

For Lease

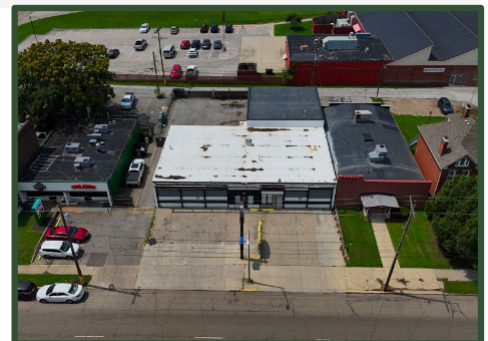


\$11.00/SF NNN

1717 S High Street, Columbus, OH 43207

Commercial Garage For Lease in Columbus, Ohio

- Building has 6 drive-in-doors and a fenced-in lot
- High visibility location with large pylon signage
- Available immediately at \$11.00/SF NNN plus \$1.25/SF in operating expenses
- Located in Columbus' Hungarian Village
- Grandfathered to permit auto-repair



Click Here to View Property Video

James Mangas, CCIM

(614) 559-3350 Ext. 115

Jmangas@bestcorporaterealestate.com

Questions? Contact Us:

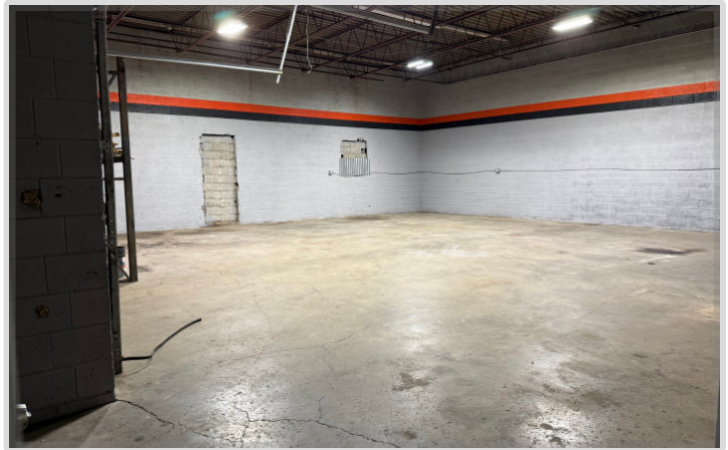
(614) 559-3350

Info@bestcorporaterealestate.com



1717 S High Street, Columbus, OH 43207

Interior Photos



Randy Best CCIM, SIOR

(614) 559-3350 Ext. 112

Rbest@bestcorporaterealestate.com

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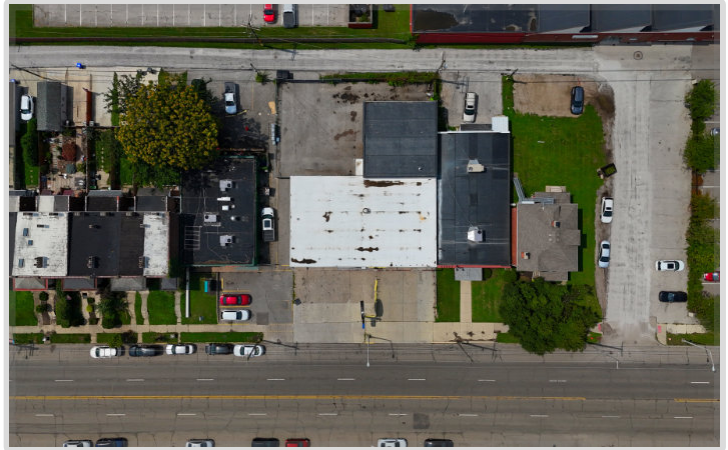
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Exterior Photos



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Additional Property Information

Legal Information

Legal Property Description	Commercial Garage For Lease
Price	\$11.00/SqFt
Parcel Number	010-023820
Possession	Immediate

Land Information

Land Acreage	± 0.248 Acres
Parking Available	Yes
Current Use	Commercial Garage
Current Zoning	UCT
Jurisdiction and School District	Columbus City Schools

Structural Information

Building Square Footage	± 6,076 SqFt
Units on Site	1
Floors Above Ground	1
Year Built	1970
Drive-In Doors	6

