



2050 S. High St.

2050 S. High St.
Columbus, Ohio 43207

Property Highlights

- The Fort is a 232,000 SF Complex on S. High St.
- 2050 S. High is a 67,203 SF Complex with Twelve New Spaces Being Built Out, all with elevator and dock access
- A Variety of 1st, 2nd, and 3rd Floor Studios Available
- Multiple Office Configurations and Sizes Available
- Incredible Spaces with natural light and hardwood floors
- 1st Floor Retail Spaces of 900 - 3,000 SF facing High St.
- 2nd Floor Studio spaces starting at 650 SF to 3,000 SF
- Ideal for Office, Retail, Digital, Fashion, and E-commerce
- Hardwood Floors, exposed beams, and large Windows
- Tour the Community at www.TheFortColumbus.com



For More Information

John Mally

O: 614 629 5254
jmally@ohioequities.com

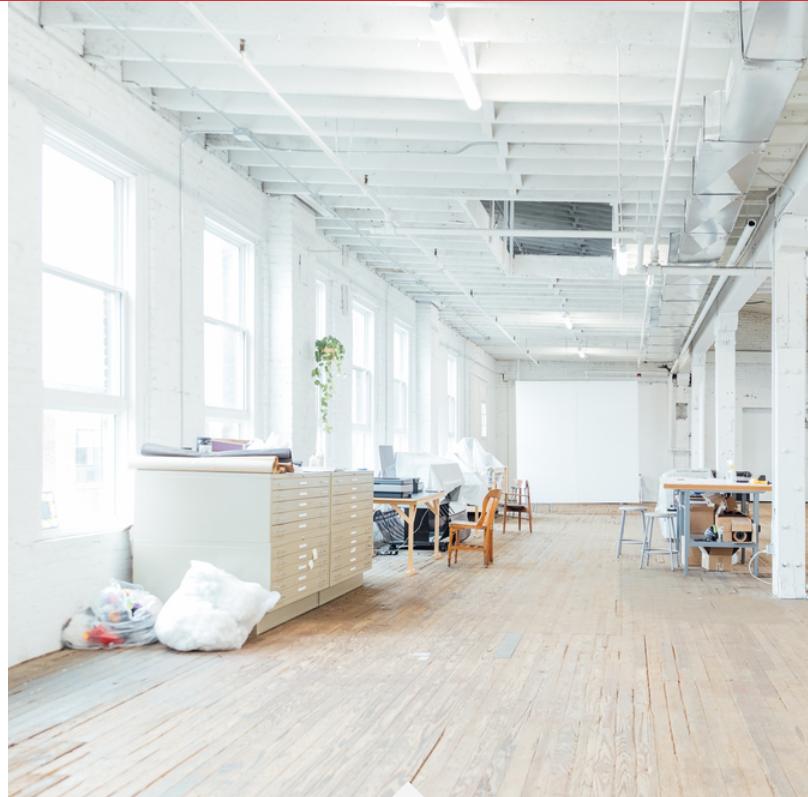
Conor David

O: 614 629 5298
cdavid@ohioequities.com

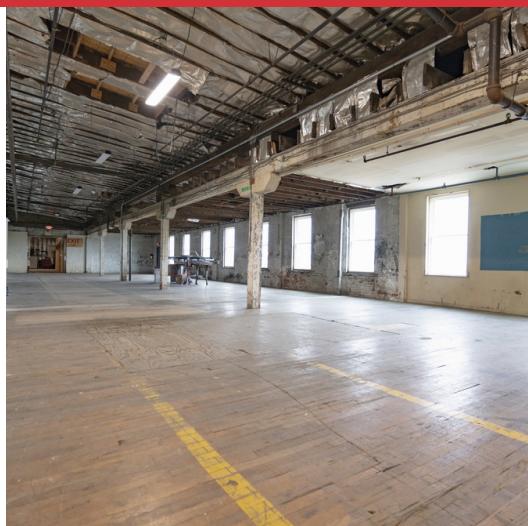
Building Name	The Fort
Property Type	Retail - Office
Property Subtype	Retail and Assembly
APN	010-104087-00
Building Size	67,203 SF
Lot Size	3.5 Acres
Development Size	28 acres
Year Built	1910
Year Last Renovated	2019
Number of Floors	3
Average Floor Size	16,000 SF
Construction Status	Permitting
Current Tenants	32

