



New Ownership

Multiple Spec Suites

100

CHASE TOWER

E. BROAD

Chase Tower is a 24 story, multi-tenant high-rise office building located in the heart of the Central Business District. The building consists of 308,337 SF, has terrific on site amenities, and is a prominent staple in the Columbus skyline.

PRIME DOWNTOWN COLUMBUS
OFFICE OPPOTUNITY

RENAISSANCE
E BROAD ST

Debt Free Building



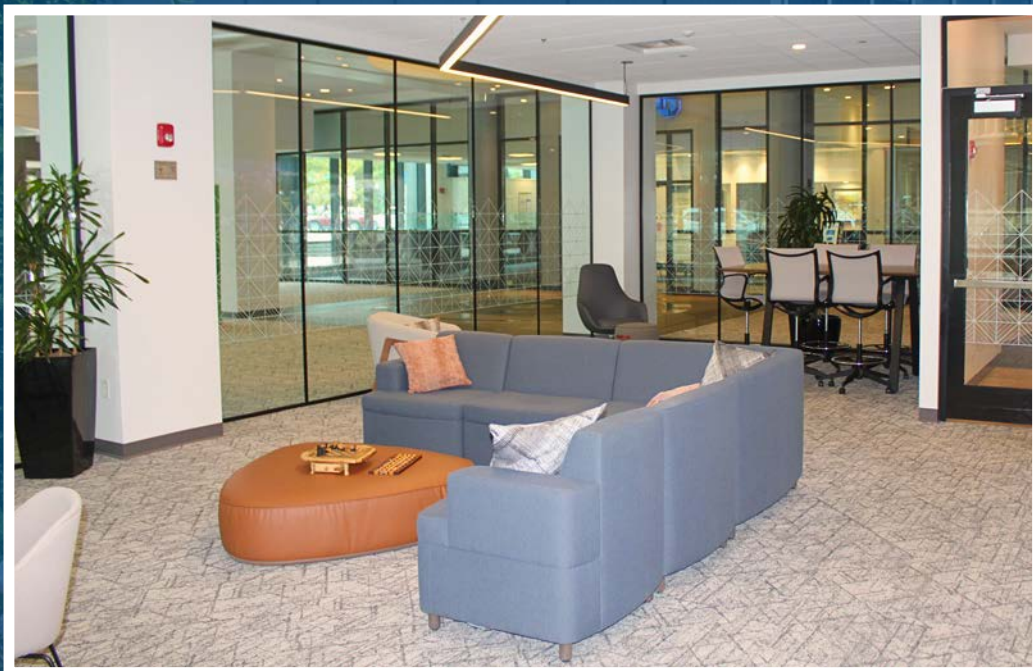
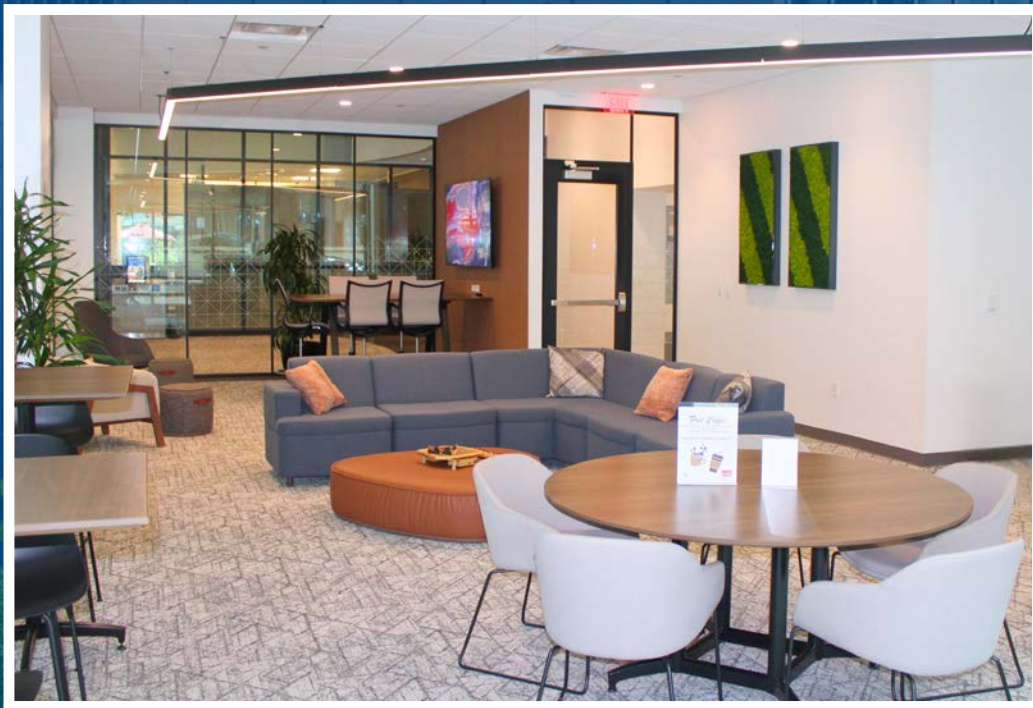
Aggressive Lease Rates

Turnkey Deals Available

Property Overview

An established fixture of the Columbus skyline, Chase Tower offers tenants a premier downtown address with timeless architectural presence.

Located just northeast of the Ohio Statehouse, the building anchors a vibrant business district surrounded by walkable dining, coffee shops, and hotels.







Building Amenities

- > Valet parking for Tenants & their clients
- > Monument signage available
- > Spec Suites Completed
- > 1/1,000 parking available in the nearby Buckeye Garage
- > Easy access to I-70, I-71, SR 315 and I-6
- > Lexi's on 3rd (on site deli)
- > 4 common conference rooms available for reservation
- > Numerous walkable amenities
- > Operating expenses estimated at \$9.50 PSF
- > Can accommodate approx. 37,072 SF of contiguous office space on floors 2-4 and approx. 116,161 SF on floors 7-16



Building Availability

FLOOR	AVAILABLE SPACE (SF)	RATE (PER SF)
2	12,498-37,072	\$9.50 - \$11.50 NNN
3	1,742-37,072	\$9.50 - \$11.50 NNN
4	2,091-34,981	\$9.50 - \$11.50 NNN
6	2,006-5,518	\$9.50 - \$11.50 NNN
7	12,498-116,161	\$9.50 - \$11.50 NNN
8	12,498-116,161	\$9.50 - \$11.50 NNN
9	12,498-116,161	\$9.50 - \$11.50 NNN
10	12,498-116,161	\$9.50 - \$11.50 NNN
11	12,498-116,161	\$9.50 - \$11.50 NNN
12	2,109-116,161	\$9.50 - \$11.50 NNN
13	767-116,161	\$9.50 - \$11.50 NNN
14*	12,349-116,161	\$9.50-\$11.50 NNN
15*	12,349-116,161	\$9.50-\$11.50 NNN
16	12,200-116,161	\$9.50 - \$11.50 NNN
18	12,498	\$9.50 - \$11.50 NNN
21	5,732-7,076	\$9.50 - \$11.50 NNN
22	4,026-10,883	\$9.50 - \$11.50 NNN
23	1,403-2,200	\$9.50 - \$11.50 NNN
24	1,723-4,481	\$9.50 - \$11.50 NNN

MAX CONTIGUOUS
116,161 RSF

** Denotes that furniture is available*



Conference Room Facilities



First Floor sits 18-20 people comfortably. The room is equipped with a projector screen, podium, and four small auxiliary tables with bench seating. Direct first floor lobby entrance. with connecting access to tenant lounge



Room A sits 10-12 people comfortably. The room is equipped with a dry erase board and free wifi access.



Room B has auditorium seating for 52 people. The room is equipped with a projector, projector screen, a dry erase board, a podium for classroom style presentations, a wireless microphone and free wifi access.



Room C is our Executive Board Room. It can seat 22 people in a board room style settings but can accommodate 35 people in a classroom style setting. The room is equipped with a podium, projection screen, and free wifi access.

