THE Hayden

20 E Broad Street
Columbus, OH



PROPERTY OVERVIEW

The Hayden is located on Capitol Square in downtown Columbus, directly across the street from the Ohio Statehouse and just blocks away from City Hall. The 82,103 square foot 13-story property is within walking distance of numerous dining, entertainment, and cultural options.

Historically, 16 E Broad St was the tallest building in Columbus when construction completed in 1901 and once housed the offices of the National Football League. 20 E Broad St, built in 1869, is the oldest building on Capitol Square.

1869



Original construction is completed at The Hayden. The oldest building on Capitol Square turns into Hayden-Clinton Bank.

1920



The Hayden becomes home of the National Football League (NFL) headquarters for nearly 20 years.

1940



The well-known Marzetti's Restaurant opens on the building's ground level.

2020



Construction at The Hayden completes and the building opens for occupancy, featuring renovated and restored, high-class office space.

OLD WORLD CHARM

MODERN AMENITIES

> Potential building signage available
> Rooftop patio
> Community conference room
> On-site concierge/security service
> Valet for tenants and clients
> Bike storage room on-site
> High-end finishes
> Historically preserved features
> Exploring on-site restaurant / deli options
> *Free commute* to downtown for Tenants with the COTA Downtown C-pass program

2,580 - 4,546 SF Available
$22-26 MG




LEASED
DESIGNING LOCAL
LEASED
BRANCH
LEASED
STACK HEALTHCARE
aes
MANI ELLIS & LAYNE
LEASED
BRANCH
LEASED
NCDMM
FOX RIVER ASSOCIATES
OAHP
TG
F.
LEASED
SUITE 400
LEASED
SPACES.
THE BUCKEYE LAW GROUP INC
LEASED
SPACES.
SUITE 100
BANK OF AMERICA



