



EAST STATE

6% co-op

(3% for years 5-10)

*new lease must be signed by 6.30.25

BE WHERE IT HAPPENS.

Hub 65

Amenities

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

Find it all on the 16th floor...



1,000 Car
Underground
Garage



Class A
Recently renovated
office building



Energy Efficient
Energy Star
Certified
2007 & 2014



Amenities
within walk-
ing distance



Community
Conference
Center



Security
24-Hour Key
Card Access



Building Availability

Building signage available for anchor tenant



Sample							
Floors 21-24 74,940 SF							
2400							
17,998 SF							
2300							
17,998 SF							
2200							
19,472 SF							
2100							
19,472 SF							
1650							
2,646 - 2,891 SF							
1550							
4,674 SF							
1500							
4,324 SF							
1350							
6,721 SF							
1250							
4,246 SF							
1000							
19,362 SF							
900							
19,362 SF							
800							
11,191 SF							
600							
19,377 SF							
550							
6,382 SF							
400							
19,377 SF							
305							
7,598 SF							
310							
6,997 SF							
312							
2,270 SF							
R100	R103	R105	R106	R108	R109	R111	R113
3,502 SF	987 SF	623 SF	2,084 SF	1,345 SF	1,121 SF	2,300 SF	1,059 SF

Suites Available up to 6,000 RSF

<i>Suite L100</i>	3,502 RSF	Office/retail space
<i>Suite R103</i>	987 RSF	Retail; former gift shop
<i>Suite R105</i>	623 RSF	Efficient first floor suite
<i>Suite R106</i>	2,084 RSF	Office/retail space
<i>Suite R108</i>	1,345 RSF	Retail; fully built out dental space
<i>Suite R109</i>	1,121 RSF	Small suite with easy access to the Columbus Commons
<i>Suite R111</i>	2,300 RSF	Former restaurant space
<i>Suite R113</i>	1,059 RSF	Ideal small suite off the main door entrance
<i>Suite 225</i>	5,105 RSF	Open space with perimeter hard wall offices
<i>Suite 310</i>	6,997 RSF	Some open space with perimeter offices
<i>Suite 312</i>	2,270 RSF	Ideal small suite with lots of glass
<i>Suite 750</i>	3,799 RSF	Perimeter hard wall offices; overlooks the Commons
<i>Suite 820</i>	2,630 RSF	Mostly open space. <i>Can combine with Suite 850 for a total of 7,700 SF.</i>
<i>Suite 850</i>	5,070 RSF	Mostly private offices. <i>Can combine with Suite 820 for a total of 7,700 SF.</i>
<i>Suite 1250</i>	4,246 RSF	Mix of offices and open space; overlooks the Commons
<i>Suite 1550</i>	4,674 RSF	Some open space with perimeter offices
<i>Suite 1650</i>	2,646 - 2,891 RSF	Some open space with perimeter offices

Large Suites Available up to 74,245 Contiguous RSF

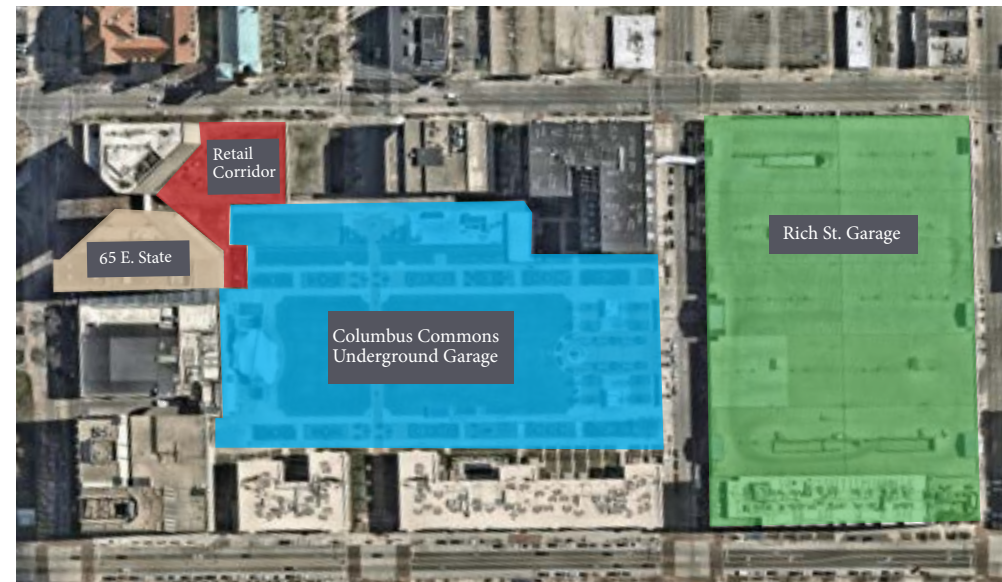
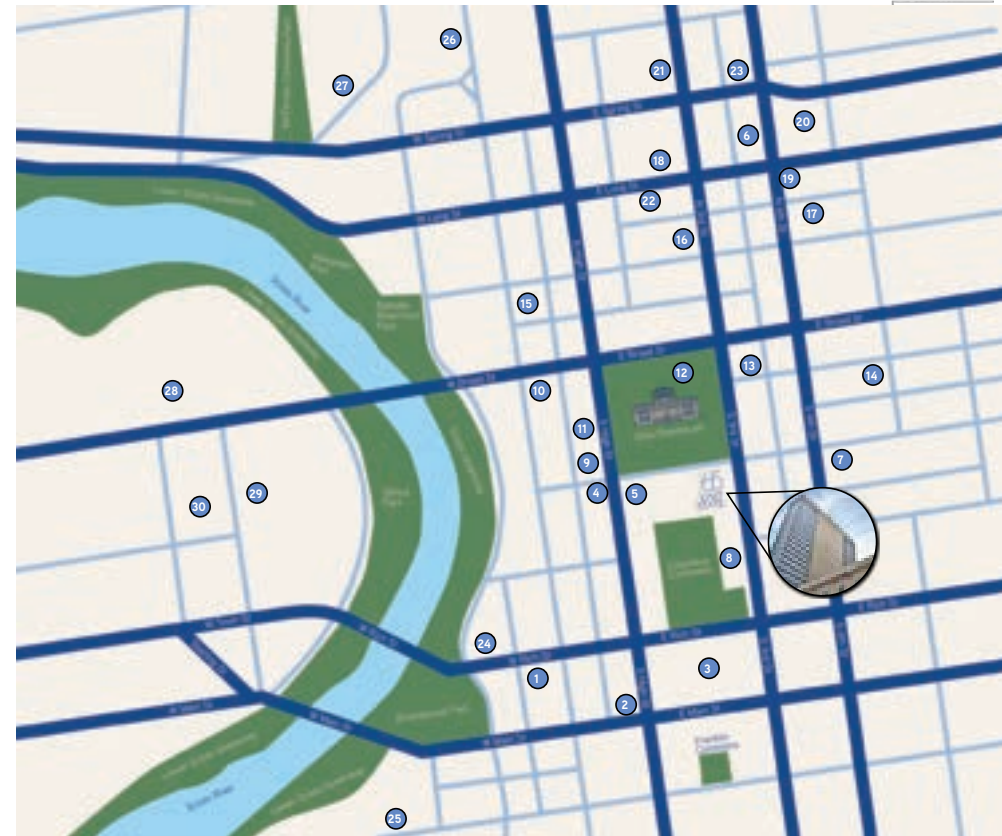
<i>Suite 305</i>	7,596 RSF	Some open space with perimeter offices
<i>Suite 400</i>	19,377 RSF	Perimeter hard wall offices; <i>divisible</i>
<i>Suite 550</i>	6,382 RSF	Mostly open space with several offices
<i>Suite 600</i>	19,377 RSF	White box condition; <i>divisible</i>
<i>Suite 820 & 850</i>	7,700 RSF	Mostly private offices
<i>Suite 800</i>	11,191 RSF	Can be combined with suites 820 and 850 up to 18,891 RSF
<i>Suite 900</i>	19,362 RSF	Mostly hard wall offices; <i>divisible</i>
<i>Suite 1000</i>	19,362 RSF	Mostly hard wall offices; <i>divisible</i>
<i>Suite 1350</i>	6,721 RSF	Mix of cubicles, training room and several offices; Available 10/1/25
<i>Suite 2110</i>	12,056 RSF	Partially built out space intended for WeWork. Great opportunity for the next tenant.
<i>Suite 2200</i>	19,472 RSF	
<i>Suite 2300</i>	17,998 RSF	
<i>Suite 2400</i>	17,998 RSF	

