

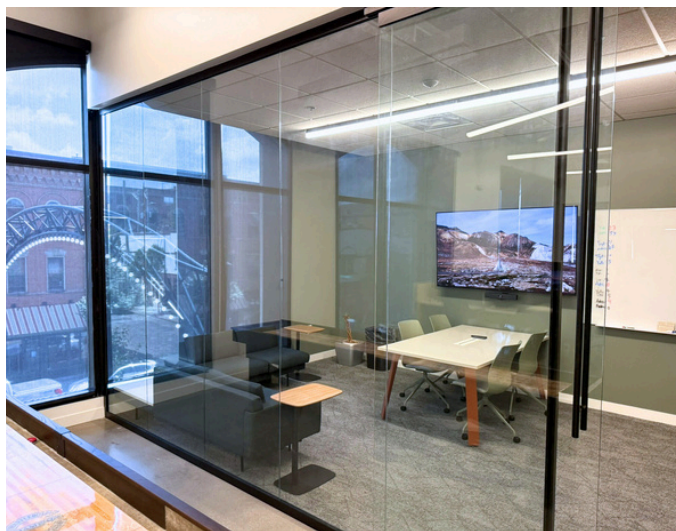
# For sublease

711 N High Street, Ste. 201, Columbus, OH  
5,179 SF Available



## Suite 201

Located in the vibrant heart of the Short North and next to Goodale Park, this property offers a co-tenancy with prestigious Class-A Cameron Mitchell Group Restaurants: SoCal Kitchen + Bar and Lincoln Social. It features a spacious 3,000 square-foot indoor-outdoor club room, available for tenants to rent for private meetings and events. Additionally, there is on-site executive garage parking, along with two more garages just a short walk away.



### Sublease Expiration:

*March 30, 2029*

#### Property overview

<b>Address:</b>	711 North High Street, Suite 201
<b>Available:</b>	5,179 RSF
<b>Sublease Expiration:</b>	March 30, 2029
<b>Available:</b>	Within 30 days
<b>Parking:</b>	Immediate ability for five (5) "Exclusive Daily on-site Parking Permits". Additional spaces can be made available
<b>FF&amp;E:</b>	Furniture can be made available
<b>Fitness:</b>	Private fitness facility with bathroom and shower within Suite
<b>Working spaces:</b>	Combination of private offices, workstations, conference rooms and collaboration spaces
<b>Dining Options:</b>	Two Cameron Mitchell Group restaurants: SoCal Kitchen + Bar and Lincoln Social rooftop bar
<b>Professional Services:</b>	Hotel-like lobby experience with security and professional management



3,000 SF indoor-outdoor space available to building tenants for private meetings and events



On-site fitness center with lockers and showers



Executive garage parking on-site with two additional Master Landlord garages nearby



