



65 EAST
STATE

BE WHERE
IT HAPPENS.

Hub 65

Amenities

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

Find it all on the 16th floor...



1,000 Car
Under-ground



Class A
Recently renovated office building



Energy Efficient
Energy Star Certified
2007 & 2014



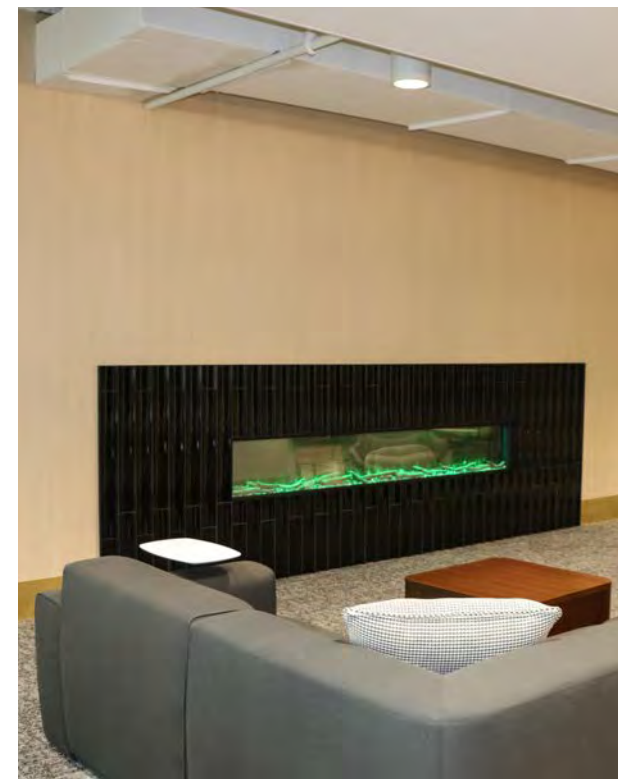
Amenities
within walking distance



Community
Conference Center

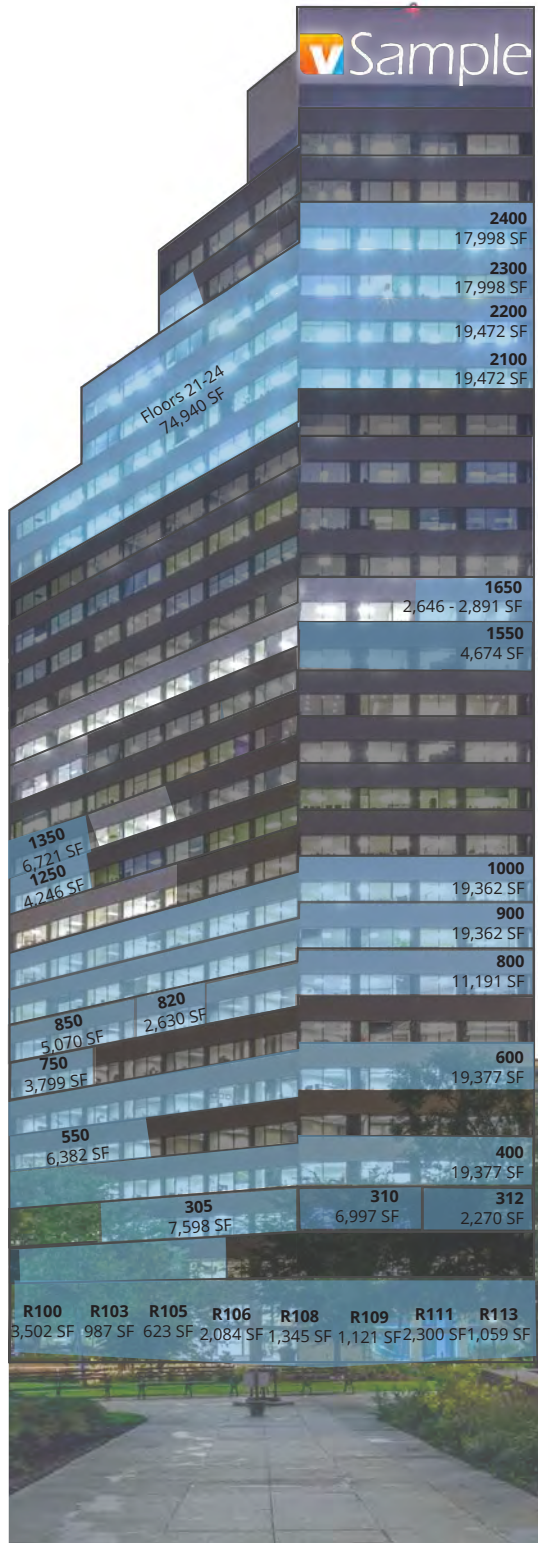
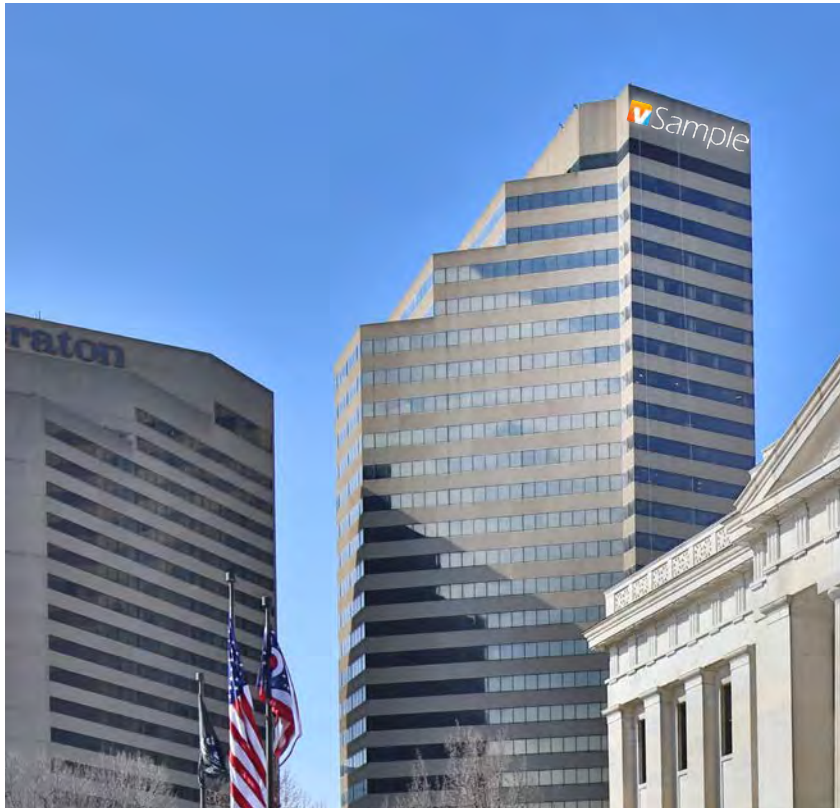


Security
24-Hour Key Card



Building Availability

Building signage available for anchor tenant



Suites Available up to 6,000 RSF

Suite L100	3,502 RSF	Office/retail space
Suite R103	987 RSF	Retail; former gift shop
Suite R105	623 RSF	Efficient first floor suite
Suite R106	2,084 RSF	Office/retail space
Suite R108	1,345 RSF	Retail; fully built out dental space
Suite R109	1,121 RSF	Small suite with easy access to the Columbus Commons
Suite R111	2,300 RSF	Former restaurant space
Suite R113	1,059 RSF	Ideal small suite off the main door entrance
Suite 225	5,105 RSF	Open space with perimeter hard wall offices
Suite 310	6,997 RSF	Some open space with perimeter offices
Suite 312	2,270 RSF	Ideal small suite with lots of glass
Suite 750	3,799 RSF	Perimeter hard wall offices; overlooks the Commons
Suite 820	2,630 RSF	Mostly open space. <i>Can combine with Suite 850 for a total of 5,794 SF.</i>
Suite 860	3,164 RSF	Mostly private offices. <i>Can combine with Suite 820 for a total of 5,794 SF.</i>
Suite 1250	4,246 RSF	Mix of offices and open space; overlooks the Commons
Suite 1550	4,674 RSF	Some open space with perimeter offices
Suite 1650	2,646 - 2,891 RSF	Some open space with perimeter offices

