



# THE SUTTON

## RETAIL SPACE AVAILABLE

**JENNIFER ROONEY**

Jennifer@Rothregroup.com

614.721.6756

**WILL ROTH**

Will@Rothregroup.com

614.224.8660

875 N High ST  
COLUMBUS, OH, 43215

# THE COLUMBUS ADVANTAGE

Having recently celebrated its bicentennial, Columbus is Ohio's capital and the largest city in the state.

Columbus offers a diverse economy based on government, education, insurance, banking, fashion, defense, logistics, medical research and healthcare, retail and technology. The Battelle Memorial Institute, the world's largest private research and development foundation; Chemical Abstracts, the world's largest clearinghouse of chemical information; NetJets, the world's largest fractional ownership jet aircraft fleet; and The Ohio State University, the nation's largest college campus, all call Columbus home.

Several years ago, MarketWatch named Columbus the seventh best place in the United States in which to do business. In 2011, the city had several corporations named to the U.S. Fortune 500 list, including Nationwide Mutual Insurance Company, American Electric Power, Limited Brands and Big Lots.

Long recognized for its family-friendly neighborhoods, affordable housing and excellent schools, Columbus was named by BusinessWeek in 2009 as the best place in the country in which to raise a family and was ranked in 2010 by Relocate America as a "top 10 city."

Columbus residents enjoy a mix of housing options, ranging from award-winning suburban neighborhoods to historic, walkable urban communities such as Victorian Village, Italian Village and German Village.



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# THE SHORT NORTH



The Short North offers one of the Midwest's most unique environments in which to work, live and play. Simply put, the Short North is the place to be in Central Ohio.

Numerous art galleries, specialty shops, restaurants, pubs and coffee houses – and monthly “Gallery Hops” – draw thousands of visitors to the area, located just north of the Downtown core and adjacent to the city's convention center and bustling Arena District.

The Short North features a highly educated workforce and acts as a bridge to the Columbus' Central Business District and the Ohio State University.

While well-known by Columbus trendsetters, the Short North is quickly gaining a reputation as a tourist destination, having been featured in publications such as the New York Times, the Wall Street Journal, USA Today and others.

## The New York Times

And the New York Times noted that the Short North, “a vibrant, independent arts enclave,” is “challenging all preconceived notions of what passes for cool in the Midwest.”



A PIZZUTI DEVELOPMENT

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# THE LOCATION

## Current demographics and traffic patterns of the 5-mile trade area:

- High traffic count
- Highly visible end cap space
- 50,000 SF of office space Office/Residential: **600+ occupants on site**
- Gravity Phase 2 construction start 1Q 2021; opening in 2023



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# THE FEATURES

*“Perfect for the art  
of doing business”*

**Features are unmatched by  
any other Short North Office.**

- A limited supply of 45,000-plus square feet of rentable Class A office space and 12,000 square feet of retail space
- • 36-underground parking spaces along with adjacent parking to achieve 2/1,000 RSF
- • 12,000 rsf of ground-level retail space
- • Each floor of office space includes an outdoor amenity feature
- • 10-year, 75% real estate tax abatement
- • Modern floor plan designs
- • Energy-efficient HVAC and materials
- • Open layouts, with 10-foot ceiling heights
- • Dozes of dining and entertainment options just a short walk away



VIEW FROM HIGH ST



VIEW FROM WALL ST

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# THE DETAILS

## Floors:

4 floors, approximately 14,513 per floor RSF

## Occupancy:

1st Quarter 2019

## Office Net Rate:

\$25.75 PSF

## Retail Net Rate:

\$45.50 PSF

## Operating Expenses:

\$7.75 PSF

## Access & Security:

### Building Hours (Public Access):

- 7:00 a.m. – 6:00 p.m. Monday – Friday
- 8:00 a.m. – 12:00 p.m. Saturday

After-hours access is available via the **Proximity Card Access System**. This same building security system can be extended to the tenant's space at an additional cost. This system allows the tenant greater control of employee and visitor entry and exit.

## Deliveries:

Deliveries are made at the west side of the building near an elevator.

## Transportation:

Public transportation is available along High Street through the COTA bus system.



## Floor Live Load:

100 lbs./USF in the center core two bays:

- 70 lbs./USF along window bays
- 100 lbs./USF lobby

## Parking:

The parking ratio is 2/1,000 RSF in the adjacent parking garage.

## Elevators:

The building will use two passenger elevators. The capacity of the passenger elevator is 4,500 lbs. The cab speed is 150 fpm for all elevators.

