

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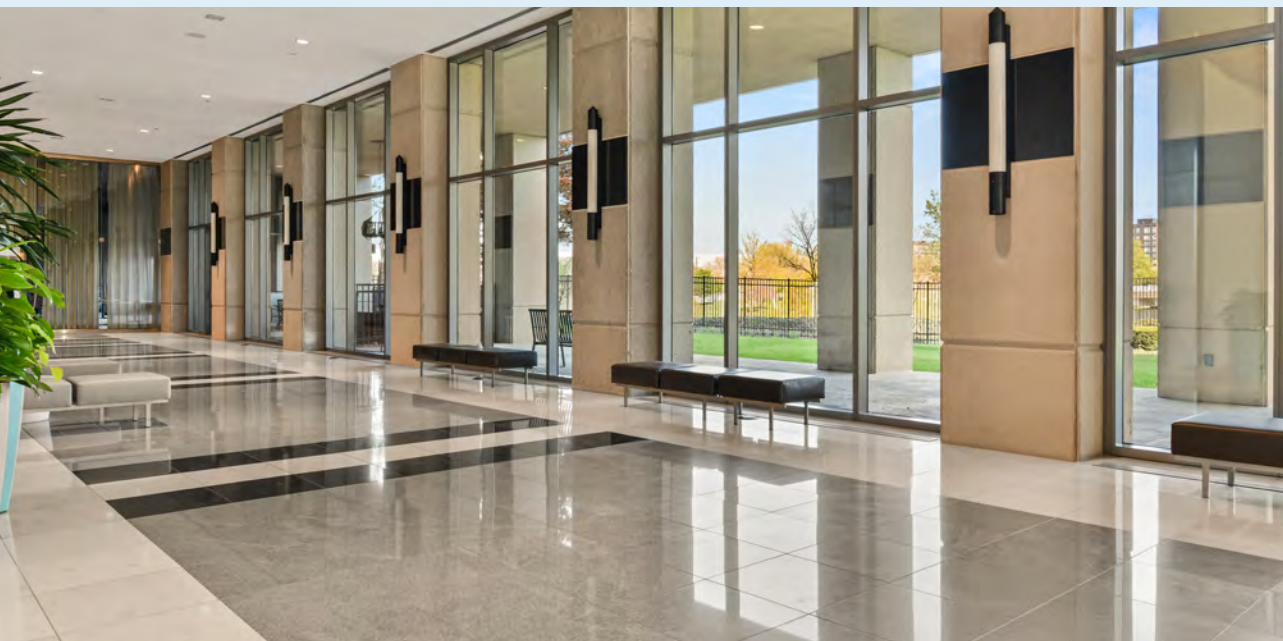
A premier Class A office experience in downtown Columbus offering unmatched **convenience**, elevated **amenities**, and a **wellness-focused** environment along the scenic Scioto Riverfront.

