



OFFICE BUILDING FOR SALE

168-170 N High St. Columbus Ohio 43215

94,620 sq ft building - Listed at \$12.5 million

Contact Ann Adams 614.483.2315 & Patrick Larrimer 614.746.5602



PRESENTED BY

Jeffrey T. Keller

(614) 924-0410

keller@reopohio.com

Upper Arlington Office | (614) 924-0410 | 1720 Zollinger Road, Suite 200, Upper Arlington, OH 43221

168-170 NORTH HIGH STREET COLUMBUS, OH 43215

CONTACT ANN ADAMS 614.483.2315 & PATRICK LARRIMER 614.746.5602

For Sale - Listed at \$12.5 million | 94,620 sf Building



PROPERTY DESCRIPTION

Rarely available in the heart of Downtown Columbus, this prominent five-level commercial building at 168-170 N High Street presents an exceptional opportunity for investors or owner-occupiers seeking a highly visible and versatile asset. Located within steps of the Ohio Statehouse, U.S. Bankruptcy Court, and various federal, state, and city buildings, this property offers built-in demand from professional, legal, civic, and public-sector tenants. Offering a mix of street-level retail frontage and multi-level office space, the building is ideally suited for a variety of uses and can accommodate both single and multi-tenant occupancy. Its flexible floor plans, strong structural integrity, and updated infrastructure provide a solid foundation for repositioning, leasing, or owner operations.

Property Highlights:

High-exposure location in Columbus' Central Business District. Surrounded by long-standing legal, civic, and governmental anchors. Five total floors with flexible layouts ideal for subdividing or full-floor users. Fiber-optic internet, multiple elevators, restrooms on each floor, and shower facilities. Secure entry systems and ADA-compliant access. Strong tenant appeal with potential uses ranging from office to wellness, legal, or boutique retail. Proximity to multiple parking options, including surface lots, garages, and street parking

OFFERING SUMMARY

Sale Price:	\$12,500,000
Lot Size:	0.36 Acres
Building Size:	94,620 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	880	2,016	11,269
Total Population	1,282	3,071	17,495
Average HH Income	\$113,074	\$106,224	\$99,234

PRESENTED BY

Jeffrey T. Keller

(614) 924-0410

keller@reopohio.com

Upper Arlington Office | (614) 924-0410 | 1720 Zollinger Road, Suite 200, Upper Arlington, OH 43221



168-170 N HIGH ST. COLUMBUS OHIO 43215

CONTACT ANN ADAMS 614.483.2315 & PATRICK LARRIMER 614.746.5602

For Sale - Listed at \$12.5 million | 94,620 sf Building



PROPERTY DESCRIPTION

Rarely available in the heart of Downtown Columbus, this prominent five-level commercial building at 168-170 N High Street presents an exceptional opportunity for investors or owner-occupiers seeking a highly visible and versatile asset. Located within steps of the Ohio Statehouse, U.S. Bankruptcy Court, and various federal, state, and city buildings, this property offers built-in demand from professional, legal, civic, and public-sector tenants.

Offering a mix of street-level retail frontage and multi-level office space, the building is ideally suited for a variety of uses and can accommodate both single and multi-tenant occupancy. Its flexible floor plans, strong structural integrity, and updated infrastructure provide a solid foundation for repositioning, leasing, or owner operations.

Property Highlights:

- High-exposure location in Columbus' Central Business District-Surrounded by long-standing legal, civic, and governmental anchors-Five total floors with flexible layouts ideal for subdividing or full-floor users-Fiber-optic internet, multiple elevators, restrooms on each floor, and shower facilities-Secure entry systems and ADA-compliant access-Strong tenant appeal with potential uses ranging from office to wellness, legal, or boutique retail-Proximity to multiple parking options, including surface lots, garages, and street parking

Ideal for:

- Investors looking to lease to professional service firms, public agencies, or government contractors.

- Law firms and legal professionals seeking to occupy or lease near court buildings.

- Counseling, wellness, or healthcare practitioners-Tech companies, creative agencies, or consulting firms.

- Non-profits and advocacy groups requiring a visible and accessible headquarters.

- Owner-users wanting to occupy space while collecting rental income from other tenants.

