



CAPITOL  
EQUITIES

# FOR SALE

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## 326-328 S. High Street | Columbus, OH 43215



### Historic Schlee-Kemmler Building: Office Condos Available

**AVAILABLE: OFFICE CONDOS**

- 5 Floors, including lobby and common elevator

PRICE: \$2.4 Million

IMPROVEMENT ALLOWANCE: \$15.00/SF (included in price)

CONDO FEES: \$2.50/SF per year

**FLOOR SIZE:**

- Floors 1-3: 4,409 SF
- Floor 4-5: 4,500 SF

BLDG SIZE 29,431 SF (above grade); 33,840 SF (with basement)

ROOF: Complete tear off and replacement in 2010; 21 years left on Warranty.

UTILITIES: Electric and gas are separately metered to each floor.

**IMMEDIATE BUILDING IMPROVEMENTS:**

- Windows to be replaced upon closing
- Lobby to be renovated upon closing

#### LIKE TO GET MORE INFO?

We'd love to hear from you.

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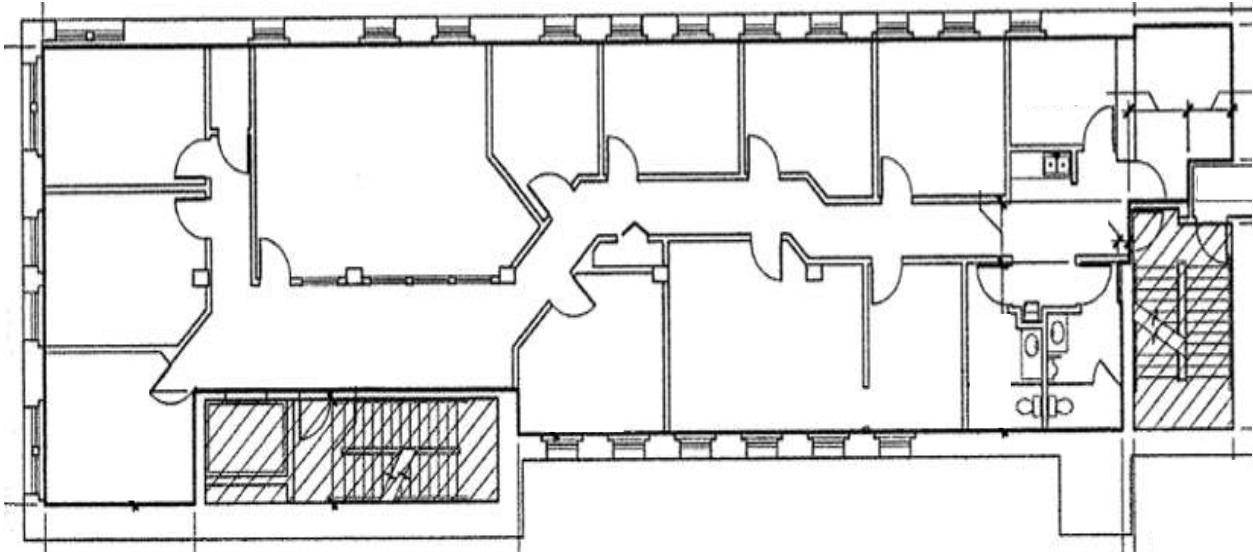


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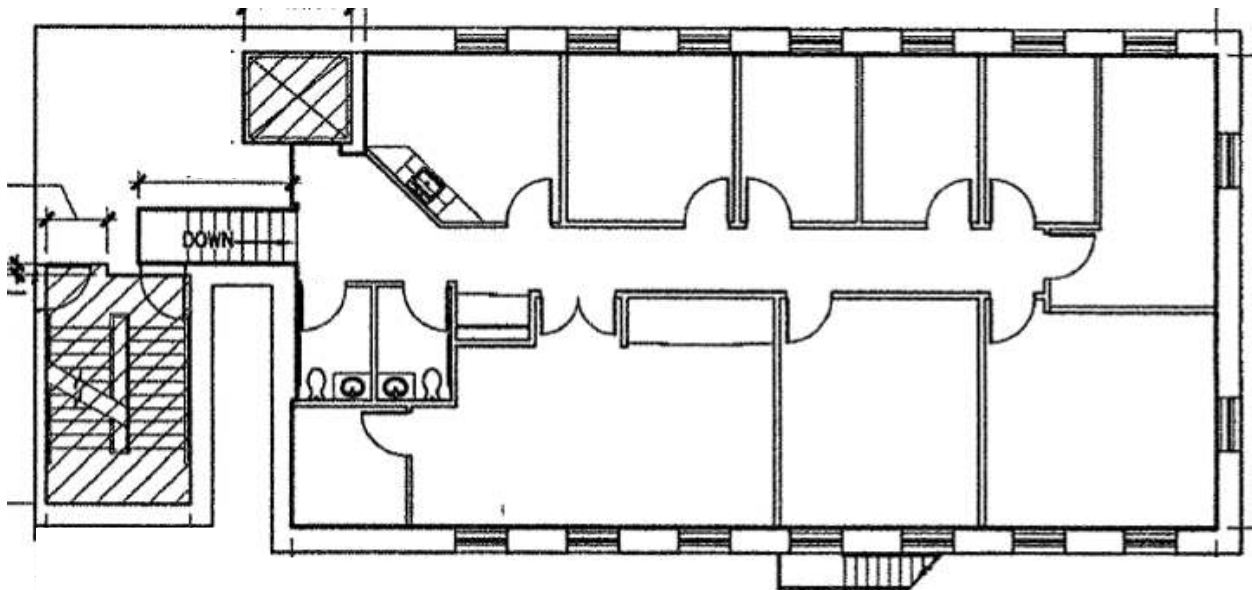
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Front Building — Sample Floorplan: 4,409 SF



