

65

EAST
STATE

BE WHERE
IT HAPPENS.

Hub 65

Amenities

- Golf/gaming simulator
- Event space
- Common conference rooms
 - Training room
 - Fitness center
 - Group fitness room

Find it all on the 16th floor...



1,000 Car
Underground
Garage



Class A
Recently
renovated office
building



Energy Efficient
Energy Star
Certified
2007 & 2014



Amenities
Within
Walking
Distance



Community
Conference
Center

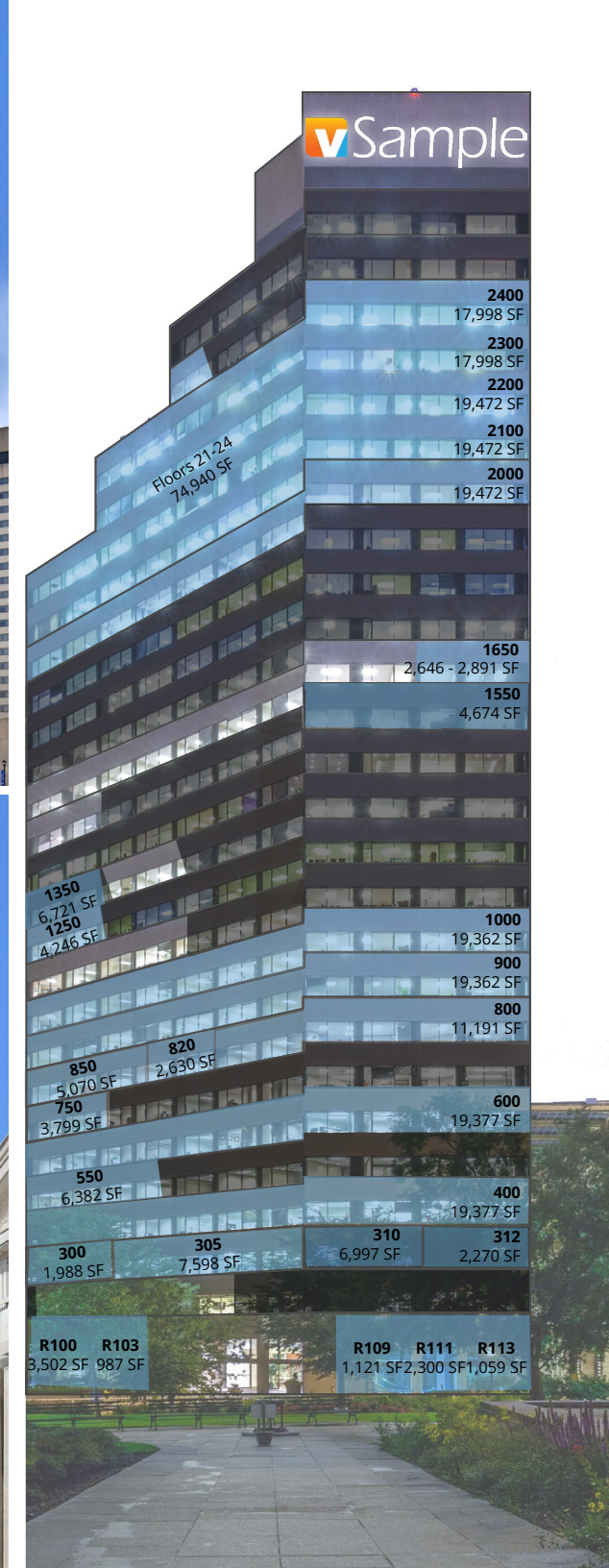
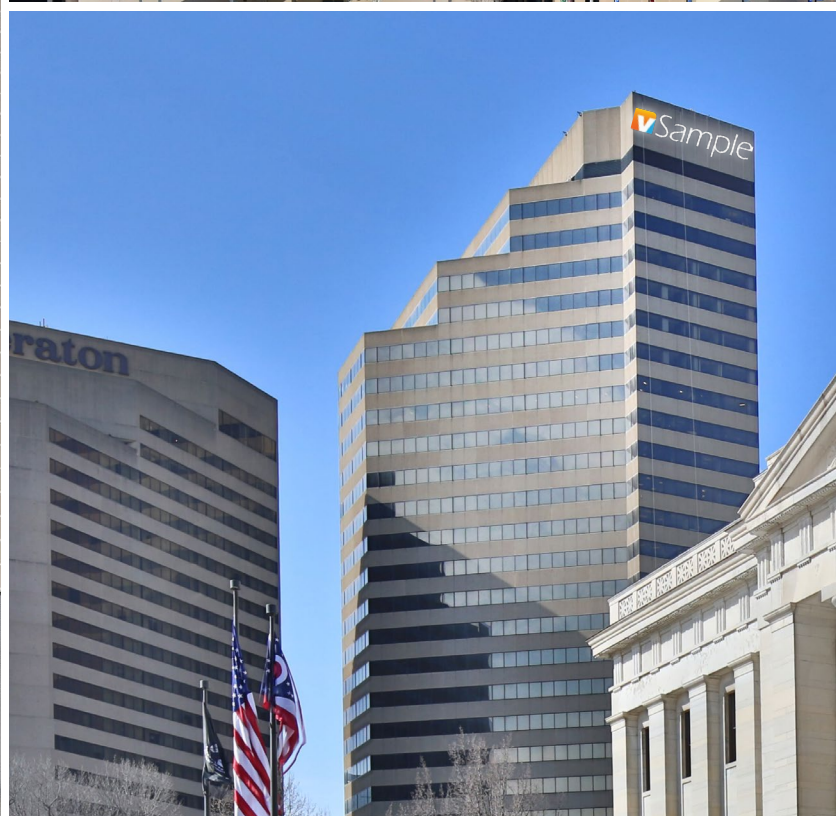


Security
24-Hour
Key Card
Access



Building Availability

Building signage available for anchor tenant



Suites Available up to 6,000 RSF

<i>Suite L100</i>	3,502 RSF	Office/retail space
<i>Suite R103</i>	987 RSF	Retail; former gift shop
<i>Suite R109</i>	1,121 RSF	Small suite with easy access to the Columbus Commons
<i>Suite R111</i>	2,300 RSF	Former restaurant space
<i>Suite R113</i>	1,059 RSF	Ideal small suite off the main door entrance
<i>Suite 300</i>	1,988 RSF	Efficient suite with 5 private offices
<i>Suite 310</i>	6,997 RSF	Some open space with perimeter offices
<i>Suite 312</i>	2,270 RSF	Ideal small suite with lots of glass
<i>Suite 750</i>	3,799 RSF	Perimeter hard wall offices; overlooks the Commons
<i>Suite 820</i>	2,630 RSF	Mostly open space. <i>Can combine with Suite 850 for a total of 5,794 SF.</i>
<i>Suite 860</i>	3,164 RSF	Mostly private offices. <i>Can combine with Suite 820 for a total of 5,794 SF.</i>
<i>Suite 1250</i>	4,246 RSF	Mix of offices and open space; overlooks the Commons
<i>Suite 1550</i>	4,674 RSF	Some open space with perimeter offices
<i>Suite 1650</i>	2,646 - 2,891 RSF	Some open space with perimeter offices