Whether you're seeking a highly leasable investment asset or a flagship downtown office location, 168-170 N High Street offers the rare combination of location, versatility, and long-term value. With demand for centrally located professional space continuing to rise, this building offers immediate potential and lasting upside.

LOCATION DESCRIPTION

Located in the heart of Downtown Columbus, this prestigious address places your office within walking distance of the Ohio Statehouse, federal and city court buildings, and the U.S. Bankruptcy Court. Surrounded by major government operations, legal offices, and professional services, this property is a strategic hub for federal, state, or municipal agencies seeking a central and secure location.

Positioned along a high-visibility corridor with excellent access to public transit and major highways, this five-level building was designed to accommodate both professional office and street-level retail use, making it an adaptable solution for a variety of governmental functions.

PRESENTED BY

Jeffrey T. Keller

(614) 924-0410

keller@reopohio.com

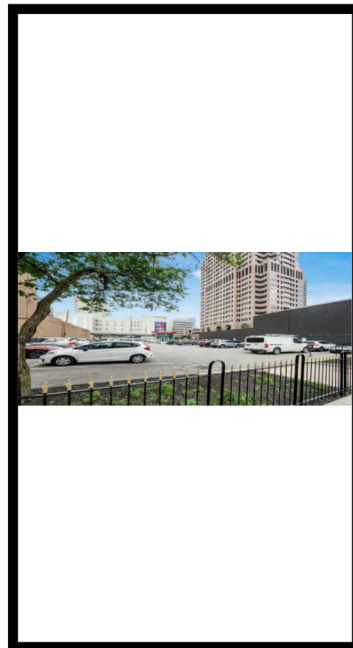
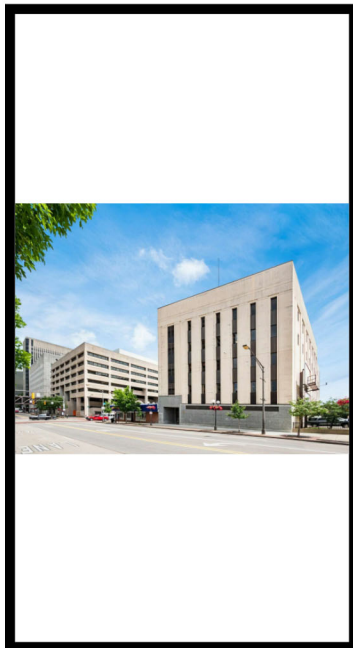
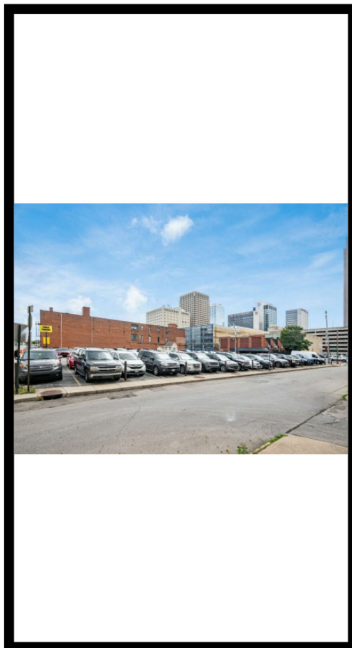
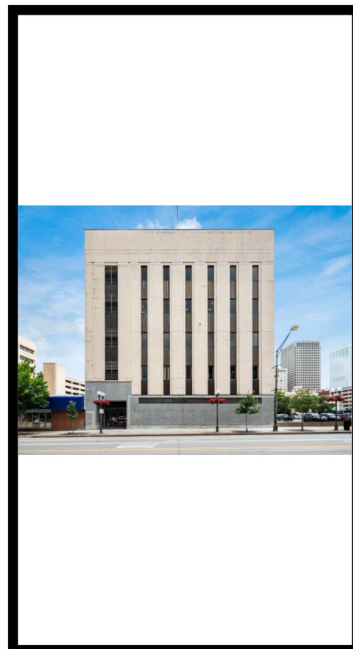
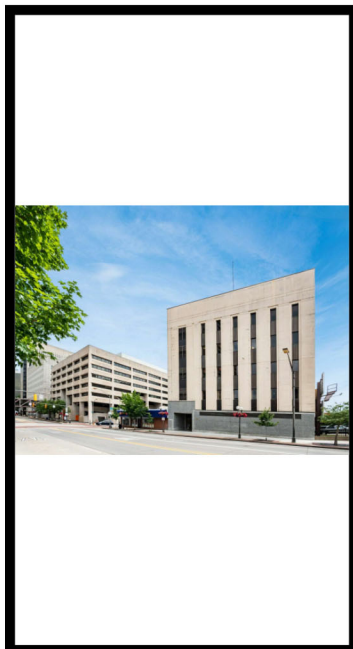
Upper Arlington Office | (614) 924-0410 | 1720 Zollinger Road, Suite 200, Upper Arlington, OH 43221



