



# THE Hayden

20 E Broad Street  
Columbus, OH



**\$200 Broker Bonus**  
for qualified showings of 4,000 SF+

OWNED BY:  
**TOMKO**  
COMPANY

## PROPERTY OVERVIEW

---

The Hayden is located on Capitol Square in downtown Columbus, directly across the street from the Ohio Statehouse and just blocks away from City Hall. The 82,103 square foot 13-story property is within walking distance of numerous dining, entertainment, and cultural options.

Historically, 16 E Broad St was the tallest building in Columbus when construction completed in 1901 and once housed the offices of the National Football League. 20 E Broad St, built in 1869, is the oldest building on Capitol Square.

1869



Original construction is completed at The Hayden. The oldest building on Capitol Square turns into Hayden-Clinton Bank.

1920



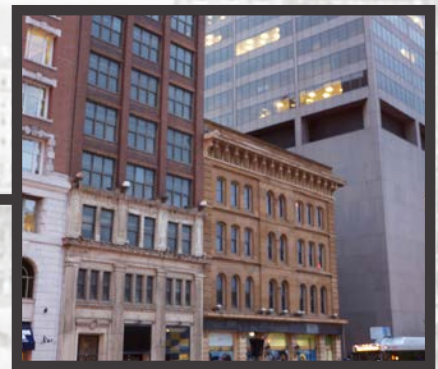
The Hayden becomes home of the National Football League (NFL) headquarters for nearly 20 years.

1940



The well-known Marzetti's Restaurant opens on the building's ground level.

2020



Construction at The Hayden completes and the building opens for occupancy, featuring renovated and restored, high-class office space.

# OLD WORLD CHARM

---

# MODERN AMENITIES

- > Potential building signage available
- > Rooftop patio
- > Community conference room
- > On-site concierge/security service
- > Valet for tenants and clients
- > Bike storage room on-site
- > High-end finishes
- > Historically preserved features
- > Exploring on-site restaurant / deli options
- > *Free commute* to downtown for Tenants with the COTA Downtown C-pass program

---

2,567 - 8,093 SF Available  
\$22-26 MG





LEASED

DESIGNING LOCAL

LEASED



BRANCH

SUITE 1100



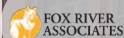
MANI  
ELLIS &  
LAYNE  
pllc

LEASED



BRANCH

SUITE 801



TG



F.

SUITE 450

SUITE 400



LEASED

SPACES.

LEASED

SPACES.

SUITE 100



BANK OF AMERICA



## AVAILABILITY

### FLOOR/SUITE

### RSF

Suite 100

2,567

Suite 400

4,546 (furniture available)

Suite 450

8,093 (spec suite with furniture)

Suite 801

4,546 (furniture available)

Suite 1100

4,546 (furniture available)