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





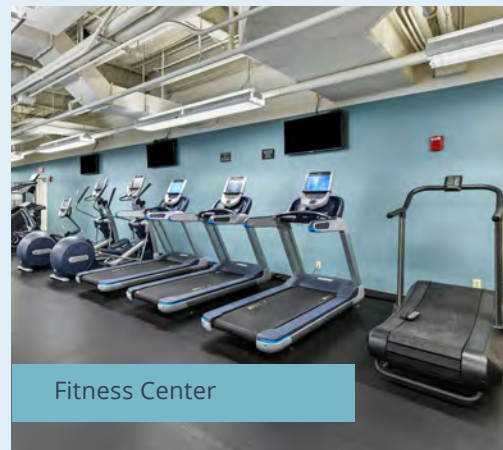
Updated Lobby



Direct Access to the Scioto Mile



Private Driveway



Fitness Center



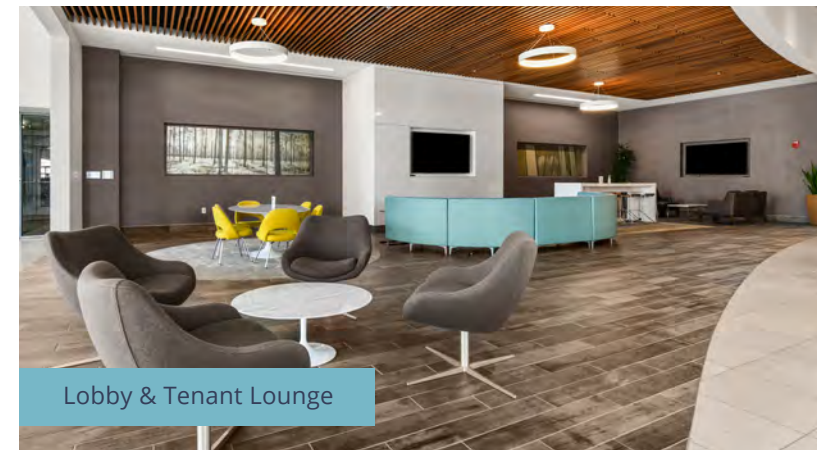
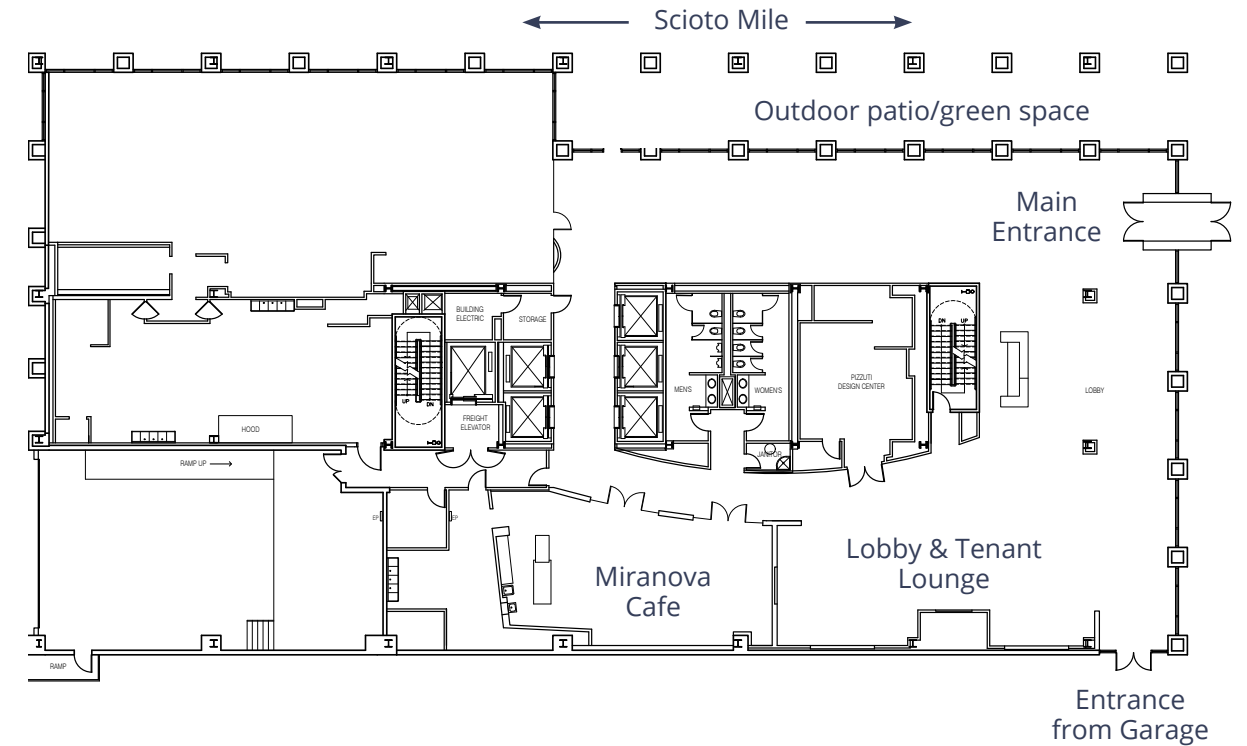
Miranova Café



Miranova Shuttle

Floor Plans

First Floor



Lobby & Tenant Lounge

Amenities
360° Tour



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
- **Private Shuttle Service** – available to all tenants for downtown pick-up/drop-off
- **Improved walkability** – via direct connection from outdoor patio to Scioto Mile walking paths
- **White-boxed suites** to accelerate tenant buildouts

Enhancements Underway

- **Modernized fitness center** - new equipment, updated locker rooms, and more
- **Ongoing improvements** - lobby renovations & additional amenities to be announced soon

