

CORPORATE EXCHANGE II

UNDER NEW OWNERSHIP



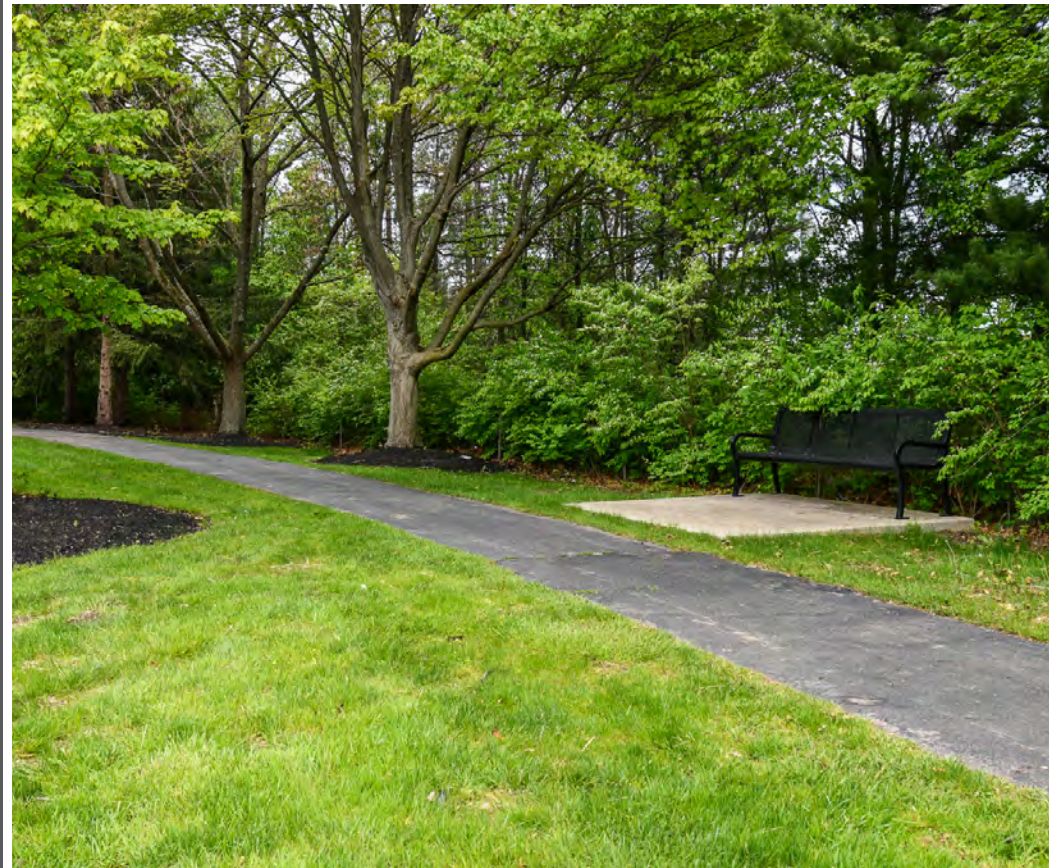
NEW OWNERSHIP

Numerous capital improvements underway

- Lobby and common area updates
- Tenant lounge / game room
- Coffee bar in lobby
- Tenant fitness center and locker rooms
- Several spec suites to be available
- Updated HVAC

PROPERTY HIGHLIGHTS

- Competitive lease rates
- Complimentary, large, common conference/training facilities available to all tenants (seats up to 50)
- Recently renovated fitness room
- On-site cafe
- 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
- Outdoor areas including walking trails





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

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**

AVAILABILITY

Floor	Suite	SF
1	112/180	3,604
1	175	2,538
2	250	11,008 (Available March 2026)
2	260	4,603
Suite 250 & 260 combined = 15,611 RSF		