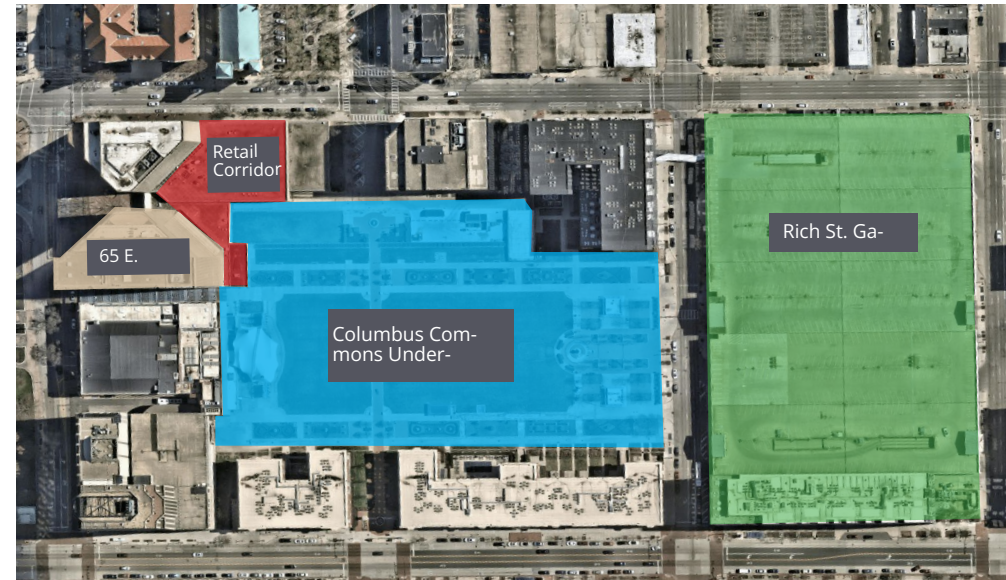
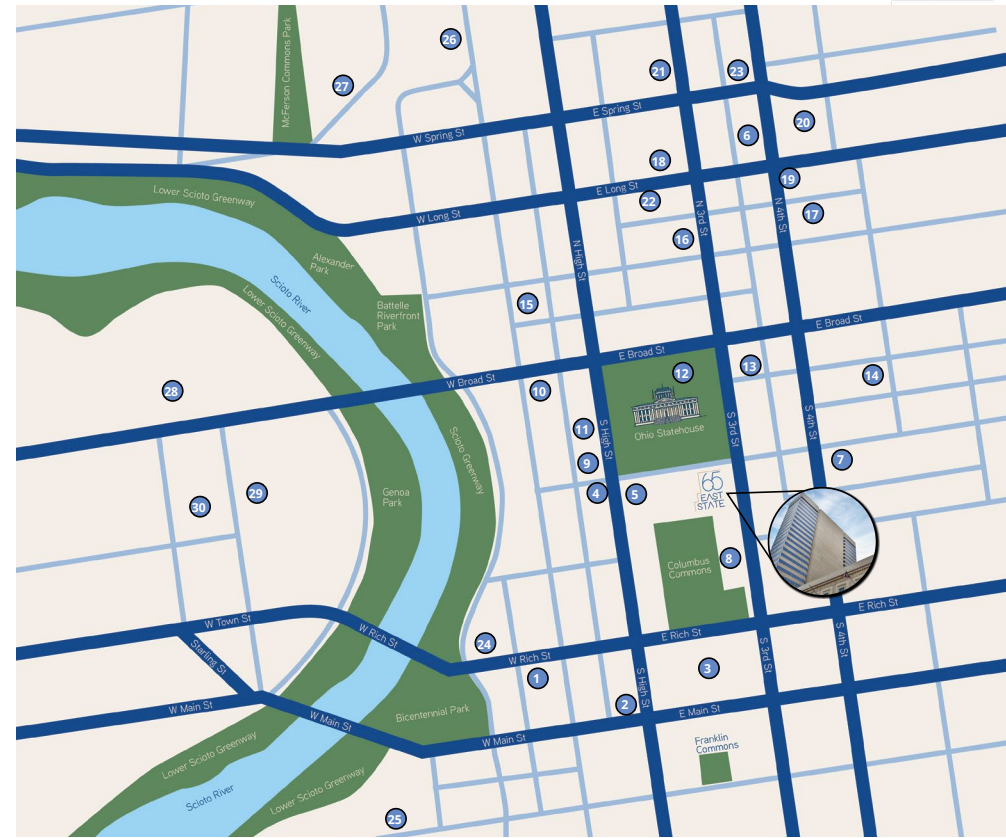
Large Suites Available up to 67,524 Contiguous RSF

<i>Suite 305</i>	7,598 RSF	Some open space with perimeter offices
<i>Suite 400</i>	19,377 RSF	Perimeter hard wall offices; <i>divisible</i>
<i>Suite 550</i>	6,382 RSF	Mostly open space with several offices
<i>Suite 600</i>	19,377 RSF	White box condition; <i>divisible</i>
<i>Suite 800</i>	11,191 RSF	Can be combined with suites 820 and 860 up to 16,985 RSF
<i>Suite 900</i>	19,362 RSF	Mostly hard wall offices; <i>divisible</i>
<i>Suite 1000</i>	19,362 RSF	Mostly hard wall offices; <i>divisible</i>
<i>Suite 1910</i>	8,327 RSF	Mostly private offices with conference and training rooms
<i>Suite 2000</i>	19,472 RSF	Mostly hard wall offices; <i>divisible - available 7/1/2027</i>
<i>Suite 2110</i>	12,056 RSF	Partially built out space intended for WeWork. Great opportunity for the next tenant.
<i>Suite 2200</i>	19,472 RSF	
<i>Suite 2300</i>	17,998 RSF	
<i>Suite 2400</i>	17,998 RSF	

Asking Rate: \$21.95-\$24.95 PSF MG

Parking Options

	Parking Location	Spaces	Monthly	Monthly	Daily
1	RiverSouth Parking Garage	773	\$105	\$170	\$2 - 12
2	269 S High St	41	\$40	-	\$3 - 7
3	Columbus Commons Main	3,677	\$110	\$170	\$1 - 12
4	107 S High St	115	\$195	\$230	\$8 - 15
5	Fifth Third Building	428	\$195	\$250	\$3 - 13
6	General Tire Lot	59	\$100	-	\$6
7	185 - 201 E State St	100	\$100	-	\$3 - 7
8	Columbus Commons Underground	954	\$180	\$250	\$3 - 17
9	Riffe Center	500	-	-	\$2 - 13
10	Huntington Plaza	220	-	-	\$2 - 20
11	Huntington Center Garage	1,000	\$190	-	\$2 - 20
12	Ohio State House	1,200	-	-	\$2 - 14
13	Galleria Garage	94	-	-	\$2 - 14
14	Capital Plaza Garage	1,475	\$140	\$200	\$1 - 9
15	LeVeque Tower	1,157	\$230	\$400	\$5 - 20
16	3rd and Gay Bank Lot	75	-	-	\$4 - 15
17	Fourth and Elm Garage	680	\$110	\$170	\$2 - 10
18	60 E Long St	564	\$95	\$215	\$6 - 20
19	110 N 4th and Long St	60	-	-	\$3 - 8
20	168 N 4th St	162	\$100	-	\$3 - 8
21	74 E Spring St	88	-	\$60	\$5
22	Buckeye Garage	755	\$150	\$225	\$2 - 20
23	201 - 203 N 4th St	44	\$100	-	\$3 - 8
24	200 Civic Center	484	\$135	-	-
25	2 Miranova Pl	744	-	-	\$6
26	Front St Garage	3,150	-	-	\$5 - 20
27	245 Marconi Blvd	189	-	-	\$3 - 12
28	Veterans Memorial Lot	1,178	\$46	-	\$5 - 7
29	COSI Lot	616	-	-	\$5 - 8
30	330 Rush Alley	485	\$60	-	\$4-10
	21,067	\$125 avg	\$213 (avg)	\$3 - 13 (avg)	