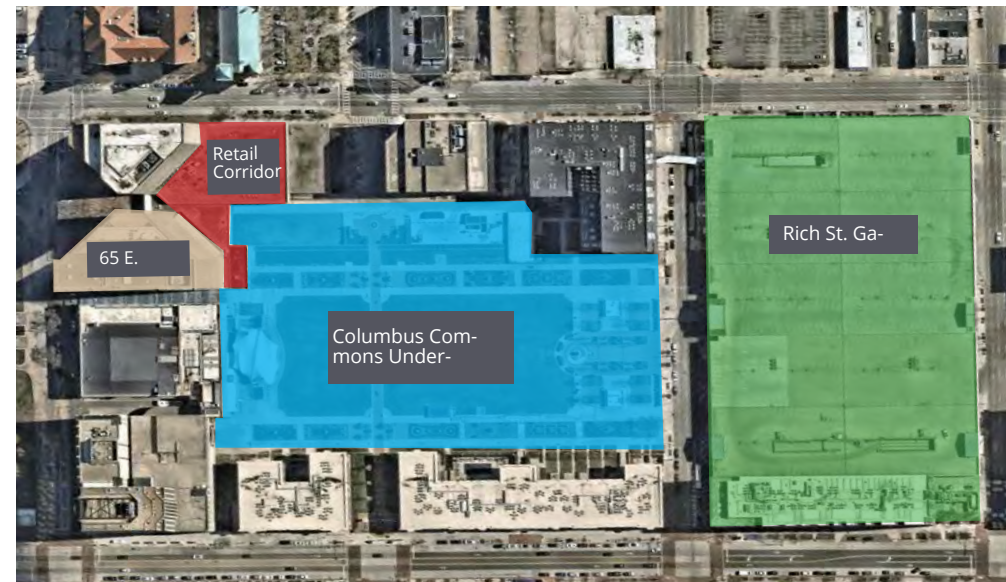
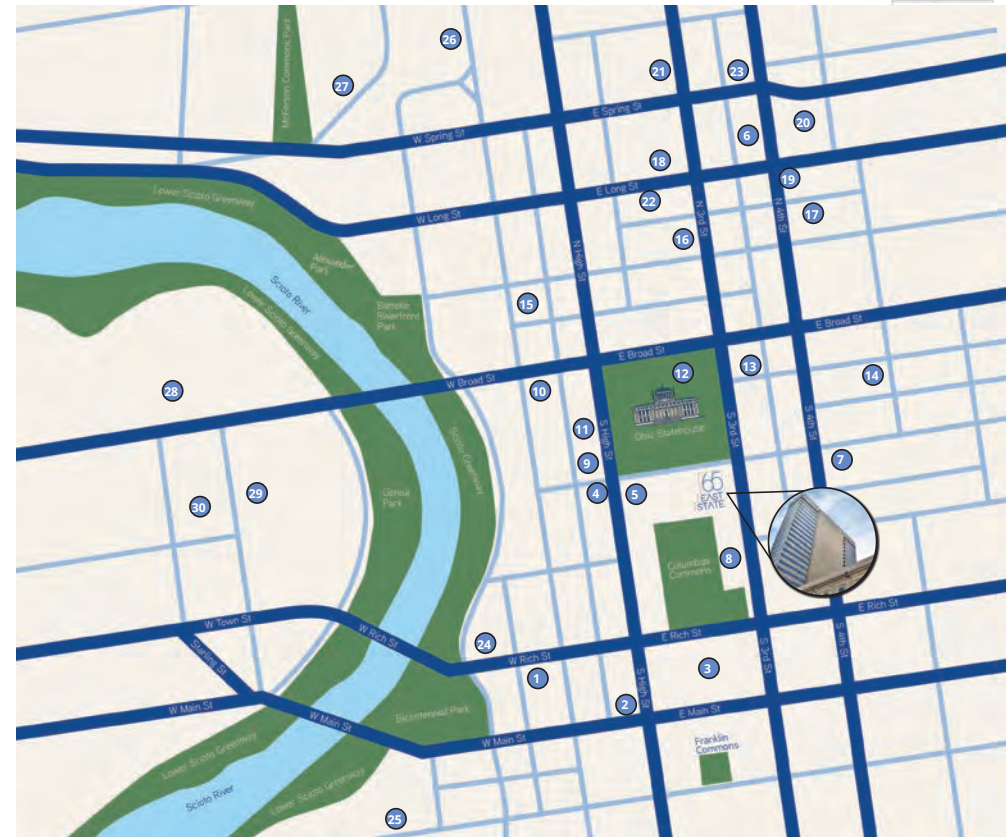
Large Suites Available up to 67,524 Contiguous RSF

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

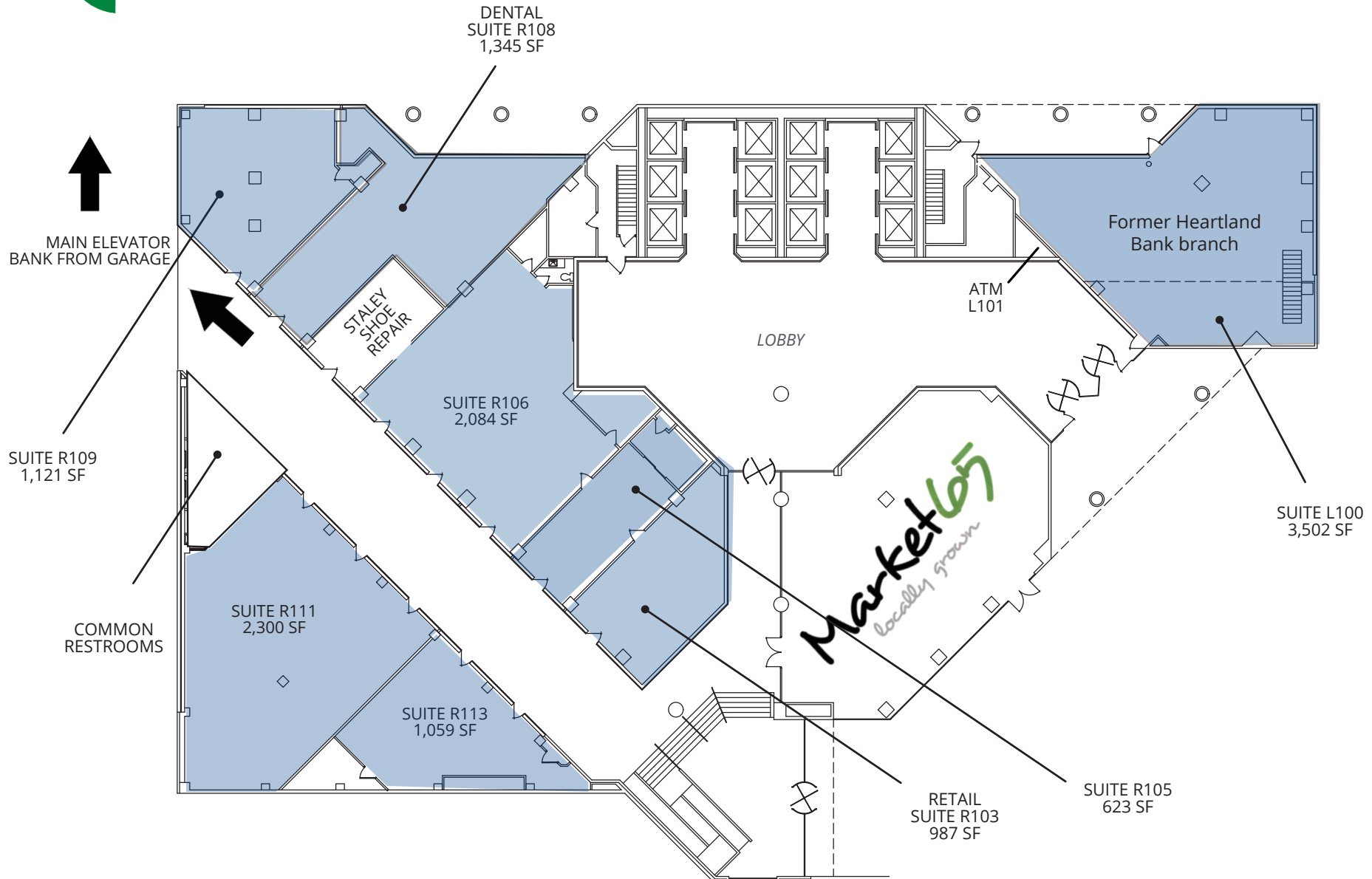


Attached underground parking (access via retail corridor in the building)