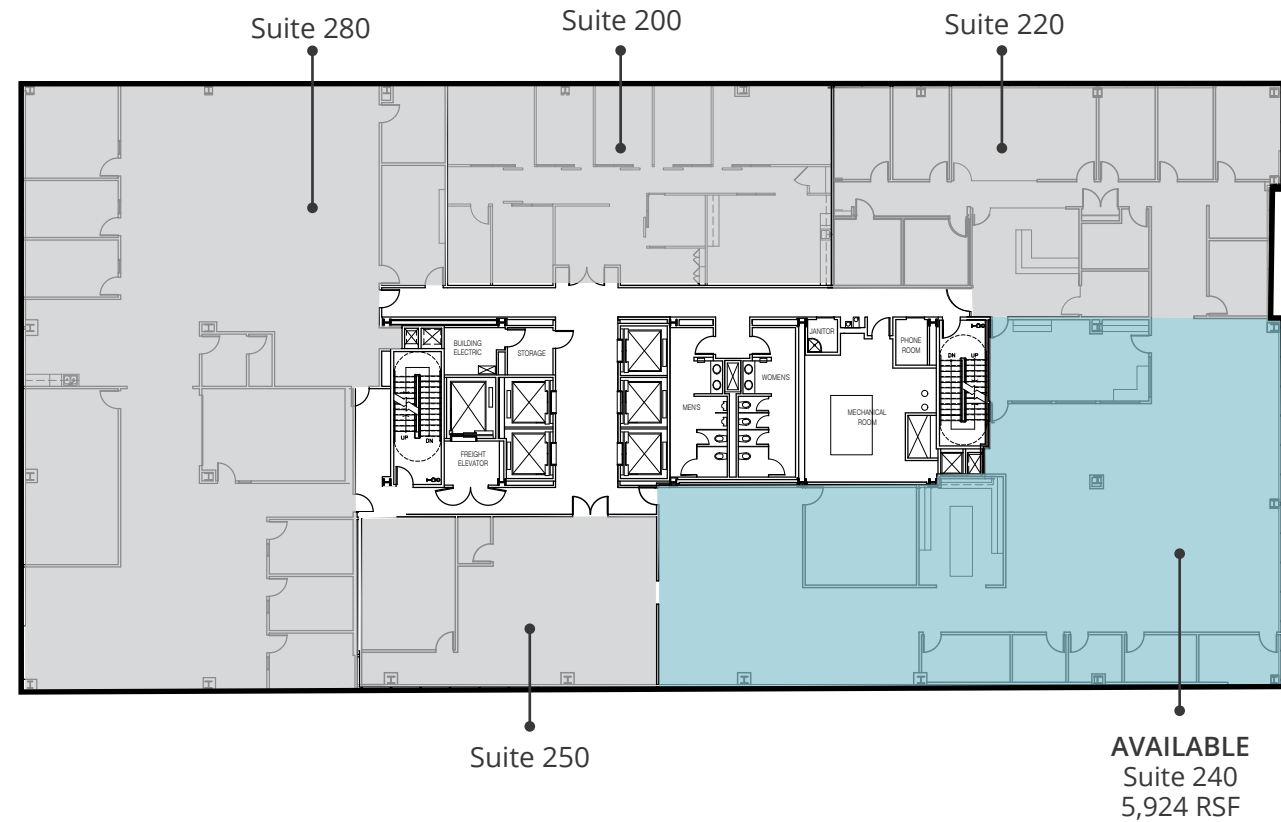


Outdoor Patio



Parking Garage

Second Floor