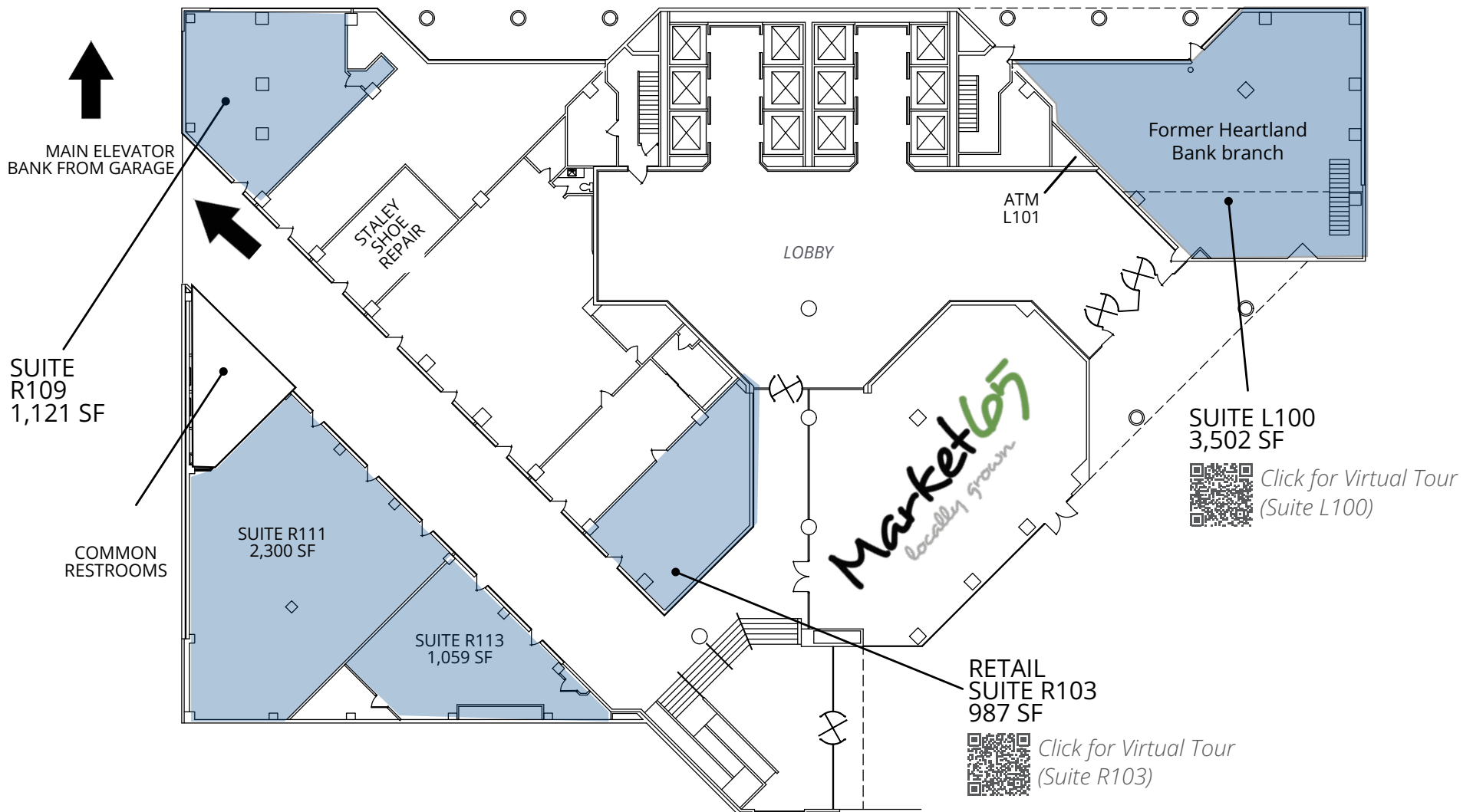


Attached underground parking (access via retail corridor in the building)

1st Floor



GALBREATH PAVILION



Featured 1st Floor Availability

Suite L100



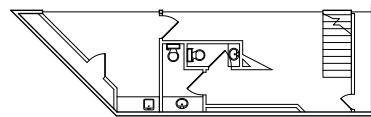
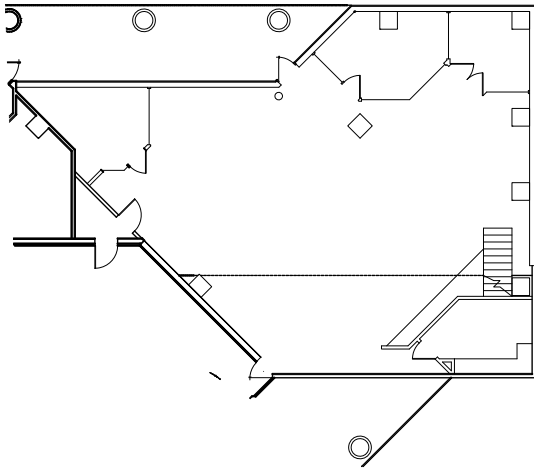
*Click for Virtual Tour
(Suite L100)*

3,502 RSF (office/retail availability - former bank branch)

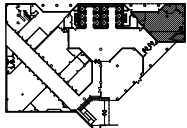
GALBREATH PAVILION

STATE HOUSE VIEW →

1st Floor



MEZZANINE

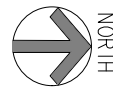


Building Key Plan

1st FLOOR

N.T.S.

EAST STATE STREET

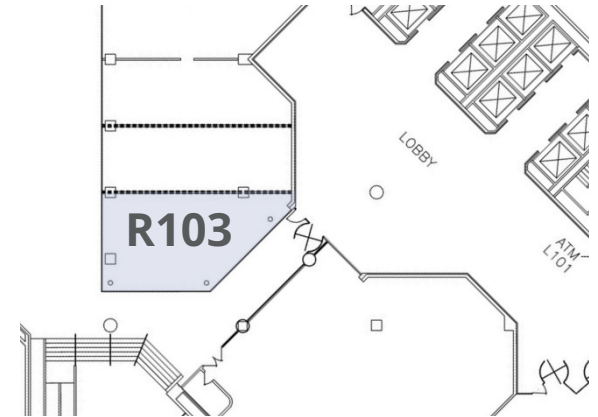


Suite R103



*Click for Virtual Tour
(Suite R103)*

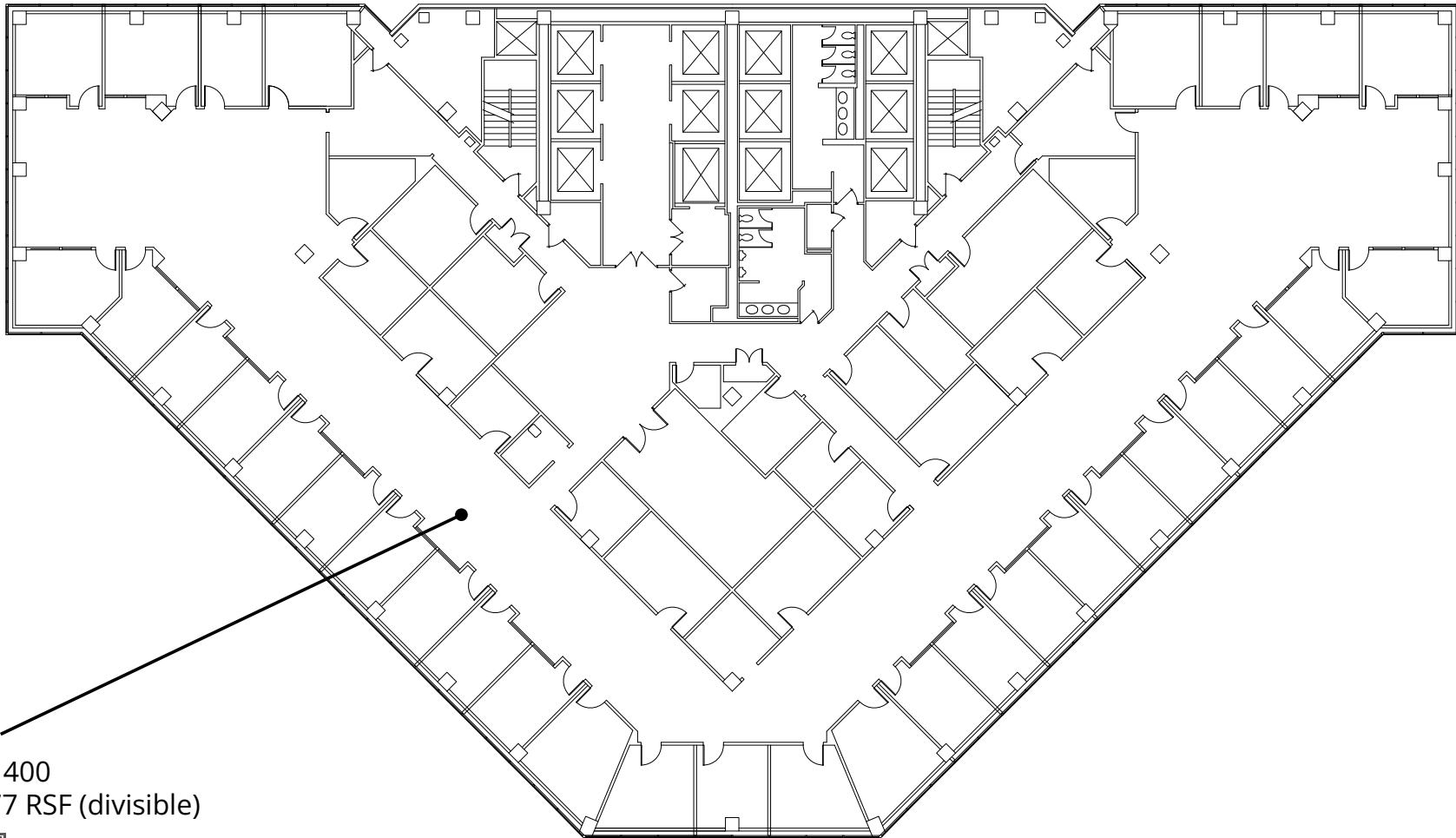
987 RSF (retail availability - former gift shop)