1st Floor



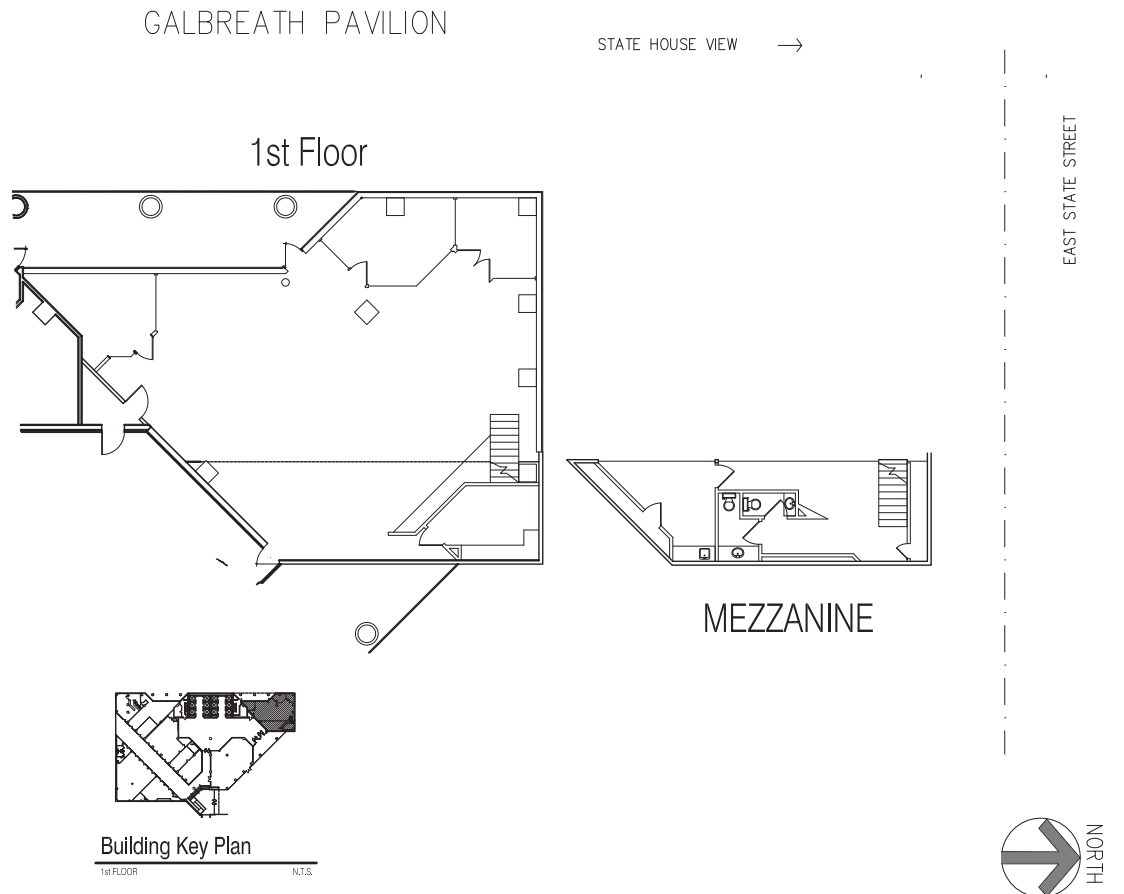
GALBREATH PAVILION



Featured 1st Floor Availability

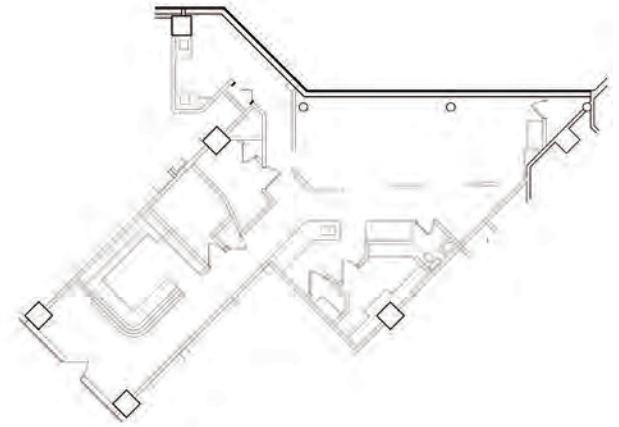
Suite L100

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



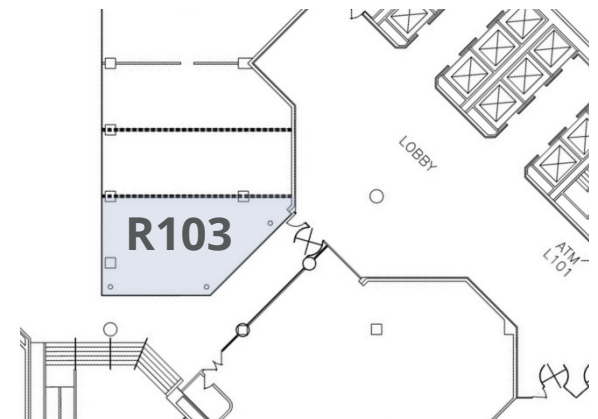
Suite R108

1,345 RSF (fully built out dental space)

