

OVER 135,000 SF AVAILABLE



7400

W CAMPUS ROAD



3 Stories
206,894 SF



Year Built
1998



3,629 -
136,642
RSF Available



\$11.95/SF
NNN



Operating
Expenses
\$9.60/SF



6/1,000 SF
1,230 Spaces



Tenant
Signage
Opportunity



Upcoming
On-Site
Amenities

Property Features

882 SF suites and larger available

Desirable business park and prolific economic development

Sought after suburban market

Distinguished property with a modern look and feel - unmistakable presence in size, quality and curb appeal

Excellent signage potential

Opportunity to create modern, creative office space in the building

Two story atrium lobby

Redundant power from two different substations with auto transfer switch

Large efficient floor plates allow for versatile layout configurations

Above average parking ratio of 6.0/1,000 RSF with potential for additional parking

Key card access

Close proximity to numerous restaurants, hotels, banking, shopping venues and more

Loading dock



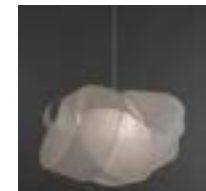
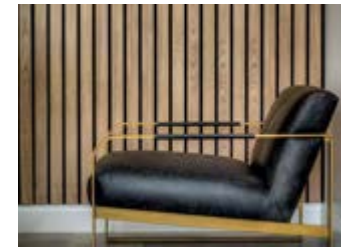
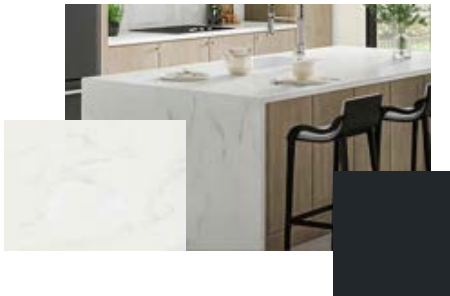
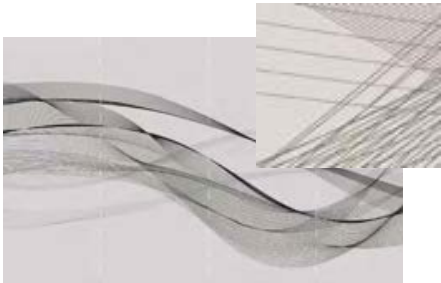
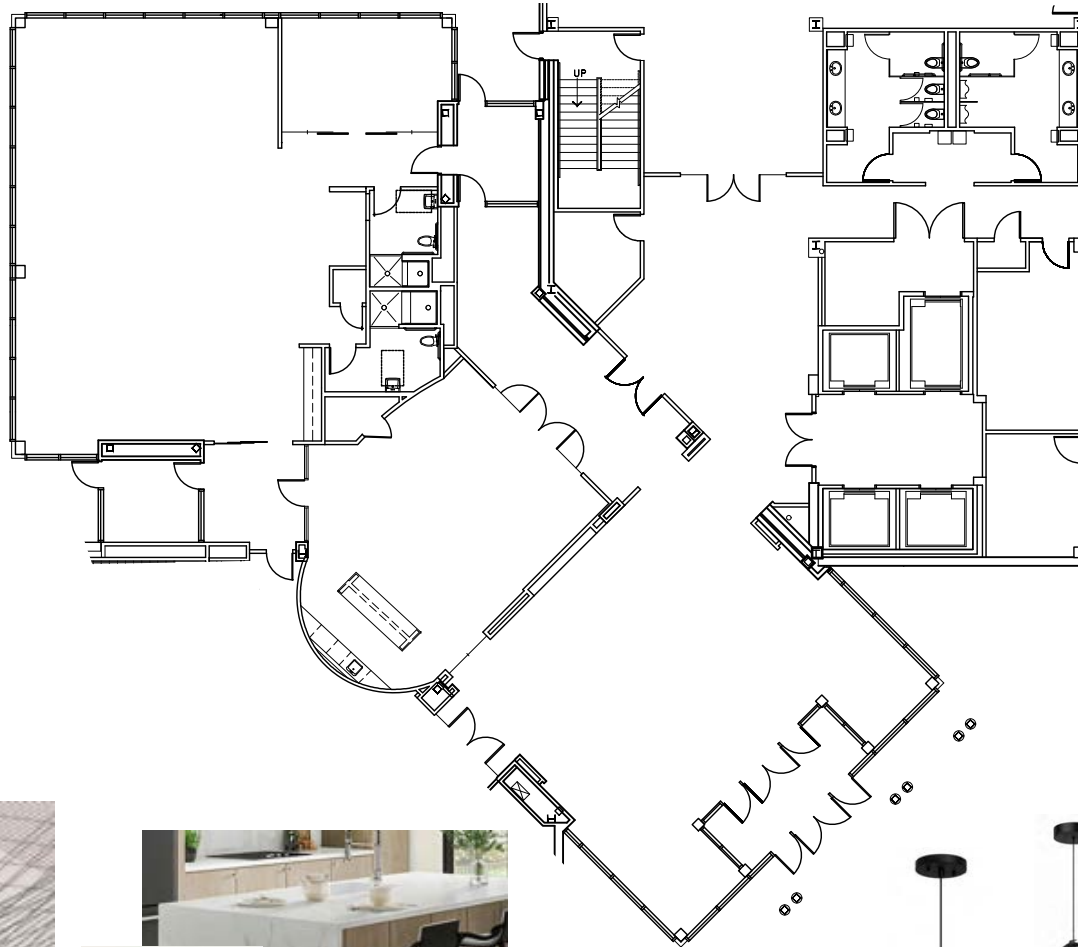
[CLICK HERE FOR VIDEO](#)