3rd Floor



4th Floor

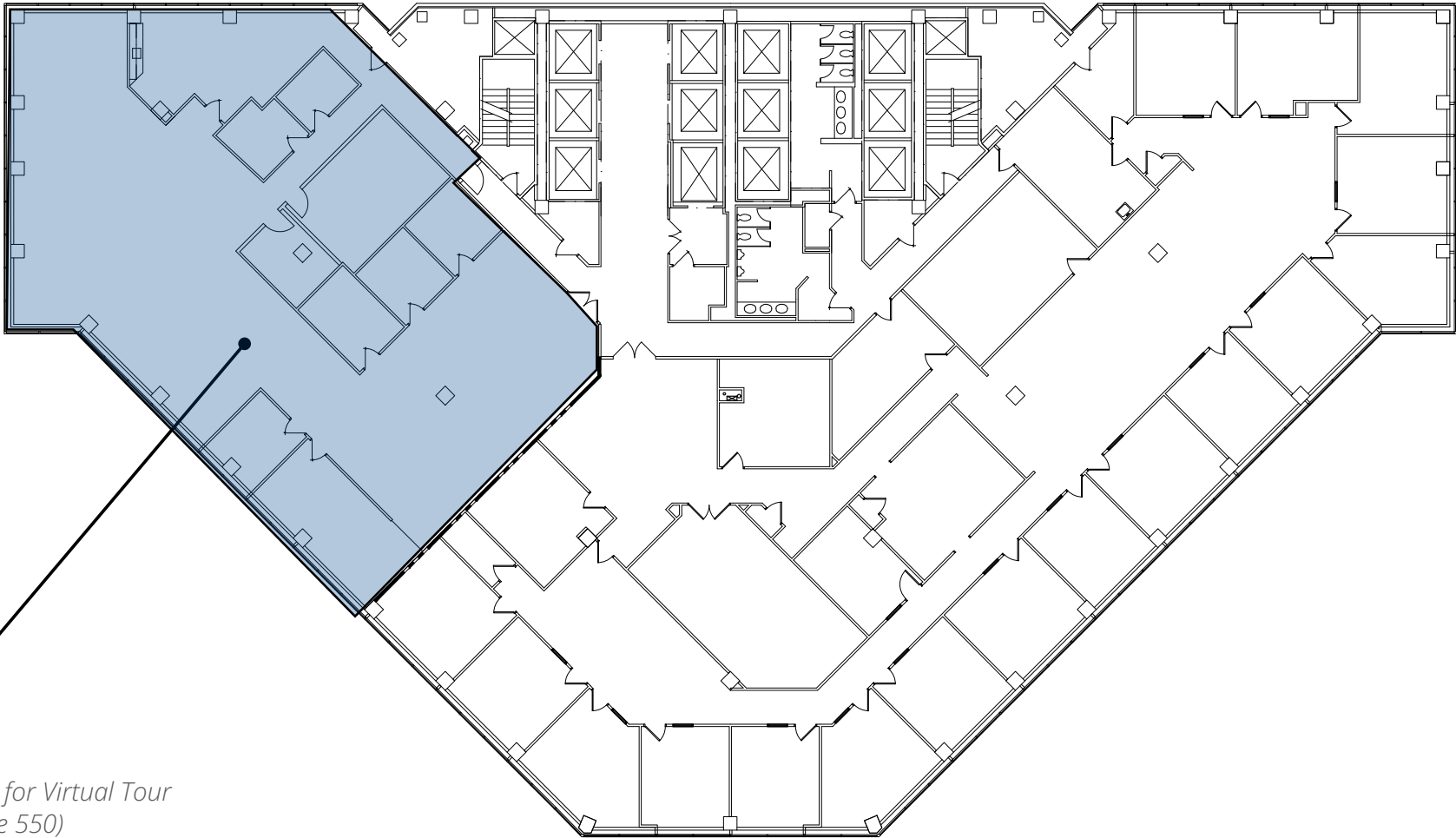


Suite 400
19,377 RSF (divisible)



[Click for Virtual Tour
\(Suite 400\)](#)

5th Floor

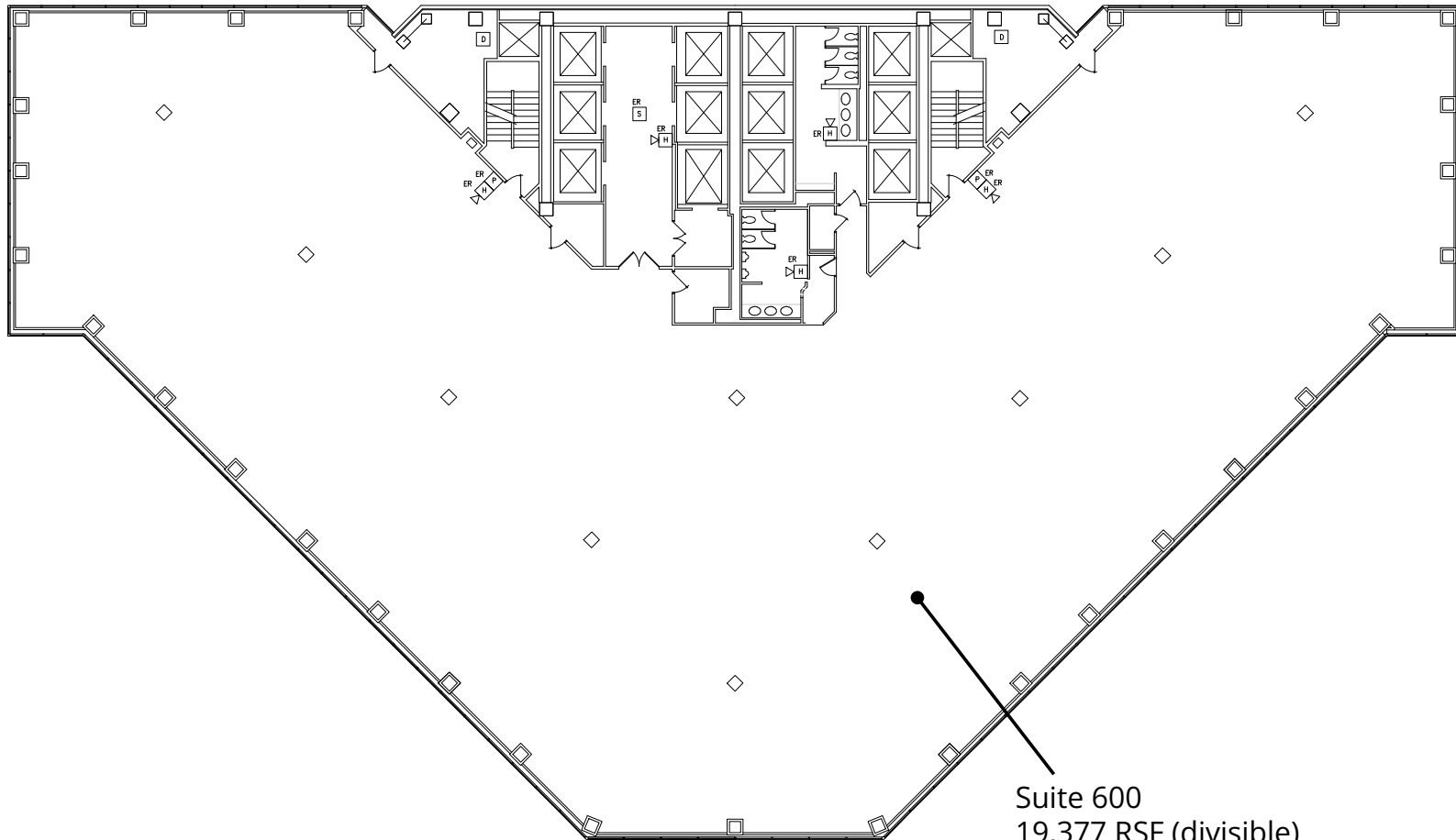


Suite 550
6,382 RSF



[Click for Virtual Tour
\(Suite 550\)](#)

