CORPORATE EXCHANGE I

UNDER NEW OWNERSHIP

Colliers

PROPERTY HIGHLIGHTS

- Grab and Go Cafe
- Lobby and common area updates
- Tenant lounge / game room
- Tenant fitness center and locker rooms
- Several spec suites to be available
- Updated HVAC
- Competitive lease rates
- Complimentary, large, common conference/training facilities available to all tenants (seats up to 50)
- Numerous nearby restaurants, hotels and other amenities
- Class A, professional business park
- Free, underground executive parking
- Low common area factors and updated lobbies
- High visibility and easy access to I-270 and I-71
- Numerous outdoor areas including walking trails and seating options

AREA DEMOGRAPHICS

**Based on a 3 mile radius

POPULATION	HOUSEHOLDS	AVG. HOUSEHOLD INCOME	MEDIAN AGE	% WITH BACHELOR'S DEGREE (or higher)	DAYTIME WORKER POPULATION
122,544	49,412	$78,203	36.1	25.6%	69,570

AVAILABILITY

Floor		Suite	SF	Rate
LL		10	4,333	$15.50
1	*	105	1,448	$17.50
1	*	106	3,981	$17.50
* Can be combined up to 5,429 SF				
2	*	220	3,626	$17.50
2	*	230	4,427	$17.50
* Can be combined up to 8,053 SF				
3		310	3,218	$17.50

$17.50 PSF/FSG

(Includes all utilities, taxes, insurance, and CAM) with a Base Year)

