HIGHPOINT BUILDINGS RETAIL SPACE FOR LEASE

150-190 S. High Street
Columbus, Ohio 43215

HIGHPOINT
ON COLUMBUS COMMONS

Retail space for lease.

2,600 +/- Square Feet Retail Space

THE ROBERT WEILER COMPANY
Appraisal Brokerage Consulting Development

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HIGHPOINT
ON COLUMBUS COMMONS

The Robert Weiler Company is proud to present one of the nation's most successful urban mixed-use developments.

HighPoint on Columbus Commons is comprised of two, six-story buildings with 301 apartments, and 24,778 square feet of retail space.
Exceptionally located along an eight acre park in the heart of Downtown Columbus, HighPoint on Columbus Commons offers a premium address for both retail and residential tenants.

The retail portion of the development will serve as a major attraction for the over 9,000 Downtown residents, 100,000 daytime workers and over 1,000,000 annual visitors.

This building will be the premier Downtown hot spot with valet parking, restaurants, & shops, located between Rich and State St. on S. High St. immediately West of Columbus Commons.

The site amenities include landscaping complimenting the design standards currently in place at the adjacent Bicentennial Park, swimming pool, sun deck, fitness center and a pedestrian tunnel connecting High St. to the Commons.

Parking is located in both the underground parking deck below the park and also in the above ground parking deck across Rich St with over 3,500 parking spaces. Resident parking is by agreements with Capitol South and provided by the developer to each resident @ $95/space. Retail parking is offered via self park in either of the two decks or valet parking along High Street.

Currently the apartments are 98% leased, and the retail is 91% leased. Only 1 retail spaces (2,600 +/- SF) left. It will not stay vacant long!!!

Property Description

PRIME RETAIL SPACE IN THE HEART OF DOWNTOWN COLUMBUS!

The Highpoint building backs to the Columbus Commons. These spaces are ideal for capturing local and tourist traffic as well as the daily downtown workforce. There is 2,600 +/- SF of retail space currently available for lease.

Address: 150 - 190 S High Street
Columbus, OH 43215

County: Franklin

PID: 010-291360-00

Location: Downtown Columbus
One Block from Capital Square
Tower & over 1,000,000 SF of
TOP Level office Buildings.

Space Available: 2,600 +/- SF at 190 S. High St

Lease Rate: $27.50/SF NNN
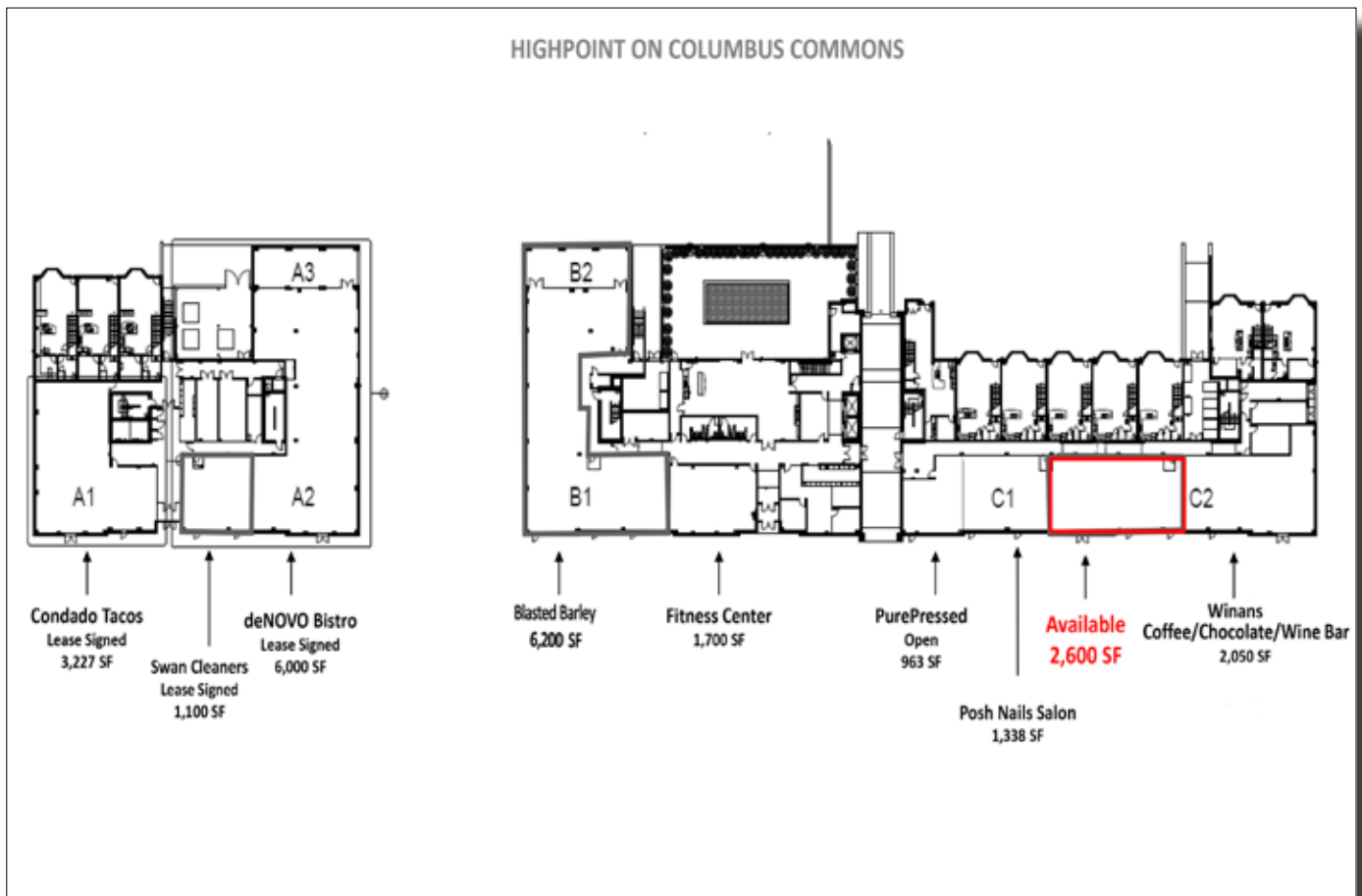
Op. exp. $8.75 - $9.25/SF