6th Floor

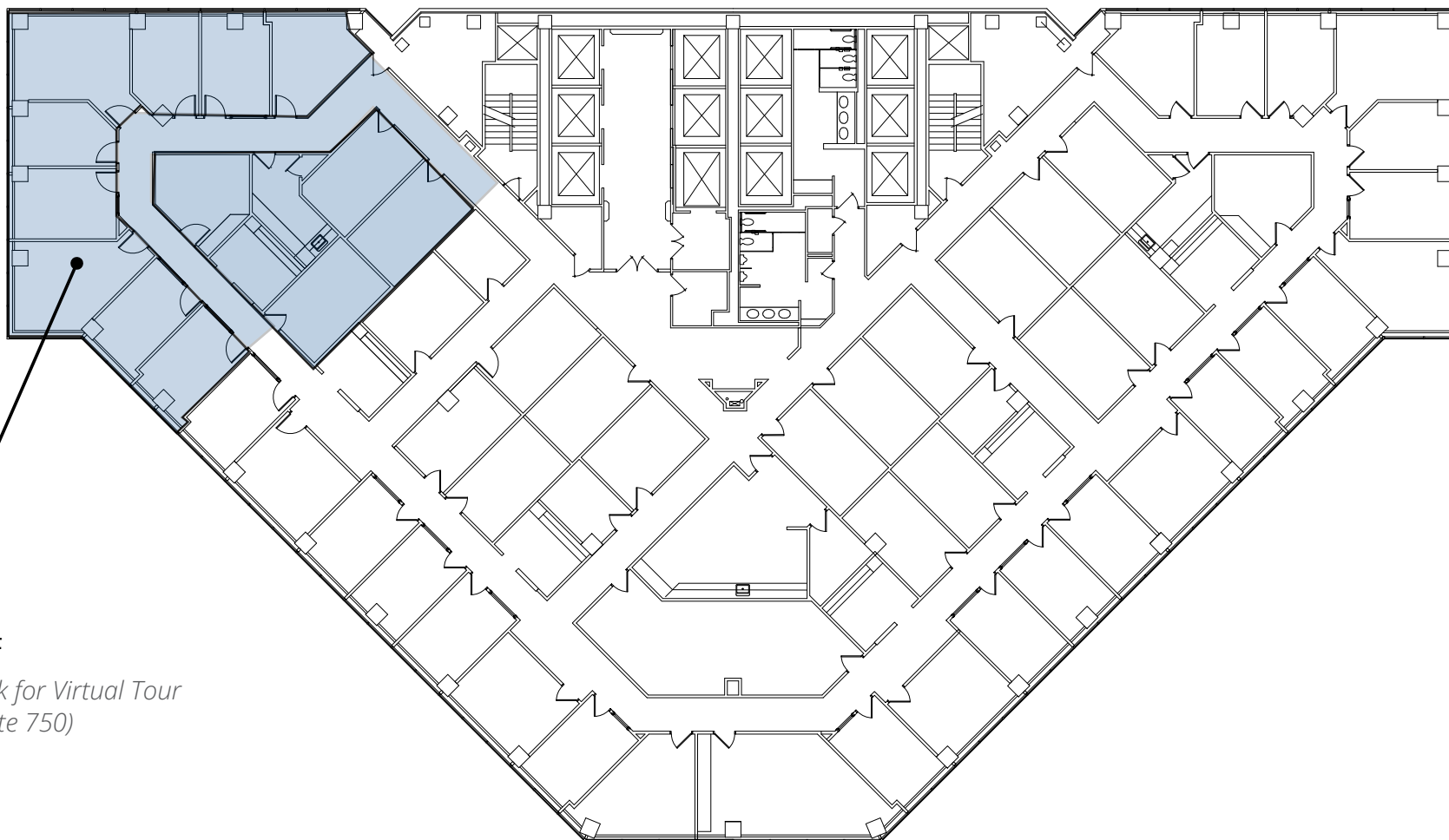


Suite 600
19,377 RSF (divisible)



*Click for Virtual Tour
(Suite 600)*

7th Floor



Suite 750
3,799 RSF



*Click for Virtual Tour
(Suite 750)*

8th Floor



Suite 860
3,164 RSF



[Click for Virtual Tour
\(Suite 860\)](#)

Suite 820
2,630 RSF



[Click for Virtual Tour
\(Suite 820\)](#)

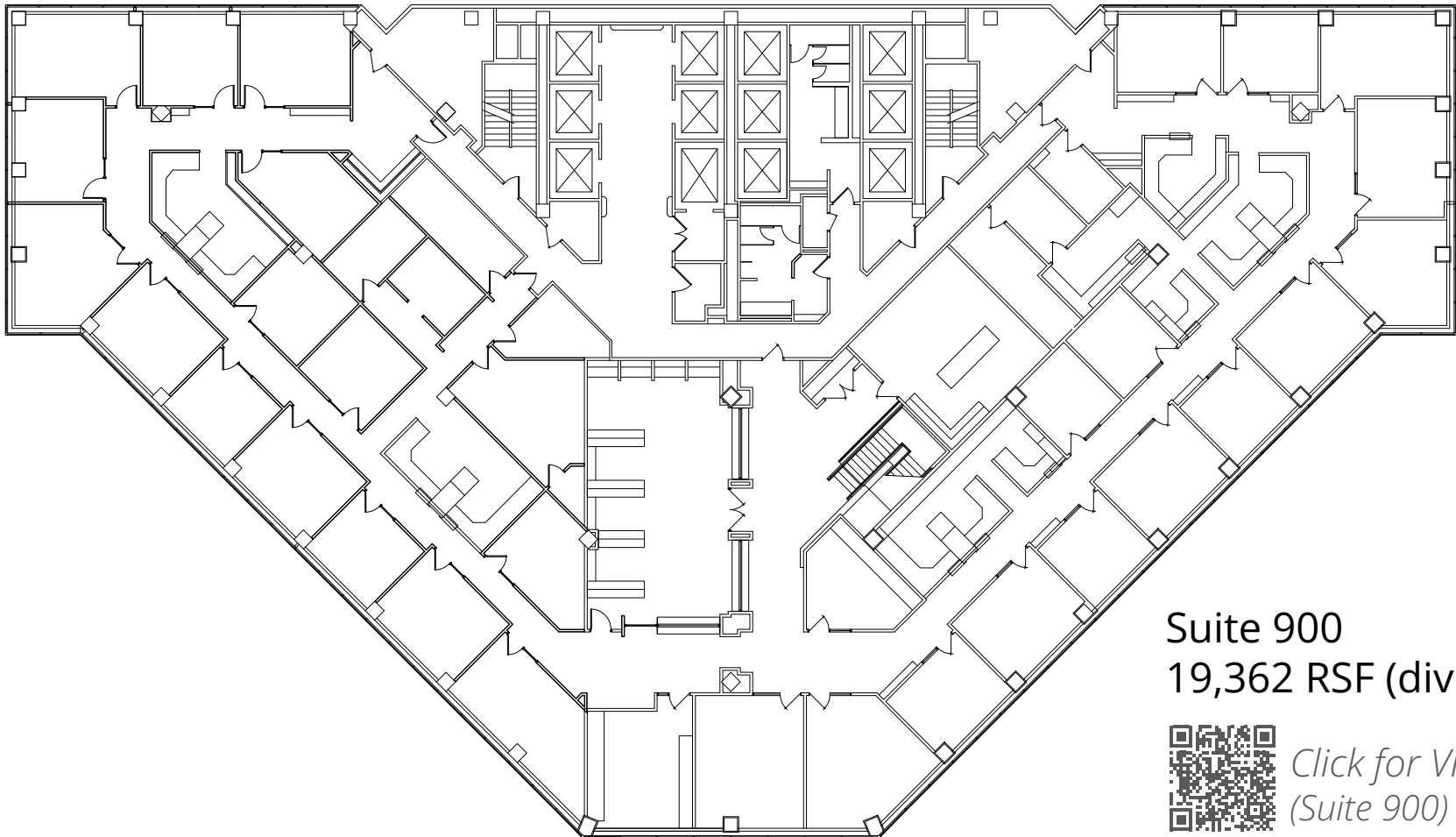
Suite 800
11,191 RSF



[Click for Virtual Tour
\(Suite 800\)](#)

