

CORPORATE EXCHANGE I

UNDER NEW OWNERSHIP



PROPERTY HIGHLIGHTS

- Lobby and common area updates
- Tenant lounge / game room
- Tenant fitness center and locker rooms
- Several spec suites to be available
- Updated HVAC
- Competitive lease rates
- Complimentary, large, common conference/training facilities available to all tenants (seats up to 50)
- Numerous nearby restaurants, hotels and other amenities
- Class A, professional business park
- Free, underground executive parking
- Low common area factors and updated lobbies
- High visibility and easy access to I-270 and I-71
- Numerous outdoor areas including walking trails and seating options

COMING SOON: Grab & Go Café



Fresh food, snacks, beverages, and coffee—just steps from your office.





AREA DEMOGRAPHICS

**Based on a 3 mile radius



POPULATION

122,544



HOUSEHOLDS

49,412



AVG. HOUSEHOLD
INCOME

\$78,203



MEDIAN AGE

36.1



% WITH BACHELOR'S
DEGREE (or higher)

25.6%



DAYTIME WORKER
POPULATION

69,570

AVAILABILITY

Floor		Suite	SF	Rate
LL		10	4,333	\$15.50
LL		24	1,684	\$15.50
1	*	105	1,448	\$17.50
1	*	106	3,981	\$17.50
* Can be combined up to 5,429 SF				
2	*	220	3,626	\$17.50
2	*	230	4,427	\$17.50
* Can be combined up to 8,053 SF				
3		310	3,218	\$17.50

\$17.50 PSF/FSG

(Includes all utilities, taxes, insurance, and CAM) with a Base Year)

Parking - 4/1,000 SF Surface
1/5,000 SF Covered Garage

3

miles to **Westerville**

5

miles to **Polaris Fashion Place**

6

miles to **Easton Town Center**

10

miles to **New Albany**

12

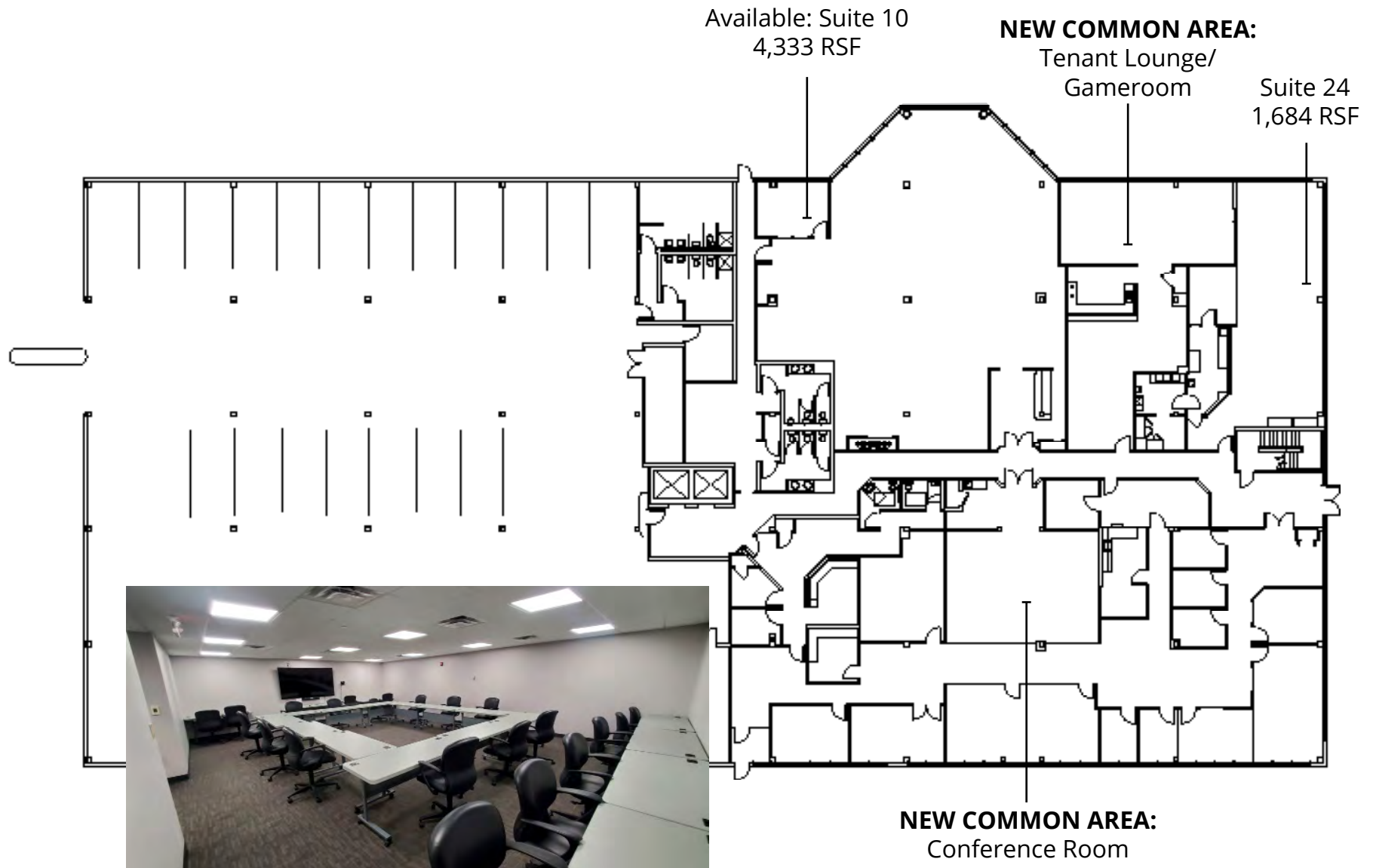
miles to **John Glenn International Airport**