Year Built: 2013

Zoning: DD - Downtown District

HighPoint Floor Plan

Columbus Commons

HIGHPOINT ON COLUMBUS COMMONS

A3

A1   A2

B2

B1   C1   C2

Condado Tacos
Lease Signed
3,227 SF

Swan Cleaners
Lease Signed
1,100 SF

deNOVO Bistro
Lease Signed
6,000 SF

Blasted Barley
6,200 SF

Fitness Center
1,700 SF

PurePressed
Open
963 SF

Posh Nails Salon
1,338 SF

Available
2,600 SF

Winans
Coffee/Chocolate/Wine Bar
2,050 SF

High Street

Highpoint Location

Sheraton Columbus Hotel at Capital Square

175 South Third Street

SOUTH THIRD STREET

Ohio Theatre

Pavillion

Columbus Commons Park

EAST RICH STREET

Fifth Third Building

Building 1

Building 2 North

Building 2 South

SOUTH HIGH STREET
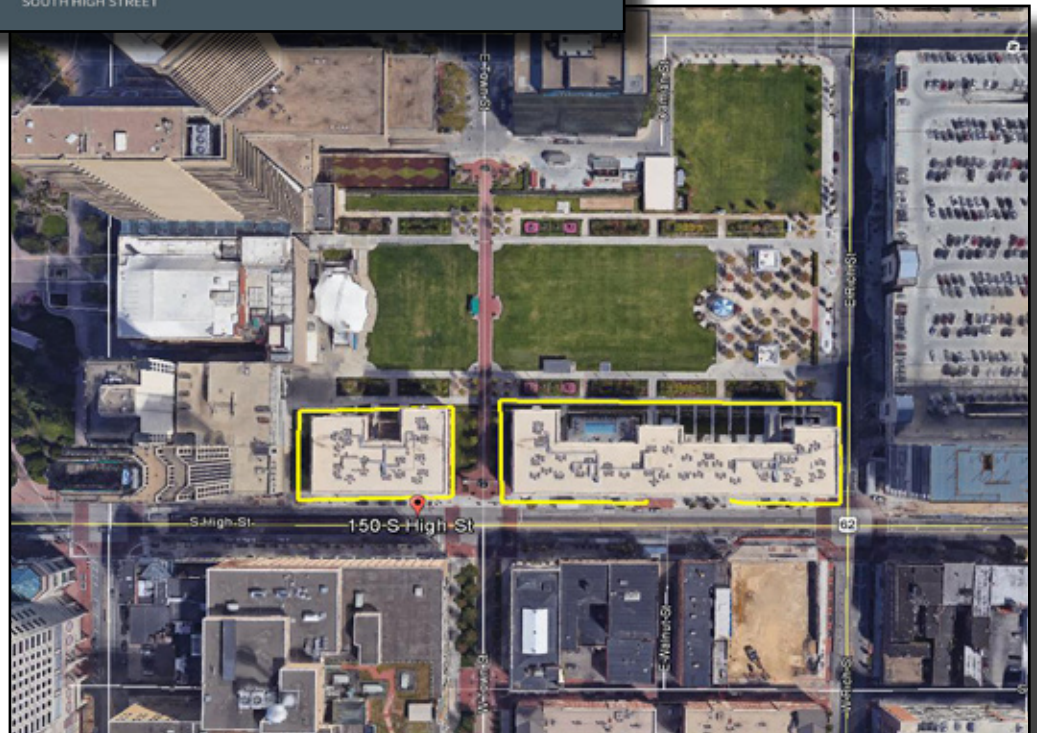
150 S High St

Property Location
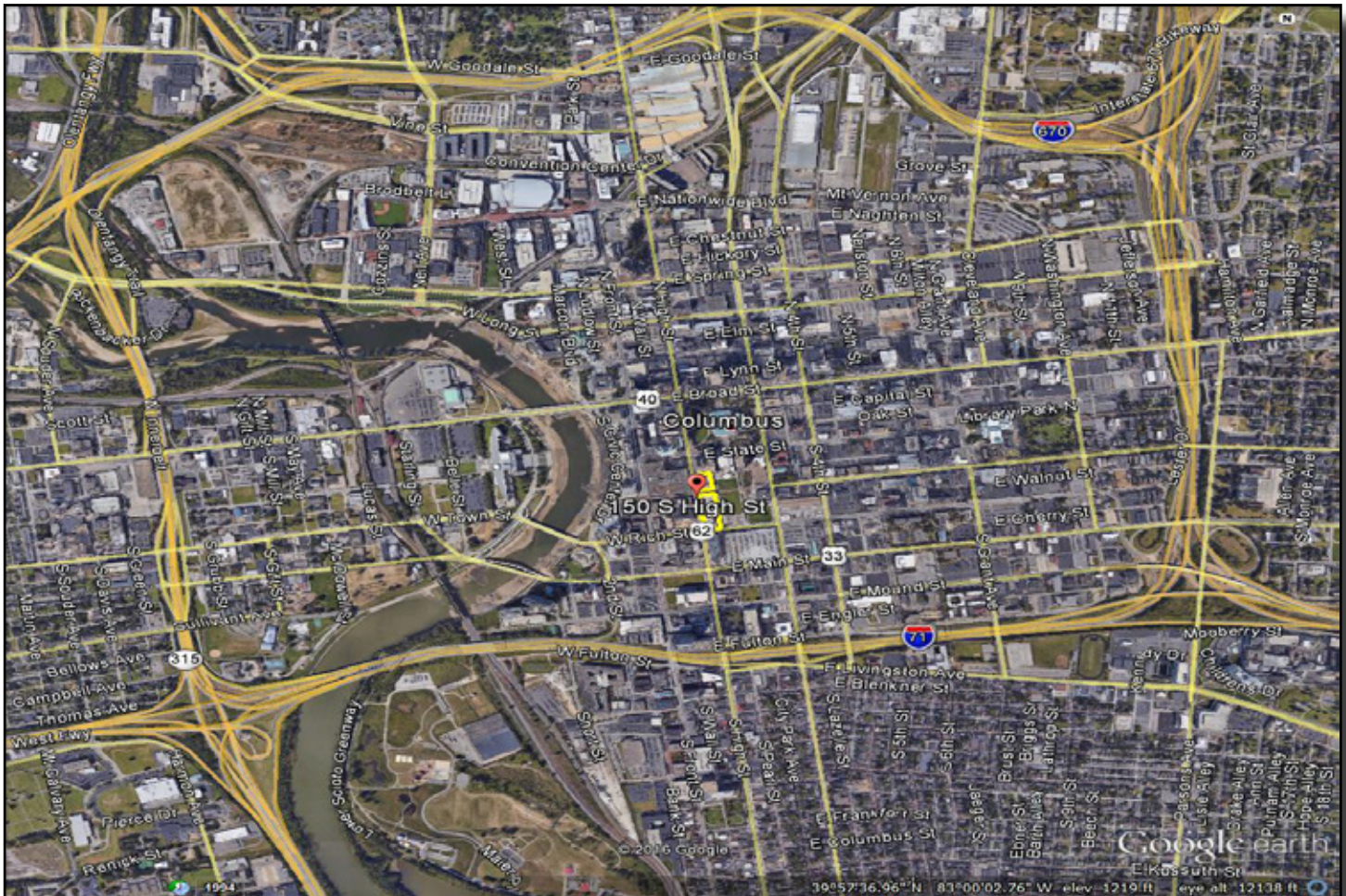
Great Location in Heart of Downtown Columbus!

