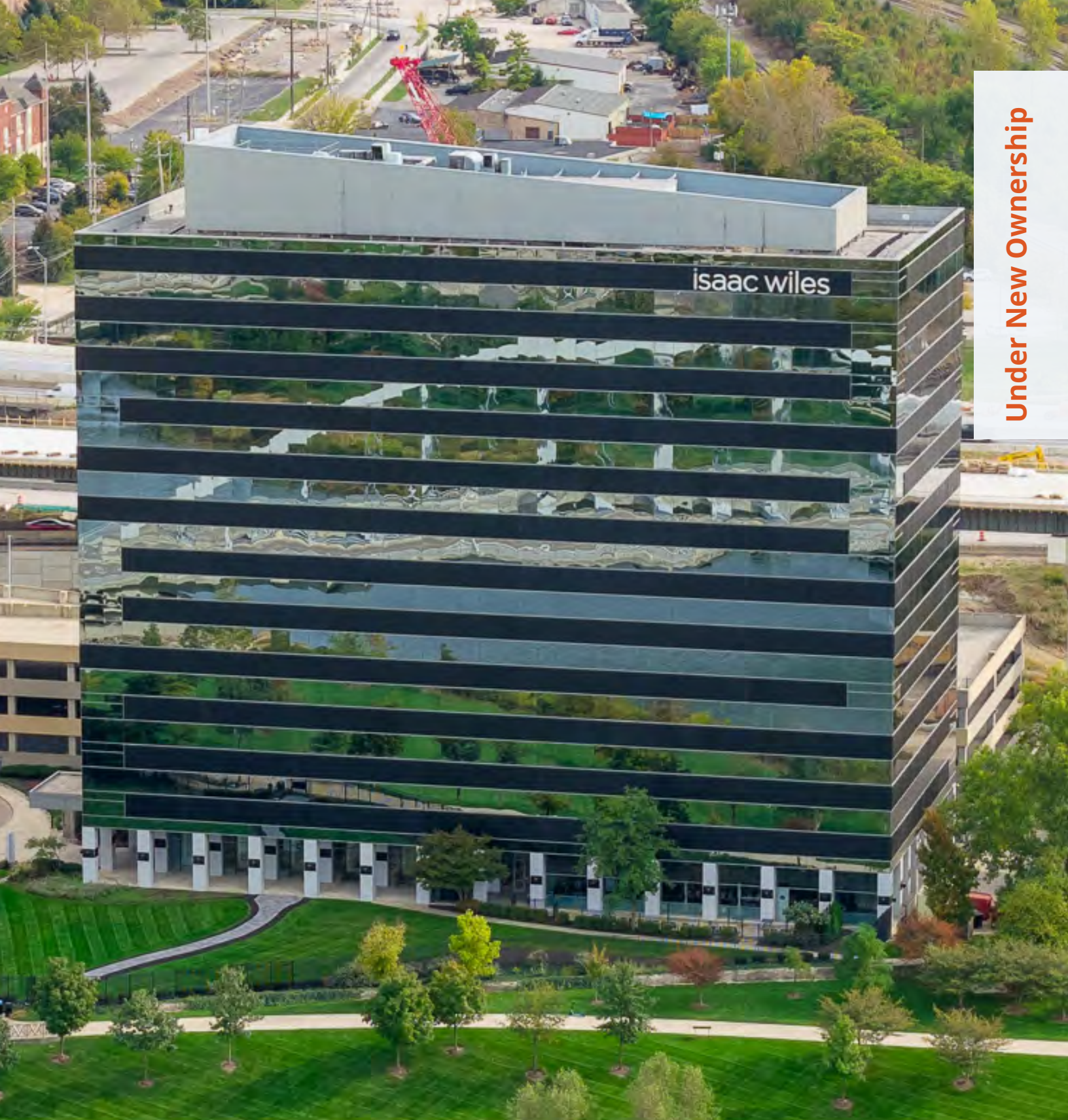




Under New Ownership

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MIRANOVA

Office For Lease

2 Miranova Place | Columbus, OH 43215

Christopher Potts, CCIM
+1 614 437 4654
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Property Highlights