Reception area



Breakroom / Kitchenette



On-site Fitness room



Workstations



Office

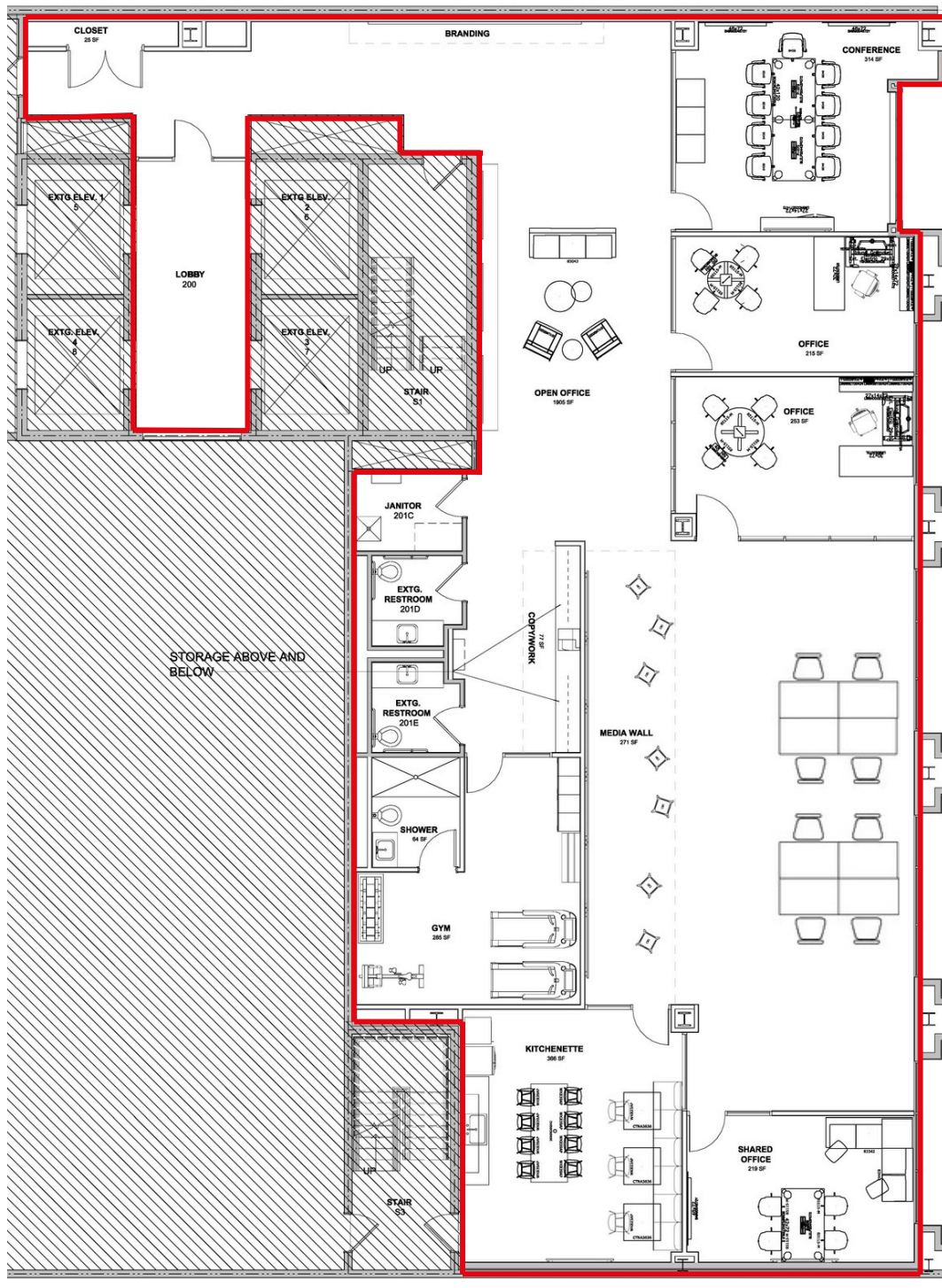


Conference room



# Floorplan

*\* Furniture layout will be subject to final confirmation*



## FF&E

*\*Subject to final confirmation*

### PRIVATE OFFICES (2 Offices)

Executive Desks: Height-adjustable sit/stand desks with integrated power management (2 units)  
Task Chairs: Mid-back ergonomic chairs with mesh backing and fabric upholstery (2 units)  
Storage Credenzas: 72" elevated credenzas with box/file drawers and open compartments (2 units)  
Wall Shelving: Byward wall-mounted shelving systems with dividers and accent trays (2 sets)  
Modesty Panels: Suspended privacy panels for desk areas (2 units)  
Round Meeting Tables: 48" and 42" diameter tables with blade star bases (2 units)