Upcoming



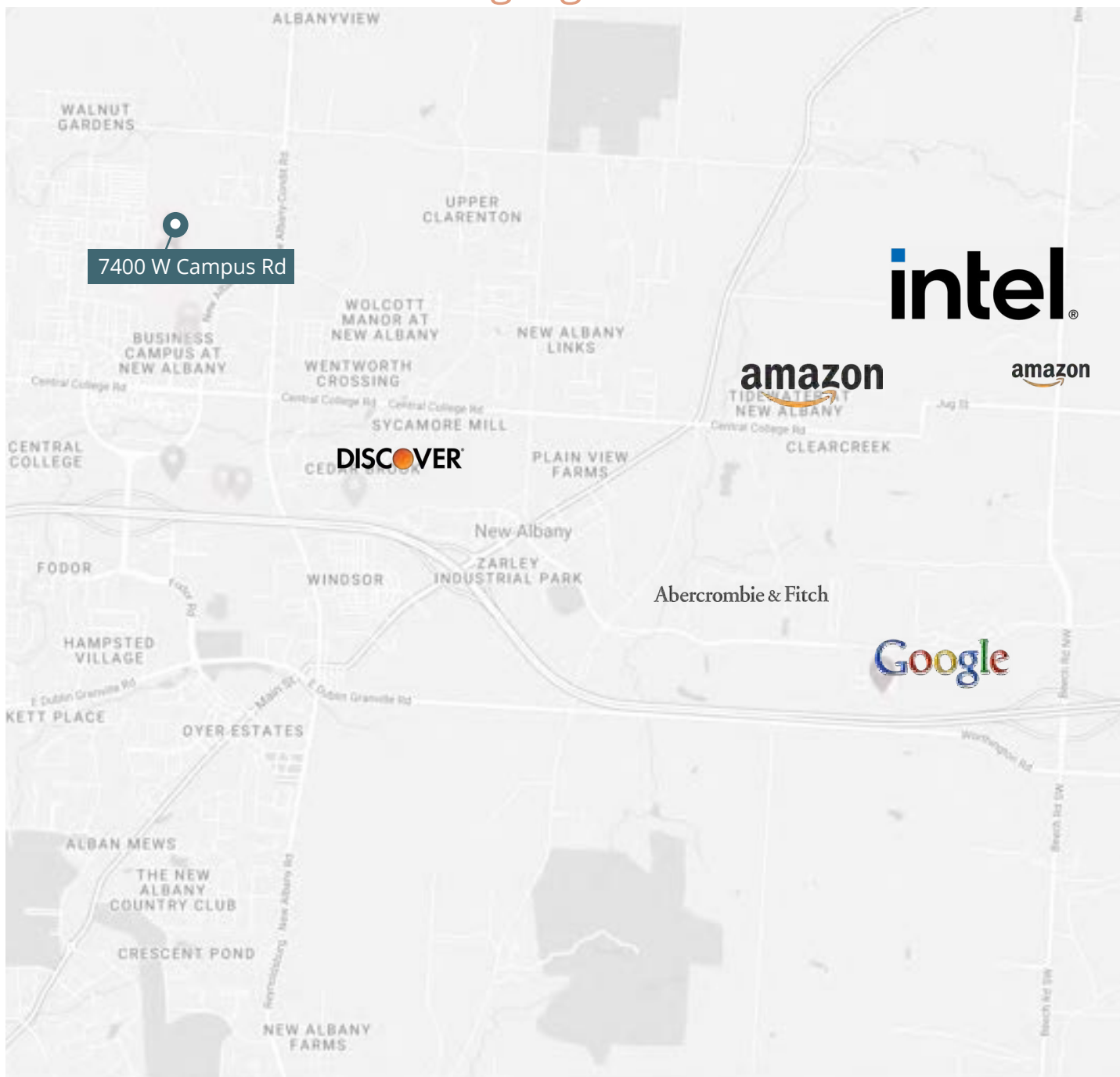
Upcoming

Common Area Renovations



Location

& Office Park Highlights



Minutes away from the highly anticipated \$20B+ Intel Corporation chip manufacturing campus

8 minutes to Easton Town Center

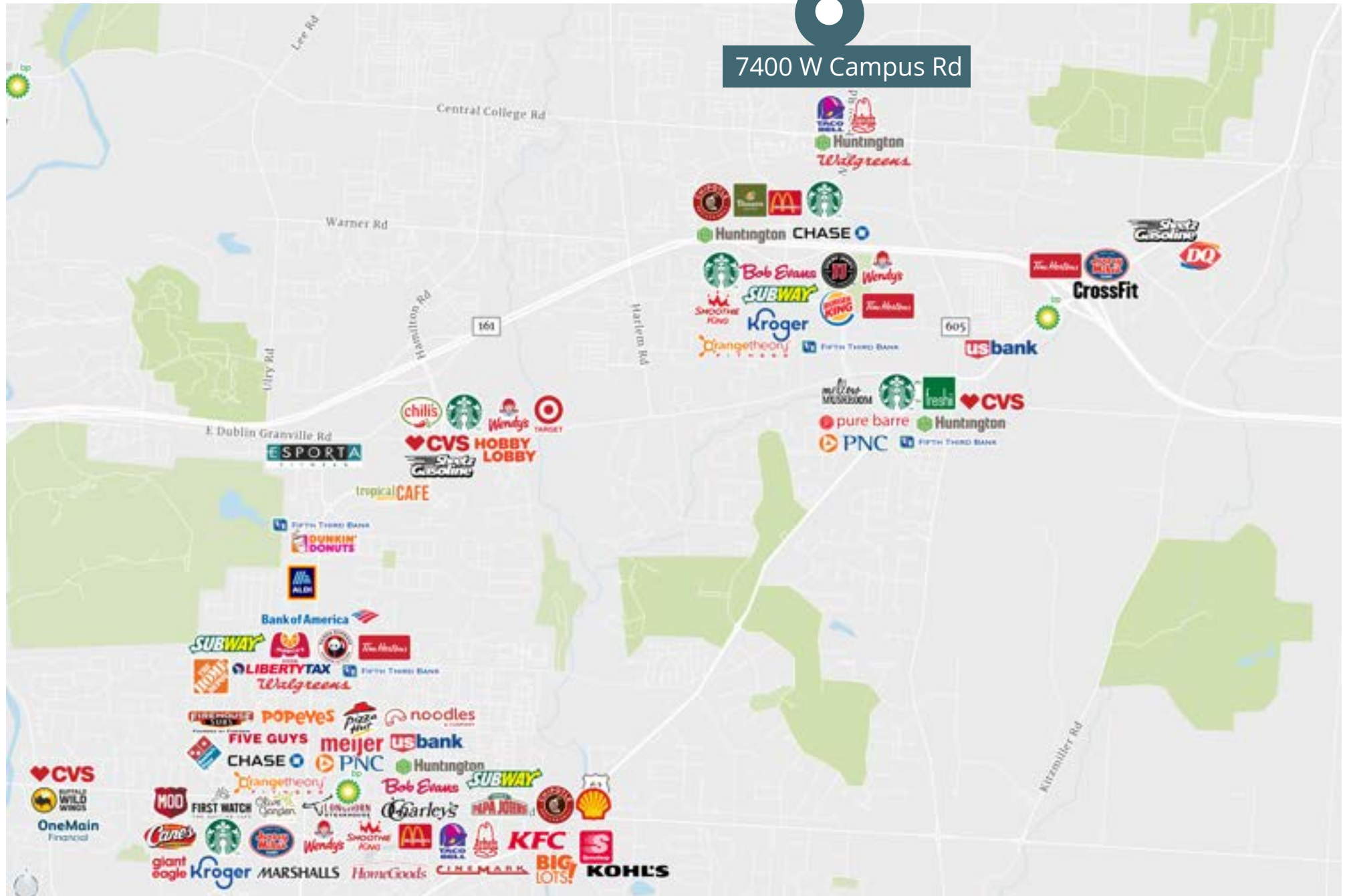
14 minutes to John Glenn International Airport