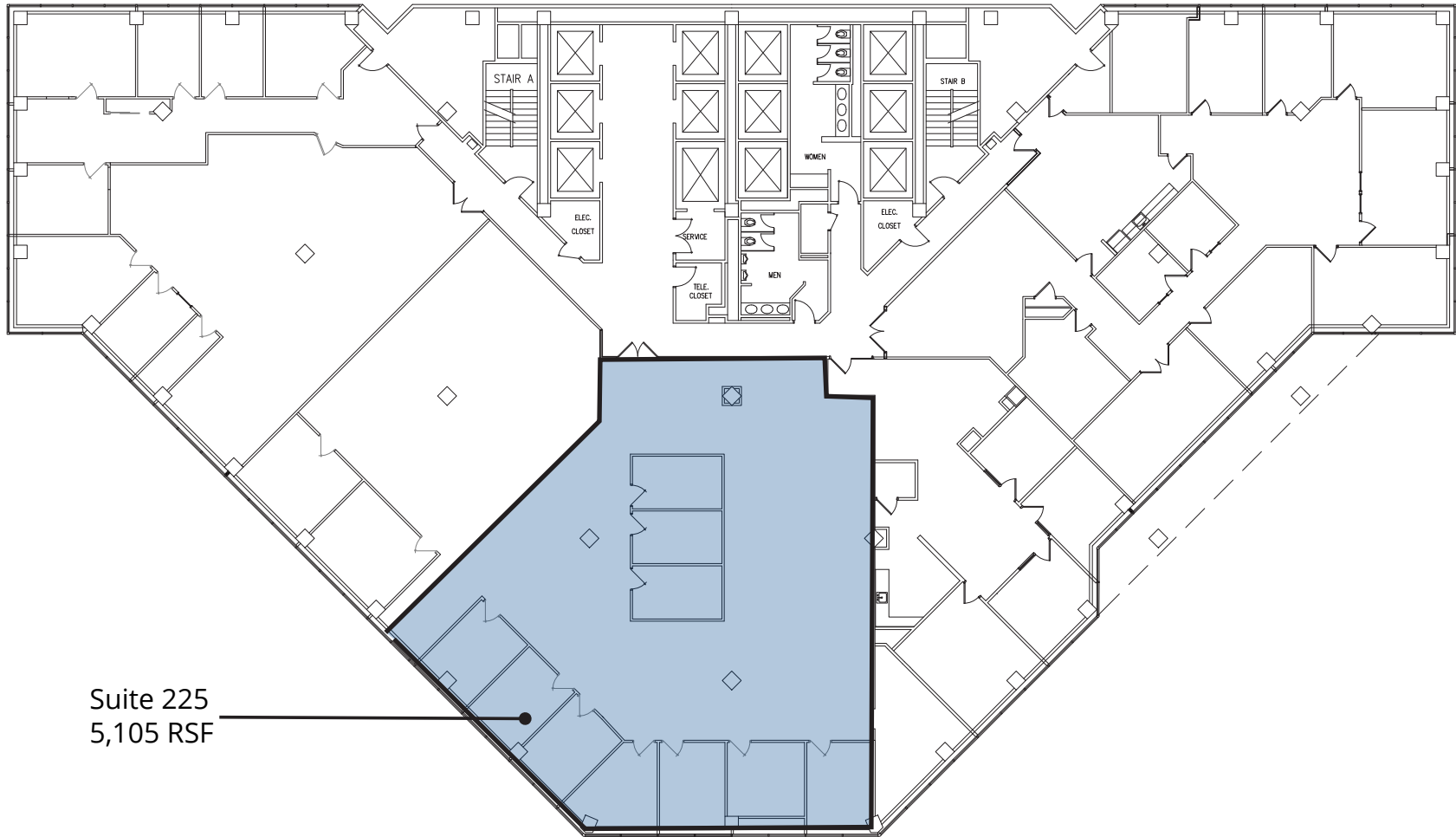


Suite R103

987 RSF (retail availability - former gift shop)



2nd Floor

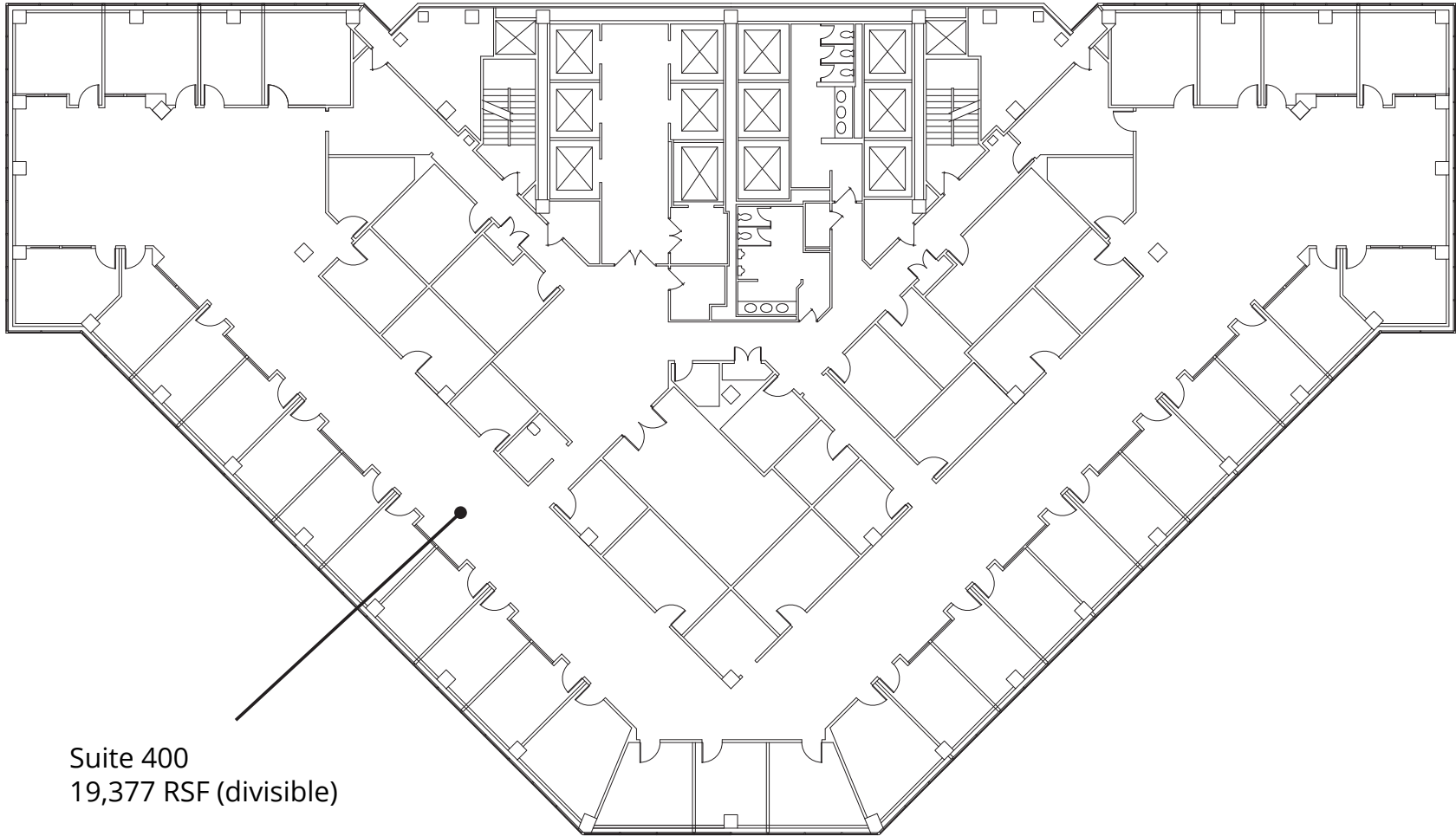


Suite 225
5,105 RSF

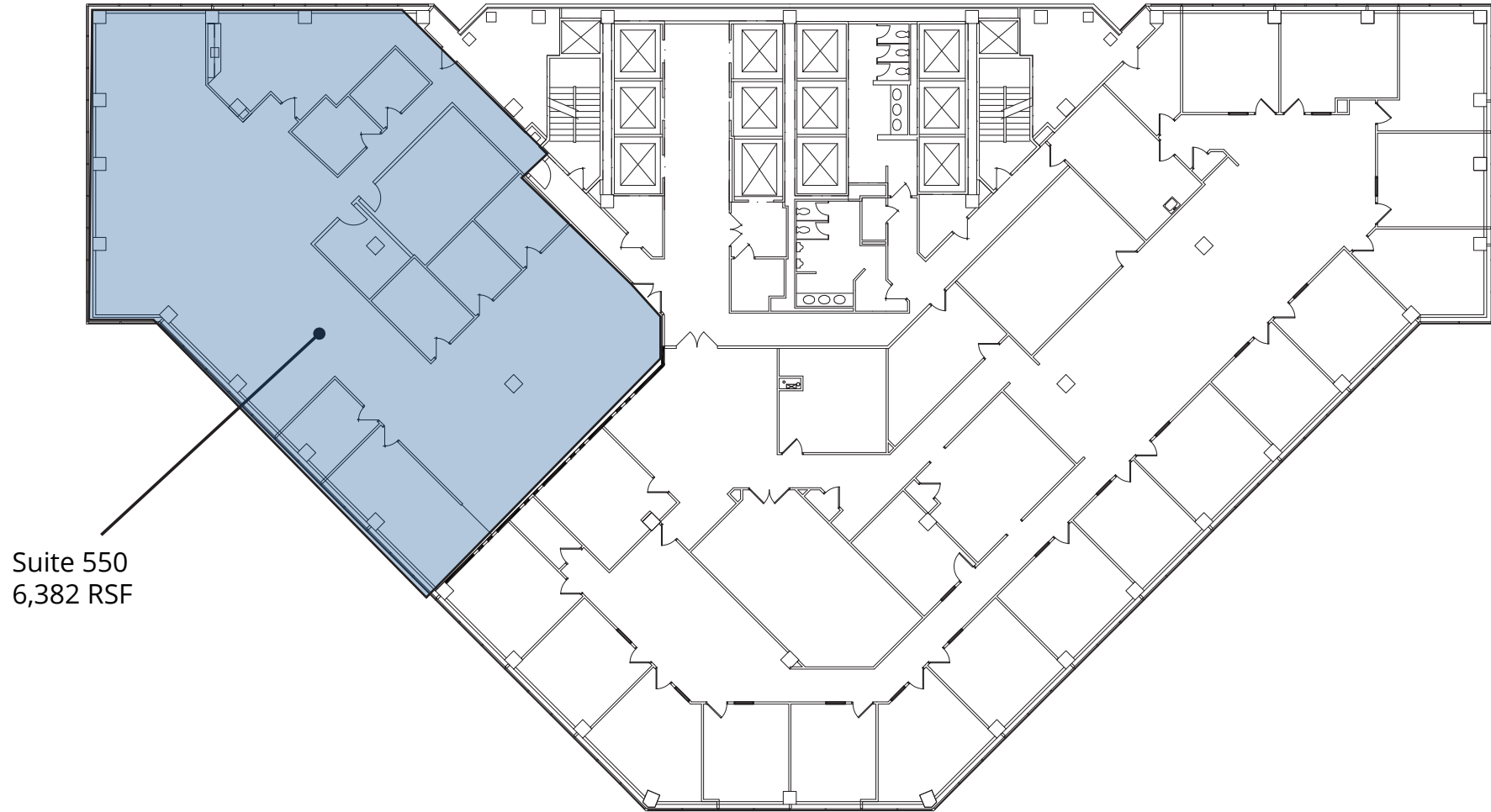
3rd Floor