Columbus is the 7th largest city in US!
With a population over 2,000,000, Columbus is the largest city in Ohio!
Columbus is situated within one day's drive of more than 44%
of the total US & Canadian populations!
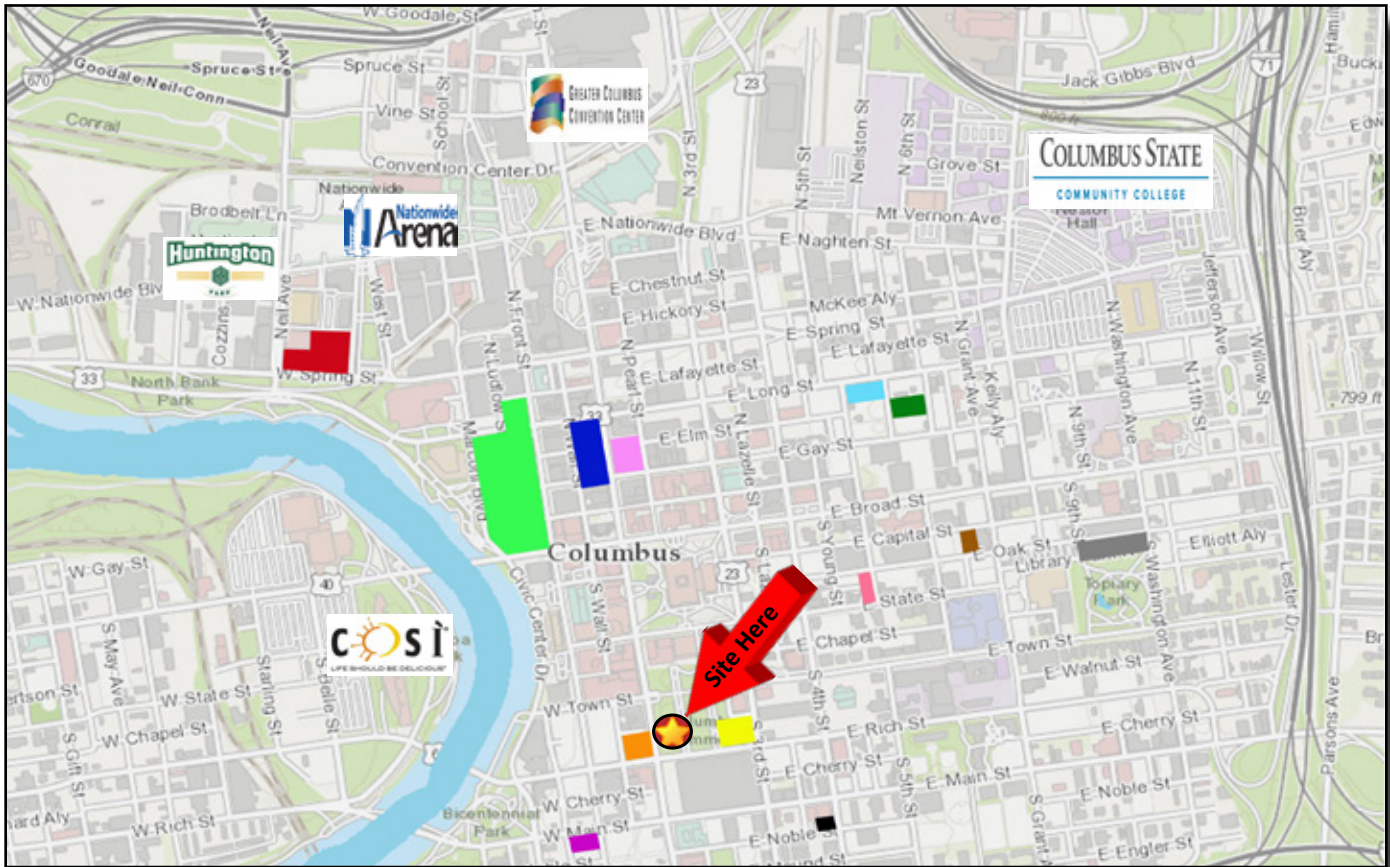Columbus is ranked 5th for most Fortune 500 headquarters within the city!
There are 15 Fortune 1,000 Headquarters within the city!
Columbus has the 2nd lowest Tax Rate for New Distributions Centers in Ohio!