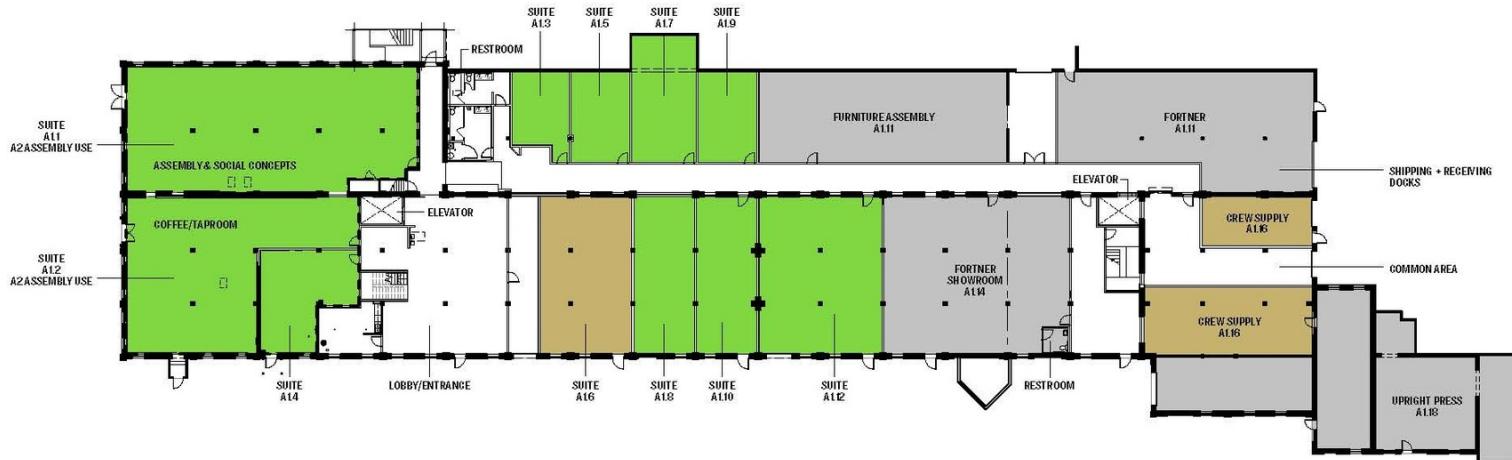
2050 S High is an activated ecosystem of small businesses and studios across this three story building. In the 4th quarter of 2021 The Fort has plans in place to deliver over 15 new studios and office spaces that will integrate startups, established businesses, artists, makers, and designers across this 67,000 SF building. This three story building has ground level retail bays facing south and west towards High Street that are ready to accommodate new concepts. New sections of studios are coming available on all three floors, each with private and climate controlled space.

Lock in your studio space and begin planning for a turn-key delivery in 2021. The First floor has 9,000 SF of retail space, concrete floors, flexible suites in 900 - 3,000 SF sections.



- Three story community of creative spaces.
- Pre-leasing now for delivery 4th Qtr 2021
- Multiple office configurations available
- 1st Floor Retail available to accommodate Assembly
- Retail Spaces with Industrial features and high ceilings
- Ideal for a multitude of business types including marketing, digital, fashion, and design. Artisans, creative office needs, and small manufacturers.
- The first floor is anchored by Fortner, a custom furniture company, Crew Bottle Co, and Mission Coffee
- Dock accessible to tenants on the lower level for deliveries
- Reach out today to learn more and schedule a tour
- More Questions? Contact John Mally or Allegra Angelini Community Manager (Allegra@thefortcolumbus.com)

