

3222 N High St

Presented By:
3222 N High LLC

3222 N High St, Columbus, OH 43202



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Property Details

Rare Clintonville Anchor with 22 Private Parking Spaces (19 in front)! High-energy 4,460 SF freestanding space perfect for a destination café, flagship bakery, or boutique wellness studio. Unrivaled signage potential and rare dedicated parking in the heart of the N High St corridor. Locally owned with flexible configuration for one or two tenants.

Existing layout includes reception area, private offices, open workspace, and restrooms, allowing for immediate occupancy or customization.

Surrounded by dense residential neighborhoods and established local businesses, this location benefits from consistent traffic and a strong neighborhood customer base.

Lease Details

Lease Type: NNN

Rate: \$22–\$25/SF NNN (depending on configuration)

NNN Expenses: ~\$5.00/SF

Term: 3–5+ years preferred

Availability: Summer / Early Fall

Demising: Flexible for one or two tenants

Ideal Uses

Retail, wellness, food concepts, professional office, or service businesses seeking strong local traffic and parking access.

Rare opportunity to secure High Street frontage with dedicated parking in one of Columbus's most established neighborhoods.

Contact for tour availability.

Price: \$25.00 /SF/YR

- 4,460 SF total (divisible to ~2,000–2,500 SF suites)
- 22 dedicated on-site parking spaces (rare for N High Street)
- Direct frontage and signage opportunity on High Street
- Flexible layout: retail, office, medical, or service use
- Existing office buildout with reception + multiple rooms
- Walkable, high-demand Clintonville location

View the full listing here: <https://www.loopnet.com/Listing/3222-N-High-St-Columbus-OH/40175722/>

Rental Rate:	\$25.00 /SF/YR
Min. Divisible:	2,000 SF
Property Type:	Office
Building Class:	C
Rentable Building Area	4,460 SF
:	
Year Built:	1976
Walk Score ®:	60 (Moderately friendly)
Transit Score ®:	30 (Somewhat friendly)
Rental Rate Mo:	\$2.08 /SF/MO

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Listing space

1st Floor	Space Available:	2,000 - 4,460 SF
	Rental Rate:	\$25.00 /SF/YR
	Date Available:	August 01, 2026
	Service Type:	Triple Net (NNN)
	Built Out As:	Standard Office
	Space Type:	Relet
	Space Use:	Office/Retail
	Lease Term:	3 - 10 Years

4,500 SF retail/office opportunity located on N High Street in the heart of Clintonville. The property offers a rare combination of strong visibility and 22 dedicated on-site parking spaces—an uncommon advantage along this corridor. The space can be leased as a single tenant or divided into two suites, making it suitable for a range of retail, service, medical, or office users. Existing layout includes reception area, private offices, open workspace, and restrooms, allowing for immediate occupancy or customization. Surrounded by dense residential neighborhoods and established local businesses, this location benefits from consistent traffic and a strong neighborhood customer base. Lease Type: NNN Rate: \$22–\$25/SF NNN (depending on configuration) NNN Expenses: ~\$5.00/SF Term: 3–5+ years preferred Availability: Summer / Early Fall Demising: Flexible for one or two tenants