Asking Rate: \$21.95-\$24.95 PSF MG

Parking Options

	Parking Location	Spaces	Monthly (unreserved)	Monthly (reserved)	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)

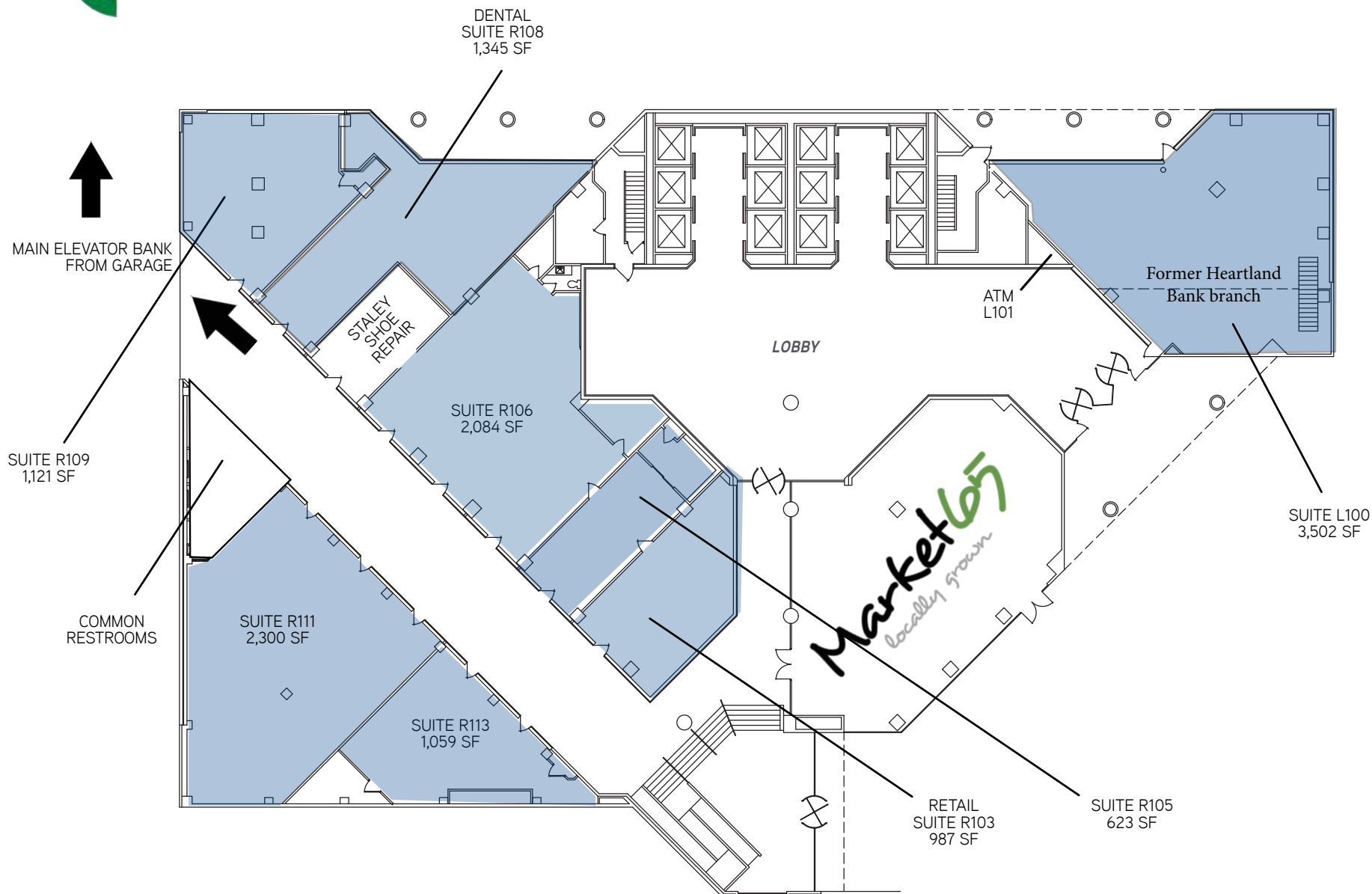
65 E STATE | BE WHERE IT HAPPENS.
www.65eaststate.com