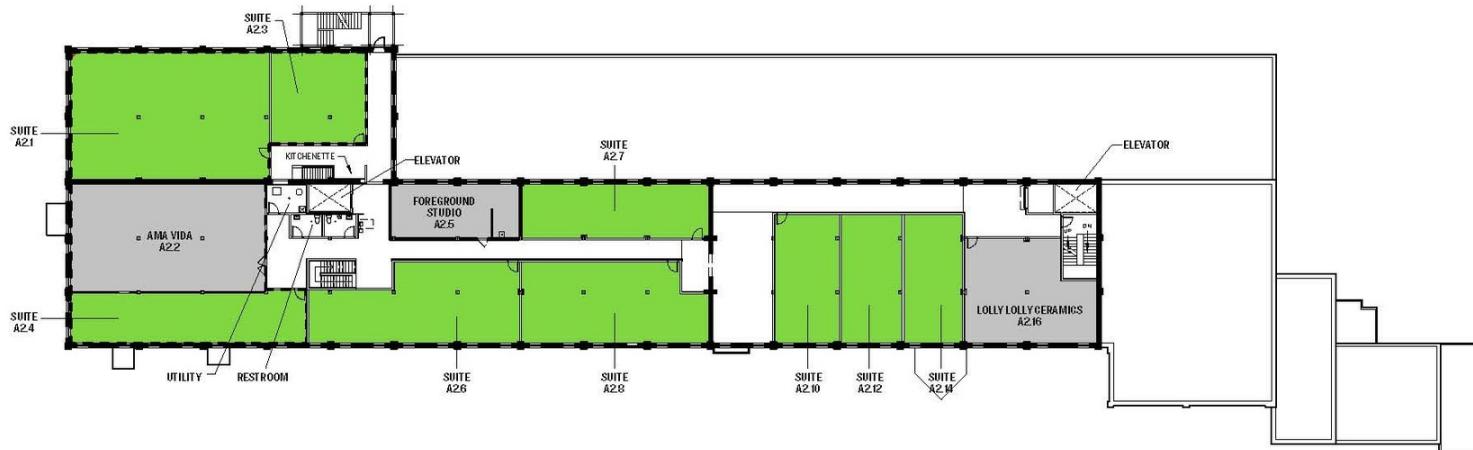




2050 S. High / Building A / Floor 1

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
2050 S. High St. - First Floor - A1.1	Available	900 - 3,250 SF	Modified Gross	\$20.00 - 24.00 SF/yr
2050 S. High St. - First Floor - A1.2	Available	2,330 SF	Modified Gross	\$20.00 - 24.00 SF/yr
2050 S. High St. - First Floor - A1.3	Available	407 SF	Modified Gross	\$20.00 - 24.00 SF/yr
2050 S. High St. - First Floor - A1.1 / A1.2 / A1.3	Available	740 - 6,292 SF	Modified Gross	\$20.00 - 24.00 SF/yr
2050 S. High St. - First Floor - A1.7	Available	738 SF	Modified Gross	\$20.00 - 24.00 SF/yr
2050 S. High St. - First Floor - A1.8	Available	860 SF	Modified Gross	\$20.00 - 24.00 SF/yr
2050 S. High St. - First Floor - A1.10	Available	1,748 SF	Modified Gross	\$20.00 - 24.00 SF/yr
2050 S. High St. - First Floor - A1.4	Available	740 SF	Modified Gross	\$20.00 - 24.00 SF/yr
2050 S. High St. - First Floor - A1.5	Available	480 SF	Modified Gross	\$20.00 - 24.00 SF/yr
2050 S. High St. - First Floor - A1.9	Available	480 SF	Modified Gross	\$20.00 - 24.00 SF/yr
2050 S. High St. - First Floor - A1.12	Available	1,750 SF	Modified Gross	\$20.00 - 24.00 SF/yr