14

miles to **Broad Street** and **High Street**

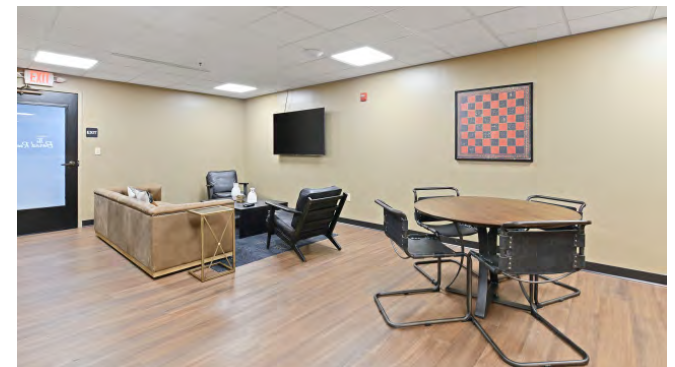
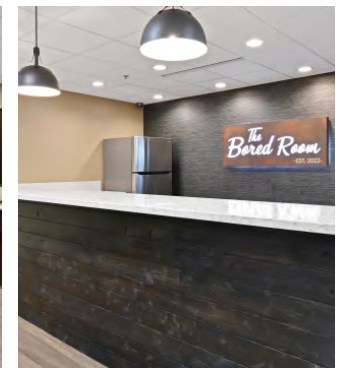
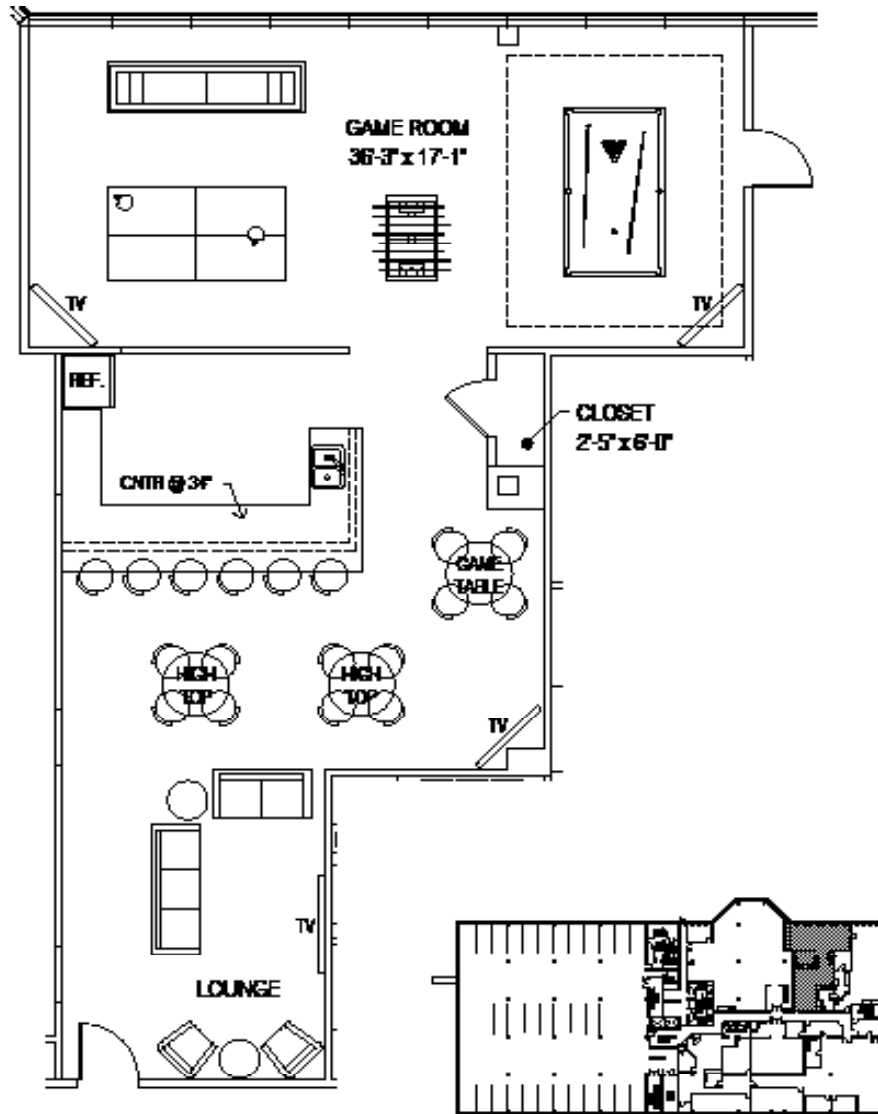
FLOOR PLAN | LOWER LEVEL