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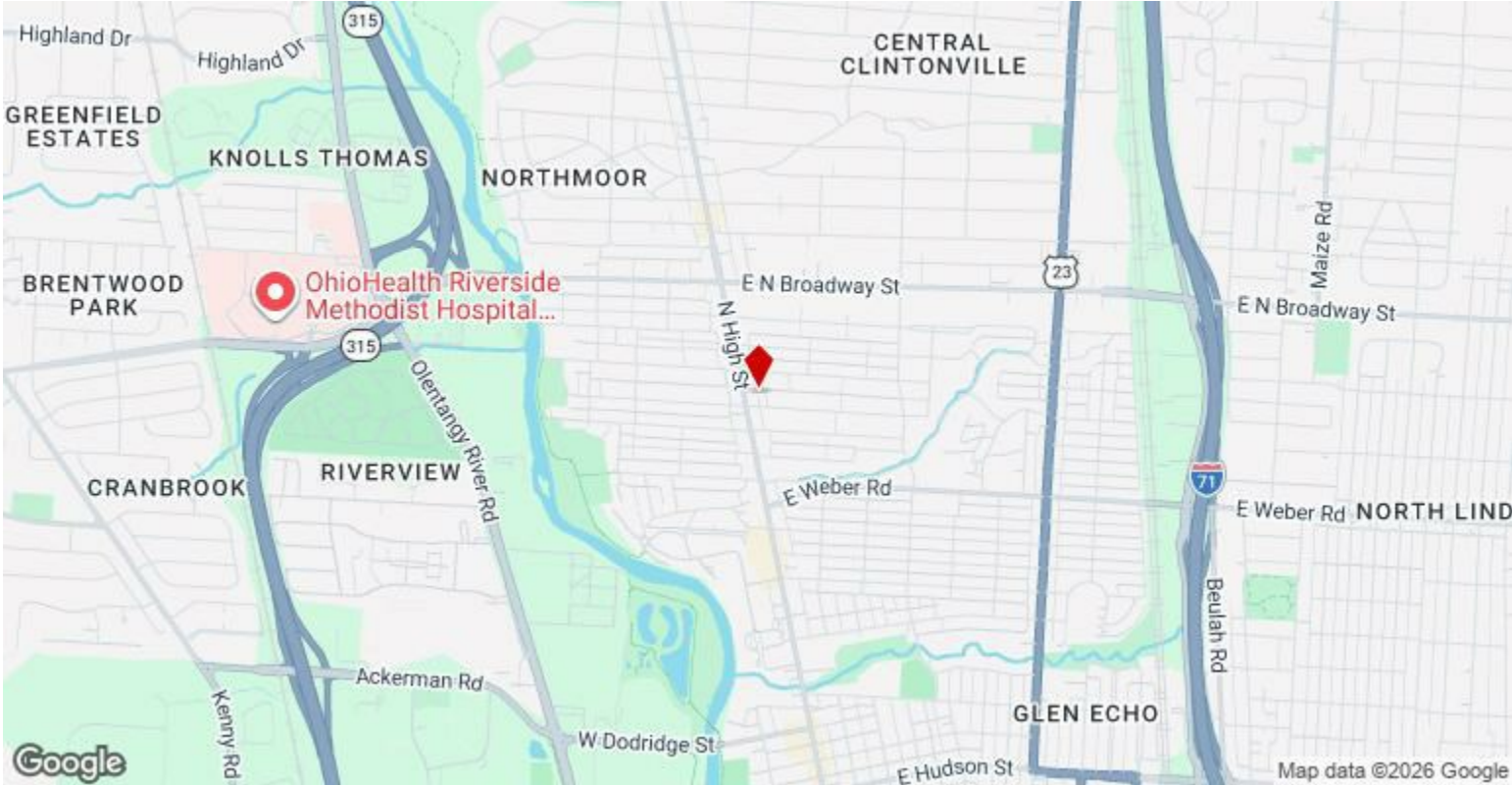
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Community Resources Center	-	

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Location



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Property Photos



Front



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Property Photos



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Property Photos



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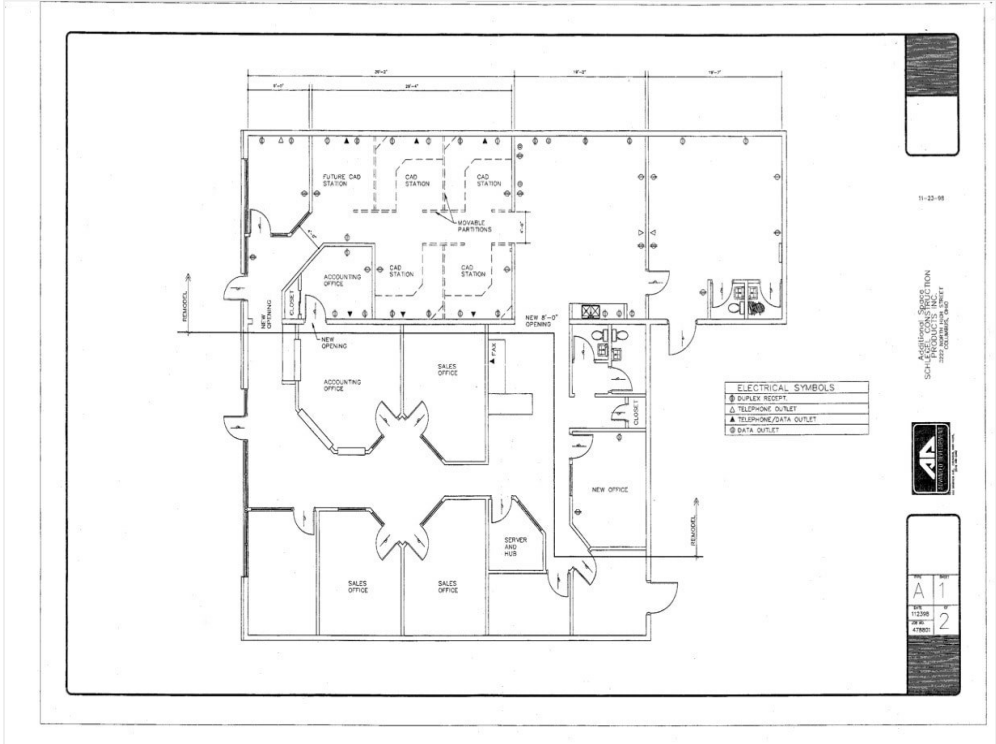


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Property Photos



Floor plan - 3222 N. High



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Property Photos



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Property Photos



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