Parking - 4/1,000 SF Surface
1/5,000 SF Covered Garage

3 miles to **Westerville**

5 miles to **Polaris Fashion Place**

6 miles to **Easton Town Center**

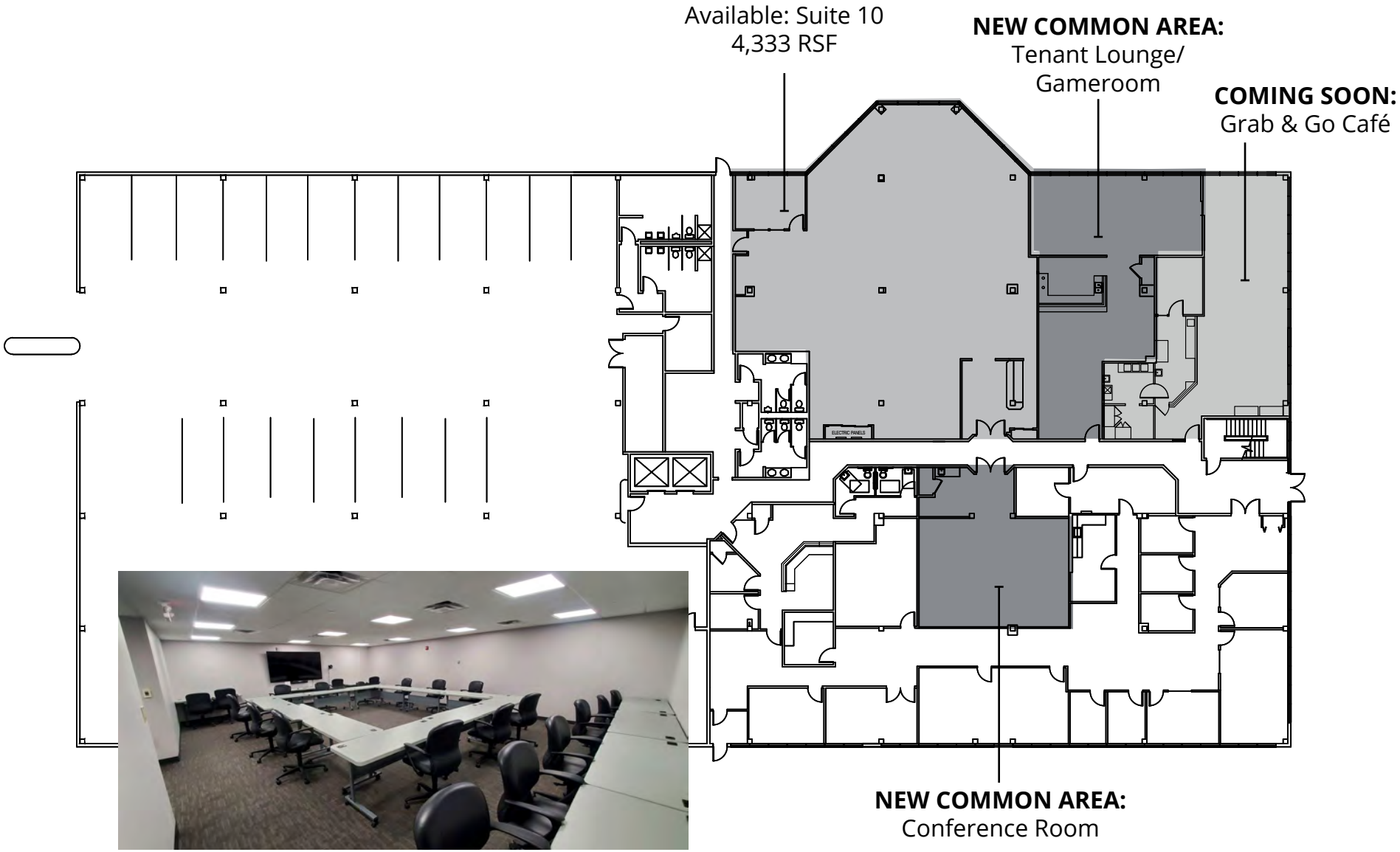
10 miles to **New Albany**

12 miles to **John Glenn International Airport**