### CONFERENCE ROOM

Conference Table: 120" x 48" rectangular table with integrated linear power modules (1 unit)  
Conference Chairs: High-back mesh task chairs with adjustable arms (8 units)  
Storage Credenza: Elevated credenza with drawer and open storage (1 unit)  
Whiteboard: Wall-mounted magnetic glass markerboard 48" x 72" (1 unit)  
Power Management: Plug-in power bars and cable management systems (multiple units)  
Seating Bench: Three-seat upholstered bench seating (1 unit)

### CASUAL CONFERENCE/COLLABORATION

Meeting Table: 72" x 42" rectangular table with integrated power (1 unit)  
Lounge Seating: Rowen loveseat with integrated table and armless loveseat (2 units)  
Task Chairs: Mid-back plastic shell chairs (4 units)  
Laptop Tables: Rectangular mobile laptop tables (2 units)  
Whiteboard: Wall-mounted magnetic glass markerboard (1 unit)

### OPEN OFFICE WORKSTATIONS (8 Stations)

Sit/Stand Desks: Height-adjustable workstations with integrated power management (8 units)  
Task Chairs: High-back mesh chairs with 4-way adjustable arms (8 units)  
Privacy Screens: Felt lateral screens and power spine panels (8 sets)  
Storage Cubes: Personal storage units at each workstation (8 units)  
Monitor Arms: Triple monitor mounting systems (8 units)  
Power Infrastructure: Comprehensive electrical distribution with USB charging (8 stations)

### ENTRY/RECEPTION AREA

Lounge Chairs: Dora lounge chairs in light grey upholstery (2 units)  
Sofa: 84" Rowen sofa with arms in nutmeg fabric (1 unit)  
Coffee Tables: Coco coffee table 26" diameter (1 unit) and tall side table 20" diameter (1 unit)

### KITCHENETTE/BREAK AREA

Bar Stools: Wink armless mini bar stools in thunderous green (8 units)  
Dining Chairs: Wink armless stack chairs and Cameo upholstered seating (6 units total)  
High-Top Tables: 36" x 36" square tables with cast iron pedestal bases (3 units)  
Counter-Height Table: 96" x 36" Annex table for collaborative dining/working (1 unit)

### POWER & TECHNOLOGY INFRASTRUCTURE

Electrical Systems: Comprehensive power distribution throughout all workstations  
USB Charging: Integrated USB ports at desks and meeting tables (multiple locations)  
Cable Management: Organized wire management systems throughout  
Data Connectivity: Power/data modules with communication capabilities (multiple units)

### TOTAL SEATING CAPACITY

Individual Workstations: 8 dedicated desk seats  
Private Offices: 2 executive seats  
Conference Room: 8 meeting seats + 3 bench seats  
Collaboration Areas: 6 additional meeting/lounge seats  
Break Area: 14 dining/casual seats  
Reception/Waiting: 4 lounge seats





## Parking



## 5 on-site spots

On-site: Immediate ability for five (5) “Exclusive daily on-site parking permits

## 2 nearby garages

Nearby: two additional Master Landlord garages (~4 spaces/1,000 SF ratio)



# Amenities map

- Dining Scene: 59 dining options within the district
- Arts & Culture: 12 art galleries showcasing local and national artists
- Retail Diversity: 88 unique shops and locally owned boutiques
- Hospitality: 6 hotels supporting business and leisure visitors
- Events: Monthly Gallery Hop tradition dating back to 1984, creating consistent foot traffic and community engagement