168-170 N HIGH ST. COLUMBUS OHIO 43215

CONTACT ANN ADAMS 614.483.2315 & PATRICK LARRIMER 614.746.5602

For Sale - Listed at \$12.5 million | 94,620 sf Building



PRESENTED BY

Jeffrey T. Keller

(614) 924-0410

keller@reopohio.com

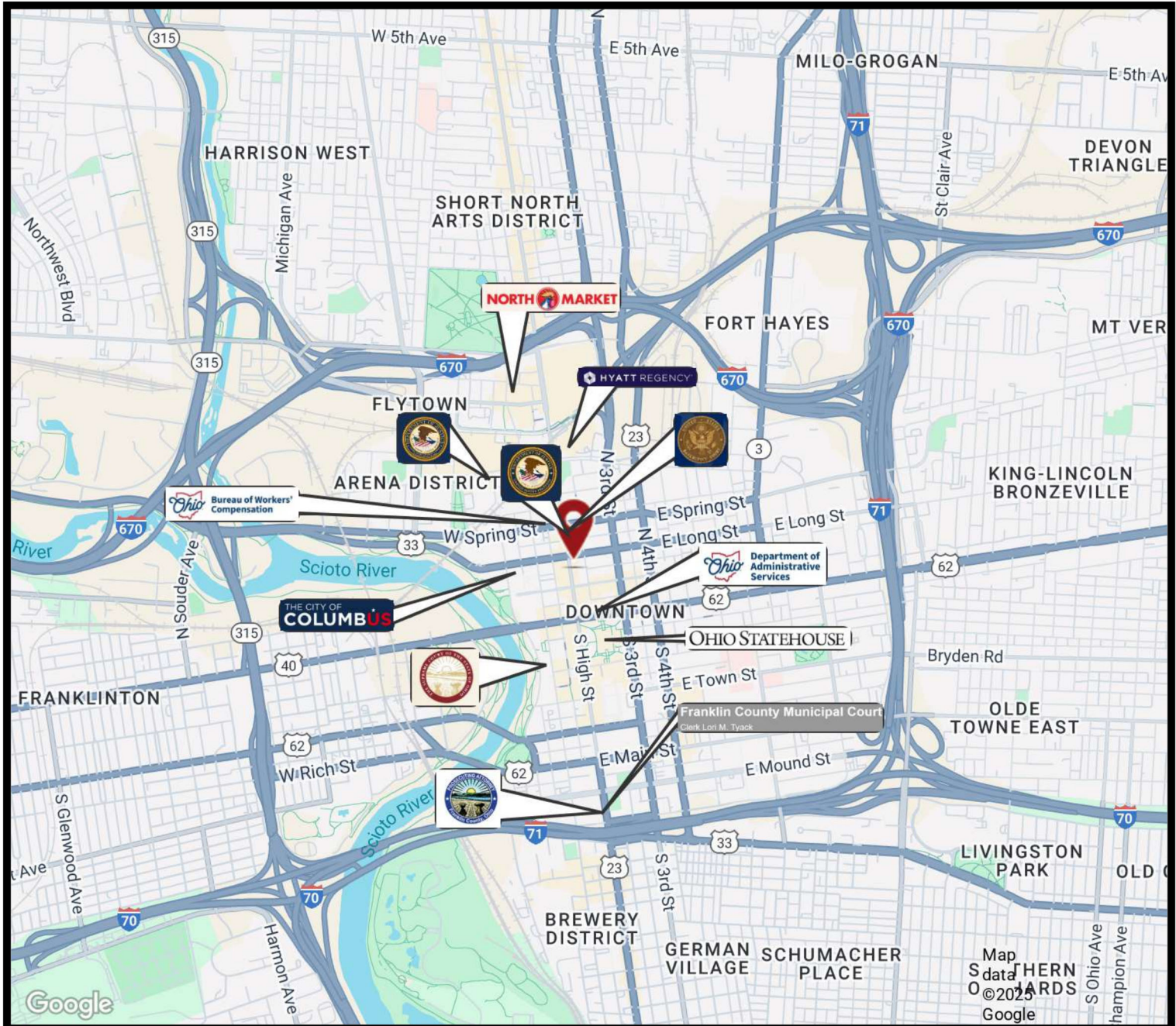
Upper Arlington Office | (614) 924-0410 | 1720 Zollinger Road, Suite 200, Upper Arlington, OH 43221