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, Axiom 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

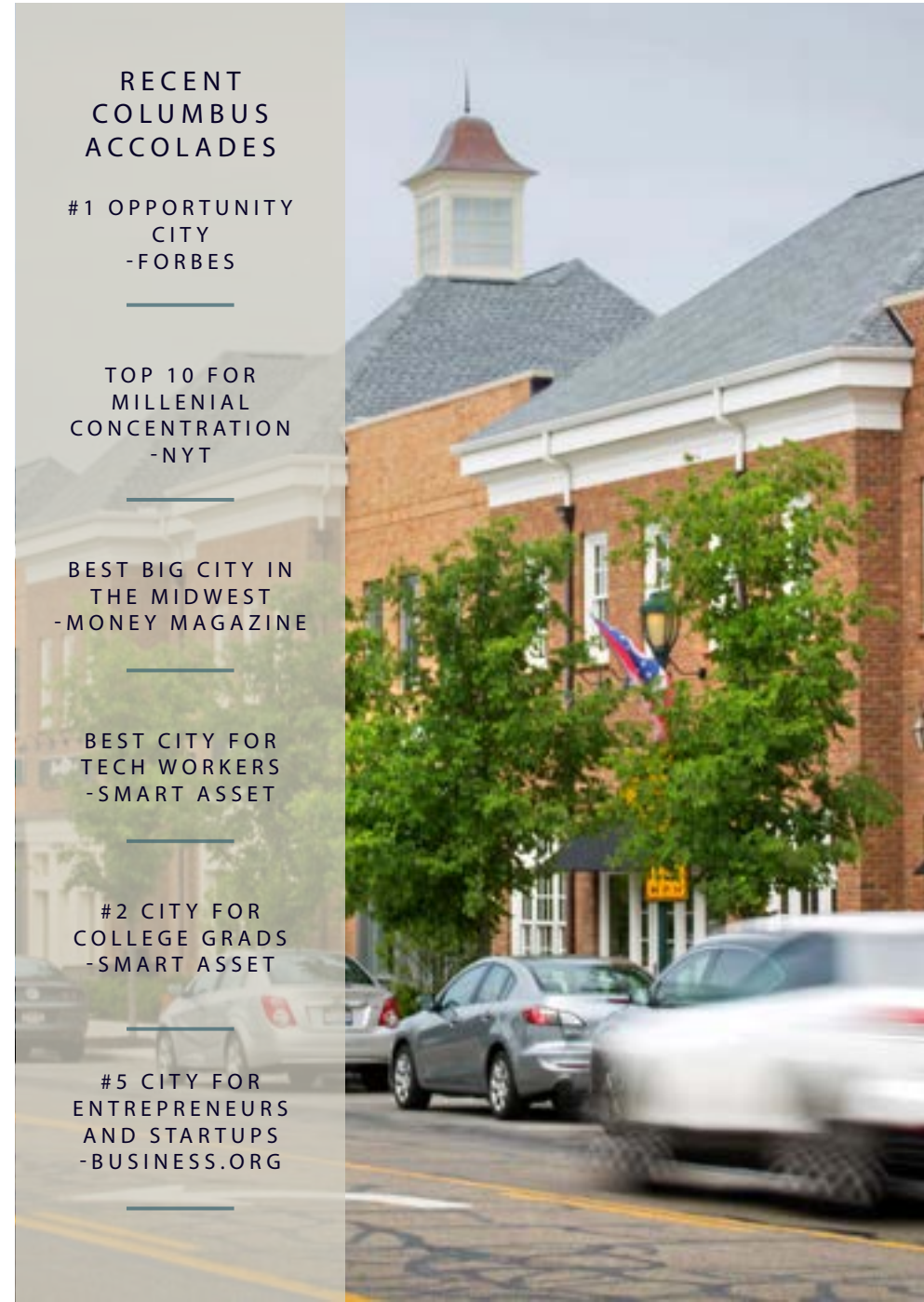
TOP 10 FOR
MILLENNIAL
CONCENTRATION
-NYT