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



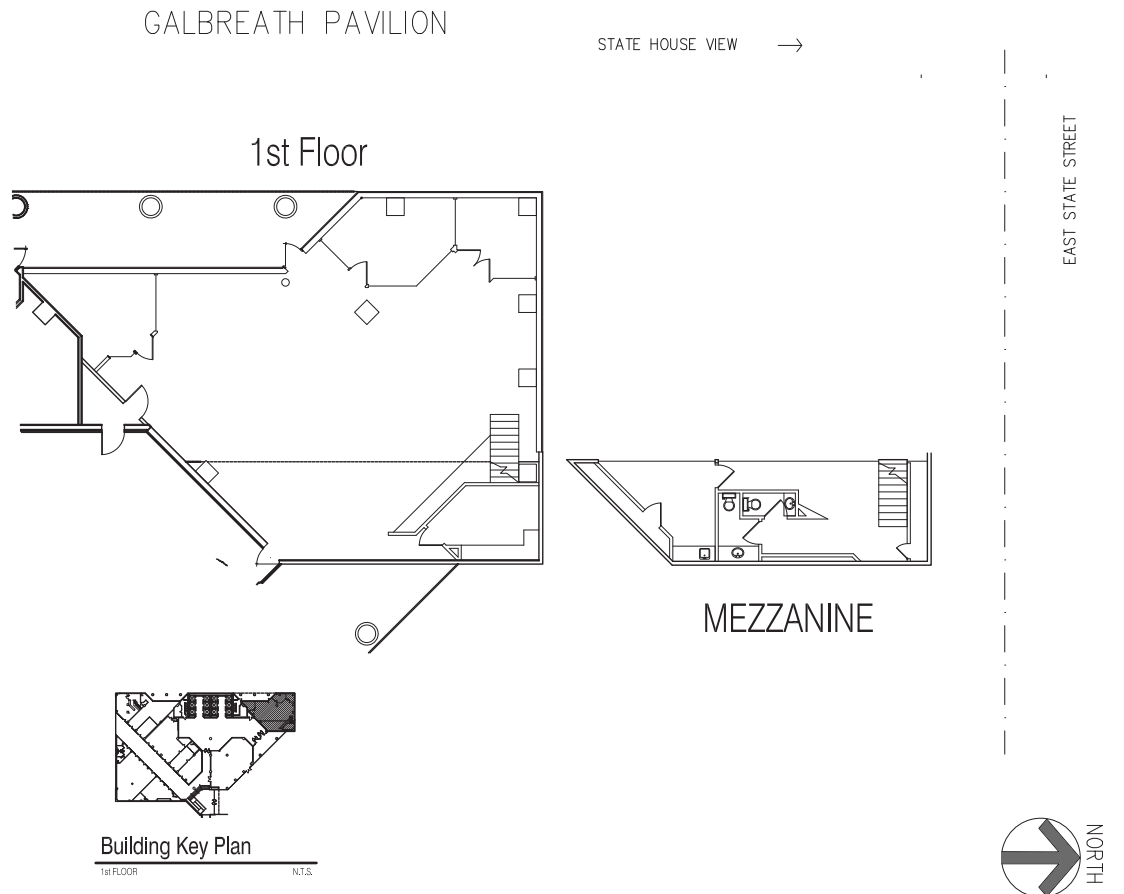
GALBREATH PAVILION



Featured 1st Floor Availability

Suite L100

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



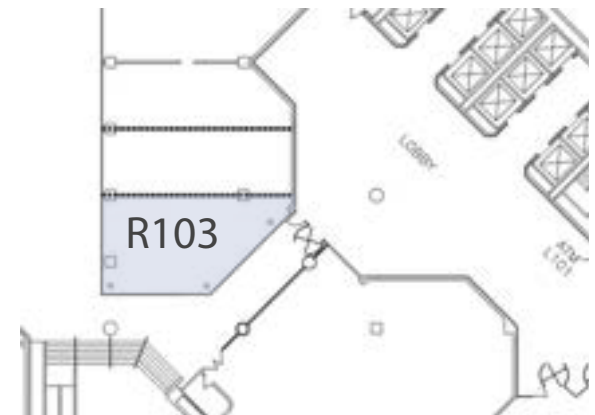
Suite R108

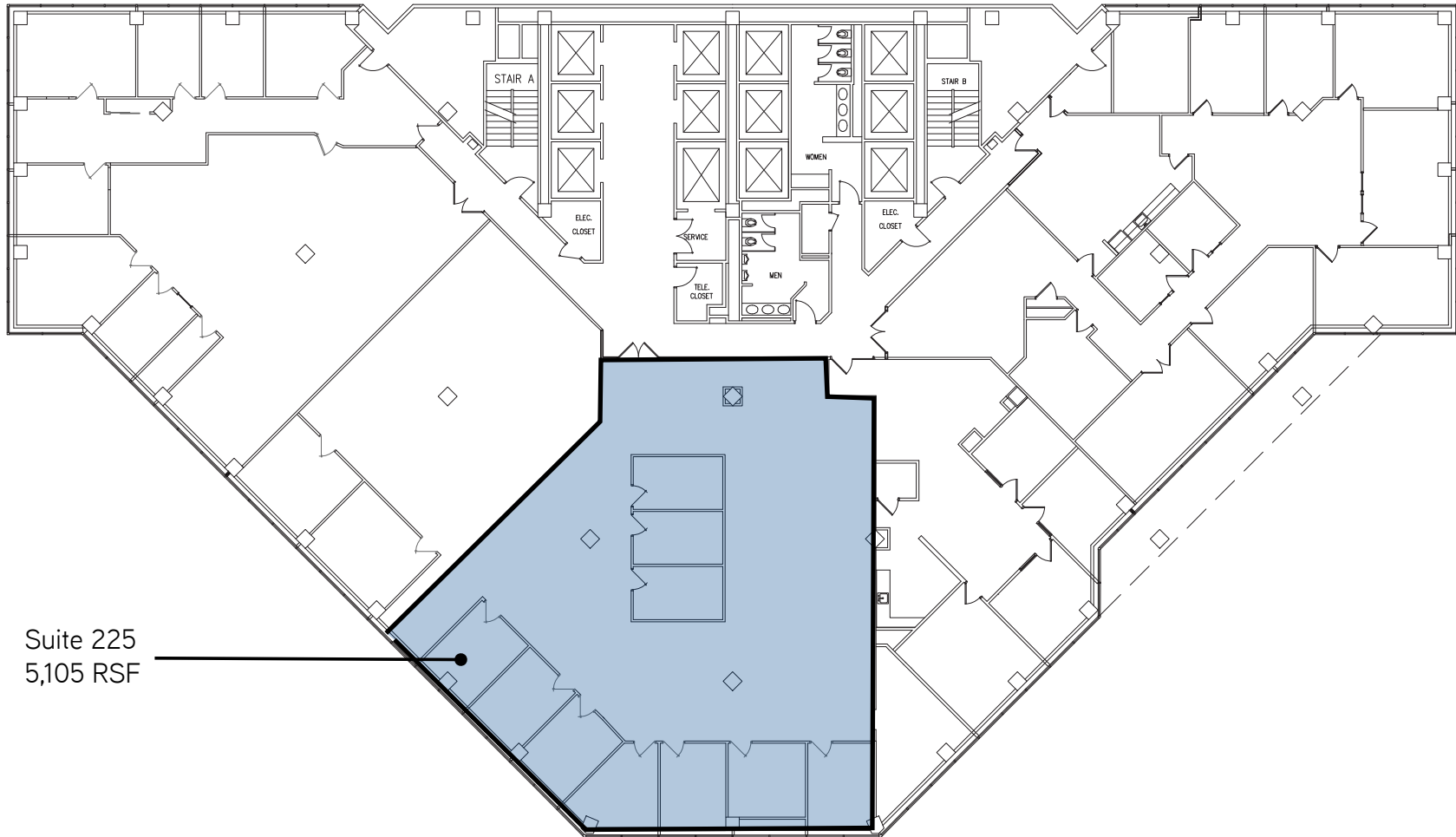
1,345 RSF (fully built out dental space)