168-170 N HIGH ST. COLUMBUS OHIO 43215

CONTACT ANN ADAMS 614.483.2315 & PATRICK LARRIMER 614.746.5602

For Sale - Listed at \$12.5 million | 94,620 sf Building



PRESENTED BY

Jeffrey T. Keller

(614) 924-0410

keller@reopohio.com

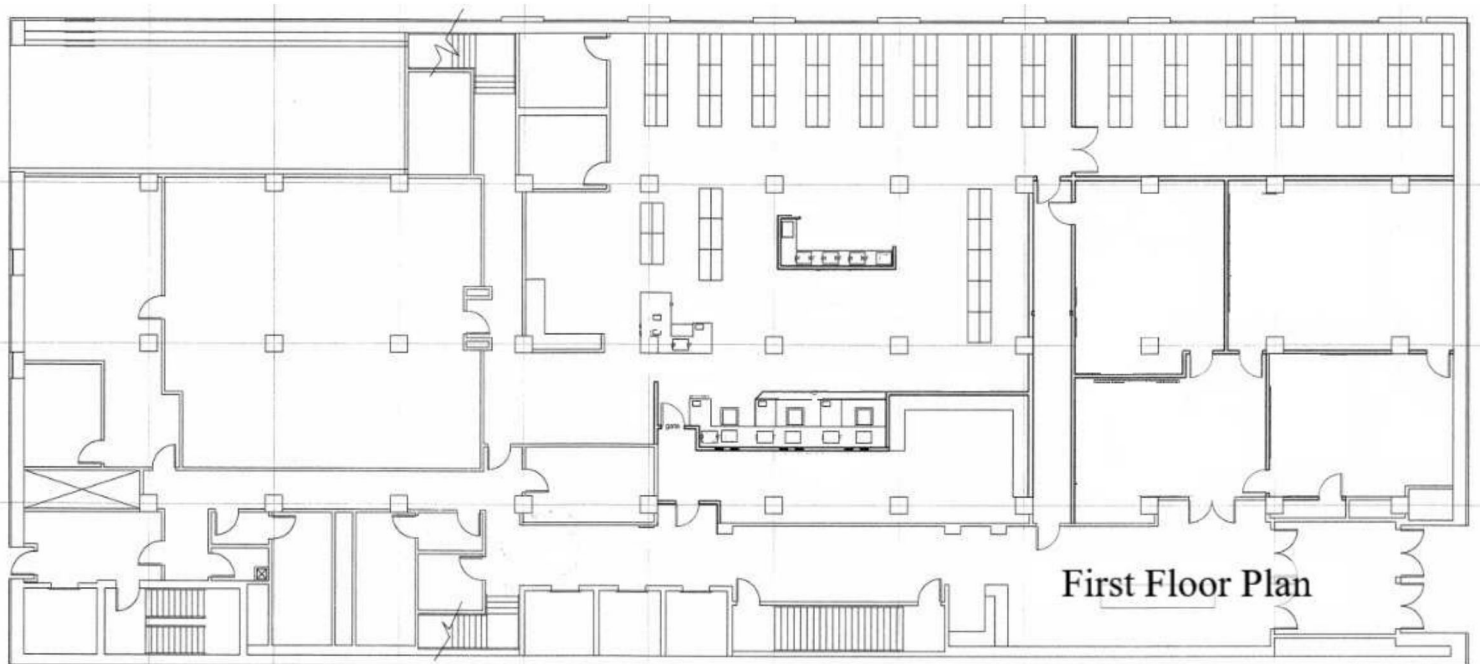
Upper Arlington Office | (614) 924-0410 | 1720 Zollinger Road, Suite 200, Upper Arlington, OH 43221