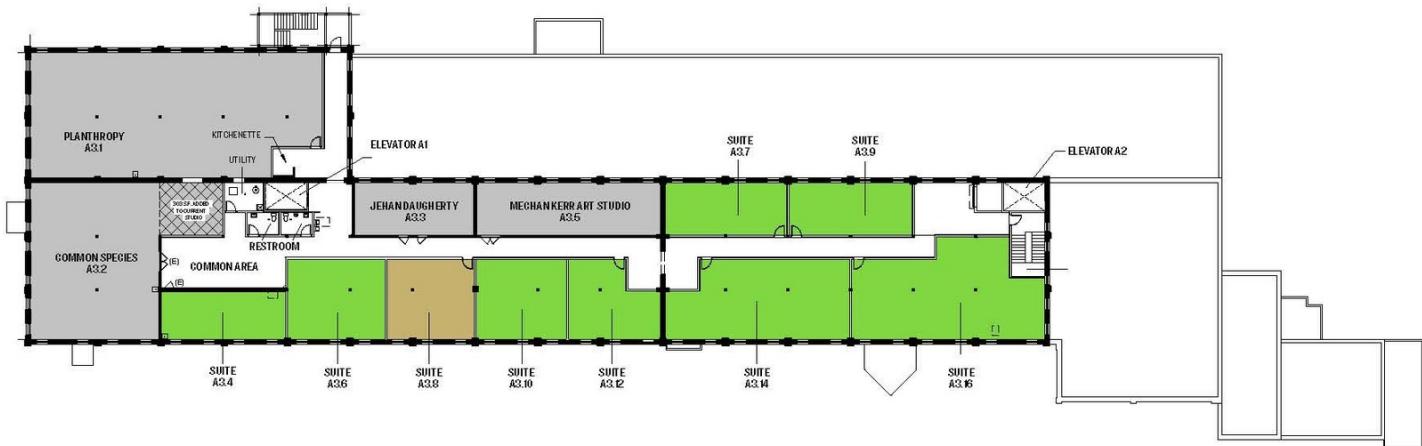


2050 S. High / Building A / Floor 2

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
2050 S. High St. - Second Floor - A2.1	Available	2,280 SF	Modified Gross	\$18.00 - 21.00 SF/yr
2050 S. High St. - Second Floor - A2.2	Ama Vida Designs	1,837 SF	Modified Gross	\$18.00 - 21.00 SF/yr
2050 S. High St. - Second Floor - A2.3	Available	765 SF	Modified Gross	\$18.00 - 21.00 SF/yr
2050 S. High St. - Second Floor - A2.4	Available	1,054 SF	Modified Gross	\$18.00 - 21.00 SF/yr
2050 S. High St. - Second Floor - A2.6	Available	1,298 SF	Modified Gross	\$18.00 - 21.00 SF/yr
2050 S. High St. - Second Floor - A2.7	Available	892 SF	Modified Gross	\$18.00 - 21.00 SF/yr
2050 S. High St. - Second Floor - A2.8	Available	695 - 2,350 SF	Monthly	\$18.00 - 21.00 SF/yr
2050 S. High St. - Second Floor - A2.9	-	700 - 3,000 SF	Monthly	\$12.00 - 20.00 SF/yr
2050 S. High St. Second Floor A2.10	Available	695 SF	Monthly	\$18.00 - 21.00 SF/yr
2050 S. High St. - Second Floor - A2.12	Available	695 SF	Modified Gross	\$18.00 - 21.00 SF/yr
2050 S. High St. - Second Floor - A2.14	Available	695 SF	Modified Gross	\$18.00 - 21.00 SF/yr
2050 S. High St. - Second Floor - A2.16	Lolly Lolly Ceramics & House of Foster Candles	1,088 SF	Modified Gross	\$18.00 - 21.00 SF/yr