Suite R103

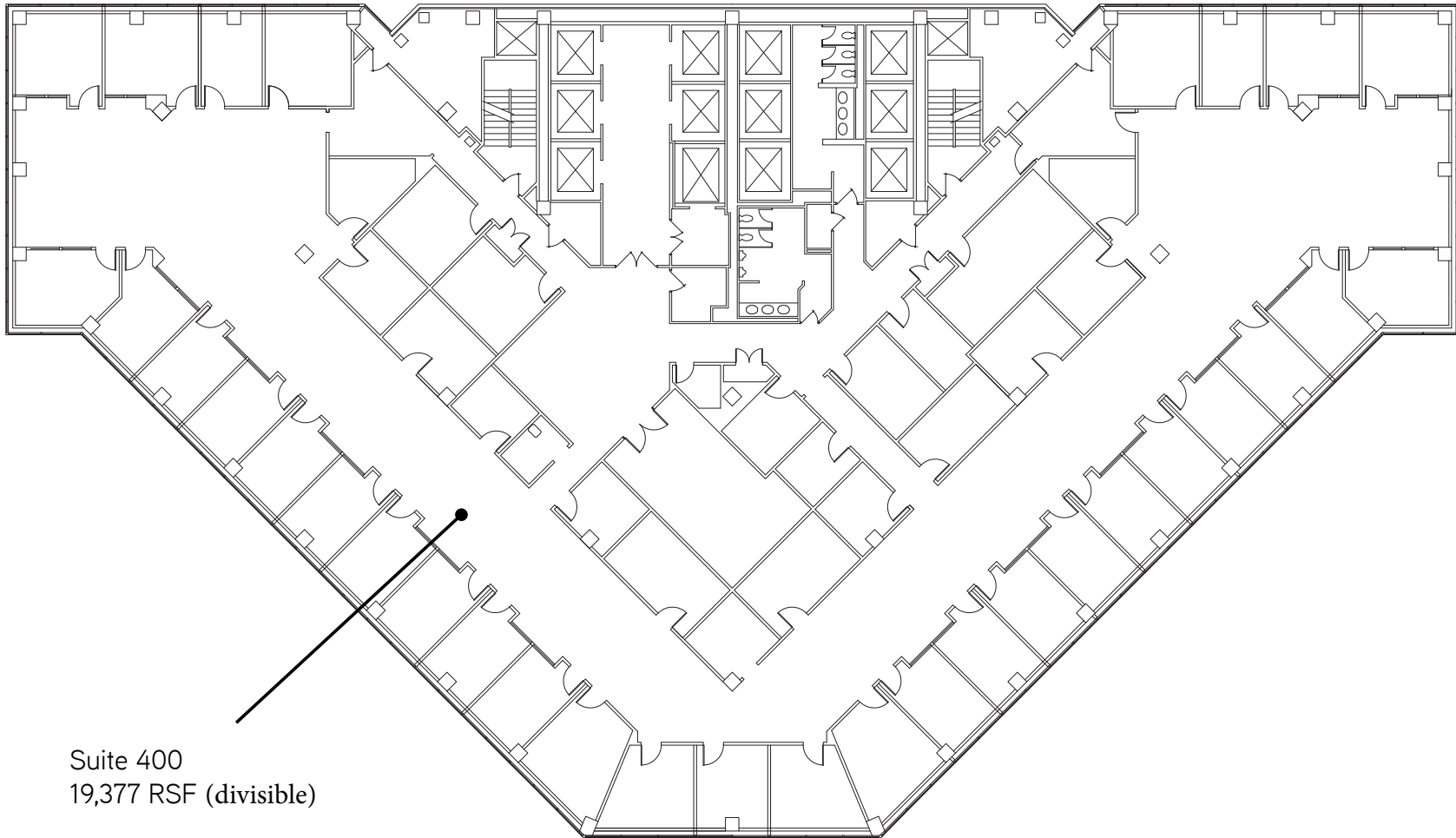
987 RSF (retail availability - former gift shop)



