



6530

W CAMPUS OVAL



3 Stories
103,606 SF



Year Built
1999
Updated 2008



2,673 - 17,938
RSF Available



\$11.00/SF
NNN



Operating
Expenses
\$9.40/SF



5.3/1,000 SF
547 Spaces



Tenant
Signage
Opportunity



Back-up
Generator

Property Features

Desirable business park and prolific economic development

Sought after suburban market

Distinguished property with a timeless look, feel, quality and curb appeal

Signage potential

Opportunity to create modern, creative office space in the building

On-site property management and maintenance

Back-up generator (specifications available)

Above average parking ratio of 5.3/1,000 RSF

Key card access

Close proximity to numerous restaurants, hotels, banking, shopping venues and more

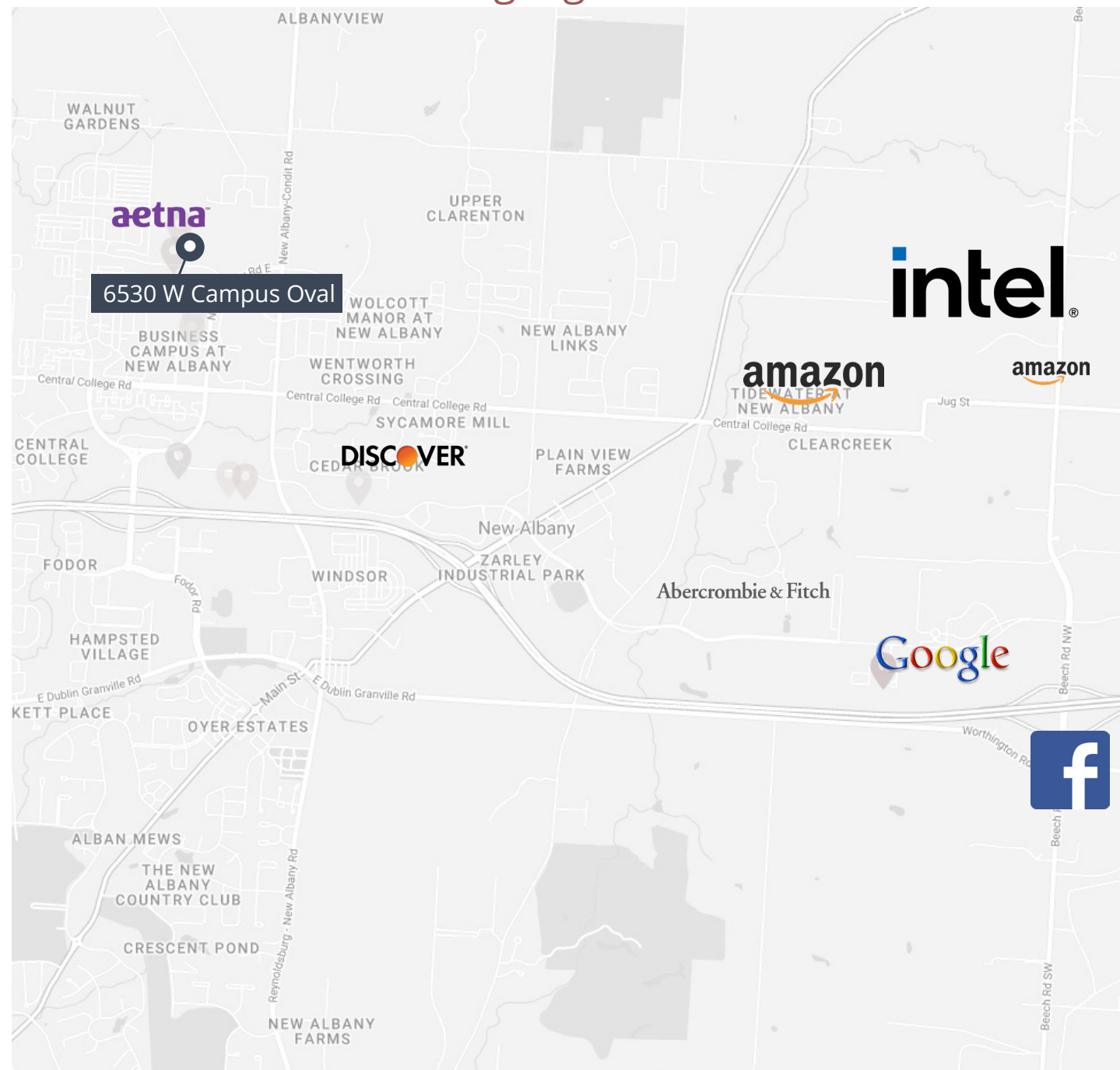
Telecommunications - AT&T, TW Telecom, XO