\$16.95 /SF FSG

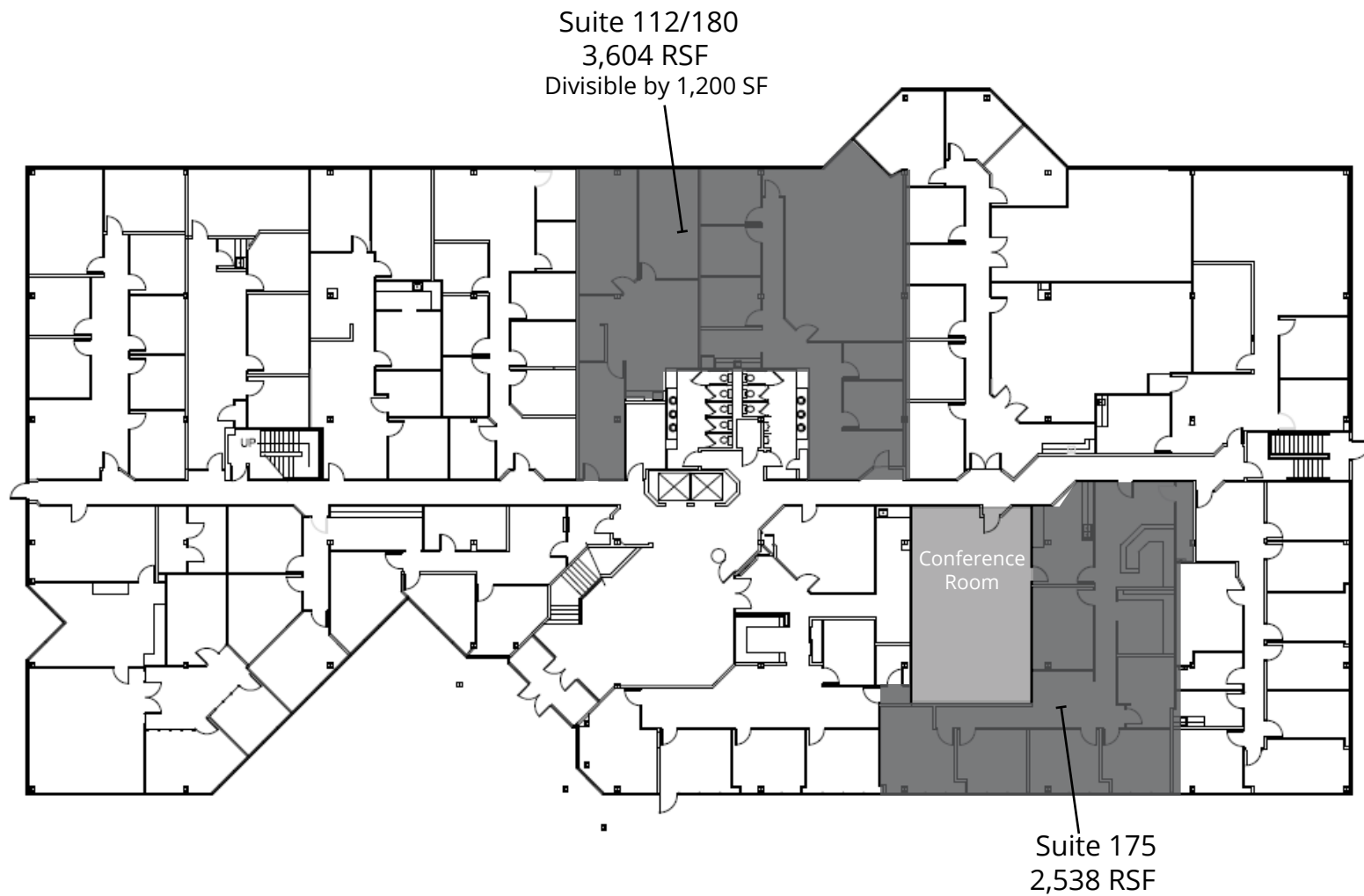
(Includes all utilities, taxes, insurance, and
CAM with a 2025 Base Year)