## Downtown Dining And Hotels Map

### Short North Arts District

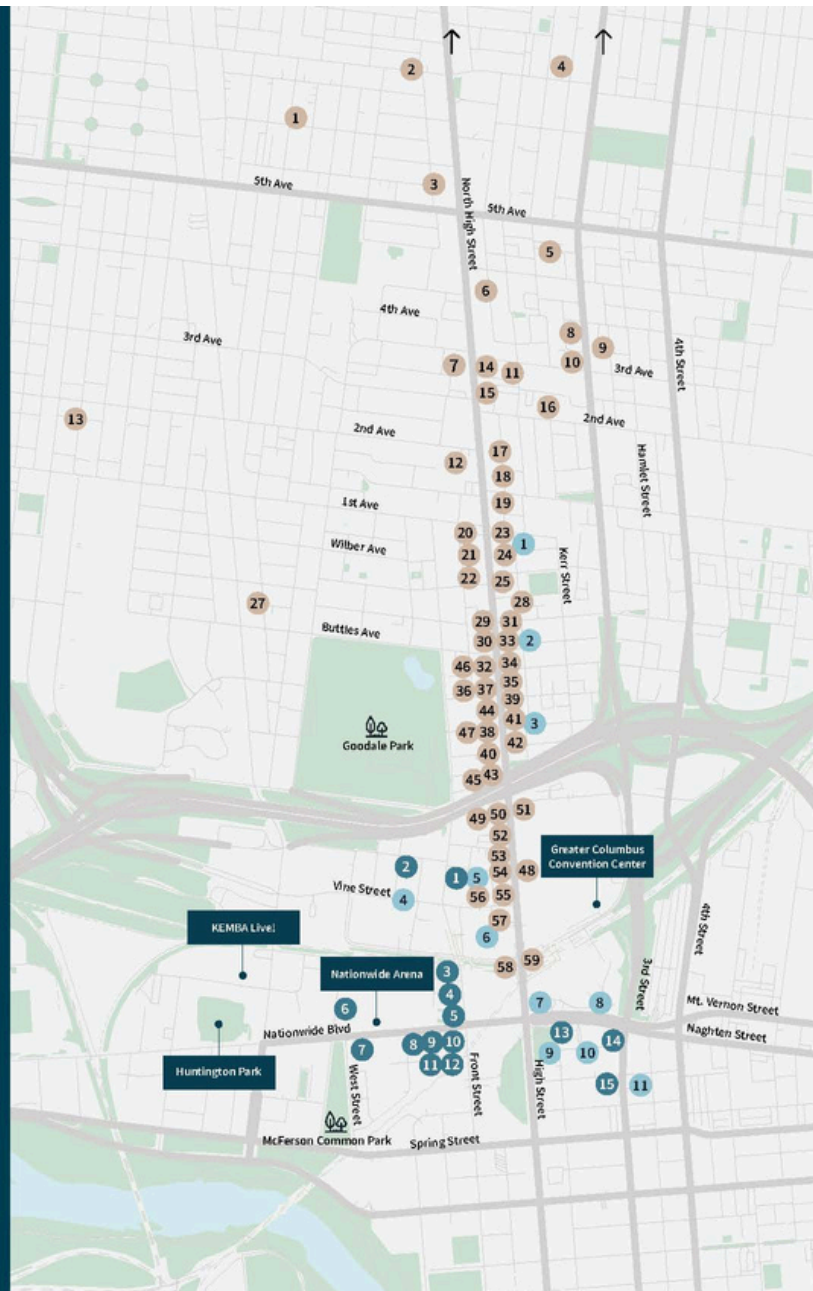
1.	Stauf's Coffee Roasters	\$	B
2.	The Buckeye Lady	\$	
3.	Condado Tacos	\$	LD
4.	Service Bar / Middle West Spirits	\$\$\$	D
5.	[plaz]	\$\$\$	D
6.	Fours on High	\$	D
7.	Terrace Bar	\$	
8.	Seventh Son Brewing	\$	D
9.	Budd Dairy Food Hall	\$	D
10.	Fox in the Snow Cafe	\$	BL
11.	Bodega	\$	D
12.	Northstar Cafe	\$	BLD
13.	Katalina's	\$	
14.	Oddfellows Liquor Bar	\$	
15.	<b>Mikey's Late Night Slice</b>	\$	D
16.	Fireproof Short North	\$	D
17.	Amper's Asian Supper Club	\$	LD
18.	Black Brick Bar	\$	
19.	<b>Roaming Goat Coffee</b>	\$	
20.	Hubbard Grille	\$	
21.	Galla Park Social	\$\$\$	D
22.	Wine on High	\$	
23.	<b>DraftKings Sports &amp; Social</b>	\$	LD
24.	The Eagle	\$	LD
25.	<b>Union Cafe</b>	\$	LD
26.	<b>Short North Pint House</b>	\$	D
27.	Basi Italia	\$\$\$	D
28.	The Lox Bagel Shop	\$	BL
29.	One Line Coffee	\$	B
30.	Bakersfield	\$	LD
31.	Shake Shack	\$	LD
32.	Forno Kitchen + Bar	\$	D
33.	Jeni's Splendid Ice Creams	\$	
34.	Sweetgreen	\$	LD
35.	698 Asian Kitchen	\$\$\$	LD
36.	Lincoln Social Rooftop	\$	D
37.	SoCal Kitchen + Bar	\$\$\$	D
38.	Lemongrass Fusion Bistro	\$	LD
39.	Brassica	\$	LD
40.	The Pearl	\$	D
41.	The Guild House	\$\$\$	BLD
42.	Soul at The Joseph	\$	BLD
43.	Marcella's	\$	D
44.	ROOH Columbus	\$\$\$	D
45.	Hyde Park Prime Steakhouse	\$\$\$\$	D
46.	Ginger Rabbit Jazz Lounge		
47.	Woodhouse Vegan	\$	BL
48.	Greater Columbus Convention Center	\$	BLD
49.	Ruth's Chris Steak House	\$\$\$	D
50.	Novak's Tavern and Patio	\$	
51.	Parlay Sporting Club and Kitchen	\$	D
52.	Brewcadia	\$	D
53.	<b>Barley's Brewing Company</b>	\$	LD
54.	BareBurger	\$	BLD
55.	Denmark	\$	D