BEST BIG CITY IN
THE MIDWEST
-MONEY MAGAZINE

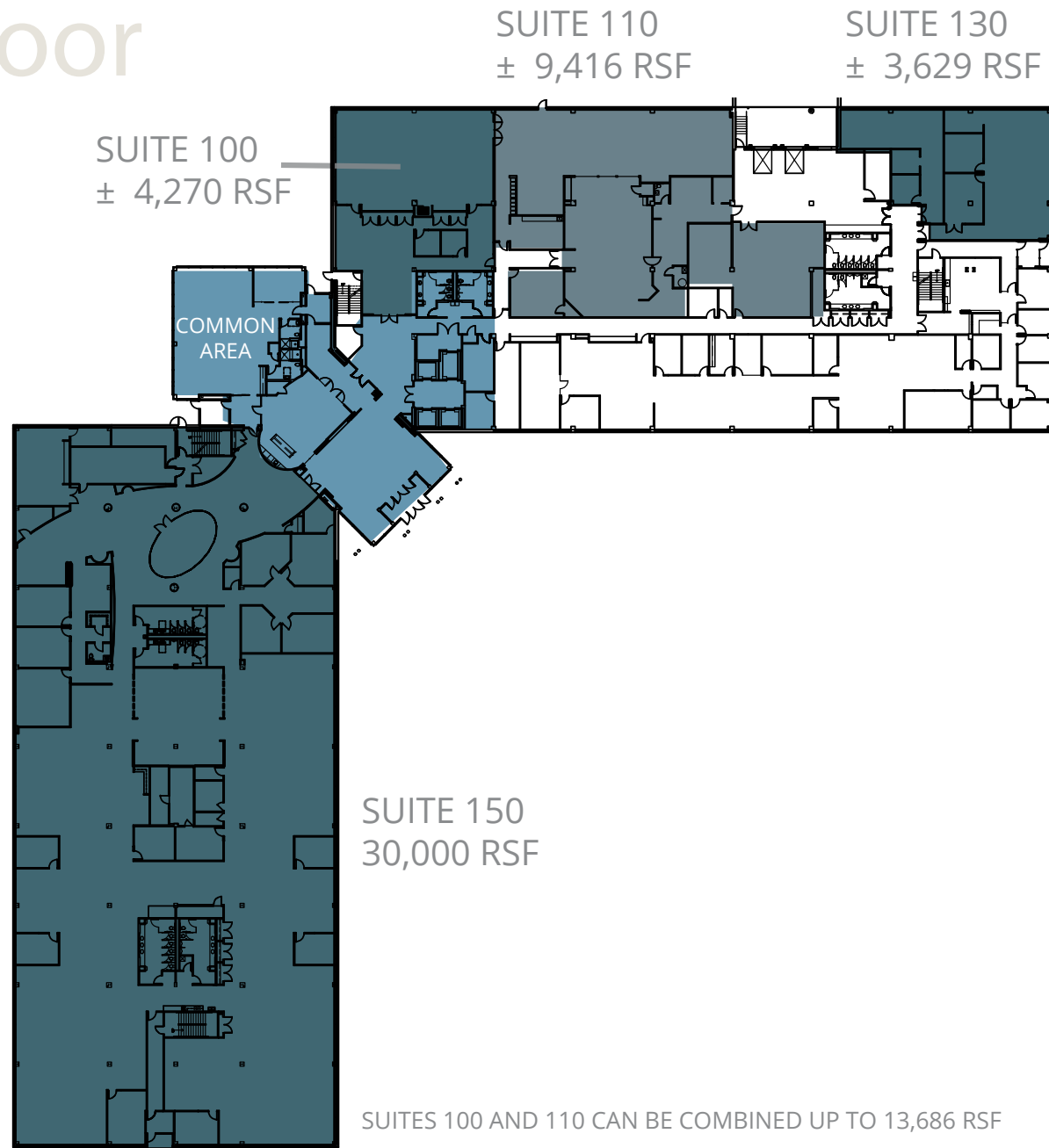
BEST CITY FOR
TECH WORKERS
-SMART ASSET

#2 CITY FOR
COLLEGE GRADS
-SMART ASSET

#5 CITY FOR
ENTREPRENEURS