Rear Building — Sample Floorplan: 2,414 SF



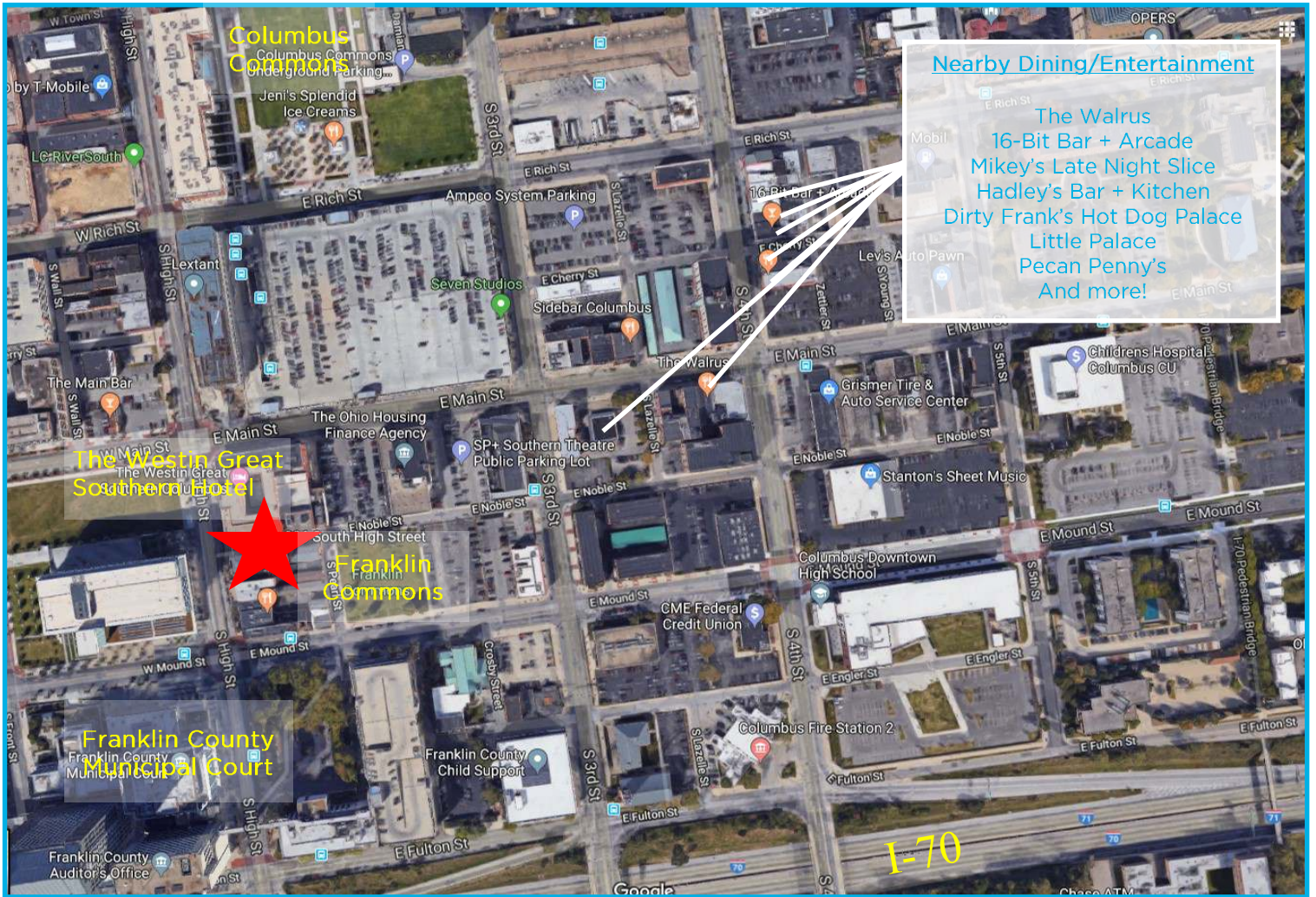


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Aerial Image



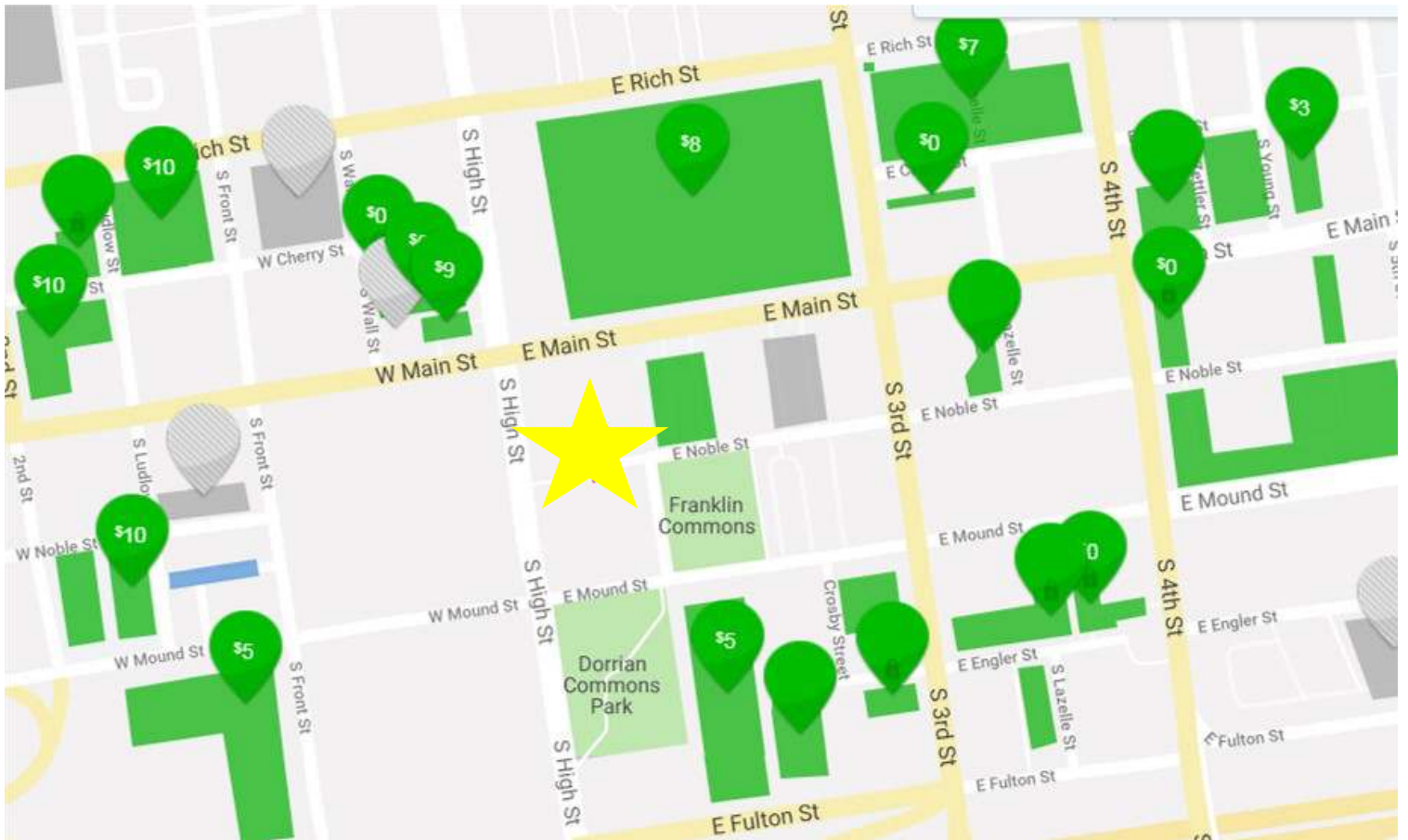


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### Parking Rates



Address	Distance to 326 S. High Street	Cost
266 S 3rd Street	.06 Miles	FREE
34 E Fulton Street	.06 Miles	8 Hours — \$5.00 Daily Max — \$7.00
80 E Fulton Street	.08 Miles	FREE
55 E Rich Street	.15 Miles	7 Hours — \$7.00 10 Hours — \$10.00 Daily Max— \$12.00
275 S High Street	.28 Miles	12AM-3PM: \$6.00 After 3:00PM: \$3.00 Monthly— \$40.00
145 E Rich Street	.11 Miles	Daily Max — \$7.00 Monthly— \$90.00