AVAILABILITY

FLOOR/SUITE	RSF
Suite 100	2,580
Suite 400	4,546

TOTAL SF

7,126 RSF



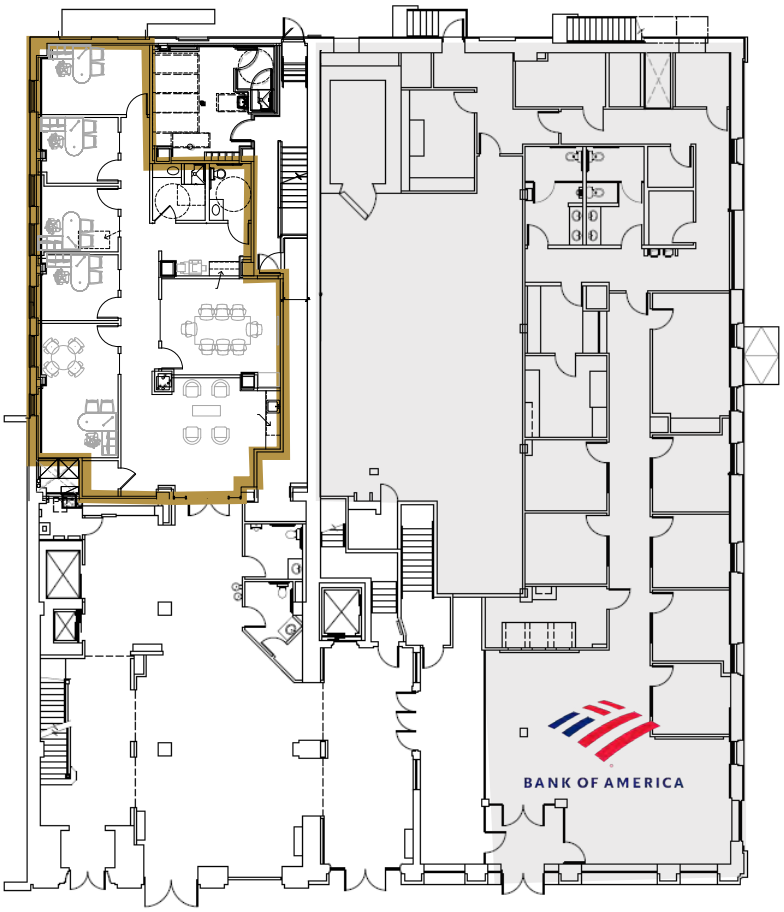
FLOORPLANS

FIRST FLOOR

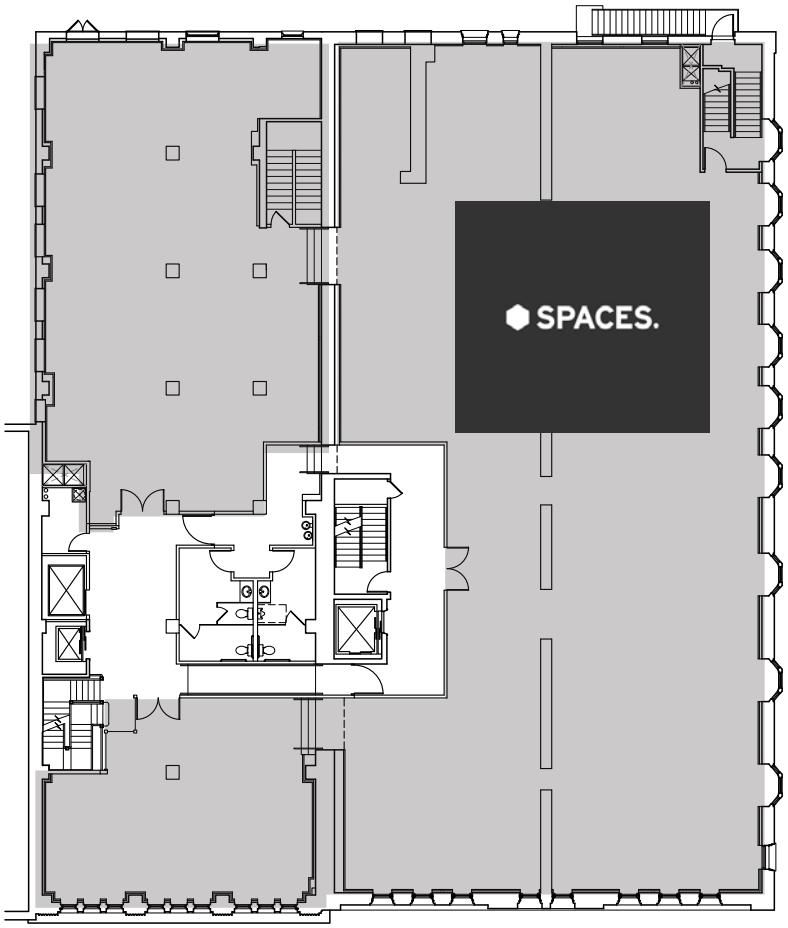
Suite 100

2,580 SF

Click to View Virtual Tour (Suite 100)