Additional Information

Lot Specifics	Prime Frontage on High Traffic S High Street
Parcel Benefits	Large Monument Signage
Fees and Associations	None
Water/Sewer System	Public
Real Estate Taxes (2025)	\$4,498.88

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jmangas@bestcorporaterealestate.com

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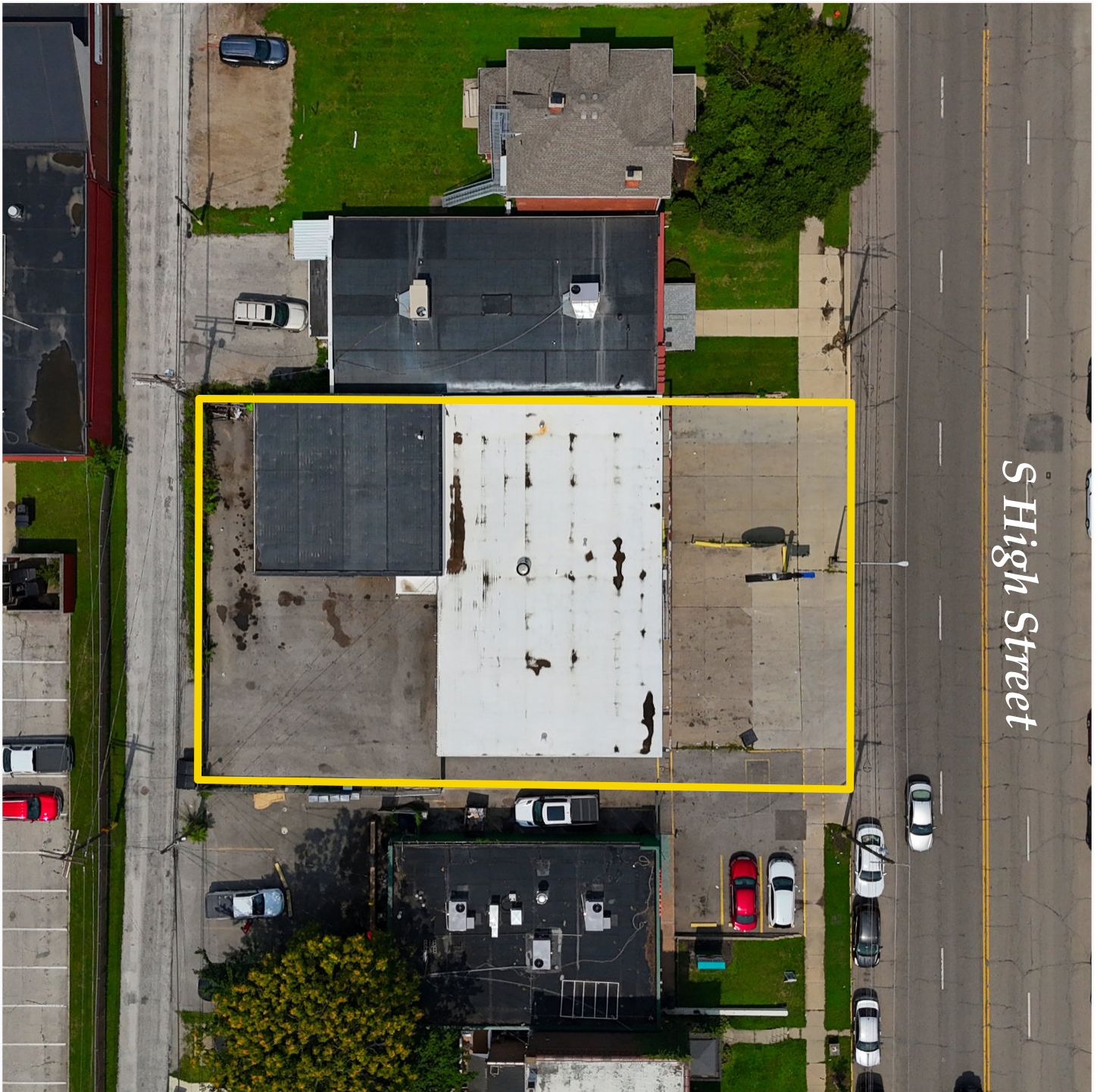
(614) 559-3350