TOTAL SF

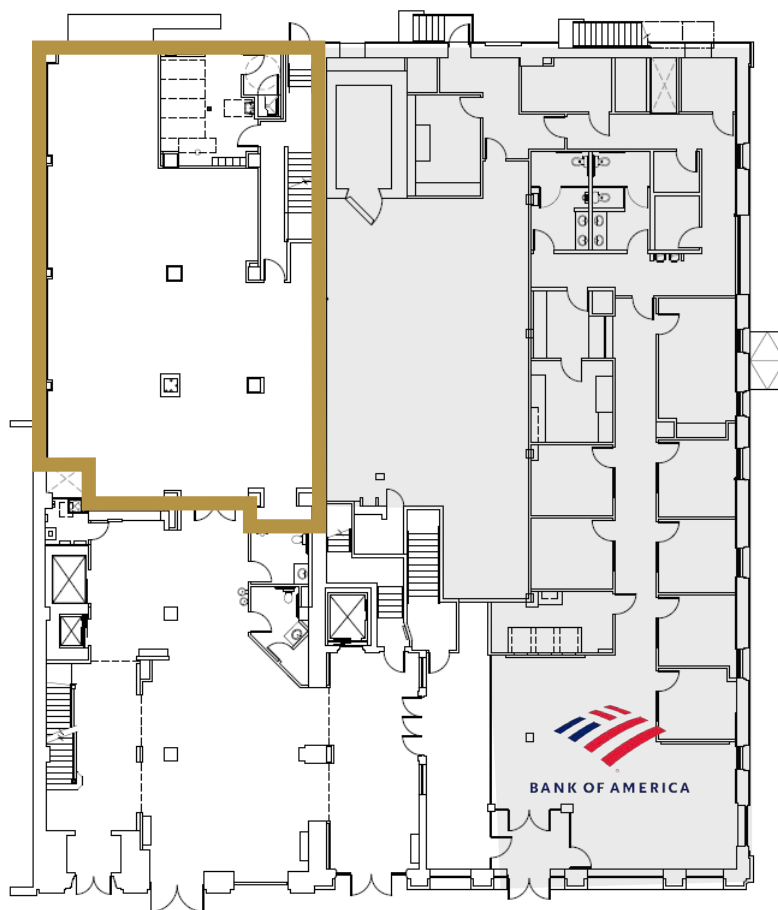
24,298 RSF

# FLOORPLANS

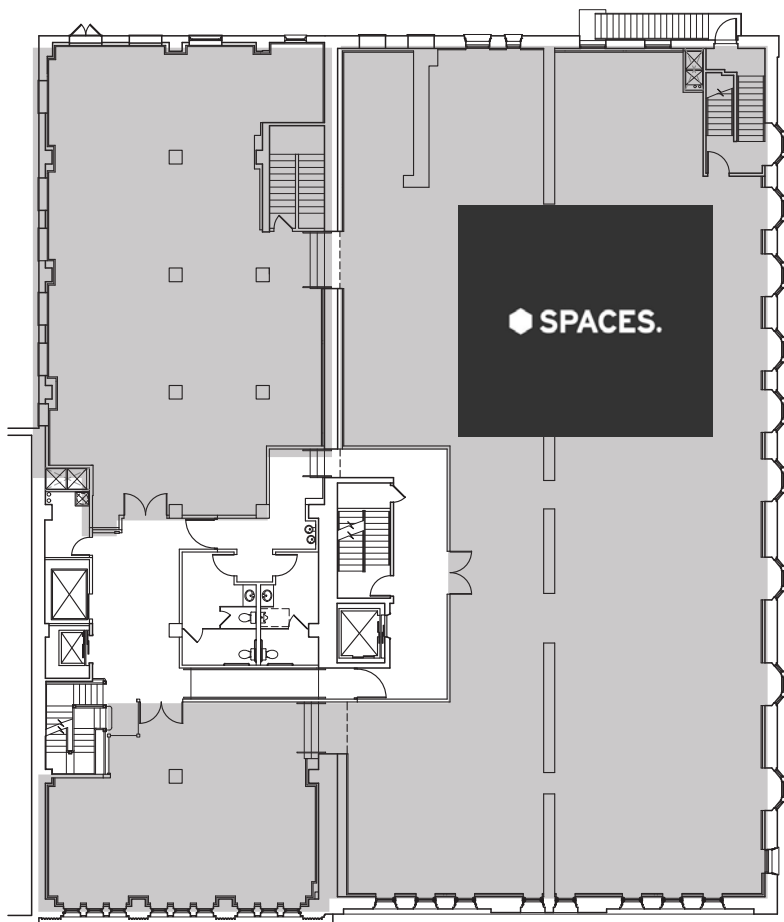
## FIRST FLOOR

Suite 100

2,567 SF

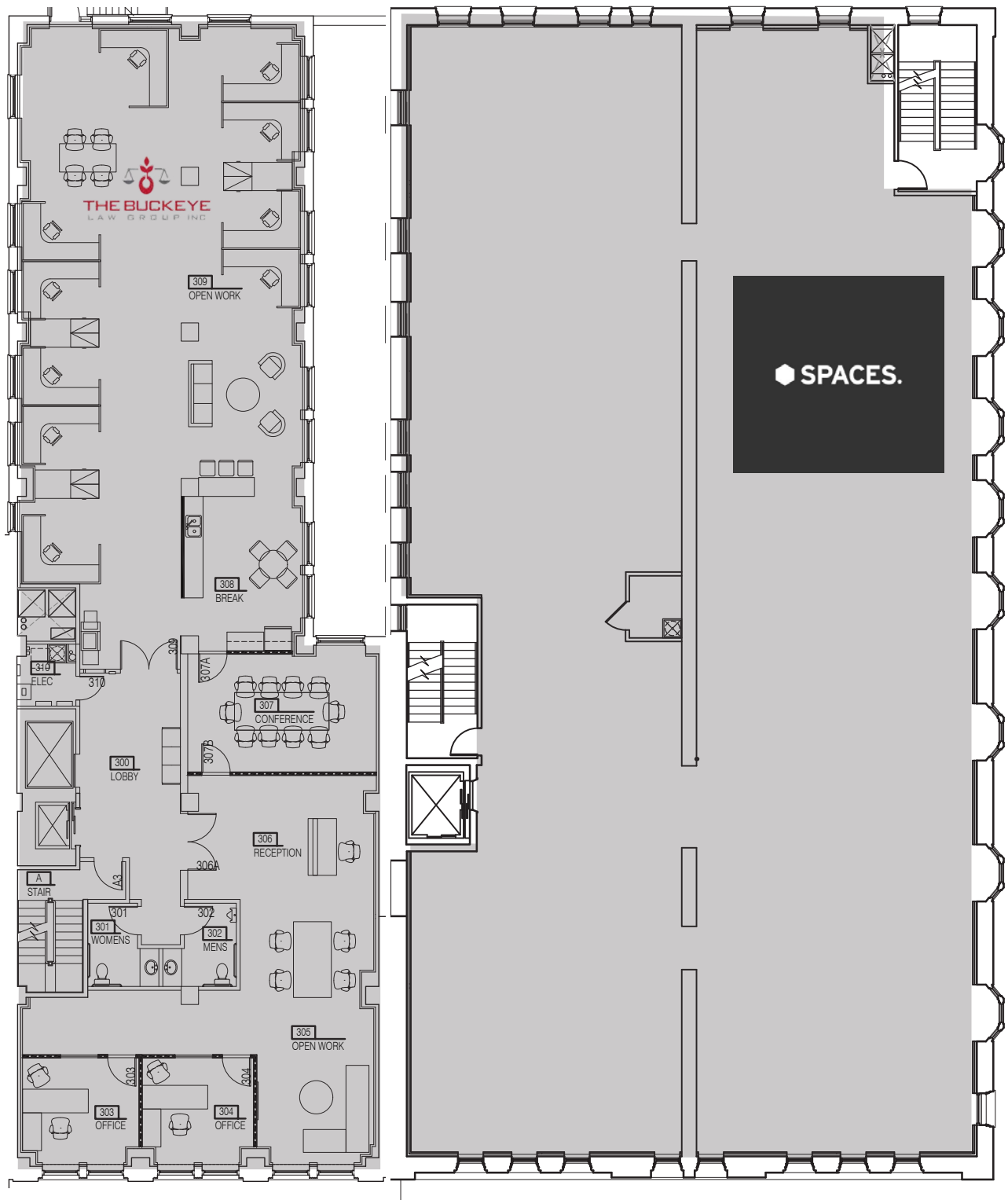