WIFI AVAILABLE IN ALL ROOMS FREE OF CHARGE

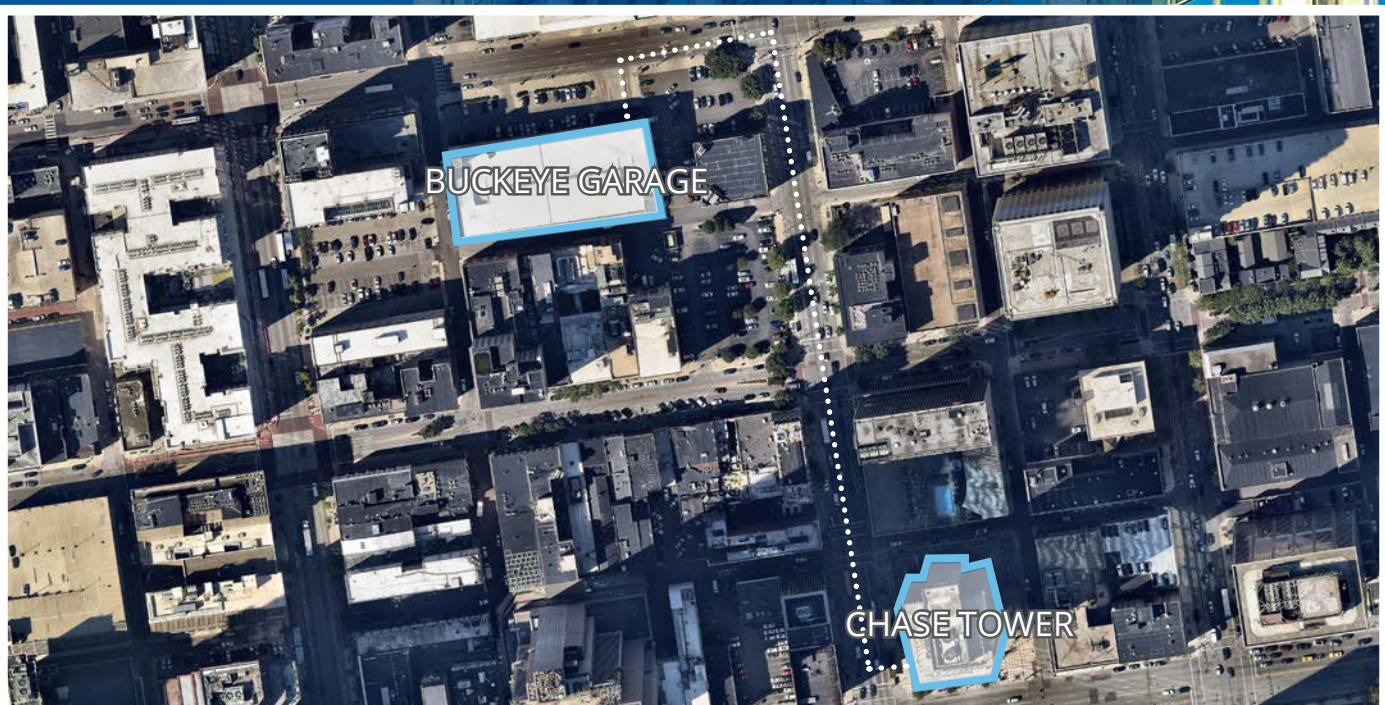
Location

- > Centrally located in the CBD
- > Walkability to all that Downtown has to offer

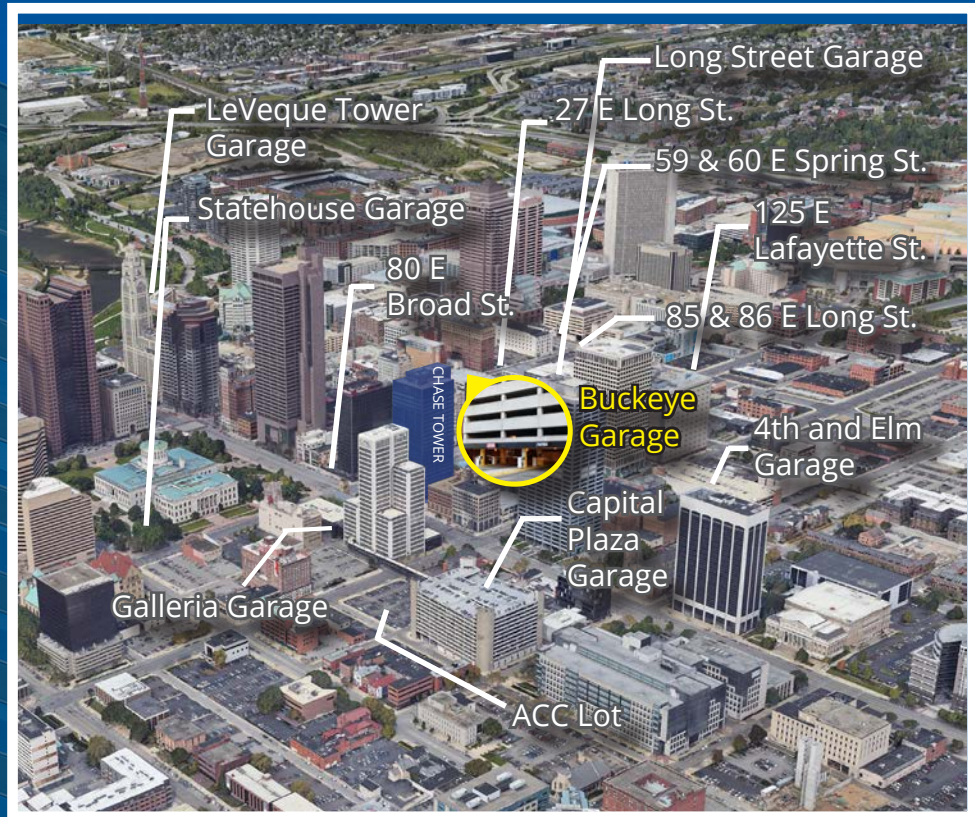


Parking

- > 1/1,000 SF parking ratio
- > .3 miles from the Buckeye Garage
- > Valet parking available



Other Parking Nearby



Buckeye Garage	\$150-\$225/month
Capital Plaza Garage	\$140-\$200/month
4th & Elm Garage	\$115-\$175/month
Long Street Garage	\$95-\$215/month
Ohio Statehouse Garage	\$170-\$230/month
Galleria Garage	\$2-\$14/day
LeVeque Tower Garage	\$230/month
80 E Broad Street Lot	\$150/month
85 & 86 E Long Street Lots	\$12/day - \$165/month
125 E Lafayette Street Lot	\$140/month
59 & 60 E Spring Street Lots	\$7-\$10/day
27 E Street Lot	\$7-\$10/day

Downtown C-Pass

DOWNTOWN C-PASS

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 Improvement District

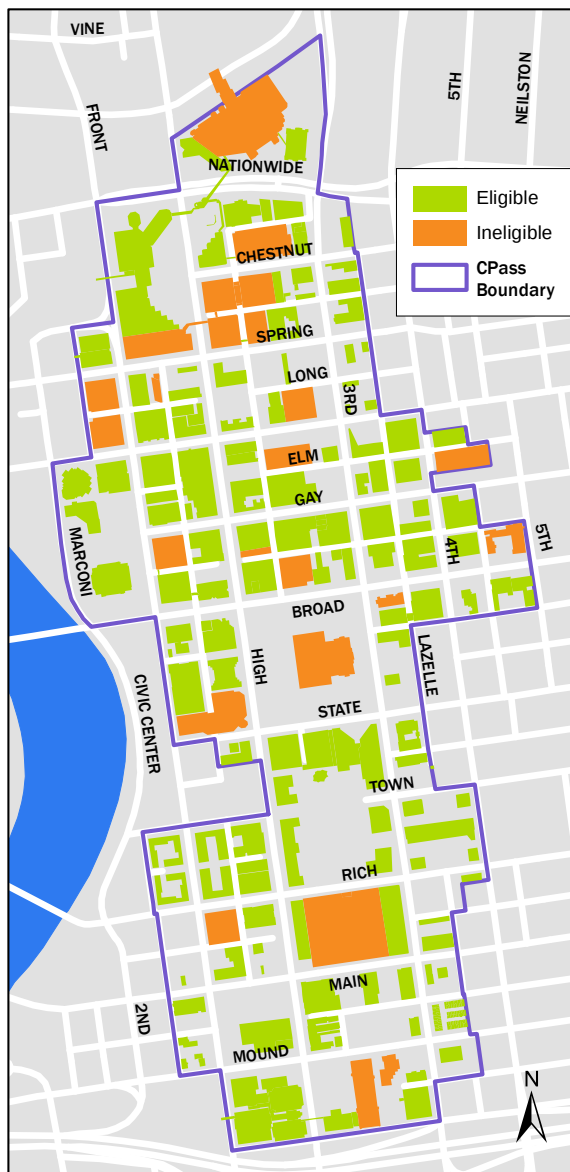
- Eligible employees can receive a **free bus pass**, good on any COTA route, any day, any time.
- **No cost to the company or employee.**
- Enrollment and administration are easy through a secure online member portal.