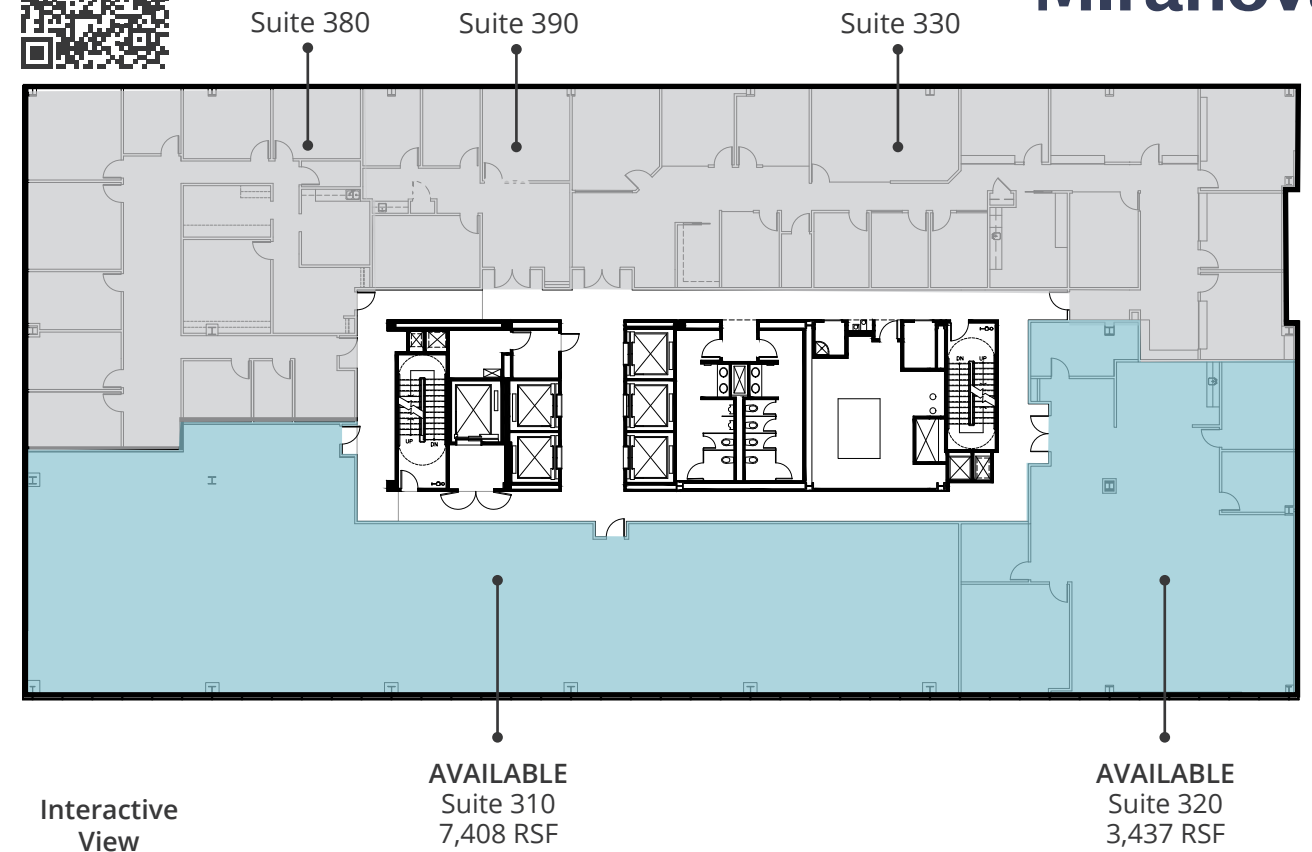


Suite 320
360° Tour



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Third