14 miles to **Broad Street** and **High Street**

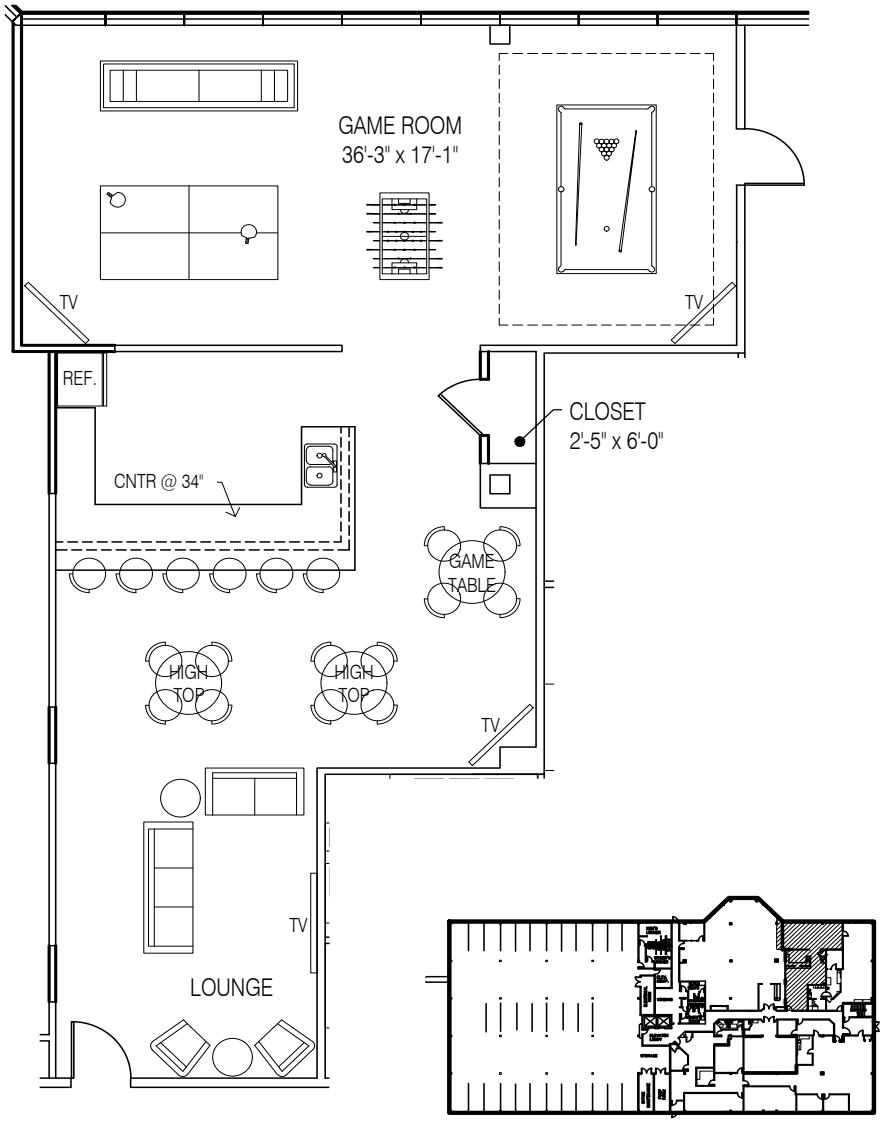
FLOOR PLAN | LOWER LEVEL

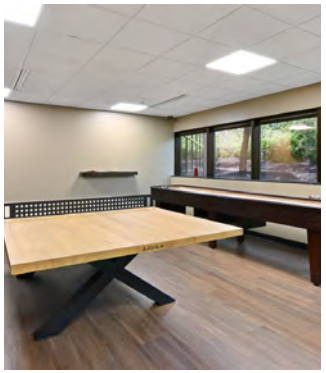
Corporate Exchange I

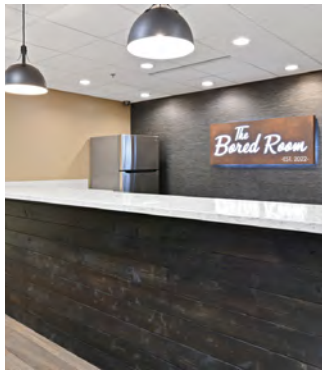