5 REASONS to Ride the Bus

1. **No more road rage:** Let the COTA driver deal with traffic headaches.
2. **Get a jump start on work:** Every bus has Wi-Fi so your workday can begin when you board the bus.
3. **Unwind:** Watch your favorite podcast or laugh at funny cat videos.
4. **No more parking hassles:** Park for free at one of 25 Park & Rides and get downtown quick.
5. **Save money:** Fewer miles on your car equals fewer car-related expenses and no more parking fees.

i More questions? We're happy to help. Contact us at (614) 591-4184 or info@downtowncpass.com.
Learn more at DowntownCpass.com.



downtown
c-pass
Ride with US

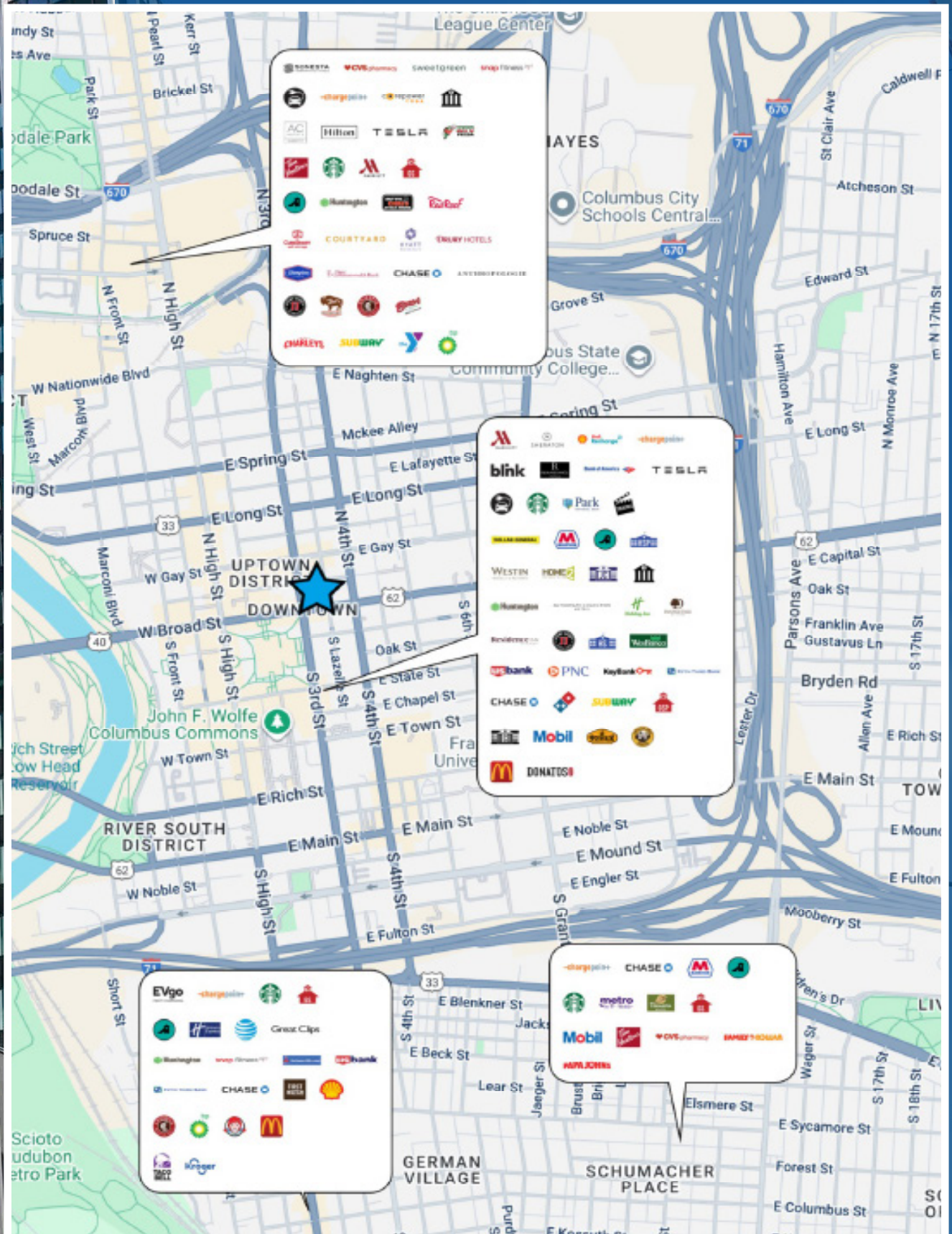
A Capital Crossroads SID Program
Powered by [gohio commuter](http://gohio.commuter)