168-170 N HIGH ST. COLUMBUS OHIO 43215

CONTACT ANN ADAMS 614.483.2315 & PATRICK LARRIMER 614.746.5602

For Sale - Listed at \$12.5 million | 94,620 sf Building



PRESENTED BY

Jeffrey T. Keller

(614) 924-0410

keller@reopohio.com

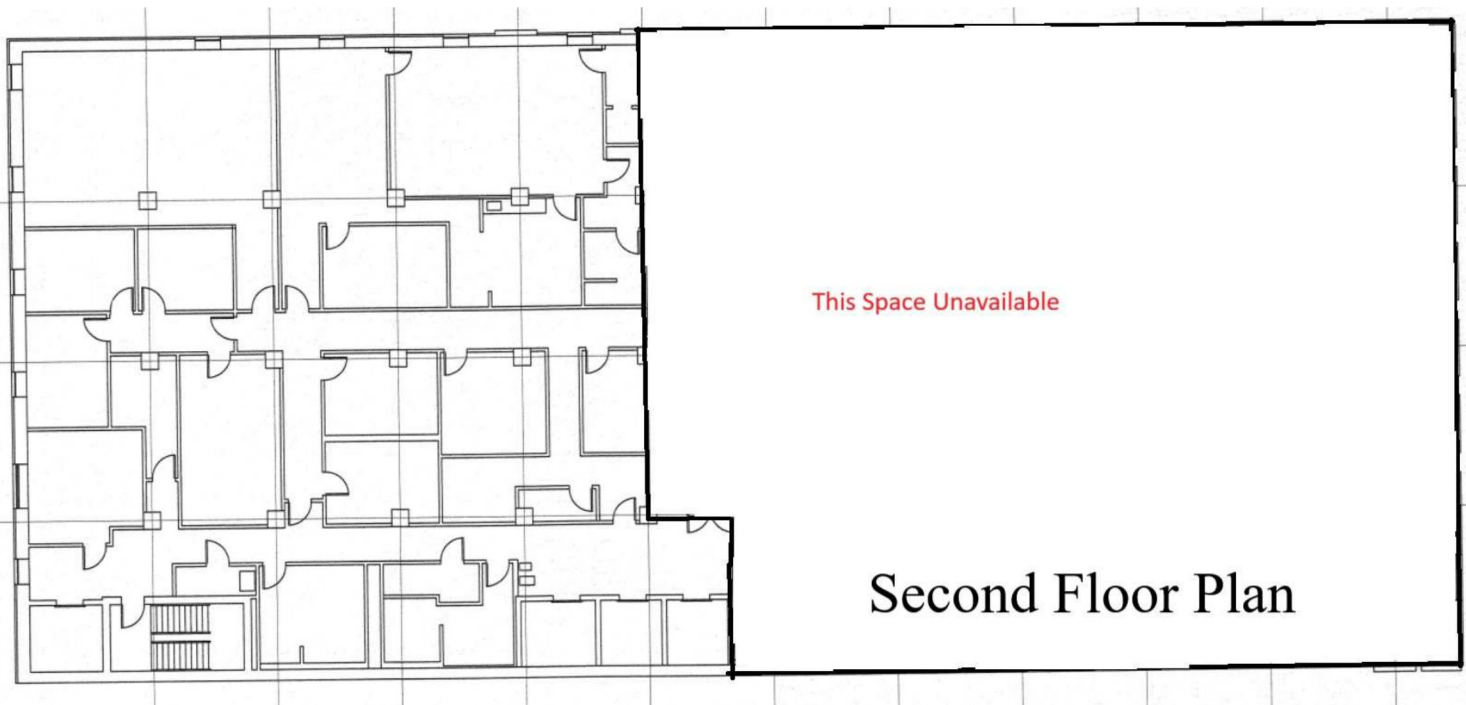
Upper Arlington Office | (614) 924-0410 | 1720 Zollinger Road, Suite 200, Upper Arlington, OH 43221