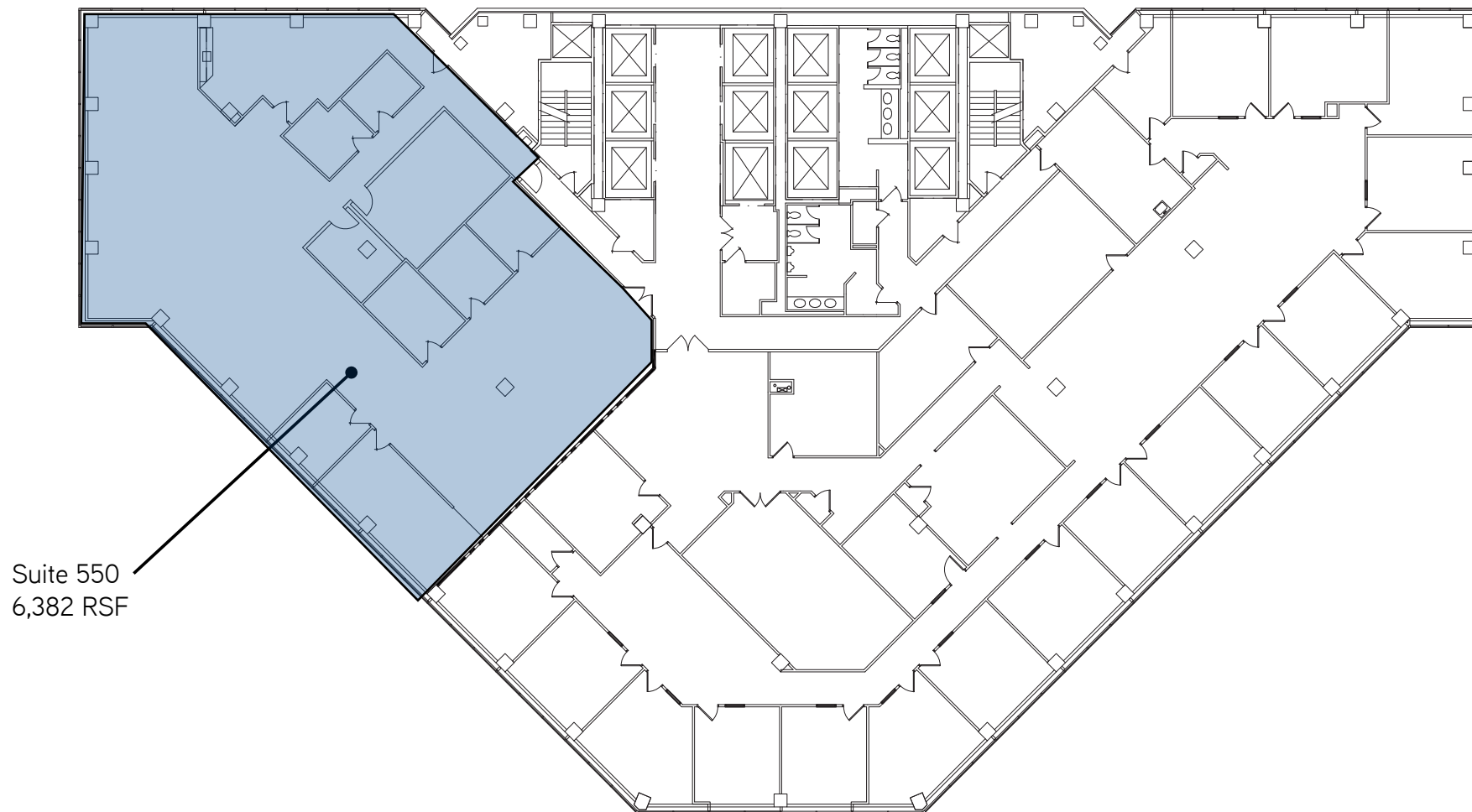


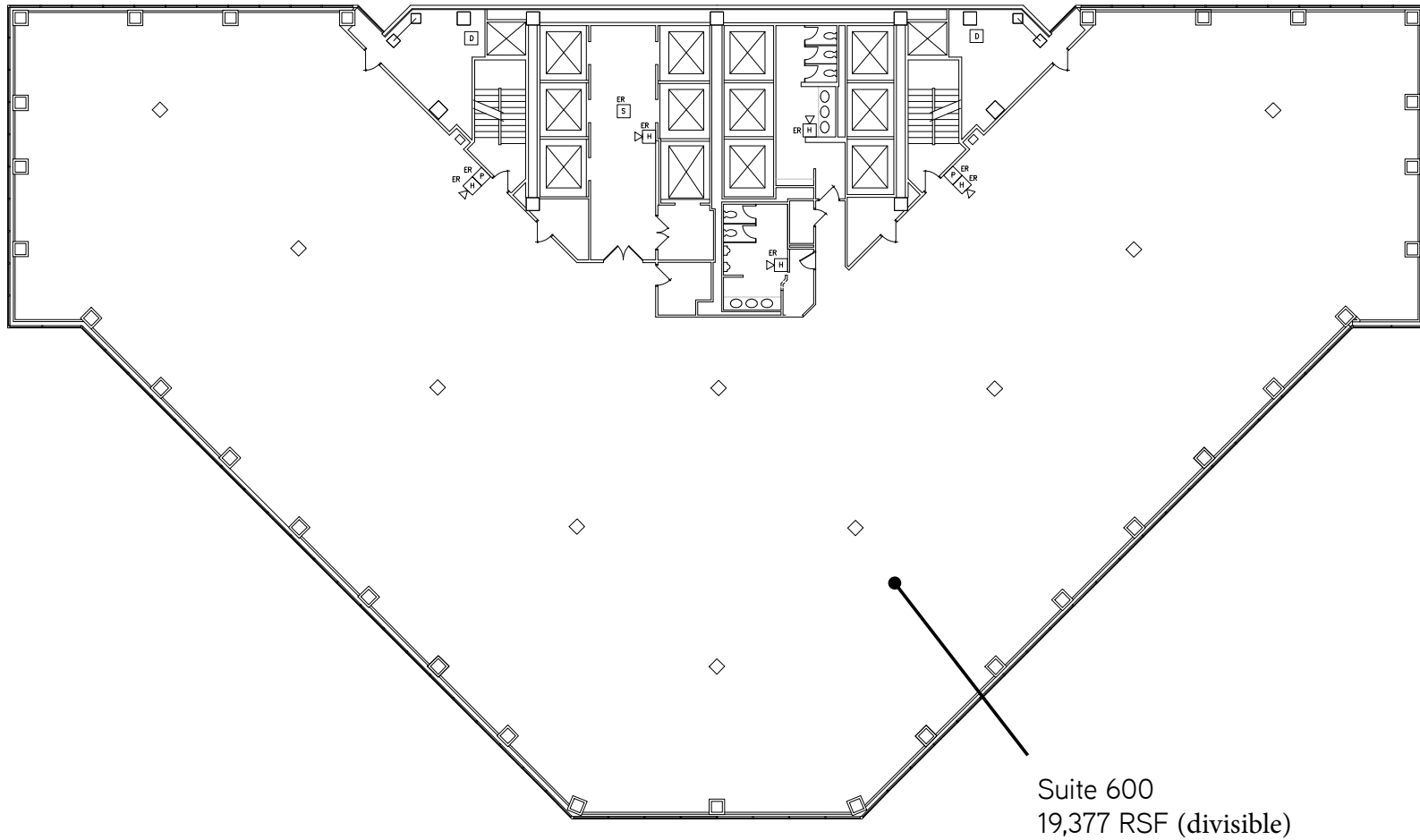
Suite 225
5,105 RSF

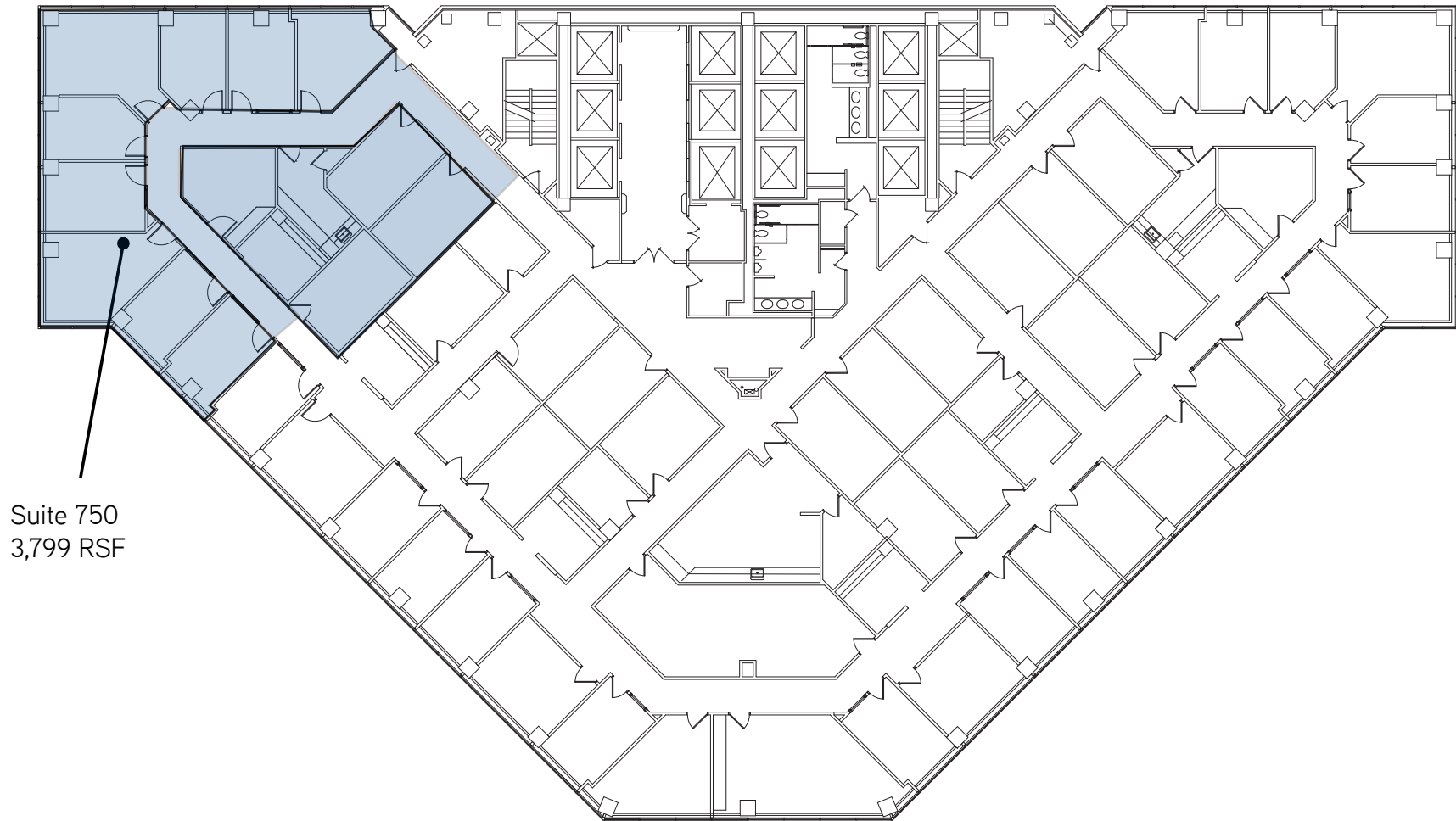