Class A fully-amenitized Office Building

Prime Scioto riverfront location and access

Panoramic skyline views

12 stories | 21,353 RSF efficient floorplates

Fully reserved, 744-space Miranova Garage with 3:1,000 parking ratio

Highly capitalized ownership

Complimentary downtown shuttle service

Extensive building enhancements and renovations underway

Rate: \$14.95-\$18.95 NNN

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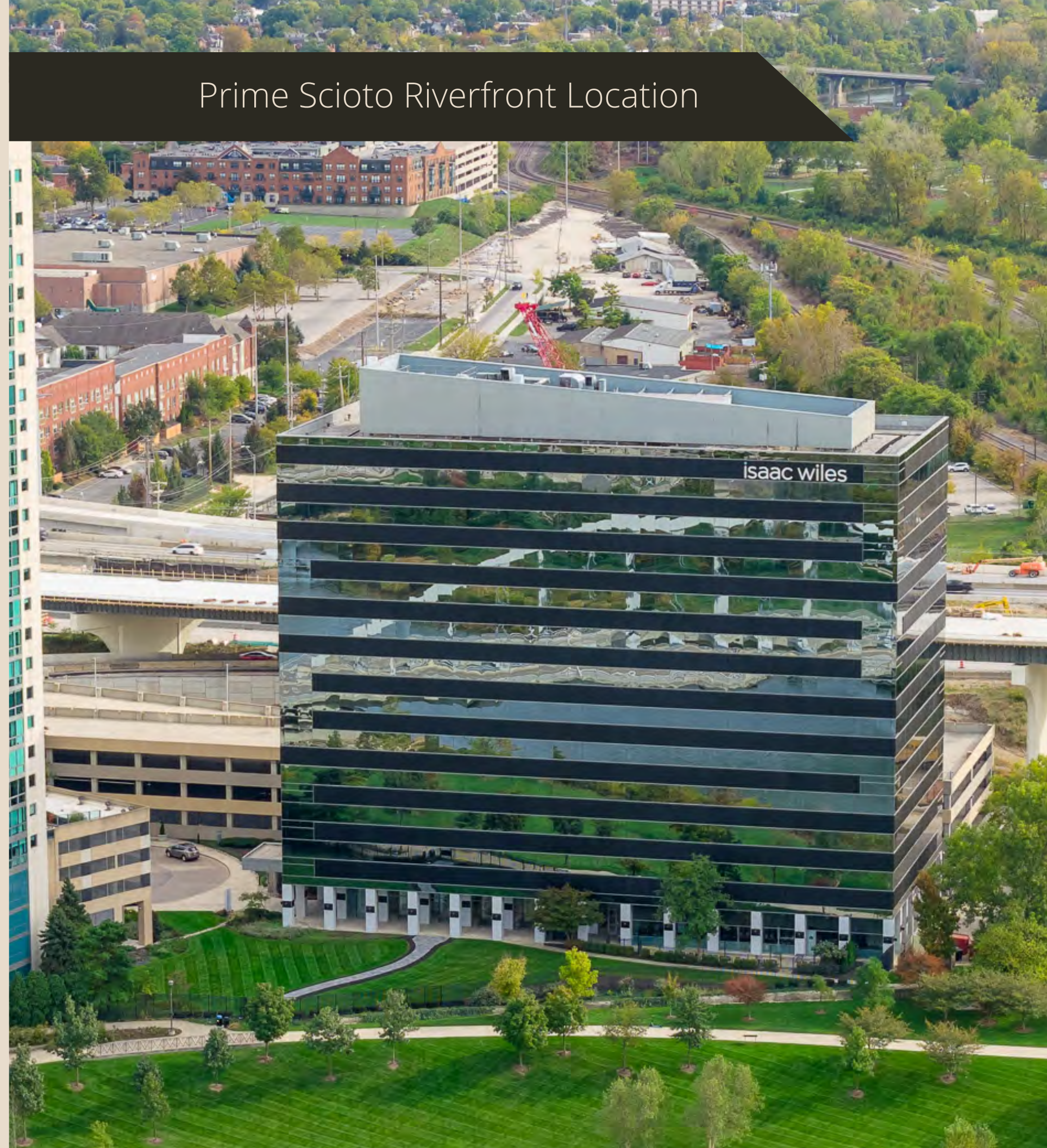
A premier Class A office experience in downtown Columbus offering unmatched **convenience**, elevated **amenities**, and a **wellness-focused** environment along the scenic Scioto riverfront.

Unmatched Convenience



With **freeway access**, **directly attached fully reserved parking** in the Miranova garage, **private downtown shuttle service**, and **immediate access to the Scioto Mile**, Two Miranova is designed to create the most convenient downtown workplace experience possible. The ongoing \$1.4B 'Ramp Up Columbus' project — revamping I-70 and I-71 — will further boost accessibility and convenience with new outbound ramps from Mound Street.

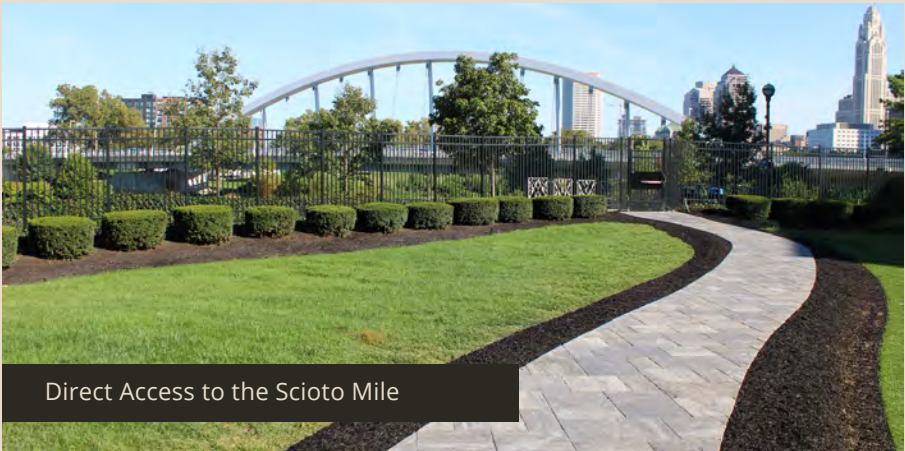
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Prime Scioto Riverfront Location