Info@bestcorporaterealestate.com



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Parcel View



James Mangas, CCIR

(614) 559-3350 Ext. 115

jmangas@bestcorporaterealestate.com

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Info@bestcorporaterealestate.com



1717 S High Street, Columbus, OH 43207

Nearby Amenities



James Mangas, CCIM

(614) 559-3350 Ext. 115

jmangas@bestcorporaterealestate.com

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Info@bestcorporaterealestate.com



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. *Line Drawings are Approximate*

4608 Sawmill Road, Columbus, Ohio 43220
www.BestCorporateRealEstate.com

1717 S HIGH STREET, COLUMBUS, OH 43207

NEARBY TRAFFIC COUNTS

Location	VPD
S High Street	±21,965
S 4th Street	±1,195
Parsons Avenue	±10,212

1 MILE

Icon	Count
People	8,930
House	5,070
Money	\$92,340

3 MILES

Icon	Count
People	87,760
House	51,940
Money	\$88,070

5 MILES

Icon	Count
People	274,810
House	166,230
Money	\$94,330



\$94,330

±10,212 VPD



THE CITY OF COLUMBUS

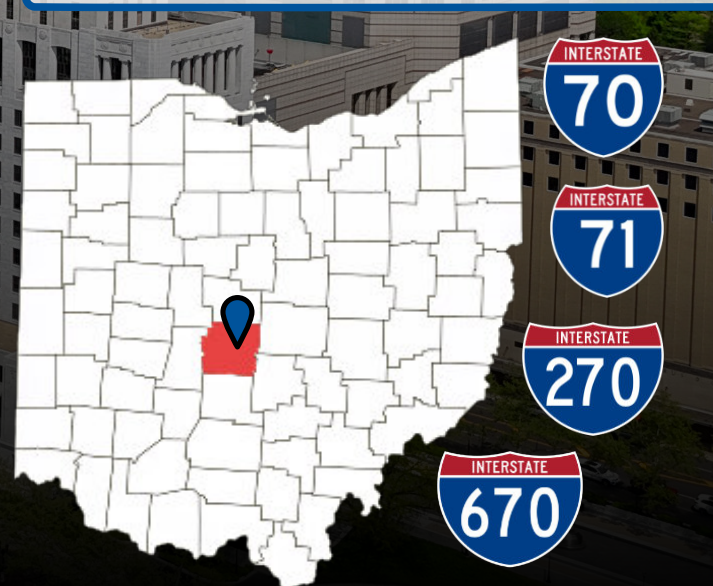
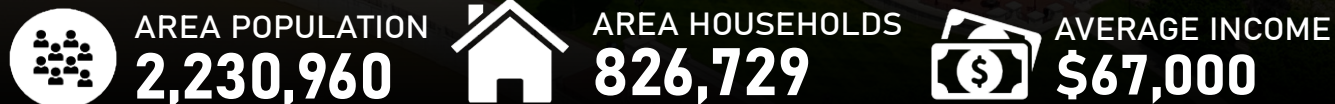
AREA OVERVIEW

Located in the heart of Central Ohio, the Columbus Region benefits from a strategic position as a global hub for advanced manufacturing, logistics, and technology. The area is anchored by massive developments including the Intel "Ohio One" semiconductor campus in New Albany, a \$28 billion investment expected to create 3,000 high-paying jobs, and Anduril Industries' "Arsenal-1", a \$1 billion defense manufacturing facility near Rickenbacker International Airport. The region also features the New Albany International Personal Care and Beauty Campus, a unique 400-acre vertically integrated supply chain cluster housing industry leaders like Bath & Body Works and KDC/One.

