

CLASS A OFFICE FOR LEASE

300
E Broad

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300 E Broad

Institutional-quality Class A office building

9 stories | Flexible suite sizes

Exceptional amenities at an unmatched value

Rare 3.33/1,000 parking ratio in downtown Columbus

Landlord-owned and controlled attached parking garage

Grand atrium lobby with 24/7 staffed security

Premium conference and training amenity spaces

Complimentary, fully equipped fitness center

Institutionally owned and managed on site

Asking rate: \$21.95 FSG

300 E Broad Street is a timeless Class A office destination in the heart of downtown Columbus, where **enduring design** is complemented by **attentive on-site ownership**, and an **unwavering commitment to tenant experience**. From secure 24/7 monitored lobby access to directly attached, landlord-controlled parking and a premium amenity set, **300 E Broad delivers a level of service and value rarely found in the downtown market.**



ON-SITE AMENITIES



ATTACHED GARAGE WITH FREE GUEST PARKING



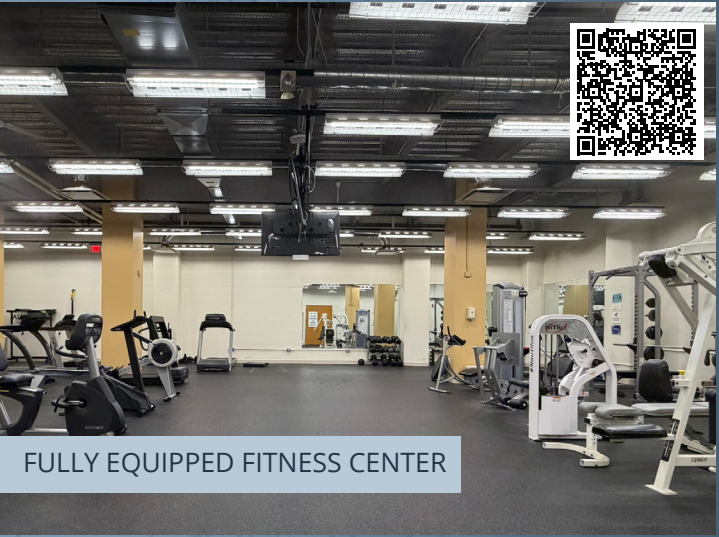
SPACIOUS TRAINING ROOM



24/7 STAFFED SECURITY LOBBY



MODERN ATRIUM LOBBY



FULLY EQUIPPED FITNESS CENTER



LARGE CONFERENCE CENTER & EVENT SPACE



360° FIRST FLOOR AMENITIES TOUR



PROMINENT BROAD STREET LOCATION



OUTDOOR GREENSPACES

WELL POSITIONED, WELL CONNECTED.

300 E Broad Street offers a prominent address in the heart of downtown Columbus located just steps from the Ohio Statehouse and Capitol Square.

The location provides immediate connectivity to the city's business, government, and legal core while offering convenient access to surrounding local restaurants, coffee shops, hotels, entertainment, and the city's growing collection of downtown amenities.

Direct access to I-70, I-71, I-670, and SR-315 connects to the property across Central Ohio, while John Glenn Columbus International Airport is just minutes away.

OHIO STATEHOUSE – 10 MIN WALK | 0.5 MILES

ARENA DISTRICT – 5 MIN DRIVE

SHORT NORTH – 5 MIN DRIVE

SCIOTO MILE – 10 MIN WALK

THE OHIO STATE UNIVERSITY - 10 MIN DRIVE

50+ RESTAURANTS AND CAFES WITHIN A 10-MINUTE WALK

SHORT
NORTH
ARTS
DISTRICT

JOHN GLENN COLUMBUS
INTERNATIONAL AIRPORT
8 MIN DRIVE | 5.8 MILES



ARENA DISTRICT

315

CENTRAL BUSINESS
DISTRICT

300
E Broad



DISCOVERY
DISTRICT

FRANKLINTON

71

70

BREWERY
DISTRICT

GERMAN
VILLAGE

WALKABLE AMENITIES

RESTAURANTS

- | | |
|---|----------------------------|
| 01 Elevator Brewery & Draught Haus | 09 The Keep |
| 02 Pierogi Mountain | 10 4th & State |
| 03 Buckeye Bourbon House | 11 The Spaghetti Warehouse |
| 04 Matt and Tony's Kitchen x Tavern | 12 Condado Tacos |
| 05 Speck Italian Eatery | 13 The Woodbury |
| 06 Chouette | 14 Sidebar Columbus |
| 07 Hank's Low Country Seafood & Raw Bar | 15 The Walrus |
| 08 Tiger + Lily | |