168-170 N HIGH ST. COLUMBUS OHIO 43215

168-170 NORTH HIGH STREET COLUMBUS, OH 43215

For Sale - Listed at \$12.5 million | 94,620 sf Building



PRESENTED BY

Jeffrey T. Keller

(614) 924-0410

keller@reopohio.com

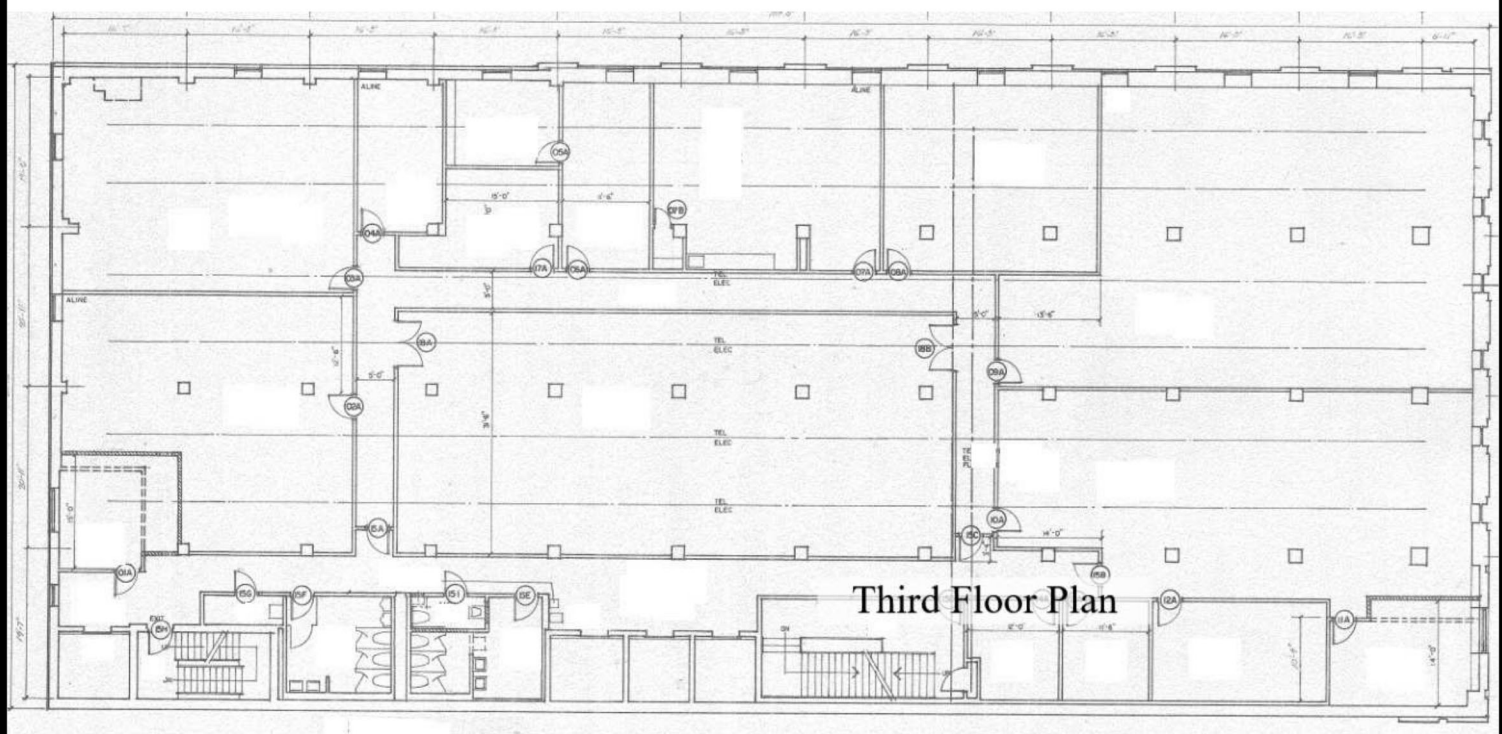
Upper Arlington Office | (614) 924-0410 | 1720 Zollinger Road, Suite 200, Upper Arlington, OH 43221



