



*Now Under New Ownership
Earn 6% of Gross Commission*

For lease

\$16.50
PSF/MG

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Colliers | Columbus

2 Miranova Place, Suite 900
Columbus, OH 43215

Corporate Exchange IV

2400 Corporate Exchange, Columbus OH 43231

Building Highlights:

93,462 SF | Three-story office building

Structural steel frame with concrete floors & modern precast/glass exterior

High visibility with direct access to I-270 & Cleveland Avenue

Located in a professional business park near restaurants, retail, lodging, banks & daycare

Tenant Amenities:

Beautiful lobby with seating area

Lobby & suite signage available

Open surface & underground parking

Traffic-signal controlled entry onto Cleveland Avenue

Available Space:

2,144 SF – 32,196 SF

Managed by Paradigm Properties of Ohio

Turn-key deals available; tenant improvements handled case-by-case

Accelerating success.

Available Space

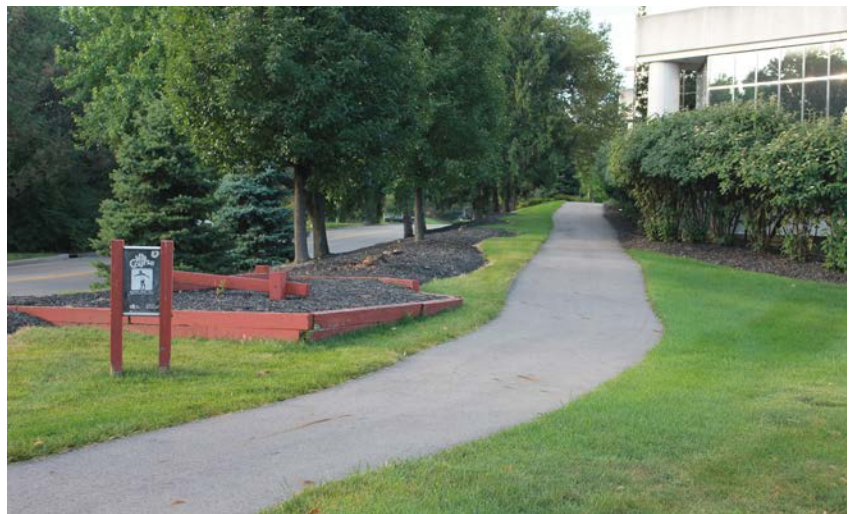


FLOOR	SUITE #	AVAILABLE SF	STANDARD RATE	SPACE NOTES
First Floor	150	5,591 SF	\$16.50 PSF/MG	Mostly private offices
First Floor	160A	4,328 SF	\$16.50 PSF/MG	Mostly open space
Second Floor	220	4,255 SF	\$16.50 PSF/MG	Mostly open space
Second Floor	230	2,144 SF	\$16.50 PSF/MG	Mostly private offices
Second Floor	240	2,703 SF	\$16.50 PSF/MG	Mostly private offices
Second Floor	250	2,228 SF	\$16.50 PSF/MG	Mix of private offices and open space
Third Floor	300	32,196 SF	\$16.50 PSF/MG	Divisible to 5,000 SF