Corporate Exchange I



FLOOR PLAN | LOWER LEVEL

Corporate Exchange I | Tenant Lounge/Gameroom

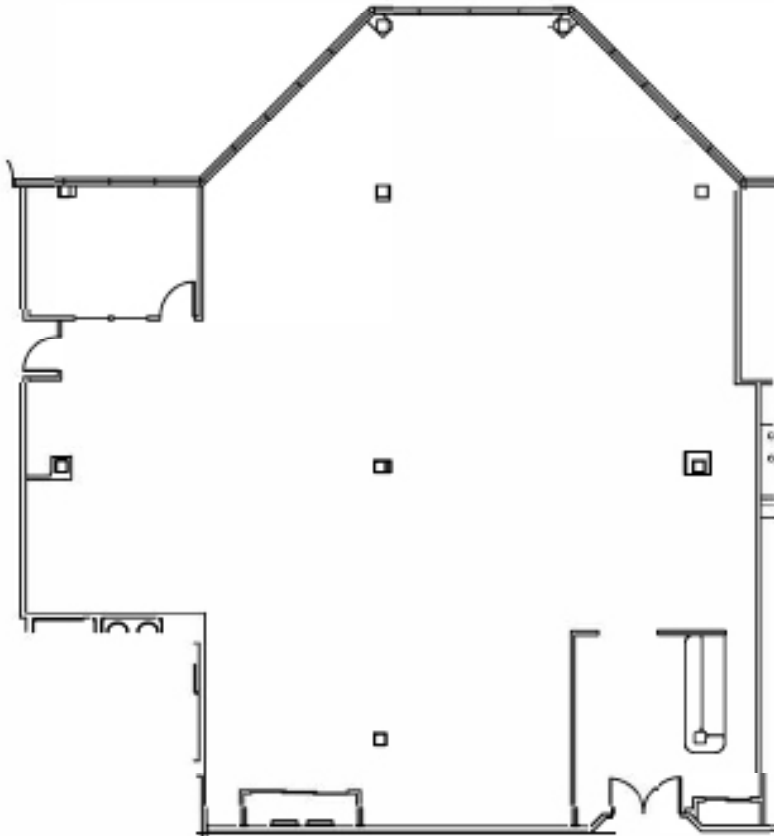


FLOOR PLAN | LOWER LEVEL

Corporate Exchange I | Suite 10 and 24

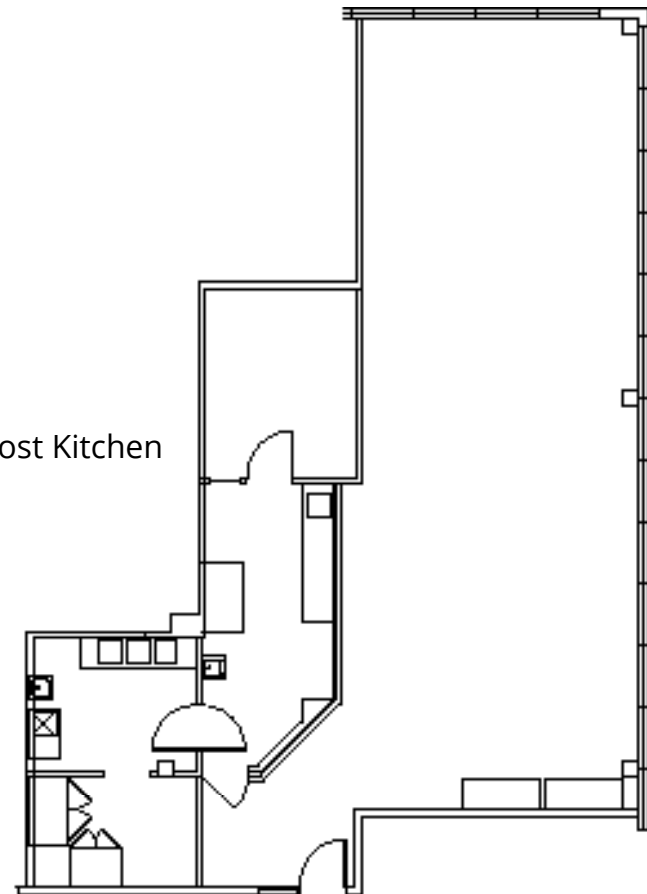


Suite 10
4,333 RSF



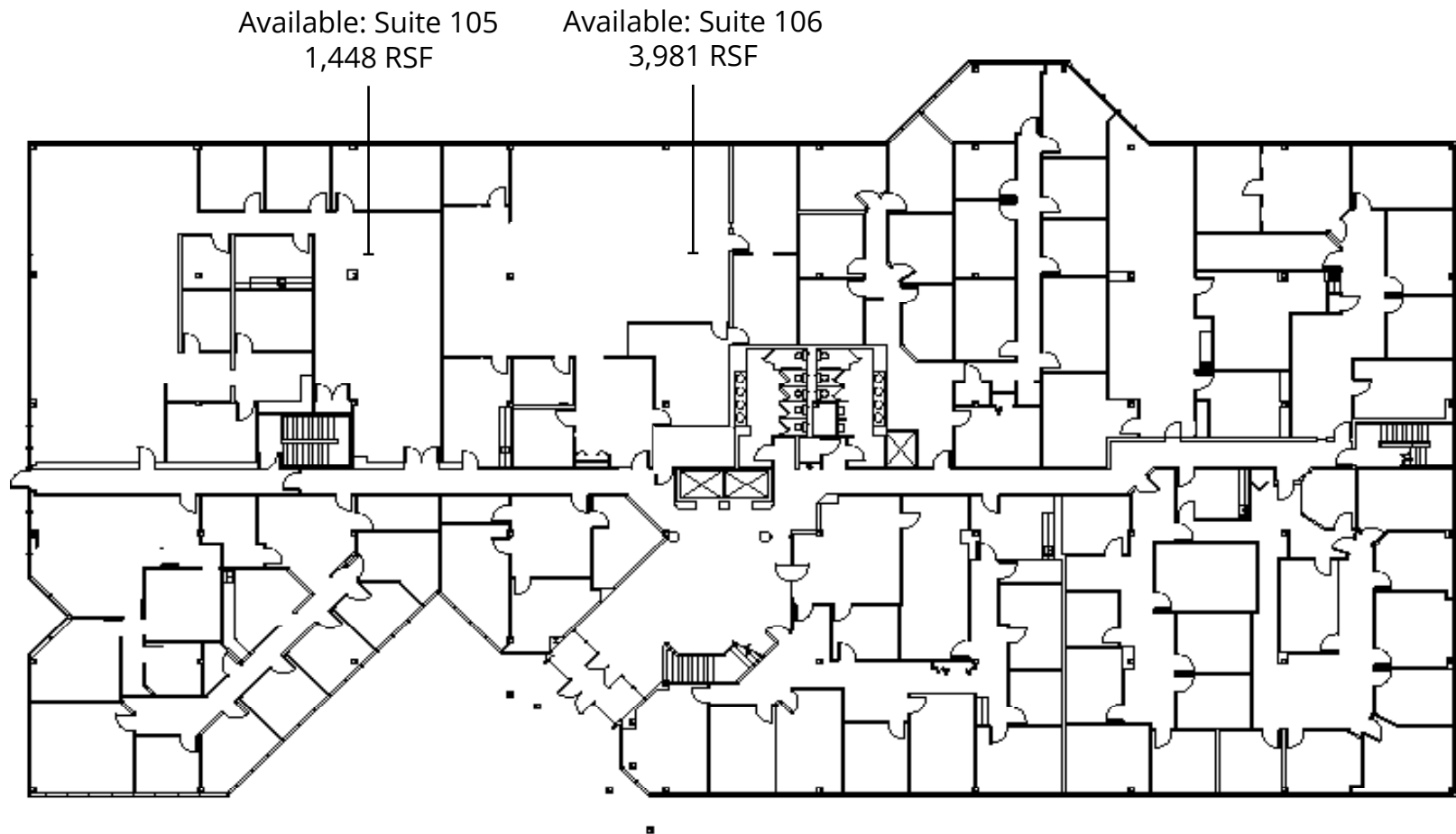