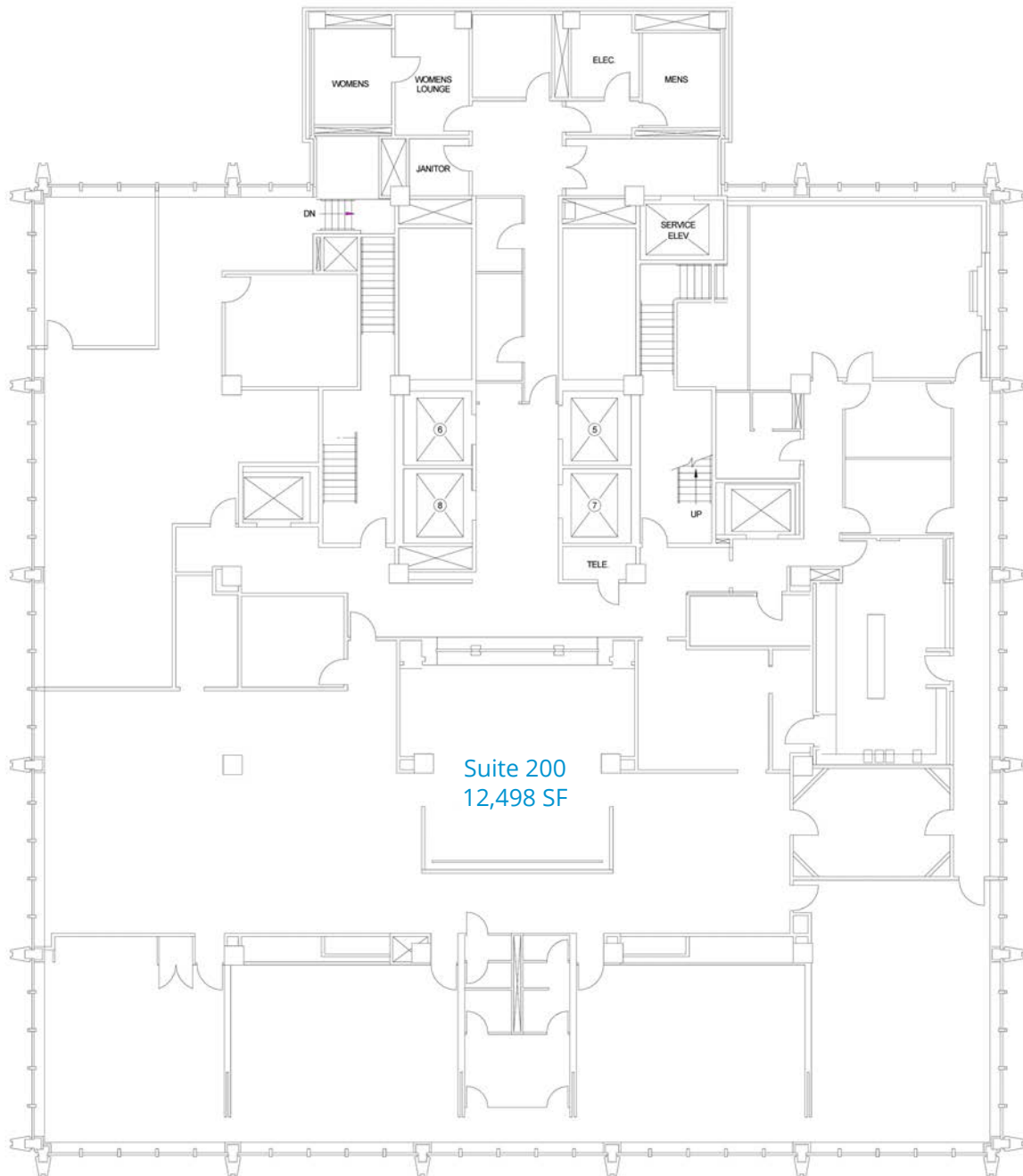


COTA

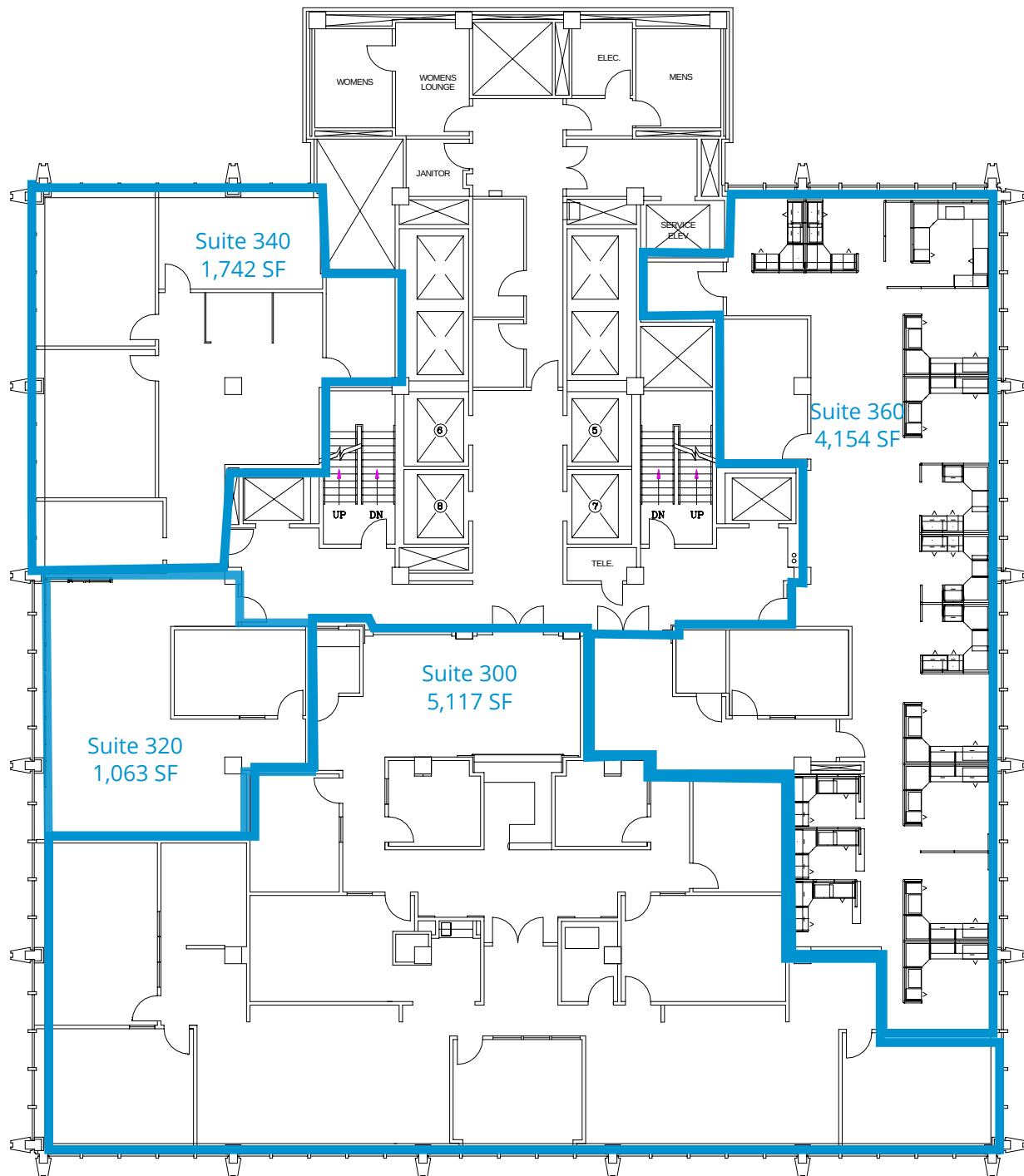


Nearby Amenities

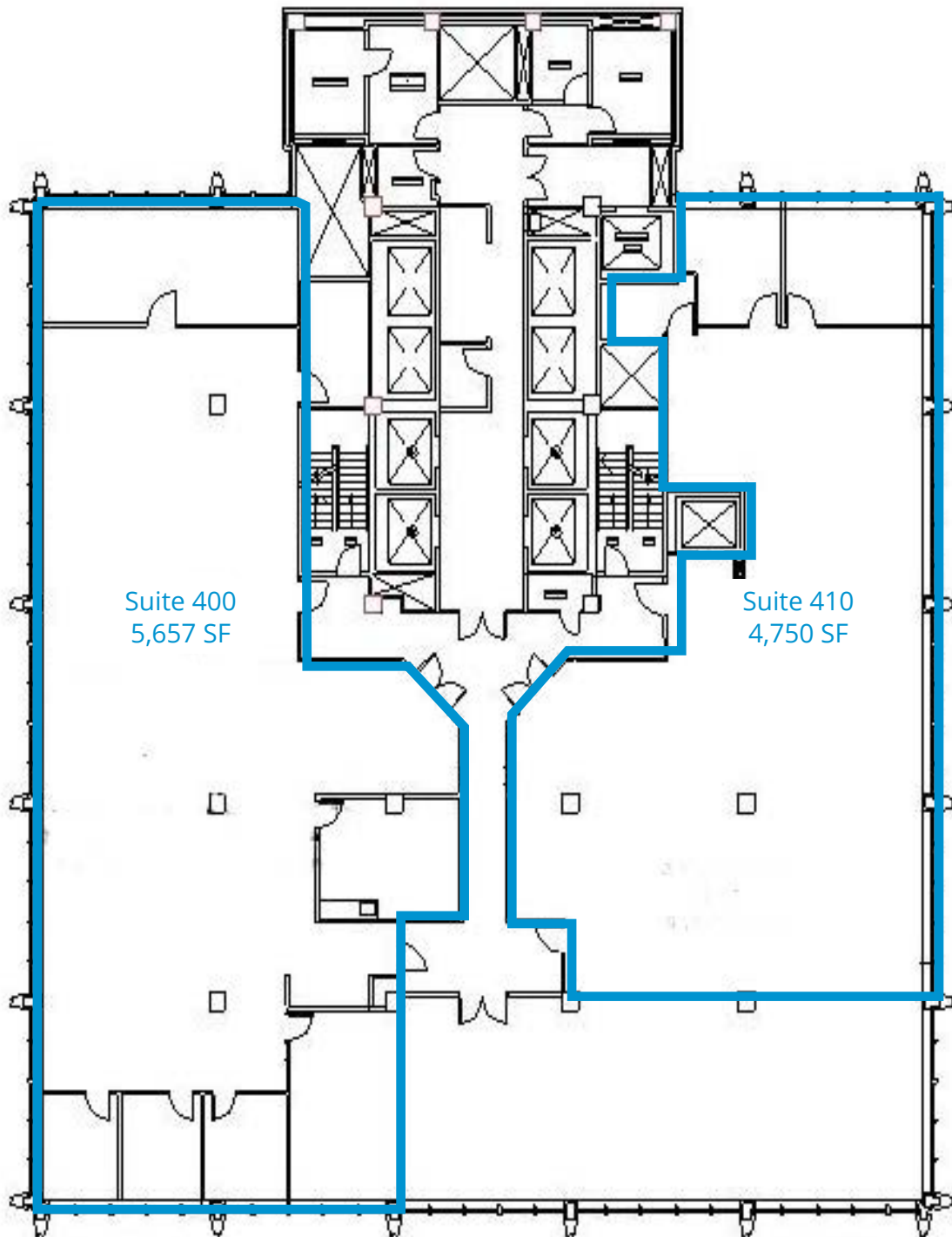