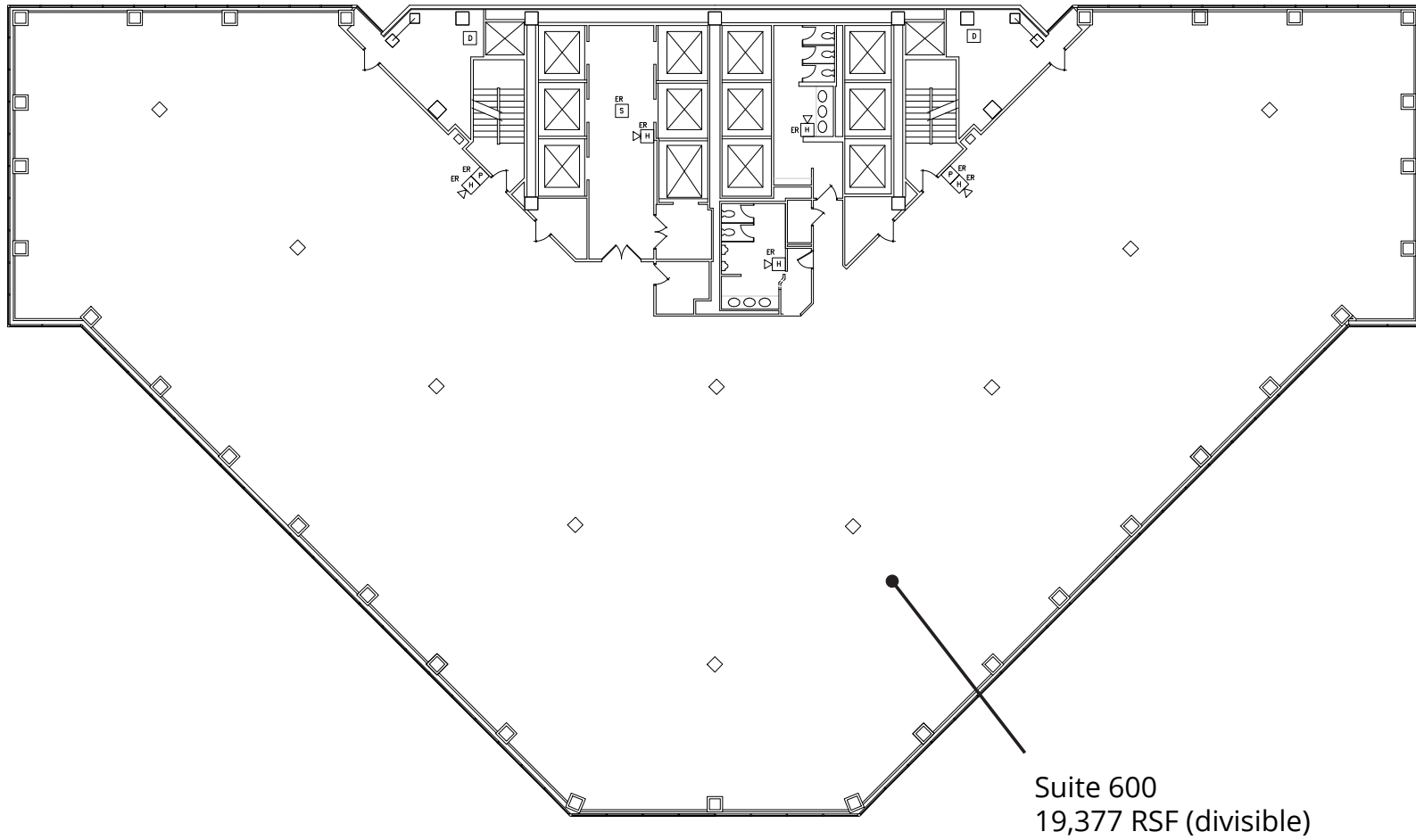
4th Floor



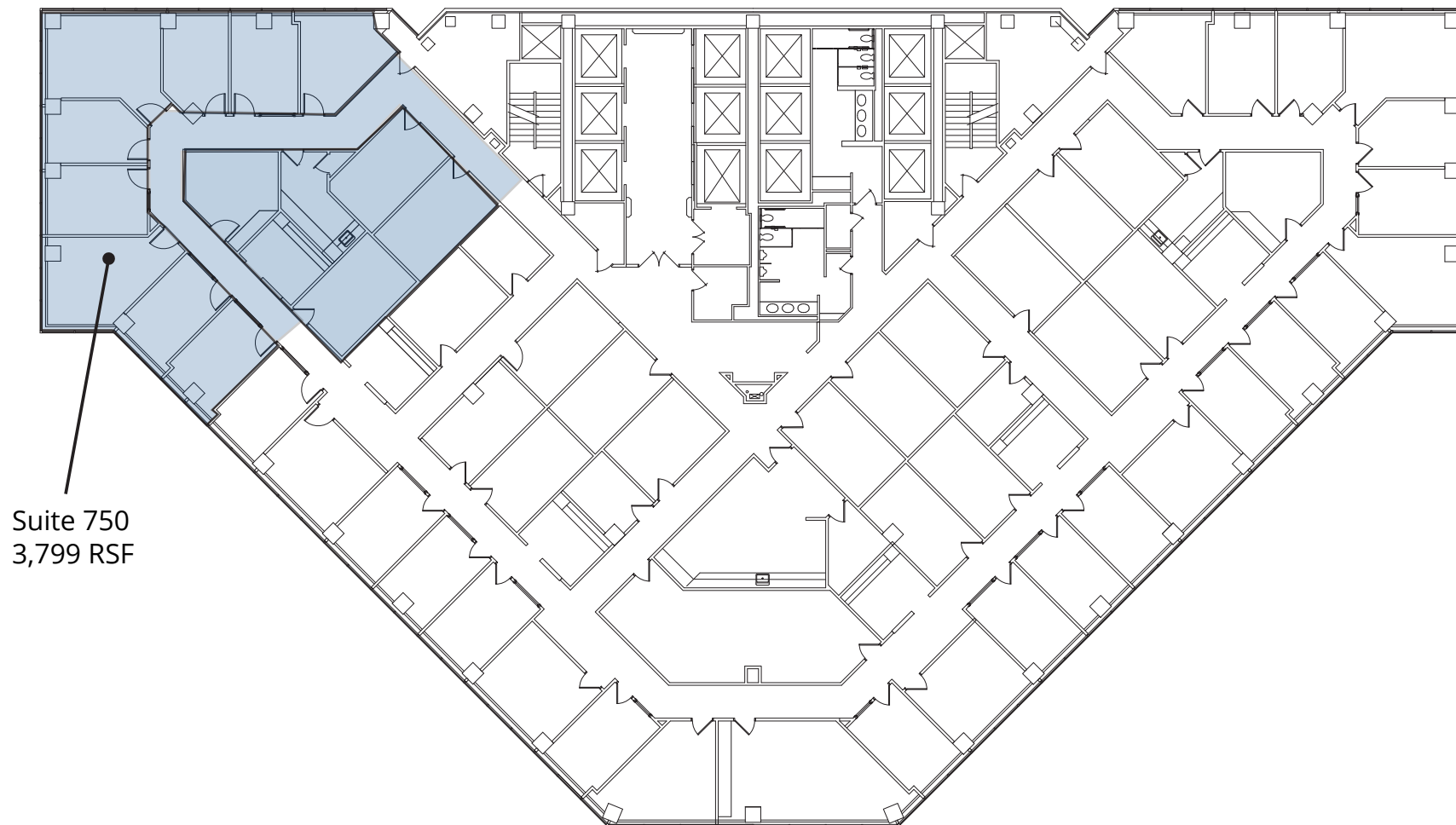
5th Floor



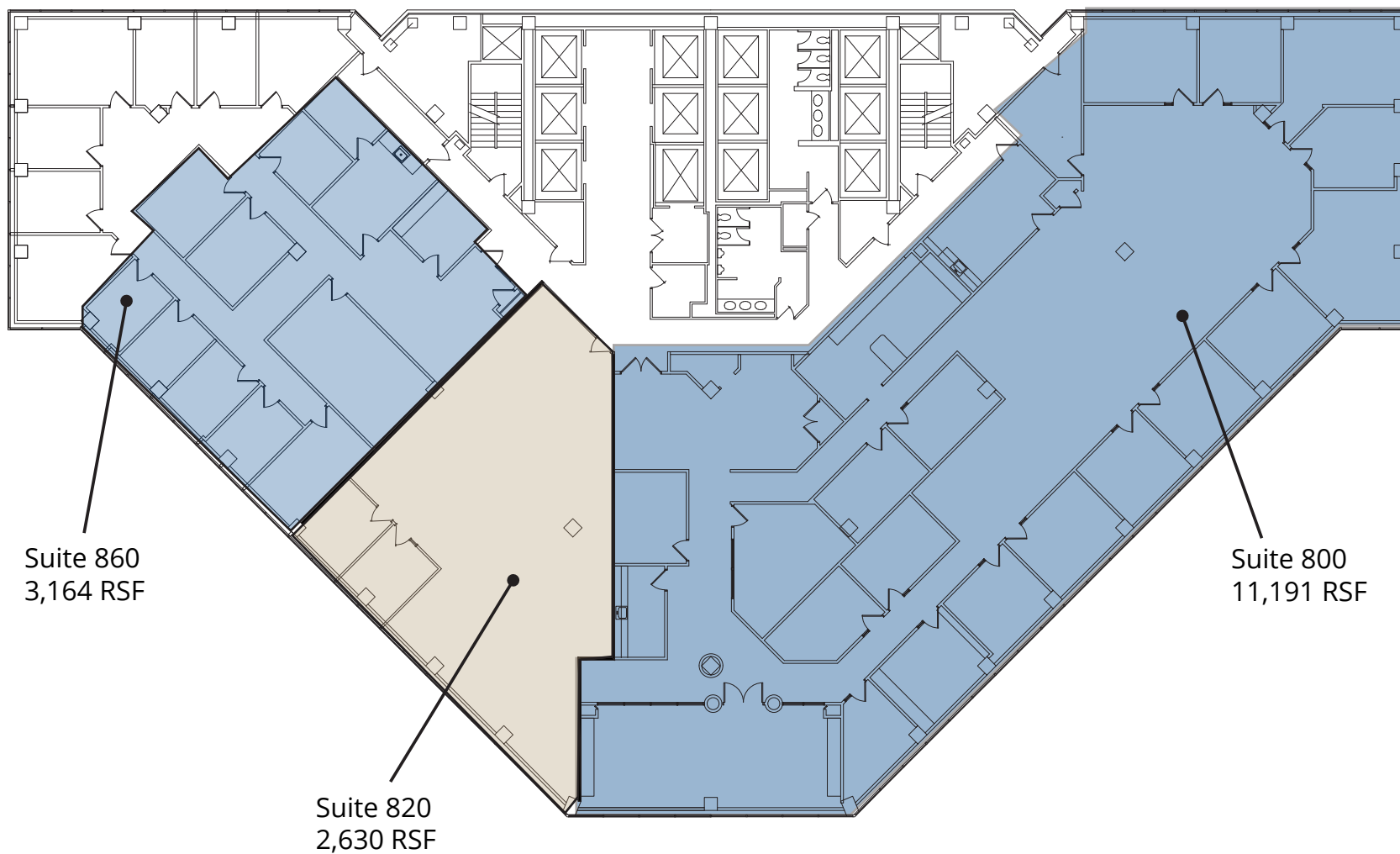
6th Floor



7th Floor

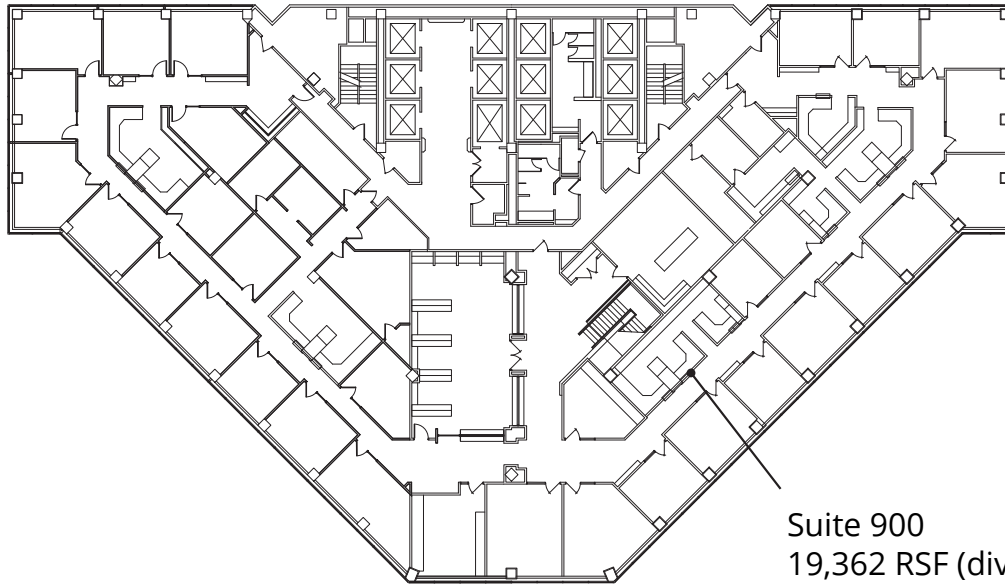


8th Floor