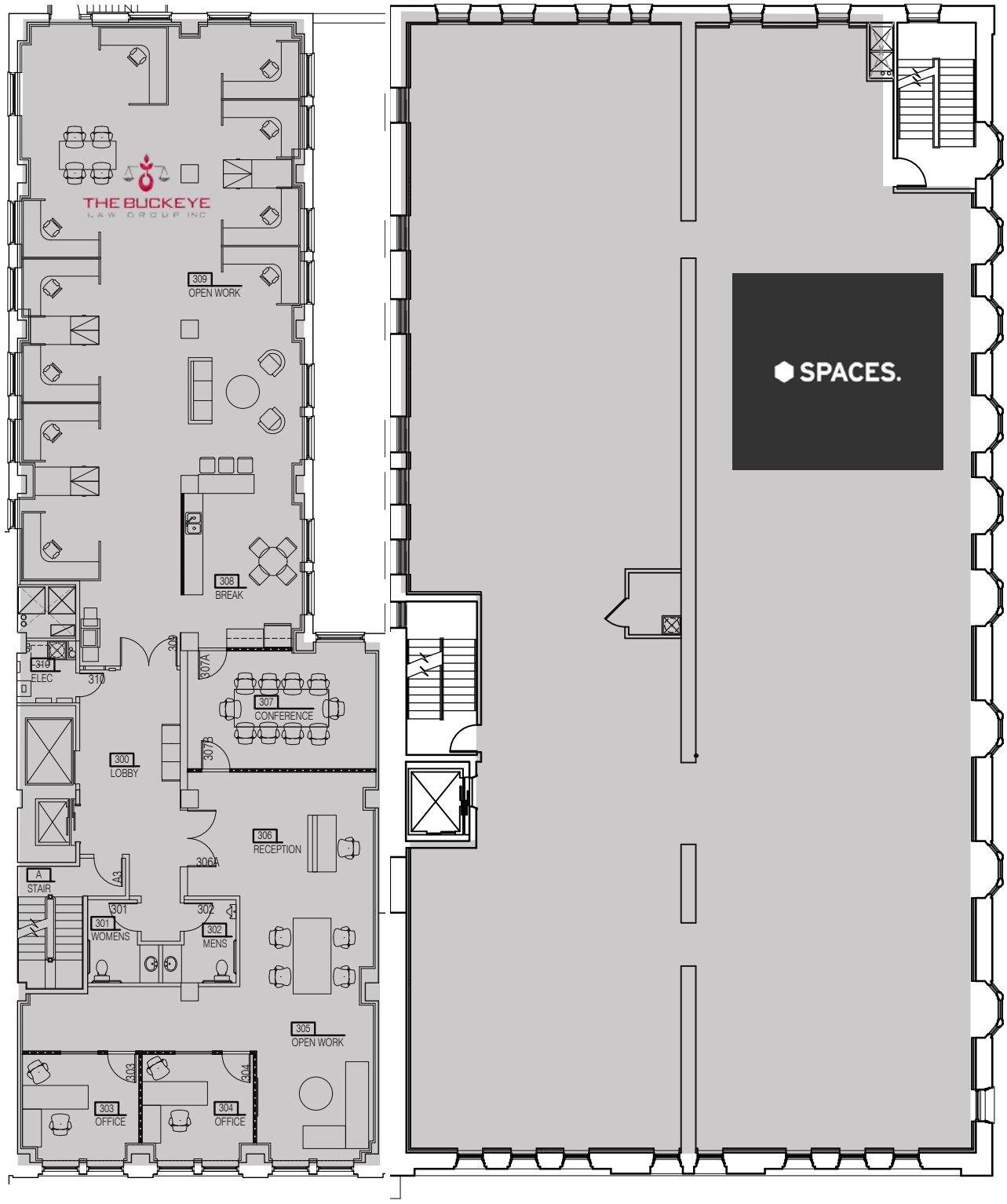


SECOND FLOOR



FLOORPLANS

THIRD FLOOR



FLOORPLANS

FOURTH FLOOR

Suite 400

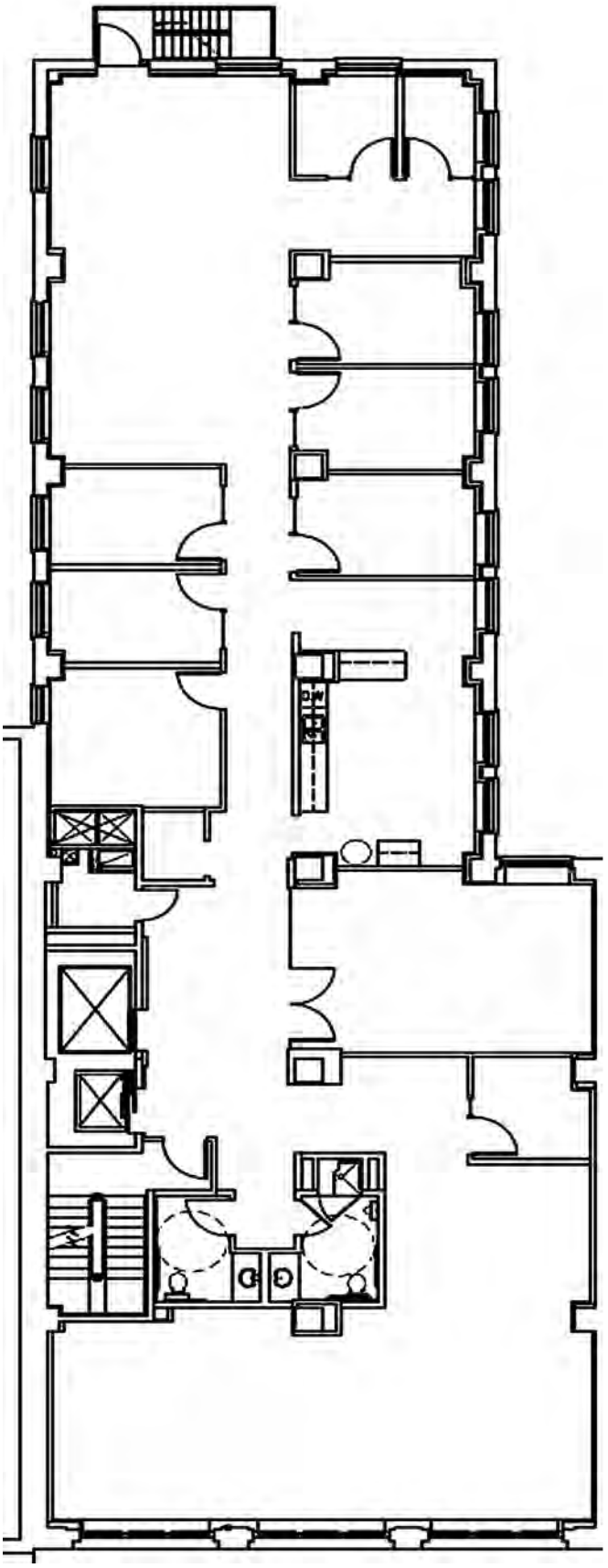
4,546 SF

Click to View Virtual Tour (Suite 400)