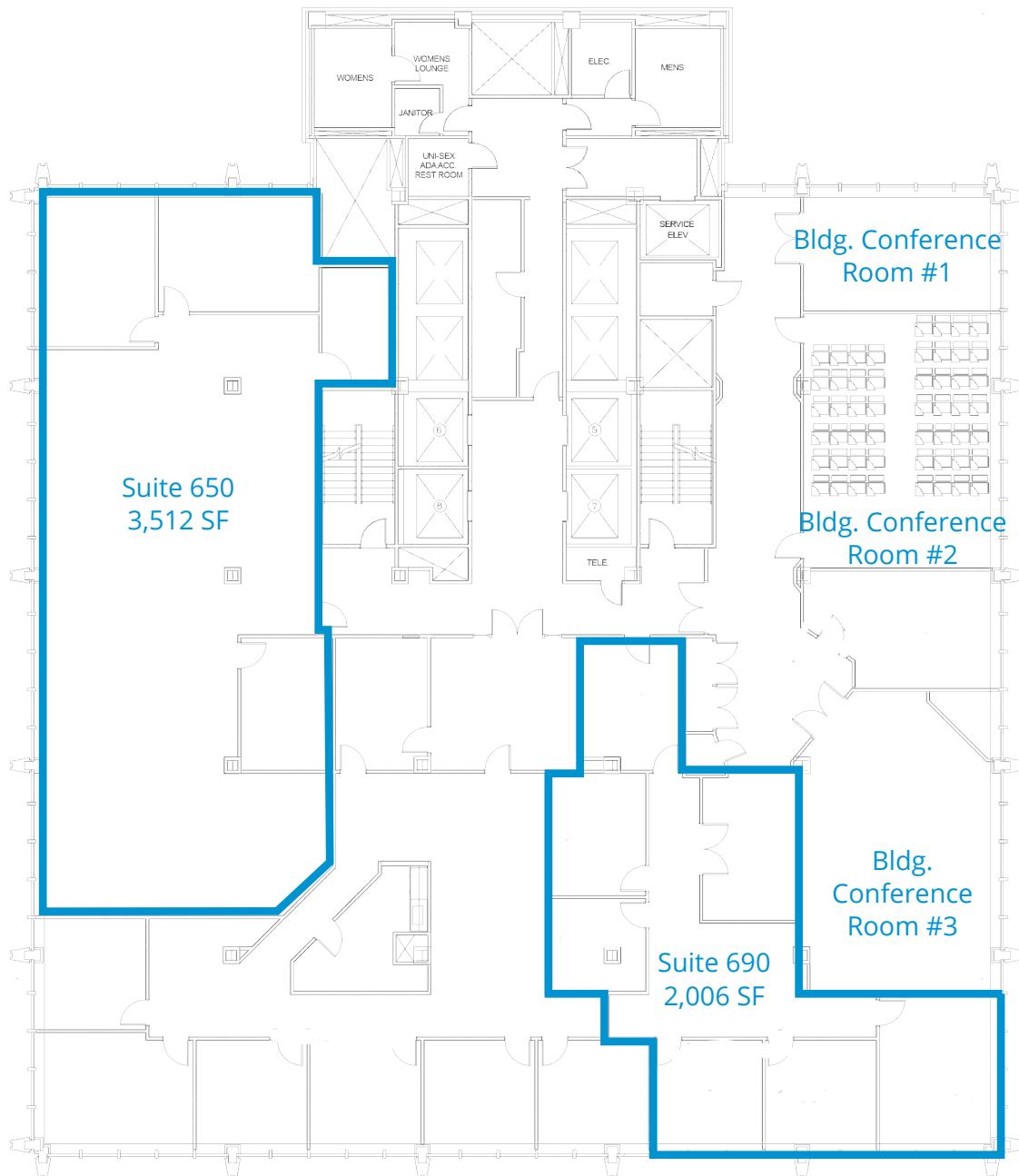
* Floors 2-4 can be combined for approx.
34,981 RSF of contiguous office space