## SECOND FLOOR



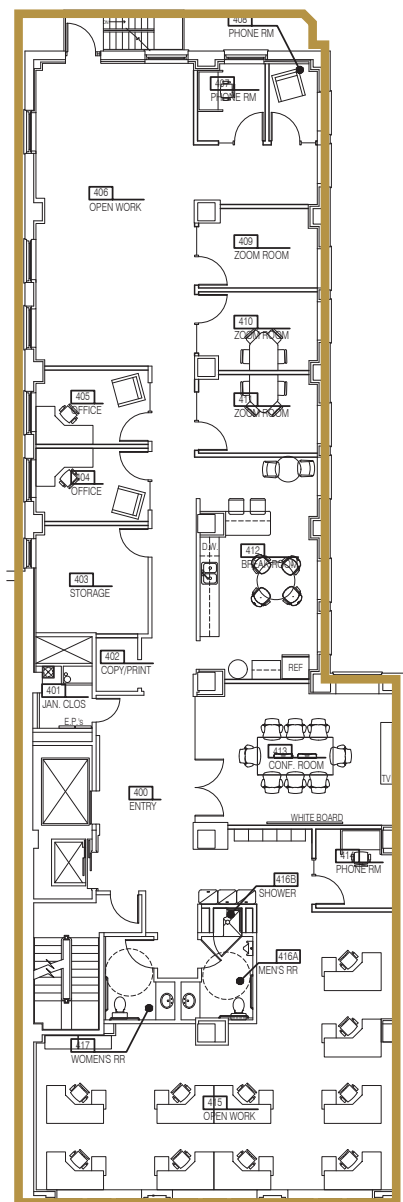
# FLOORPLANS

## THIRD FLOOR



## FOURTH FLOOR

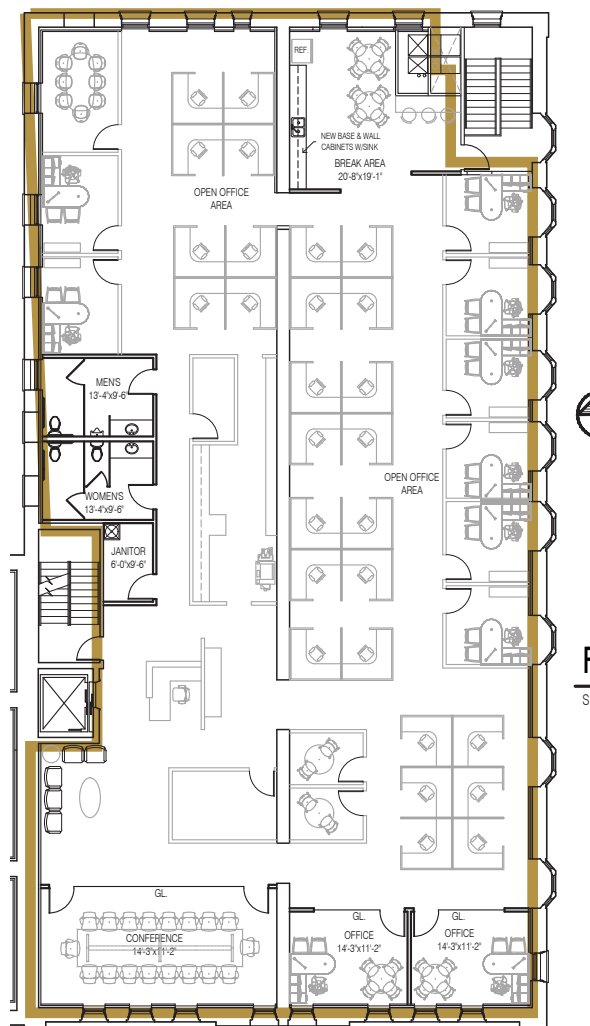
FURNITURE AVAILABLE