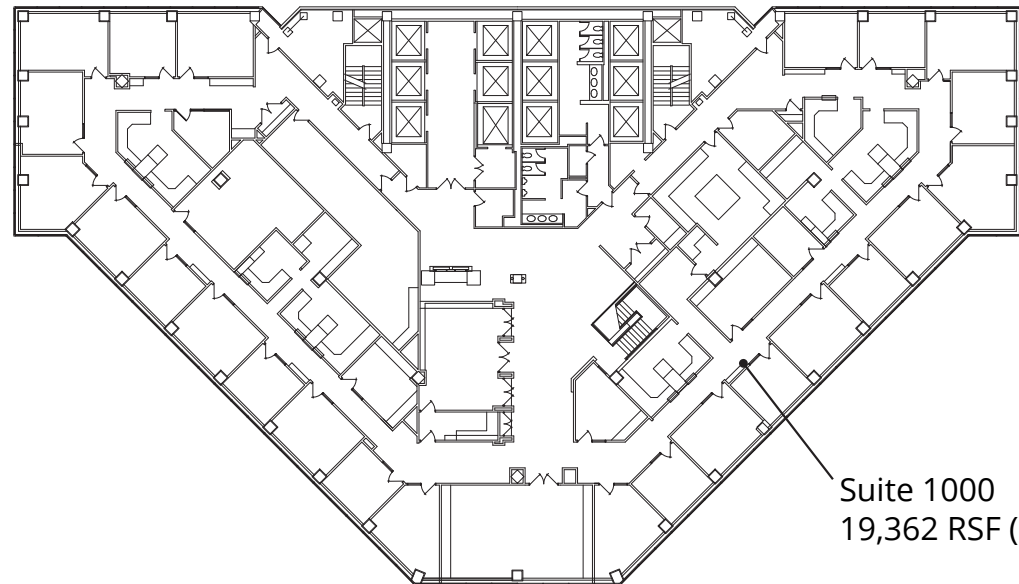


Contiguous up to 16,985 RSF

9th - 10th Floor

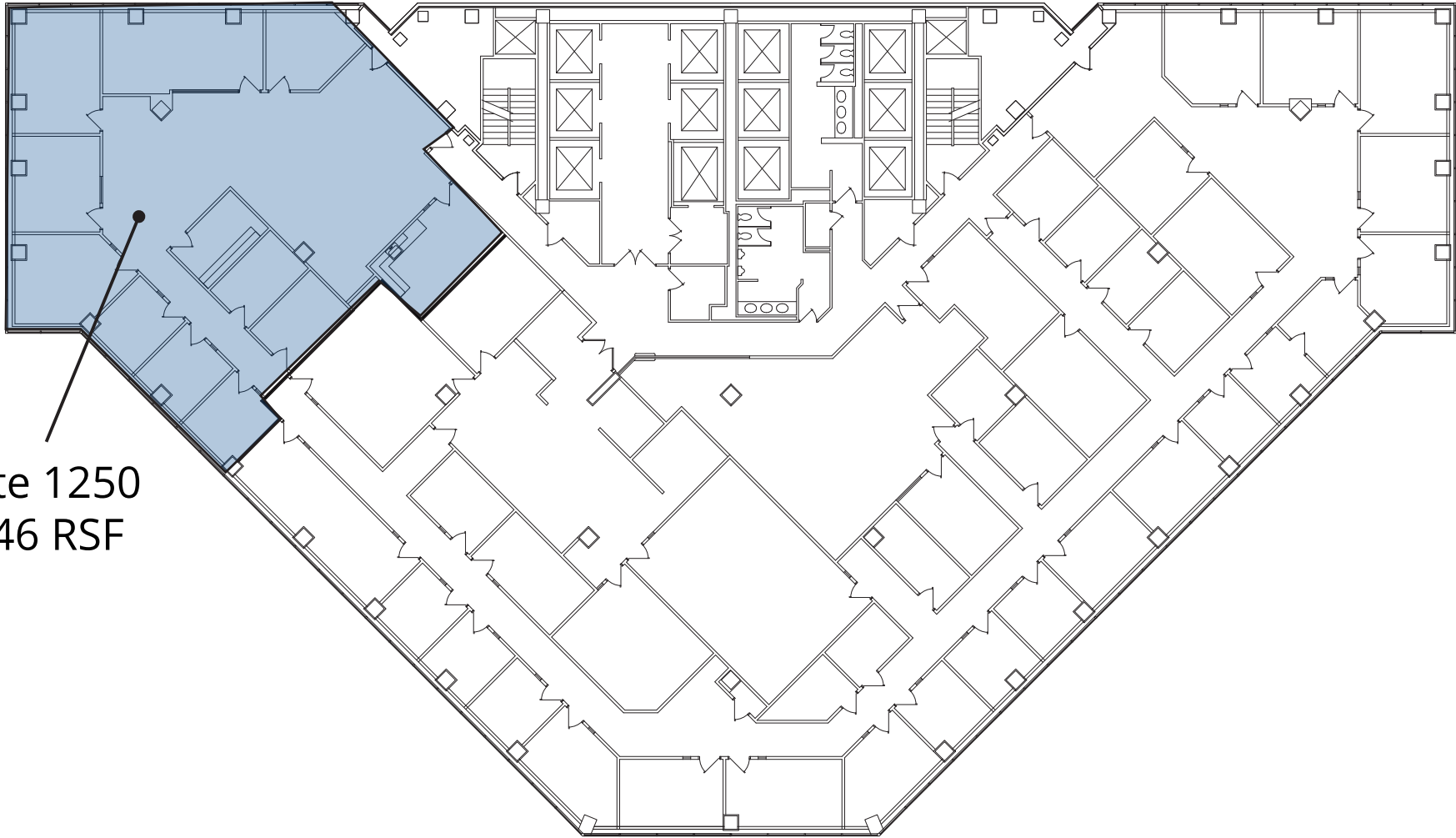


Suite 900
19,362 RSF (divisible)



Suite 1000
19,362 RSF (divisible)

12th Floor

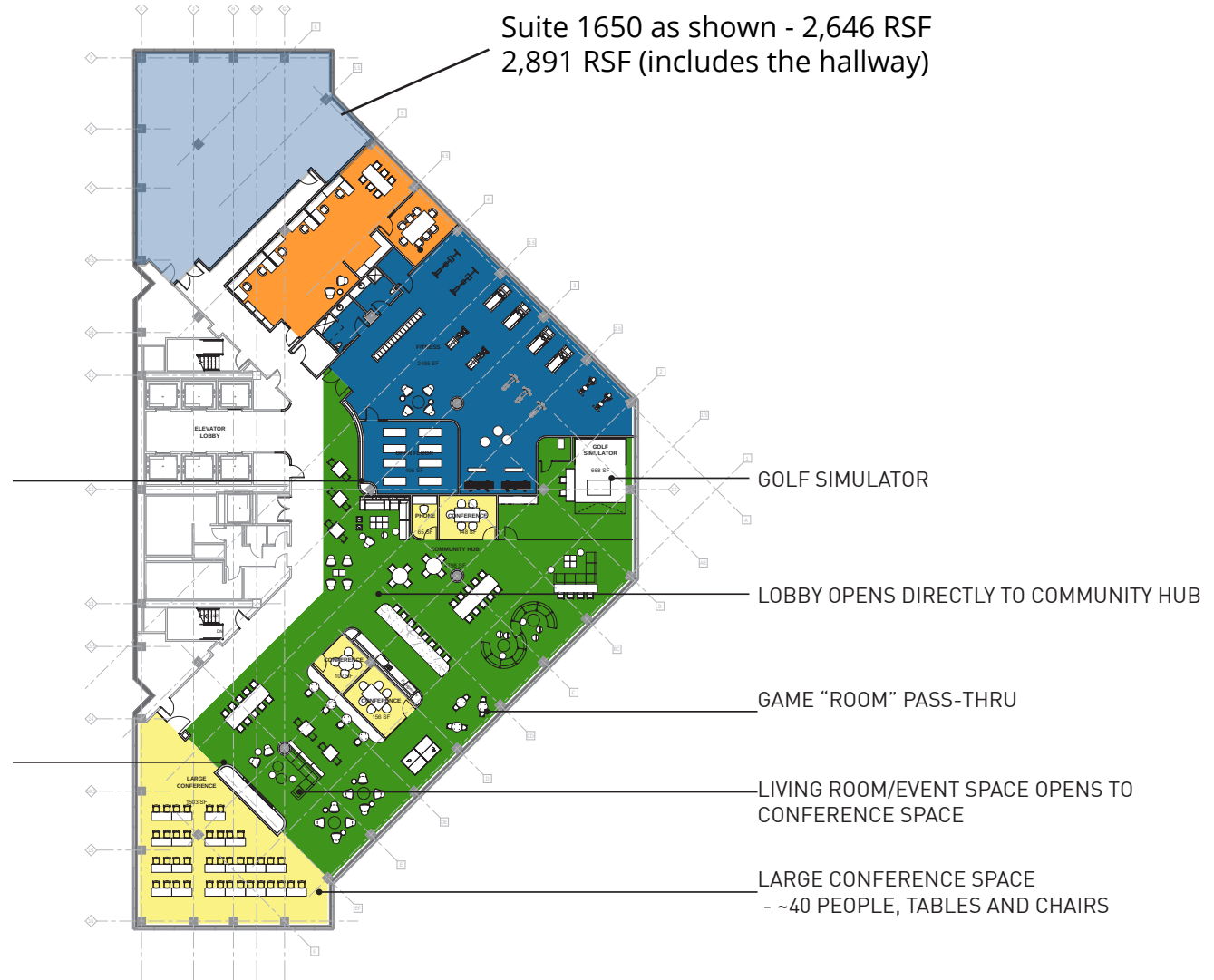