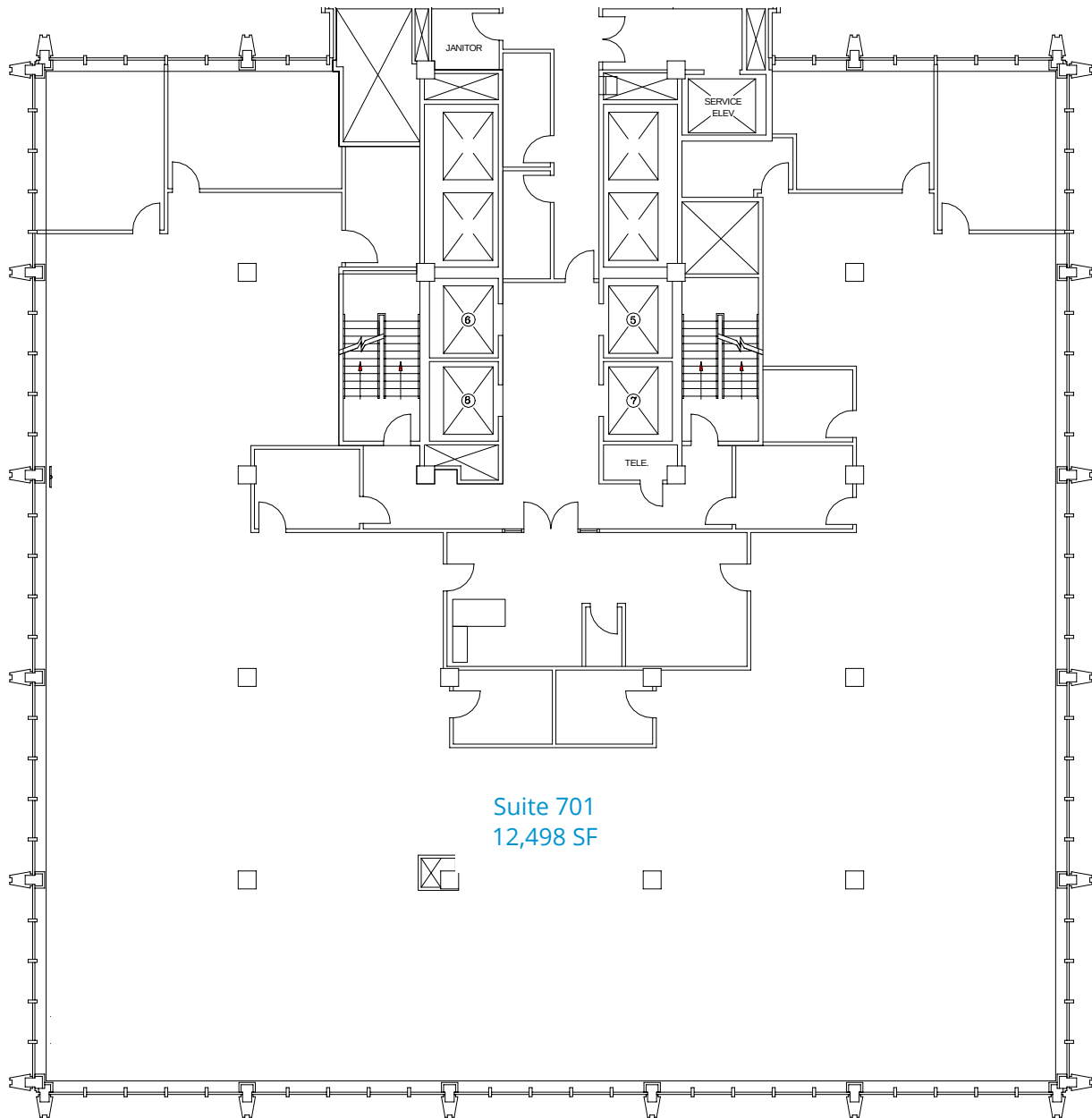


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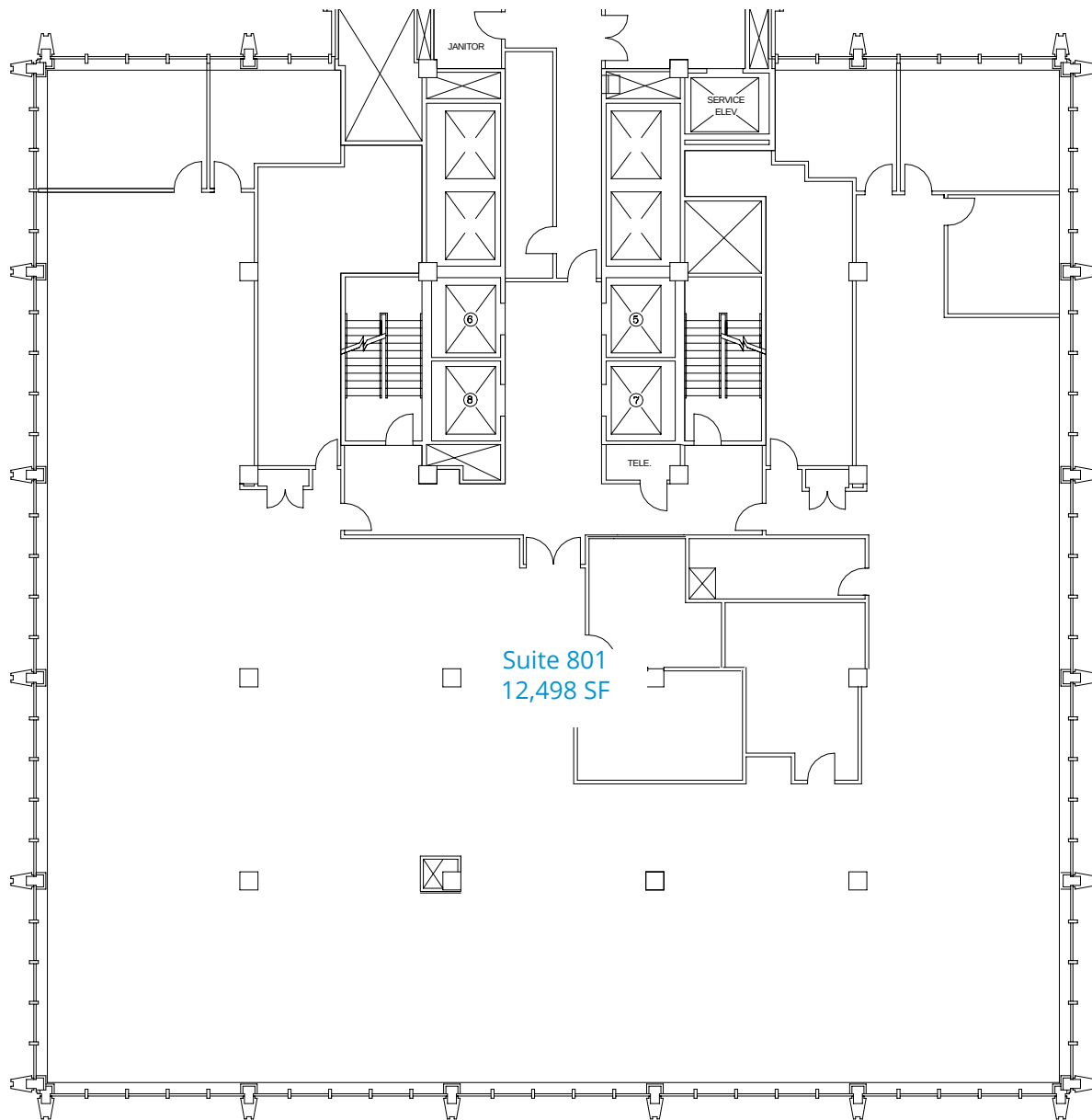


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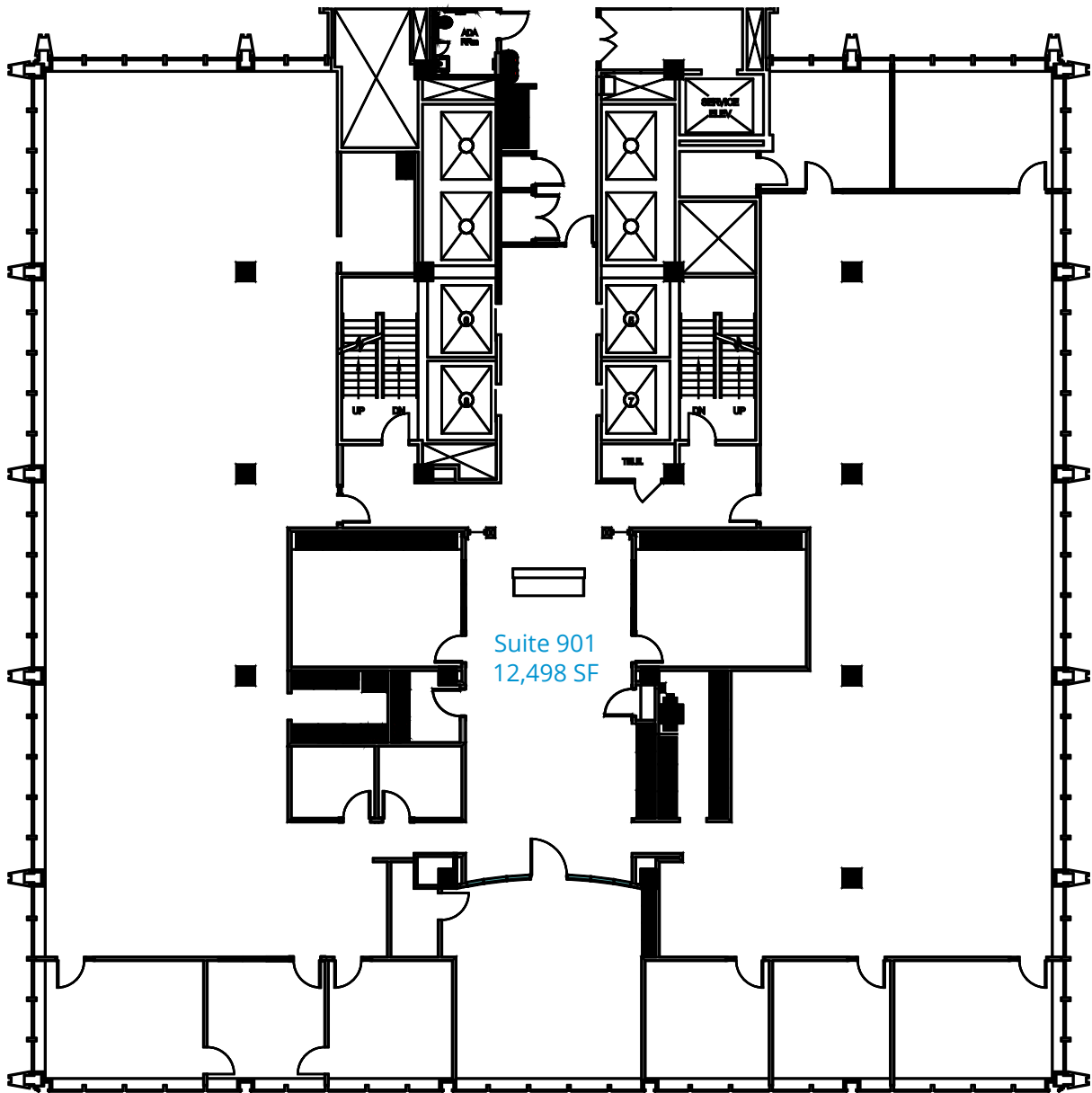