168-170 NORTH HIGH STREET COLUMBUS, OH 43215

CONTACT ANN ADAMS 614.483.2315 & PATRICK LARRIMER 614.746.5602

For Sale - Listed at \$12.5 million | 94,620 sf Building



PRESENTED BY

Jeffrey T. Keller

(614) 924-0410

keller@reopohio.com

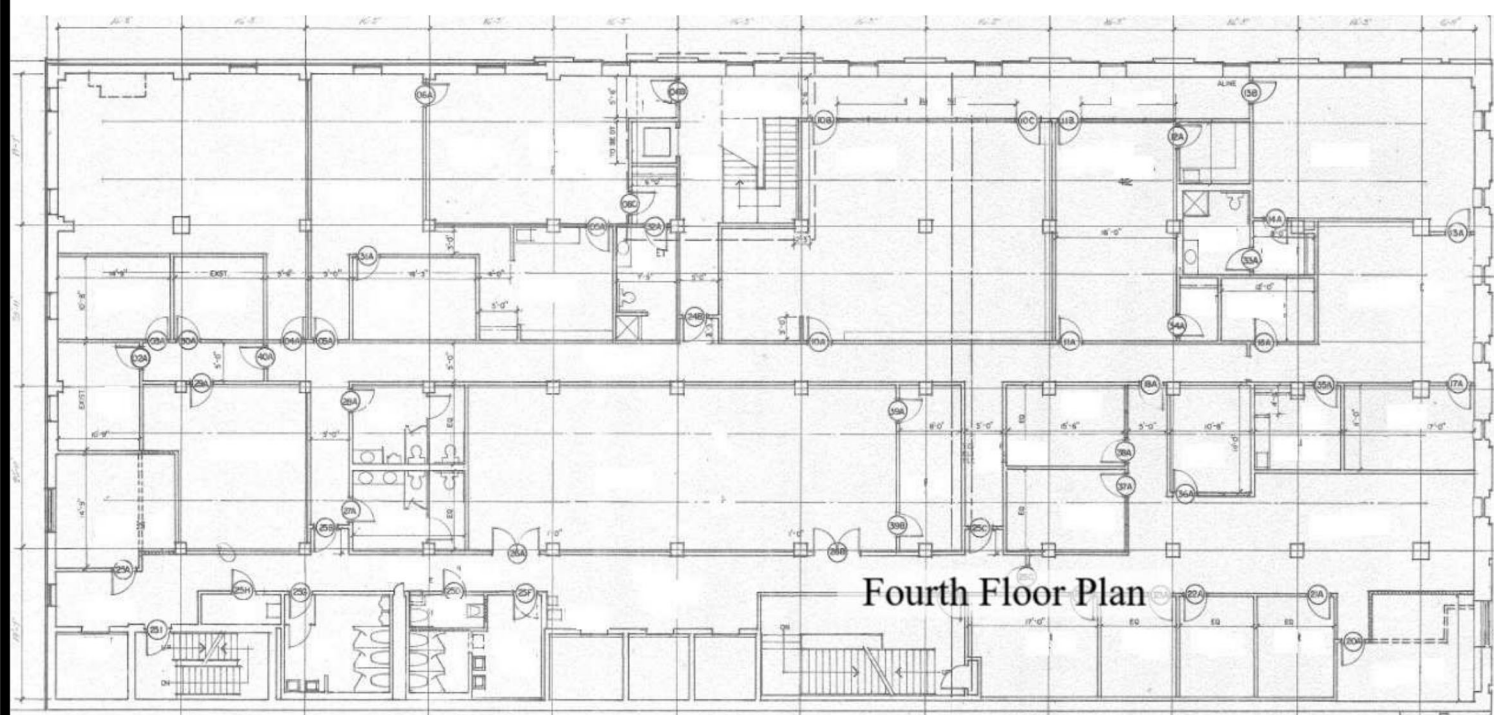
Upper Arlington Office | (614) 924-0410 | 1720 Zollinger Road, Suite 200, Upper Arlington, OH 43221



