

UP TO 18,000 SF AVAILABLE



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
\$9.05/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

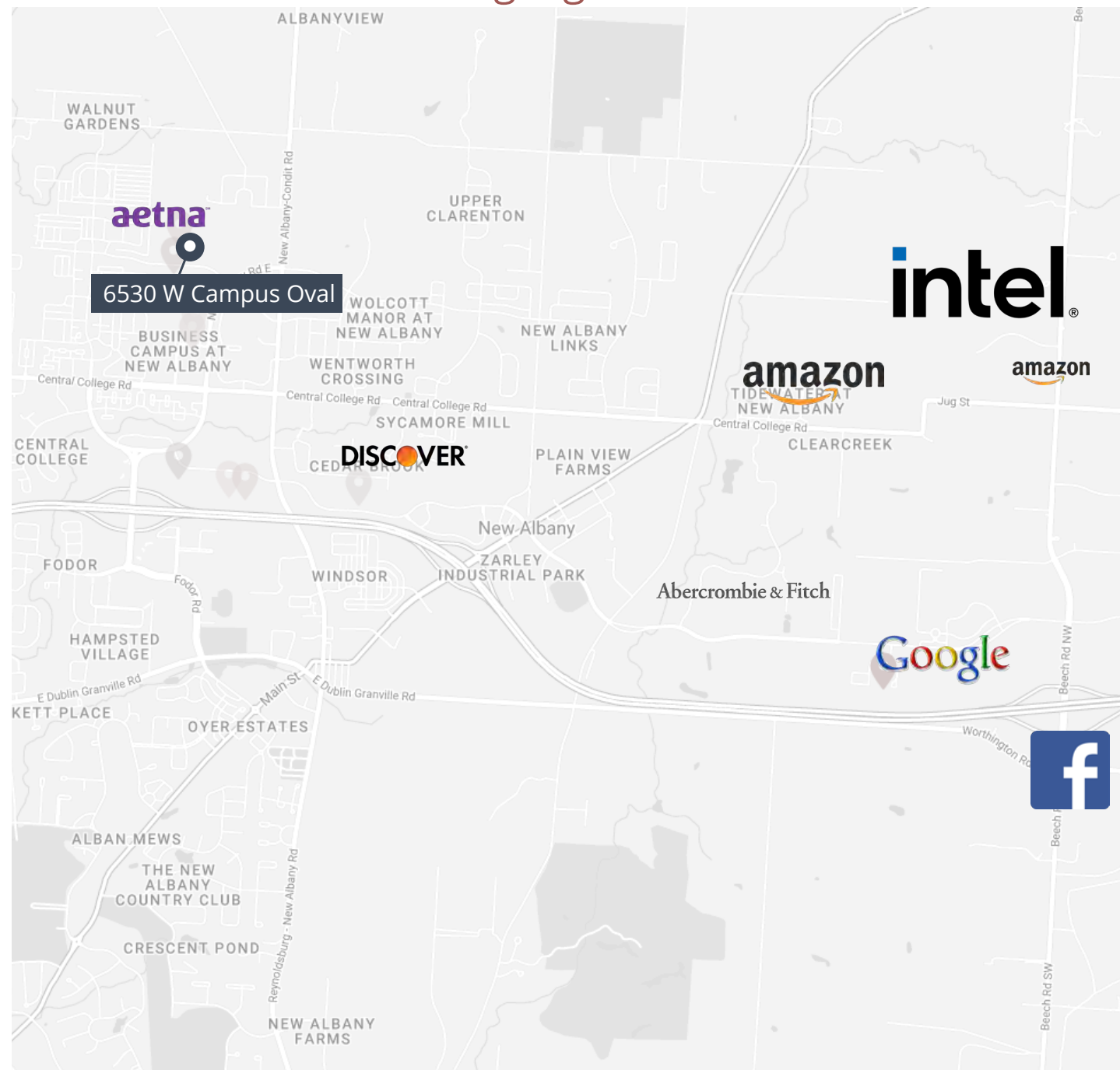
Telecommunications - AT&T, TW Telecom, XO