High Street / North →



2050 S. High / Building A / Floor 3

Available Spaces

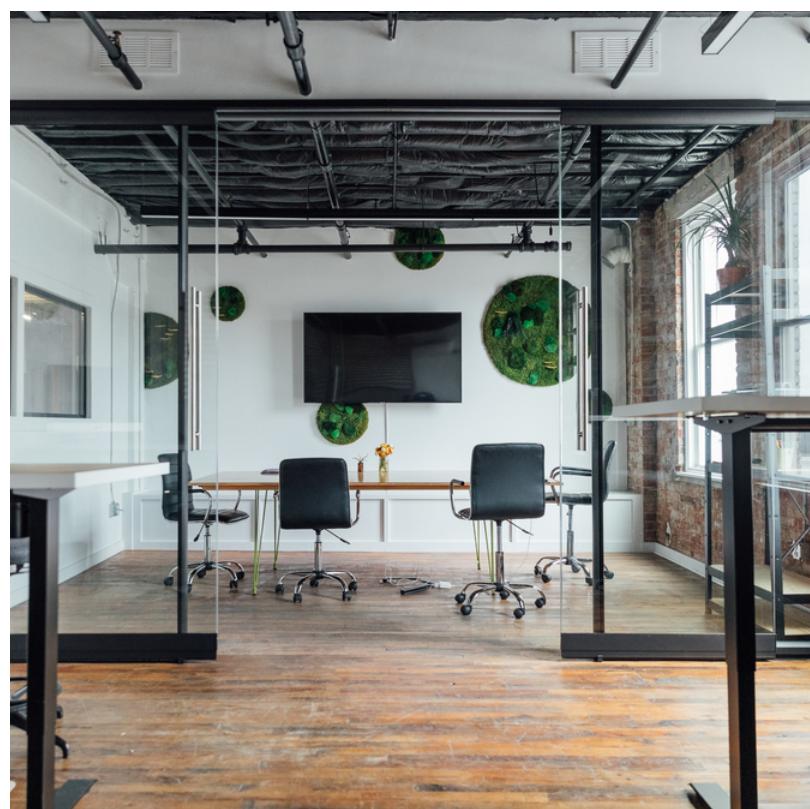
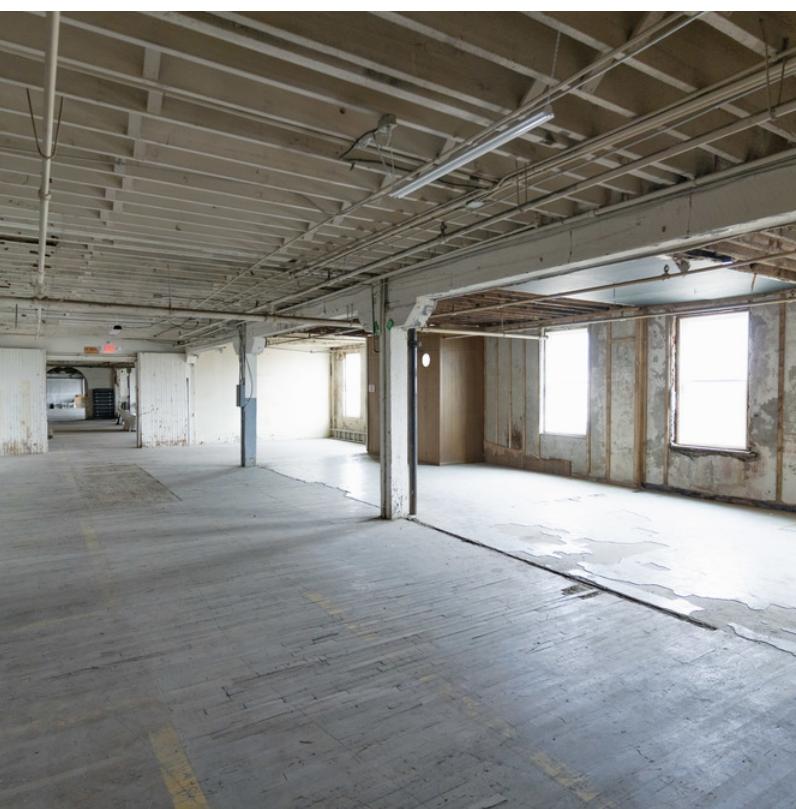
Suite	Tenant	Size (SF)	Lease Type	Lease Rate
2050 S. High St. - Third Floor - A3.1	Available	3,169 SF	Modified Gross	\$18.00 - 21.00 SF/yr
2050 S. High St. - Third Floor - A3.2	Available	2,135 SF	Modified Gross	\$18.00 - 21.00 SF/yr
2050 S. High St. - Third Floor - A3.3	Available	573 SF	Modified Gross	\$18.00 - 21.00 SF/yr
2050 S. High St. - Third Floor - A3.4	Available	550 SF	Modified Gross	\$18.00 - 21.00 SF/yr
2050 S. High St. - Third Floor - A3.5	Meghan Kerr Art Studios	884 SF	Modified Gross	\$18.00 - 21.00 SF/yr
2050 S. High St. - Third Floor - A3.6	Available	677 SF	Modified Gross	\$18.00 - 21.00 SF/yr
2050 S. High St. - Third Floor - A3.7	Available	586 SF	Modified Gross	\$18.00 - 21.00 SF/yr
2050 S. High St. - Third Floor - A3.8	-	677 SF	Modified Gross	\$18.00 - 21.00 SF/yr
2050 S. High St. - Third Floor - A3.9	Available	590 SF	Modified Gross	\$18.00 - 21.00 SF/yr
2050 S. High St. - Third Floor - A3.10	Available	677 SF	Modified Gross	\$18.00 - 21.00 SF/yr
2050 S. High St. - A3.8-A3.10	-	1,176 SF	Modified Gross	\$18.00 - 21.00 SF/yr
2050 S. High St. - Third Floor - A3.12	Available	565 SF	Modified Gross	\$18.00 - 21.00 SF/yr
2050 S. High St. - Third Floor - A3.14	Available	1,242 SF	Modified Gross	\$18.00 - 21.00 SF/yr
2050 S. High St. - Third Floor - A3.16	Available	1,496 SF	Modified Gross	\$18.00 - 21.00 SF/yr