## HVAC:

Roof-top units with VAV reheat box.

## HVAC Hours (Full Capacity):

- 7:00 a.m. – 6:00 p.m. Monday – Friday
- 8:00 a.m. – 12:00 p.m. Saturday

## Ceiling:

Dry wall in common areas; Armstrong Second-Look acoustic 2' x 4' lay-in tile in tenant areas.

*Ceiling height is 10'.*

## Doors:

Solid core, premium grade, cherry with clear finish. The door height is 8'0" entry, 7'0" interior doors. Passage hardware with brushed chrome finish and Schlage locks.

## Lights:

LED Lighting

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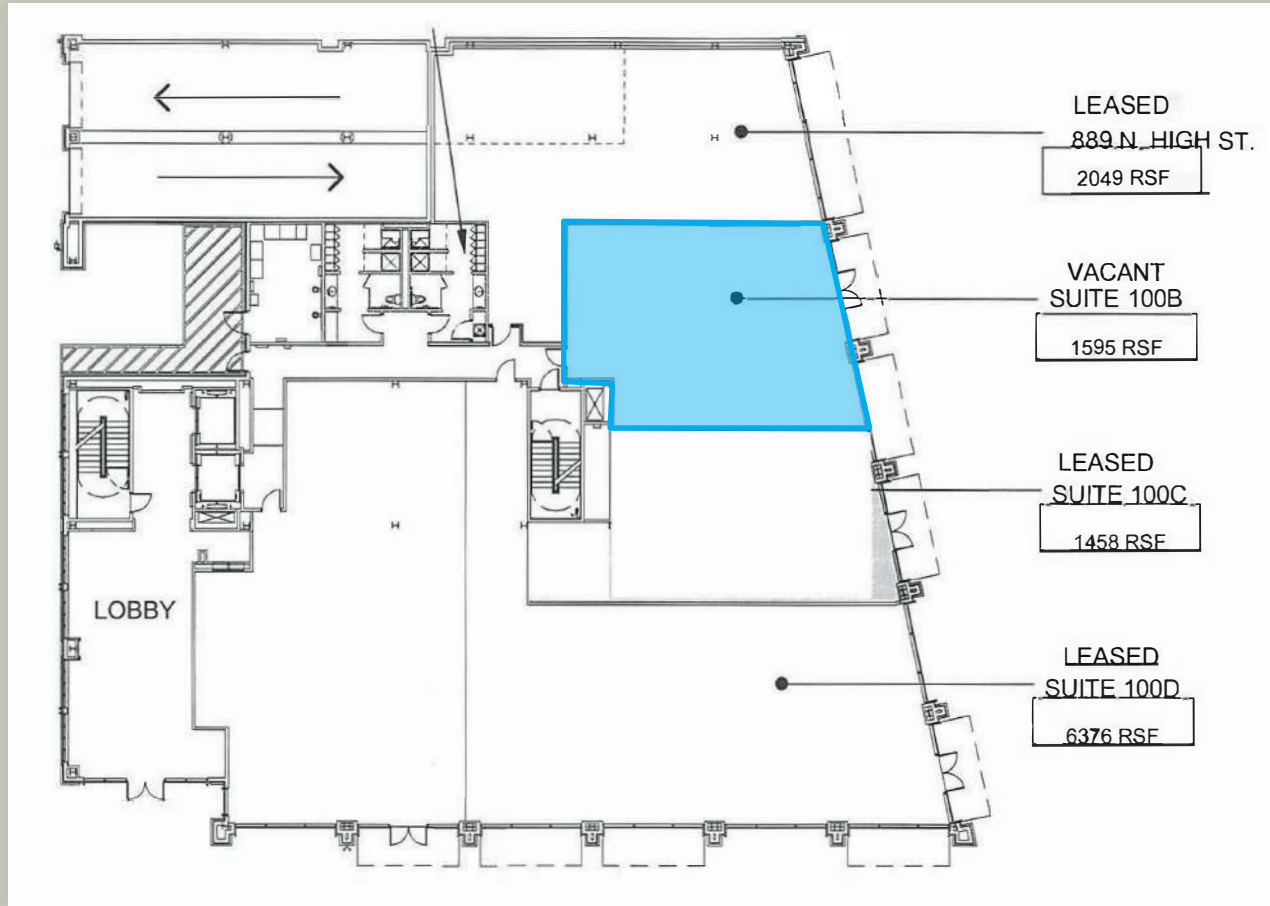
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# THE SITE



# THE AVAILABLE SPACE



A **PIZZUTI** DEVELOPMENT

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THANK YOU

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