Suite 24
1,684 RSF

Ghost Kitchen



FLOOR PLAN | FIRST FLOOR

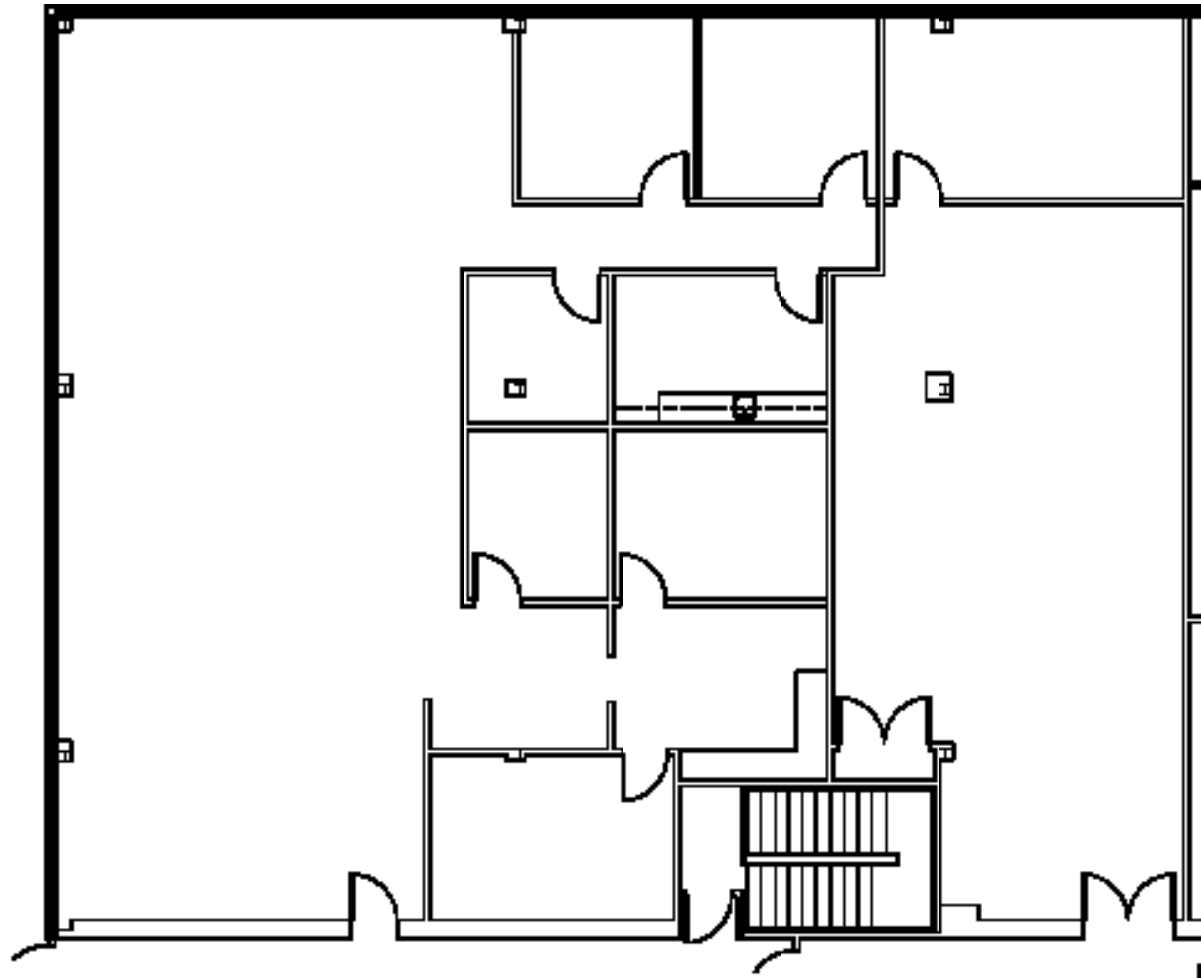
Corporate Exchange I



Suites 105 and 106 can be combined up to 5,429 RSF

FLOOR PLAN | FIRST FLOOR

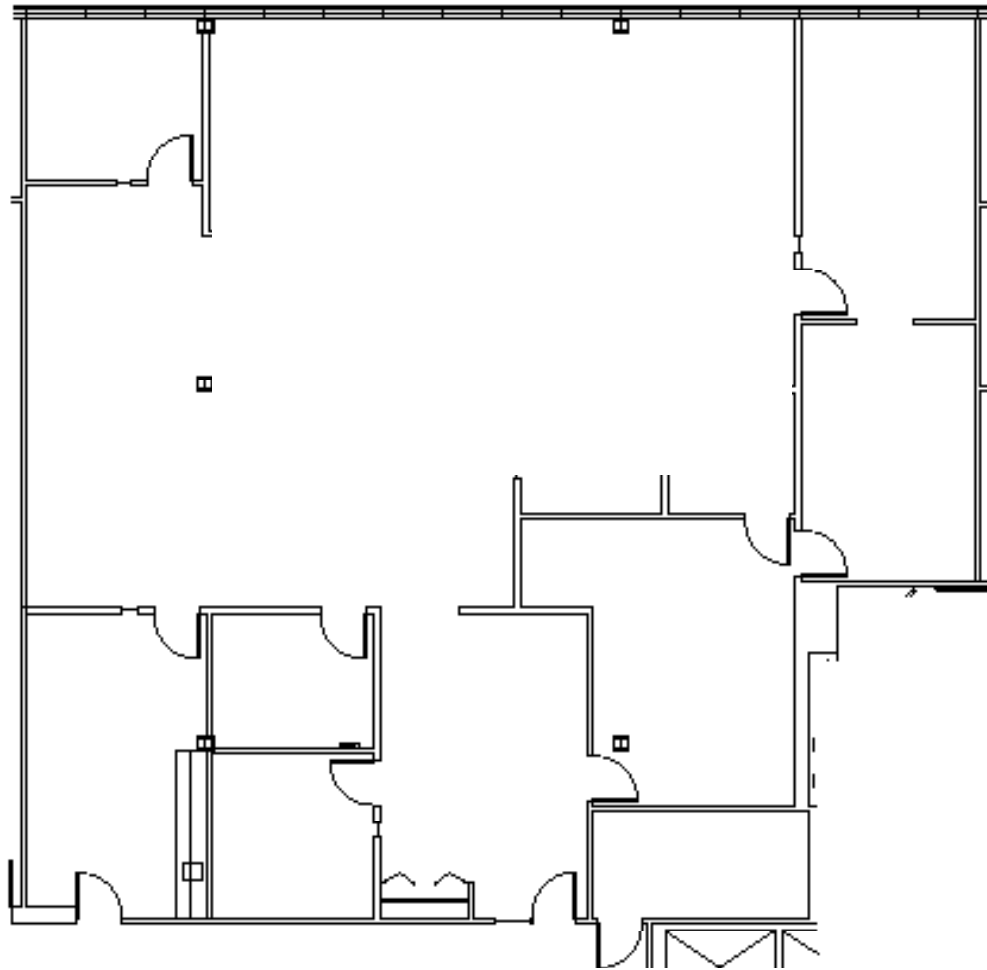
Corporate Exchange I
Suite 105 - 1,448 RSF