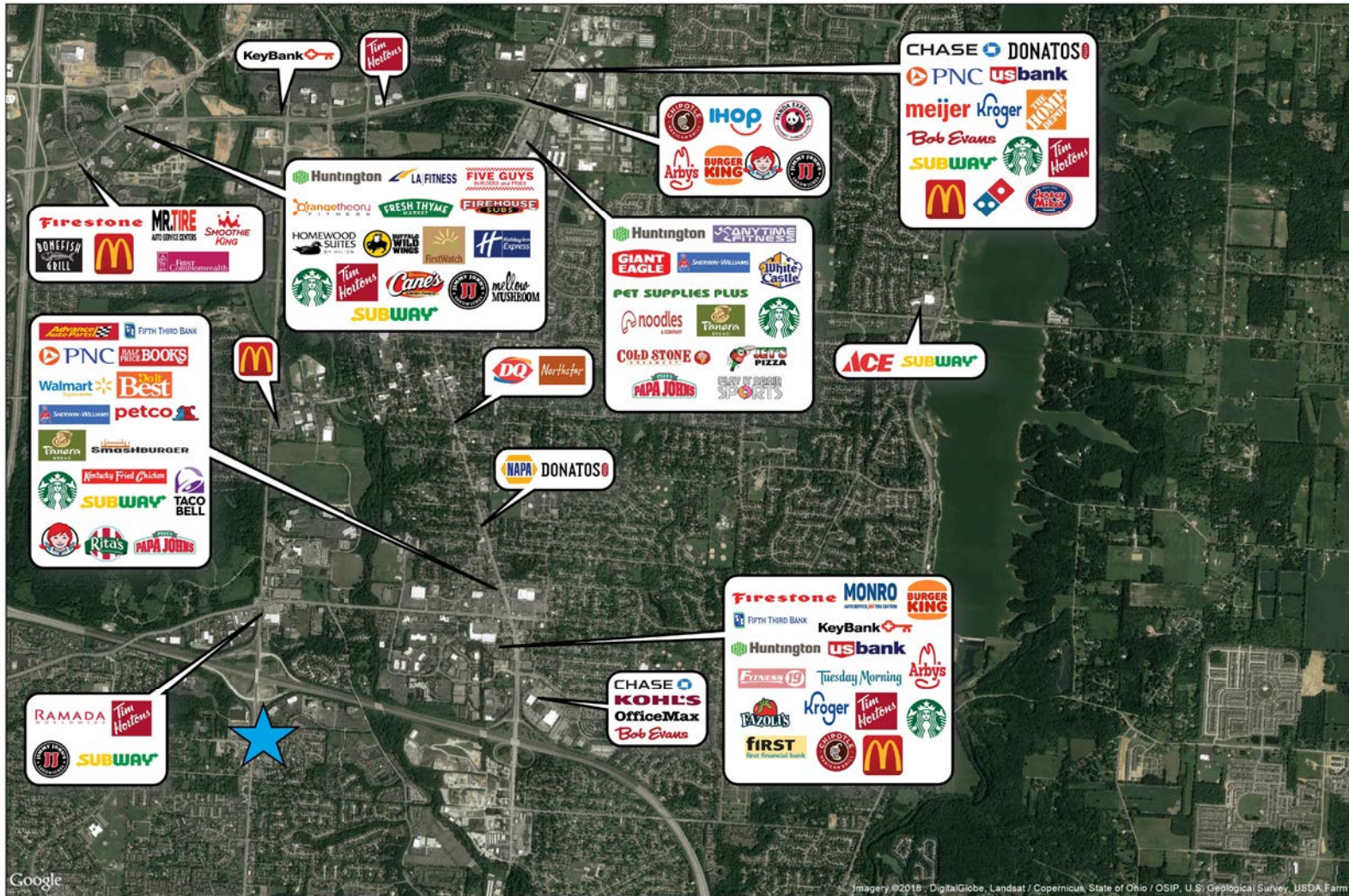
Suite 150 and 160A can be combined for a total of 9,919 SF.

Suite 220 - 250 can be combined for a total of 11,330 SF.