Example Tenant Finishes

Location

& Office Park Highlights



Minutes away from the highly anticipated \$20B+ Intel Corporation chip manufacturing campus

8 minutes to Easton Town Center

14 minutes to John Glenn International Airport

18 minutes to Downtown Columbus

New Albany, HOME to TOP Employers in Central Ohio

Abercrombie & Fitch | Corporate HQ
Discover Financial Services | Operations
State Farm Insurance | Corporate Office
AEP Transmissions | Electric Utility
iQor | Corporate Office
Axiom Plastics | Packaging
Aetna | Corporate Office
KDC/Tri-Tech | Contract Manufacturer
Justice | Corporate Office
Bob Evans | Corporate HQ
Accel | Contract Manufacturer
Abercrombie & Fitch | Logistics
EMH&T | Corporate HeQ
Bath & Body Works | Distribution Center

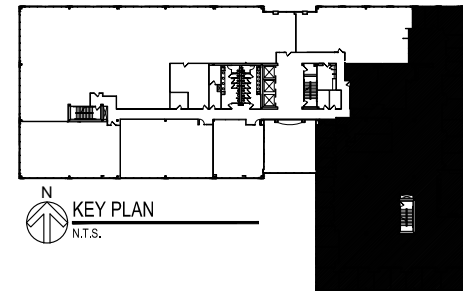
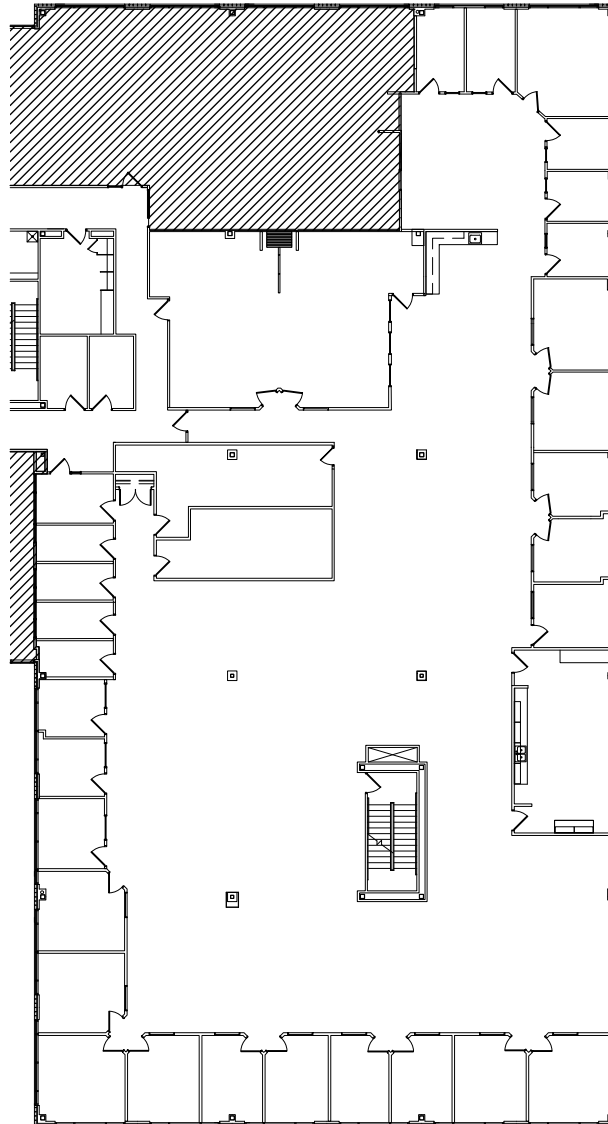
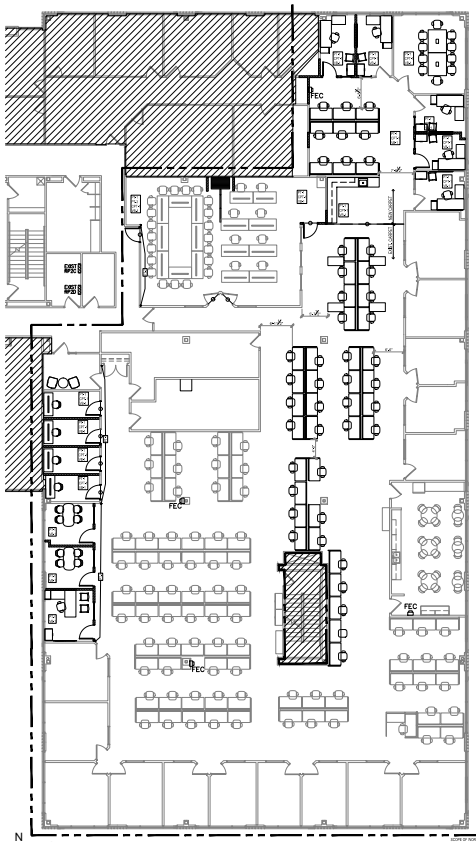
Nearby Amenities