Suite 1250
4,246 RSF

15th Floor



16th Floor



Floors 21-24

Former WeWork Space



Features:

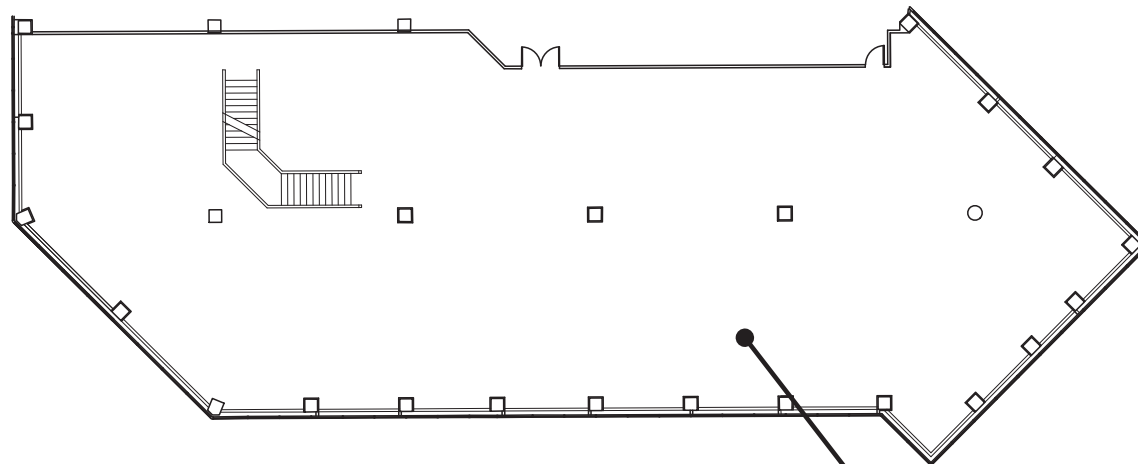
- All new restrooms with increased capacity
- All new sprinklers
- Brand new HVAC throughout

