenger elevators, a common conference room coming soon, employee vending, and secure card-key access for added convenience and security. Tenants benefit from ample parking, including 461 surface spaces and 29 underground spaces, as well as additional building storage and prominent monument signage. Conveniently located with easy access to I-270, I-71, and SR-315, the building is surrounded by numerous nearby amenities, making it an ideal location for employees and visitors alike.

Matt Gregory, SIOR, CCIM
614.629.5234
mgregory@ohioequities.com

Philip Bird, SIOR
614.629.5296
pbird@ohioequities.com

Mitchell Moore
614.629.5257
mmoore@ohioequities.com

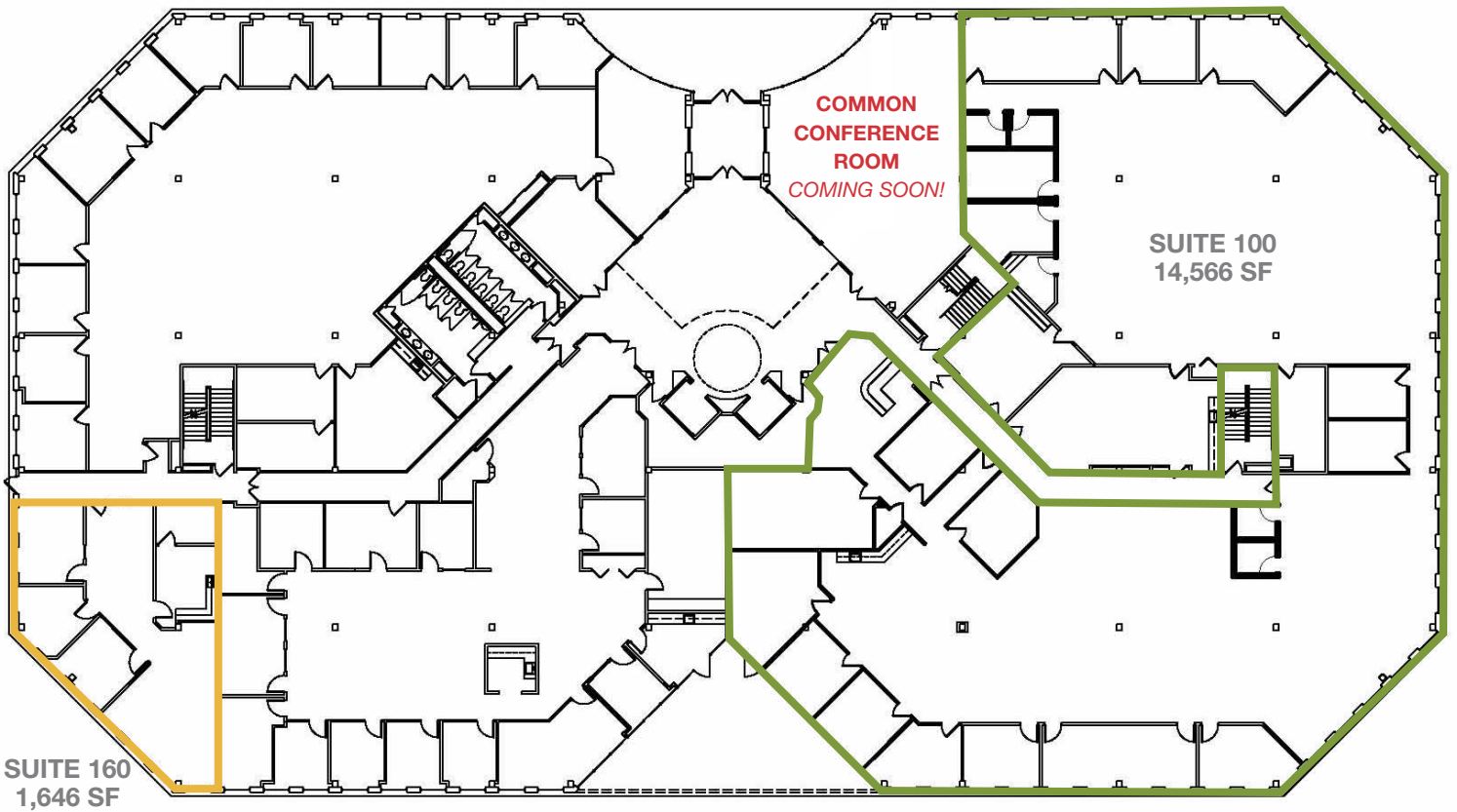
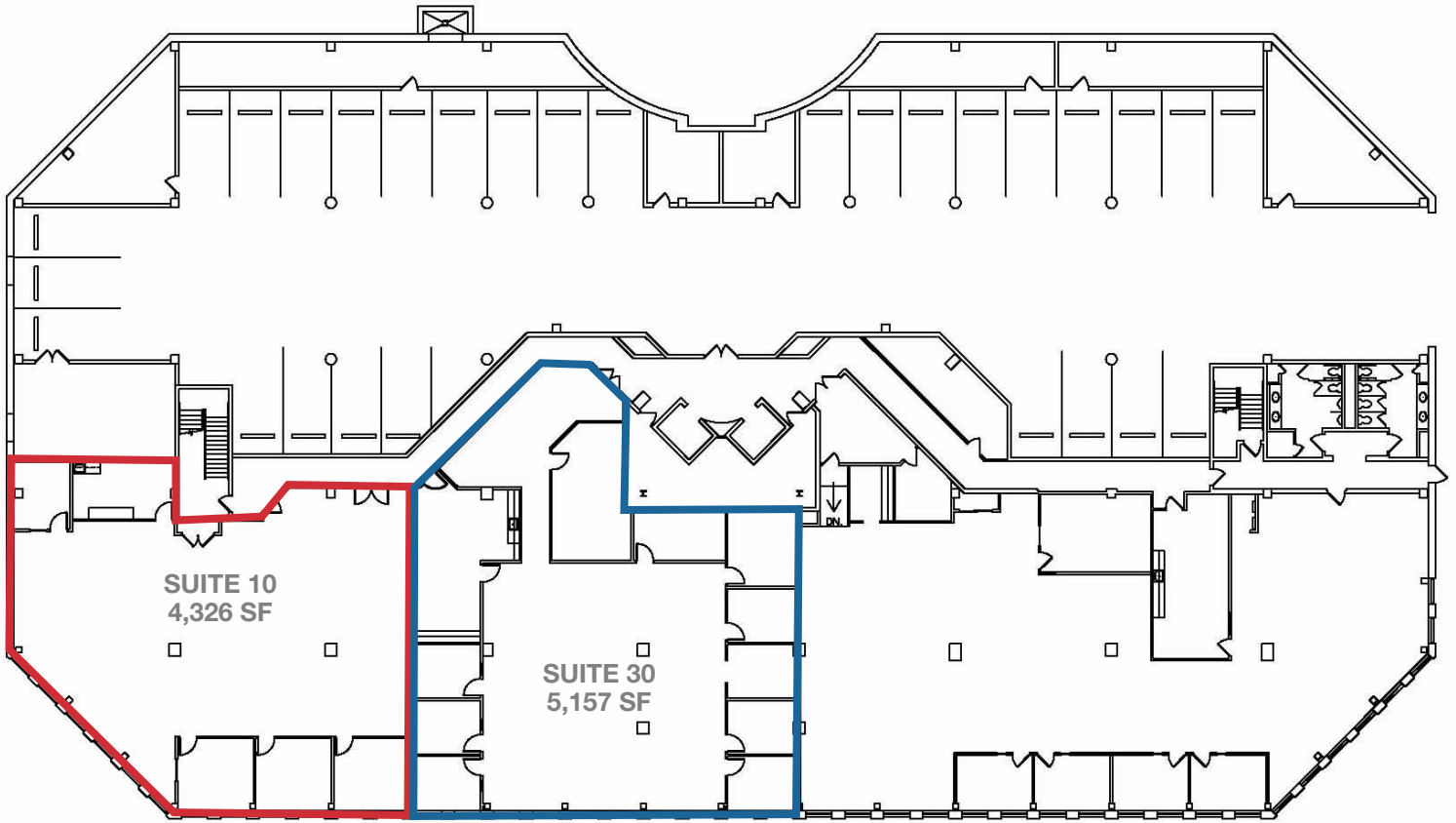
AVAILABLE SPACE

Suite	SF	Lease Rate	Available
10	4,326	\$11.50/SF NNN	Vacant
30	5,193	\$11.50/SF NNN	Vacant
10+30	9,519	\$11.50/SF NNN	Vacant
100	14,566	\$11.50/SF NNN	11/1/2025
160	1,646	\$11.50/SF NNN	60 Days
280	11,237 - 22,475	\$11.50/SF NNN	Vacant
340	4,135	\$11.50/SF NNN	Vacant
350	5,556	\$11.50/SF NNN	Vacant
340+350	9,691	\$11.50/SF NNN	Vacant