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



Why Columbus | Central Ohio

Premier Location in Ohio's Economic Engine: New Albany

New Albany is located in northeast Central Ohio and is the vision of The New Albany Company, which was founded by legendary Columbus businessmen Leslie Wexner and Jack Kessler in conjunction with the City of New Albany. As evidenced by Intel, the community is known for being a highly sought after location for large corporations and is currently home to many of the regions largest employers such as Abercrombie & Fitch, Discover Financial Services, State Farm Insurance, AEP Transmissions, iQor, Axium Plastics, Meta, Aetna, Bob Evans Farms, Accell, EMH&T, Amazon, Google and Bath & Body Works. New Albany has become a technology hub attracting many major data centers by providing a high speed fiber optic network, triple feed electric capabilities and its technology.

Why Columbus

The Columbus Region is home to 17 Fortune 1000 companies and five Fortune 500 companies. Columbus is a national hub for retail and restaurant innovation with the headquarters of firms like Victoria's Secret, Express, Abercrombie & Fitch, Wendy's, White Castle and Donato's Pizza, among many others. National retailers continue to choose Columbus in their expansion plans, while local restaurants and retailers have received national recognition for their innovative concepts. Forbes has also recognized Columbus as the top city in the country for scaling startups.

The region's strategic location sets it apart from other growing metros. Comprised of 11 counties, Columbus is located within a 10-hour drive of nearly half of the U.S. population and is in a prime location or international dealings. The Columbus Region has the greatest reach to the U.S. and Canadian populations among all major logistics hubs.

With 52 colleges and universities, Columbus offers access to one of the highest concentrations of higher education in the country. There are 134,000 enrolled students and 22,000 annual graduates. The city has the 8th largest millennial concentration in the U.S., proving that it not only attracts talent, but retains it. Based on job opportunity, entertainment and a low cost of living, SmartAsset recently ranked Columbus the #1 city for college grads.

