

Under New Ownership



# two Miranova

## Office For Lease

2 Miranova Place | Columbus, OH 43215

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# Property Highlights

Class A fully-amenitized Office Building

Prime Scioto riverfront location

Panoramic skyline views

12 stories | 21,353 RSF efficient floorplates

Fully reserved, 744-space Miranova Garage  
with 3:1,000 parking ratio

Highly capitalized ownership

Extensive building enhancements and renovations  
underway

**Rate: \$14.95-\$17.95 NNN**

First class on-site management



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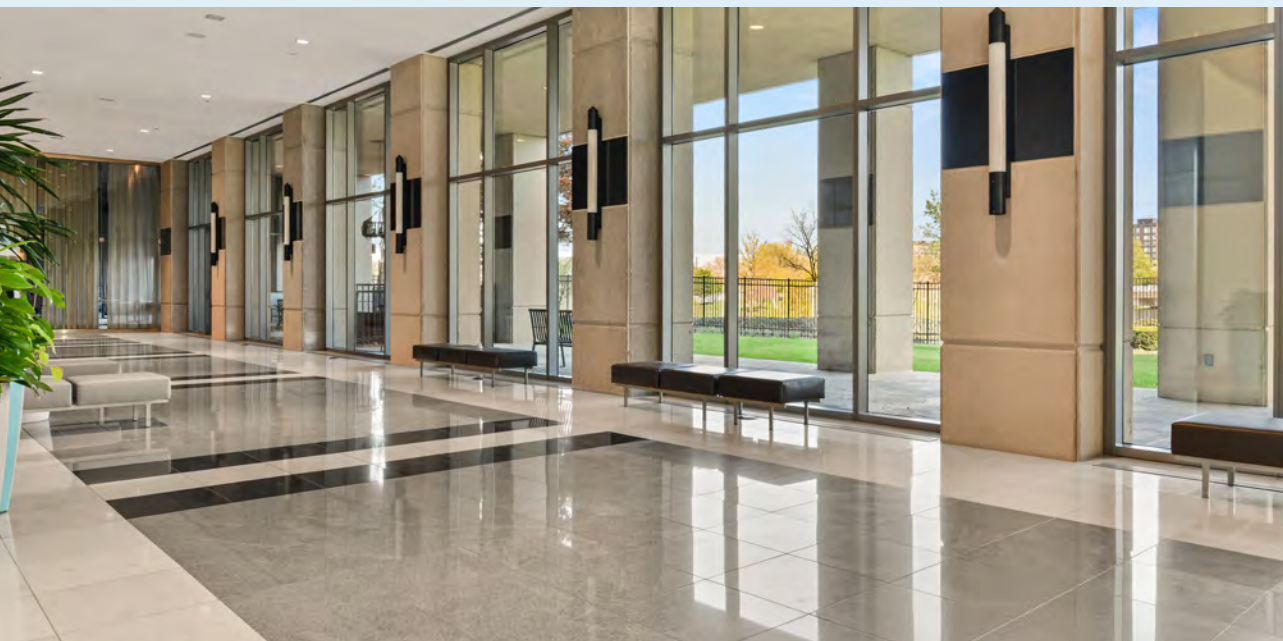
A premier Class A office experience in downtown Columbus offering unmatched **convenience**, elevated **amenities**, and a **wellness-focused** environment along the scenic Scioto Riverfront.

Unmatched Convenience



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With **direct freeway access**, **directly attached fully reserved parking** in the Miranova garage, **private downtown shuttle service**, and **immediate access to the Scioto Mile**, Two Miranova is designed to create the most convenient downtown workplace experience possible. The ongoing \$1.4B 'Ramp Up Columbus' project — revamping I-70 and I-71 — will further boost accessibility and convenience with new outbound ramps from Mound Street.



## Building Signage Opportunity

Top 3 floors + prominent building signage available

Anchor Tenant





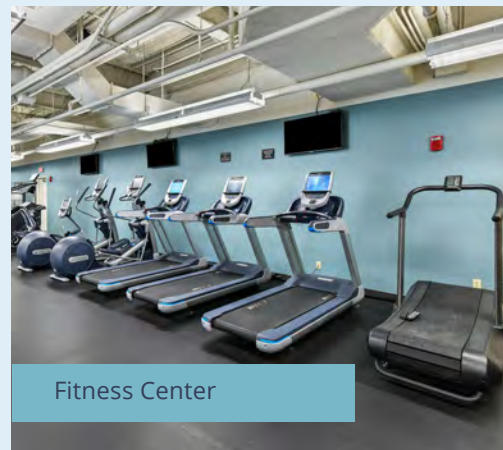
Updated Lobby



Expansive Outdoor Patio & Greenspace



Private Driveway



Fitness Center

## On-site Amenities

- **Miranova Fitness Center** with locker rooms, showers, basketball court and more
- **Miranova Café** open for breakfast and lunch
- **Fully-reserved parking** garage directly-attached to lobby
- **Private driveway** for convenient drop-off and pick-up
- **Bike storage** fully secured

## Enhancements Underway

- **Modernized fitness center** - new equipment, updated locker rooms, and more
- **Improved walkability** - via direct connection from outdoor patio to Scioto Mile walking paths
- **Private Shuttle Service** - available to all tenants for downtown pick-up/drop-off
- **White-boxed suites** to accelerate tenant buildouts
- **Ongoing improvements** - lobby renovations & additional amenities to be announced soon