NEARBY LANDMARKS

- 34 Ohio Statehouse
- 35 Athletic Club of Columbus
- 36 Columbus Museum of Art
- 37 Capital University Law School
- 38 Columbus College of Art & Design
- 39 Columbus Metropolitan Library
- 40 Topiary Park

HOTELS

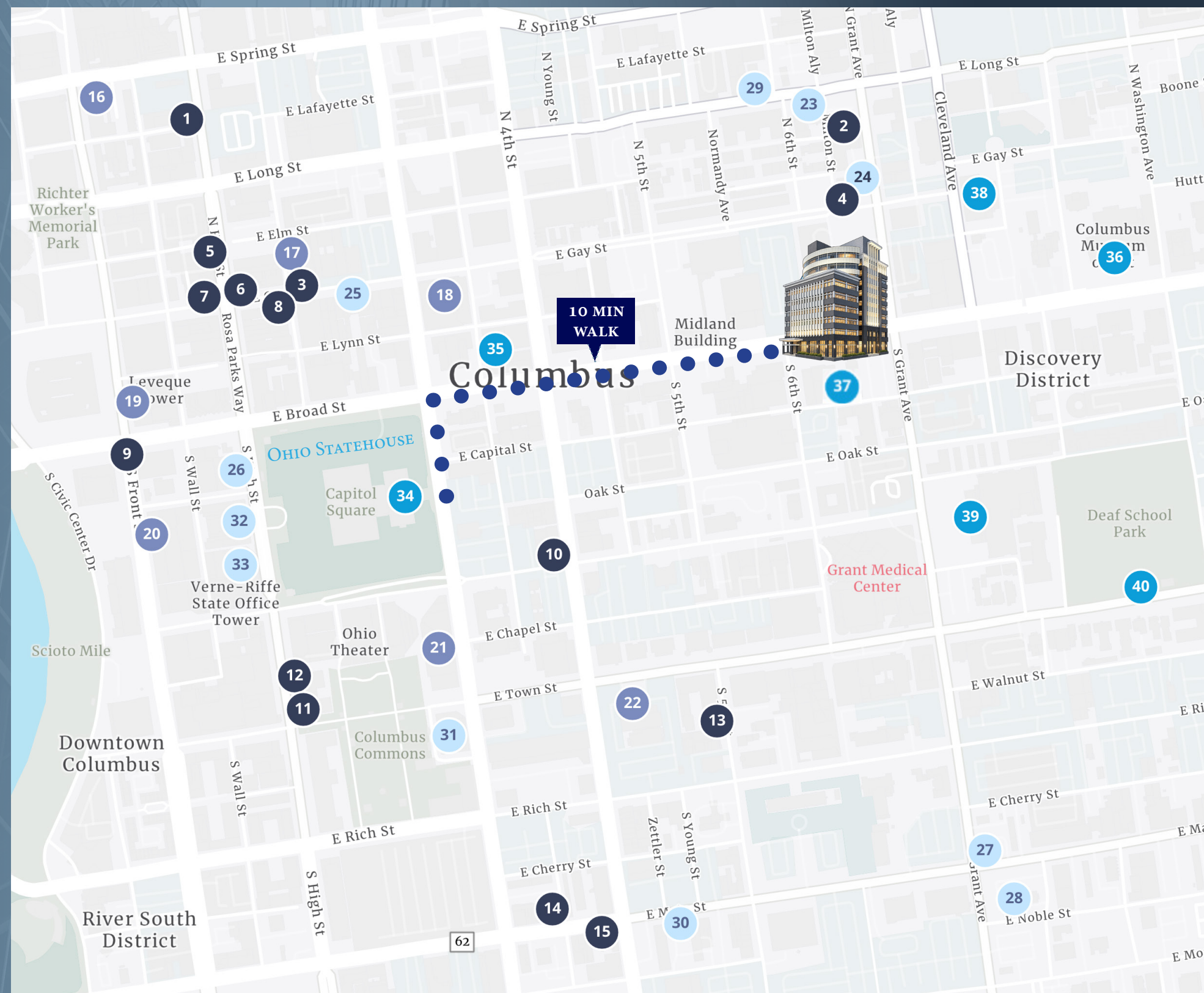
- 16 Courtyard by Marriott
- 17 Residence Inn by Marriott
- 18 Renaissance Hotels
- 19 Autograph Collection Hotels
- 20 The Capital Suites Hotel
- 21 The Plaza Hotel
- 22 Holiday Inn