Parking:
4/1,000 SF Surface
1/3,000 SF Covered Garage



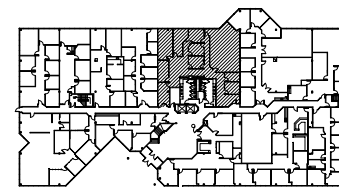
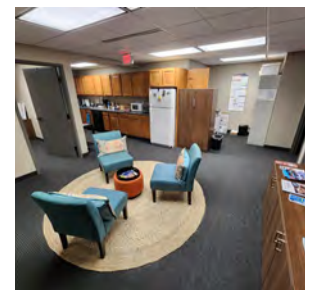
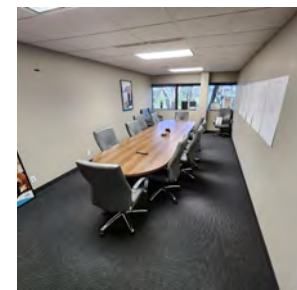
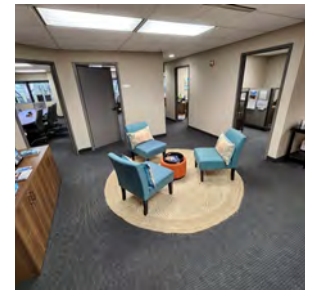
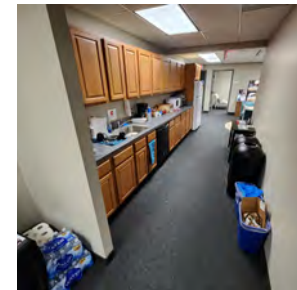
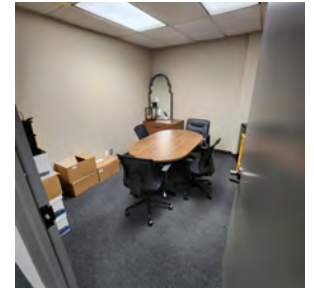
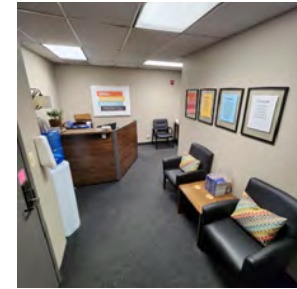
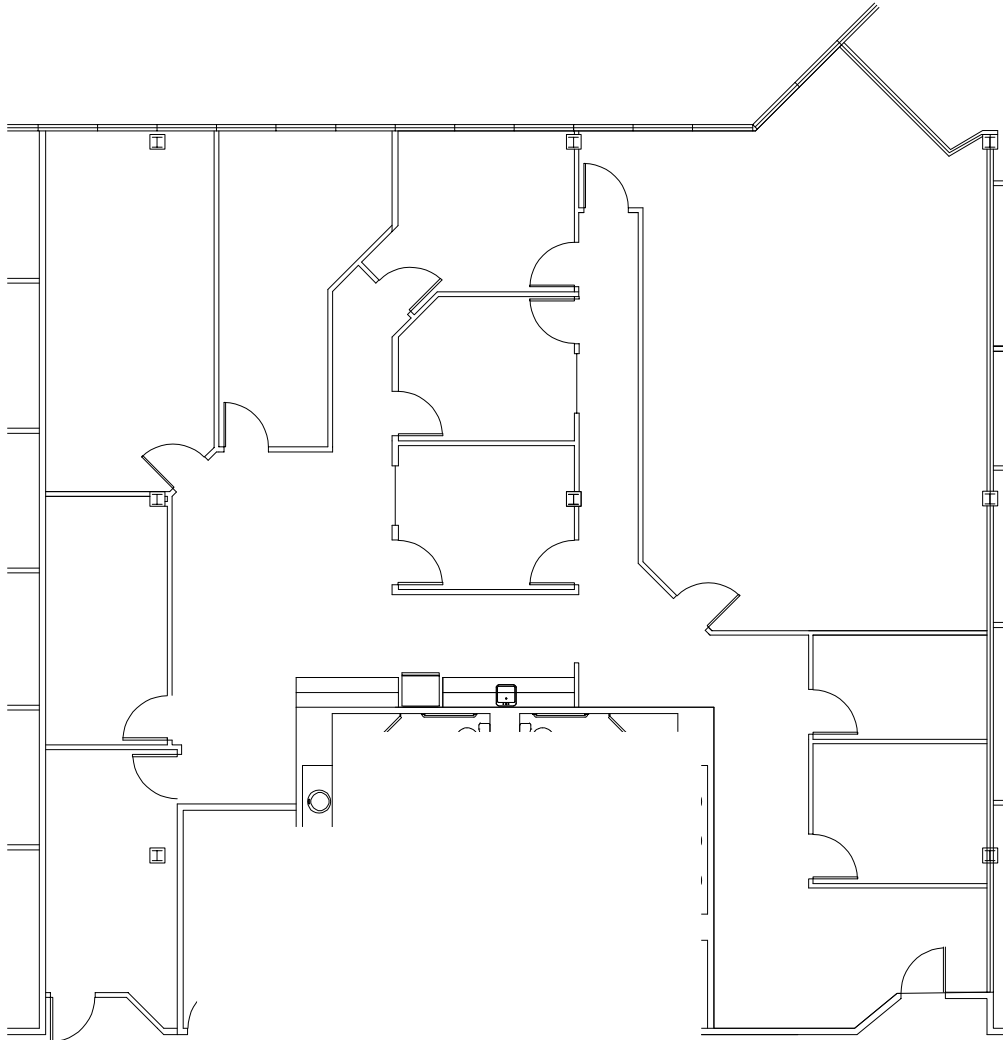
FLOOR PLAN | FIRST FLOOR