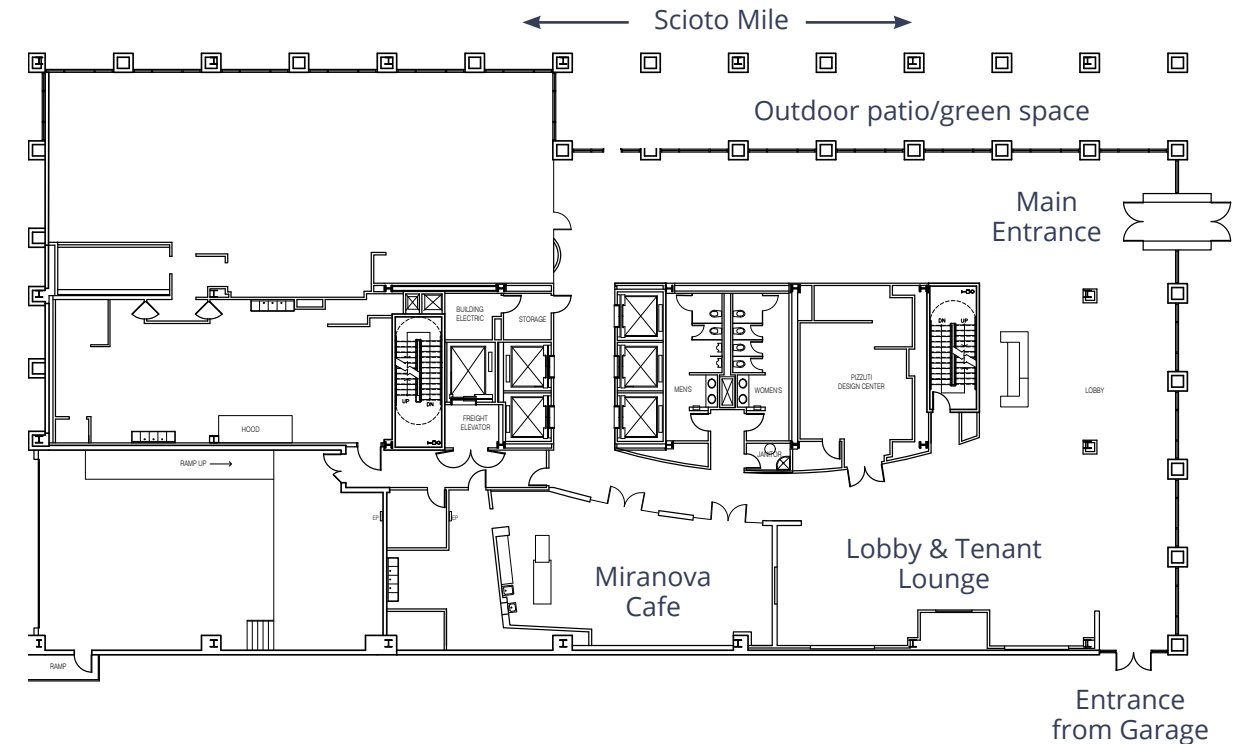
Miranova Café



Miranova Shuttle

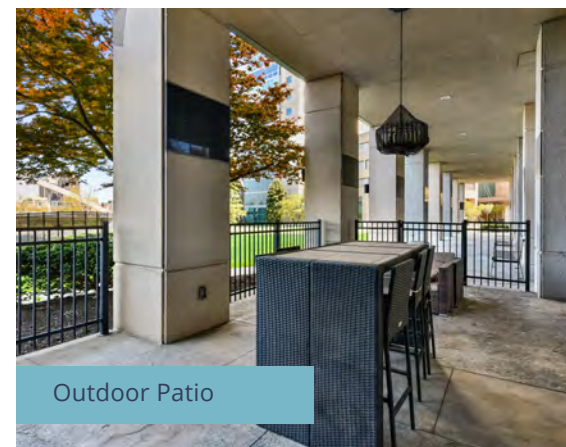
## Floor Plans

First Floor