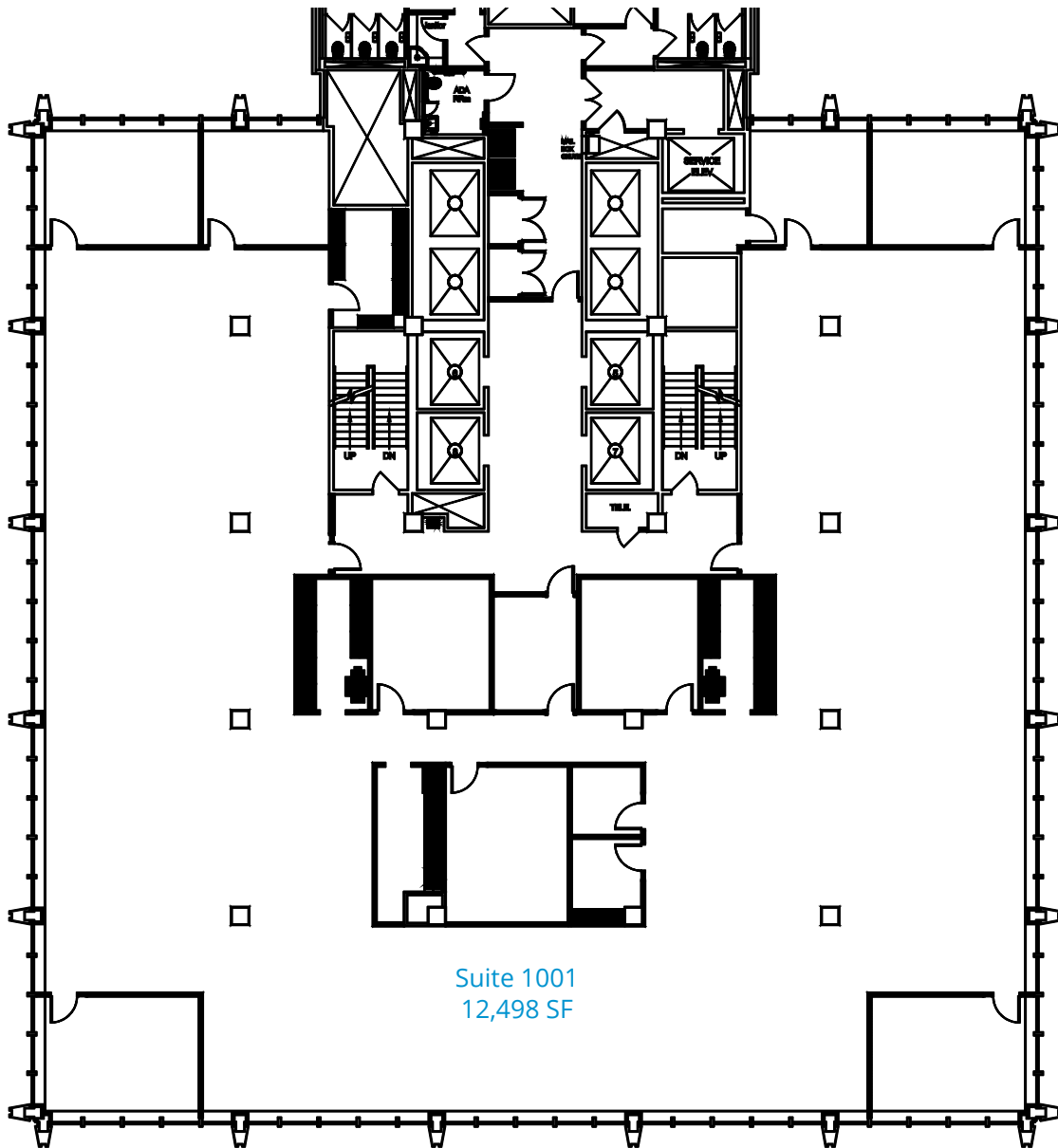
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116,161 RSF of contiguous office space