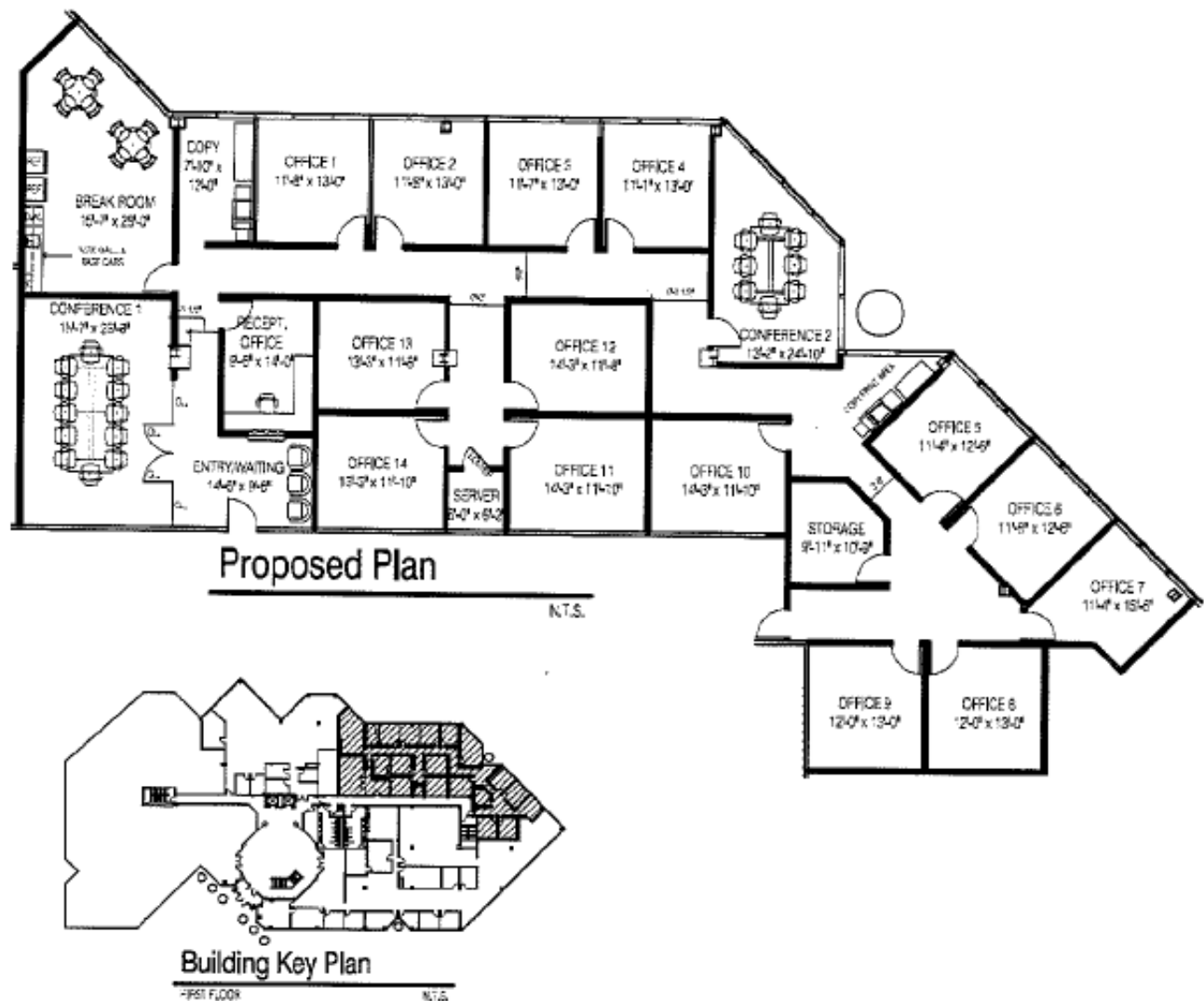
Photo Gallery



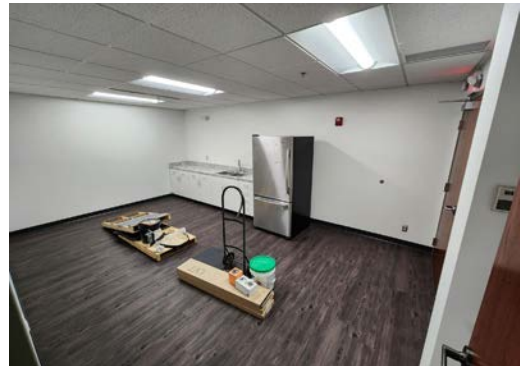