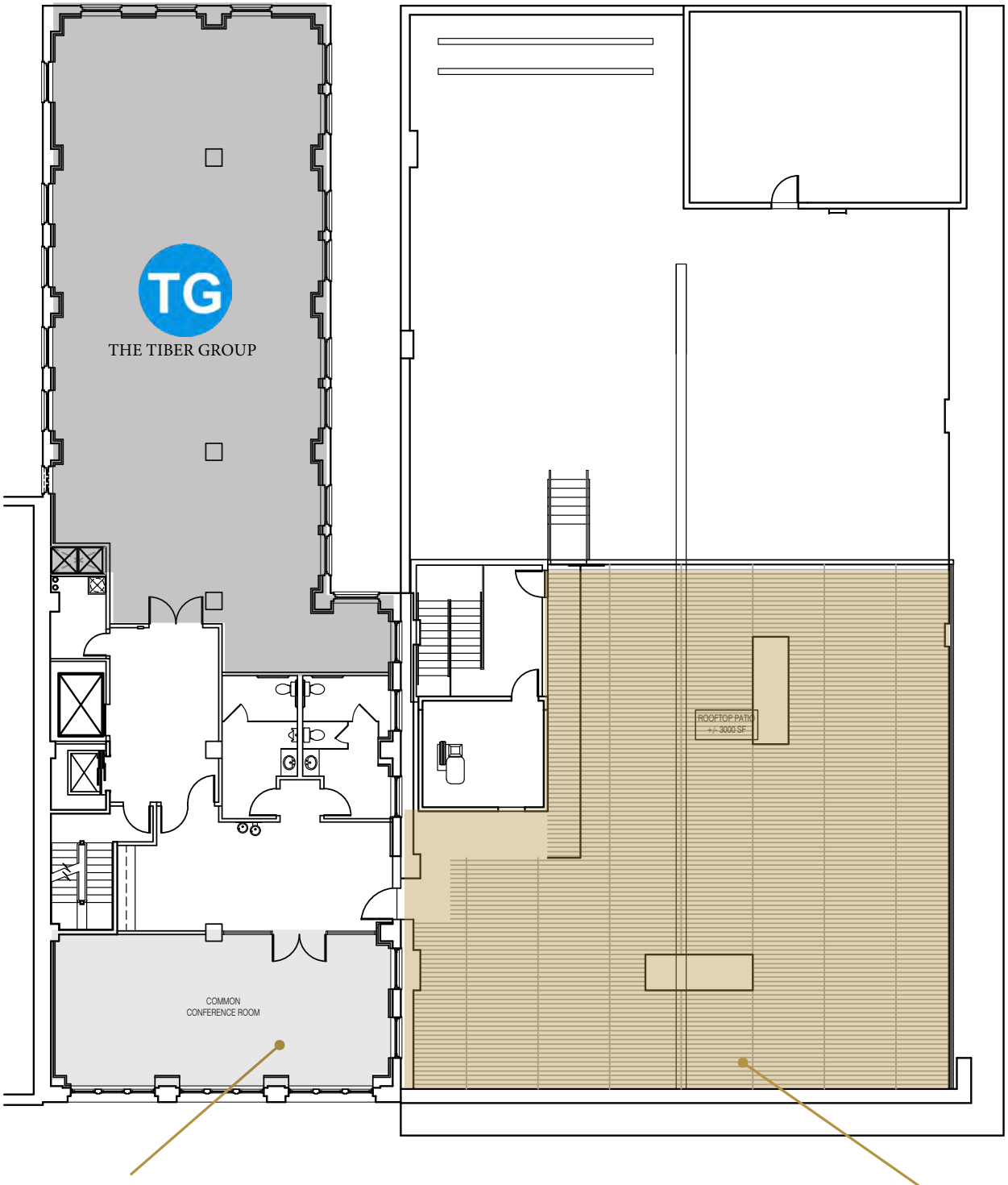






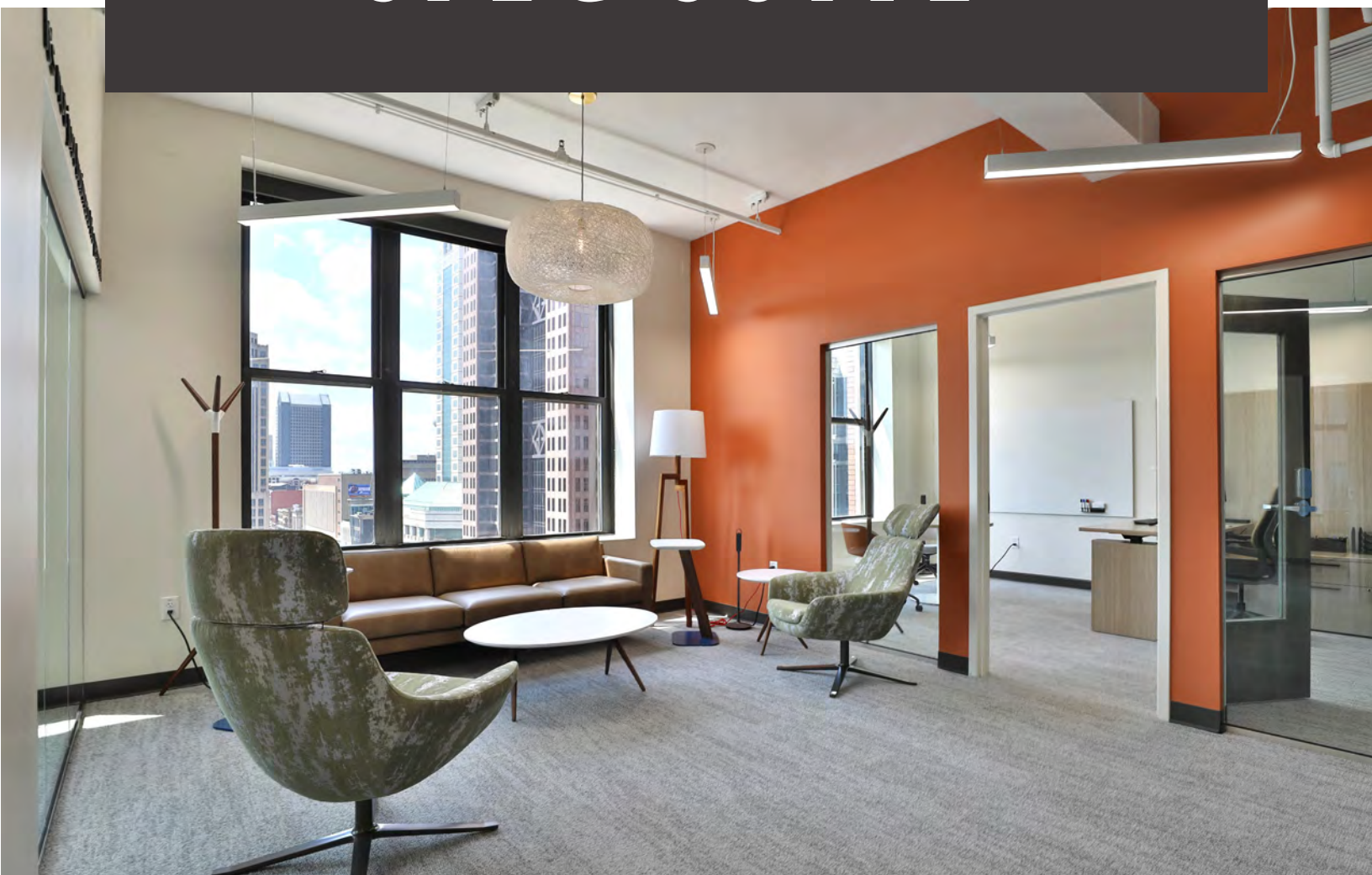
FLOORPLANS

SIXTH FLOOR (LEASED), COMMON CONFERENCE ROOM & TENANT LOUNGE, & ROOFTOP PATIO



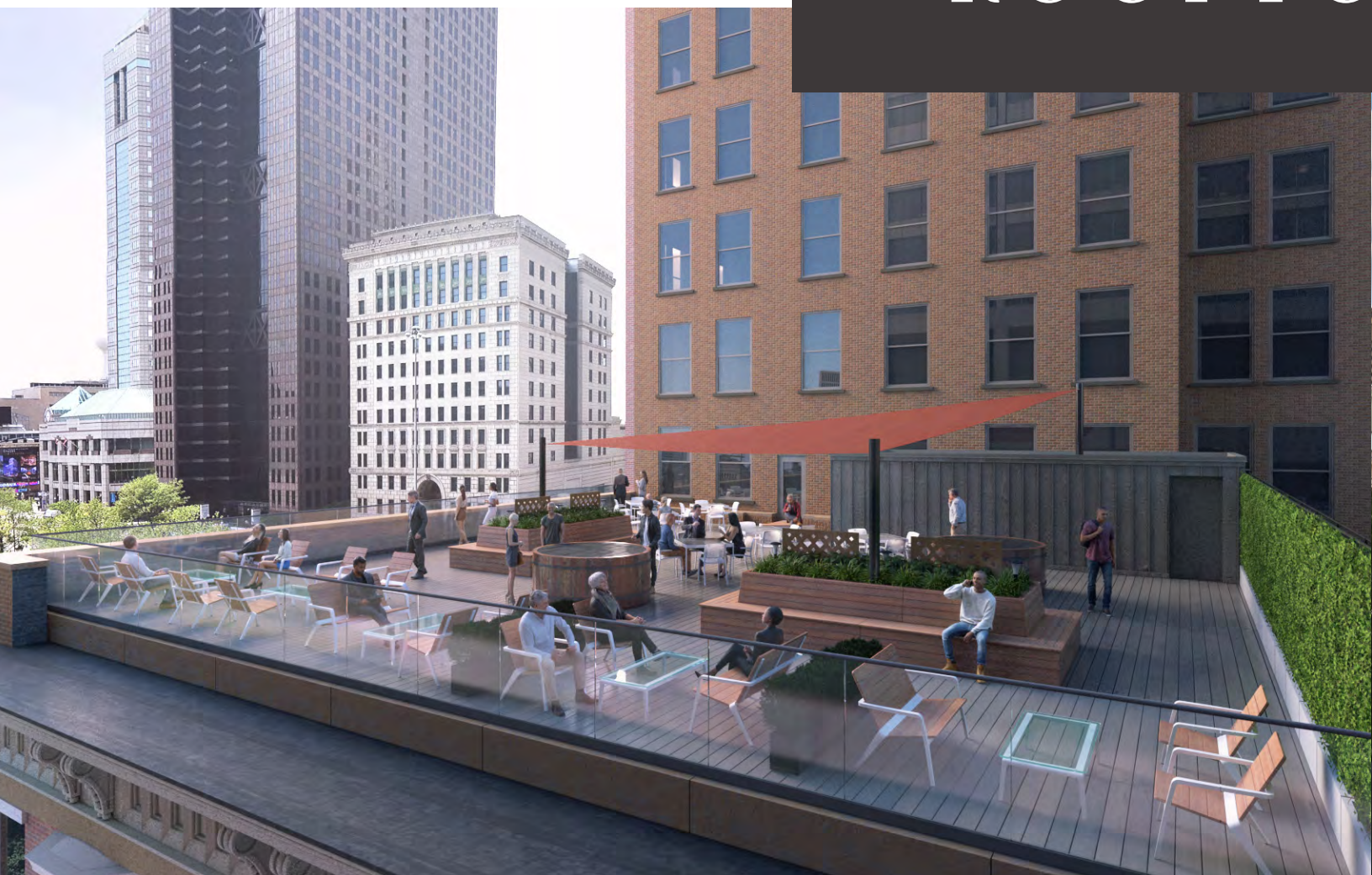


SPEC SUITE



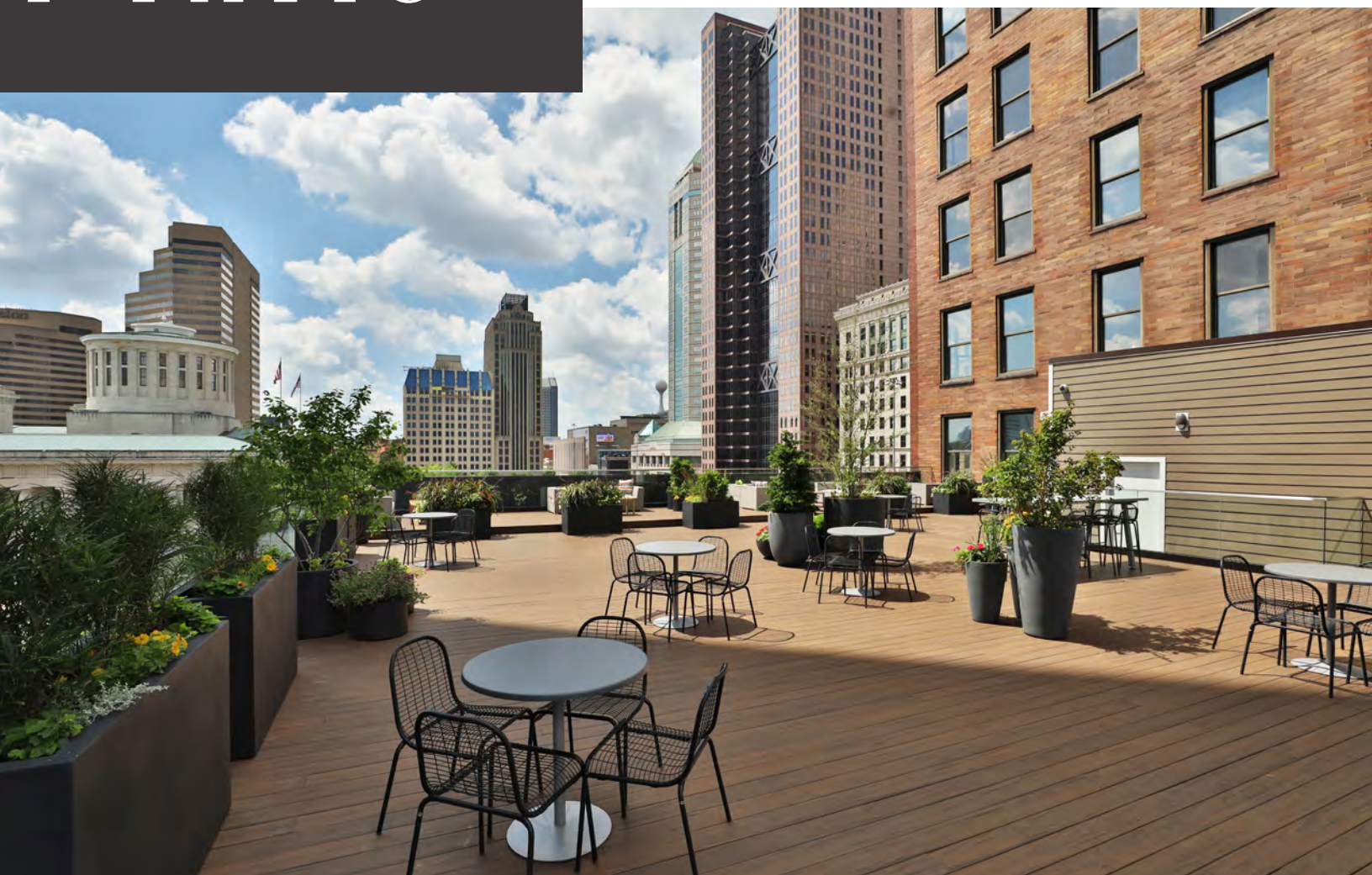


ROOFTO





P PATIO





CONFERENCE ROOM





EXAMPLE FINISHES



PARKING OPTIONS



201 - 203 N Fourth St

General Tire Lot

168 N Fourth St

45 E Spring St
85 E Spring St
60 E Long St

Fourth and Elm Garage
110 N Fourth St

Third and Gay Bank Lot
Buckeye Garage

25 W Lynn St
LeVeque Tower

Valet Parking at The Hayden
66 E Broad St

Galleria Garage