Second Floor

SUITE 250
15,265 RSF

FURNITURE AVAILABLE.

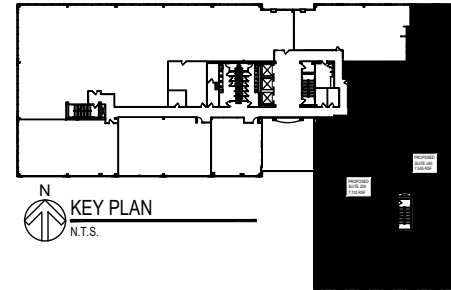
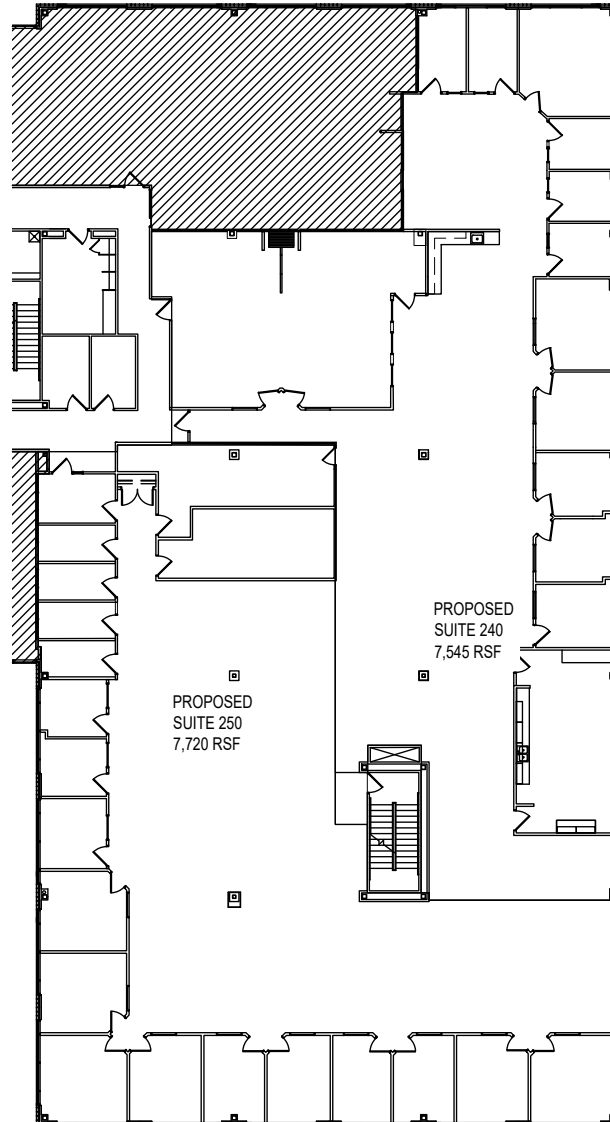