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Surrounding Development

■ (gray)	**Motorists Mutual Insurance** - 9th St & Oak St Residential/Retail	■ (dark green)	**Sixth Street Mews** - Sixth St & Gay St Residential
■ (pink)	**65-67 S. Fifth St** - Fifth St & Oak St Residential	■ (brown)	**The Stonehenge Company** - 330 Oak St Residential
■ (yellow)	**Two25 Commons** - 225 S. 3rd St. Residential/Office/Retail	■ (blue)	**51/85-111 N. High St.** - High St & Gay St Residential/Retail
■ (red)	**Parks Edge Condominiums** - Neil Ave & Spring St Residential	■ (orange)	**LC River South** - 205 S. High St. Residential
■ (green)	**Michael B. Coleman Governmental Center** - N. Front St Office/Garrage	■ (purple)	**Borror Properties** - Front St & Main St Residential
■ (mauve)	**White-Haines/Madison's** - High St & Gay St Residential/Office/Retail	■ (black)	**Mercantile Building** - Fourth St & Noble St Residential
■ (light blue)	**The Neilston** - Fifth Ave & Long St Residential		

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Major Downtown Investments

PROPOSED   UNDER CONSTRUCTION   COMPLETED IN 2016

Chart 1 (Proposed):
- 81% Transportation
- 13% Mixed Use
- 4.5% Hospitality
- 0.4% Residential

Chart 2 (Under Construction):
- 23% Residential
- 21% Hospitality
- 10% Institutional
- 8% Office
- 1% Government
- 29% Mixed Use
- 7% Parking

Chart 3 (Completed in 2016):
- 34% Residential
- 26% Education
- 8% Mixed Use
- 7% Industrial
- 9% Office
- 16% Parking
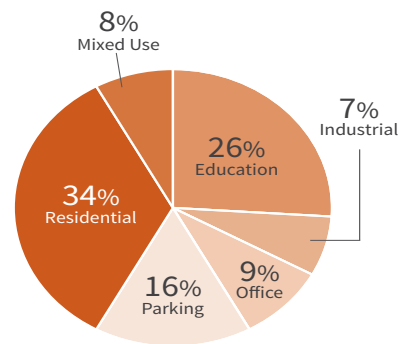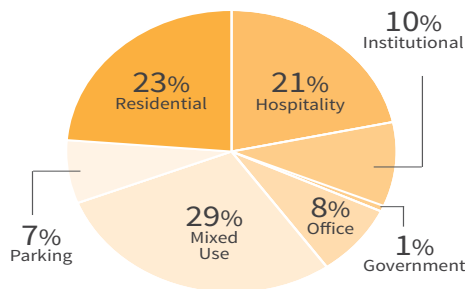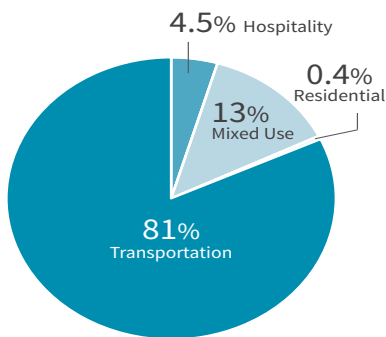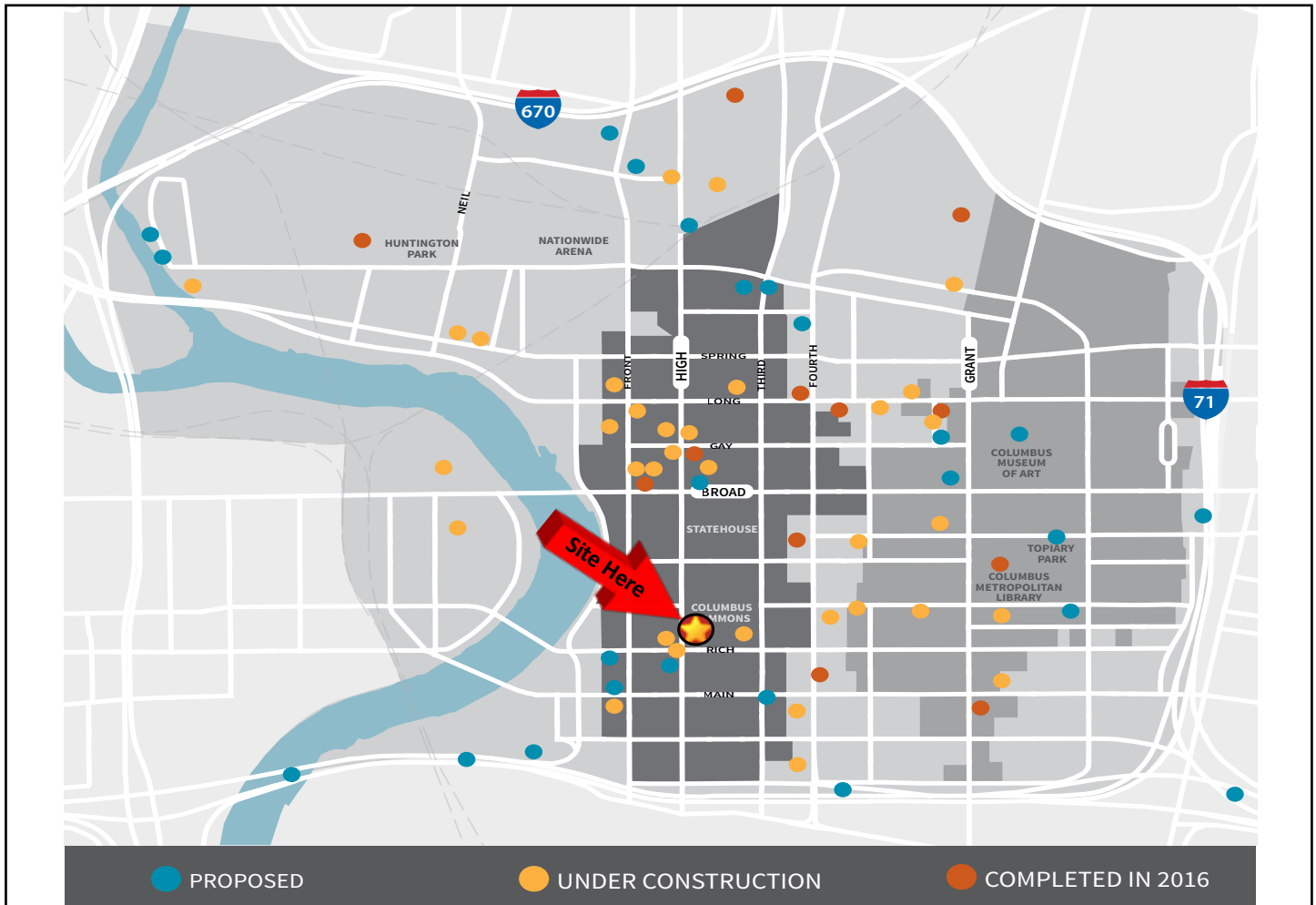
Click here to see full report "STATE OF DOWNTOWN COLUMBUS YEAR END 2016"