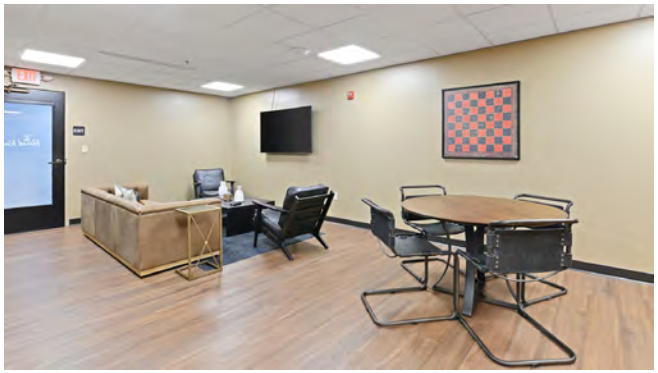
FLOOR PLAN | LOWER LEVEL

Corporate Exchange I | Tenant Lounge/Gameroom



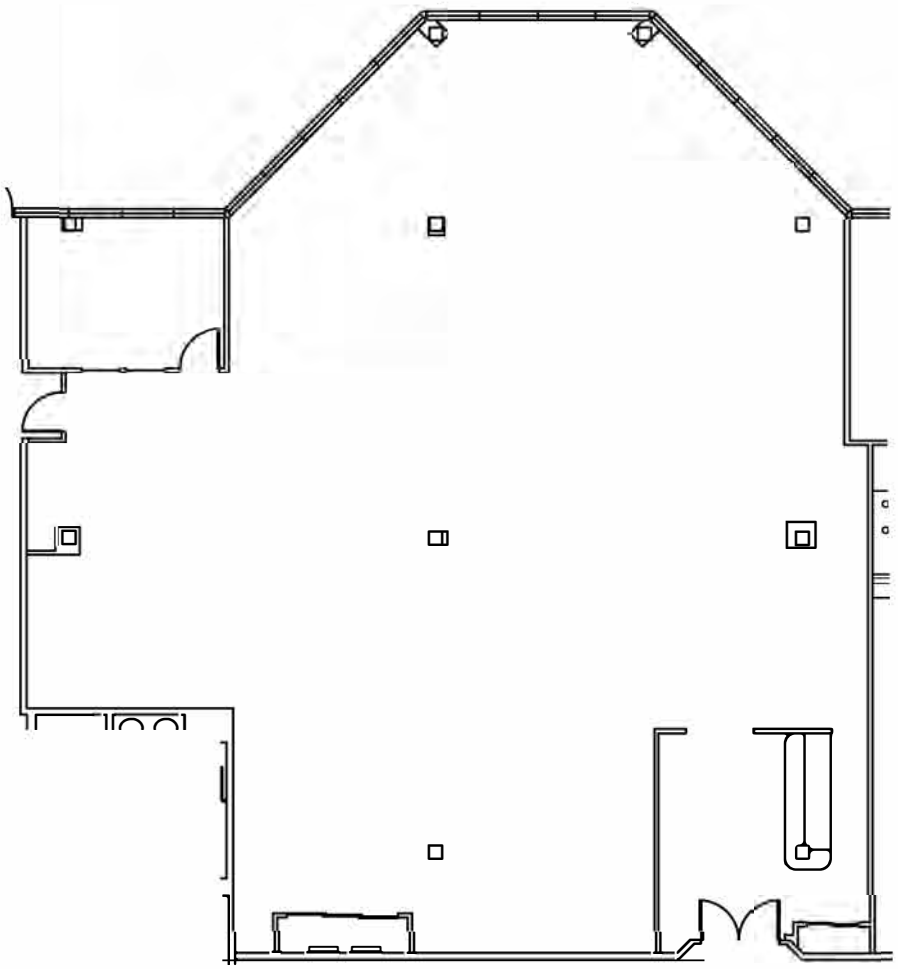






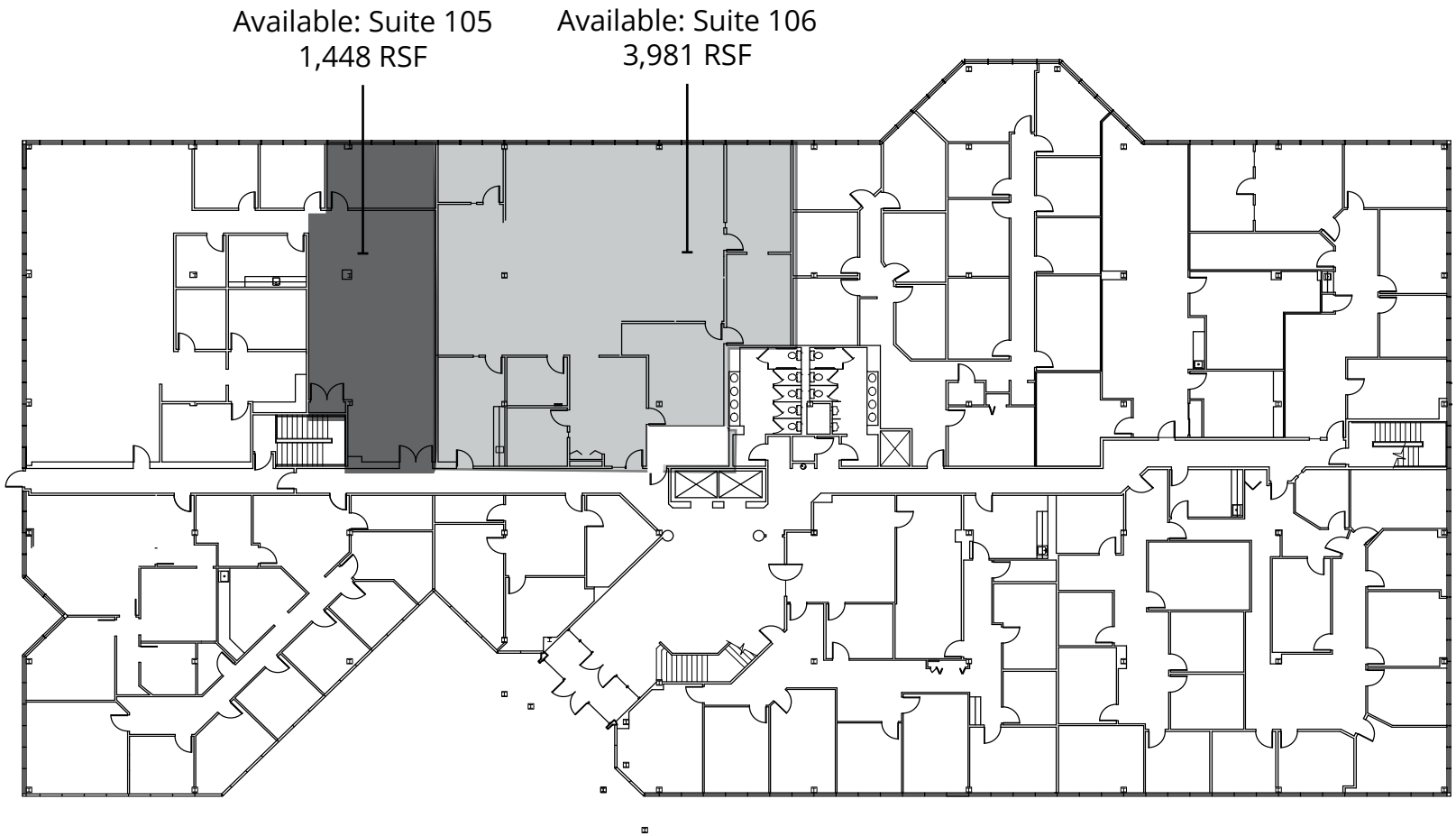
FLOOR PLAN | LOWER LEVEL

Corporate Exchange I | Suite 10 - 4,333 RSF