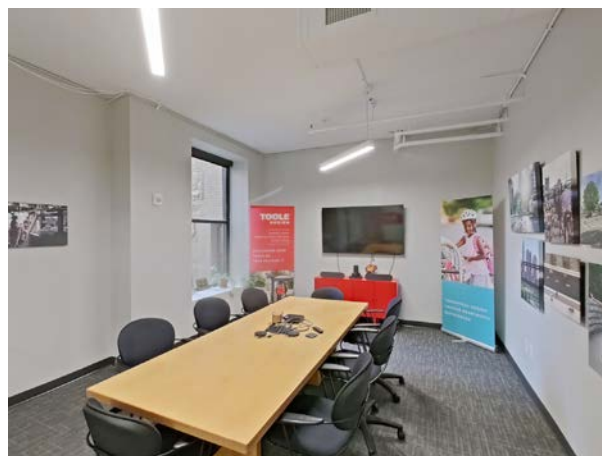
Suite 400  
4,546 SF



## SPEC SUITE WITH FURNITURE

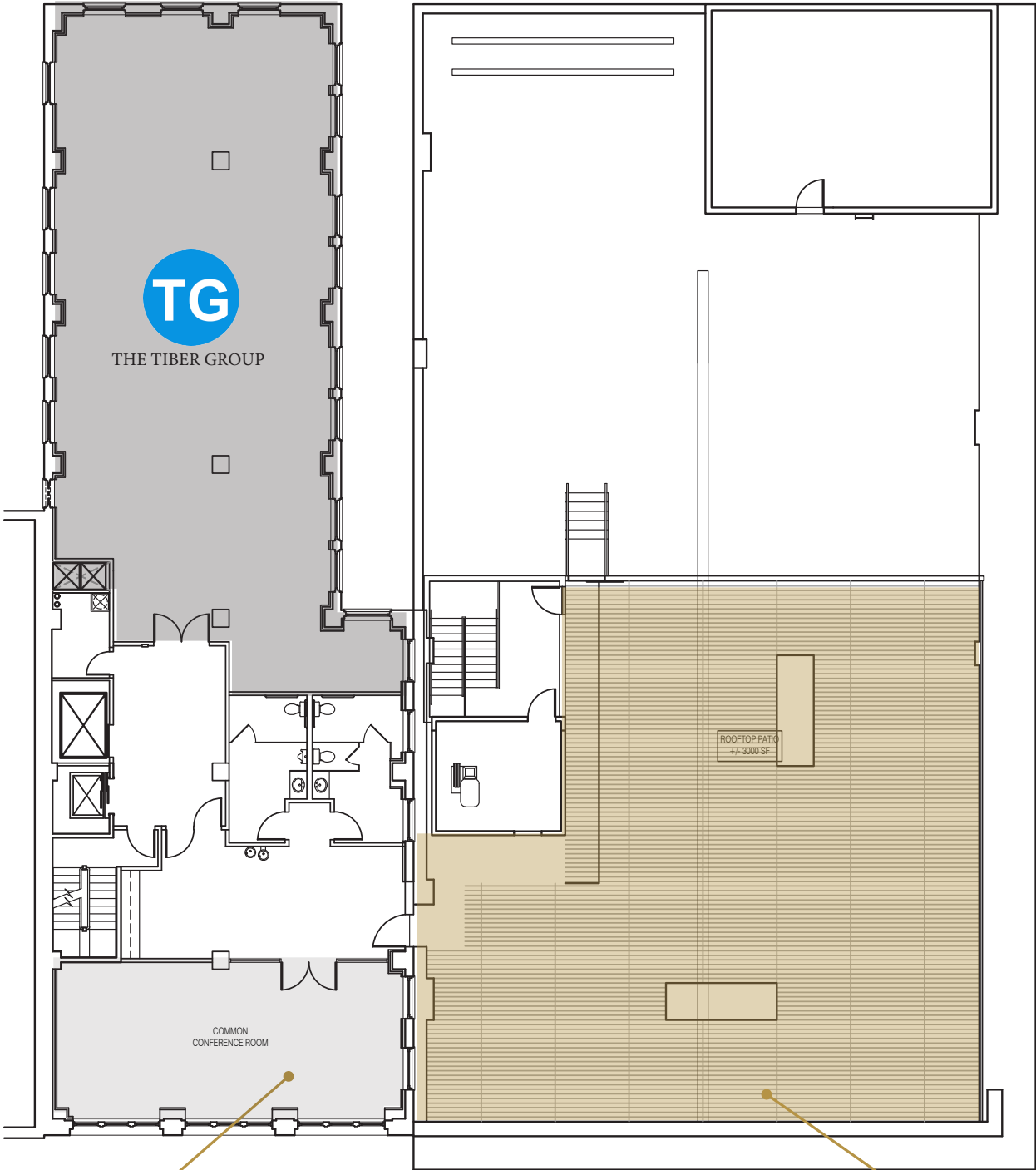


Suite 450  
8,093 SF



FLOORPLANS

SIXTH FLOOR (LEASED),  