RECENT COLUMBUS ACCOLADES

#1 OPPORTUNITY
CITY
-FORBES

TOP 10 FOR
MILLENNIAL
CONCENTRATION
-NYT

BEST BIG CITY IN
THE MIDWEST
-MONEY MAGAZINE

BEST CITY FOR
TECH WORKERS
-SMART ASSET

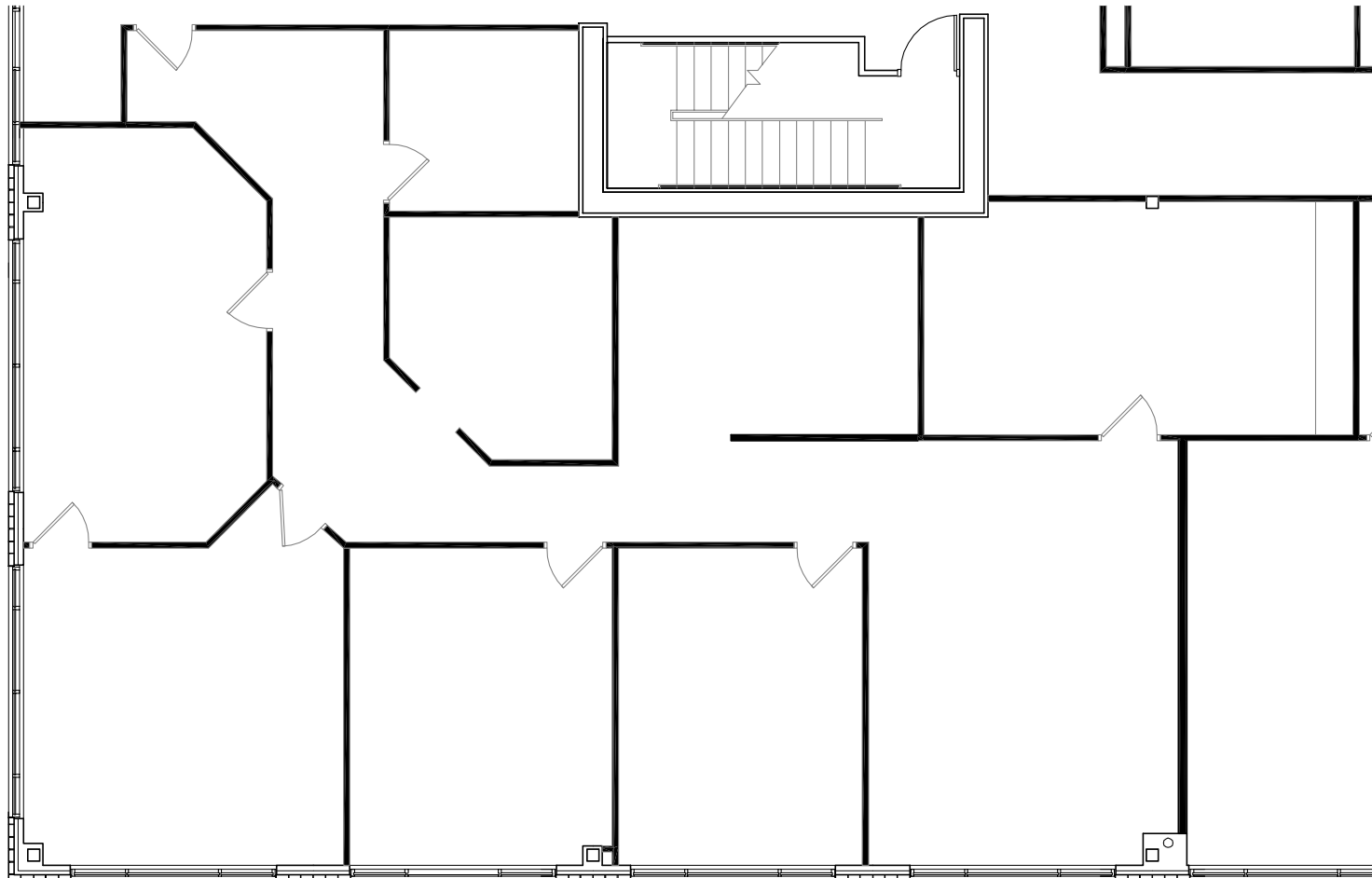
#2 CITY FOR
COLLEGE GRADS
-SMART ASSET

#5 CITY FOR
ENTREPRENEURS
AND STARTUPS
-BUSINESS.ORG



First Floor

SUITE 150
3,005 RSF

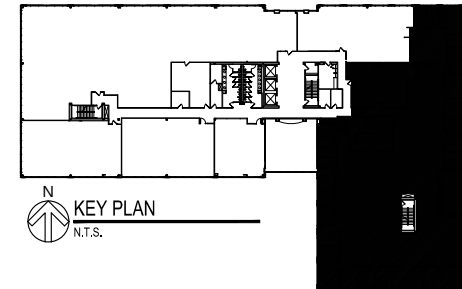
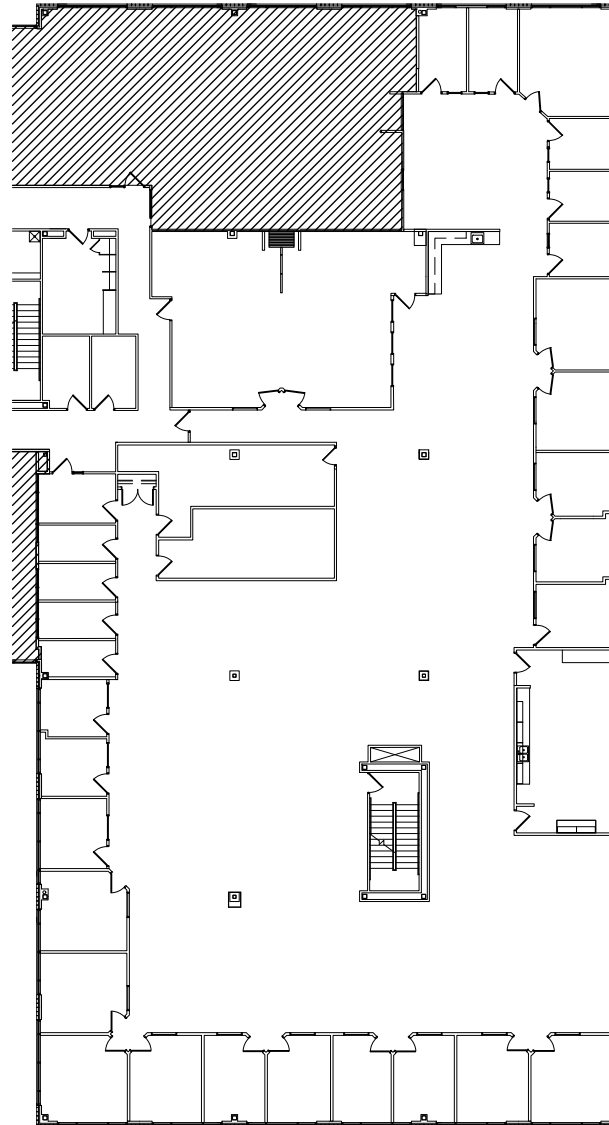