Suites 105 and 106 can be combined up to 5,429 RSF

FLOOR PLAN | FIRST FLOOR

Corporate Exchange I
Suite 106 - 3,981 RSF



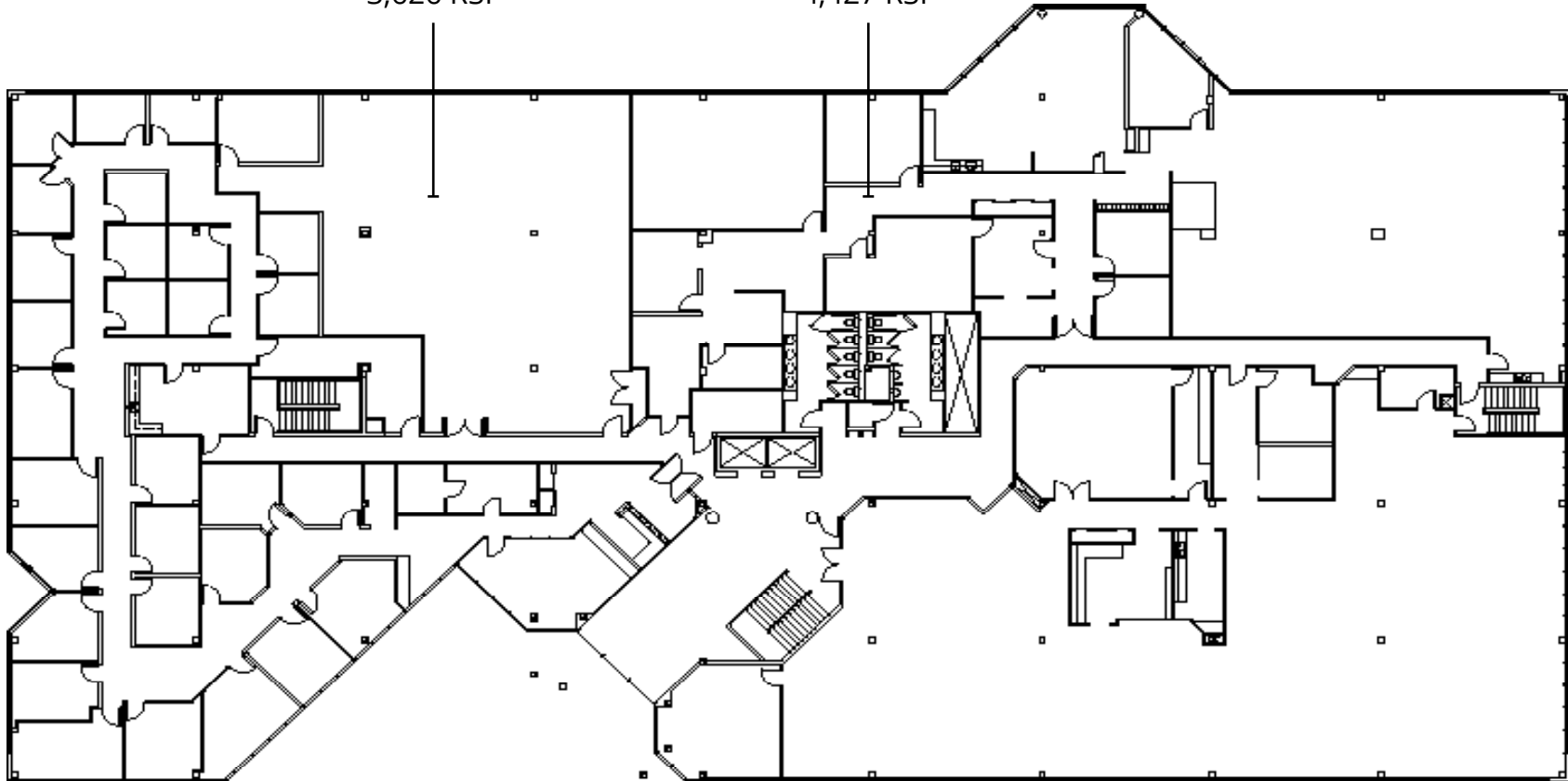
FLOOR PLAN | SECOND FLOOR

Corporate Exchange I



Available: Suite 220
3,626 RSF

Available: Suite 230