COMMON CONFERENCE ROOM & TENANT LOUNGE,  
& ROOFTOP PATIO



COMMON CONFERENCE  
ROOM & TENANT LOUNGE

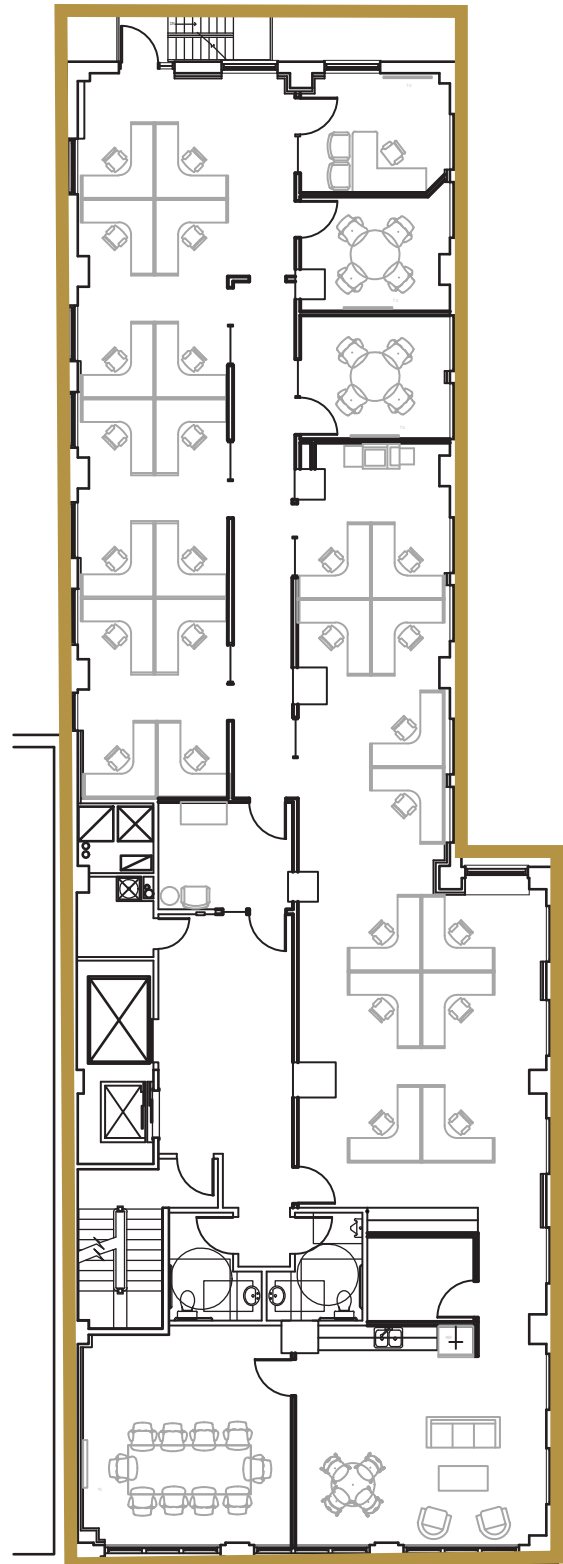
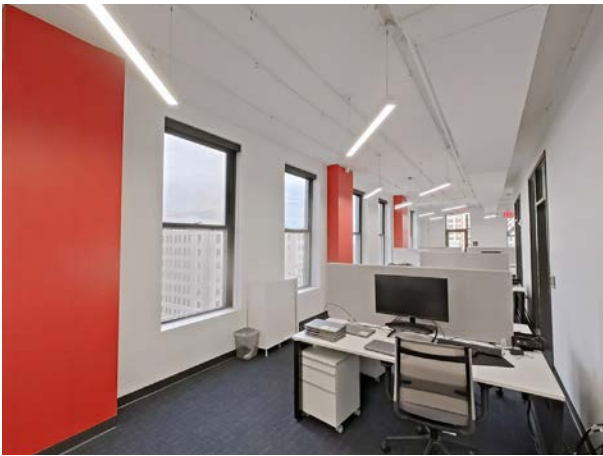
ROOFTOP PATIO