FAST FOOD

- 23 Jimmy John's
- 24 Domino's Pizza
- 25 Subway
- 26 Potbelly Sandwich Works
- 27 Donato's Pizza
- 28 McDonald's

CAFES & COFFEE

- 29 The Roosevelt Coffeehouse
- 30 Qahwah House Coffee
- 31 Cafe de Nook
- 32 One Line Coffee
- 33 Einstein Bros. Bagels



AVAILABILITIES

EFFICIENT FLOOR PLATES WITH FLEXIBLE SUITES

SUITE
500

5,060 RSF

Elevator-lobby
presence

MAX CONTIGUOUS
9,624 RSF

SUITE
530

4,564 RSF

Plug & Play suite
with corner views

SUITE
590

4,914 RSF

Elevator- lobby
presence + office-
heavy layout



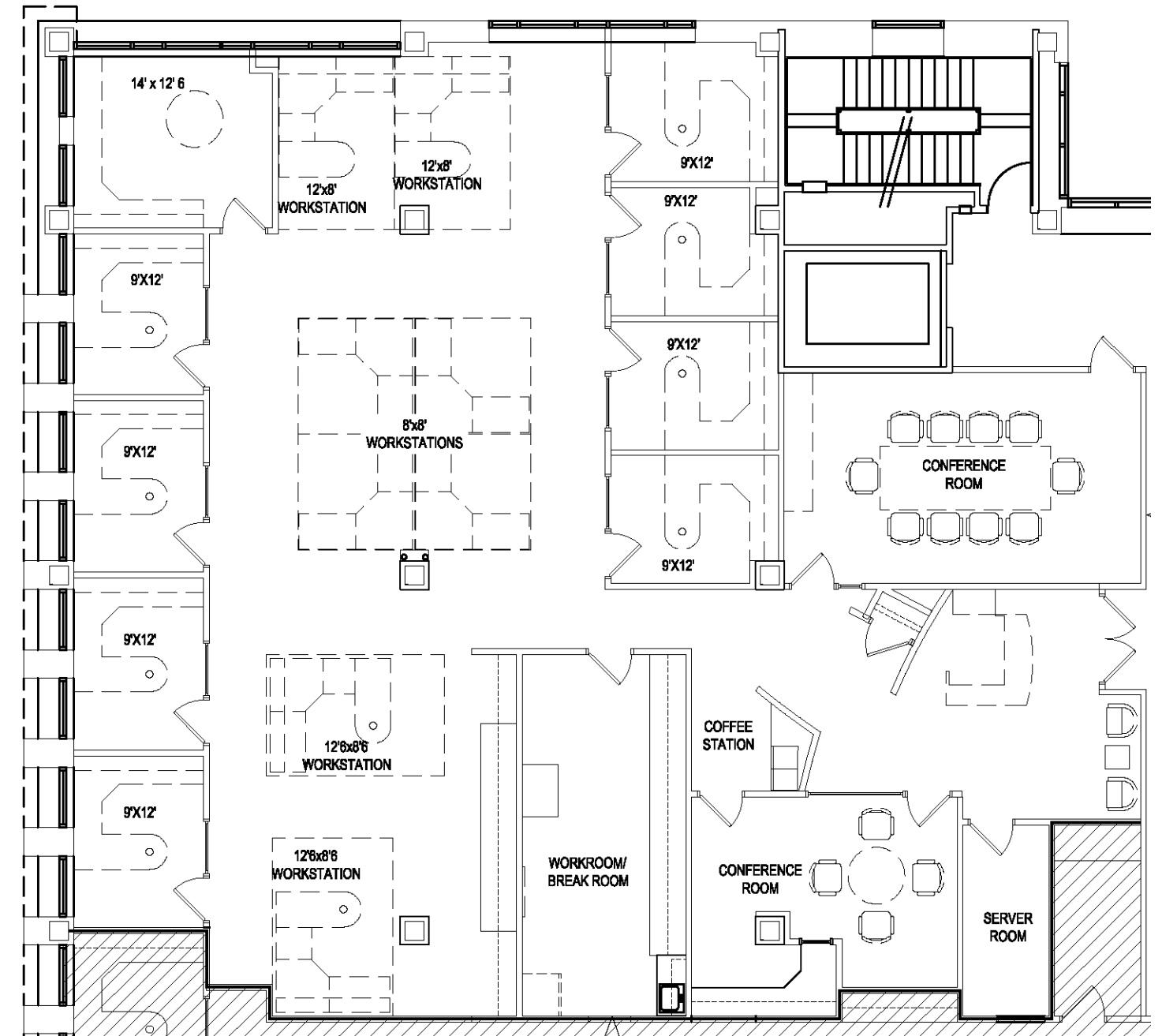
FIFTH FLOOR

SUITE 500

300