4,427 RSF

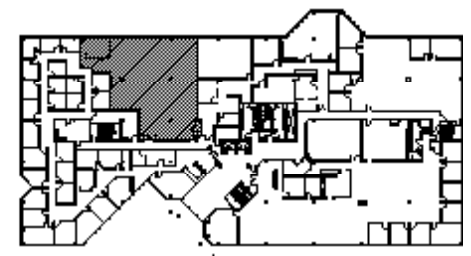
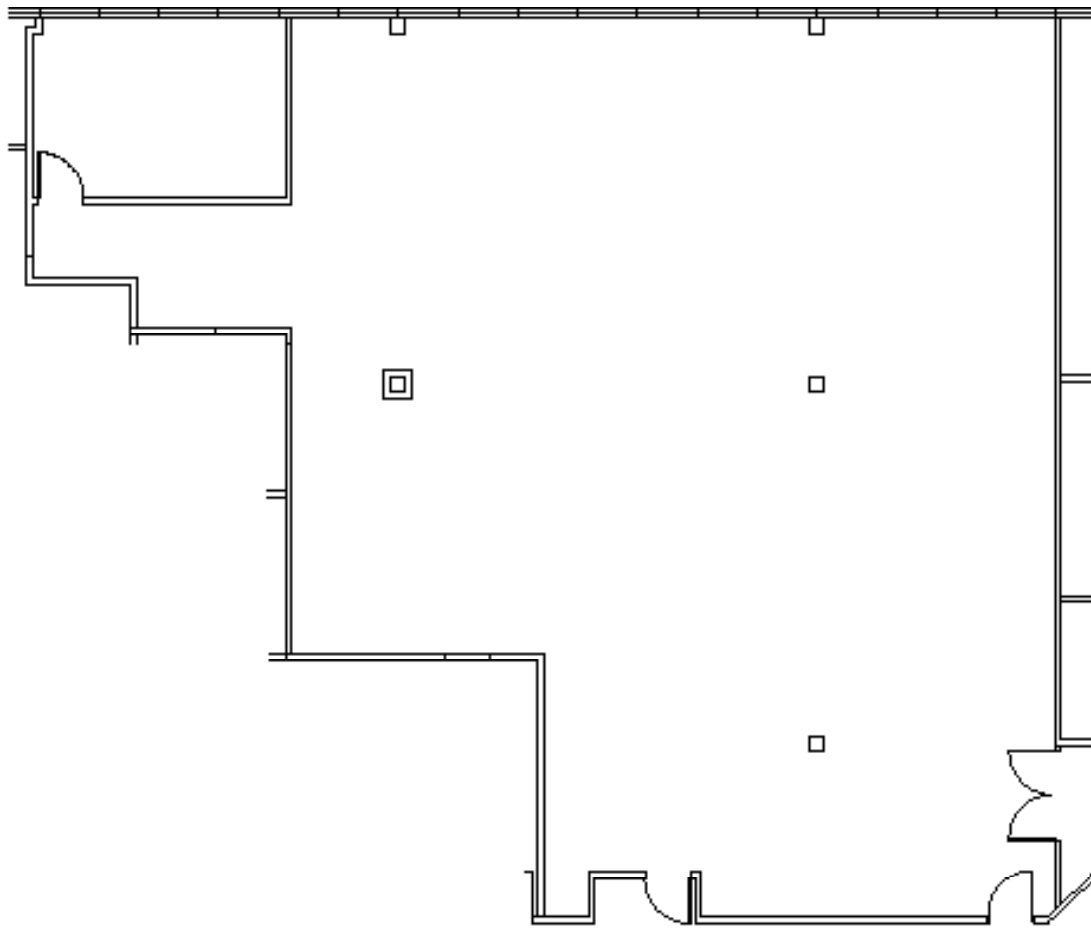


FLOOR PLAN | FIRST FLOOR

Corporate Exchange I | Suite 220

I

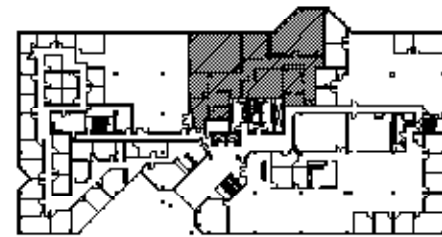
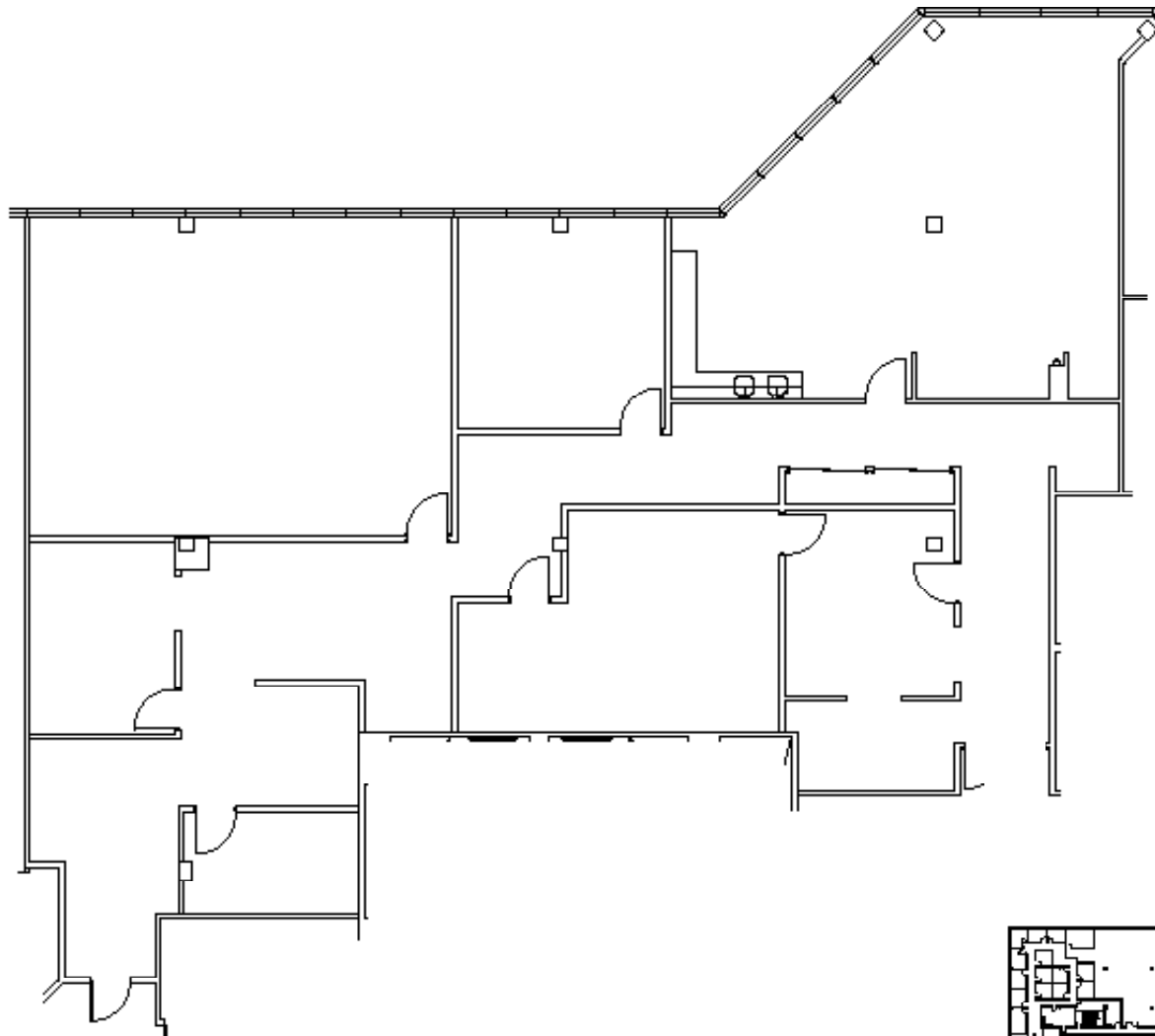
Suite 220, 3,626 RSF