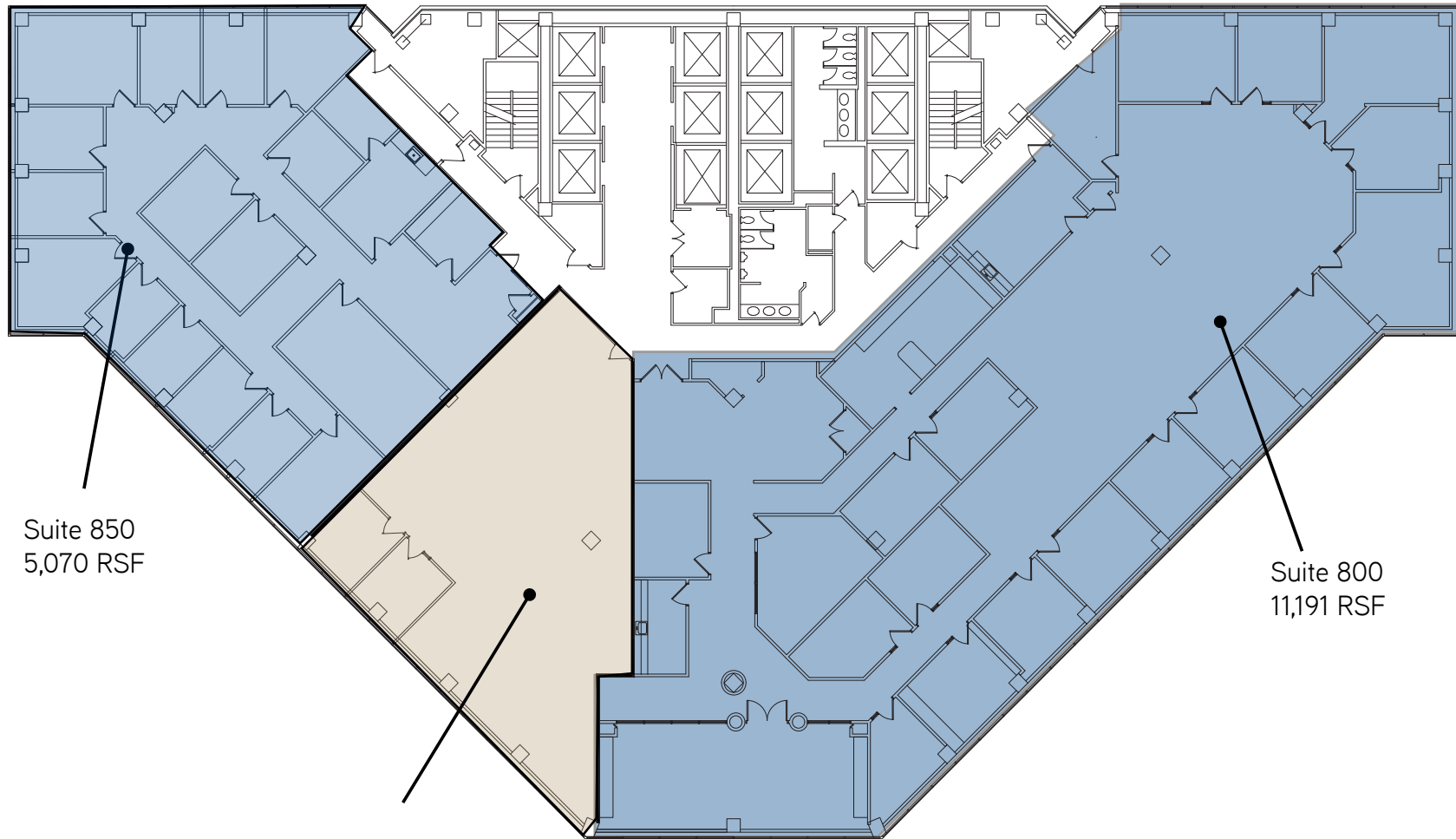


Suite 400
19,377 RSF (divisible)









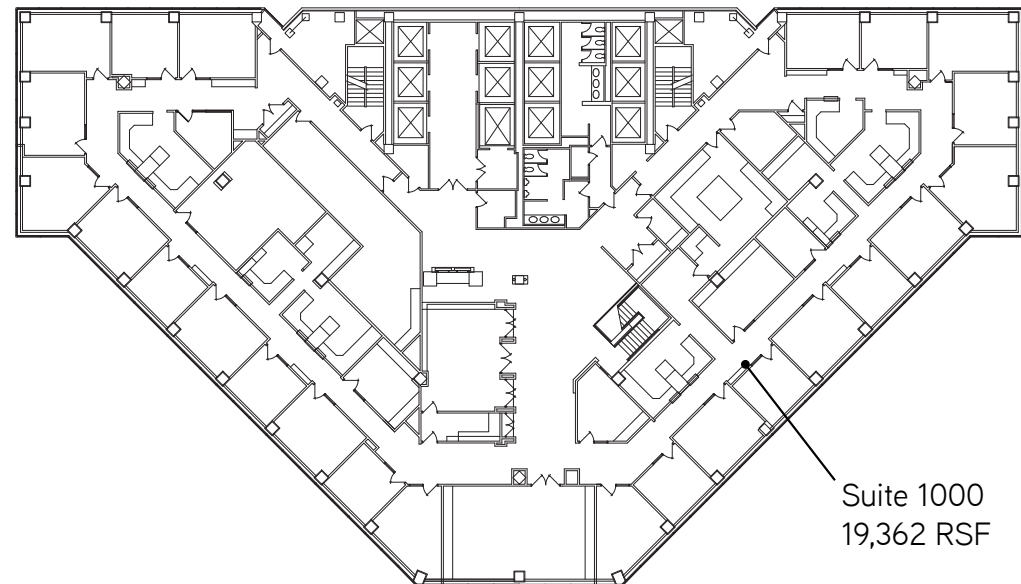
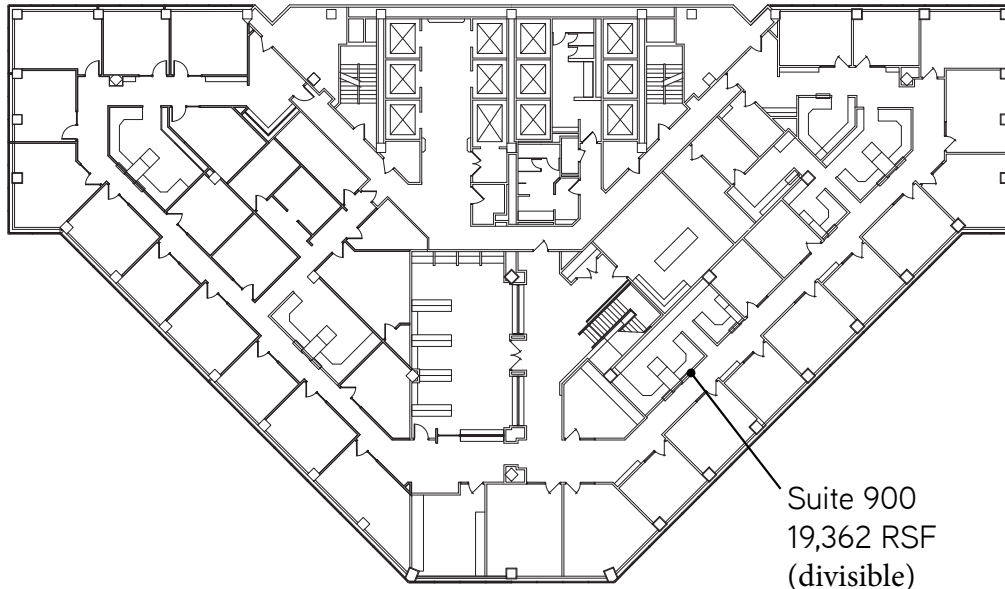
Suite 850
5,070 RSF