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Demographic & Traffic

Demographic Summary Report

Highpoint on Columbus Commons
190 S High St, Columbus, OH 43215

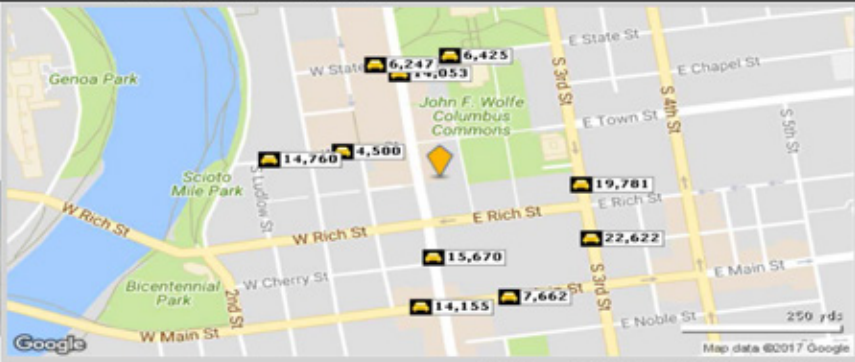| Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	12,363		134,559		349,478	
2017 Estimate	11,562		127,626		330,881	
2010 Census	10,327		122,147		315,078	
Growth 2017 - 2022	6.93%		5.43%		5.62%	
Growth 2010 - 2017	11.96%		4.49%		5.02%	
2017 Population by Hispanic Origin	372		4,824		13,997	
2017 Population	11,562		127,626		330,881	
White	8,301	71.80%	74,124	58.08%	206,083	62.28%
Black	2,472	21.38%	44,492	34.86%	100,766	30.45%
Am. Indian & Alaskan	35	0.30%	530	0.42%	1,366	0.41%
Asian	410	3.55%	4,273	3.35%	12,056	3.64%
Hawaiian & Pacific Island	2	0.02%	143	0.11%	212	0.06%
Other	342	2.96%	4,064	3.18%	10,398	3.14%
U.S. Armed Forces	0		46		118	
Households						
2022 Projection	7,721		57,046		144,503	
2017 Estimate	7,196		53,955		136,631	
2010 Census	6,286		51,698		130,699	
Growth 2017 - 2022	7.30%		5.73%		5.76%	
Growth 2010 - 2017	14.48%		4.37%		4.54%	
Owner Occupied	1,972	27.40%	17,256	31.98%	57,890	42.37%
Renter Occupied	5,224	72.60%	36,699	68.02%	78,741	57.63%
2017 Households by HH Income	7,196		53,956		136,631	
Income: <$25,000	2,226	30.93%	20,710	38.38%	46,925	34.34%
Income: $25,000 - $50,000	1,273	17.69%	12,540	23.24%	34,672	25.38%
Income: $50,000 - $75,000	933	12.97%	8,134	15.08%	21,871	16.01%
Income: $75,000 - $100,000	685	9.52%	4,361	8.08%	11,862	8.68%
Income: $100,000 - $125,000	571	7.93%	2,806	5.20%	8,018	5.87%
Income: $125,000 - $150,000	262	3.64%	1,399	2.59%	3,779	2.77%
Income: $150,000 - $200,000	414	5.75%	1,783	3.30%	3,700	2.71%
Income: $200,000+	832	11.56%	2,223	4.12%	5,804	4.25%
2017 Avg Household Income	$86,272		$57,470		$59,501	
2017 Med Household Income	$52,276		$36,019		$39,606	

Traffic Count Report

Highpoint on Columbus Commons
190 S High St, Columbus, OH 43215

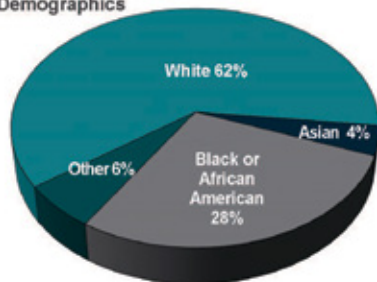|	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	S High St	E Rich St	0.04 N	2016	15,670	MPSI	.09
2	W Town St	S Wall St	0.02 E	2016	4,500	MPSI	.09
3	S High St	W State St	0.01 N	2012	14,053	AADT	.13
4	S 3rd St	E Rich St	0.02 S	2016	19,781	MPSI	.13
5	E State St	S Pearl St	0.01 E	2012	6,425	AADT	.14
6	W State St	S High St	0.02 E	2012	6,247	AADT	.14
7	W Main St	S Wall St	0.03 W	2016	14,155	MPSI	.15
8	E Main St	S High St	0.06 W	2016	7,662	MPSI	.15
9	S 3rd St	E Cherry St	0.01 S	2016	22,622	MPSI	.15
10	W Town St	S Ludlow St	0.01 W	2016	14,760	MPSI	.15

City Highlights

Welcome to Columbus

Columbus was founded in 1812 and has been the capital of the State of Ohio for 200 years. As the 15th largest populated city in the United States, covering 228 square miles, the city is recognized nationwide for its historic neighborhoods, booming downtown arts and sporting district, open attitude, and notably affordable quality of life. The city's economy is very diverse and the community prides itself on being at the forefront of education reform, fiscal responsibility, and public safety. Economic investments in the future of Columbus have created jobs and spurred major initiatives focused on improving neighborhoods, community health, and the environment.