NAL Ohio Equities

For Lease

407 - 6,292 SF | \$18.00 - 24.00 SF/yr

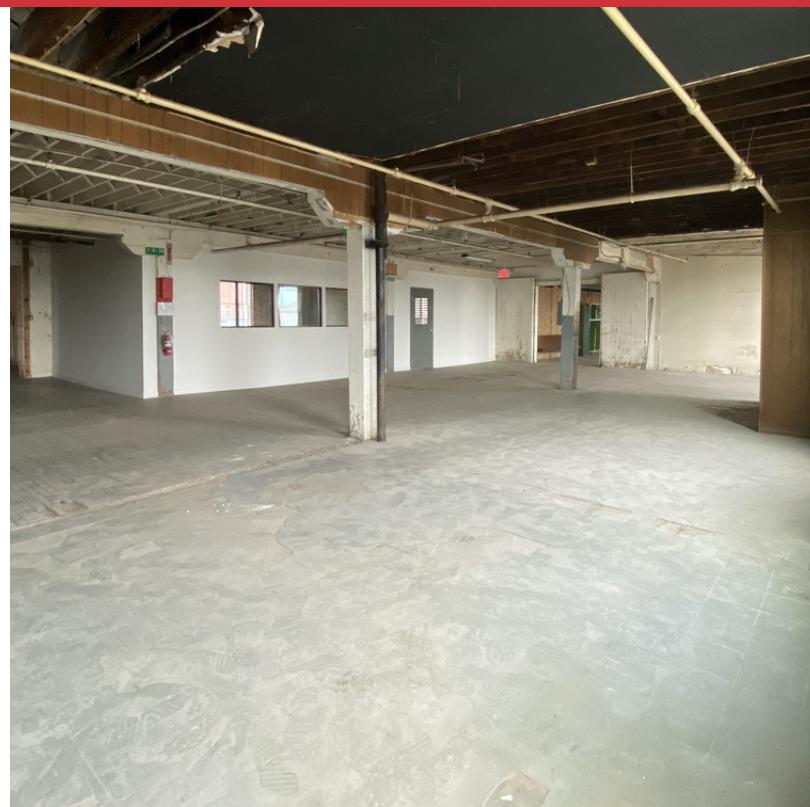
Retail and Office Studios



605 S Front Street, Suite 200
Columbus, OH 43215
614 224 2400 tel
ohioequities.com

NALOhio Equities

For Lease
Iconic Spaces for Modern Makers
& Creative Offices



605 S Front Street, Suite 200
Columbus, OH 43215
614 224 2400 tel
ohioequities.com





THE FORT

Allegra Angelini

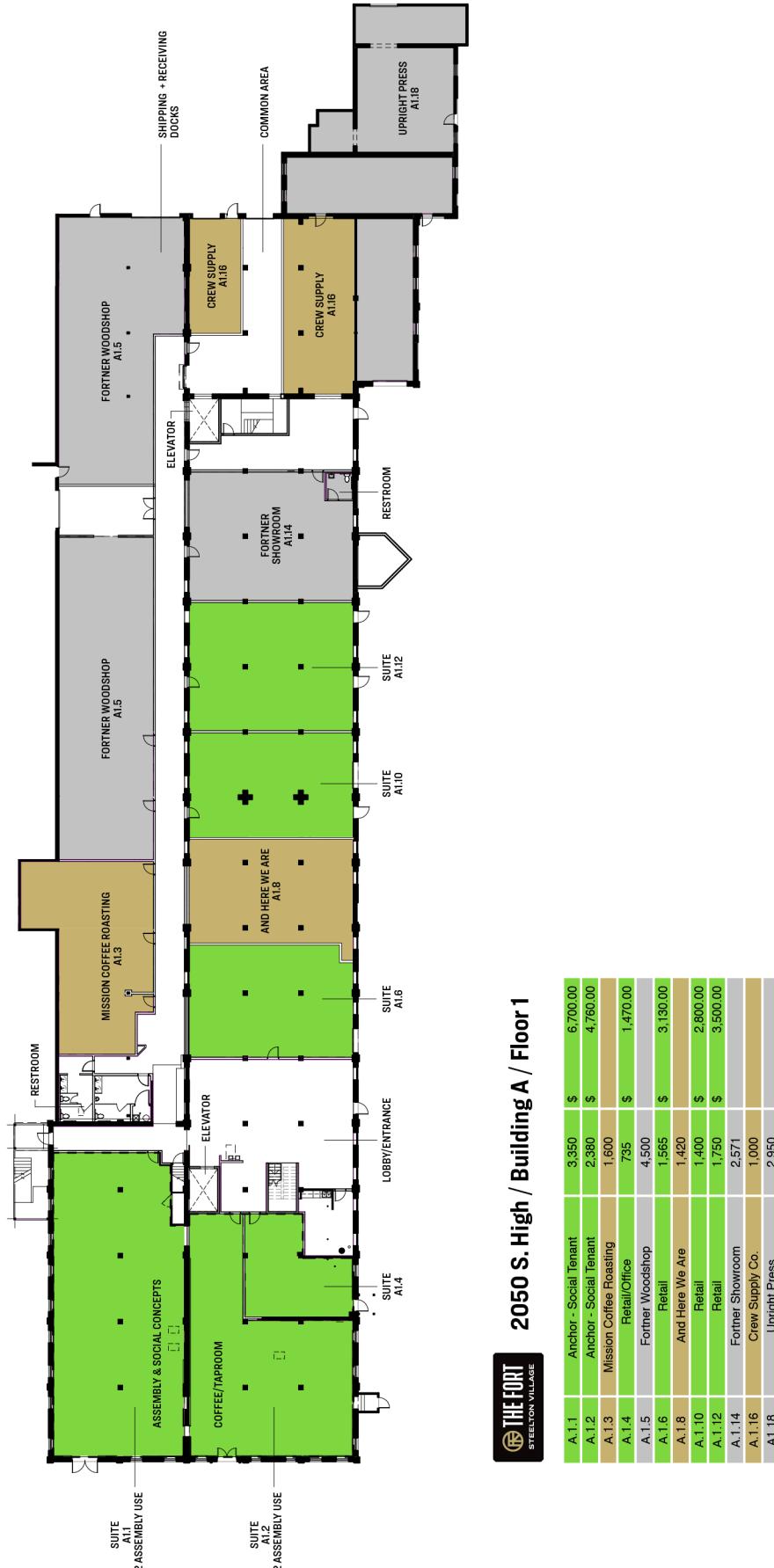
The Fort

allegra@thefortcolumbus.com

John Mally

NAI Ohio Equities

Jmally@OhioEquities.com





THE FORT

Allegra Angelini