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5,060 RSF

- Can be combined with suite 530 for a max contiguous 9,624 RSF
- High visibility suite with double glass door entry located on elevator lobby
- 9 private offices
- Glass conference rooms
- Break room
- Open workspace



FIFTH FLOOR

SUITE 530

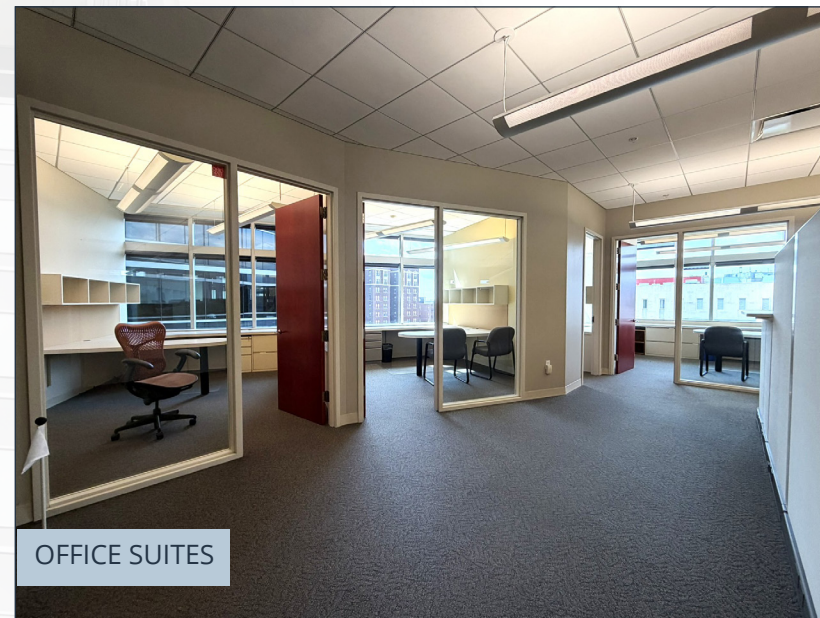
4,564 RSF

360° TOUR



SUITE 530

- Can be combined with suite 500 for a max contiguous of 9,624 RSF
- “Plug & play” suite with existing furniture available
- Corner suite with abundant natural light
- 11 private offices and conference room
- Open workspace
- Break room