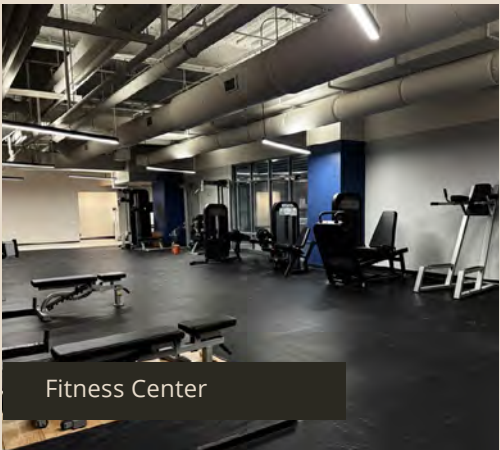
Lobby Upgrades Coming Soon



Direct Access to the Scioto Mile



Lobby Upgrades Coming Soon



Fitness Center



Miranova Café



Miranova Shuttle

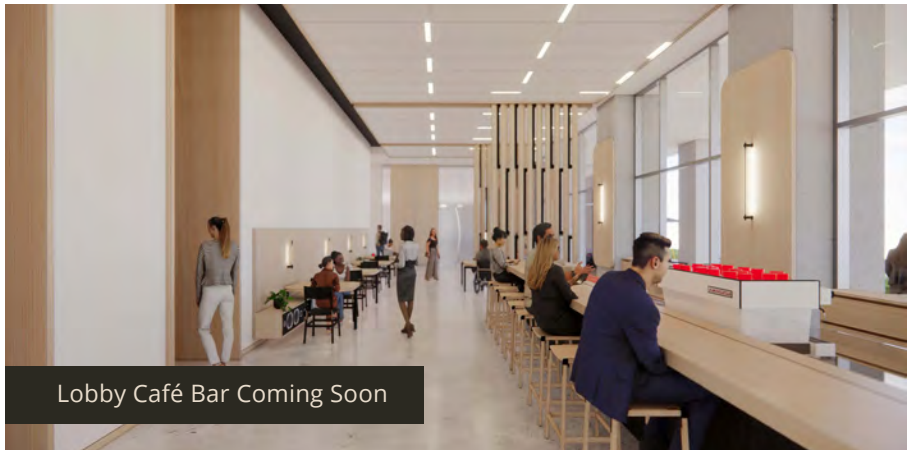
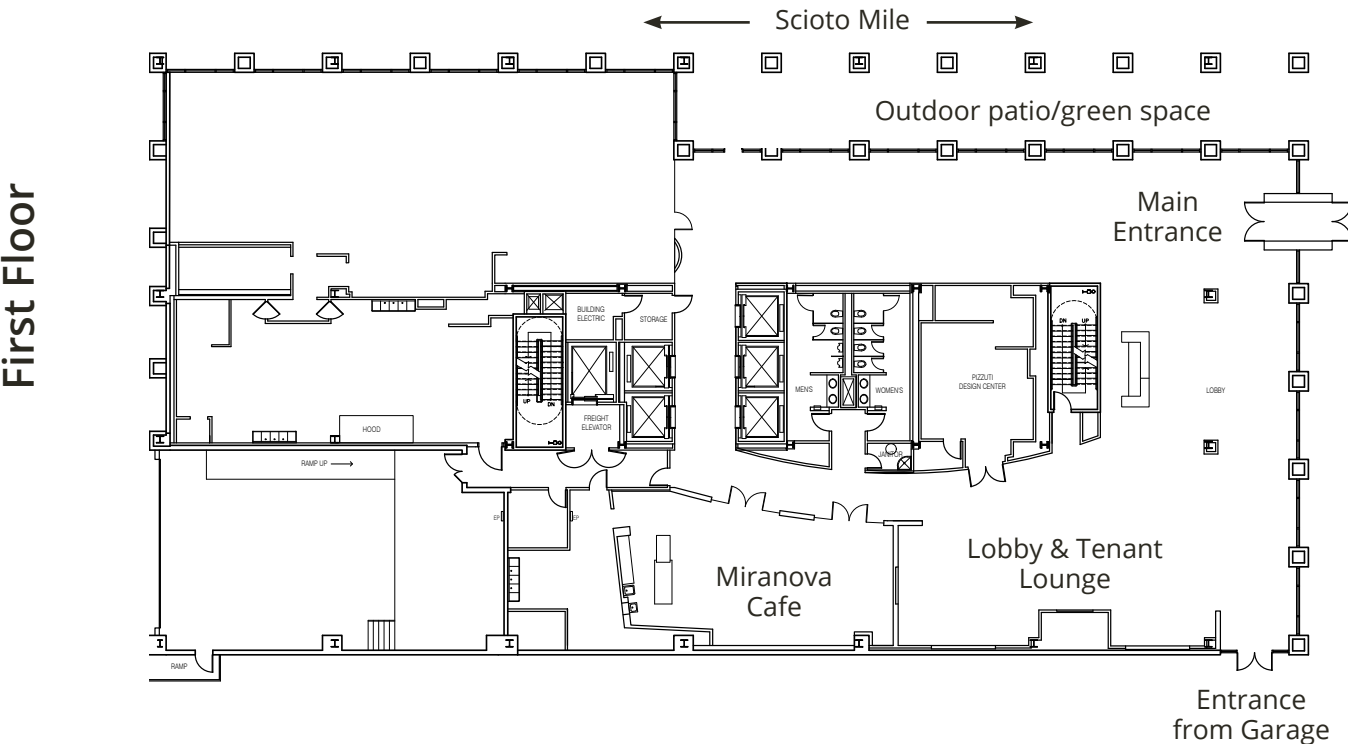
On-site Amenities

- **Fully Upgraded Miranova Fitness Center** renovated in 2025 with new state-of-the-art equipment, renovated gym & locker rooms with showers, a basketball court, towel service, and more
- **Miranova Café** open for breakfast and lunch
- **Fully-reserved parking** garage directly-attached to lobby
- **Private driveway** for convenient drop-off and pick-up
- **Bike storage** fully secured
- **Complimentary Private Shuttle Service** – available to all tenants for downtown pick-up/drop-off
- **Improved walkability** – via direct connection from outdoor patio to Scioto Mile walking paths
- **White-boxed suites** to accelerate tenant buildouts

Enhancements Underway

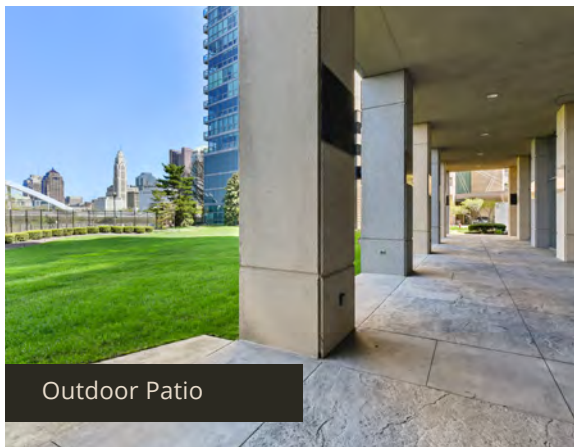
- **Lobby Renovations** - Full-scale lobby renovation incorporating hospitality-inspired design elements, added conference space, and more to be completed in 2026
- **Common Conference Center** - Conference & training room amenity space to be included on first floor