Lobby & Tenant Lounge

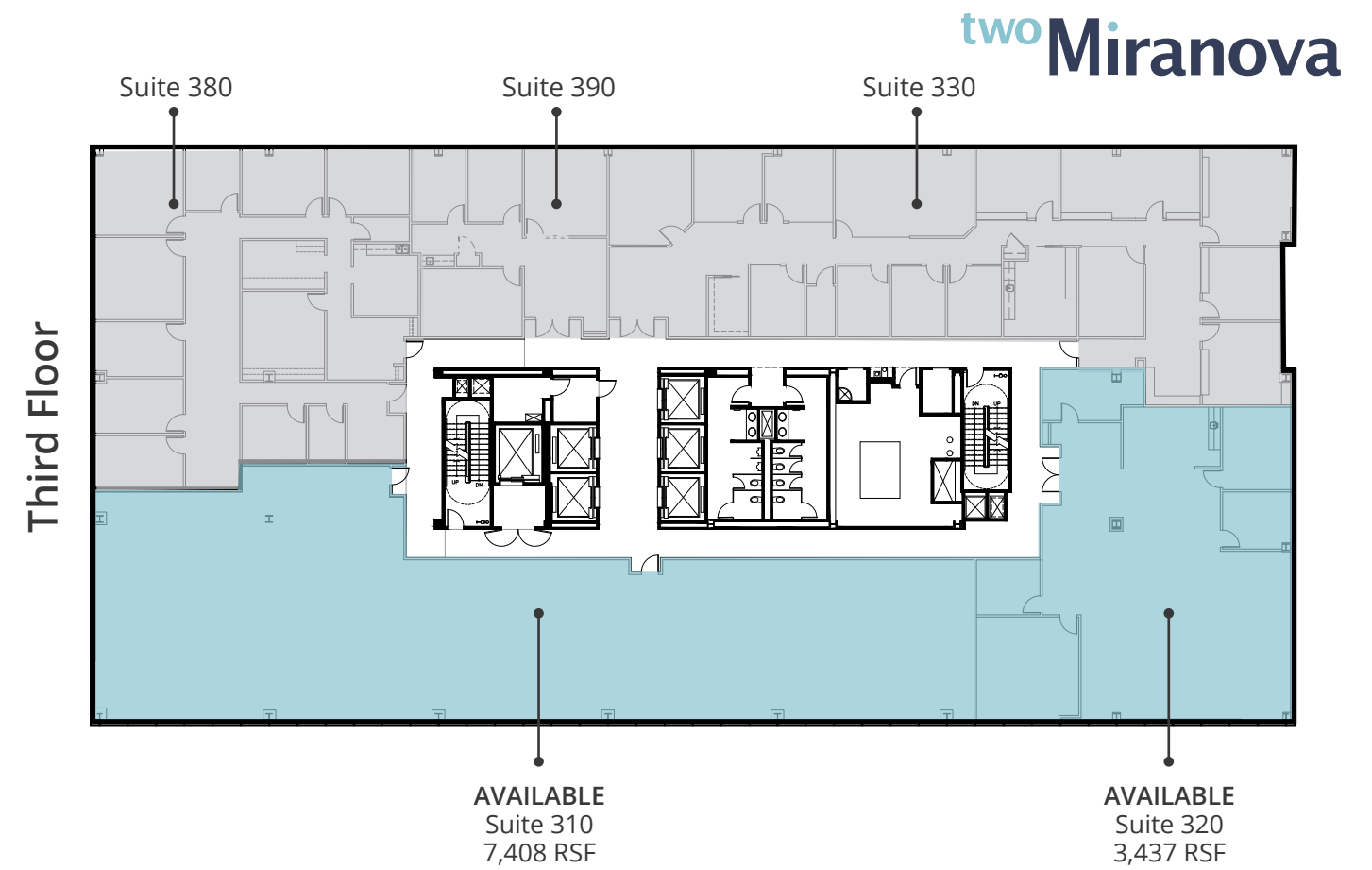
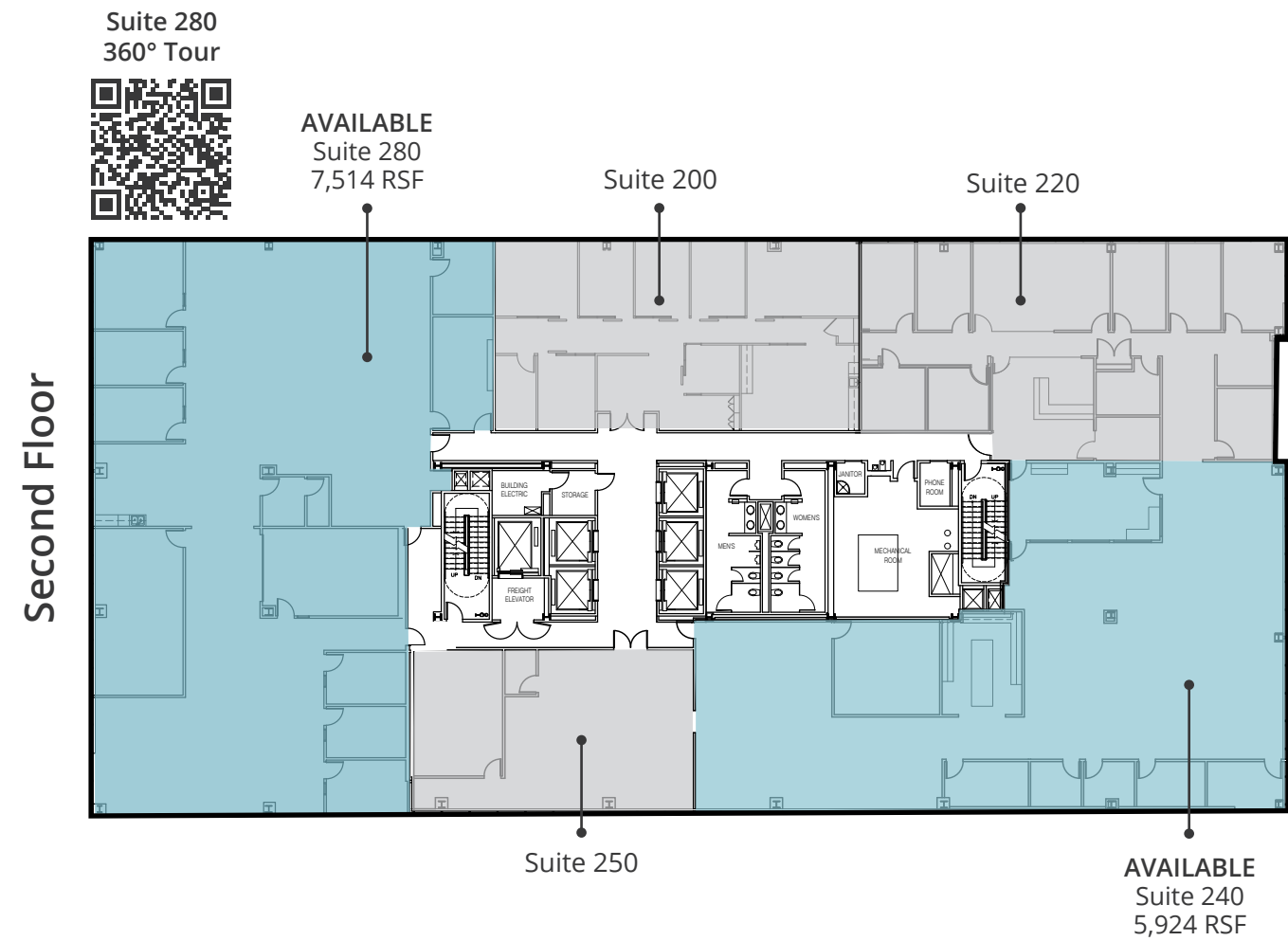
Amenities  
360° Tour