FLOOR PLAN | FIRST FLOOR

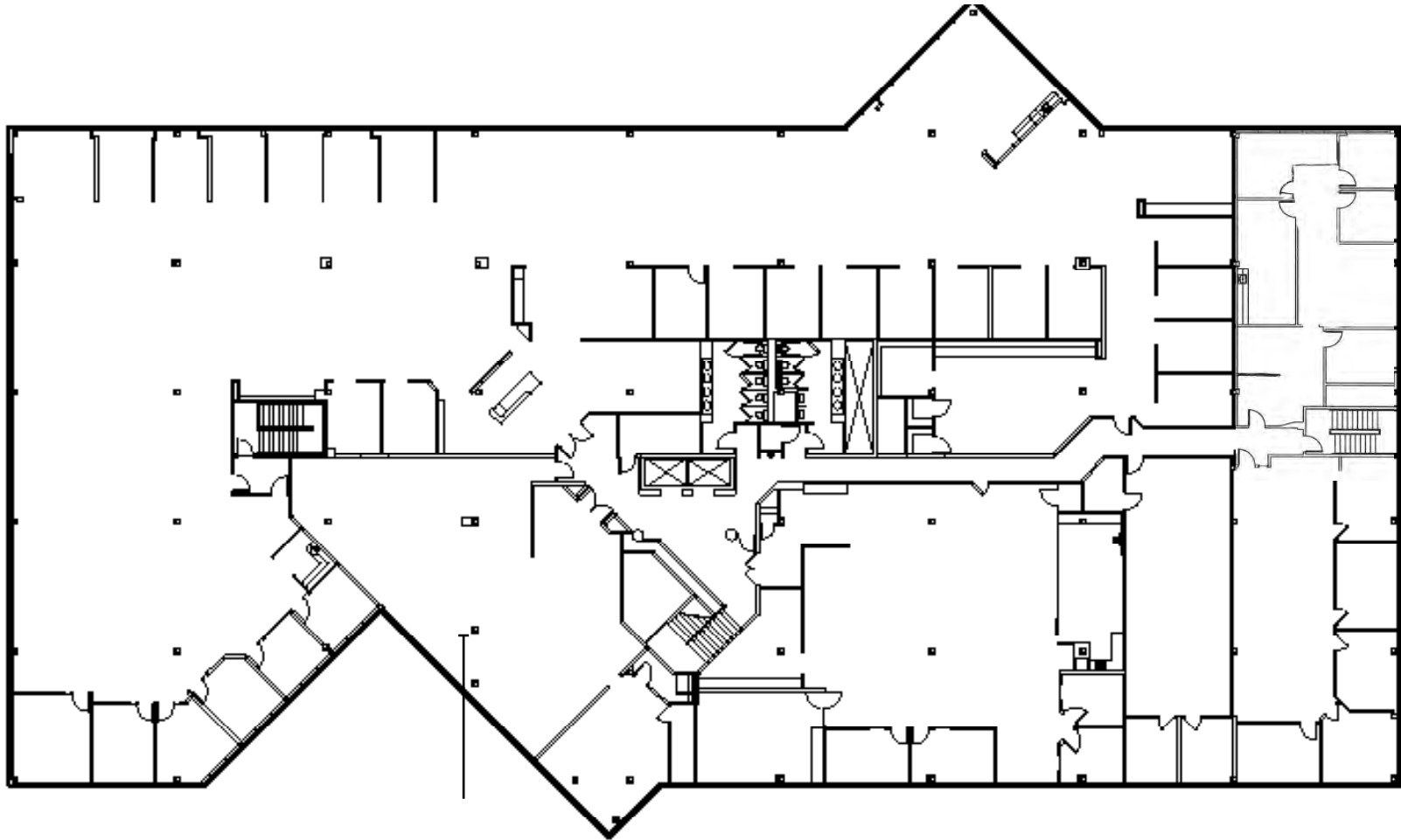
Corporate Exchange I | Suite 230

I



FLOOR PLAN | THIRD FLOOR

Corporate Exchange I



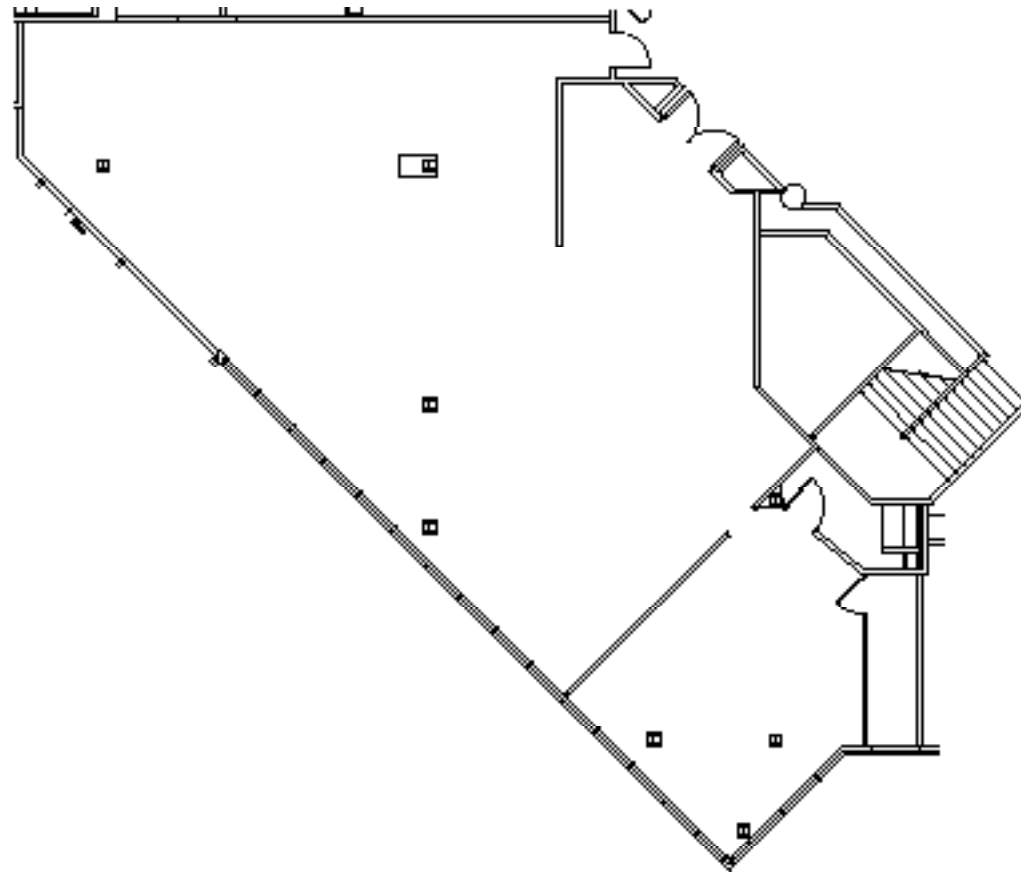