Corporate Exchange II



FLOOR PLAN | FIRST FLOOR

Corporate Exchange II | Suite 112 - 3,604 RSF

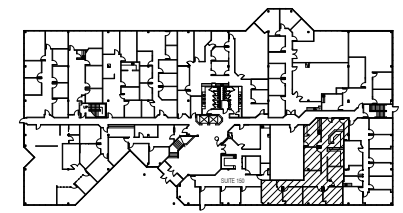
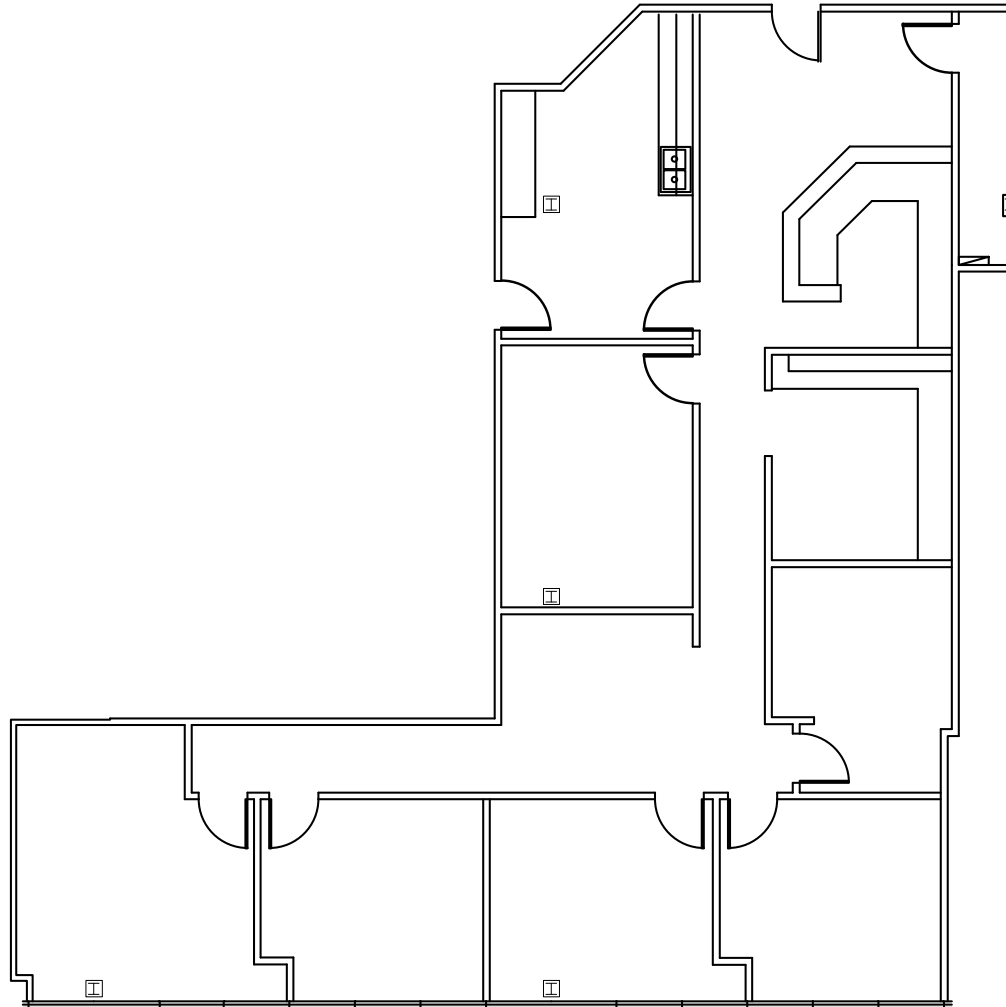