Floor Plans

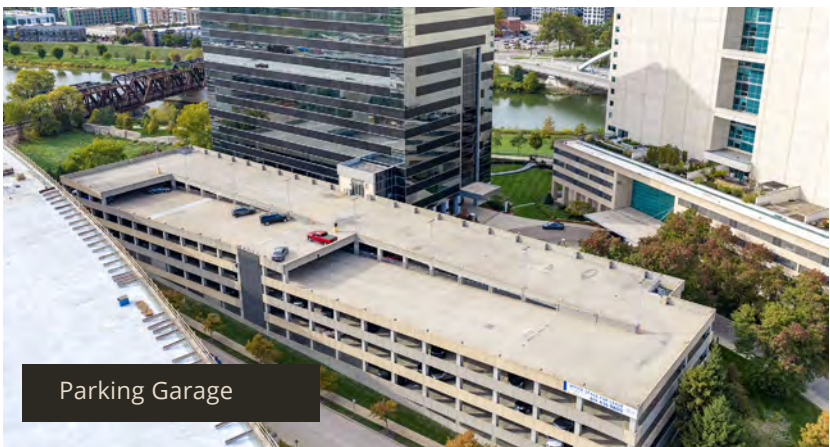


Lobby Café Bar Coming Soon

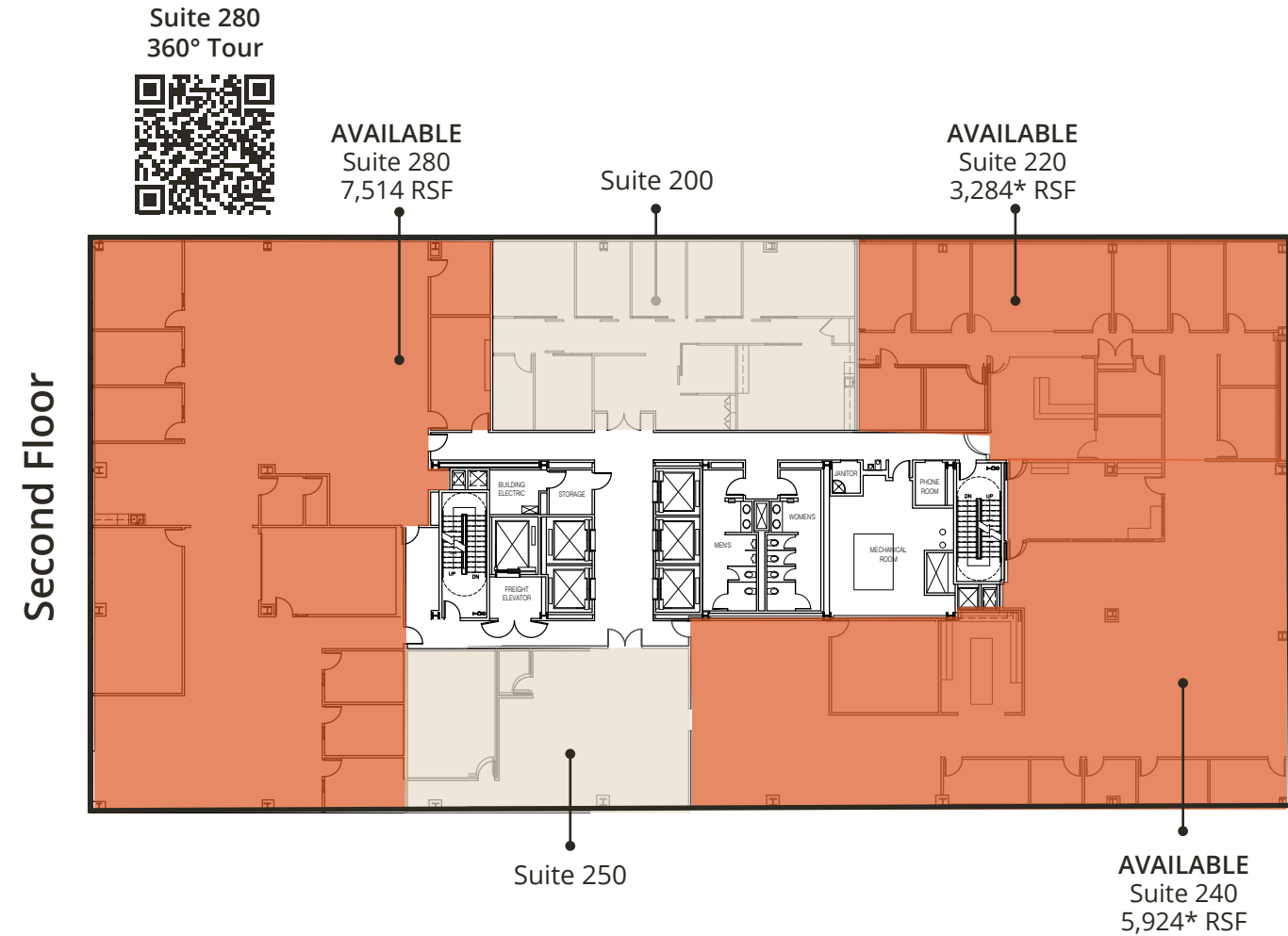
Amenities
360° Tour