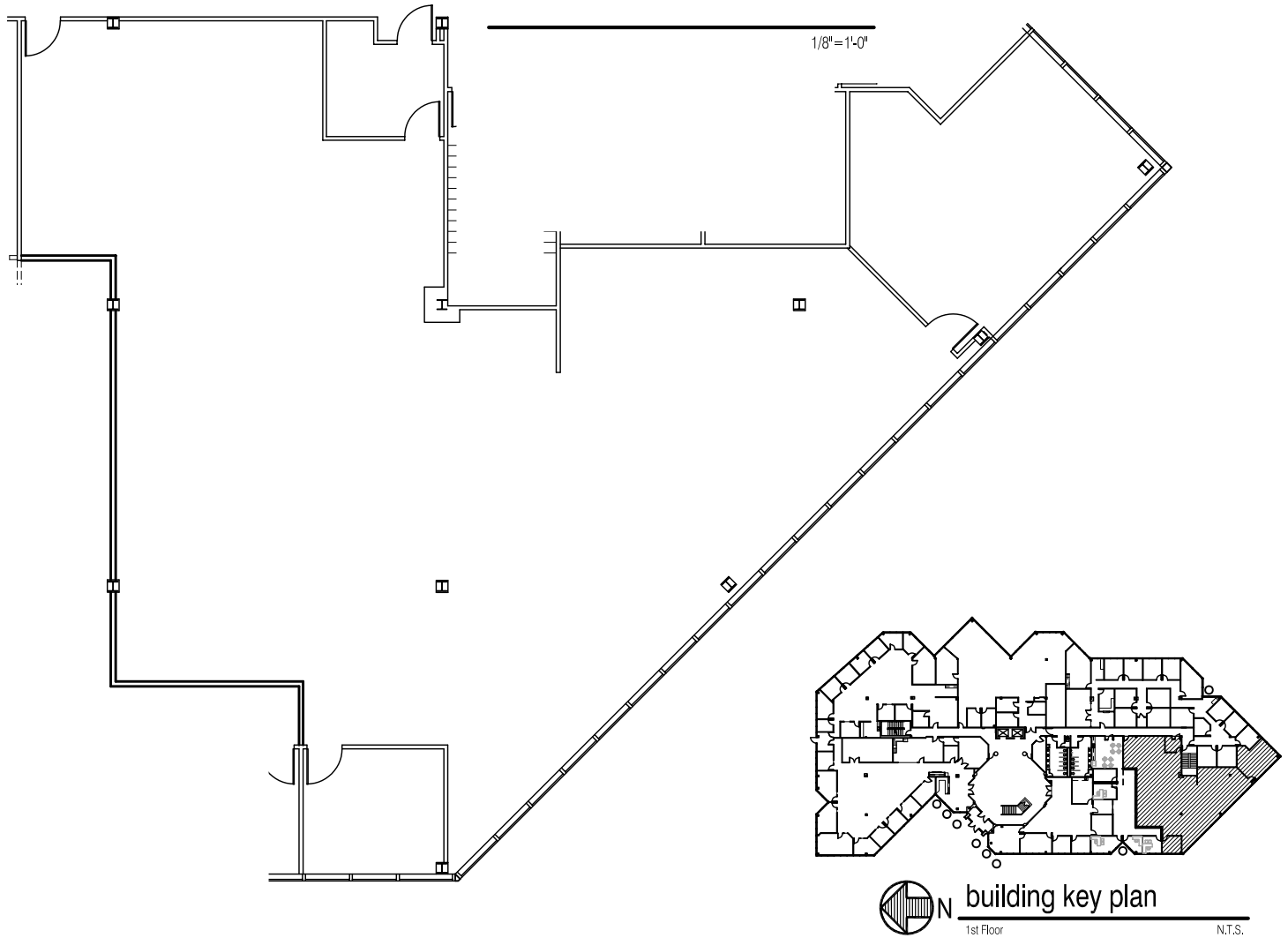
Location & Amenities