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Second Floor

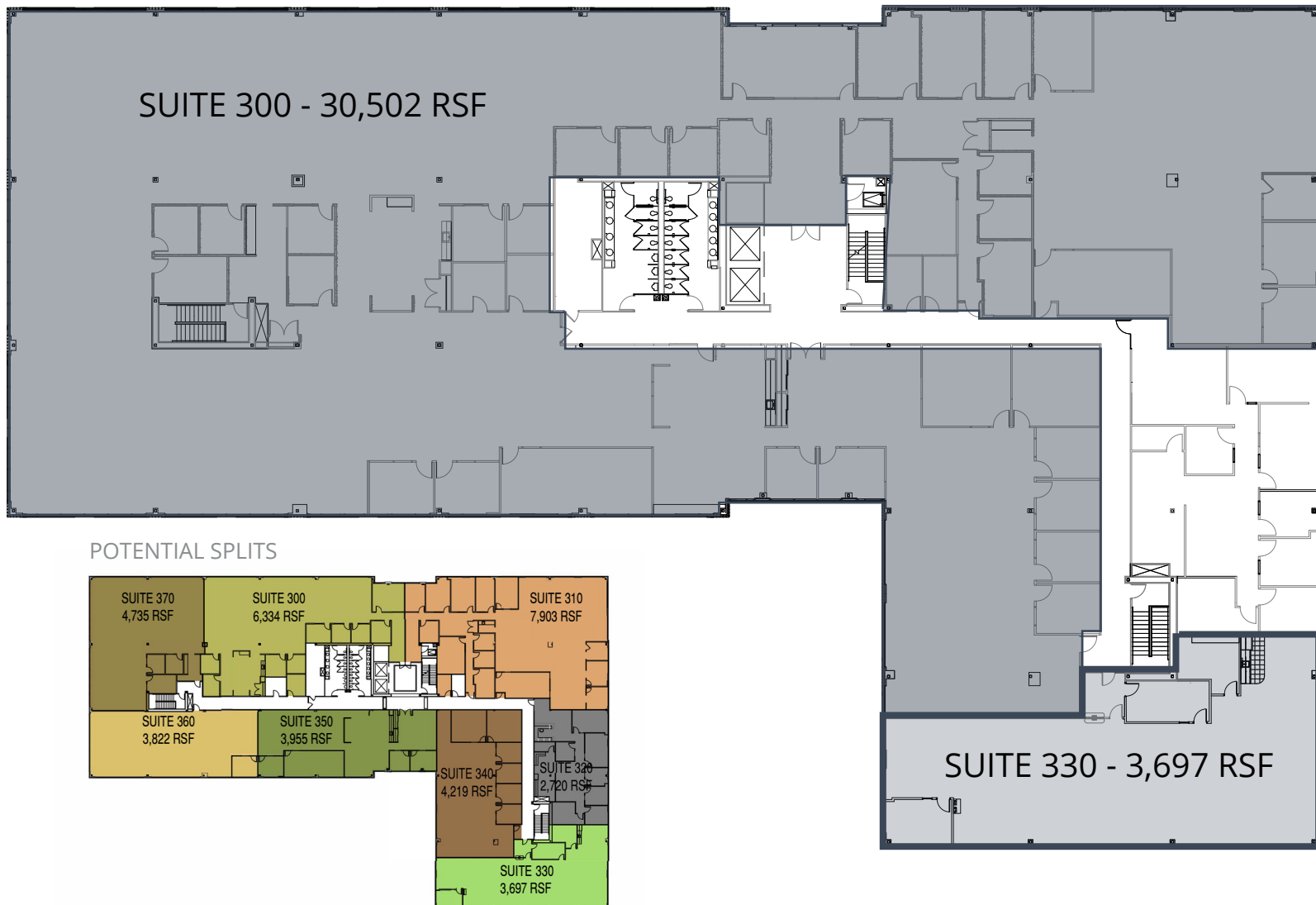
SUITE 250
15,265 RSF

POTENTIAL SPLITS



Third Floor

SUITE 300 & 330 CAN BE COMBINED UP TO 34,199RSF



For More Info:

Brett Cisler

614 402 2252

brett.cisler@colliers.com

Andrew Jameson SIOR CCIM

614 206 6882

andrew.jameson@colliers.com



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