Divisible by 1,200 SF

FLOOR PLAN | FIRST FLOOR

Corporate Exchange II | Suite 175 - 2,538 RSF

II

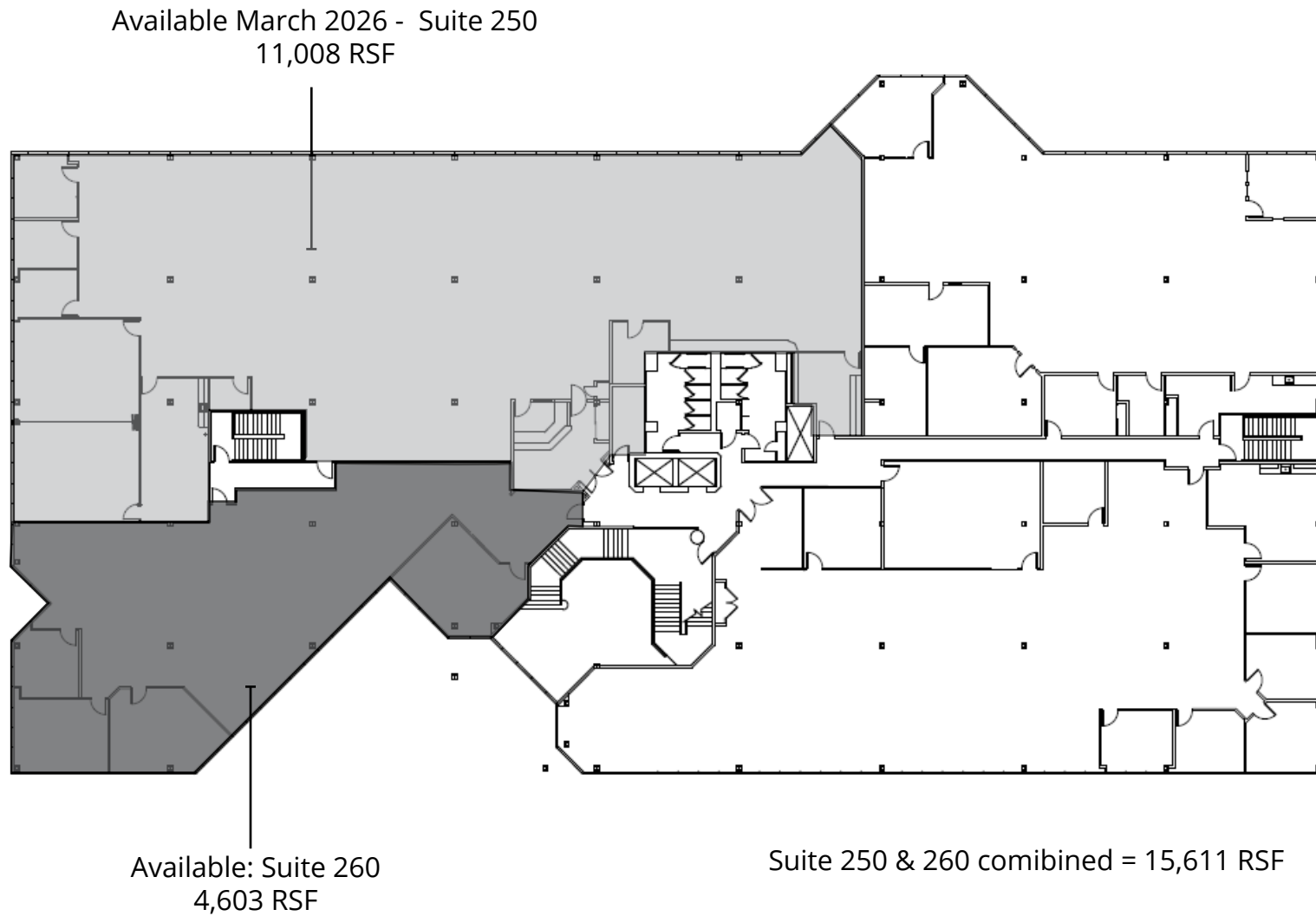


BUILDING KEY PLAN