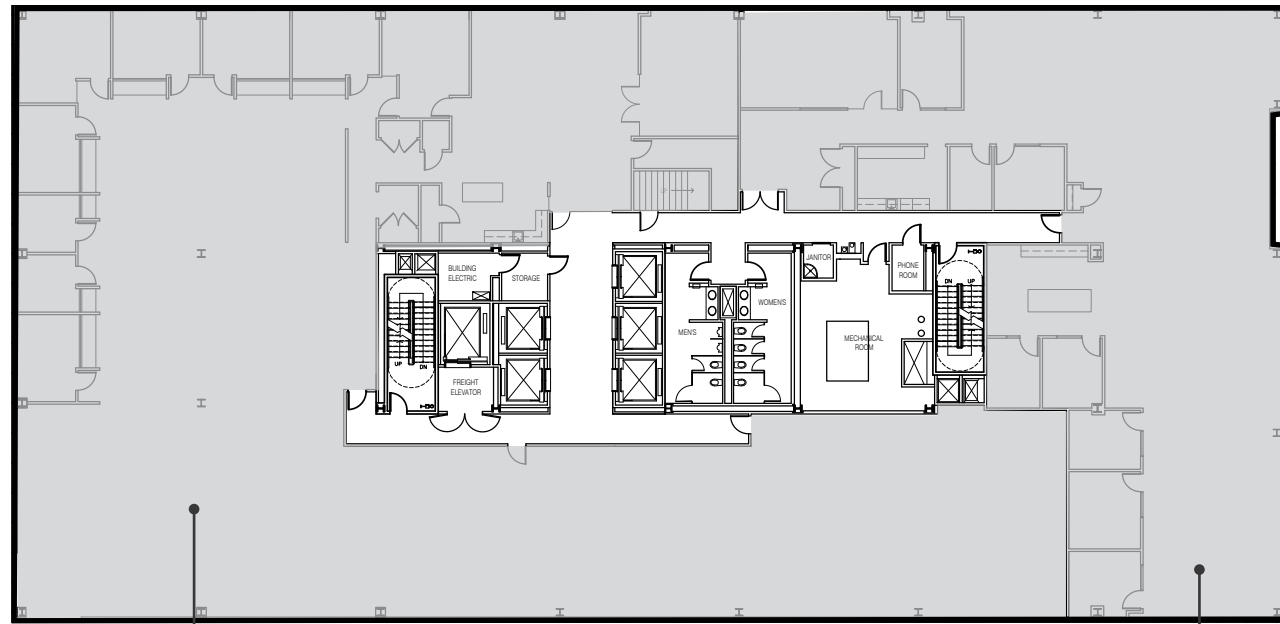
Outdoor Patio



Parking Garage



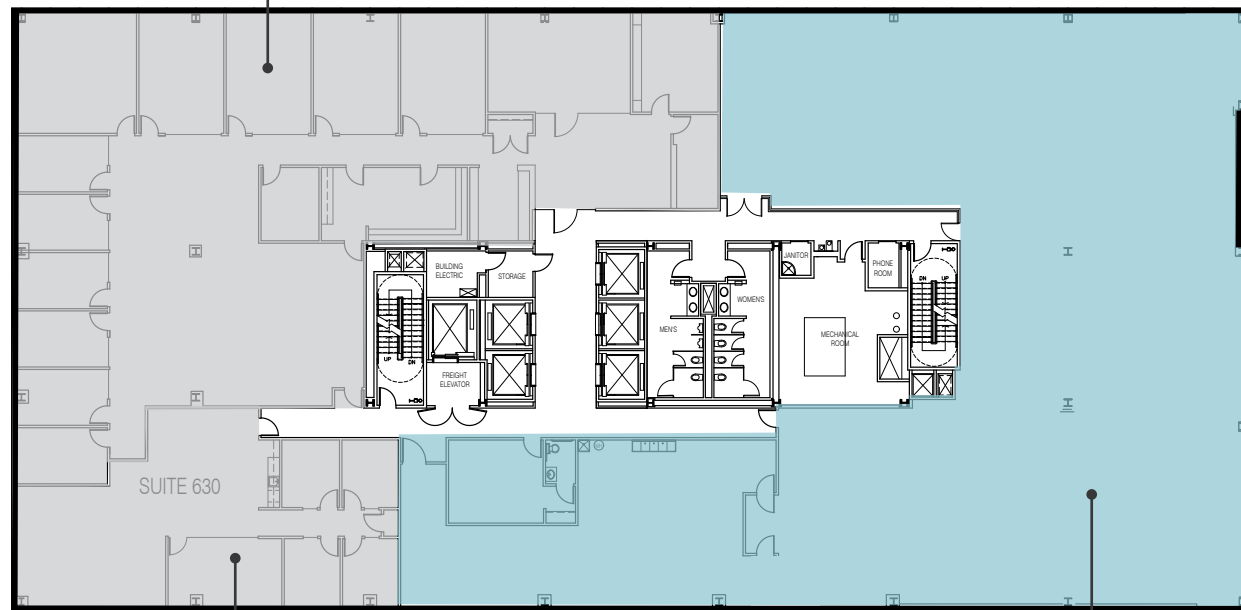
Fourth Floor



Suite 400

Suite 450