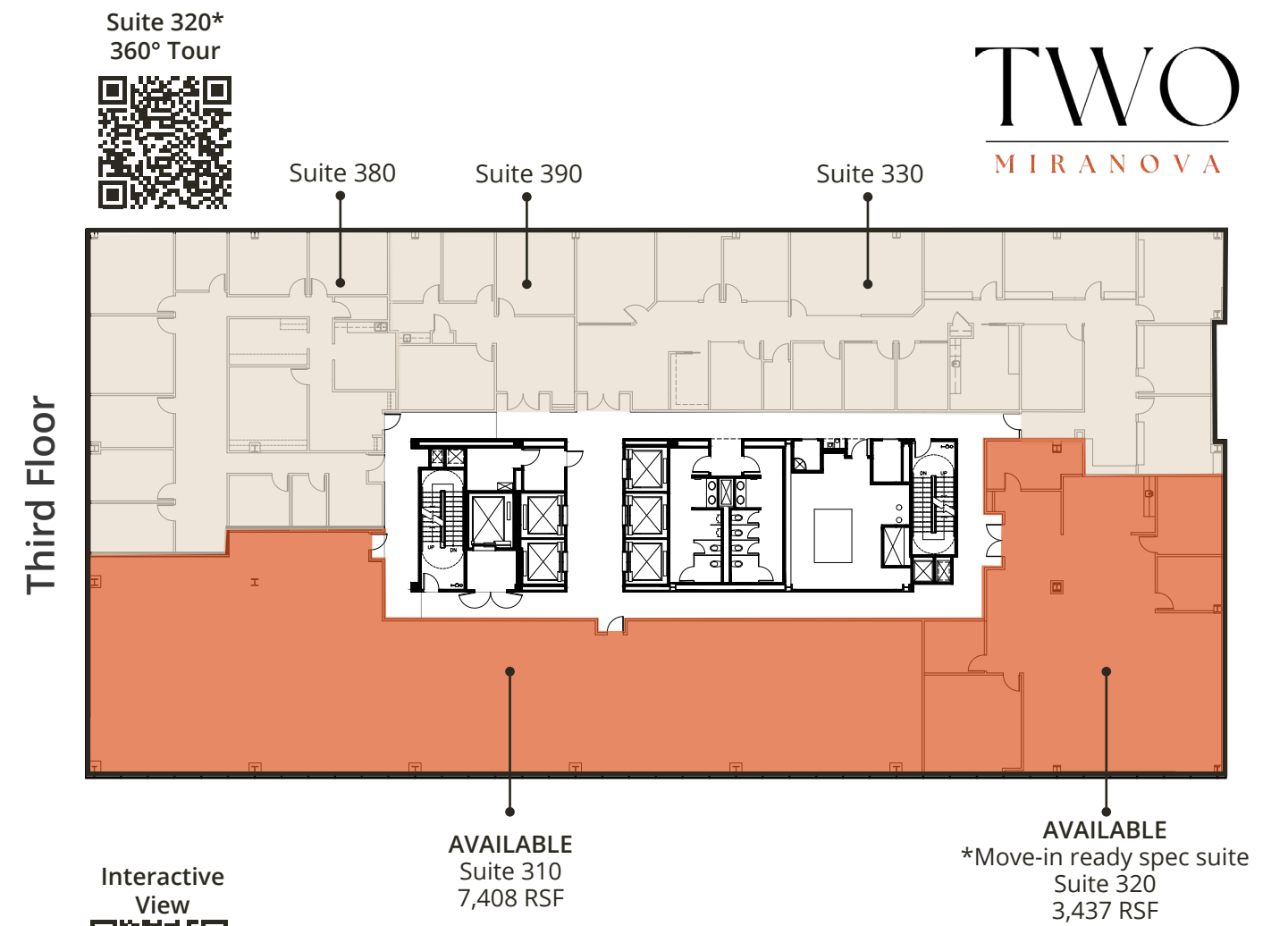
Outdoor Patio



Parking Garage



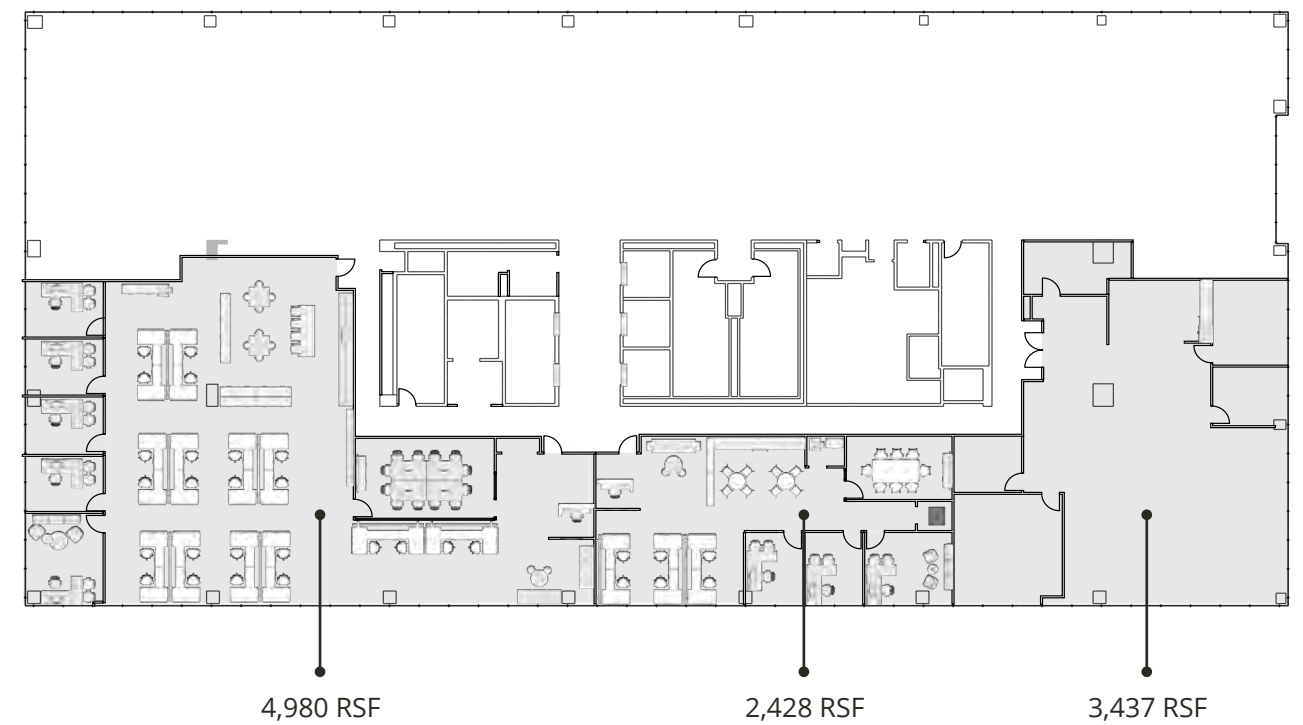
**Suites 220 and 240 are contiguous up to 9,208 RSF*