FIRST FLOOR

FLOOR PLAN | SECOND FLOOR

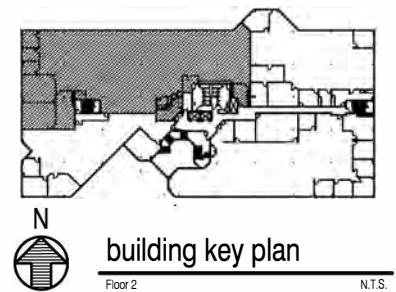
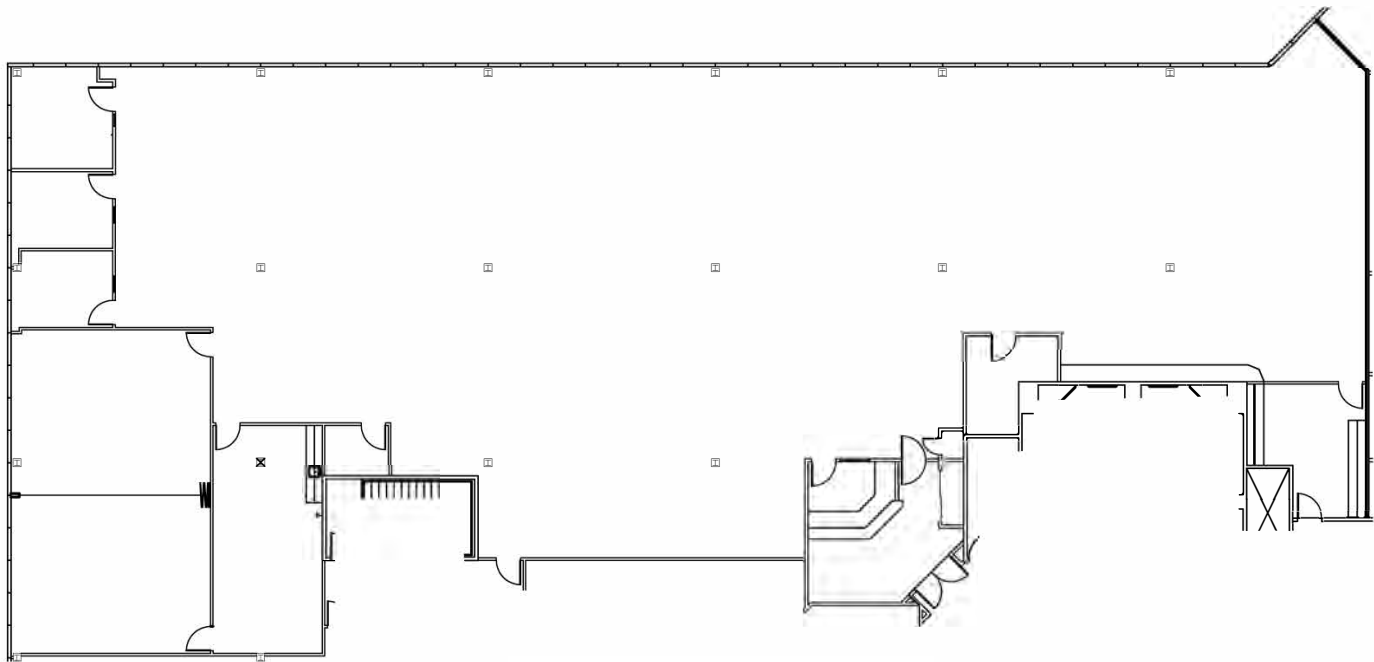
Corporate Exchange II