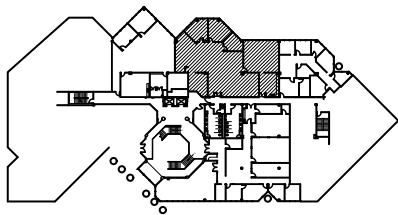
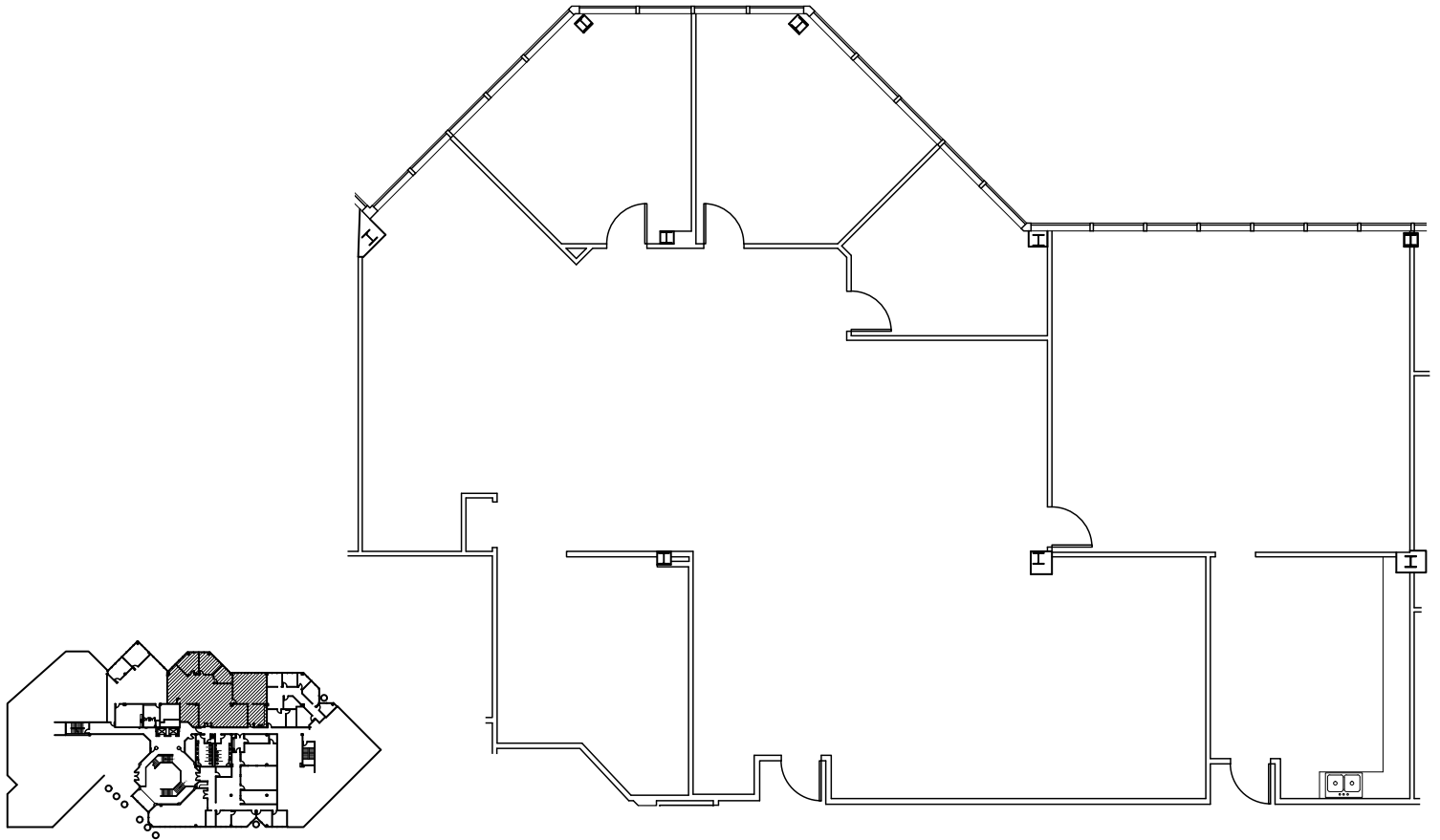
Suite 150 - 5,591 RSF