1812 — Columbus was founded at the confluence of the Scioto & Olentangy rivers.

1800s — The National Road is completed, and the Feeder Canal and First Union Railroad station opened. These linked Columbus with trade markets resulting in a boom in industry.

1913 — The Great Flood caused the death of hundreds of Ohioans and resulted in millions of dollars in property damage.

1920s — University Stadium, Battelle Institute, and the Columbus Municipal Hangar (CMH), now known as the John Glenn Columbus International Airport, opened.

1950s-1960s — Significant highway projects were underway in and around Columbus, including Interstates 70 and 71, and State Route 315.

2012 — Columbus celebrated its bicentennial. The city grew from 1,200 residents to over 750,000 during its first 200 years.

TODAY — Columbus has been selected as the winner of the $40 million Smart Cities grant from the U.S. Department of Transportation

Demographic

The population of Columbus is diverse, young, and has a growth rate double the national average. The city's population is well educated, with over 33 percent having earned a bachelor or advanced degree compared to the national average of 29 percent. City Observatory ranked Columbus 11th nationwide for increase in college educated young adults by percentage of population.

Racial Demographics

- White 62%
- Asian 4%
- Black or African American 28%
- Other 6%

Population 5-Year Trend

'11	'12	'13	'14	'15
799,270	810,607	823,536	835,957	850,106

Columbus Employment

Columbus serves as headquarters to major national and multinational corporations, including Nationwide Mutual Insurance, L Brands, Huntington Bancshares, American Electric Power (AEP), and Big Lots. In recent years, the healthcare industry has emerged as a growth sector, with the city boasting four nationally recognized health system employers; each employ thousands of healthcare workers and contribute billions of dollars to the local economy.

Employer Name	Central Ohio Employees
The Ohio State University	30,963
State of Ohio	23,859
OhioHealth Corp	19,936
JPMorgan Chase & Co.	19,200
Nationwide Mutual Insurance Co.	12,200
Kroger Co.	10,242
Mount Carmel Health System	8,818
Nationwide Children's Hospital	8,508
City of Columbus	8,254
Honda North America, Inc.	7,800
Franklin County	6,959
Columbus City Schools	6,488
L Brands, Inc.	6,090
Huntington Bancshares, Inc.	4,661
Cardinal health, Inc.	4,635

Source: Columbus 2020; OSU 2015 Statistical Summary

Columbus Housing

The City of Columbus' housing market is booming with trendy and desirable neighborhoods, affordable housing options, and a thriving local economy. In Nationwide's Health of Housing Markets 2016 Q2 report, the Columbus housing market was ranked 35th nationwide.

Columbus is known for its vibrant, unique neighborhoods. Throughout the city, there are a variety of living options with many neighborhoods consisting of smaller communities within its borders. Residents are able to live in areas that range from historically preserved German Village, to the popular Short North, or newly developed downtown condominums.

Downtown Development

Downtown remains essential to the overall economic health of the city. With only 1 percent of the city's land area, downtown employers house over 17 percent of all jobs in Columbus. As a business location, the city is booming with office vacancy rates near historic lows.

A critical part of the city's efforts to ensure downtown remains the premier employment center in the region is to invest in and grow the residential population. Investments in public amenities are also critical to the long-term health of downtown.

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City Highlights

FRANKLIN COUNTY

DEMOGRAPHICS

1,264,597 RESIDENTS
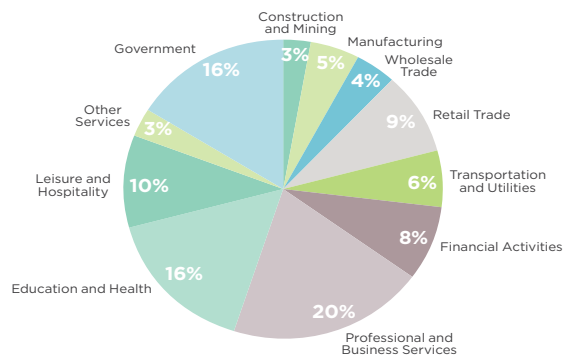
33.8 MEDIAN AGE

480,946 HOUSEHOLDS

$52,341 MEDIAN HOUSEHOLD INCOME

WORKFORCE

4.1% UNEMPLOYMENT RATE

% 25+ WITH ASSOCIATE DEGREE OR HIGHER
- Franklin County: **44.3%**
- U.S. Average: **38.8%**

% 25+ WITH BACHELOR'S DEGREE OR HIGHER
- Franklin County: **37.6%**
- U.S. Average: **30.6%**

Franklin County | U.S. Average

EMPLOYMENT BY INDUSTRY

- Construction and Mining: 3%
- Manufacturing: 5%
- Wholesale Trade: 4%
- Retail Trade: 9%
- Transportation and Utilities: 6%
- Financial Activities: 8%
- Professional and Business Services: 20%
- Education and Health: 16%
- Leisure and Hospitality: 10%
- Other Services: 3%
- Government: 16%