### Arena District

1.	North Market: <b>American Nut Company</b> , Jeni's Splendid Ice Creams, Stauf's Coffee Roasters, <b>Hot Chicken Takeover</b> , Dos Hermanos, Hoyos Kitchen, Littleton's Market Bakery	\$	BLD
2.	Lumin Sky Bar & Kitchen	\$	D
3.	Moran's Bar and Grill	\$	LD
4.	Creole 2 Geaux	\$	LD
5.	<b>Whistle &amp; Keg</b>	\$	
6.	Nada Restaurant	\$	D
7.	Sunny Street Cafe	\$	BL
8.	Boston's Gourmet Pizza	\$	LD
9.	Ted's Montana Grill	\$	LD
10.	Si SeRor	\$	L
11.	Warlos	\$	LD
12.	Rodizio Grill	\$\$\$	D
13.	Vine + Forge	\$	BLD
14.	Goodale Station	\$	D
15.	Jeff Ruby's Steakhouse	\$\$\$\$	D

### Downtown Hotels

1.	Moxy Columbus Short North
2.	Graduate Columbus
3.	Le Meridien Columbus, The Joseph
4.	AC Hotel Columbus Downtown
5.	Hampton Inn & Suites Columbus Downtown
6.	Hilton Columbus Downtown
7.	Hyatt Regency Columbus
8.	Drury Plaza Columbus
9.	Sonesta Columbus Downtown
10.	Canopy by Hilton Columbus Downtown Short North
11.	Red Roof PLUS+ Columbus Downtown - Convention Center
12.	Courtyard by Marriott Columbus Downtown
13.	Residence Inn by Marriott Columbus Downtown
14.	Hotel LeVeque, Autograph Collection
15.	Renaissance Columbus Downtown Hotel
16.	The Capital Suites Hotel
17.	The Junco
18.	Plaza Hotel Columbus at Capitol Square
19.	Holiday Inn Columbus Downtown Capitol Square
20.	Home2 Suites by Hilton Columbus Downtown
21.	The Westin Great Southern Columbus
22.	Holiday Inn Express Columbus Downtown



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