Floor



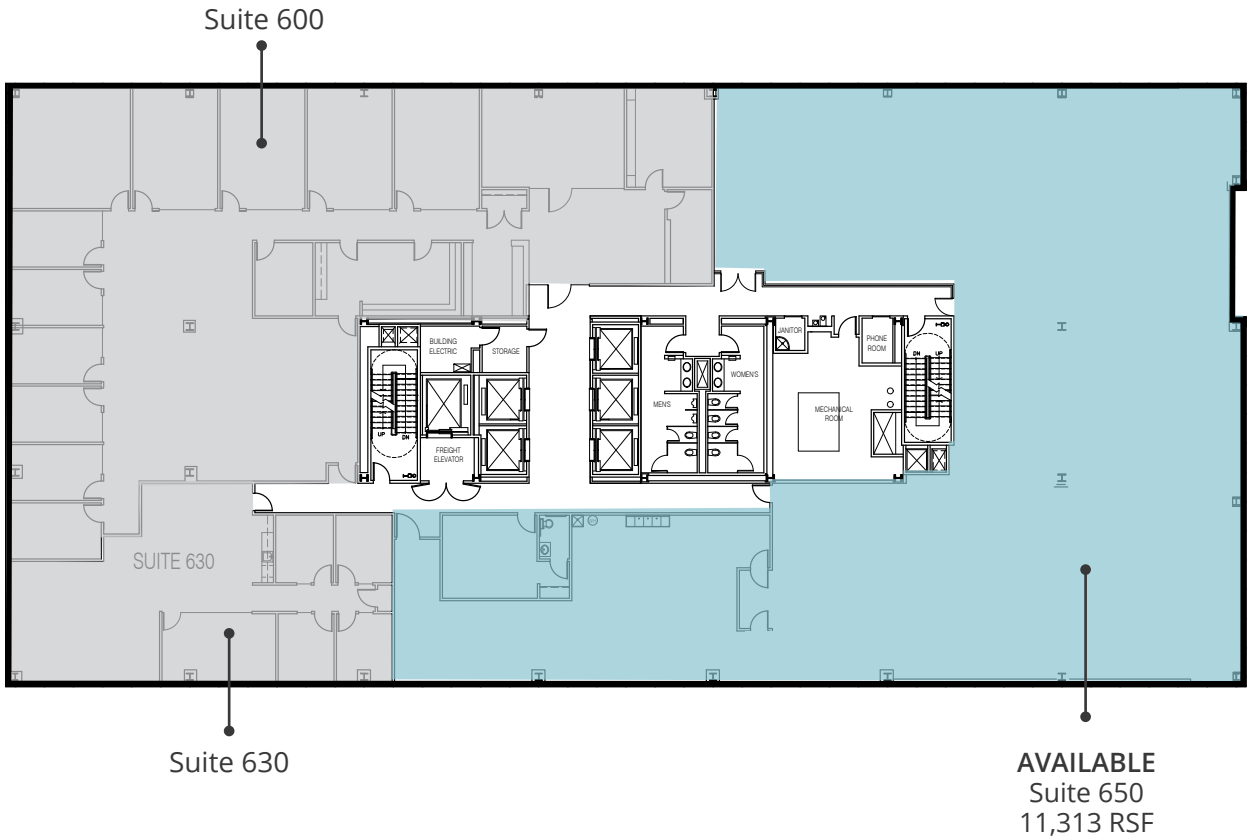
Interactive
View



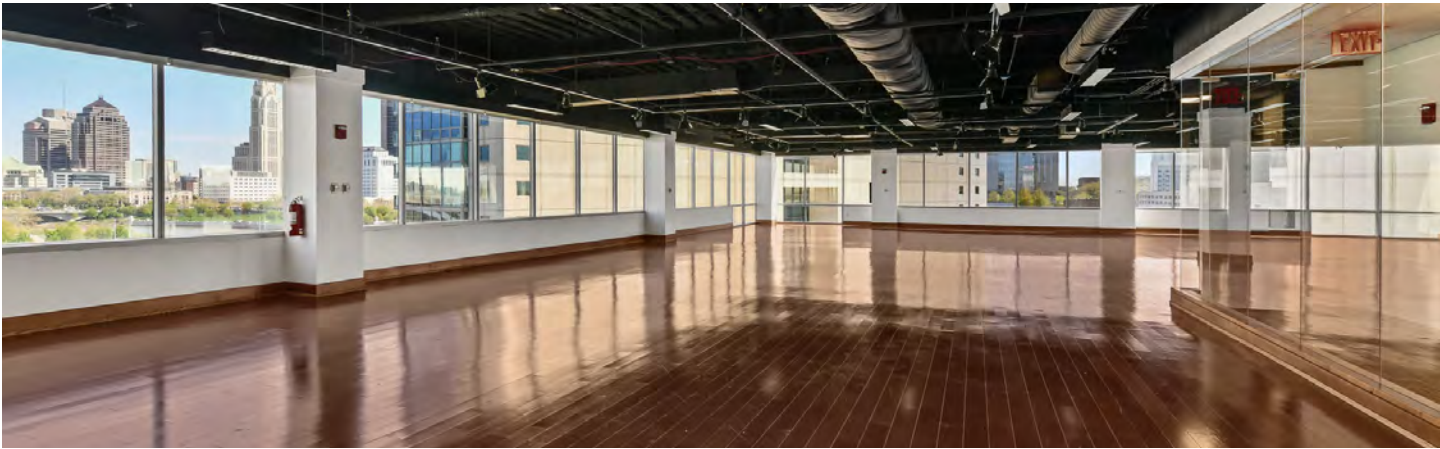