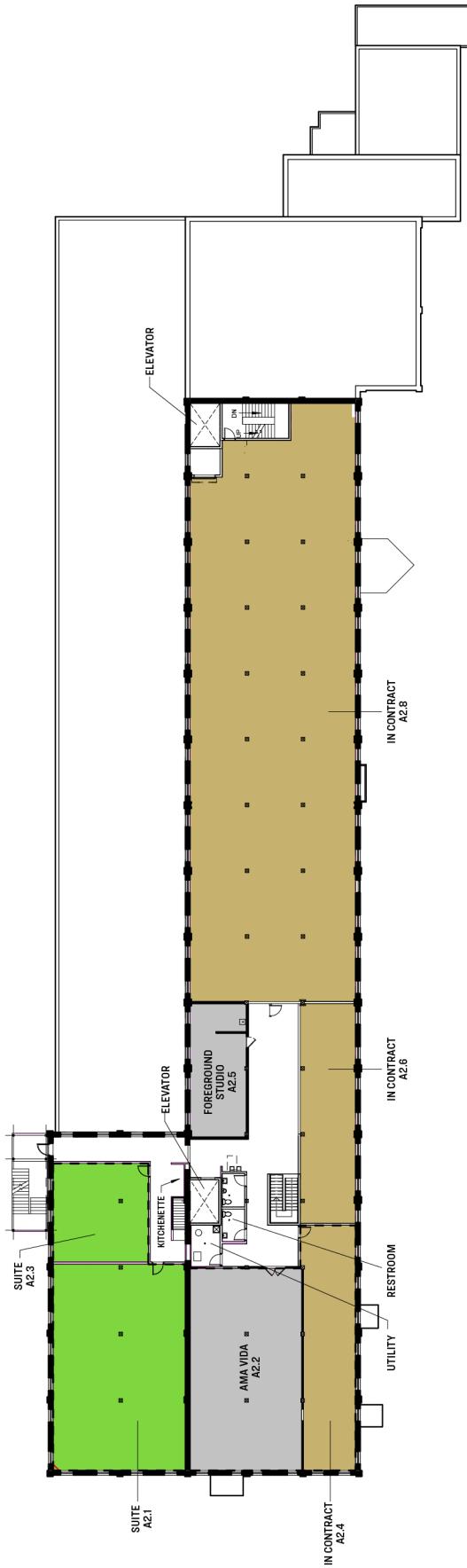
The Fort

allegra@thefortcolumbus.com

John Mally

NAI Ohio Equities

Jmally@OhioEquities.com



2050 S. High / Building A / Floor 2

A.2.1	Large Office Space	2,280	\$ 3,800.00	
A.2.2	Ama Vida Designs	1,837	\$ 1,400.00	
A.2.3	Small Office Space	765	\$ 1,054	In Contract
A.2.4	Multi-Use Studio	614	614	In Contract
A.2.5	Foreground Studio	1,298	1,298	In Contract
A.2.6	Multi-Use Studio	7,500	7,500	In Contract
A.2.8				



NAOhio Equities

Allegra Angelini

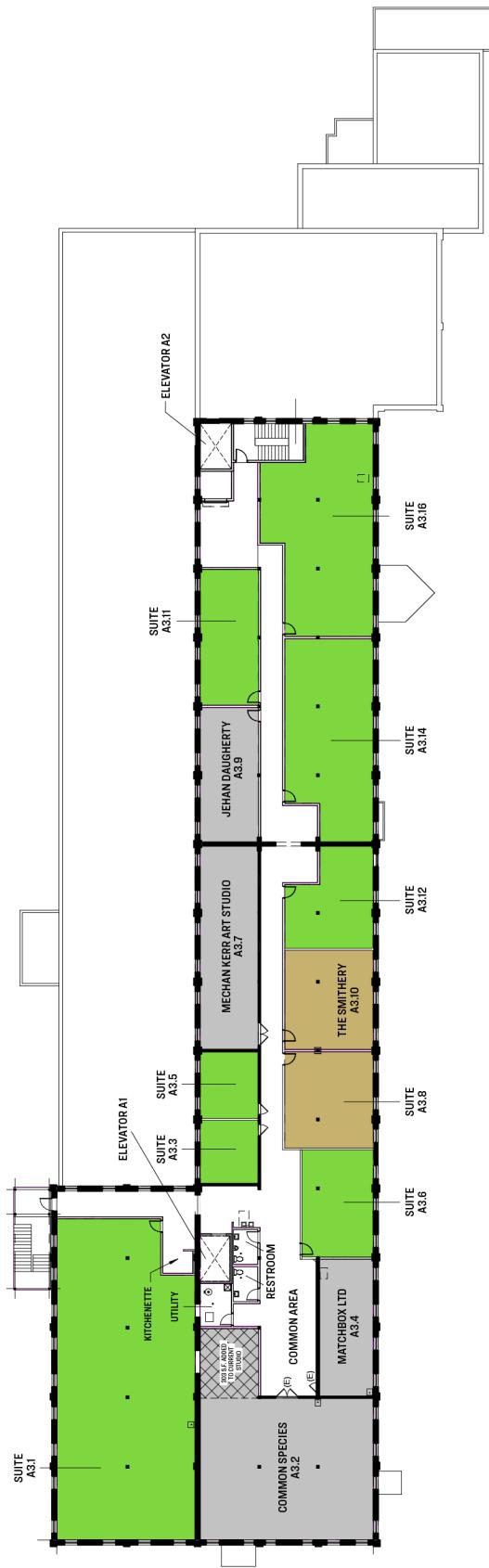
The Fort

allegra@thefortcolumbus.com

John Mally

NAI Ohio Equities

Jmally@OhioEquities.com



2050 S. High / Building A / Floor 3

A.3.1	Multi-Use Studio	3,043	\$ 5,070.00	
A.3.2	Common Species	2,135	\$ 525.00	
A.3.3	Multi-Use Studio	286	\$ 525.00	
A.3.4	Matchbox LTD	550		
A.3.5	Multi-Use Studio	286	\$ 525.00	
A.3.6	Multi-Use Studio	540	\$ 990.00	
A.3.7	Meghan Kerr Art Studios	884		
A.3.8	Multi-Use Studio	665	\$ 1,220.00	
A.3.9	Jehan Daugherty Photography	586		
A.3.10	The Smithery	677	Just leased!	
A.3.11	Multi-Use Studio	590	\$ 1,080.00	
A.3.12	Multi-Use Studio	560	\$ 1,025.00	
A.3.14	Multi-Use Studio	1,242	\$ 2,275.00	
A.3.16	Multi-Use Studio	1,496	\$ 2,750.00	

High Street / North