FLOOR PLAN | FIRST FLOOR

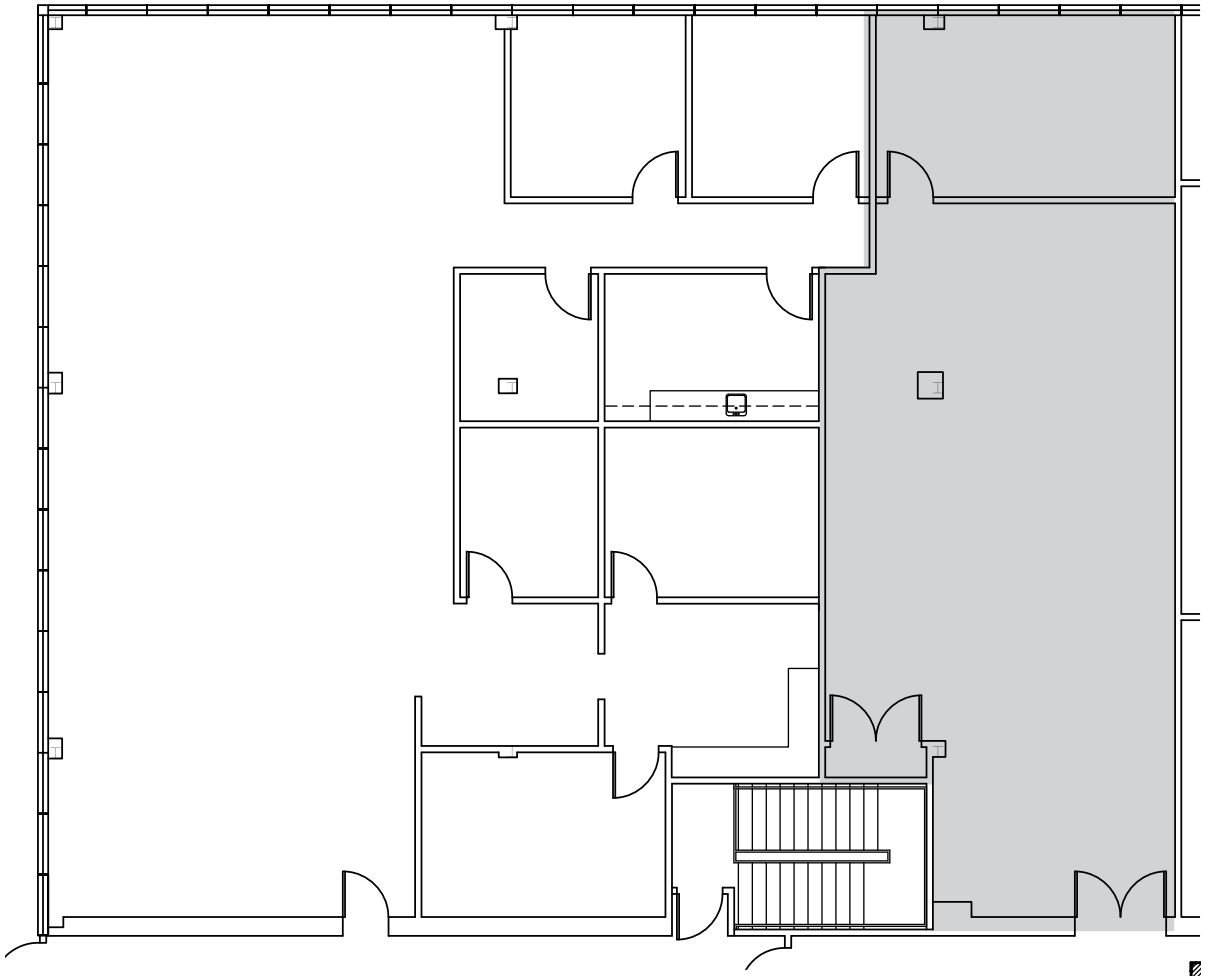
Corporate Exchange I



Suites 105 and 106 can be combined up to 5,429 RSF

FLOOR PLAN | FIRST FLOOR

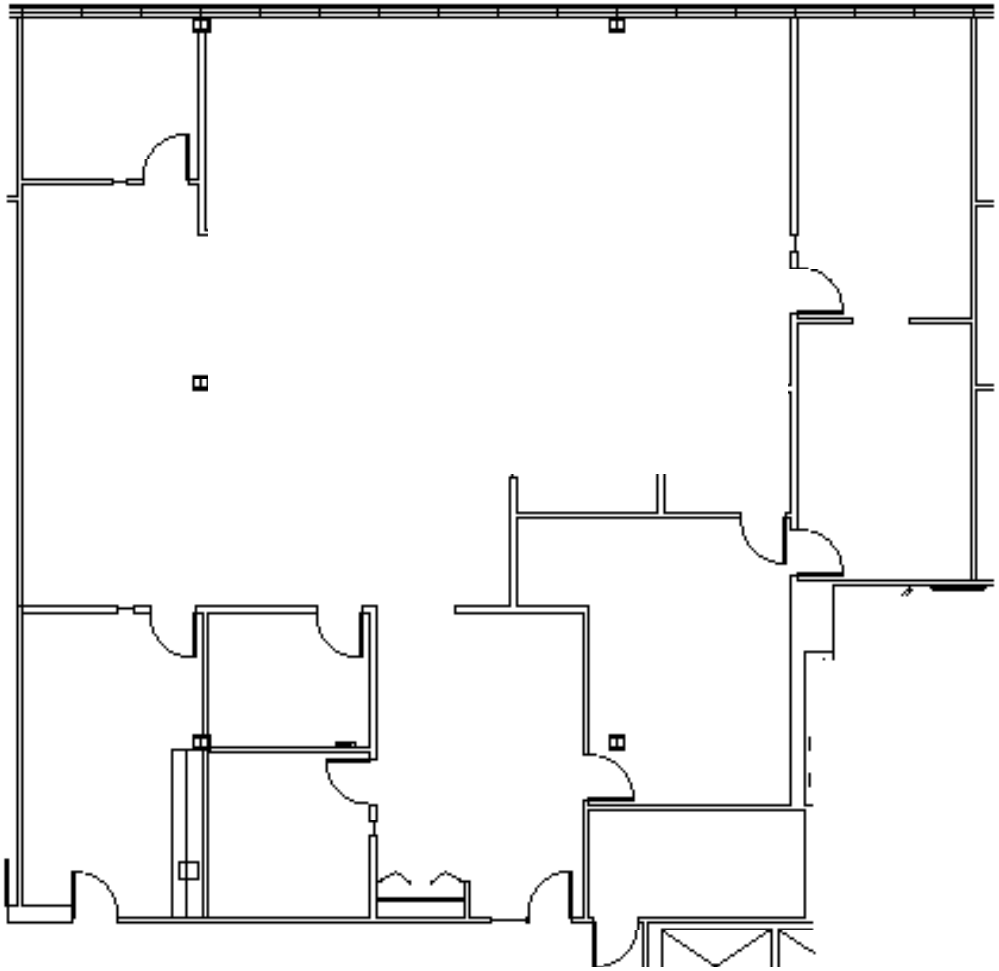
Corporate Exchange I Suite 105 - 1,448 RSF