Contiguous up to 16,985 RSF

9th Floor

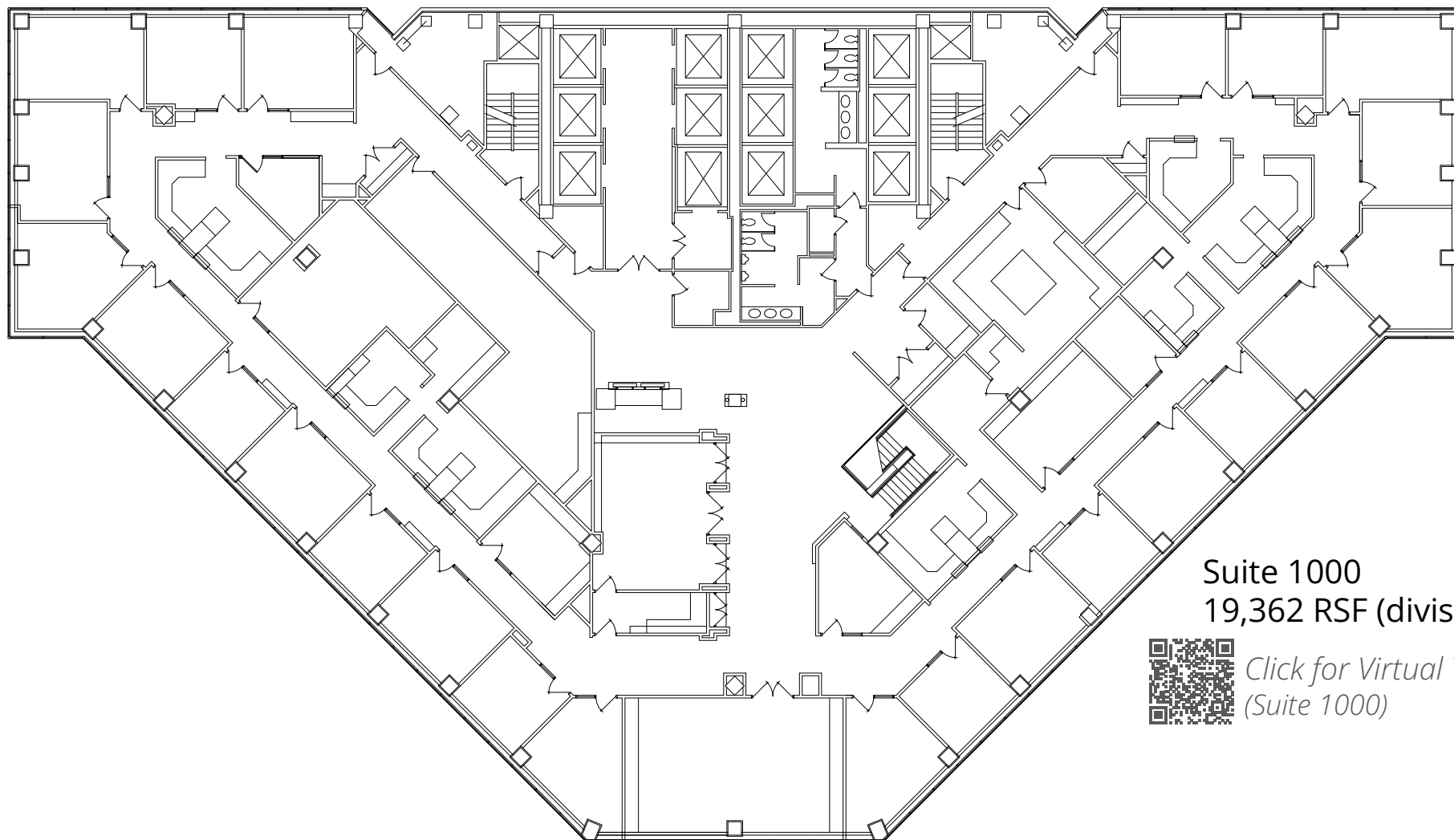


Suite 900
19,362 RSF (divisible)



*Click for Virtual Tour
(Suite 900)*

10th Floor

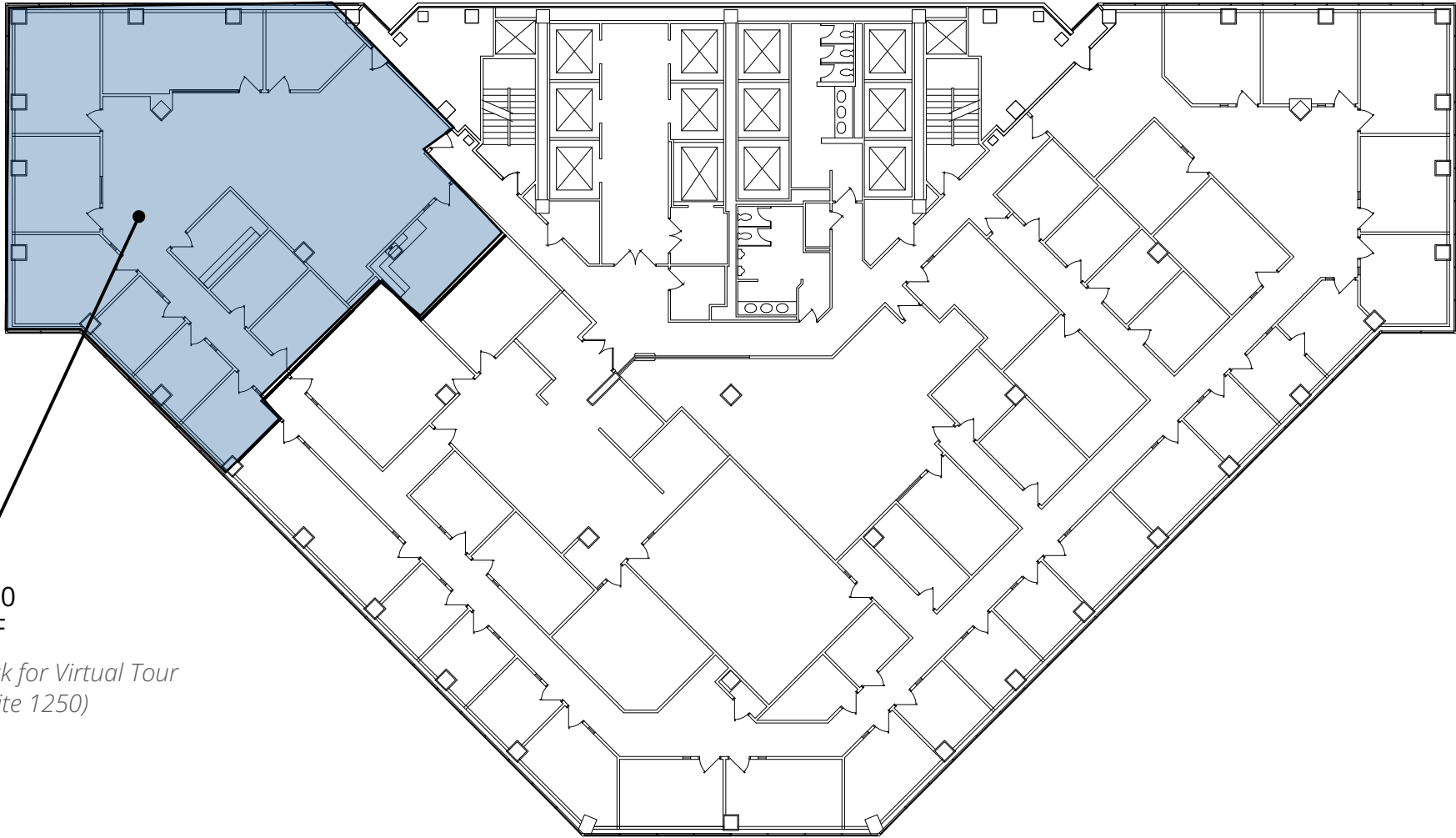


Suite 1000
19,362 RSF (divisible)