Sixth Floor



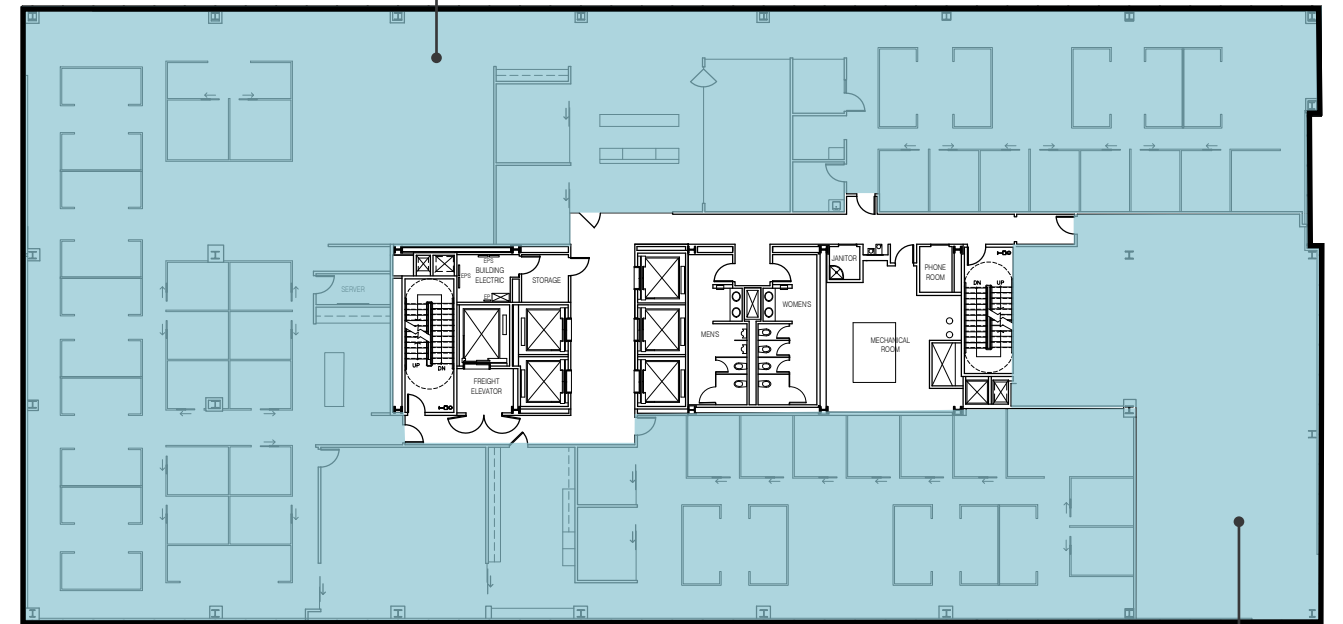
Suite 600

Suite 630

AVAILABLE  
Suite 650  
11,313 RSF

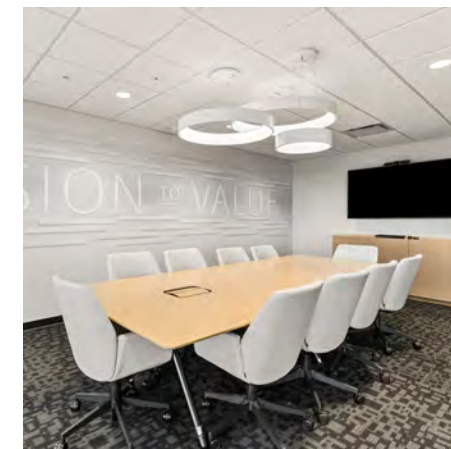
two **Miranova**

