

# For Lease



8351 N. Hight Street, Columbus, Ohio 43235

## Orchard Knoll

Two-story, multi-tenant, office building built in 1990 and consisting of 70,139 square feet. Located at a traffic-light controlled intersection of Route 23 and Lazelle Road.

- Professionally managed by Colliers International
- 1.5 miles north of the new I-270 and Route 23 interchange
- One mile to Polaris Fashion Place
- Estimated operating expense: \$8.35
- Monument signage slots available
- Atrium entrances

**John Underman, SIOR**

DIR +1 614 437 4499

[john.underman@colliers.com](mailto:john.underman@colliers.com)

**Christopher Potts, CCIM**

DIR +1 614 437 4654

[christopher.potts@colliers.com](mailto:christopher.potts@colliers.com)

Asking Rate:

**\$9.00**  
RSF NNN

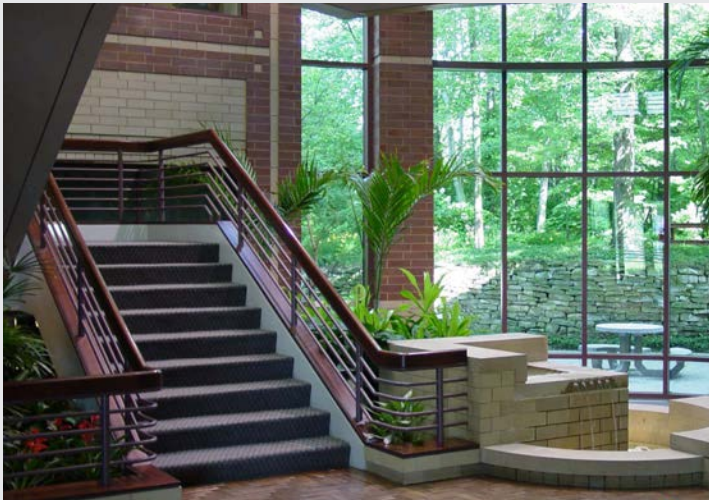
**Colliers International**  
Greater Columbus Region  
2 Miranova Place | Suite 900  
Columbus, Ohio 43215



Accelerating success.



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## Available Space & Costs

|                     |                  |   |
|---------------------|------------------|---|
| Rate/RSF            | \$9.00/NNN       |   |
| Total Building Area | 70,139 SF        |   |
| Operating Expenses  | Estimated \$8.35 |   |
| Suite 130           | 3,131 SF         | Open space                                    |
| Suite 149           | 900 SF           | Can be contiguous with Suite 130 for 4,031 SF |
| Suite 188           | 2,028 SF         | Now available                                 |
| Suite 281           | 673 SF           | Now available                                 |
| Suite 283           | 1,478 SF         |   |