LARGEST PRIVATE SECTOR EMPLOYERS

COMPANY	FTE	OPERATIONS
Nationwide	13,400	HQ, software development, analytics, data center
Cardinal Health, Inc.	5,058	HQ, distribution of pharmaceuticals and medical devices, radiopharmaceutical production
JPMorgan Chase & Co.	4,700	Major back office, software development, card manufacturing, data center
American Electric Power Company, Inc.	3,627	Utilities HQ, R&D, smart grid technology, transmissions, data center
Alliance Data Systems Corporation	3,057	Card services unit HQ, transactions processing, data center
Defense Supply Center Columbus	3,000	HQ of the Land and Maritime Supply Chain, distributin of supplies
Express Scripts	2,441	Pharmaceuticals distribution, customer service
Verizon Communications Inc.	2,406	Telecommunications back office, customer service, switching operations, data center
Gap, Inc.	2,200	Distribution and fulfillment of apparel, customer service
Abercrombie & Fitch Co.	2,200	HQ, distribution and fulfillment of apparel, software development

Source: U.S. Census Bureau, 2016 Population Estimates; U.S. Census Bureau, American Community Survey 2015; EMSI, 2017; Bureau of Labor Statistics, LAUS, seasonally adjusted by Columbus 2020 (2016 average)

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City Highlights

REGIONAL OVERVIEW

THE COLUMBUS REGION

The Columbus Region is an 11-county area comprising Delaware, Fairfield, Franklin, Knox, Licking, Logan, Madison, Marion, Morrow, Pickaway and Union counties. This Region represents the coverage area of Columbus 2020's economic development activities.

The Columbus Region varies from the Columbus Metropolitan Statistical Area (MSA), which comprises 8 of the above 11 counties (excluding Knox, Logan and Marion) and an additional two (Hocking and Perry). Wherever possible, the information and data in this document covers the 11-county region. However, some data is only available at the MSA level and is identified as such in the text, title or source.
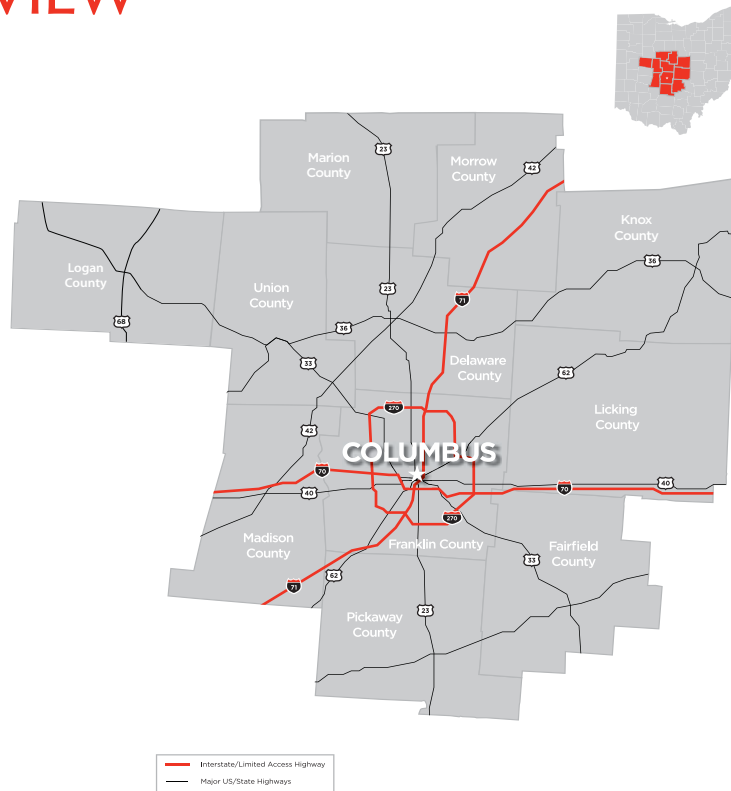
- **Eleven-county** region located in Central Ohio
- Population of **2 million** people
- Population growth rate of 1.3 percent annually
- Ten-county Columbus MSA, **2nd fastest growing** among Midwest metro areas with at least 1 million in population
- Driver of Ohio's population and economic growth
- **62** college and university campuses
- More than 140,000 college students
- Home to **15** Fortune 1000 headquarters
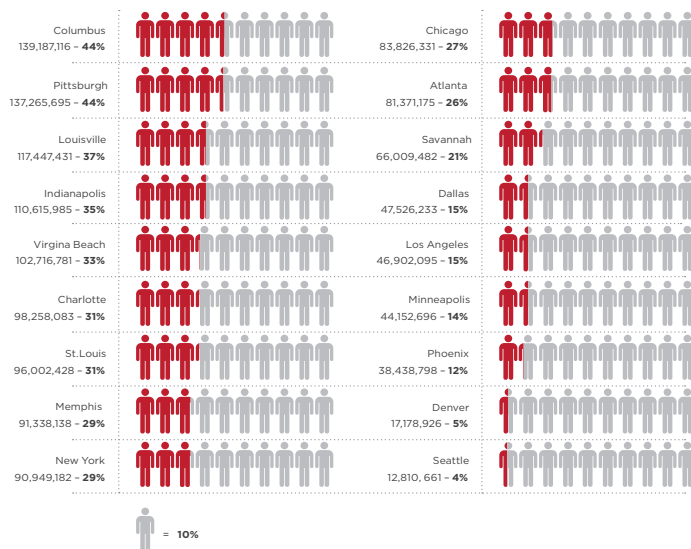
COLUMBUS AND FRANKLIN COUNTY

- State capital and **largest Ohio city**
- **15th largest city** in the U.S.