Suite 160A - 4,328 RSF



Suite 220 - 4,255 RSF

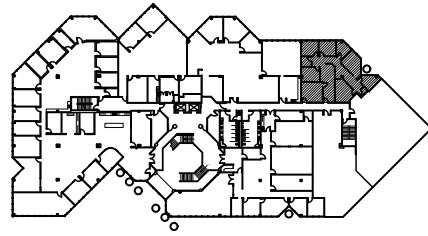


Building Key Plan

SECOND FLOOR

N.T.S.

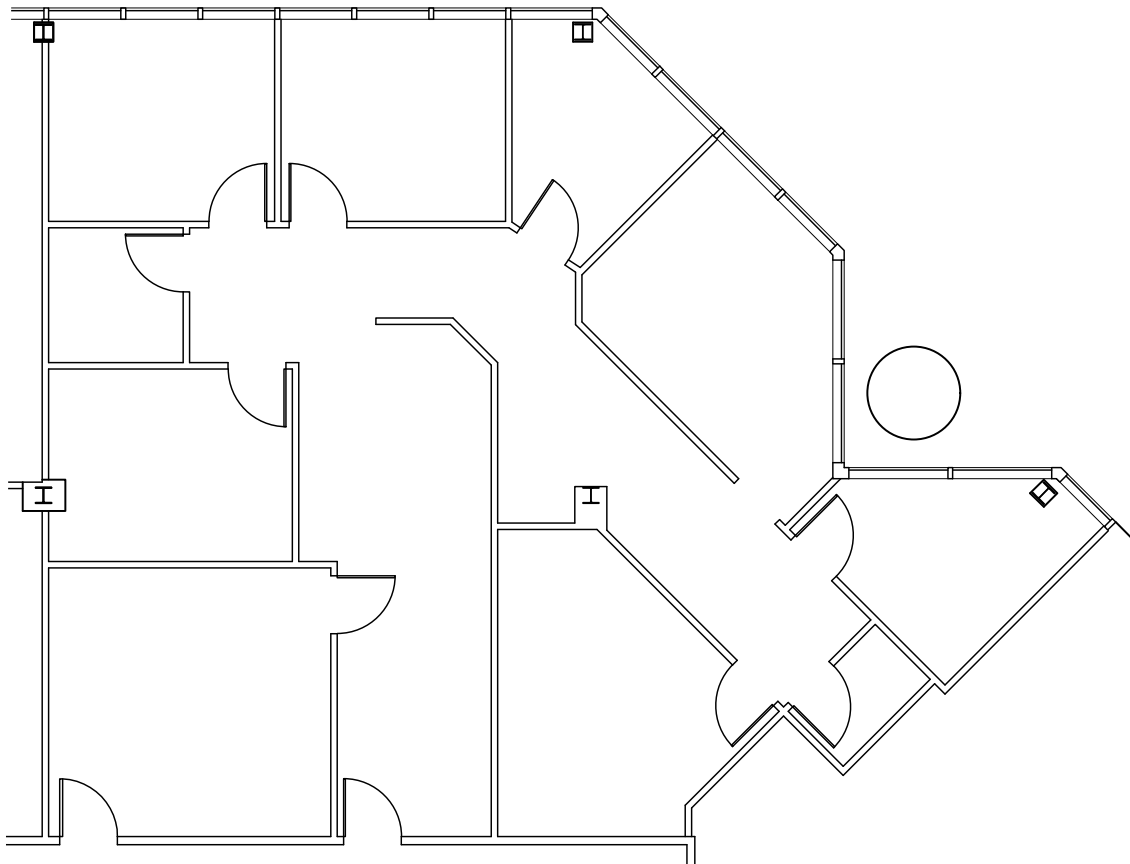
Suite 230 - 2,144 RSF



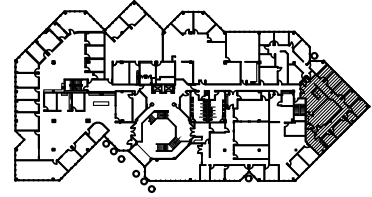
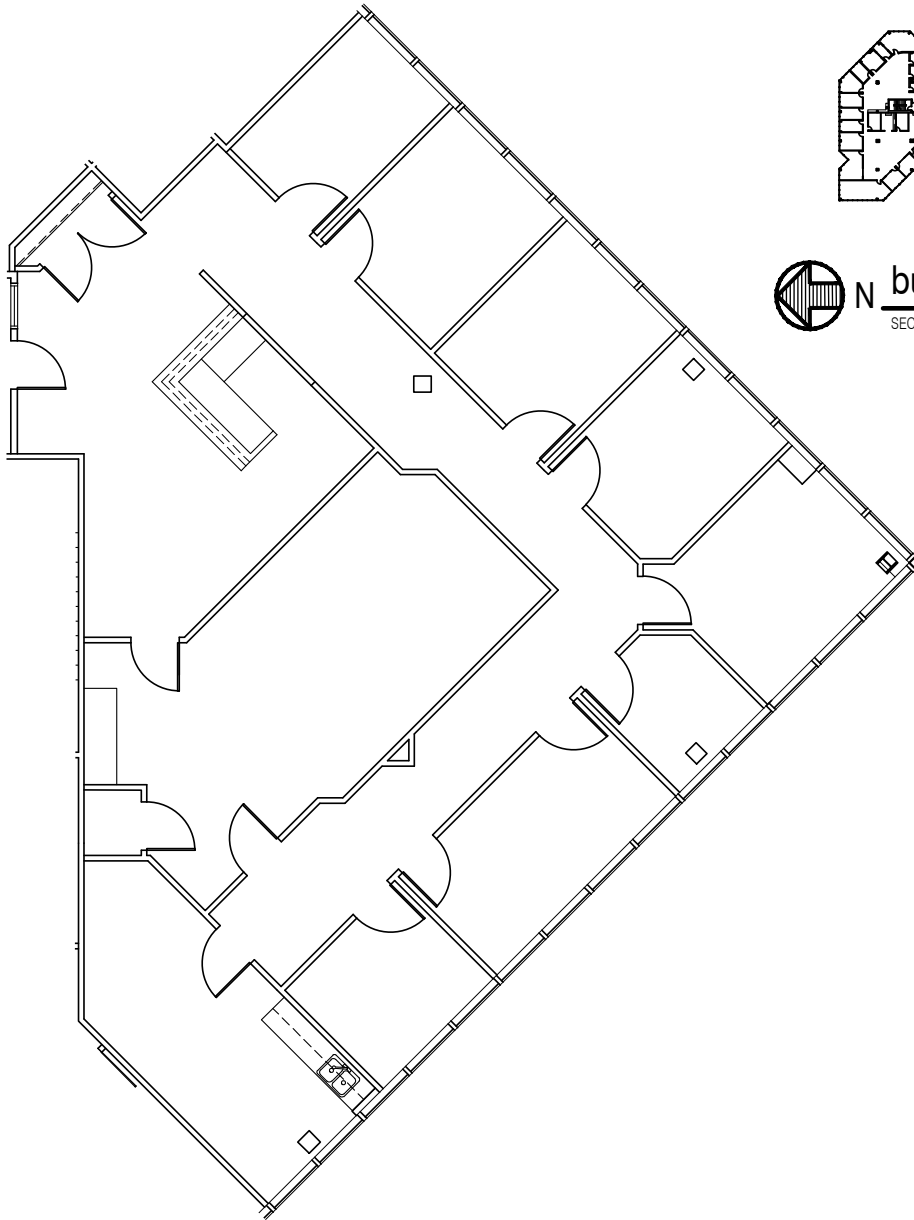
building key plan