# FLOORPLANS

## EIGHTH FLOOR

Suite 801  
4,546 SF

FURNITURE AVAILABLE

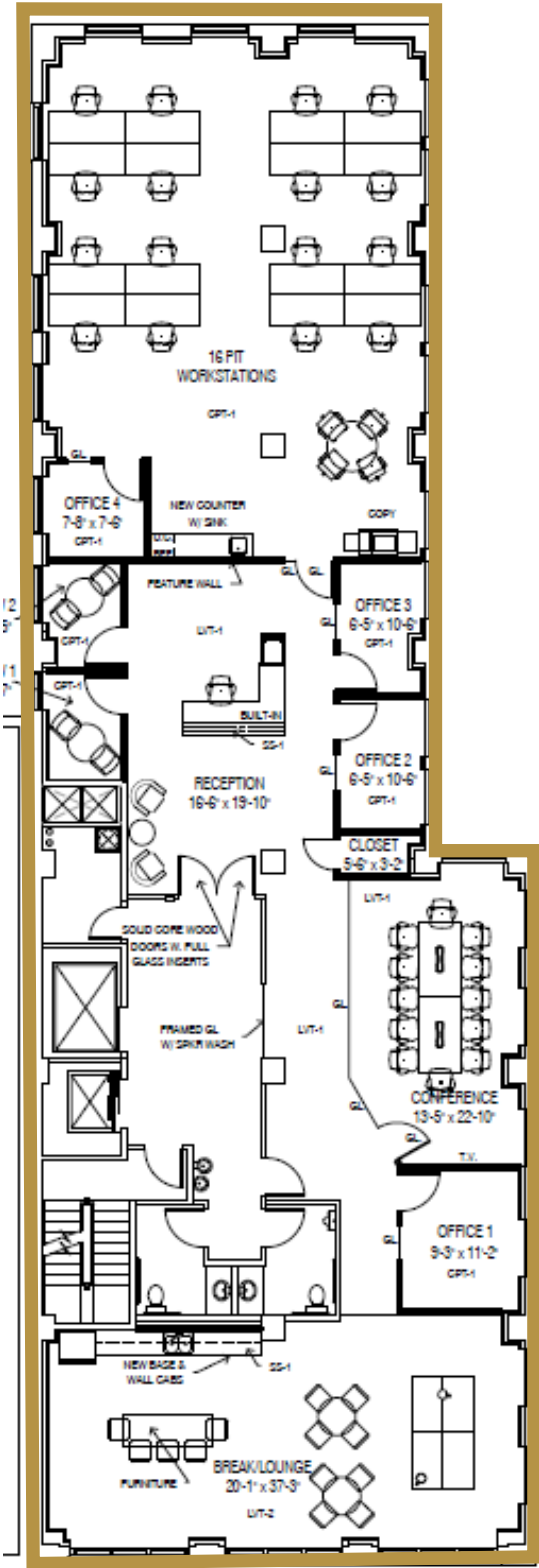
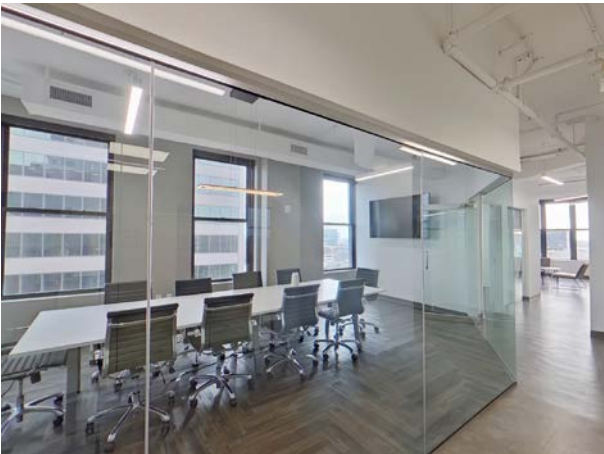