Ninth Floor

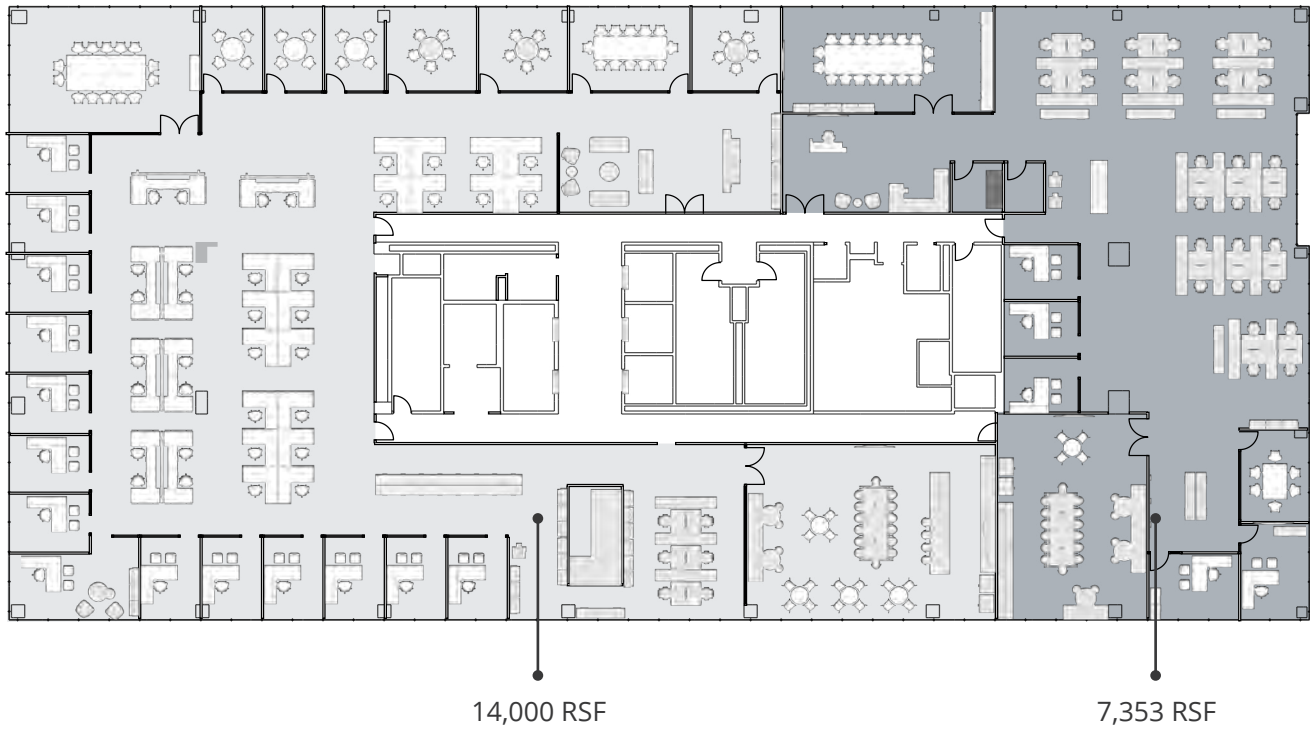


AVAILABLE  
Suite 900  
17,996 RSF

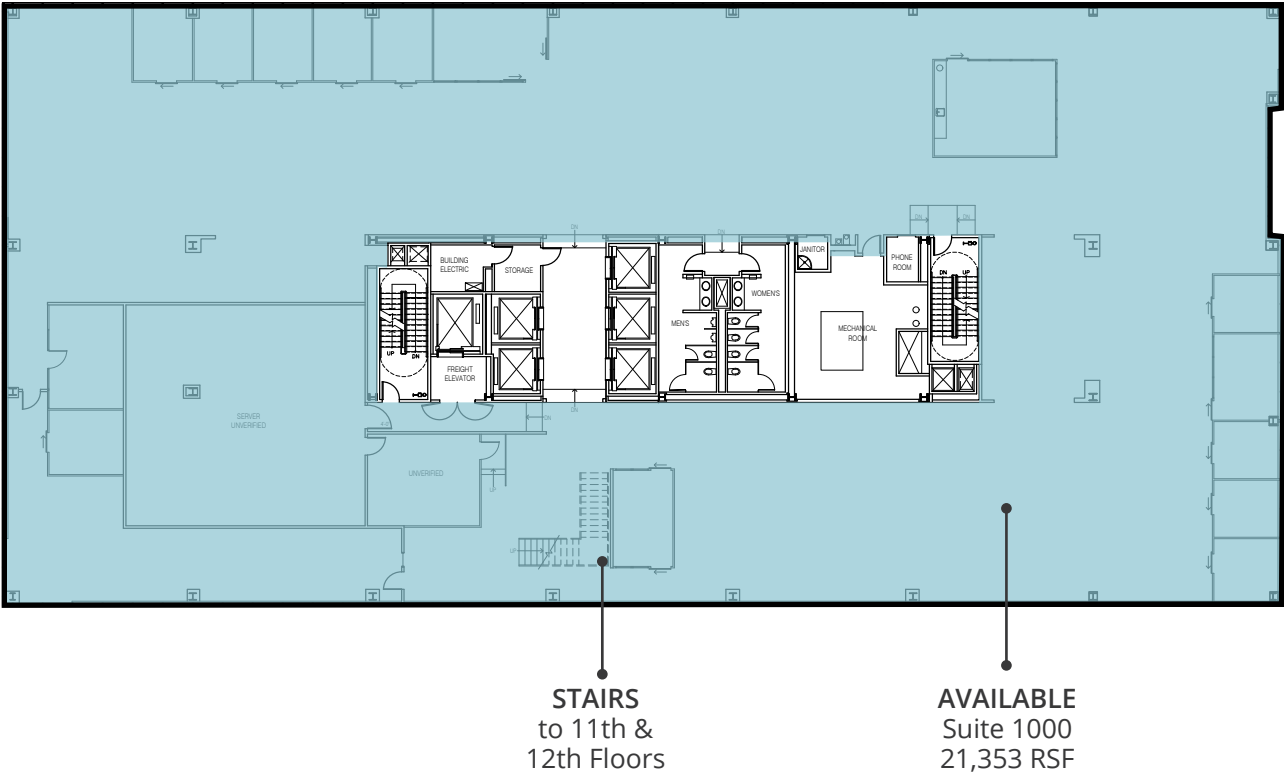
AVAILABLE  
Suite 950  