**Suites 310 and 320 are contiguous up to 10,845 RSF*



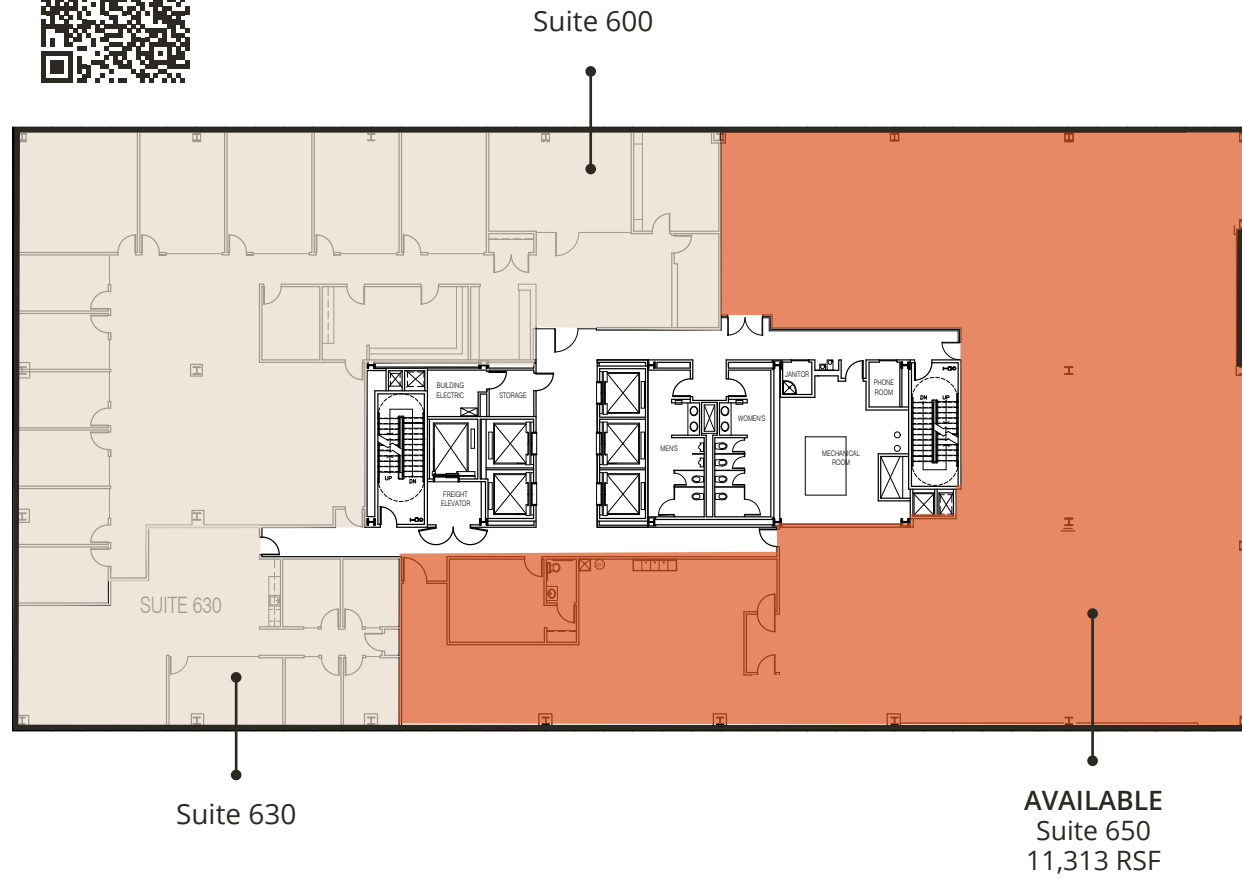
Third Floor - Potential Demising Options