Fourth and Capital

Huntington Center Garage
Huntington Plaza
Vern Riffe Garage

Ohio State House

31 S Fourth St
Capital Plaza Garage

Riffe Center
107 S High St

185 - 201 E State St

147 E State St

Fifth Third Building
Columbus Commons
Underground

9,642	$145	$240	$3	$14
TOTAL SPACES	MONTHLY AVG. *(unreserved)*	MONTHLY AVG. *(reserved)*	DAILY AVG. MINIMUM	DAILY AVG. MAXIMUM

PARKING PROGRAM

The Hayden has partnered with Citrin to operate the property's valet parking services and assist prospective tenants develop a comprehensive parking program that meets their requirements. Citrin is located at 20 E. Broad street and provides valet parking Monday - Friday from 7 AM - 7 PM.

This includes, but is not limited to, validation programs for guests and visitors, executive valet parking, and subsidized and/or non-subsidized employee parking. Rates (depending on availability) range from $130 for surface parking to $215 for reserved covered parking.

For large groups, the Landlord and Citrin will consider longer term agreements, potentially coinciding with tenant's lease terms.

EXAMPLE 50-SPACE PROGRAM

- 10 valet parking users (executives/ directors - $215/month)
- 25 non-reserved single spaces in Long Street Garage ($170/ month)
- 15 single spaces in 3rd/Long Street Parking Lot ($140/ month)