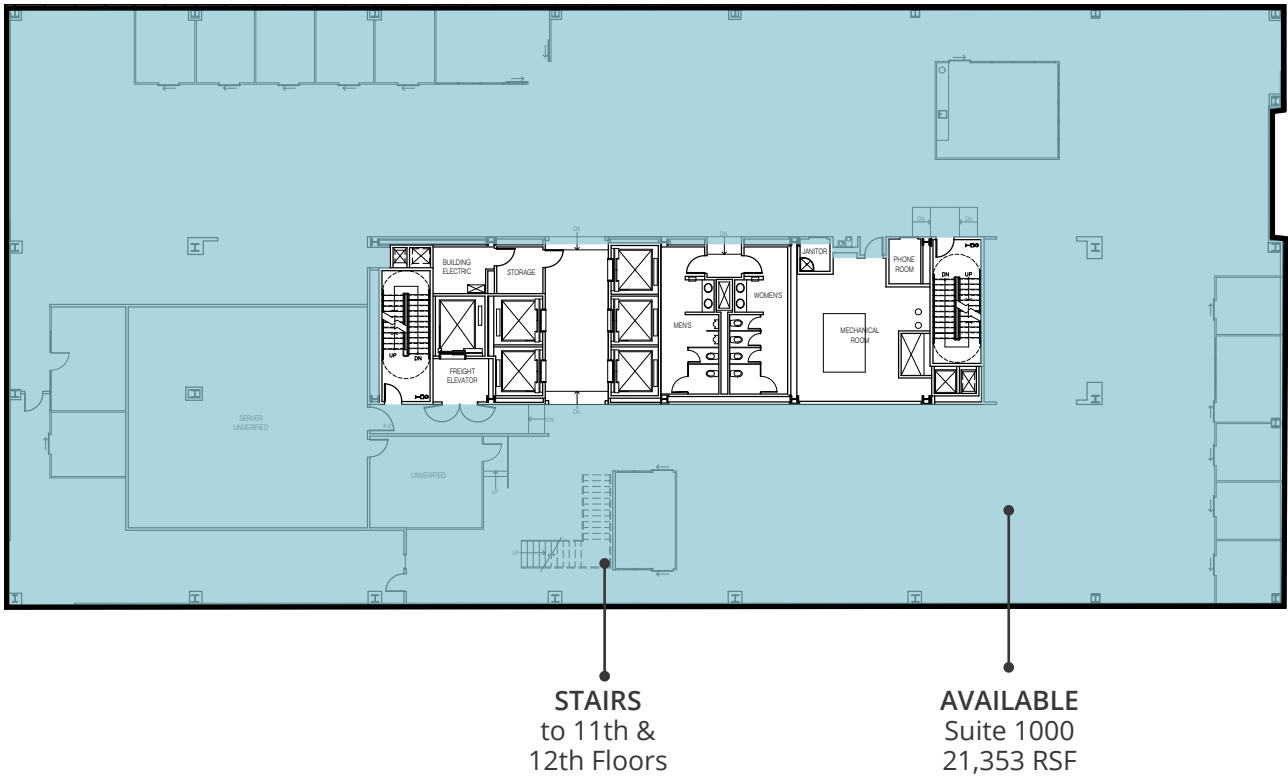
Third Floor - Potential Demising Options