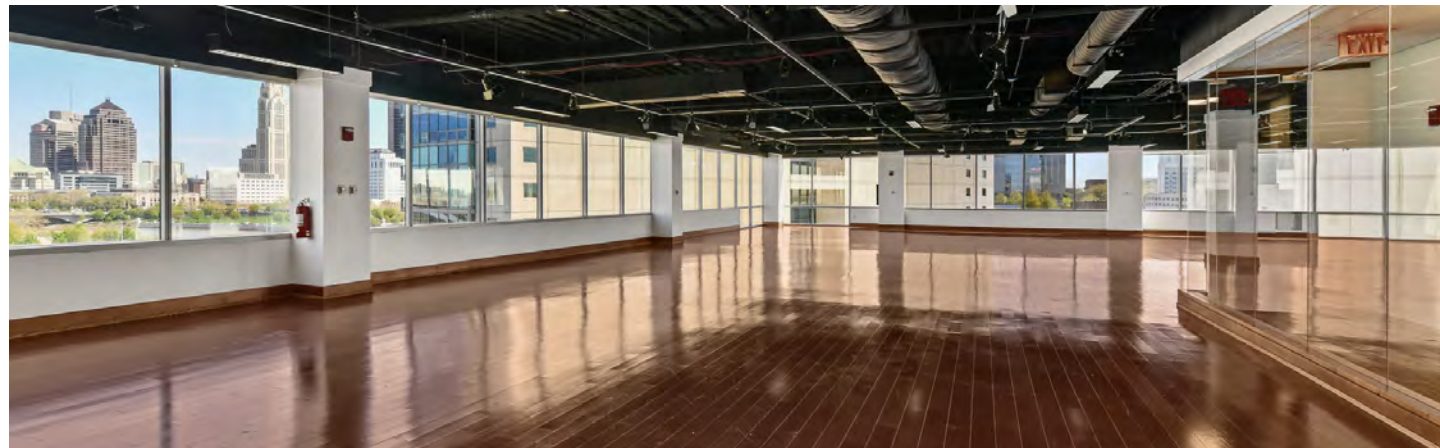
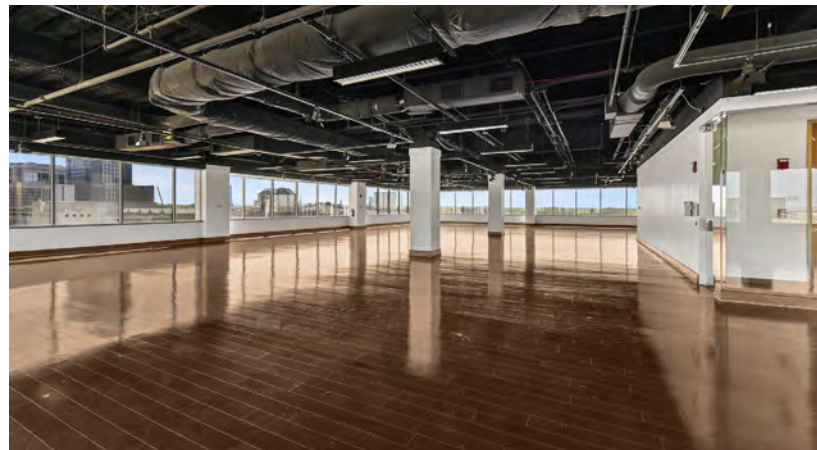
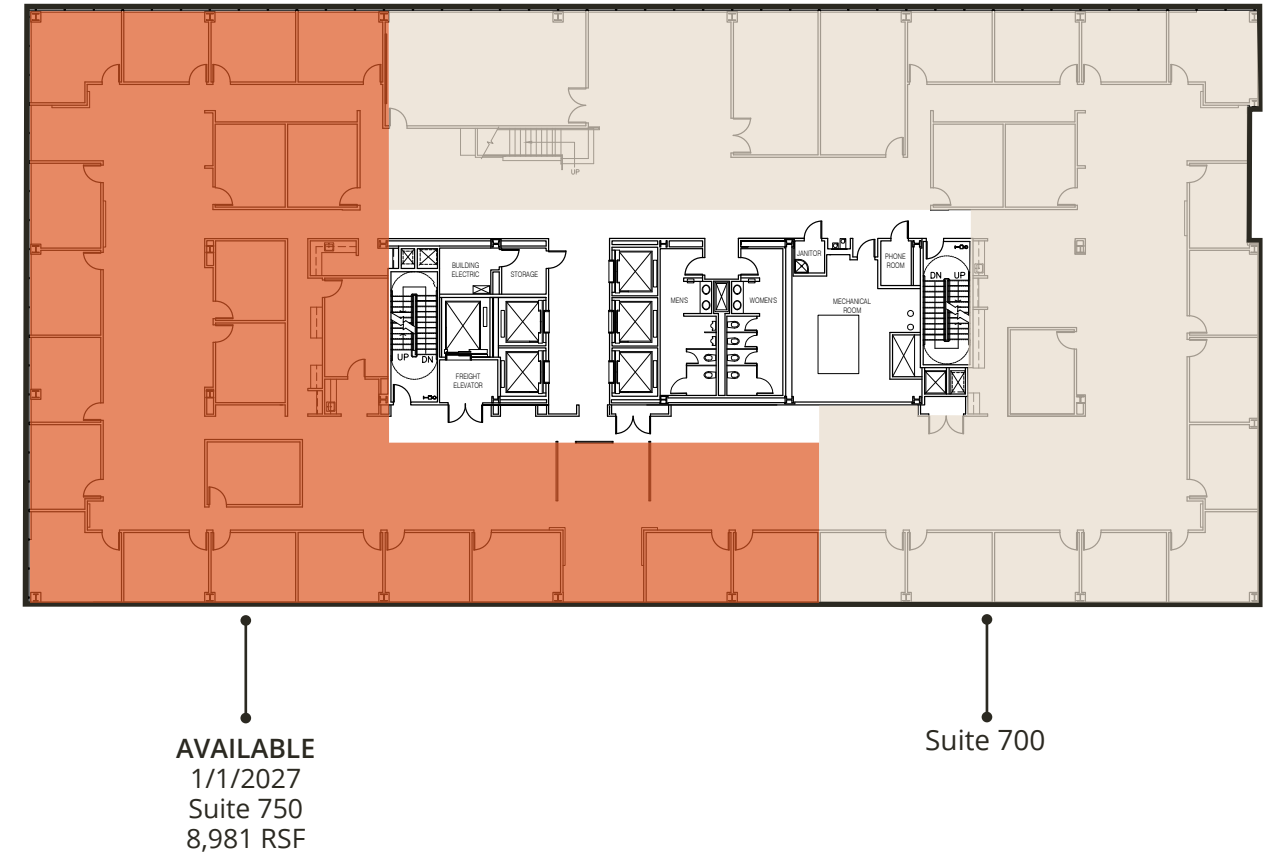
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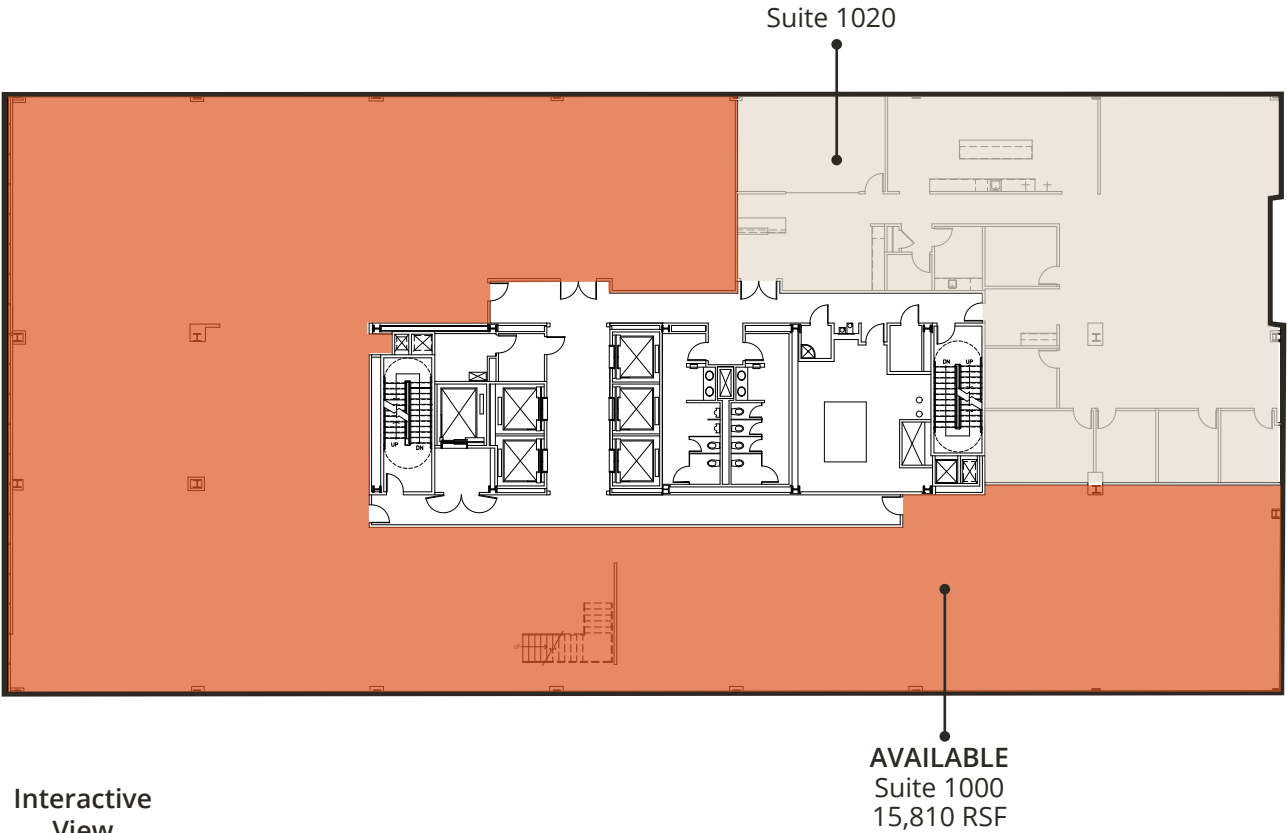
Sixth Floor