II



FLOOR PLAN | SECOND FLOOR
Corporate Exchange II | Suite 250, 11,008 RSF

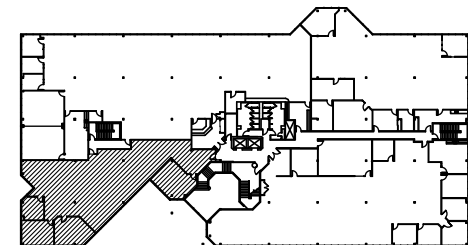
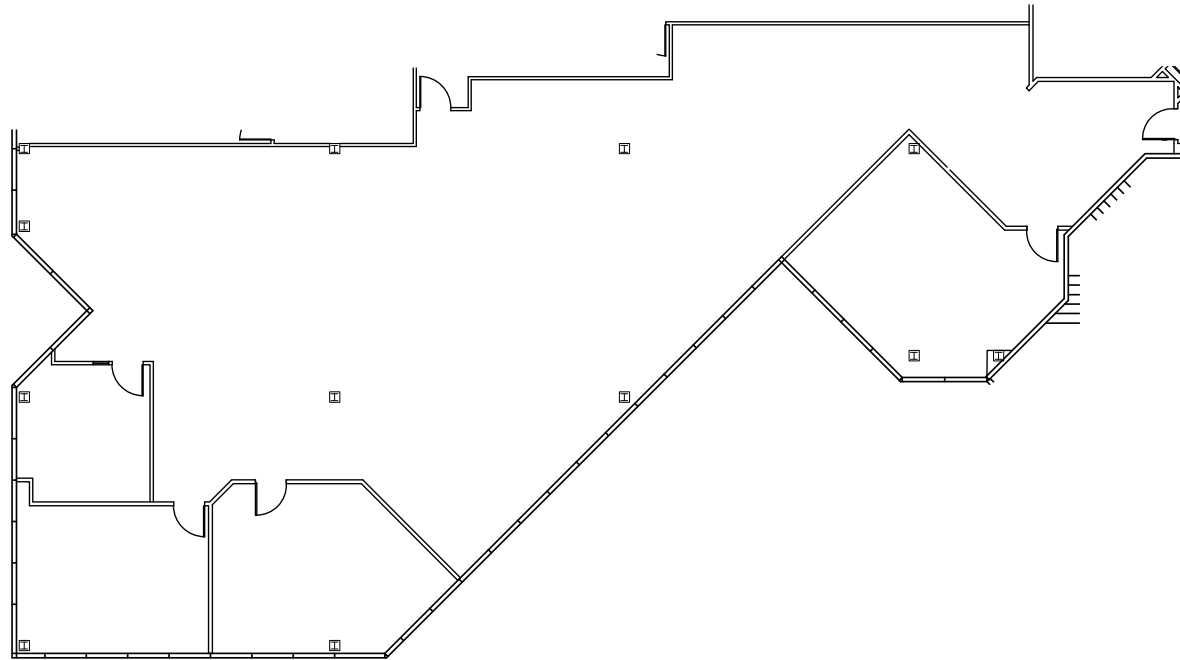
II



FLOOR PLAN | SECOND FLOOR

Corporate Exchange II | Suite 260, 4,603 RSF

II





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UNDER NEW OWNERSHIP



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