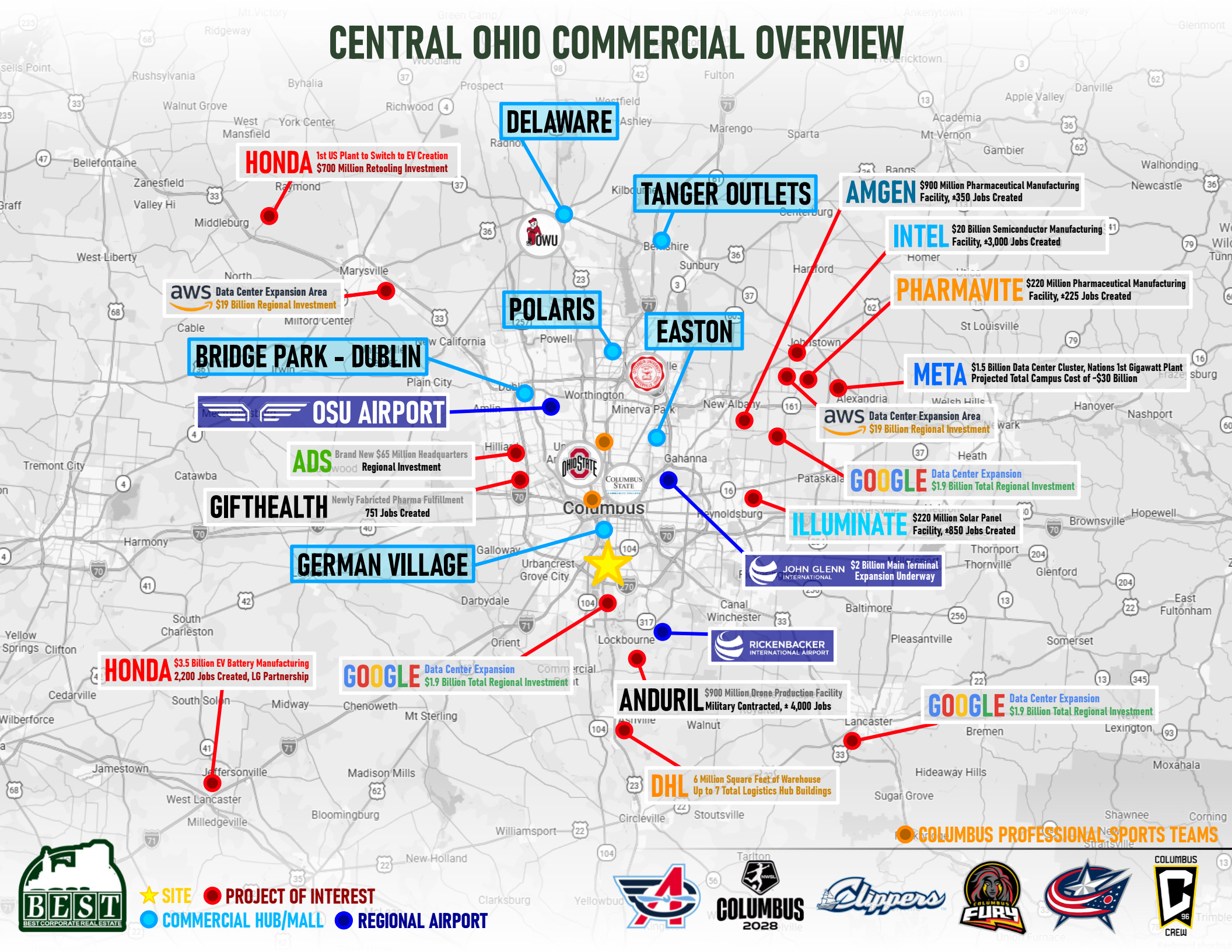
Columbus has solidified its status as a premier destination for the digital economy, currently on track to become the second-largest data center hub in the Great Lakes region. Major hyper-scale investments include Google's \$7.2 billion data center expansion across New Albany, Lancaster, and Columbus, alongside Amazon Web Services (AWS), which has committed over \$10 billion to Ohio infrastructure. These facilities serve as the backbone for AI and cloud computing, driving significant revenue for the region as well as supporting thousands of construction and technical roles.

The healthcare sector is seeing unprecedented growth to meet the needs of a rapidly expanding population. The Ohio State University Medical Center is slated to open its new \$1.9 billion, 820-room inpatient hospital tower in early 2026. Simultaneously, Ohio Health is investing over \$1 billion in regional expansions, including a new 270,000-square-foot tower at Grant Medical Center and a dedicated Women's Health Center at Riverside Methodist Hospital. In the private sector, digital health leader Hims & Hers recently announced a \$200 million fulfillment and pharmacy lab in New Albany, which is expected to create 400 new jobs starting in 2026.

DEMOGRAPHICS



CENTRAL OHIO COMMERCIAL OVERVIEW



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Corporate Real Estate