SECOND FLOOR

N.T.S.



Suite 240 - 2,703 RSF

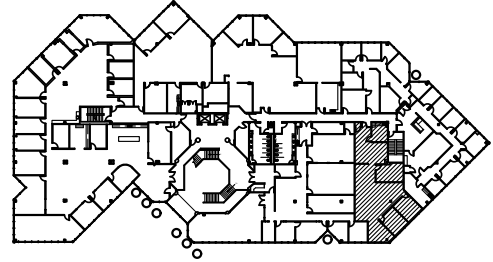
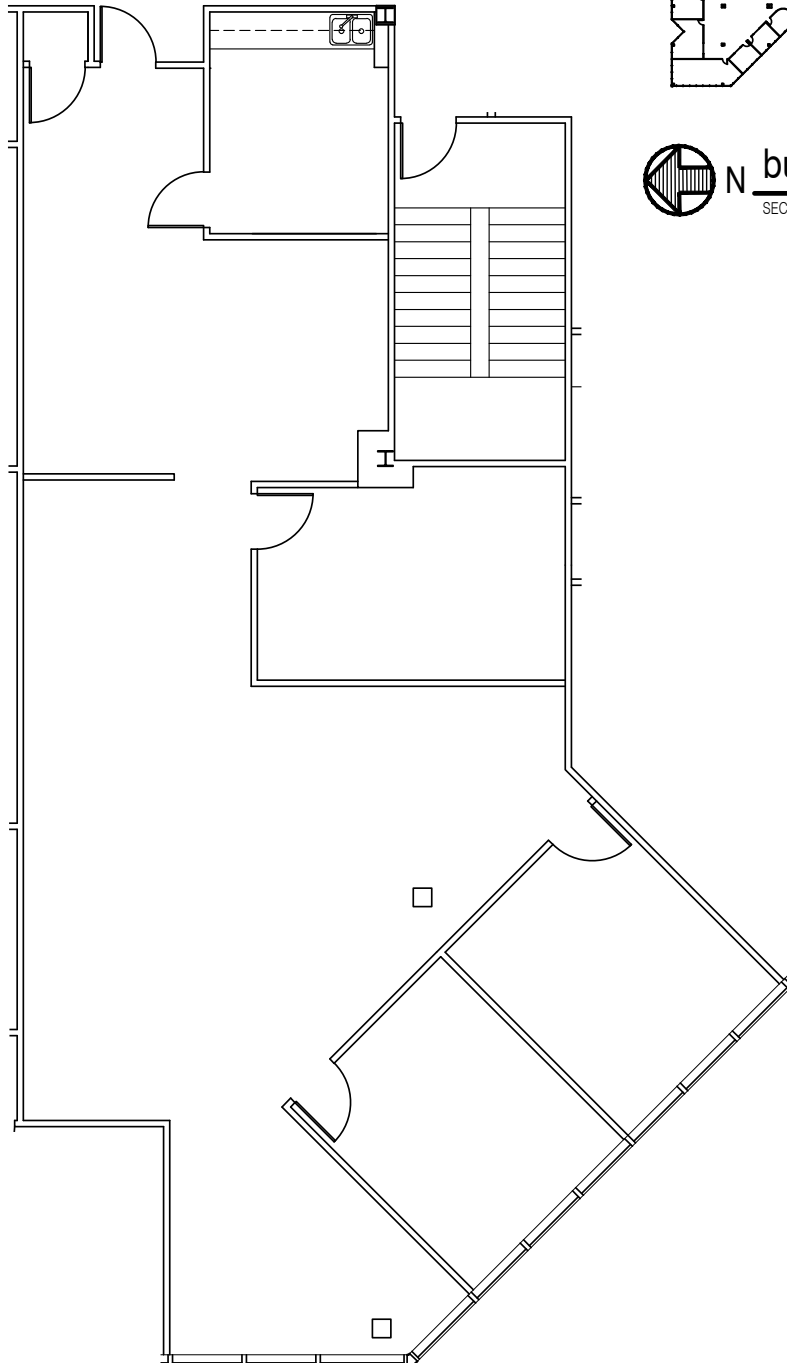


N building key plan

SECOND FLOOR

N.T.S.