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Second Floor

SUITE 250
13,640 RSF

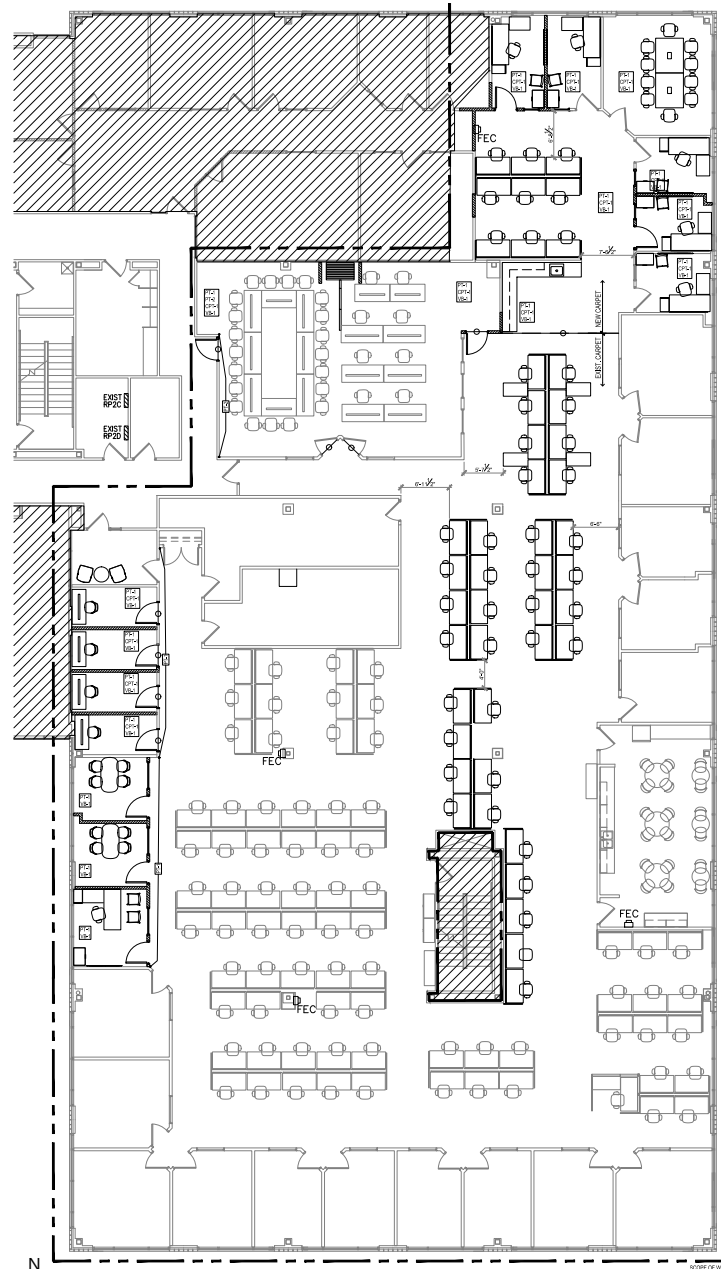
LARGE 2ND FLOOR SUITE WITH
PRIVATE OFFICES AND OPEN SPACE.