\$6M in improvements



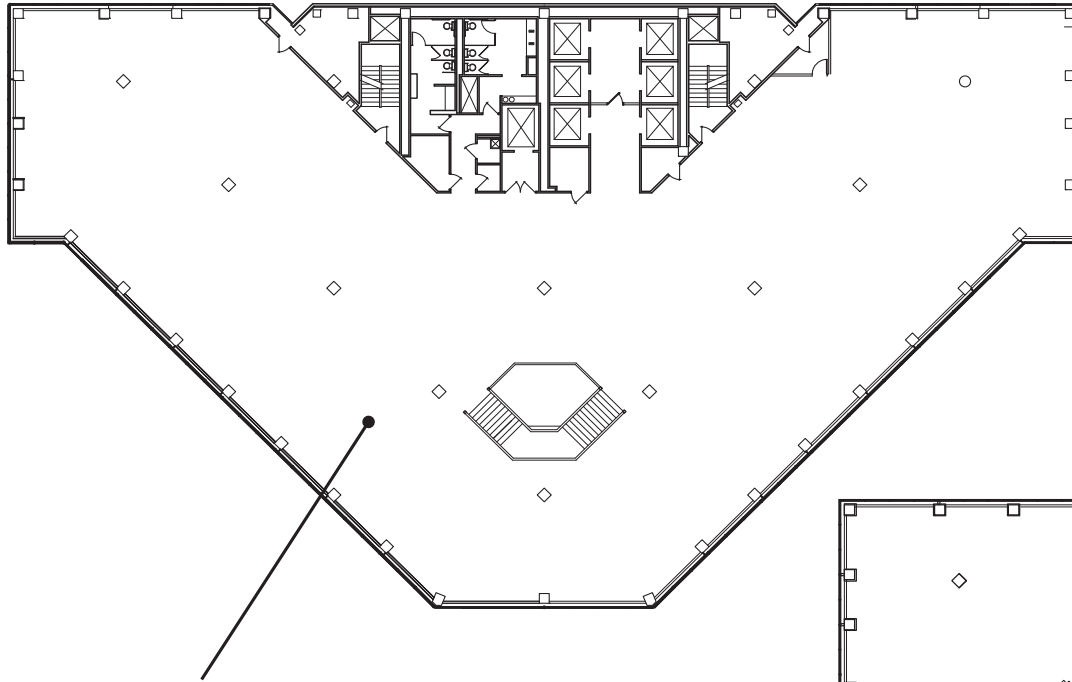
21st Floor

Floors 21-24
Former WeWork Space

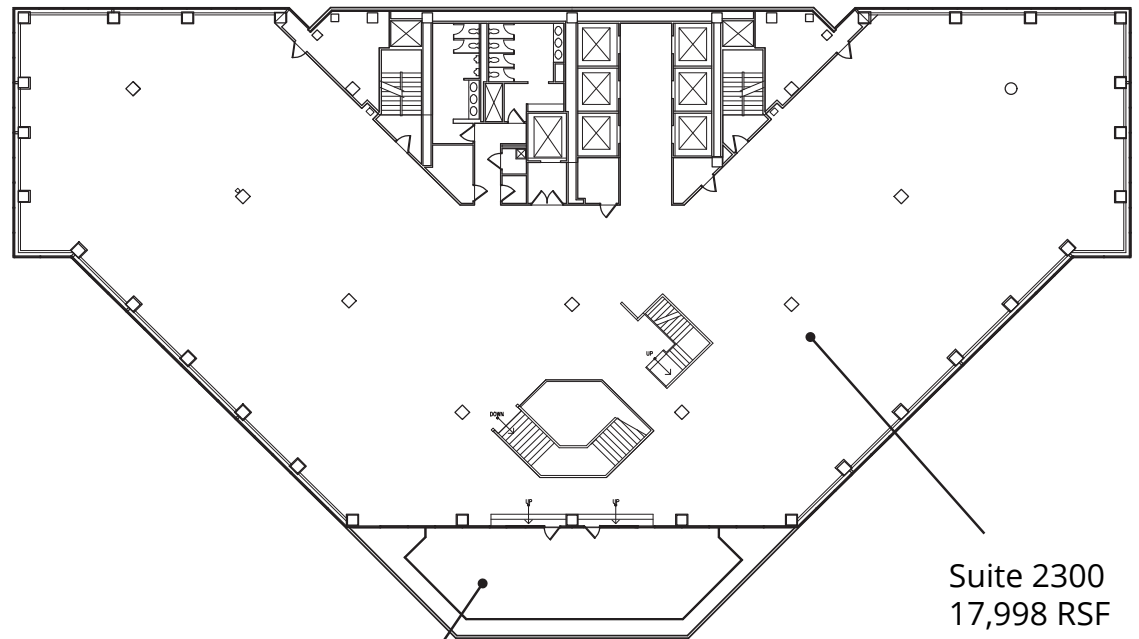


Suite 2110
12,056 RSF

22nd - 23rd Floor



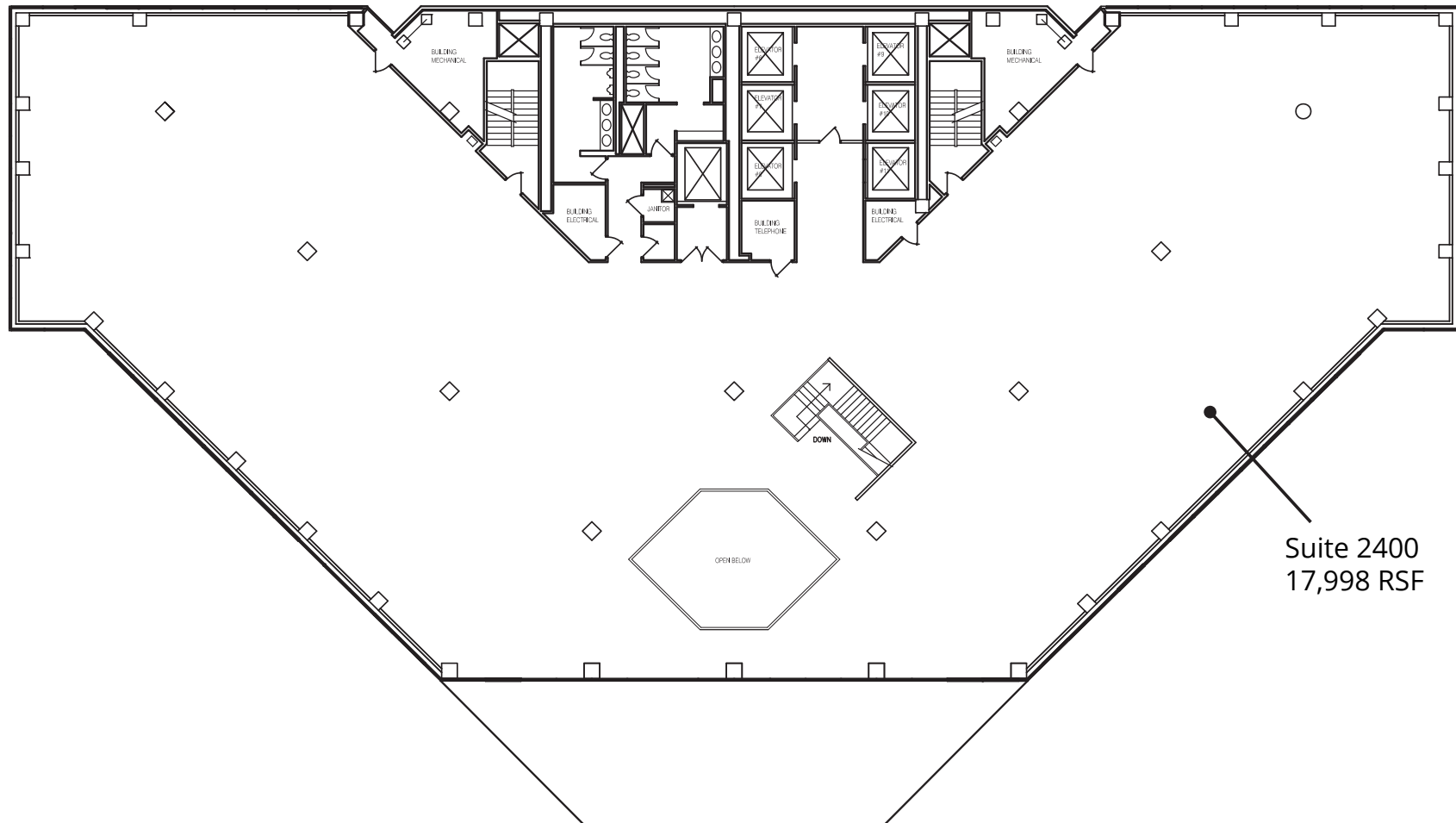
Suite 2200
19,472 RSF



Suite 2300
17,998 RSF

Balcony

24th Floor



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.

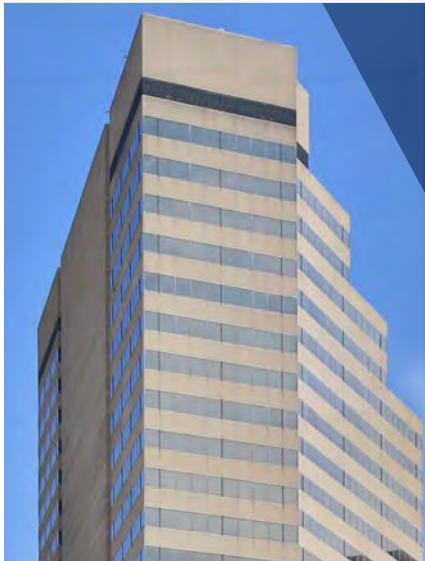
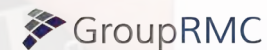


Capital Projects

- 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)

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165 EAST STATE

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