3,307 RSF



Tenth Floor - Potential Demising Options



Tenth Floor

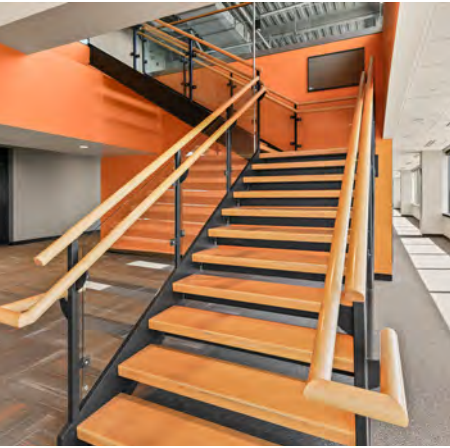
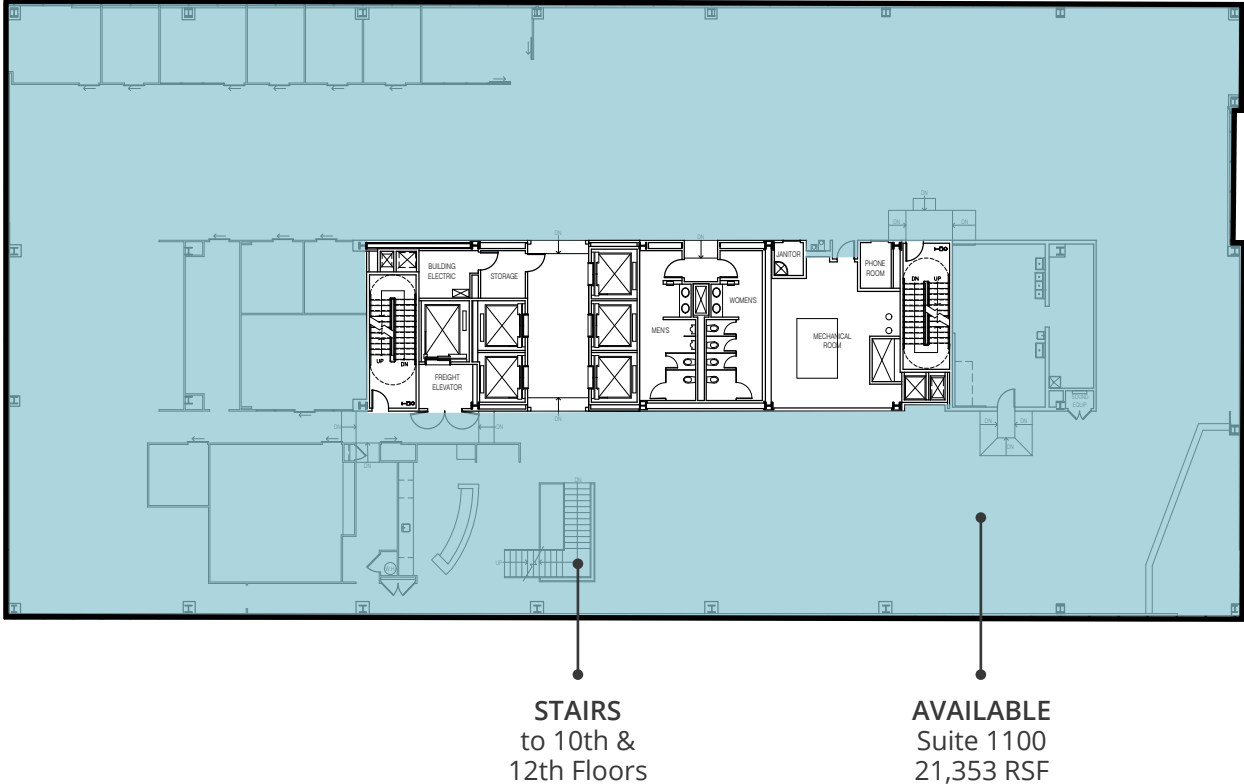