168-170 N HIGH ST. COLUMBUS OHIO 43215

CONTACT ANN ADAMS 614.483.2315 & PATRICK LARRIMER 614.746.5602

For Sale - Listed at \$12.5 million | 94,620 sf Building



PRESENTED BY

Jeffrey T. Keller

(614) 924-0410

keller@reopohio.com

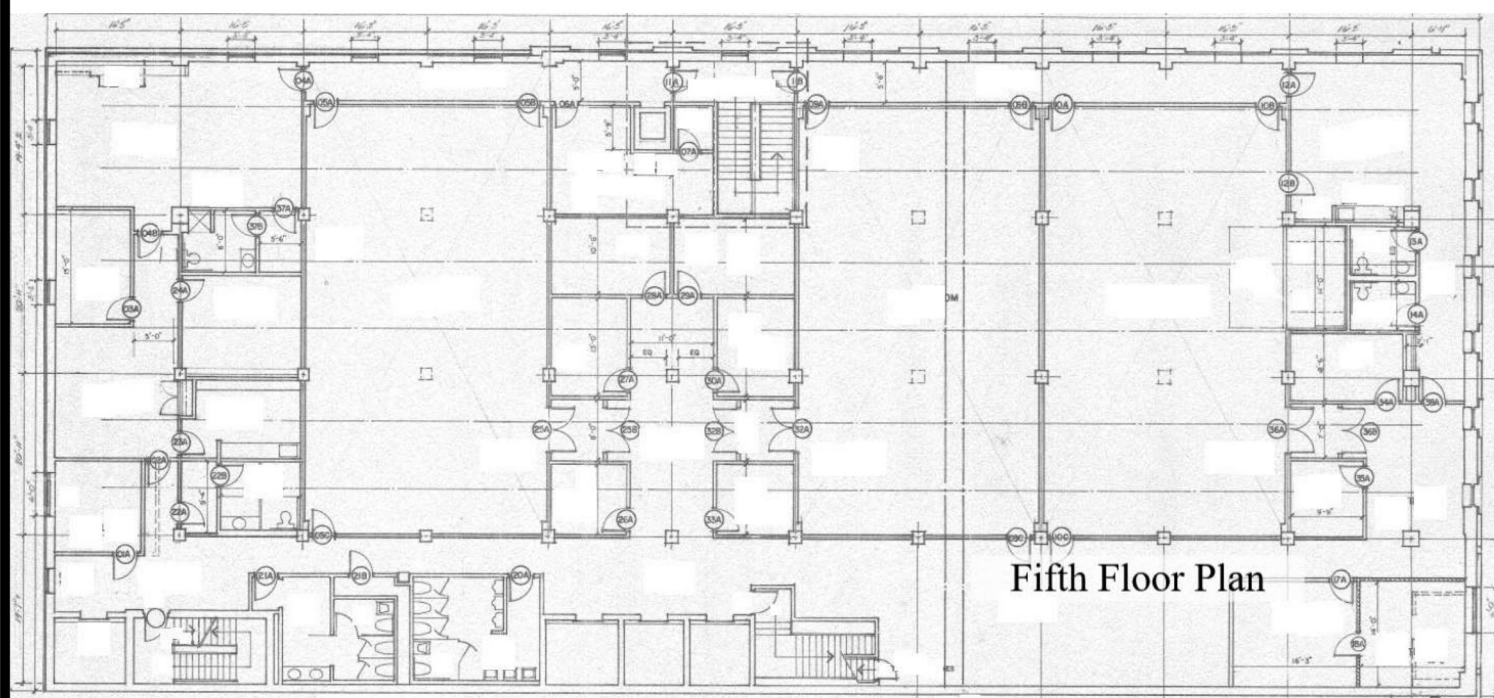
Upper Arlington Office | (614) 924-0410 | 1720 Zollinger Road, Suite 200, Upper Arlington, OH 43221



168-170 N HIGH ST. COLUMBUS OHIO 43215

CONTACT ANN ADAMS 614.483.2315 & PATRICK LARRIMER 614.746.5602

For Sale - Listed at \$12.5 million | 94,620 sf Building



PRESENTED BY

Jeffrey T. Keller

(614) 924-0410

keller@reopohio.com

Upper Arlington Office | (614) 924-0410 | 1720 Zollinger Road, Suite 200, Upper Arlington, OH 43221