FLOORPLANS

ELEVENTH FLOOR

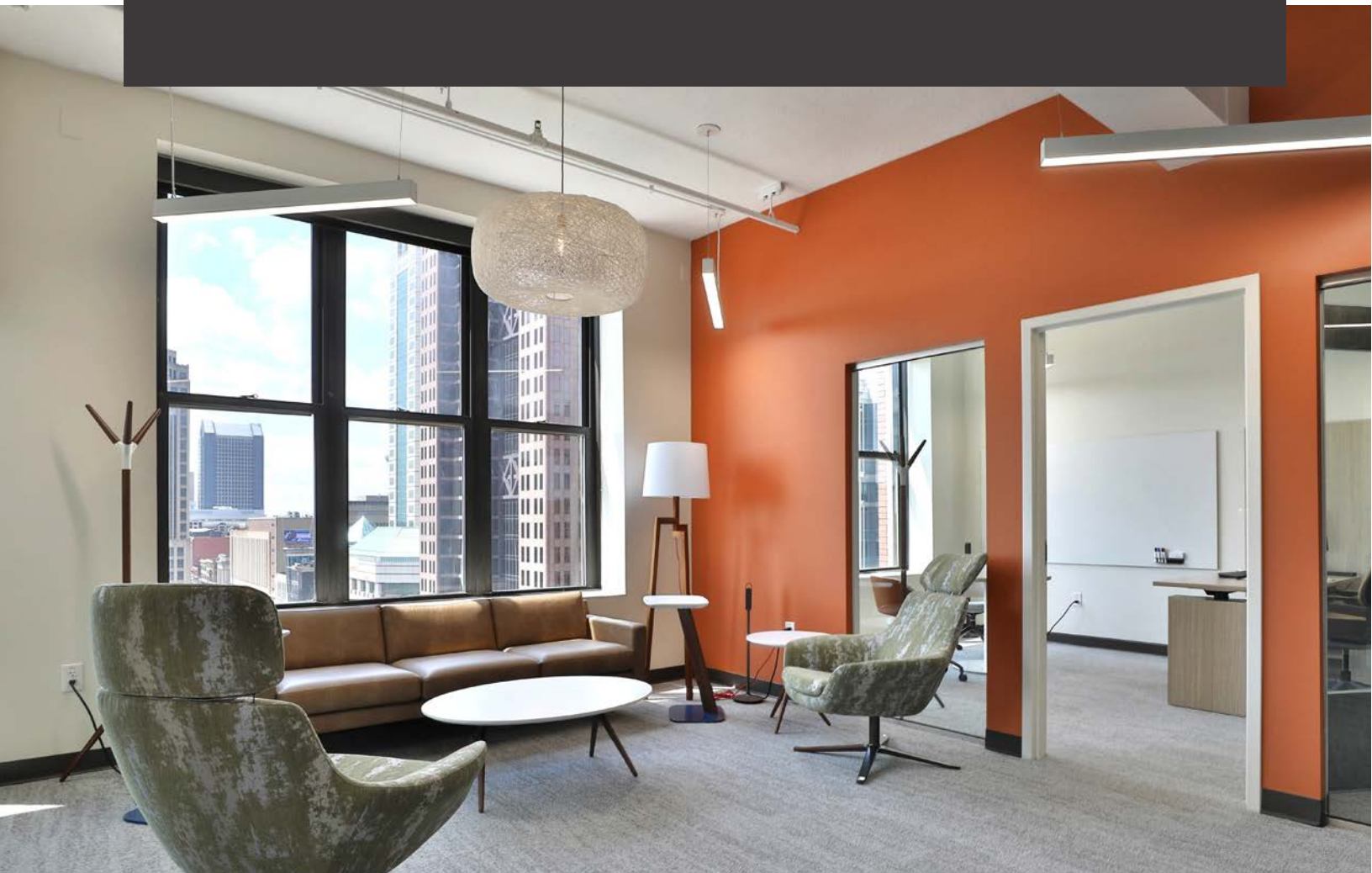
Suite 1100  
4,546 SF

FURNITURE AVAILABLE





# SPEC SUITE





# ROOFTOP PATIO





# CONFERENCE ROOM





# EXAMPLE FINISHES



# PARKING OPTIONS



**9,642**  
TOTAL SPACES

**\$145**  
MONTHLY AVG.  
(unreserved)

**\$240**  
MONTHLY AVG.  
(reserved)

**\$3**  
DAILY AVG.  
MINIMUM

**\$14**  
DAILY AVG.  
MAXIMUM

# PARKING PROGRAM

The Hayden has partnered with Citrin to operate the property’s valet parking services and assist prospective tenants develop a comprehensive parking program that meets their requirements. Citrin is located at 20 E. Broad street and provides valet parking Monday - Friday from 7 AM - 7 PM.

This includes, but is not limited to, validation programs for guests and visitors, executive valet parking, and subsidized and/or non-subsidized employee parking. Rates (depending on availability) range from \$130 for surface parking to \$215 for reserved covered parking.

For large groups, the Landlord and Citrin will consider longer term agreements, potentially coinciding with tenant’s lease terms.

# EXAMPLE 50 - SPACE PROGRAM

- 10 valet parking users (executives/directors - \$215/month)
- 25 non-reserved single spaces in Long Street Garage (\$170/month)
- 15 single spaces in 3rd/Long Street Parking Lot (\$140/month)
- Client/visitor parking: validated valet parking (tracked online, billed monthly at \$8/vehicle)

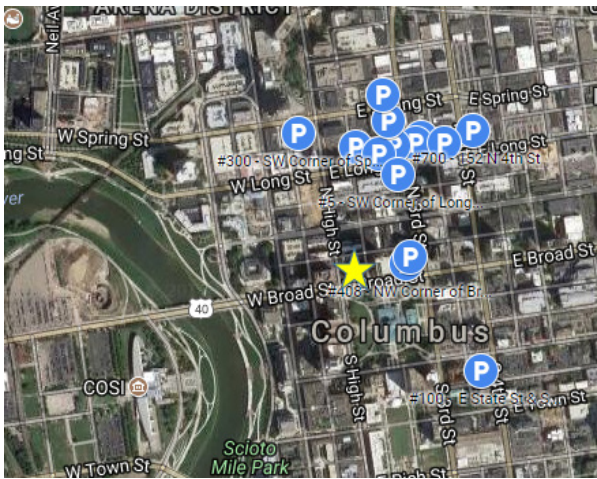
Rates subject to change due to market factors & availability.