Available: Suite 310
3,218 RSF

FLOOR PLAN | THIRD FLOOR

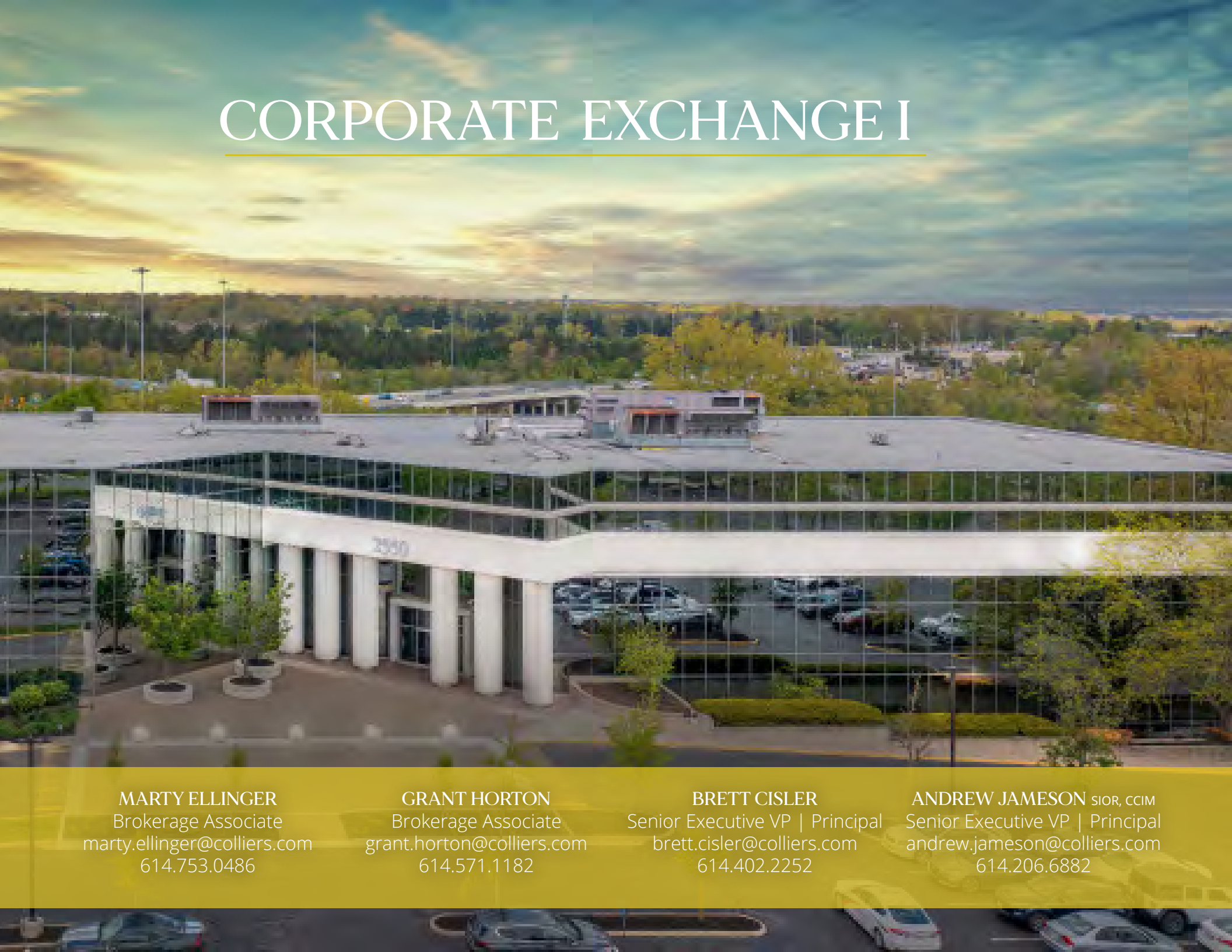
Corporate Exchange I | Suite 310



Suite 310, 3,218 RSF



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