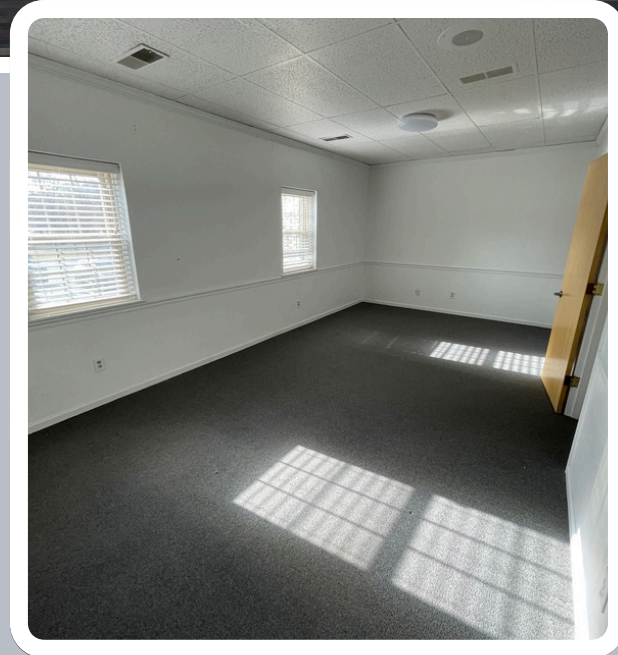


OFFICE SPACE

FOR LEASE

5701 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
- Expanded parking area if needed
- Elevator access, flexible floor plans
- Highly visible from North High Street



CONTACT OUR AGENTS:

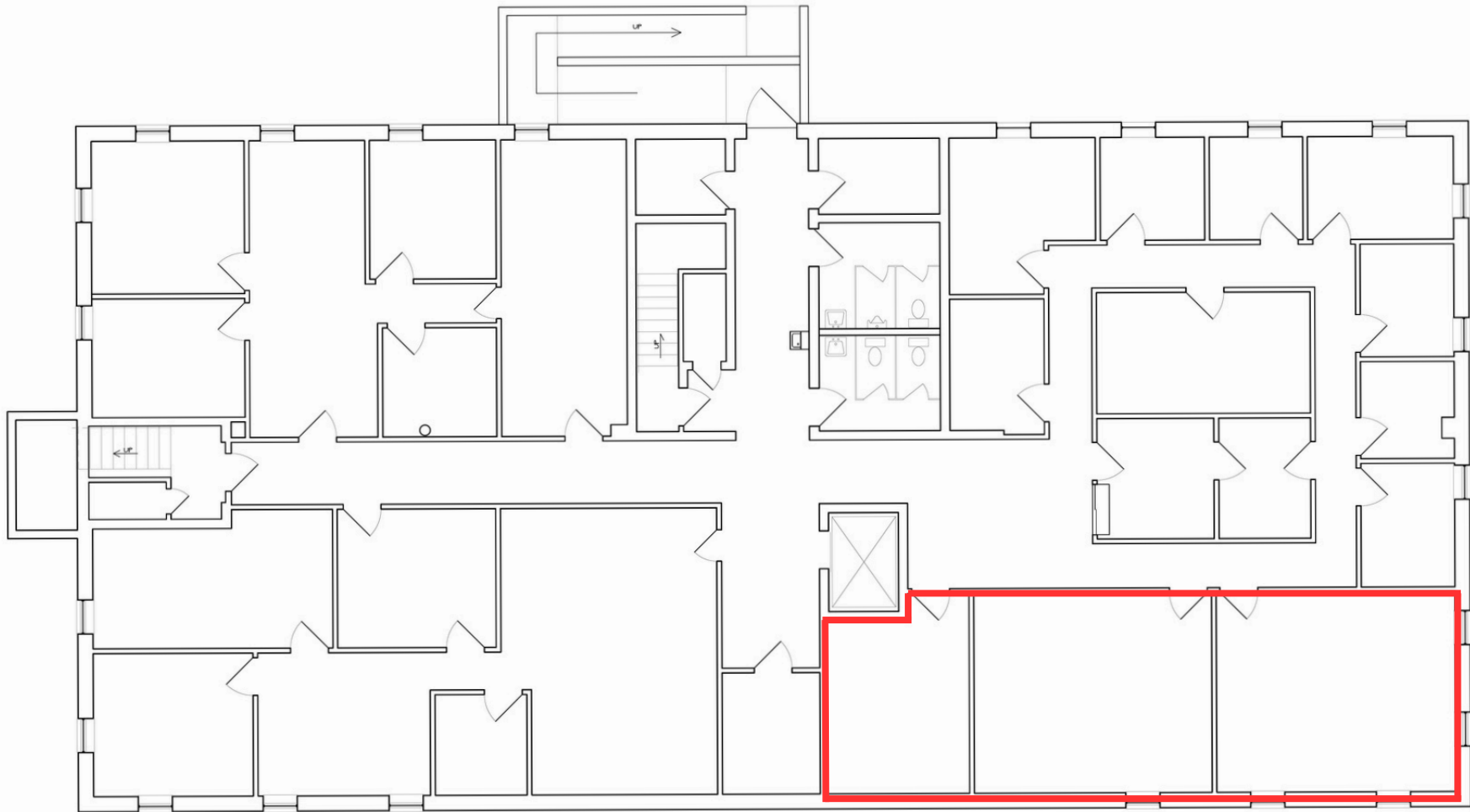
TONTI ORGANIZATION

Phone: 614-224-4331

Caroline Margolis
cmargolis@tontiorg.com

Lauren Tonti
ltonti@tontiorg.com

5701 N. HIGH STREET - LOWER LEVEL



SUITE 12

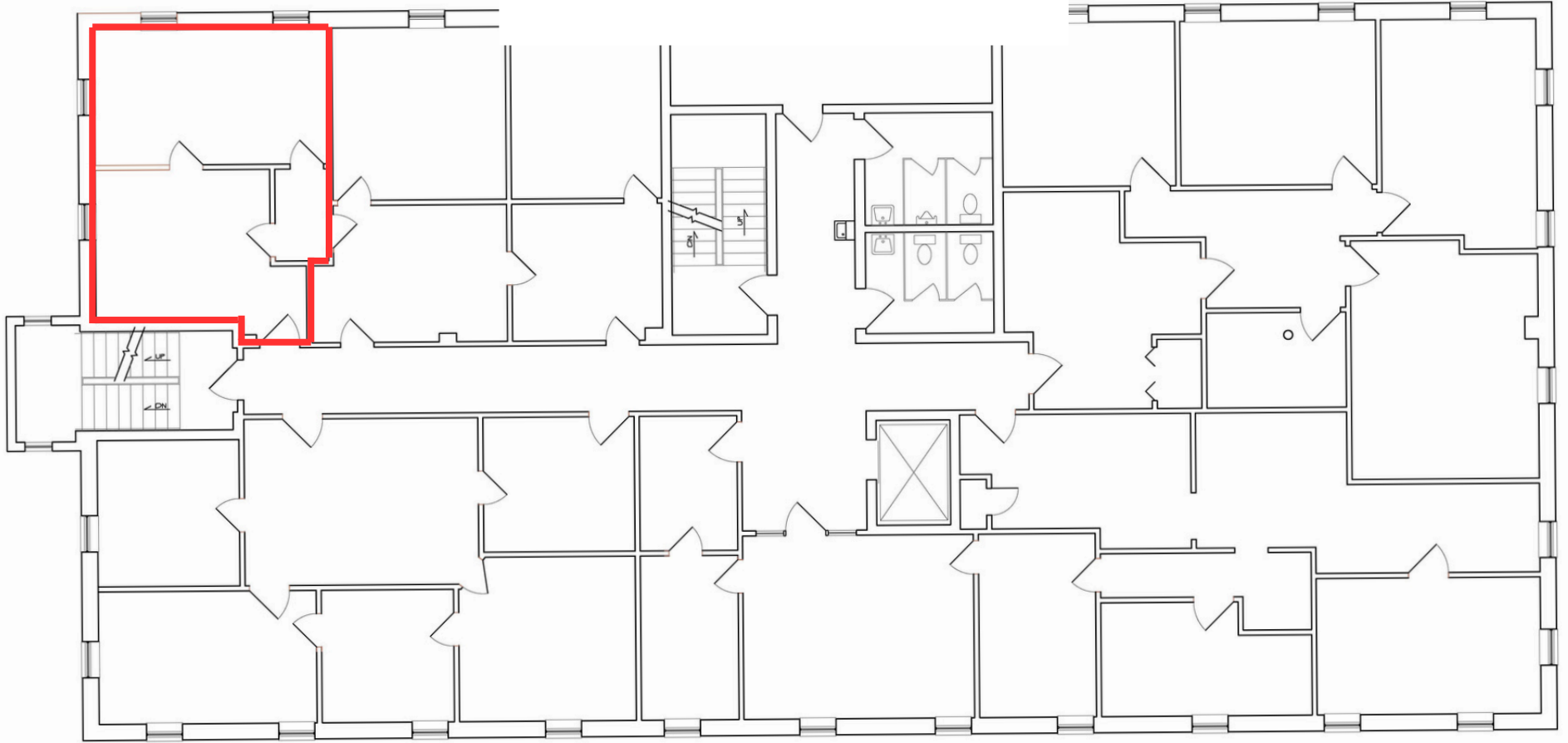
Approx. 900 RSF

Market rent : \$1,050/month

Minimum 4 year lease term



5701 N. HIGH STREET - SECOND LEVEL



SUITE 204

Approx. 527 RSF

Market rent : \$770/month

Utility: \$132/month



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, <u>windows</u> 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.