# COMMUTE FOR FREE

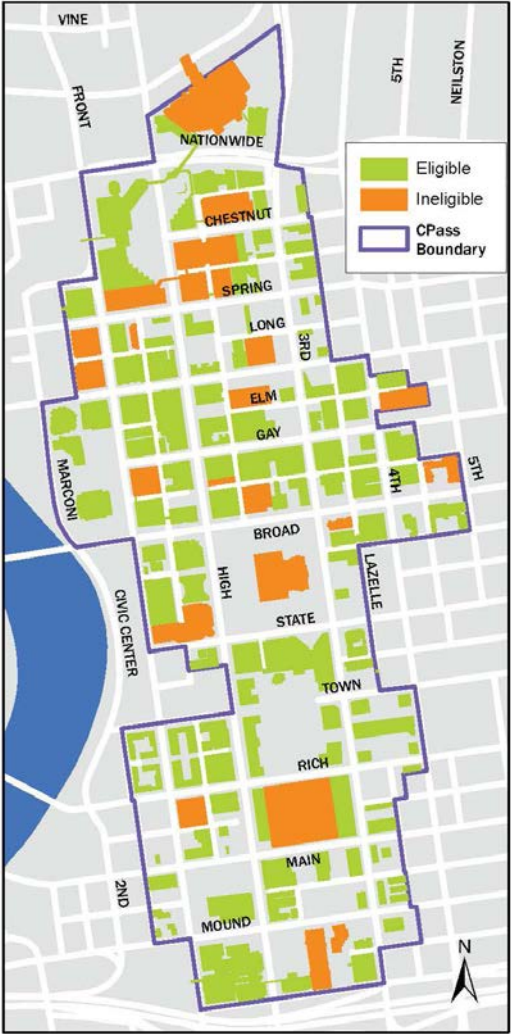
Thanks to Downtown property owners, the Downtown C-pass offers a free commute into Downtown. Downtown C-pass is a new program available to companies in the Capital Crossroads Special Improvements District.

- Eligible employees can receive a *free bus pass*, good on any COTA route on any day at any time.
- *There is no cost to the company or employee.*
- Enrollment and administration are easy through a secure online member portal.

Citrin manages over 1,200 spaces within walking distance of the property:



| CITRIN                                   |  | Rates            |
|------------------------------------------|--|------------------|
| TENANT Monthly Parking                   |  | \$225.00 / Month |
| NON-TENANT Monthly Parking               |  | \$245.00 / Month |
| Daily Parking (Non-Monthly)              |  | \$18.00 / Day    |
| Please inquire about validation program! |  | -                |



Broad Street, Columbus, Ohio.



Capitol Savings and  
Trust Co. and The  
Hayden Buildings,  
Columbus, Ohio

*D. F. Wells, from Columbus - Ohio*  
*Rec'd letter and beautiful*  
*card. Many thanks.*  
*Am visiting here, will write*  
*soon.*  
*% 462 Kellon Ave,*  
*D.C.K.*

The Hayden isn't just part of history — it helped make it. As the first headquarters of the National Football League, this building was once the nerve center for a sport that would capture America's imagination. Today, the same walls that witnessed the birth of a national pastime now offer modern office spaces with timeless character. High ceilings, abundant light, and a central downtown location create an inspiring environment where great ideas still take root.

Working at the Hayden means being part of a legacy — and shaping what comes next.

**First Office Building of the  
National Football League, 1927-1939**



When Columbus native Joe F. Carr was elected the second president of the American Professional Football Association (APFA) in 1921, one of the first items of league business he addressed was establishing the league's headquarters in his hometown. The following year, the team owners and Carr renamed the league the National Football League (NFL).

Carr set up the league's headquarters in the office building located on the eleventh floor of 16 East Broad. The NFL offices were located in rooms 1115-1116 in the New Hayden Building. According to the *Columbus City Directories*, the NFL's headquarters was listed there from 1927 until 1939.

At the time, the NFL had just two full-time employees in the league office. Accompanying Carr was his secretary, Kathleen Rubadue — the first woman to work for the NFL. In 1939, Carr passed away from a heart attack at the age of fifty-nine.

Because of Joe Carr's leadership and dedication to the NFL from his hometown of Columbus, 16 East Broad Street is recognized as the First Office Building of the National Football League.

Presented 2025 by

**HOMAGE**



**NFL Historic Headquarters  
Recognition Event**



BECOME PART OF HISTORY.



Andrew Jameson SIOR CCIM  
614 206 6882  
[andrew.jameson@colliers.com](mailto:andrew.jameson@colliers.com)

OWNED BY:

**TOMKO**  
COMPANY