Second Floor

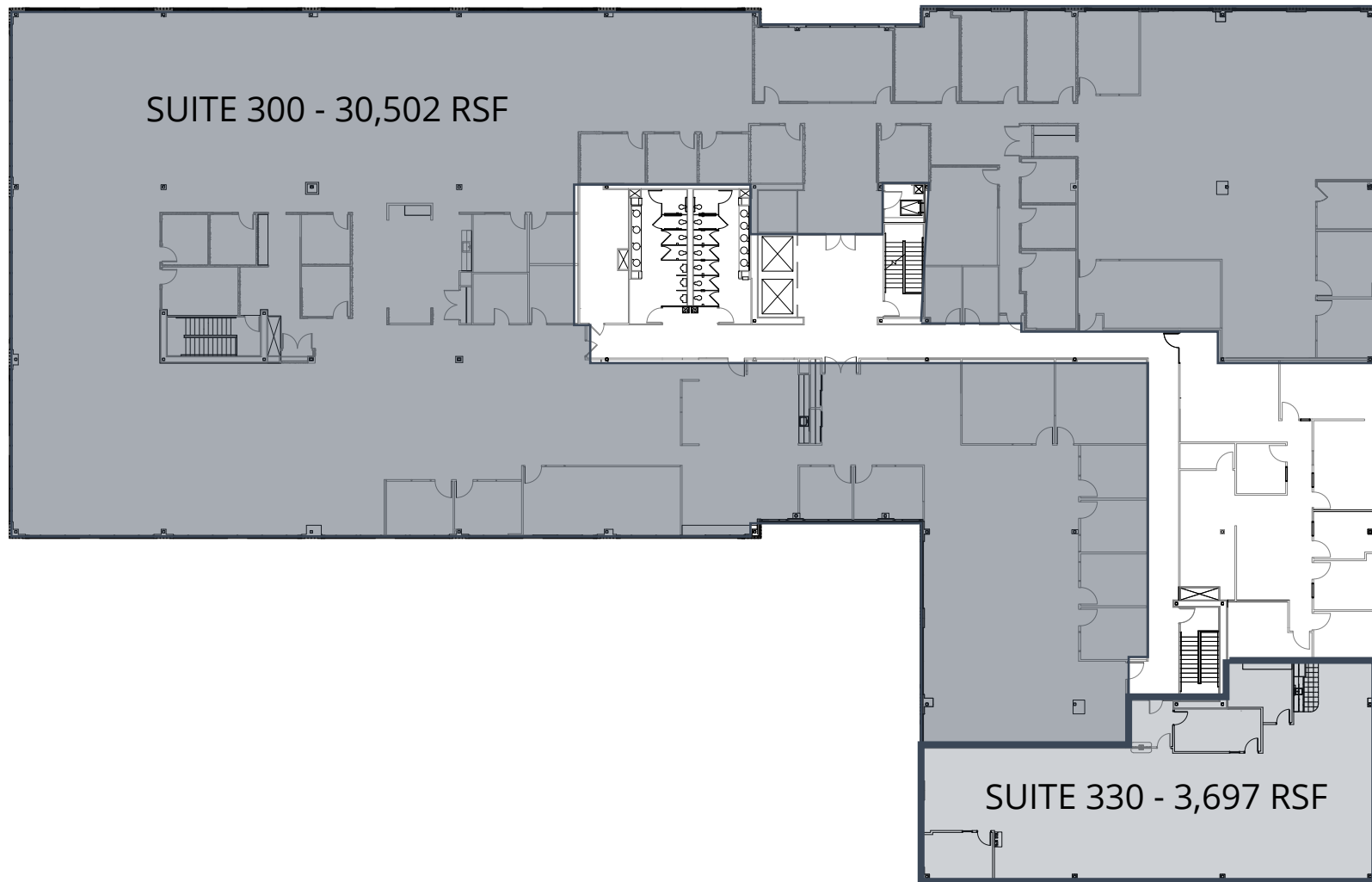
SUITE 250
13,640 RSF

FURNITURE PLAN



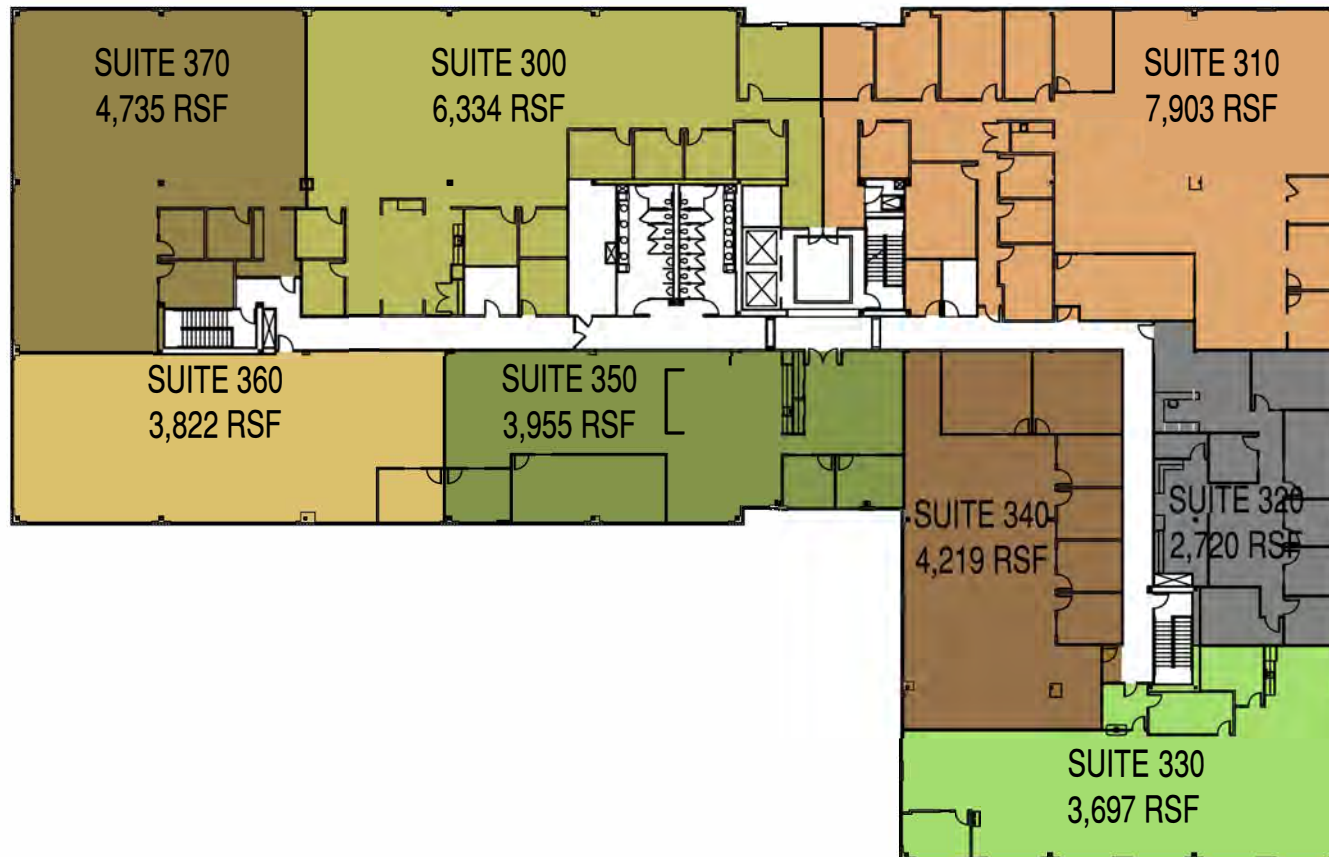
Third Floor

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



Third Floor

SUITE 300 & 330 - POTENTIAL SPLITS



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