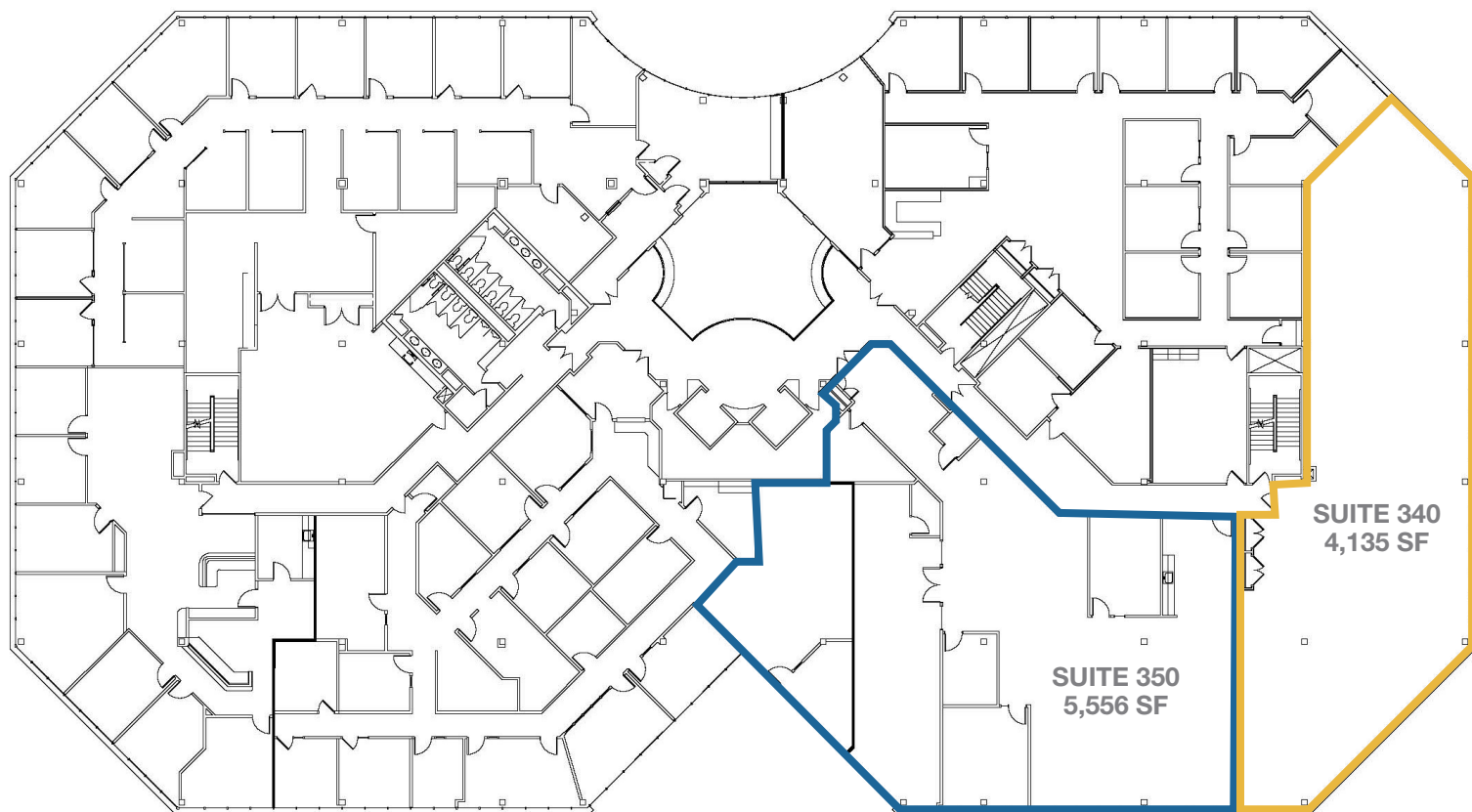
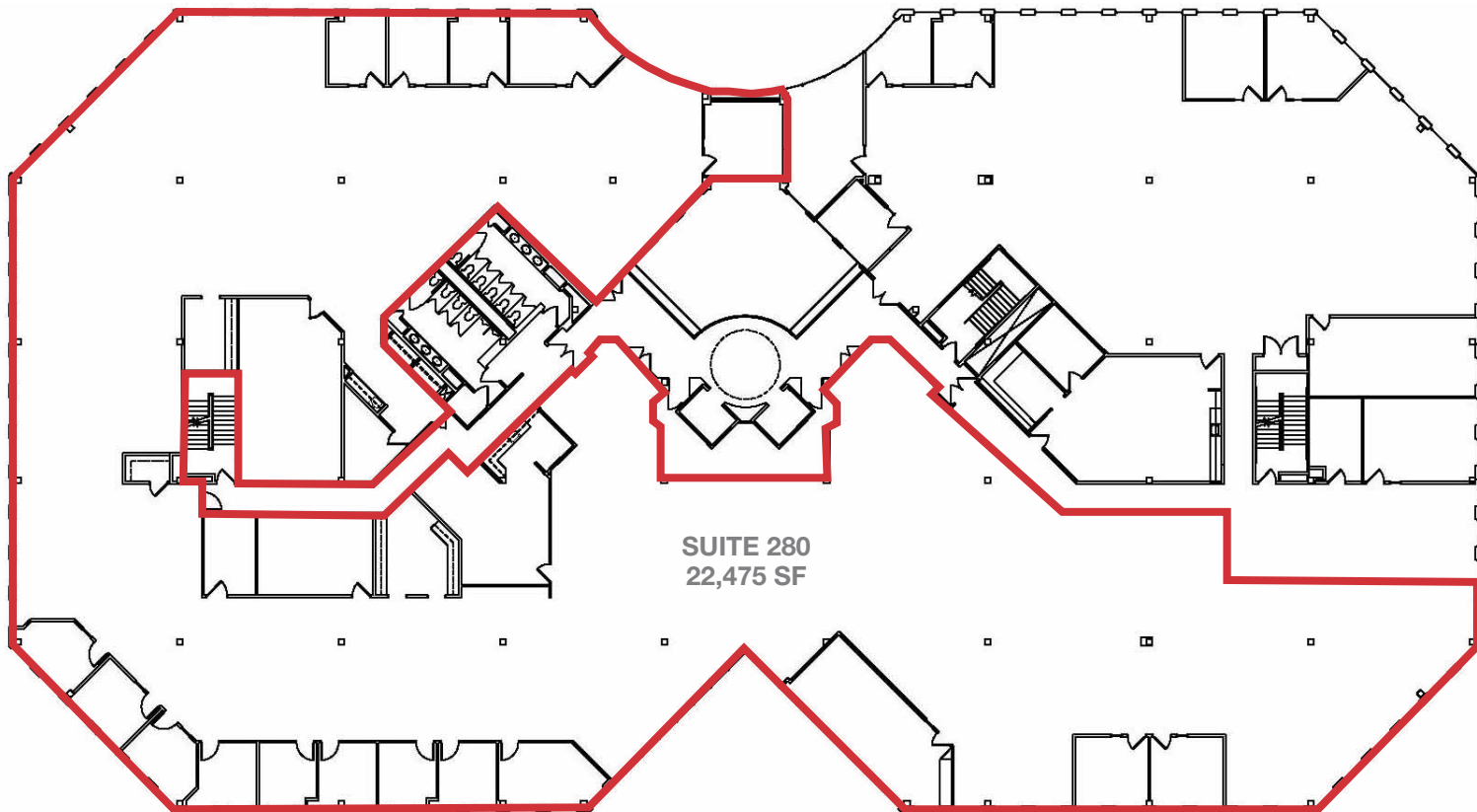
2026 Operating Expenses Budget: \$9.75/SF