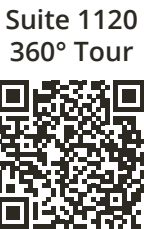
Seventh Floor



Tenth Floor



Tenth Floor - Potential Suite Buildout



Eleventh Floor

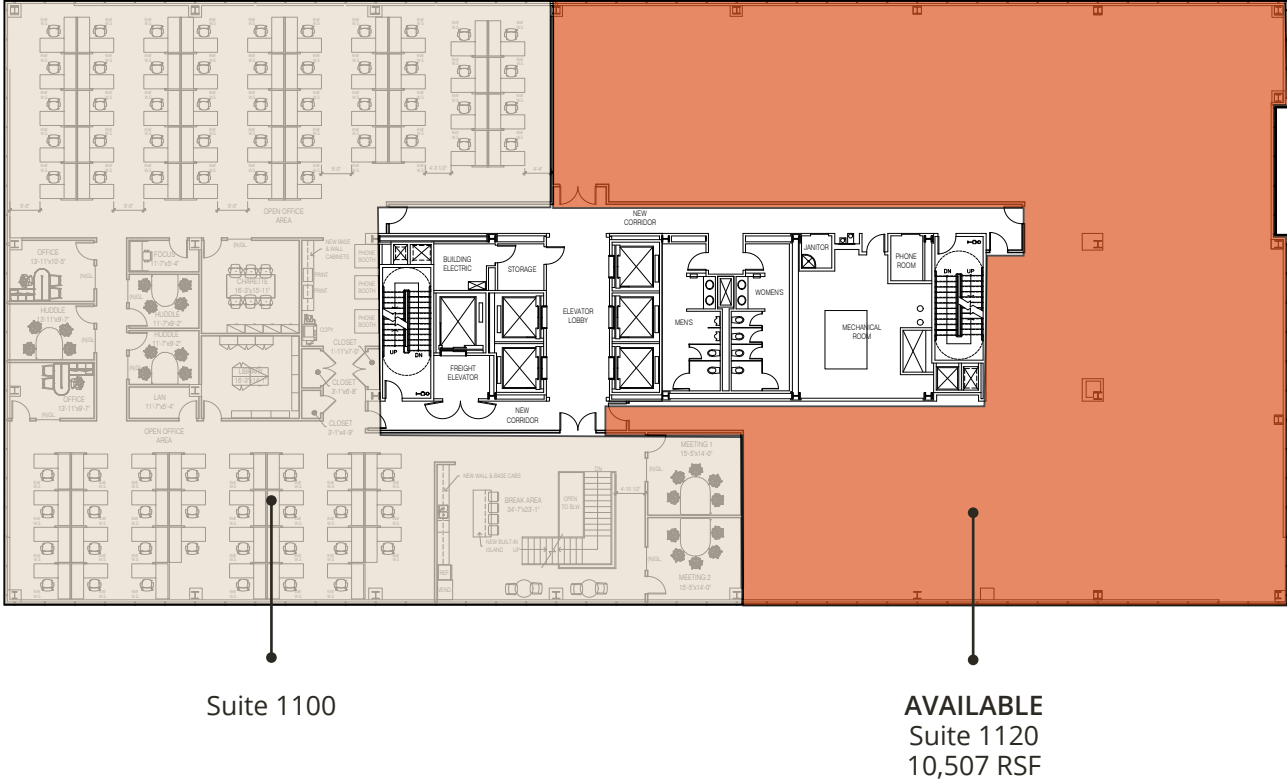


Photo Gallery



Ramp-Up Project



The Ohio Department of Transportation is underway on a \$1.4 billion revamp of the I-70 and I-71 freeways surrounding downtown Columbus. Known as the “Downtown Ramp Up” project, the initiative is designed to address safety concerns and reduce congestion by adding an extra lane in each direction on both highways, as well as creating two continuous lanes through the downtown corridor. The project also includes the construction of wider, pedestrian-friendly bridges featuring landscaping and parking, aimed at reconnecting neighborhoods such as the Brewery District, German Village, and Olde Towne East with downtown Columbus.



New Entrance Ramp from Mound St to I-70 West

New Exit Ramp from I-70 East to Fulton St

New Entrance Ramp from Mound St to I-71 South

Ramp Up Stats

\$1.4b
total investment

70%
of lane changes eliminated

1
additional lane in each direction on I-70 & I-71

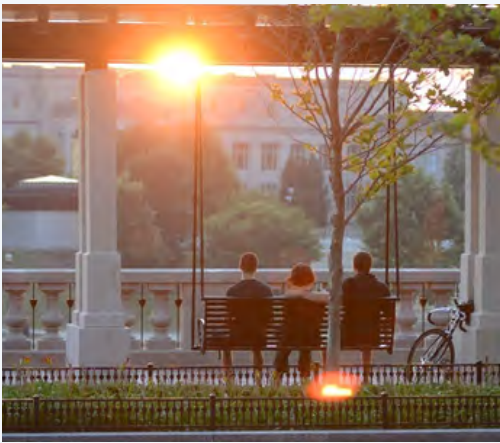
2
continuous lanes for I-70 & I-71

Nearby Amenities



Located **Downtown**

Located on the banks of the Scioto River and just steps away from the heart of downtown, Two Miranova offers the best of both worlds: a premier Class A office experience with a focus on convenience and well-being. Tenants enjoy panoramic skyline views, access to an expansive outdoor terrace and greenspace, Scioto Mile walking paths, directly-attached, fully-reserved parking, easy freeway access, and more – designed to deliver unmatched convenience and a workplace experience centered on wellness and connectivity.



On the **Scioto Mile**

- Parks & Green Space**
The Scioto Mile is downtown’s Riverfront destination consisting of 175 acres of urban greenspace, riverfront parks, memorials, public art, performance pavilions, recreation opportunities, fountains, swinging benches, and more.
- Walking & Cycling**
Miles of beautifully maintained walking paths and bike trails connecting the city’s central business district and cultural areas to the beautiful Scioto River.
- Events**
Enjoy the city’s most celebrated events here including Red White & Boom, The Jazz & Ribs Fest, Columbus Arts Festival, free concerts at Bicentennial Park, and much more.



TWO

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