COLUMBUS IS WELL CONNECTED TO THE REST OF THE U.S. AND BEYOND

- Port Columbus International Airport: **31** destination airports with more than **140** daily flights
- Enhanced freight rail connections to East Coast ports in Norfolk, VA, Baltimore, MD, and Wilmington, NC
- Columbus is within 500 miles of 44 percent of the U.S. population, higher than other major distribution centers in the U.S. (Source: ESRI Business Analyst, 2013)

Interstate/Limited Access Highway
Major US/State Highways

U.S. Population within 500 miles

City	Population – %
Columbus	139,187,116 – **44%**
Pittsburgh	137,265,695 – **44%**
Louisville	117,447,431 – **37%**
Indianapolis	110,615,985 – **35%**
Virginia Beach	102,716,781 – **33%**
Charlotte	98,258,083 – **31%**
St.Louis	96,002,428 – **31%**
Memphis	91,338,138 – **29%**
New York	90,949,182 – **29%**
Chicago	83,826,331 – **27%**
Atlanta	81,371,175 – **26%**
Savannah	66,009,482 – **21%**
Dallas	47,526,233 – **15%**
Los Angeles	46,902,095 – **15%**
Minneapolis	44,152,696 – **14%**
Phoenix	38,438,798 – **12%**
Denver	17,178,926 – **5%**
Seattle	12,810, 661 – **4%**

= **10%**

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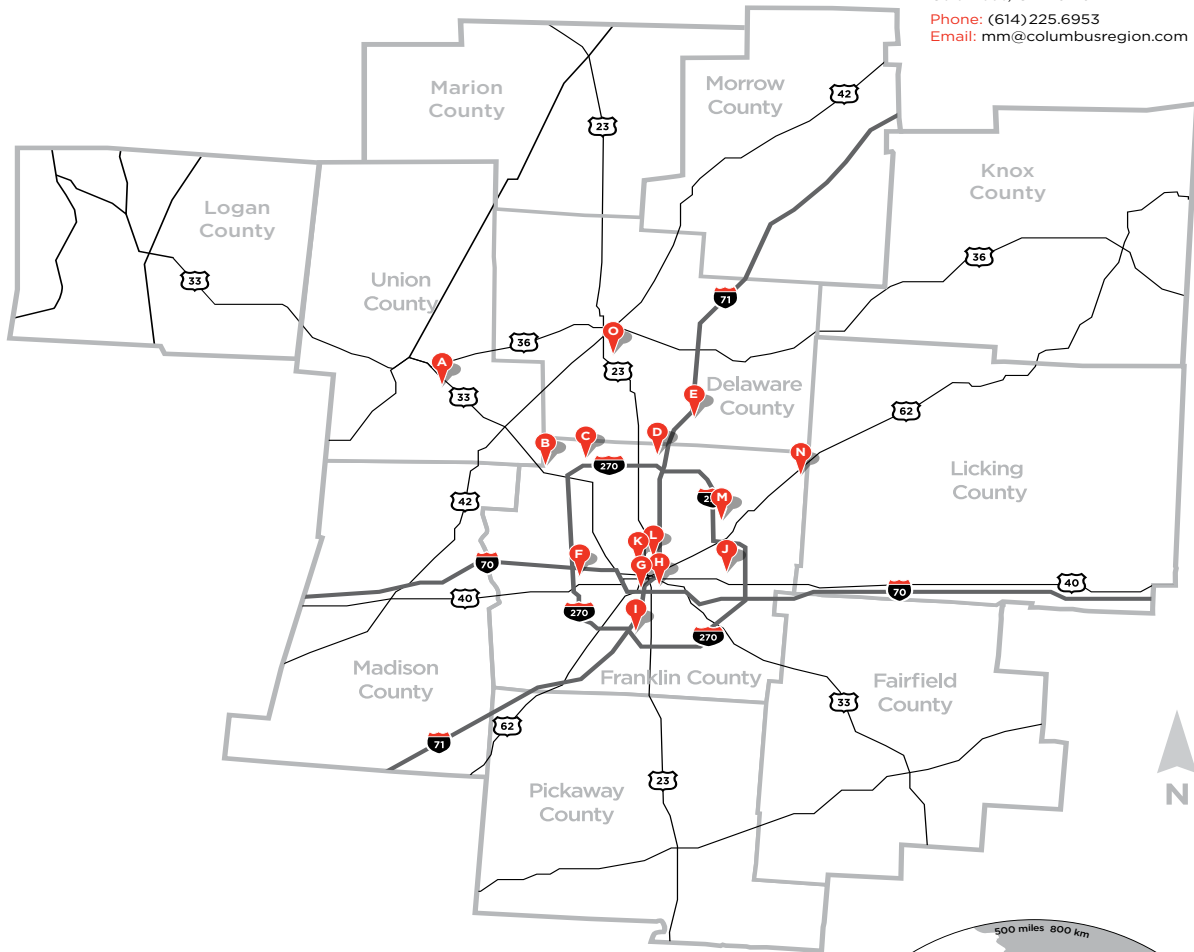Appraisal Brokerage Consulting Development

City Highlights

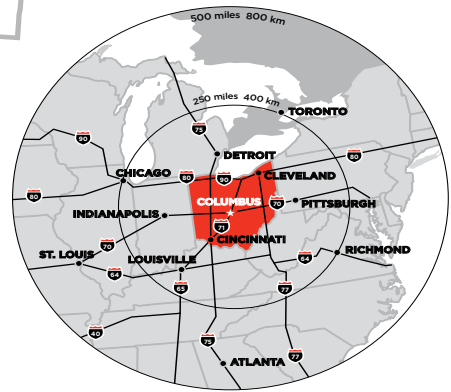## COLUMBUS ECONOMIC MARKET
FORTUNE 1000 HEADQUARTERS

THE
COLUMBUS
REGION

MATT McCOLLISTER
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Marion County

Morrow County

Knox County

Logan County

Union County

Delaware County

Licking County

Madison County

Franklin County

Fairfield County

Pickaway County

N

Interstate/Limited Access Highway

Major US/State Highways

A – Scotts Miracle-Gro Co.
B – Pacer
C – Cardinal Health
D – Worthington Industries
E – Mettler-Toledo International, Inc.
F – Big Lots
G – Huntington Bancshares
H – Hexion Specialty Chemicals/Momentive
    Performance Materials

I – Bob Evans Farms
J – Retail Ventures Inc.
K – American Electric Power
L – Nationwide
M – Limited Brands
N – Abercrombie & Fitch
O – Greif

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