GARDEN LEVEL & FIRST FLOOR



SECOND & THIRD FLOOR



PROPERTY PHOTOGRAPHS



UNDERGROUND GARAGE

PROPERTY PHOTOGRAPHS



SUITE 10



SUITE 30



SUITE 30



SUITE 160



SUITE 160



SUITE 160

PROPERTY PHOTOGRAPHS



SUITE 280



SUITE 280



SUITE 280



SUITE 280



SUITE 280



SUITE 280

PROPERTY PHOTOGRAPHS



SUITE 340



SUITE 340



SUITE 340



SUITE 350

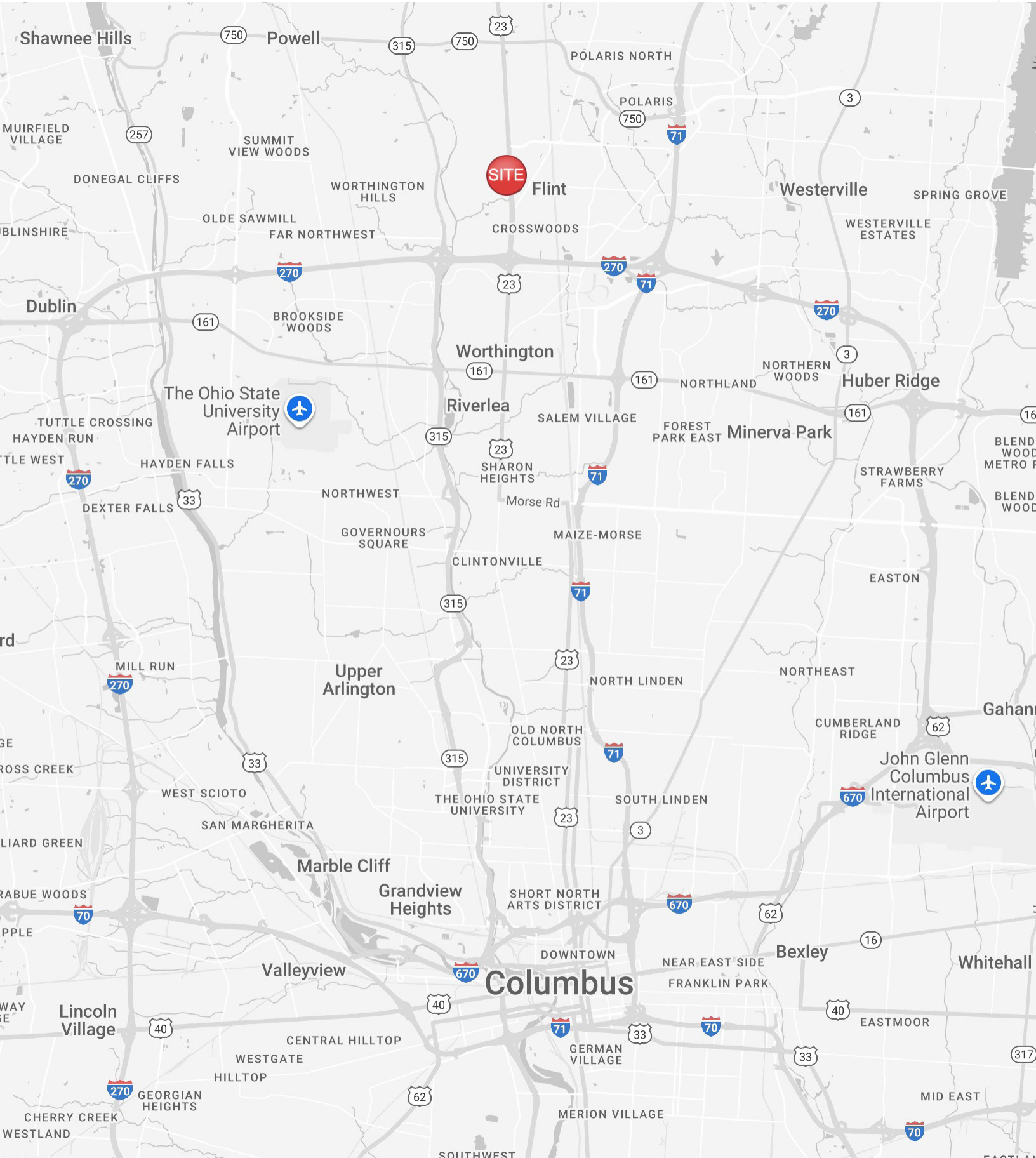


SUITE 350

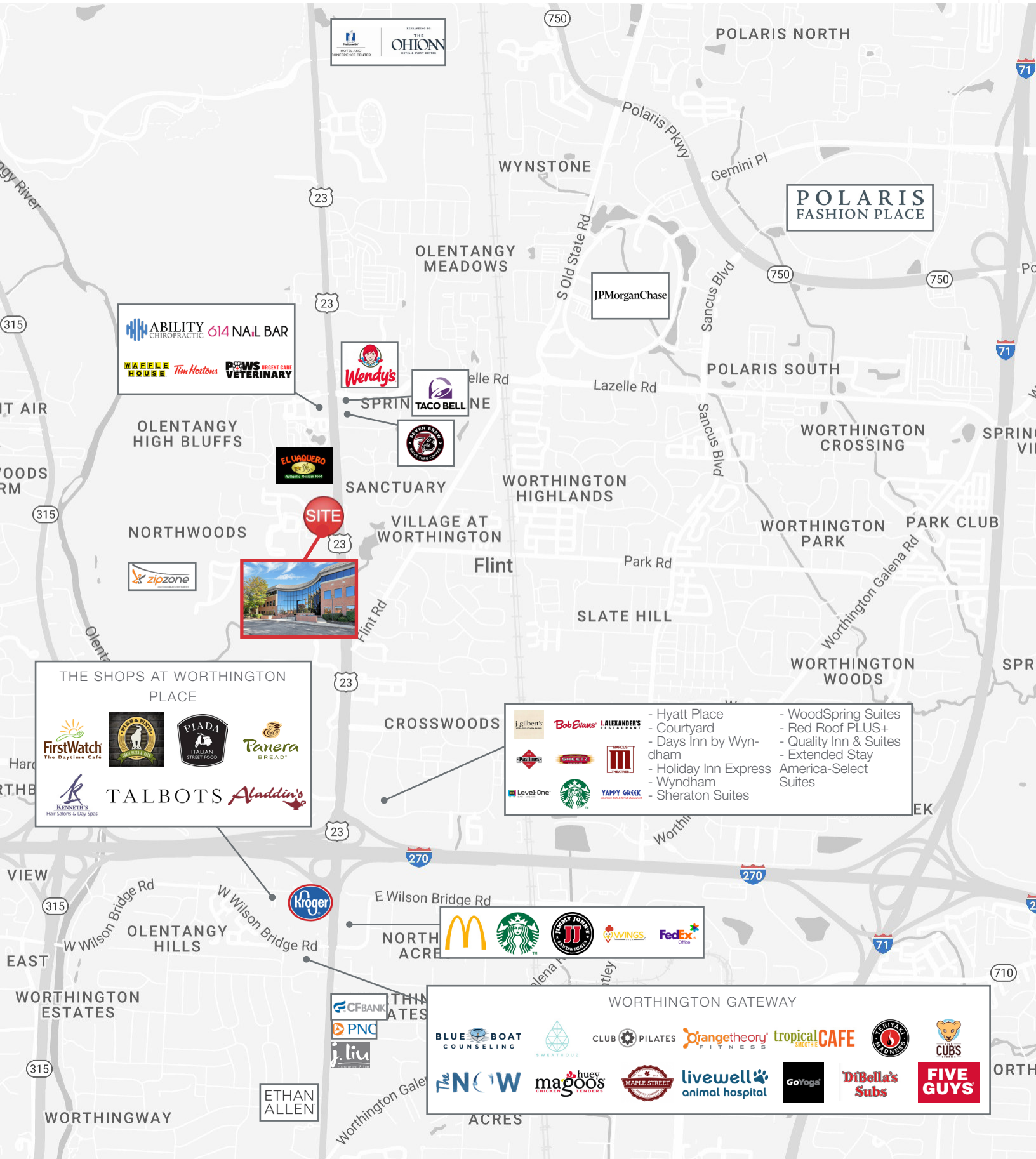


SUITE 350

LOCATION MAP



NEARBY AMENITIES MAP



THE OHIO
HOTEL AND
CONFERENCE CENTER

POLARIS FASHION PLACE

ABILITY CHIROPRACTIC 614 NAIL BAR
WAFFLE HOUSE Tim Hortons Paws Veterinary

Wendy's
TACO BELL
EL VAGUERO

JPMorganChase

OLENTANGY HIGH BLUFFS

zipzone



THE SHOPS AT WORTHINGTON PLACE

FirstWatch The Daytime Cafe
PIADA ITALIAN STREET FOOD
Panera BREAD
TALBOTS
Kenneth's Hair Salons & Day Spas
Aaddin's

Hyatt Place
Courtyard
Days Inn by Wyndham
Holiday Inn Express
Wyndham
Sheraton Suites

WoodSpring Suites
Red Roof PLUS+
Quality Inn & Suites
Extended Stay
America-Select Suites

Kroger

McDonald's Starbucks Jimmy John's WINGS FedEx

CFBANK PNC j.liv

BLUE BOAT COUNSELING SWEAT-POUT CLUB PILATES Orangetheory FITNESS tropical CAFE FERVOR FITNESS CUBS

The NOW magoos MAPLE STREET livewell animal hospital GoYoga DiBella's Subs FIVE GUYS

ETHAN ALLEN

CONTACT US

MATT GREGORY, SIOR, CCIM

Executive Managing Director



614.629.5234



614.937.6501



mgregory@ohioequities.com

PHILIP BIRD, SIOR

Senior Vice President



614.629.5296



614.557.9967



pbird@ohioequities.com

MITCHELL MOORE

Senior Associate



614.629.5257



614.940.6139



mmoore@ohioequities.com