*Click for Virtual Tour
(Suite 1000)*

12th Floor

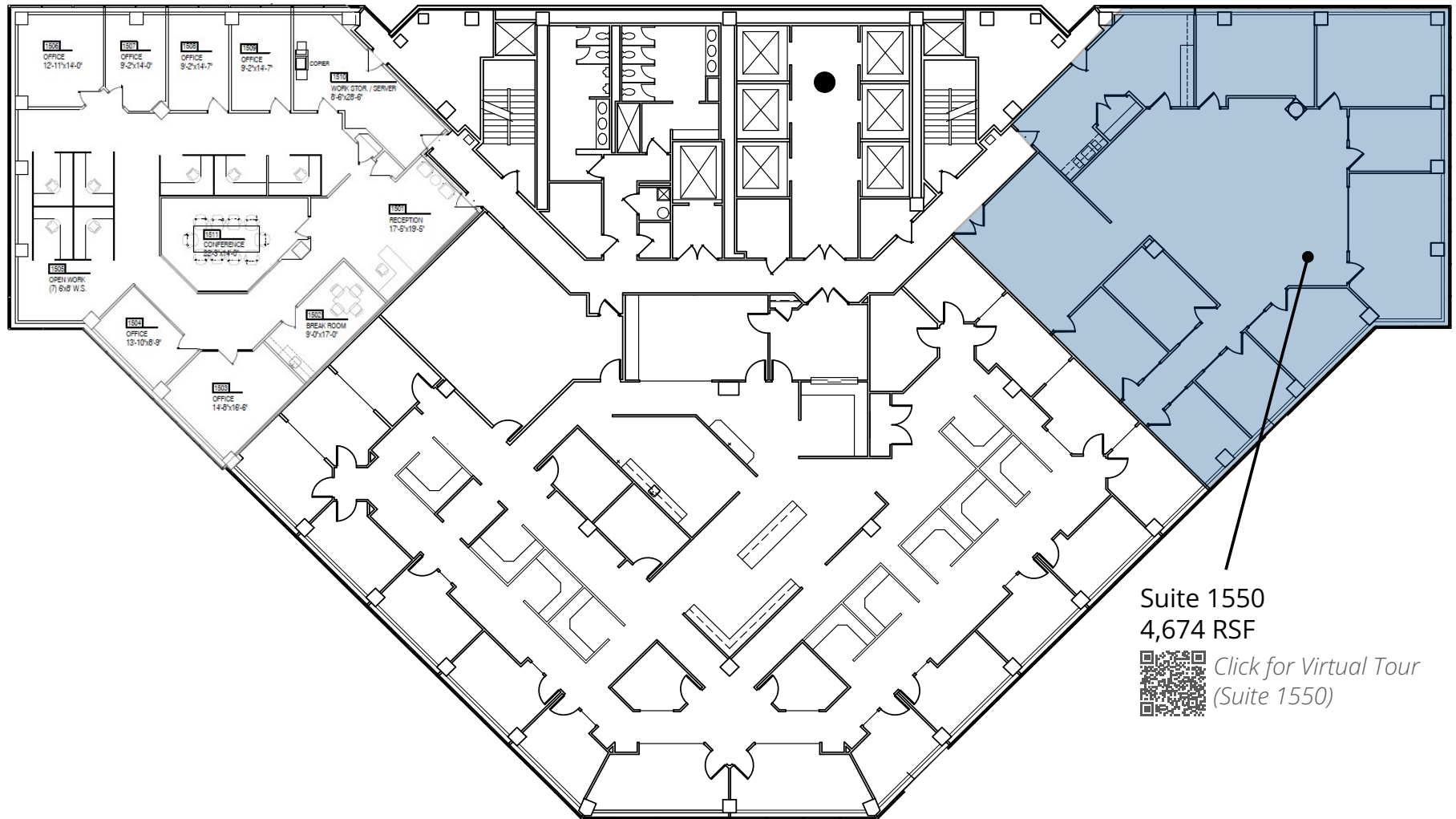


Suite 1250
4,246 RSF



[Click for Virtual Tour](#)
(Suite 1250)

15th Floor

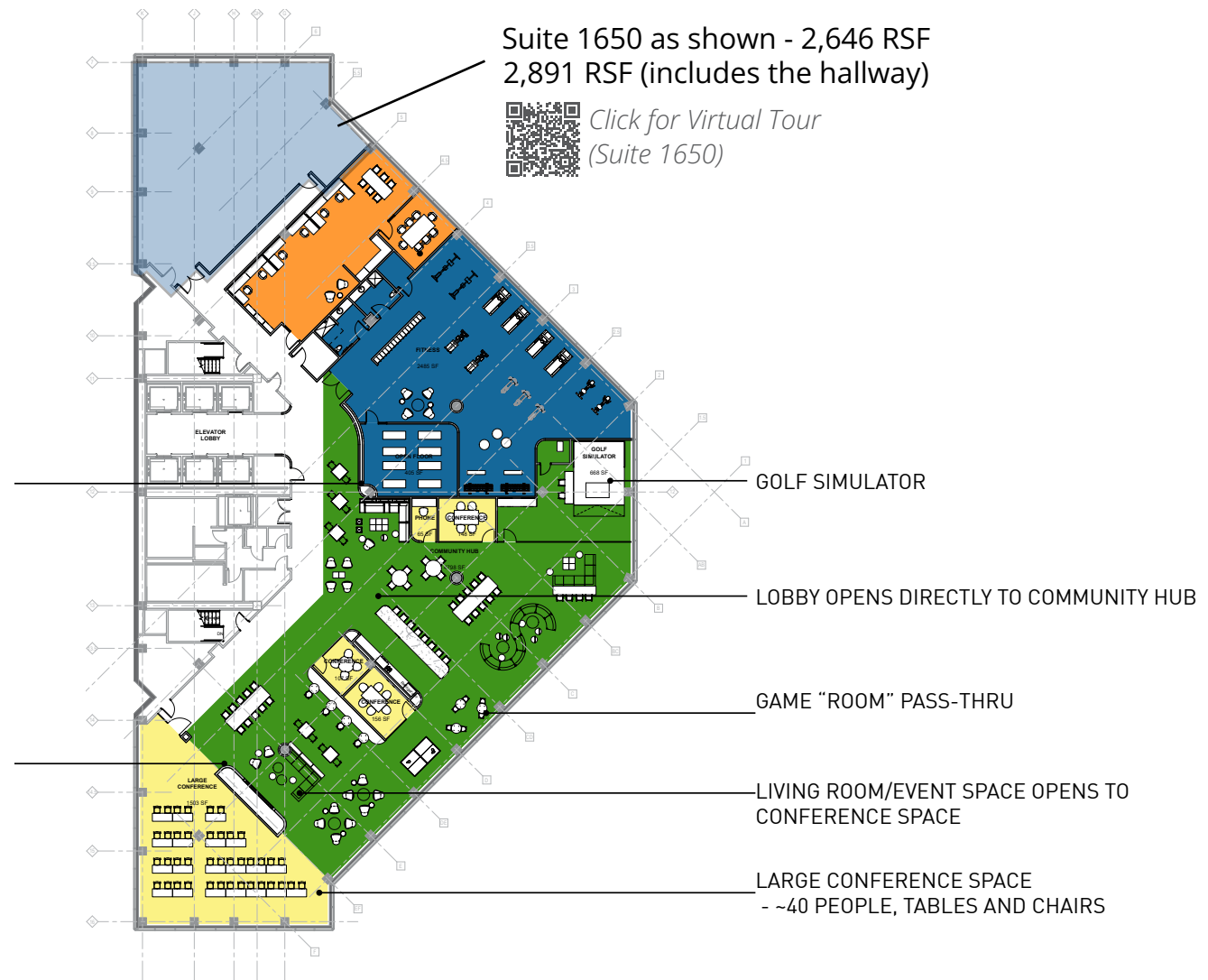


Suite 1550
4,674 RSF



*Click for Virtual Tour
(Suite 1550)*

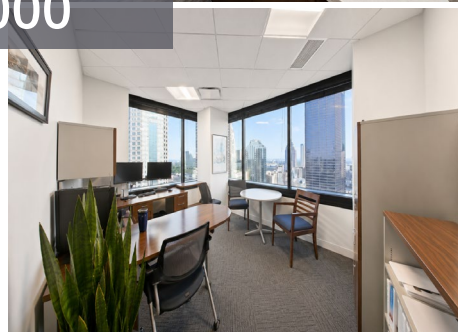
16th Floor



19th - 20th Floor

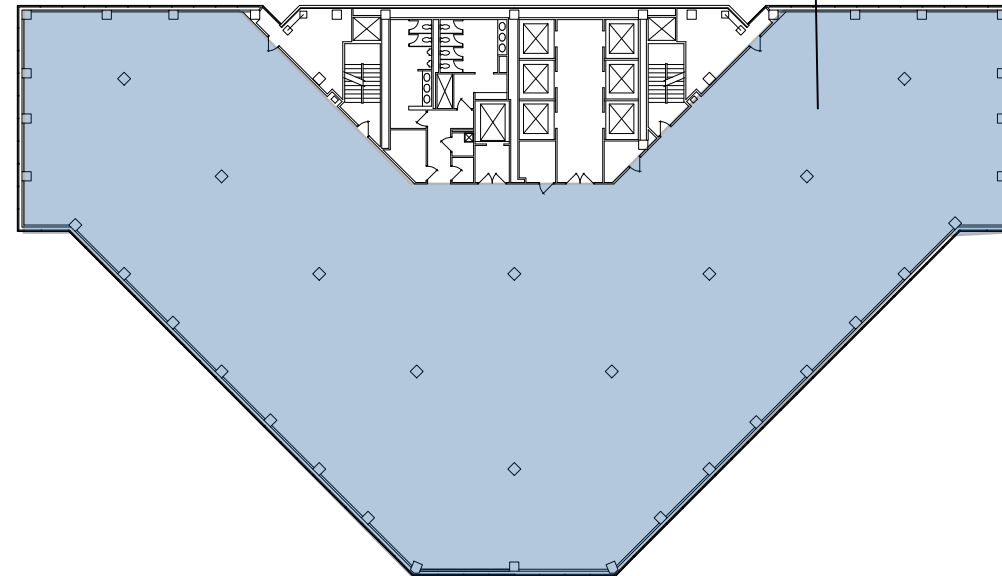


Suite 2000



*Click for Virtual Tour
(Suite 2000)*

Suite 2000
19,472 RSF
Available 7/1/2027



Floors 21-24

Former WeWork Space



Features:

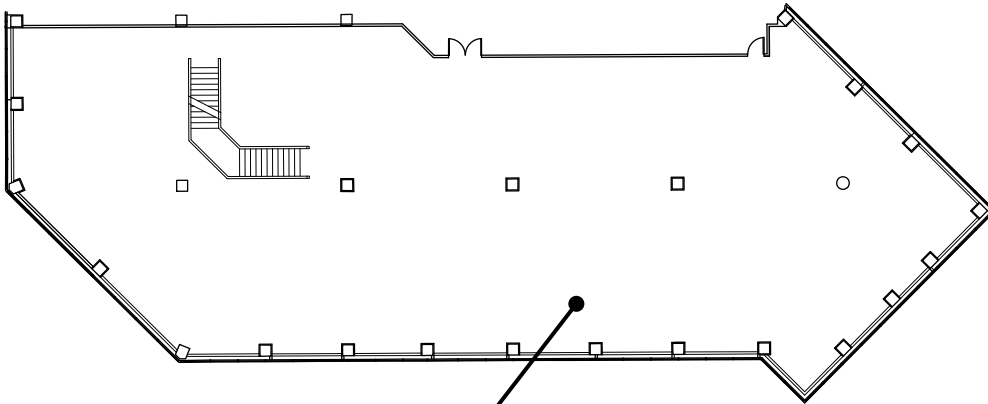
- All new restrooms with increased capacity
- All new sprinklers
- Brand new HVAC throughout

\$6M in improvements



21st - 22nd Floor

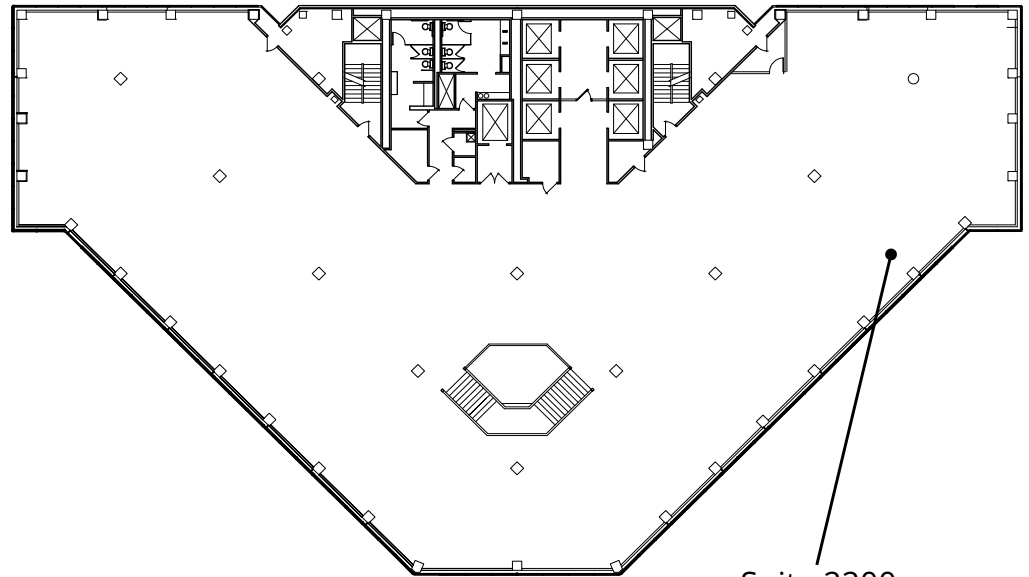
Floors 21-24
Former WeWork Space



Suite 2110
12,056 RSF



*Click for Virtual Tour
(Suite 2110)*

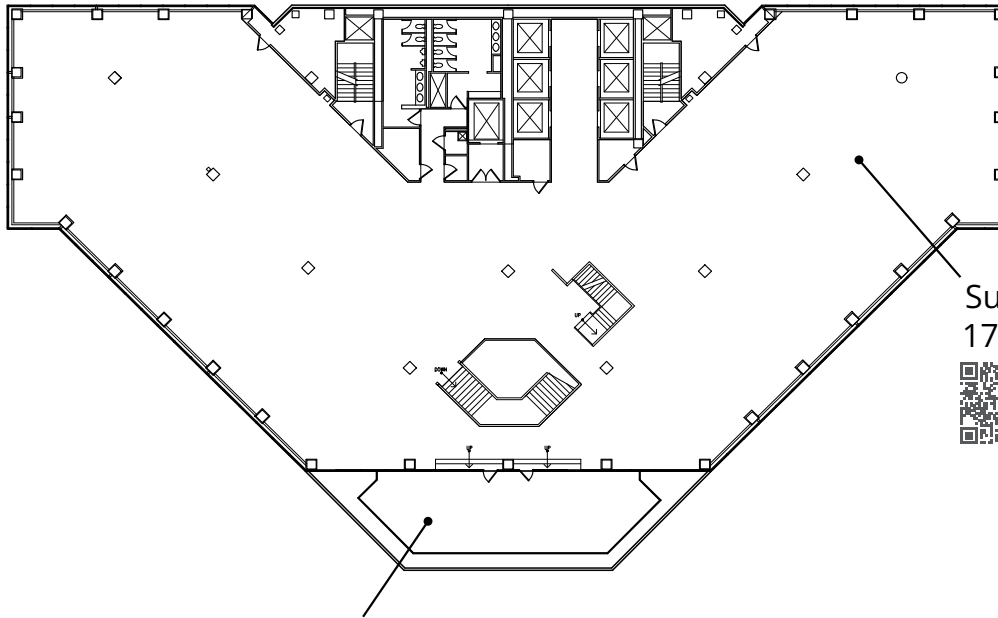


Suite 2200
19,472 RSF



*Click for Virtual Tour
(Suite 2200)*

23rd - 24th Floor

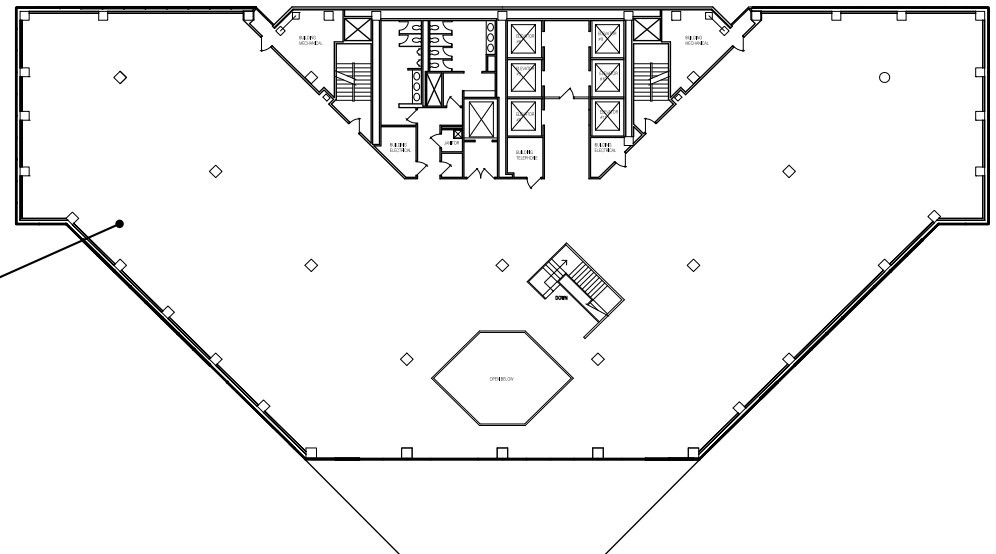


Suite 2300
17,998 RSF



*Click for Virtual Tour
(Suite 2300)*

Balcony



Suite 2400
17,998 RSF



*Click for Virtual Tour
(Suite 2400)*

Capital Improvement Projects

Nearly **\$10M** in Capital Improvement Projects, currently in the works at 65 E State Street, in addition to the upcoming tenant amenity floor and common area renovations.

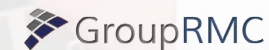


Capital Projects

- State of the Art Elevator Modernization (\$6M)
4 year project
Includes Destination Dispatching
- Super-Efficient Magnetic Bearing Chillers (\$1.5M)
Estimated \$77,000 annual energy savings
- State of the Art Building Automation System (1.5M)
Includes retrofit of existing air distribution boxes
- Balcony Reinforcement and Railings (\$260,000)
- Common Area Carpet Replacement (\$100,000)
- Roof Replacement (\$100,000)

Andrew Jameson SIOR CCIM
andrew.jameson@colliers.com
+1 614 206 6882

Brett Cisler
brett.cisler@colliers.com
+1 614 402 2252





Contact:
Andrew Jameson
andrew.jameson@colliers.com
614 206 6882

Brett Cisler
brett.cisler@colliers.com
614 402 2252

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