OFFICE SUITES

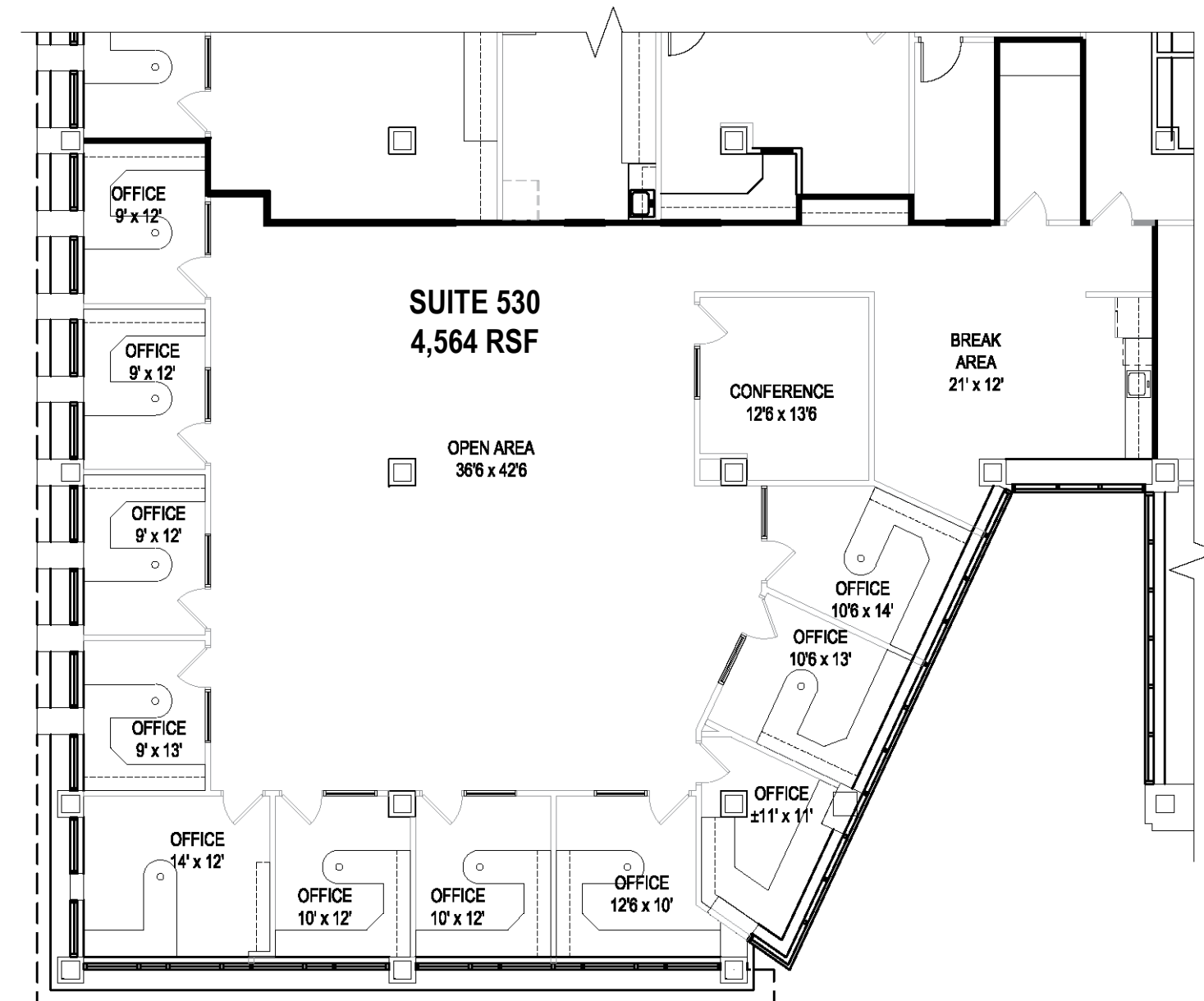


CONFERENCE ROOM



OFFICE SUITE

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FIFTH FLOOR

SUITE 590

4,914 SF

360° TOUR

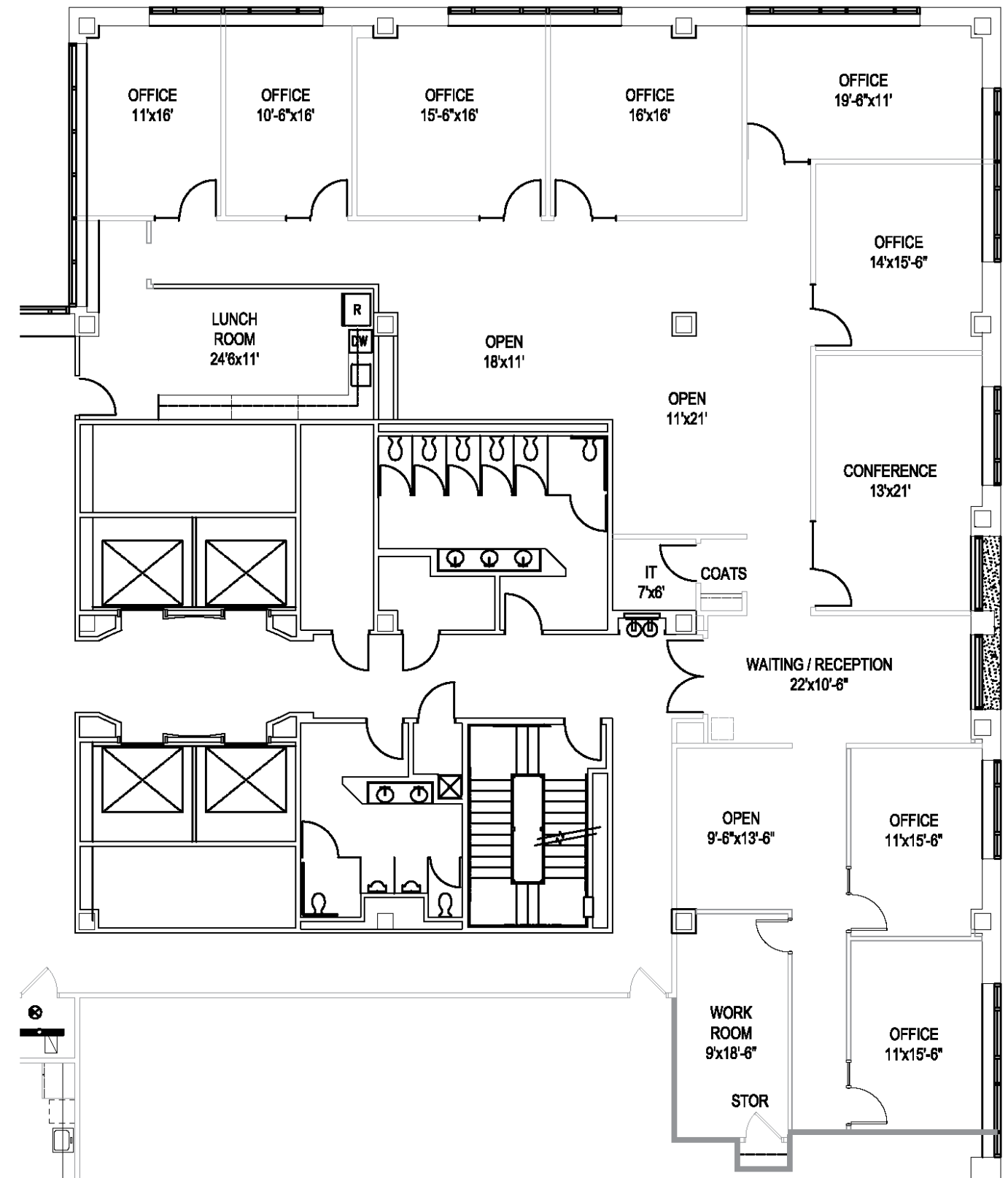


SUITE 590

- High visibility suite with double glass door entry located on elevator lobby
- Corner suite with abundant natural light
- 8 offices and large conference
- Open workspace
- Large break room



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