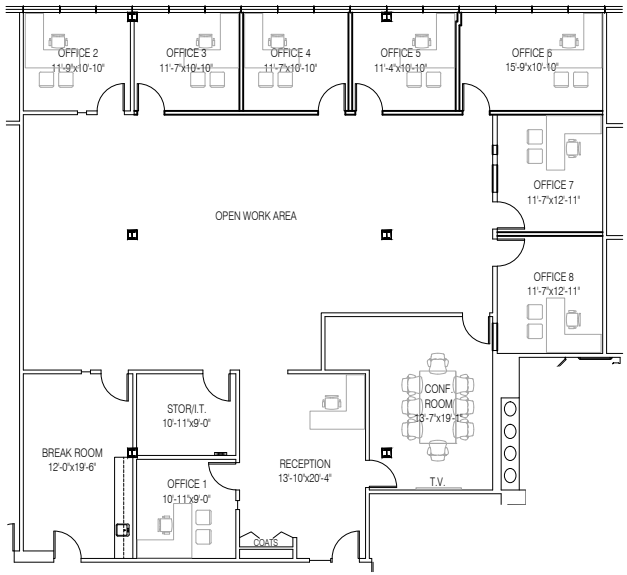


Suites 105 and 106 can be combined up to 5,429 RSF

FLOOR PLAN | FIRST FLOOR

Corporate Exchange I Suite 106 - 3,981 RSF



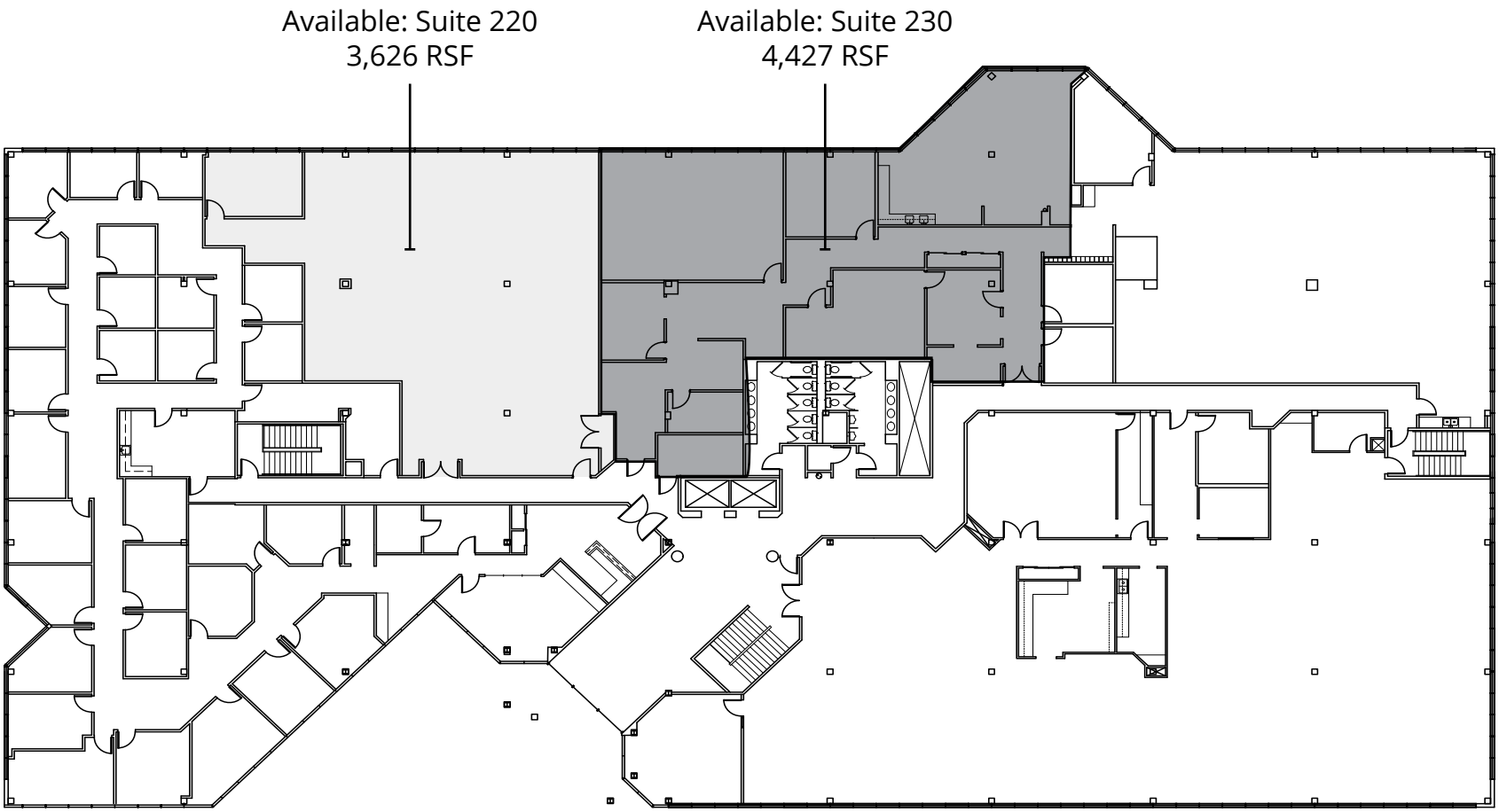


Proposed Plan

First Floor N.T.S.