- Client/visitor parking: validated valet parking (tracked online, billed monthly at $8/vehicle)

Rates subject to change due to market factors & availability.

COMMUTE FOR FREE

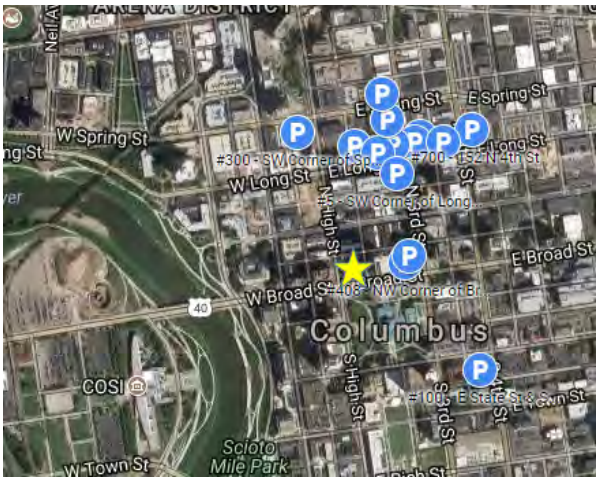
Thanks to Downtown property owners, the Downtown C-pass offers a free commute into Downtown. Downtown C-pass is a new program available to companies in the Capital Crossroads Special Improvements District.

• Eligible employees can receive a *free bus pass*, good on any COTA route on any day at any time.

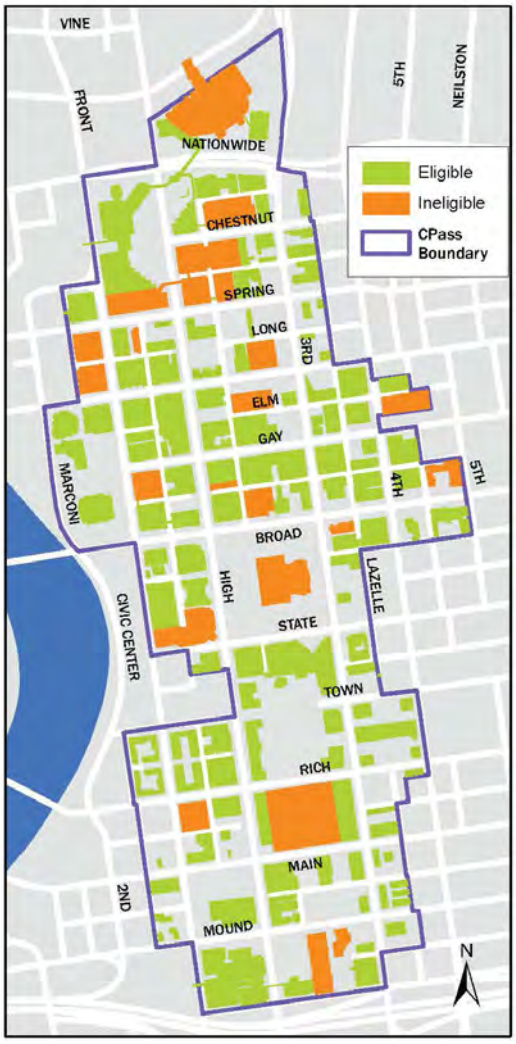
• *There is no cost to the company or employee.*