Sixth Floor



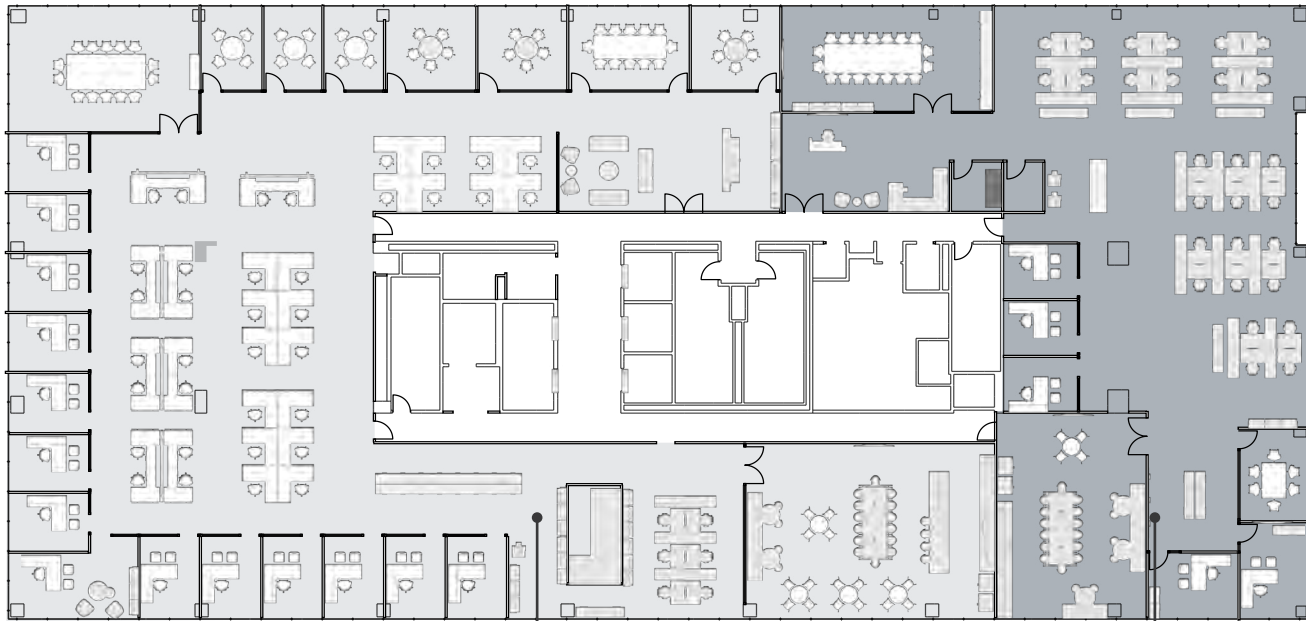
Tenth Floor



Interactive
View



Tenth Floor - Potential Demising Options



14,000 RSF

7,353 RSF

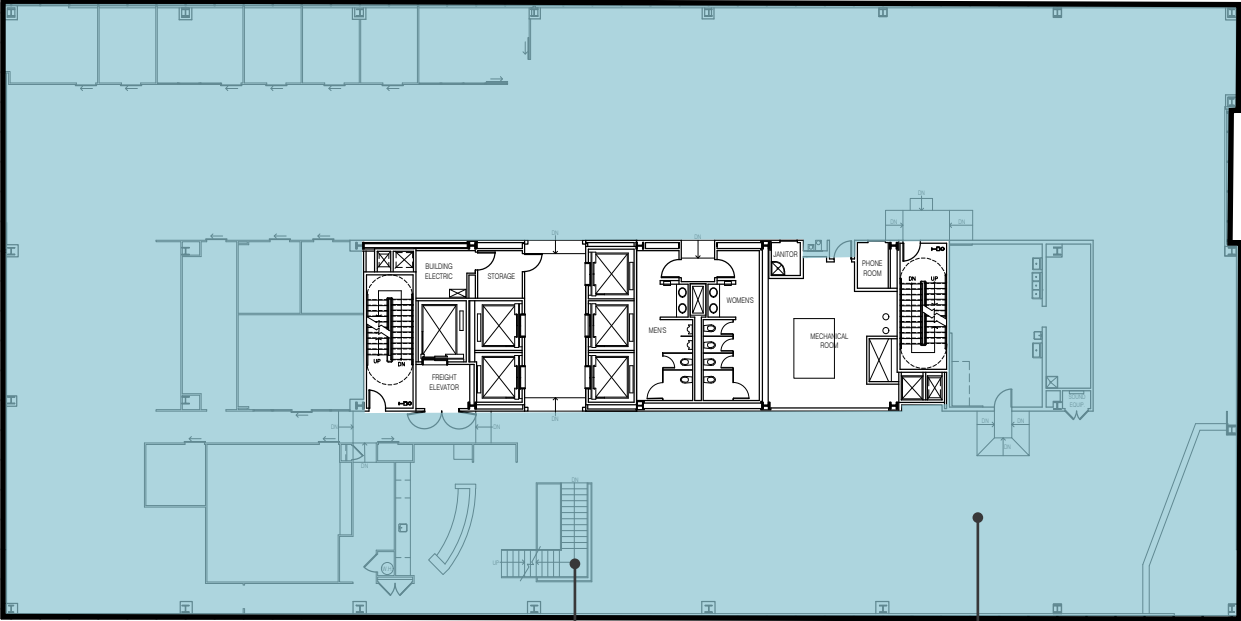


Suite 1100
360° Tour



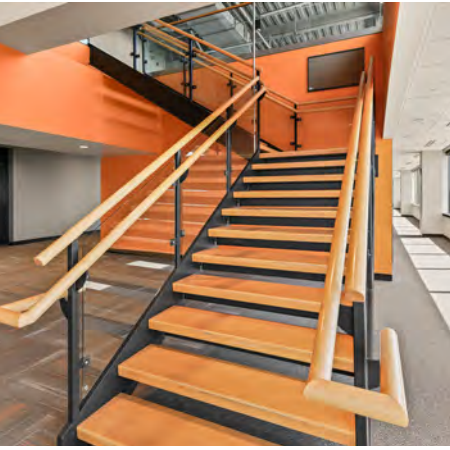
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Eleventh Floor



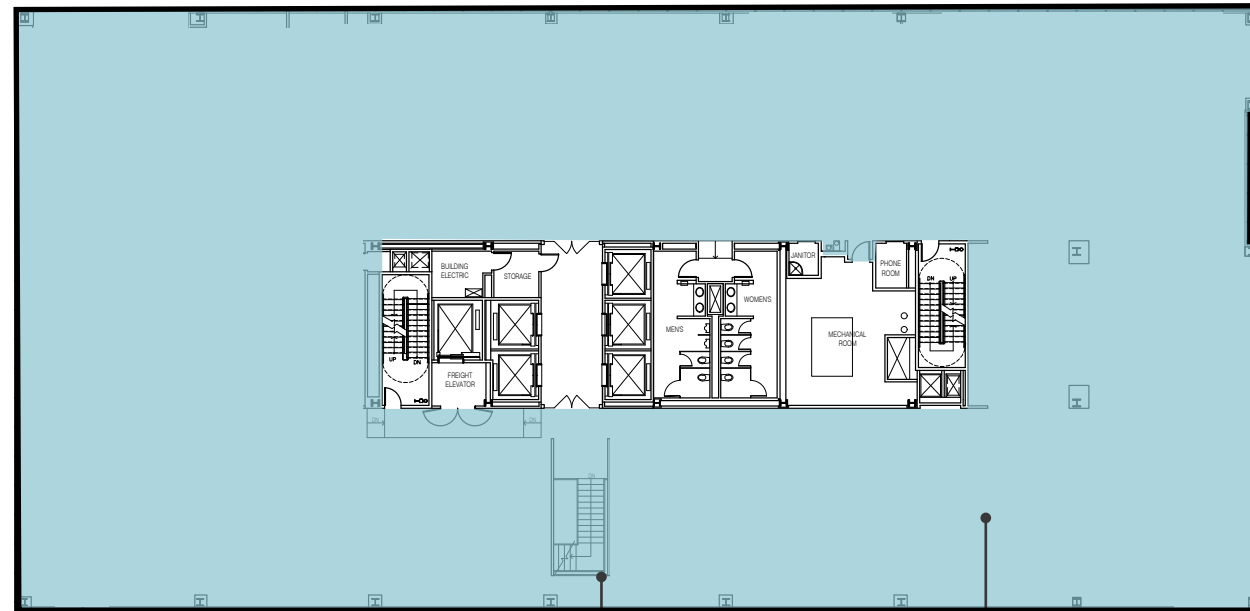
STAIRS
to 10th &
12th Floors

AVAILABLE
Suite 1100
21,353 RSF





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

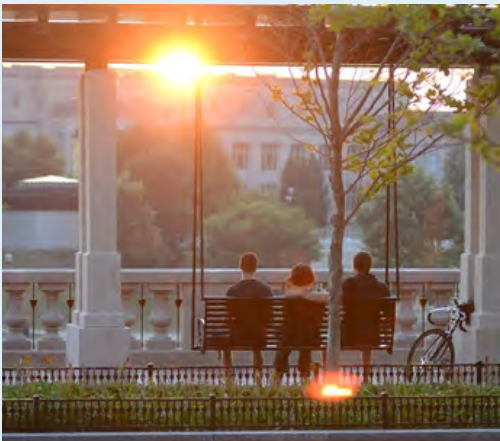
*continuous lanes
for I-70 & I-71*

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 stone facade. The building is set against a clear blue sky. The ground in front of the building is a well-maintained green lawn with some trees and shrubs.

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For More Information:

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