Suite 800
11,191 RSF

Suite 820
2,630 RSF

Contiguous up to 18,891 RSF

9th - 10th



12th - 13th Floor



Suite 1250
4,246 RSF

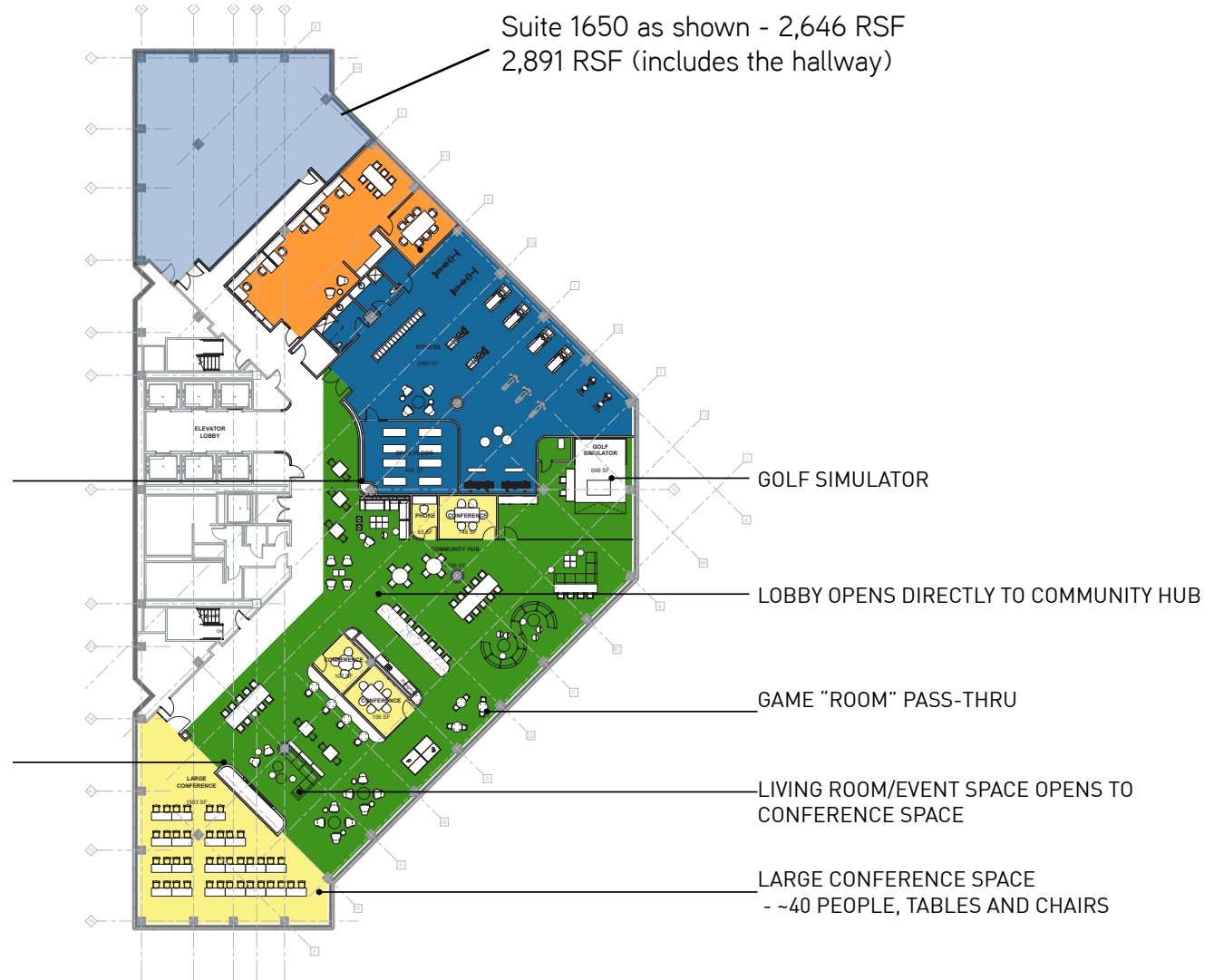


Suite 1350
6,721 RSF

Available 10/1/25



Suite 1550
4,674 RSF



Floors 21-24

Former WeWork Space

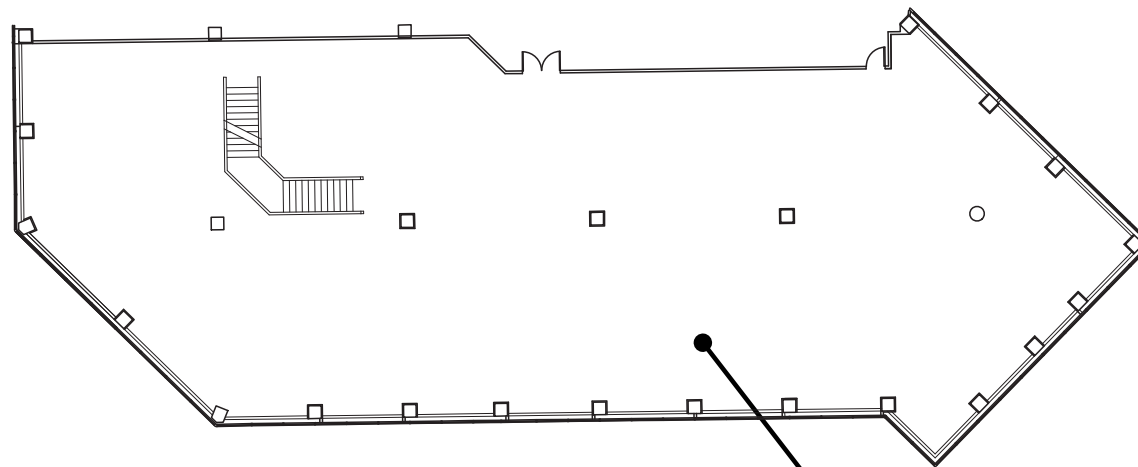


Features:

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

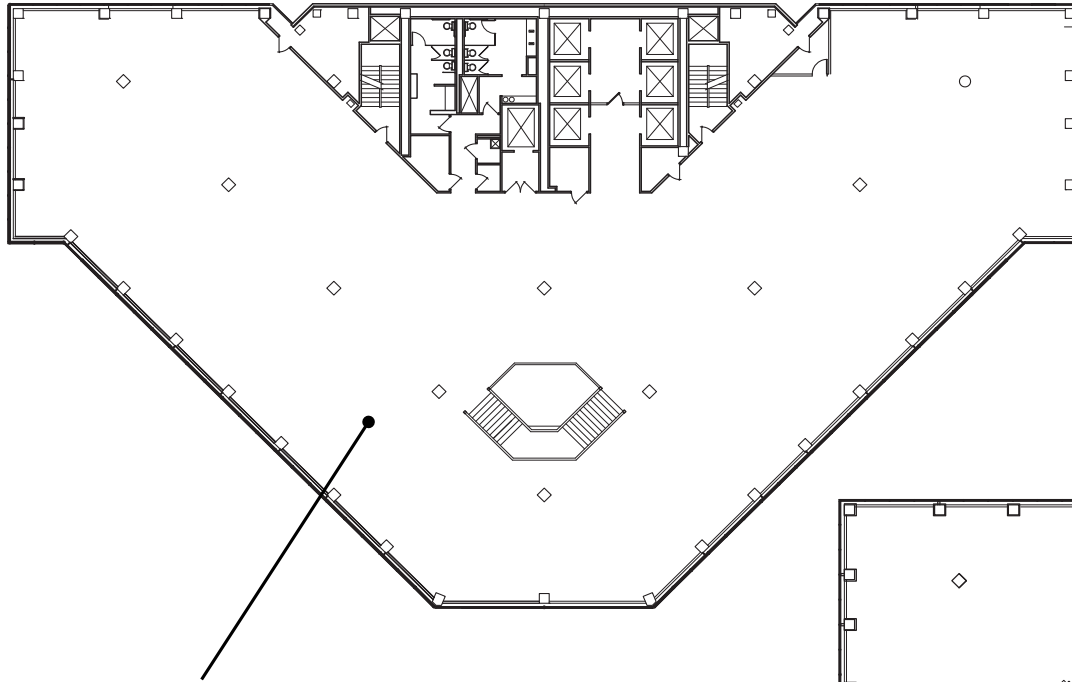
\$6M in improvements



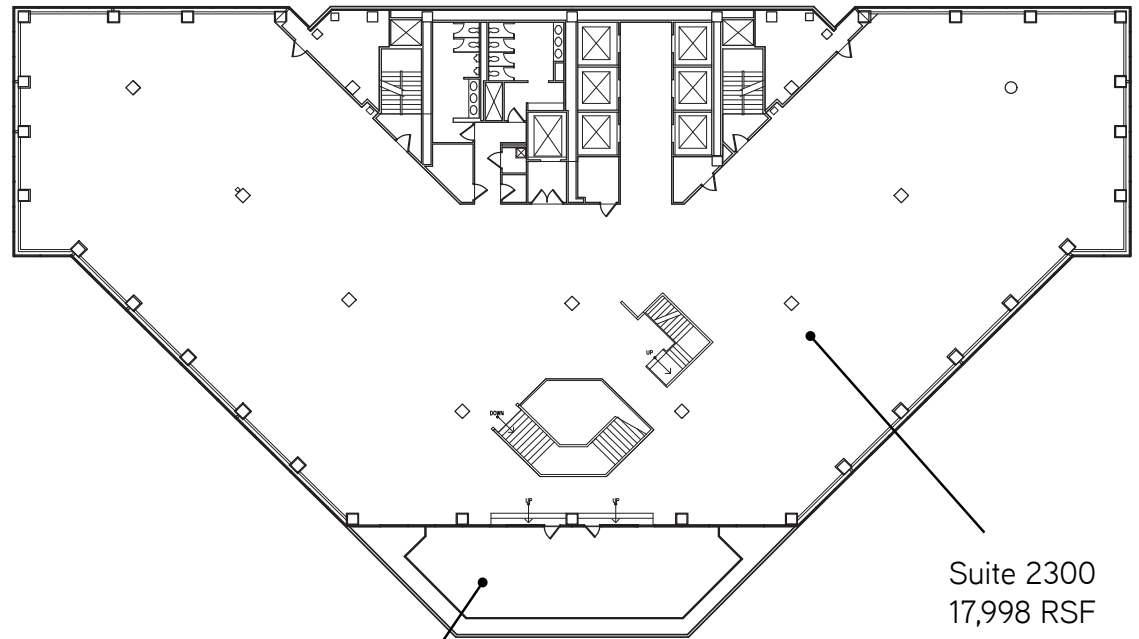


Suite 2110
12,056 RSF

22nd - 23rd Floor

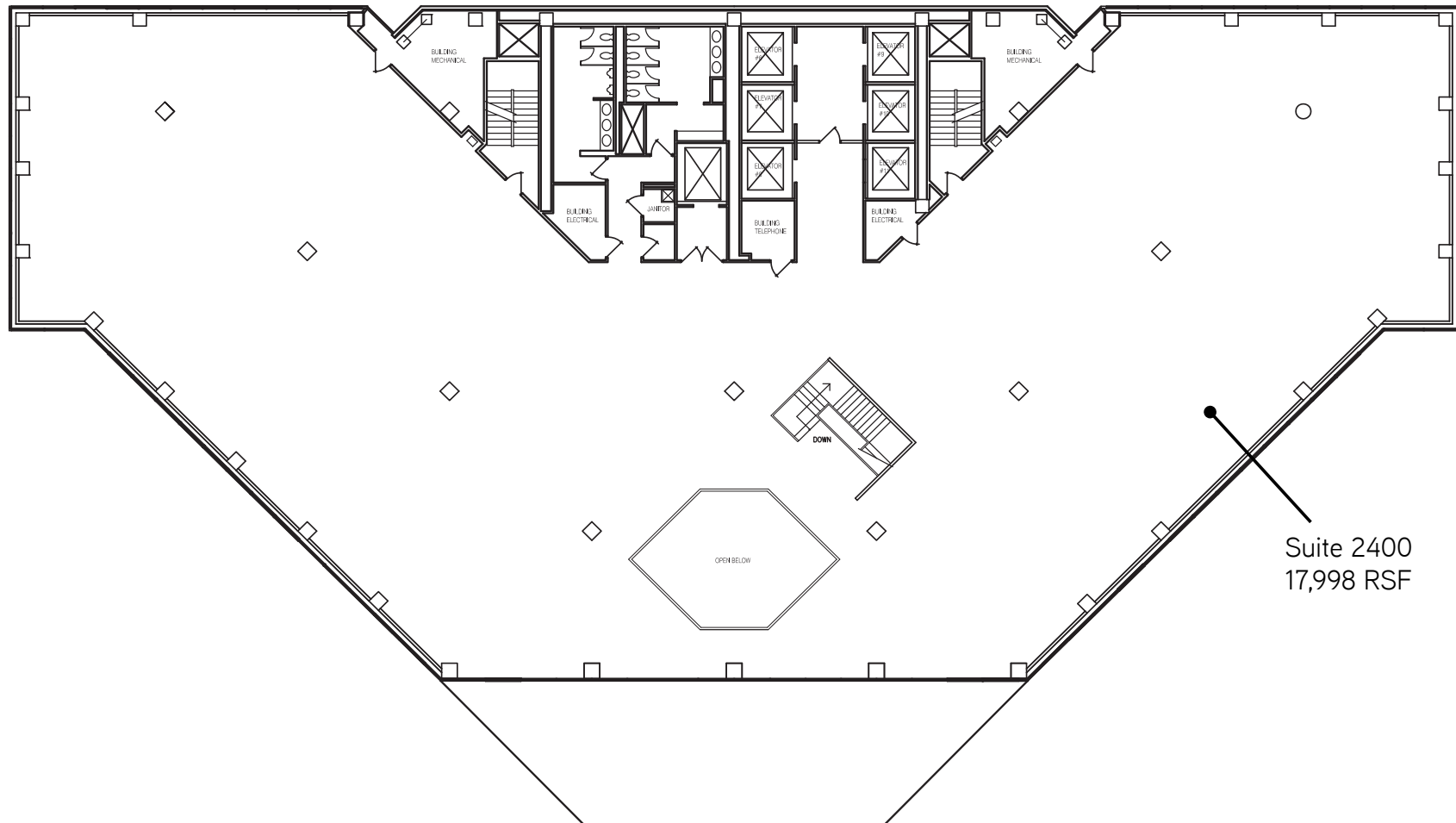


Suite 2200
19,472 RSF



Suite 2300
17,998 RSF

Balcony



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.

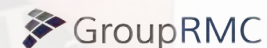


Capital Projects

- 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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65 EAST STATE

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