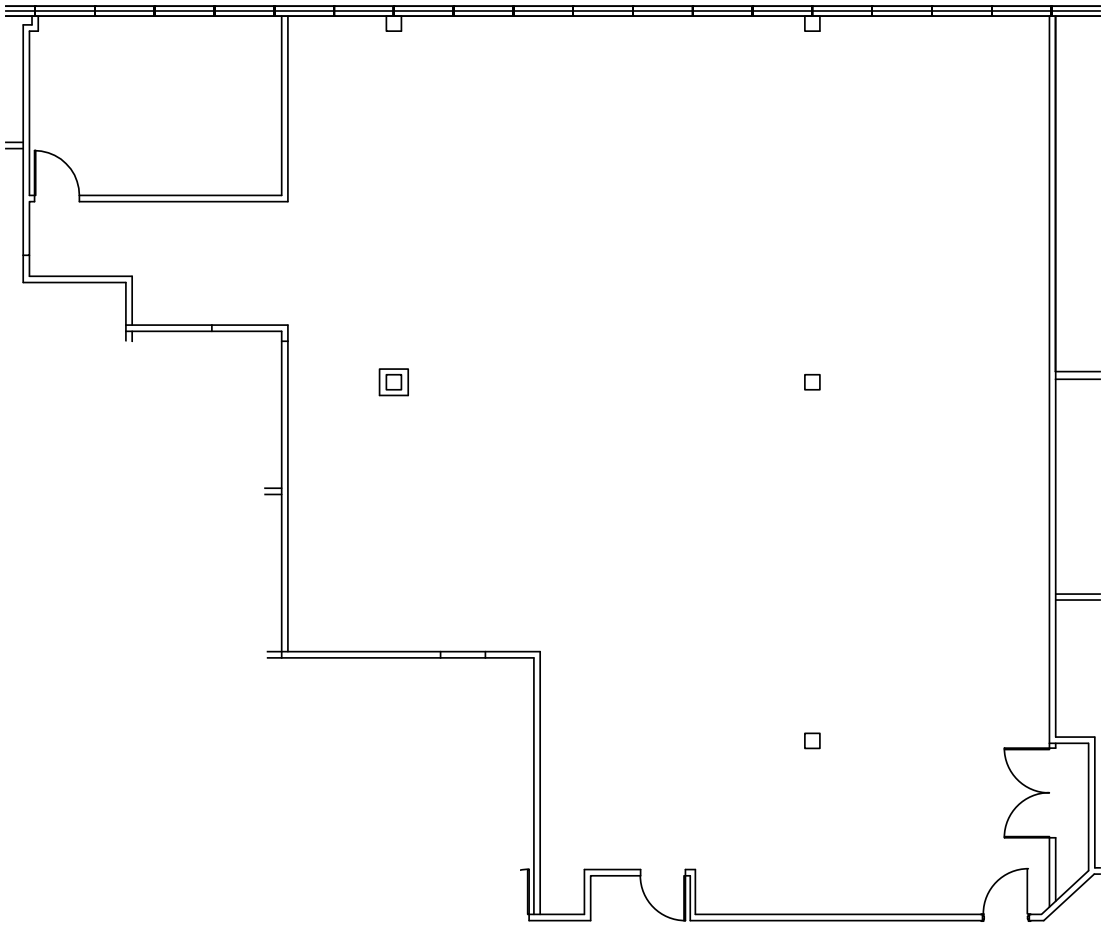
FLOOR PLAN | SECOND FLOOR

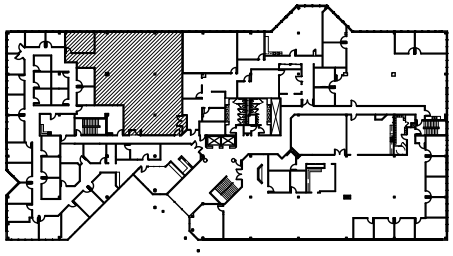
Corporate Exchange I



FLOOR PLAN | FIRST FLOOR

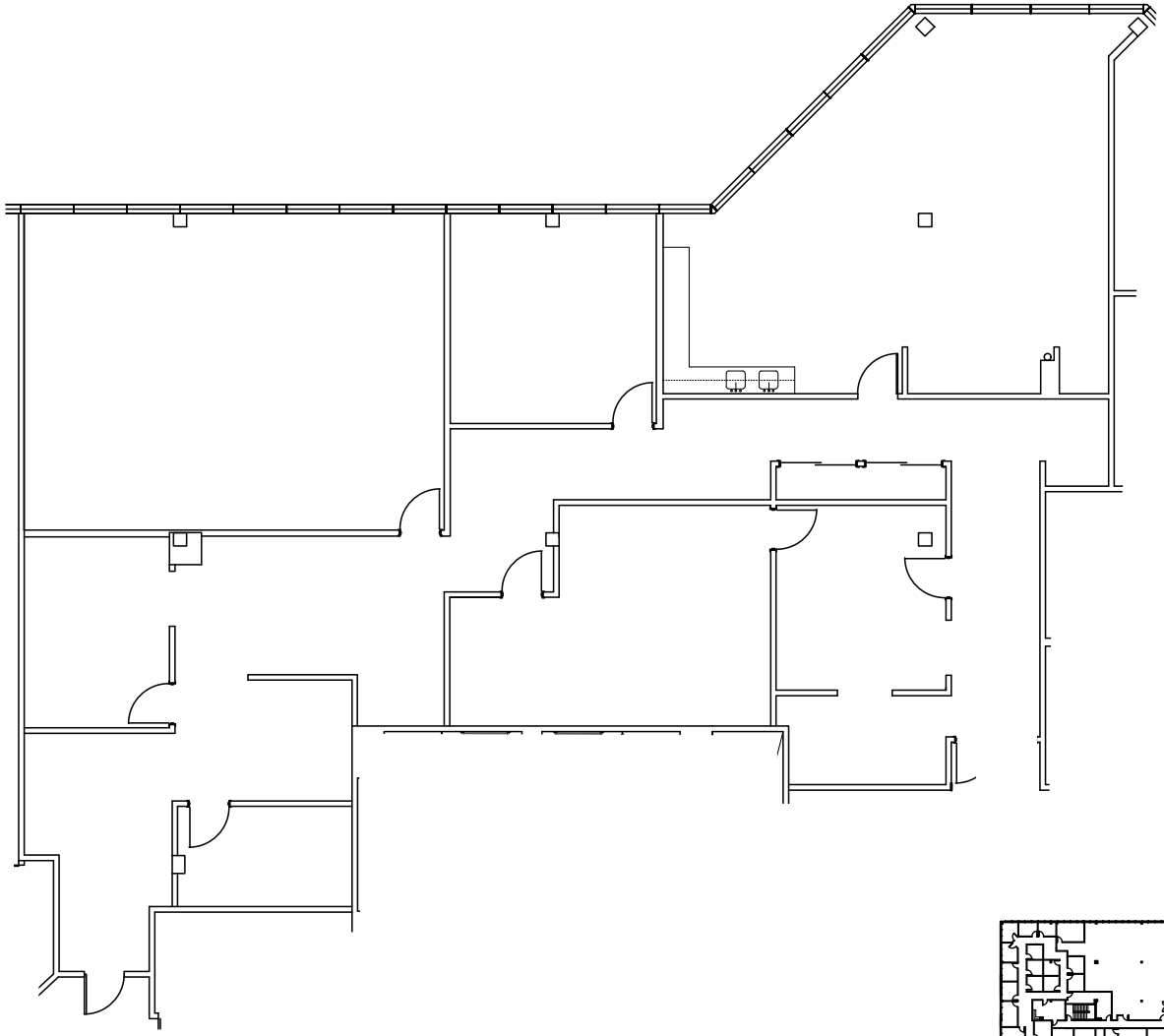
Corporate Exchange I | Suite 220 - 3,626 RSF