Suite 250 - 2,228 RSF



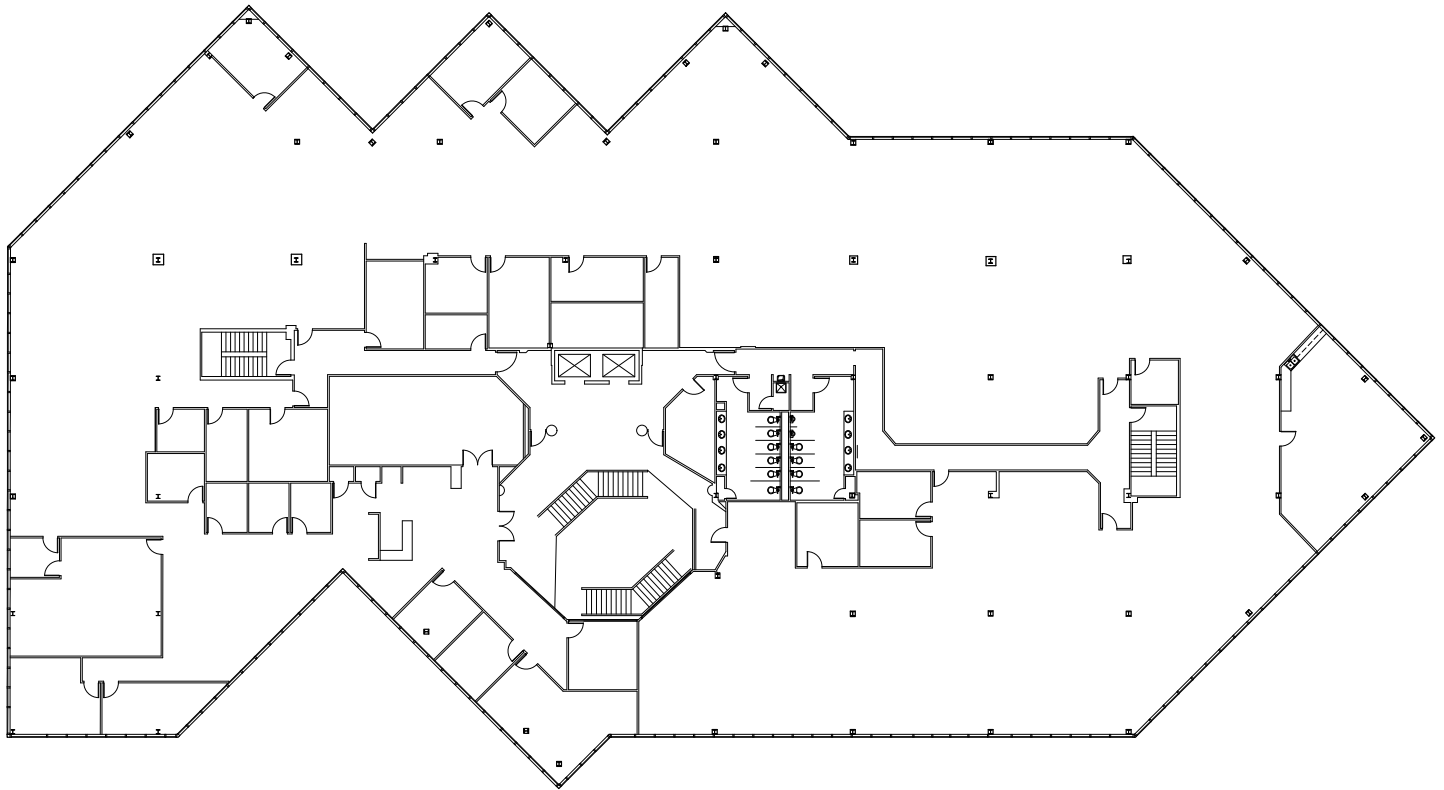
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building key plan

SECOND FLOOR

N.T.S.

Third Floor - 32,196 RSF





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Accelerating success.