AND STARTUPS
-BUSINESS.ORG



First Floor



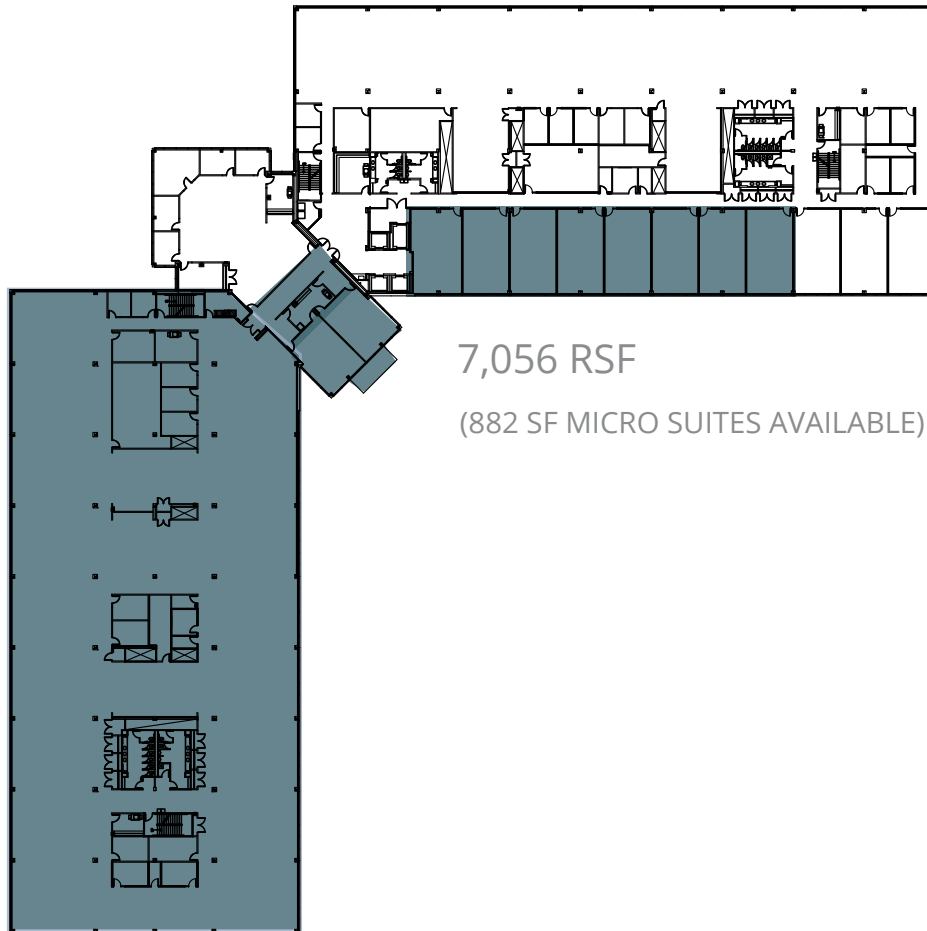
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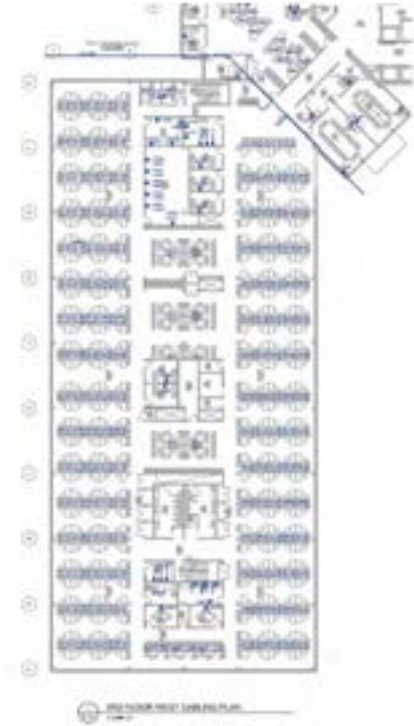
Third Floor