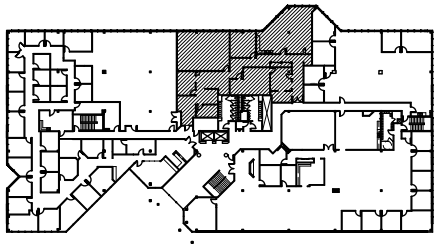




FLOOR PLAN | FIRST FLOOR

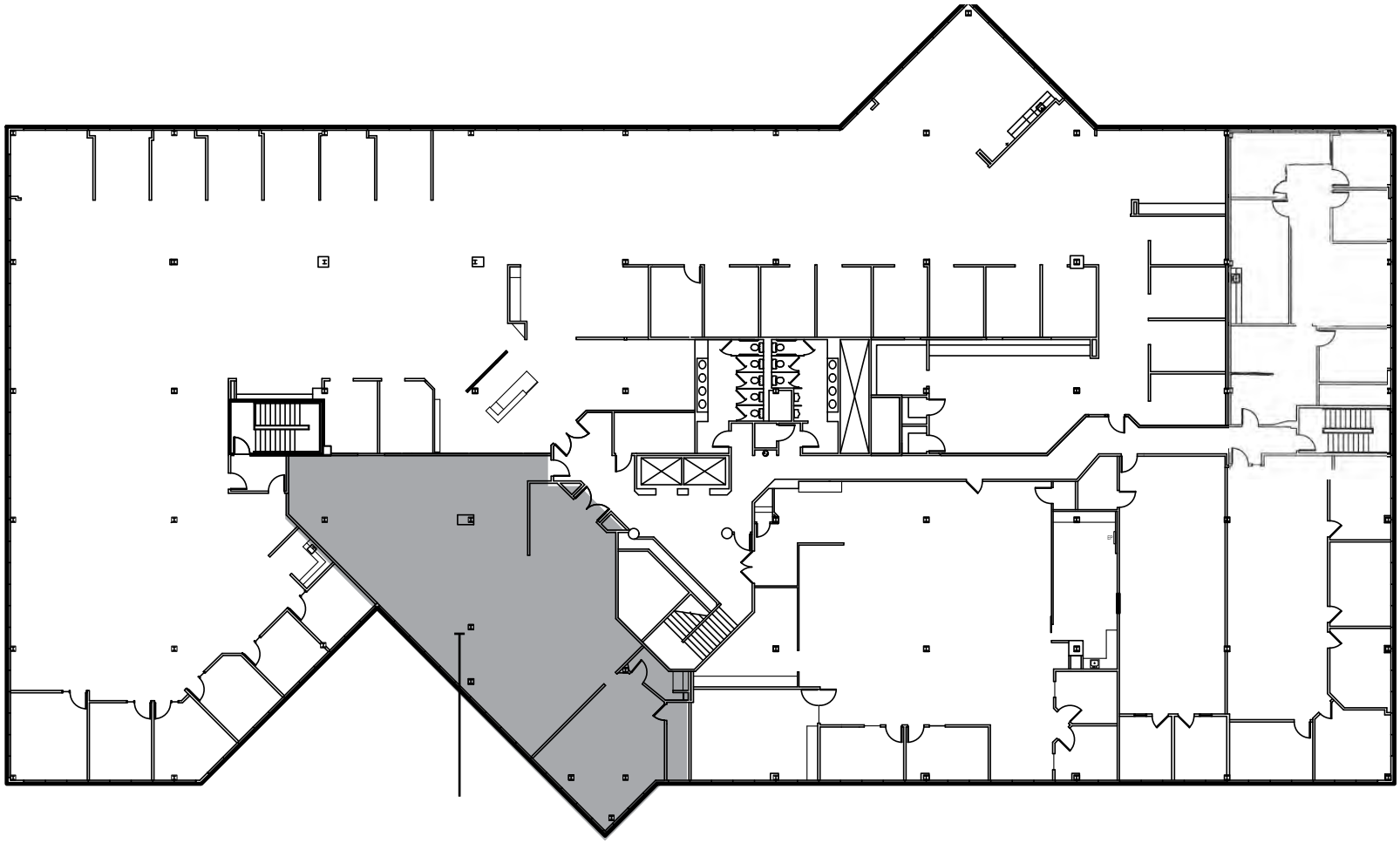
Corporate Exchange I | Suite 230 - 4,427 RSF





FLOOR PLAN | THIRD FLOOR

Corporate Exchange I

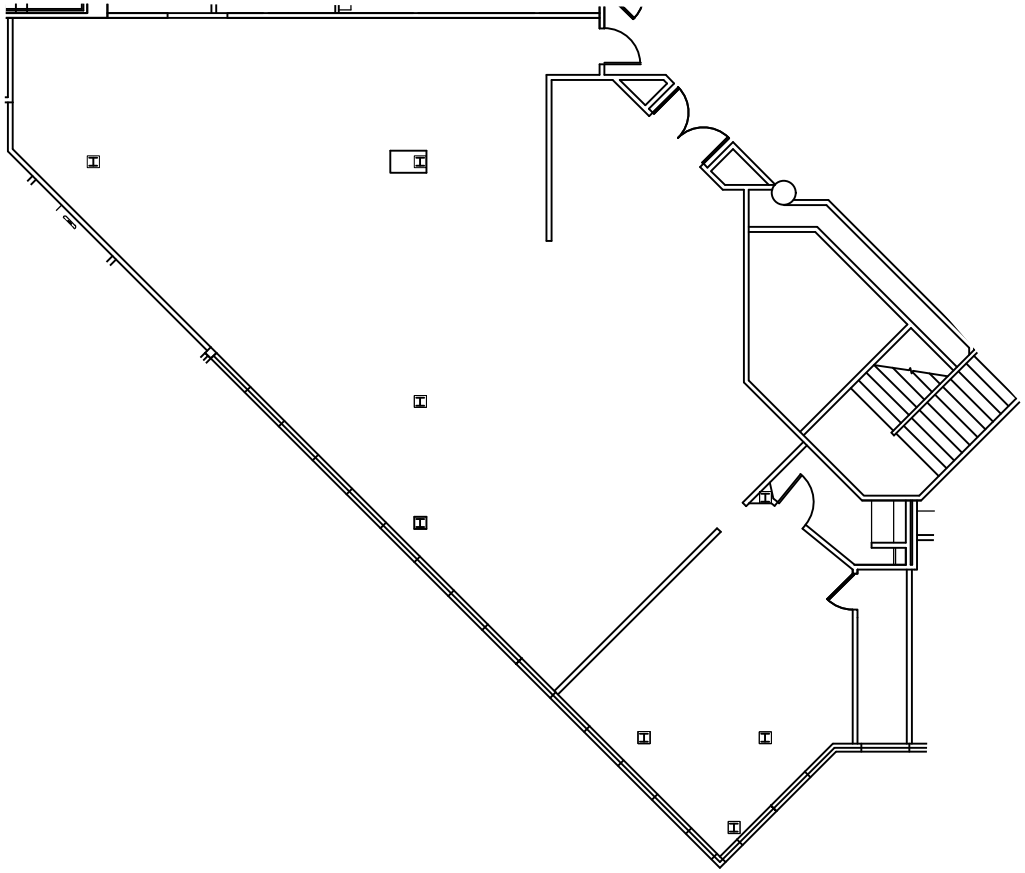


Available: Suite 310
3,218 RSF

FLOOR PLAN | THIRD FLOOR

Corporate Exchange I | Suite 310

Suite 310, 3,218 RSF



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