Suite 1100  
360° Tour



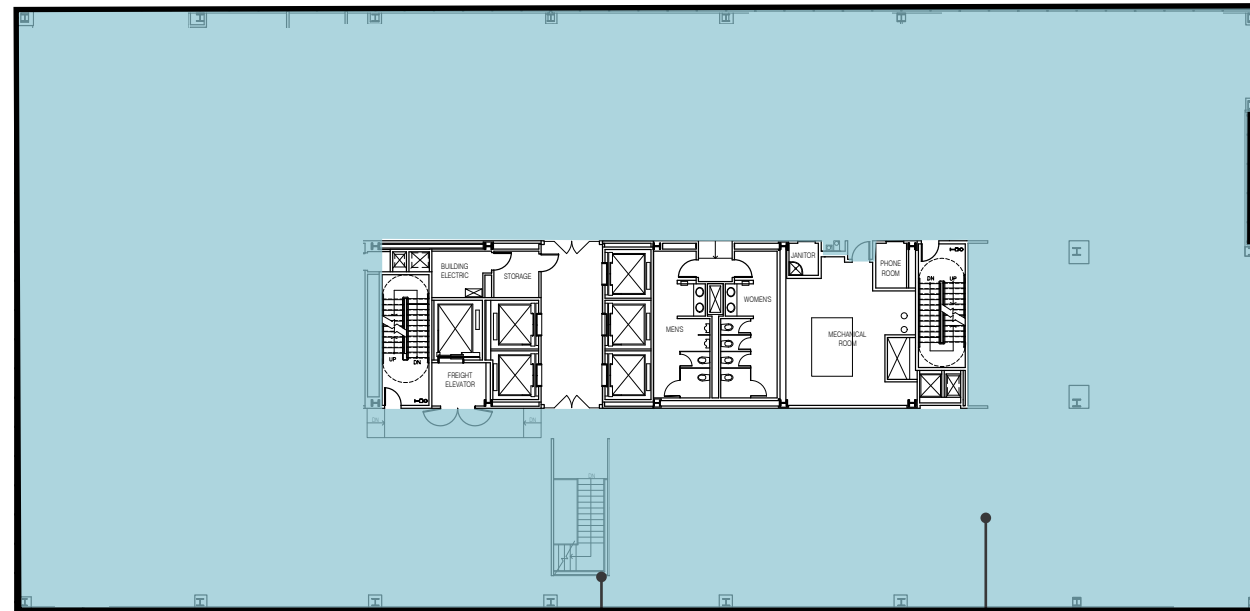
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Eleventh Floor





Twelfth Floor



STAIRS  
to 10th &  
11th Floors

AVAILABLE  
Suite 1200  
21,353 RSF

## Ramp-Up Project

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The Ohio Department of Transportation is underway on a \$1.4 billion revamp of the I-70 and I-71 freeways surrounding downtown Columbus. Known as the “Downtown Ramp Up” project, the initiative is designed to address safety concerns and reduce congestion by adding an extra lane in each direction on both highways, as well as creating two continuous lanes through the downtown corridor. The project also includes the construction of wider, pedestrian-friendly bridges featuring landscaping and parking, aimed at reconnecting neighborhoods such as the Brewery District, German Village, and Olde Towne East with downtown Columbus.



New Entrance  
Ramp from Mound  
St to I-70 West

New Exit Ramp  
from I-70 East to  
Fulton St

New Entrance  
Ramp from Mound  
St to I-71 South

### Ramp Up Stats

**\$1.4b**  
*total investment*

**70%**  
*of lane changes  
eliminated*

**1**  
*additional lane in each  
direction on I-70 & I-71*

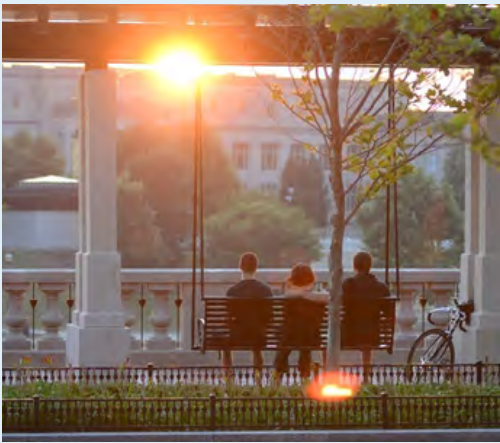
**2**  
*continuous lanes  
for I-70 & I-71*

# Nearby Amenities



# Located **Downtown**

Located on the banks of the Scioto River and just steps away from the heart of downtown, Two Miranova offers the best of both worlds: a premier Class A office experience with a focus on convenience and well-being. Tenants enjoy panoramic skyline views, access to an expansive outdoor terrace and greenspace, Scioto Mile walking paths, directly-attached, fully-reserved parking, easy freeway access, and more – designed to deliver unmatched convenience and a workplace experience centered on wellness and connectivity.



# On the **Scioto Mile**

- Parks & Green Spaces**  
The Scioto Mile is downtown’s Riverfront destination consisting of 175 acres of urban greenspace, riverfront parks, memorials, public art, performance pavilions, recreation opportunities, fountains, swinging benches, and more.
- Walking & Cycling**  
Miles of beautifully maintained walking paths and bike trails connecting the city’s central business district and cultural areas to the beautiful Scioto River.
- Events**  
Enjoy the city’s most celebrated events here including Red White & Boom, The Jazz & Ribs Fest, Columbus Arts Festival, free concerts at Bicentennial Park, and much more.



A low-angle photograph of a modern, multi-story office building with a glass and metal facade. The building features horizontal bands of glass and light-colored panels. The sky is clear blue. The building is surrounded by a green lawn and some trees.

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## For More Information:

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CAPITAL AND DEVELOPMENT