43,398 RSF
AVAILABLE

36,342 RSF



FURNITURE PLAN

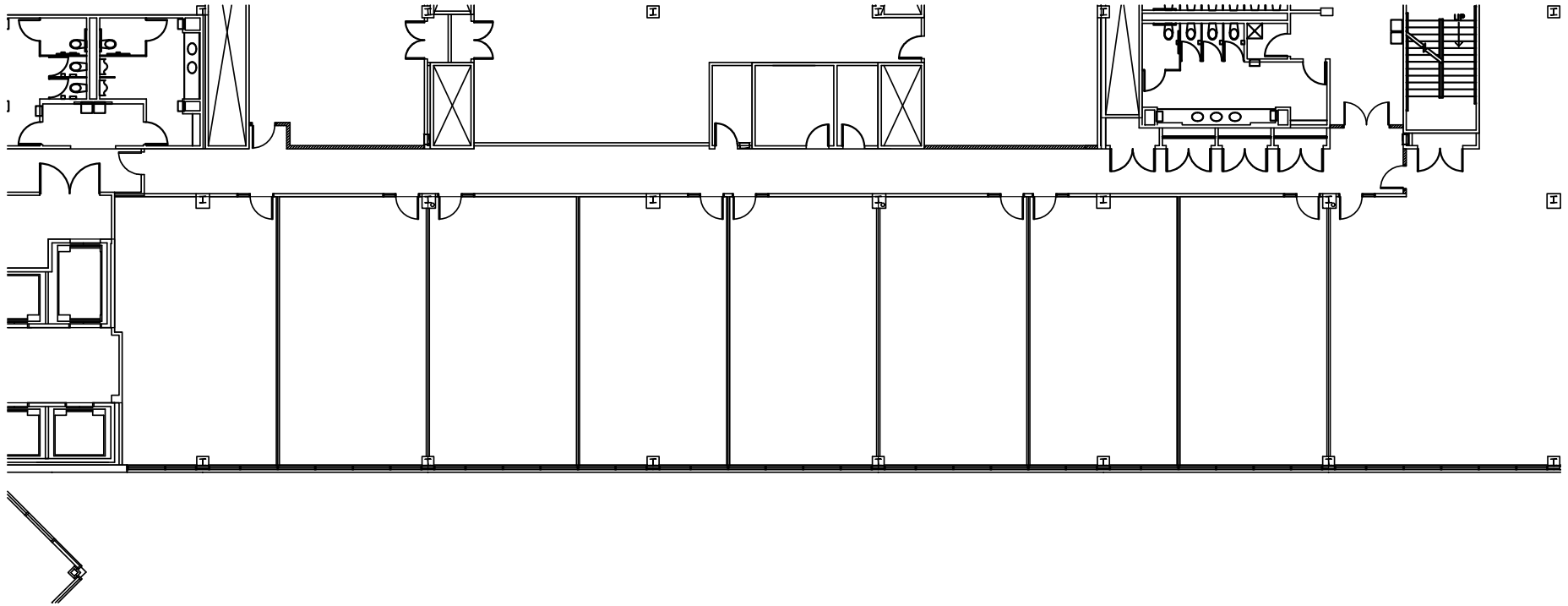


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Third Floor

8 MICRO SUITES AVAILABLE - 882 RSF EACH



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For More Info:

Brett Cisler

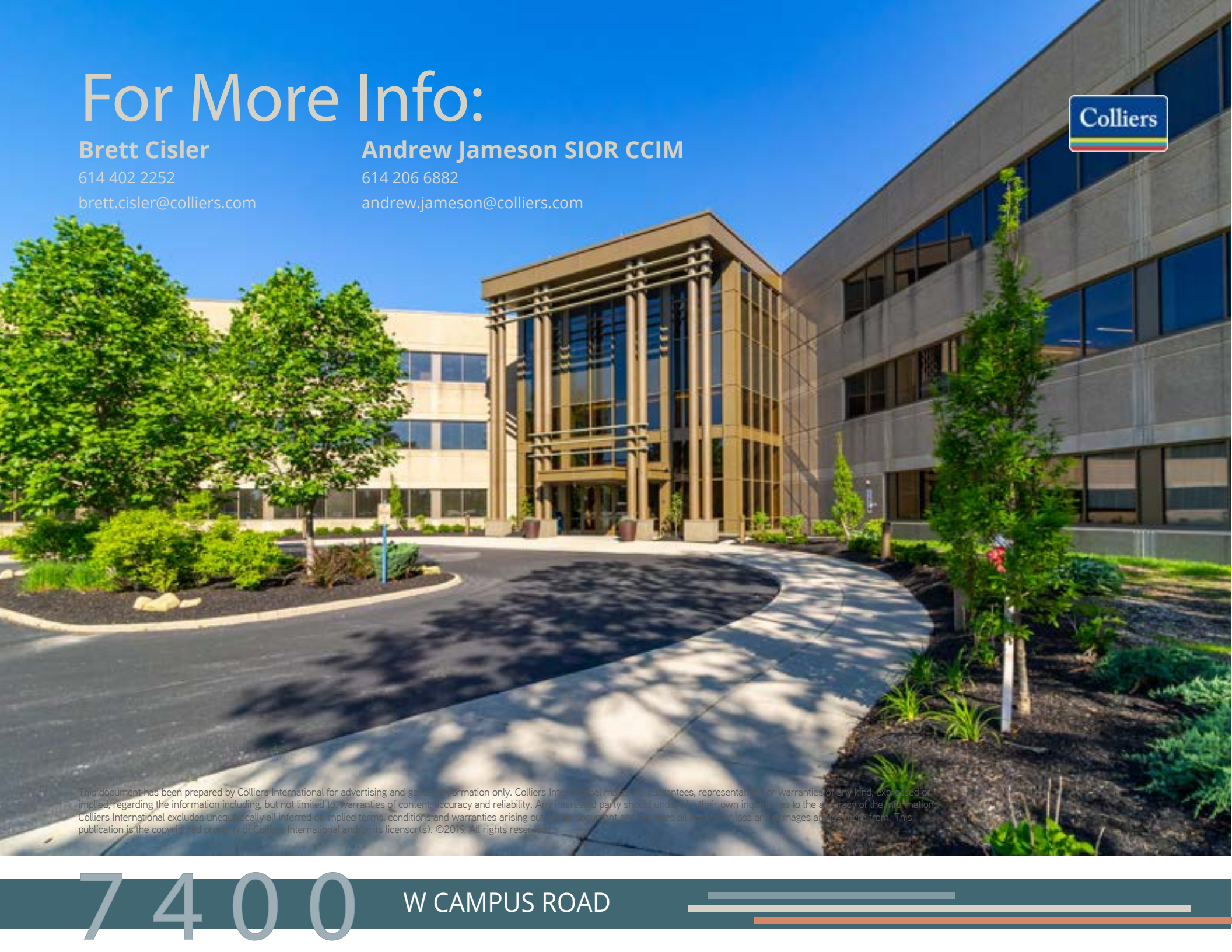
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