• Enrollment and administration are easy through a secure online member portal.

Citrin manages over 1,200 spaces within walking distance of the property:



CITRIN	Rates
TENANT Monthly Parking	$225.00 / Month
NON-TENANT Monthly Parking	$245.00 / Month
Daily Parking (Non-Monthly)	$18.00 / Day
Please inquire about validation program!	



downtown c-pass
Ride with ŌS

Broad Street, Columbus, Ohio.



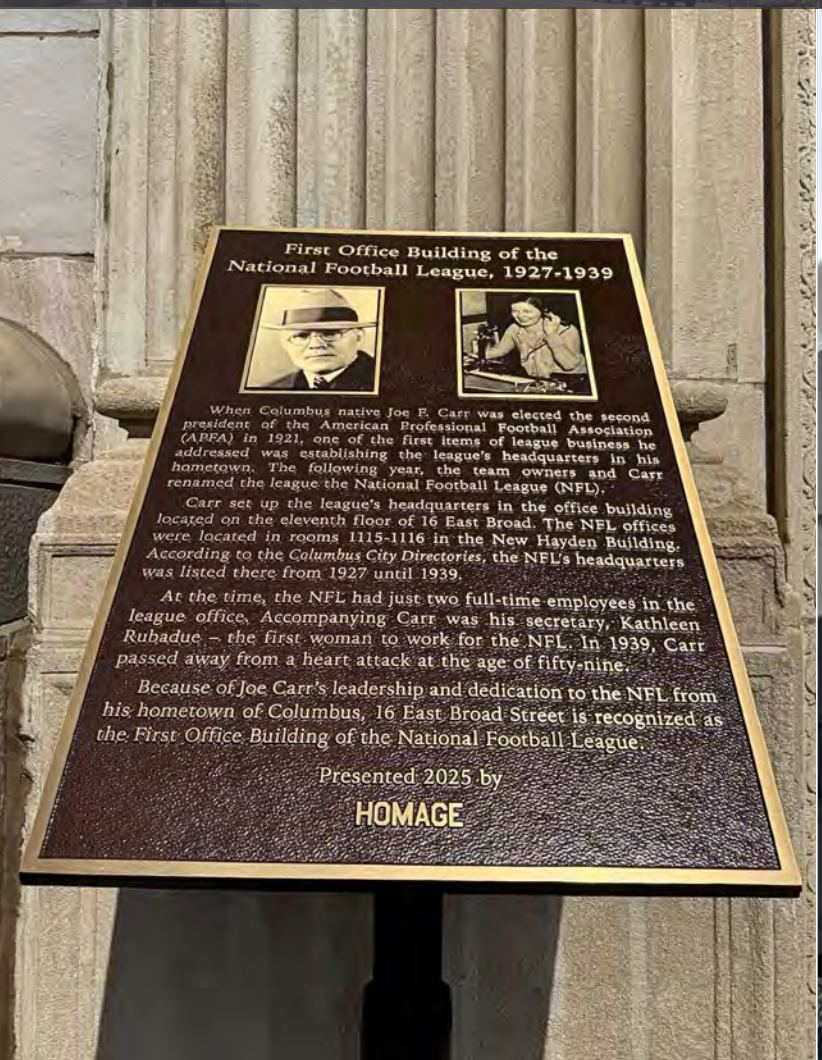
Capitol Savings and Trust Co. and The Hayden Buildings, Columbus, Ohio.

Champlin Press, Col's., O.

D. Y. Hello from Columbus!
Quick letter and beautiful card. Many thanks.
Am waiting Ruth's will write soon.
L. K.
% 462 Kelton Ave,

The Hayden isn't just part of history — it helped make it. As the first headquarters of the National Football League, this building was once the nerve center for a sport that would capture America's imagination. Today, the same walls that witnessed the birth of a national pastime now offer modern office spaces with timeless character. High ceilings, abundant light, and a central downtown location create an inspiring environment where great ideas still take root.

Working at the Hayden means being part of a legacy — and shaping what comes next.





BECOME PART OF HISTORY.

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OWNED BY:

TOMKO
COMPANY