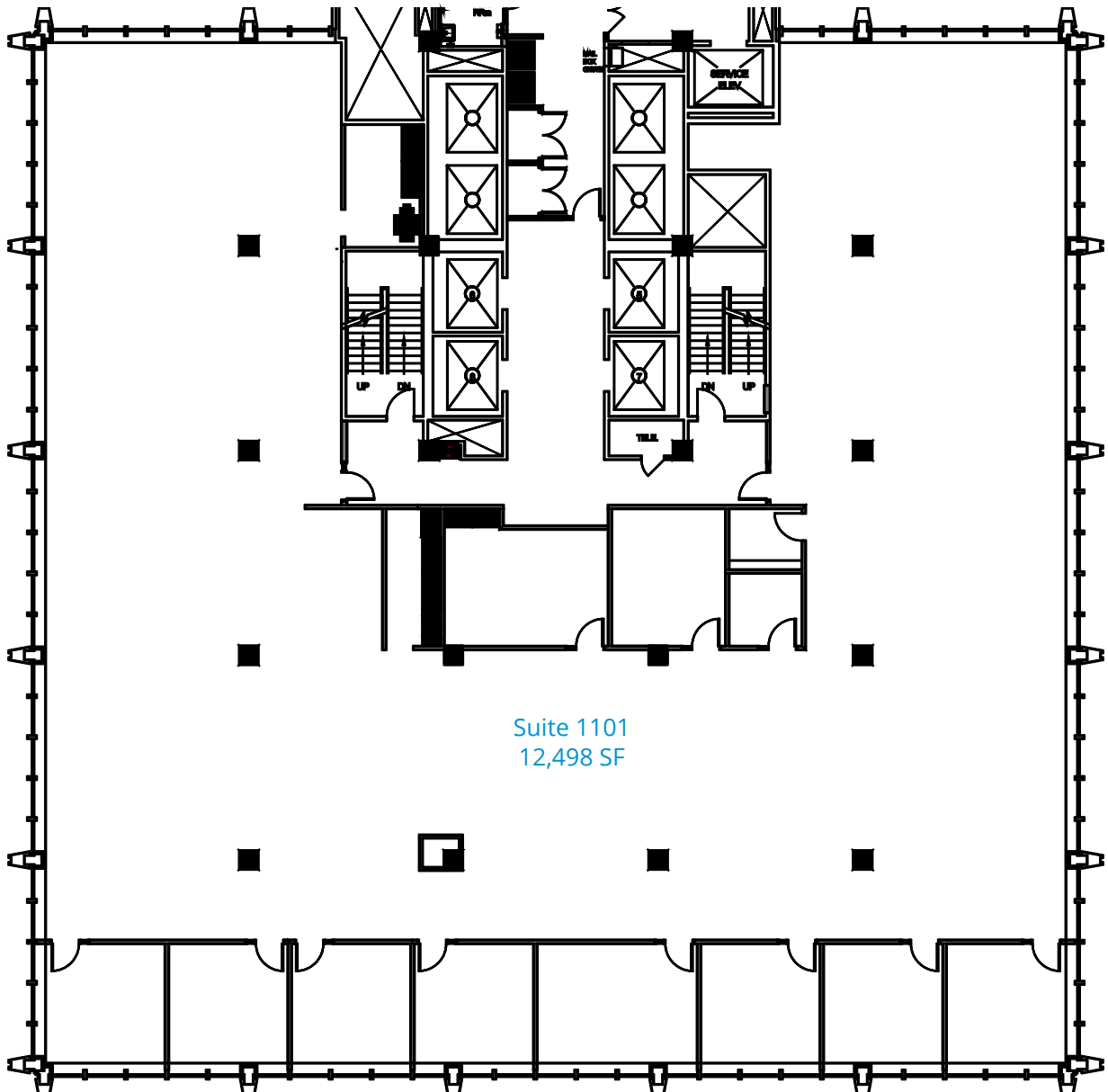
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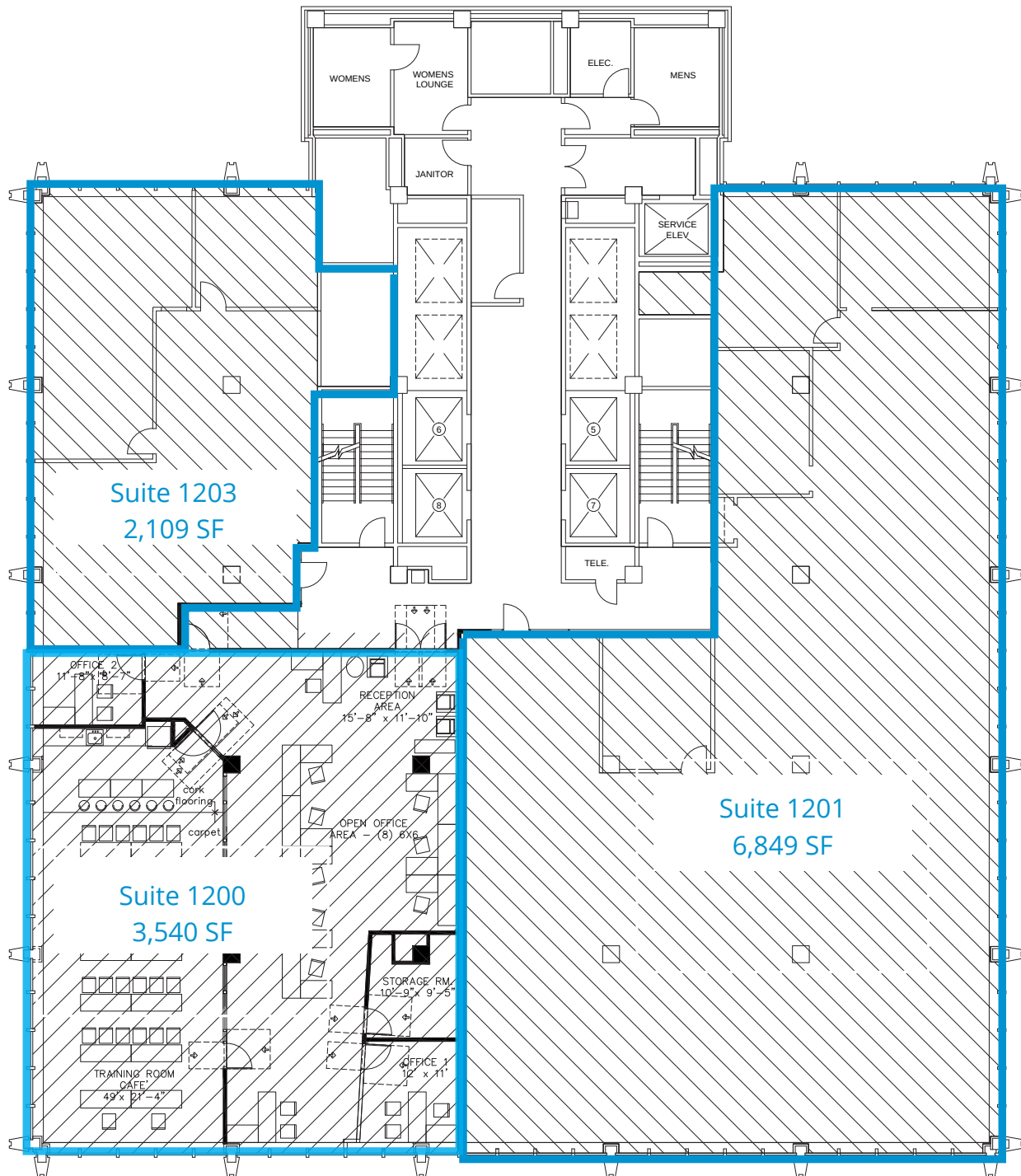
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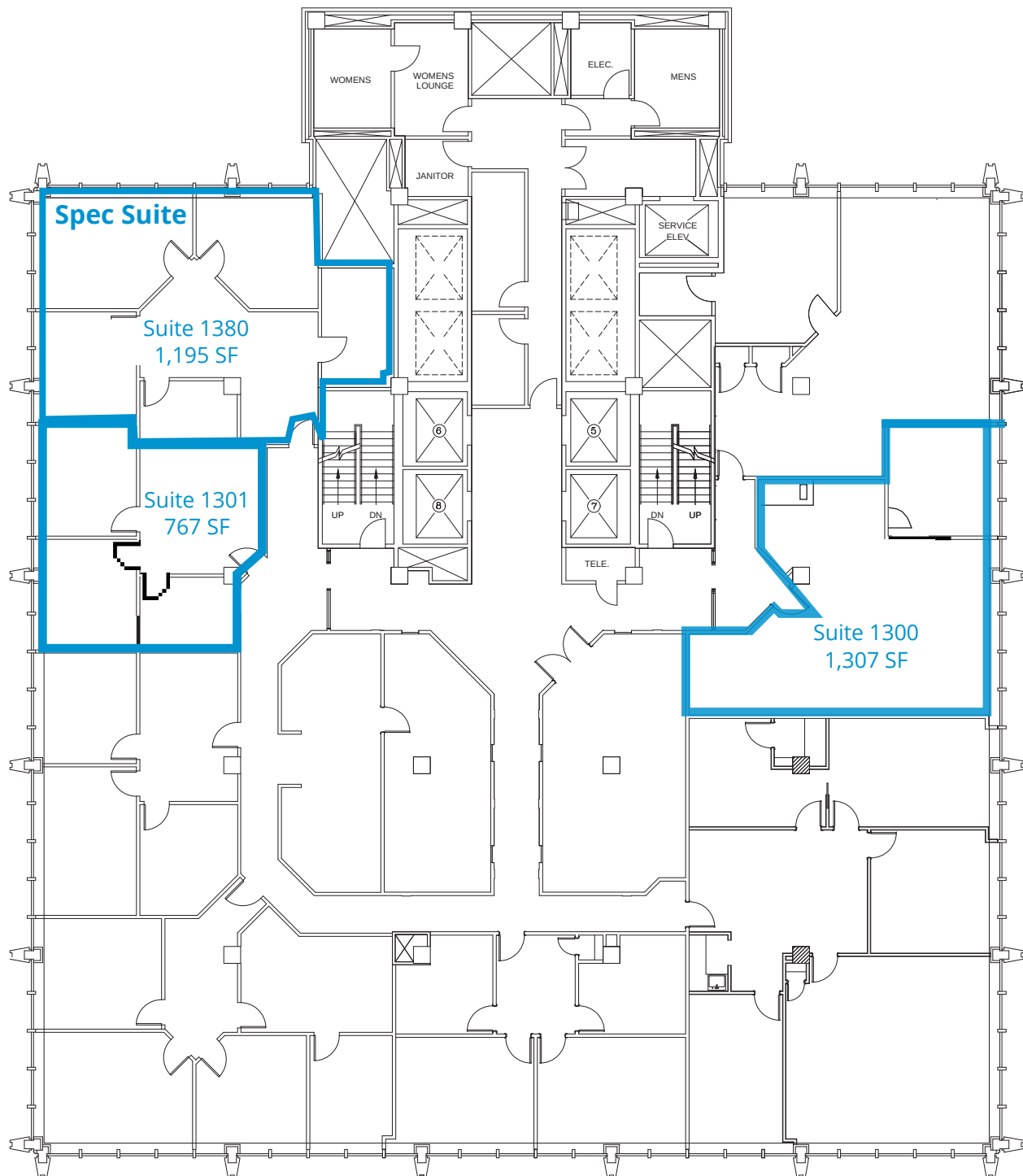


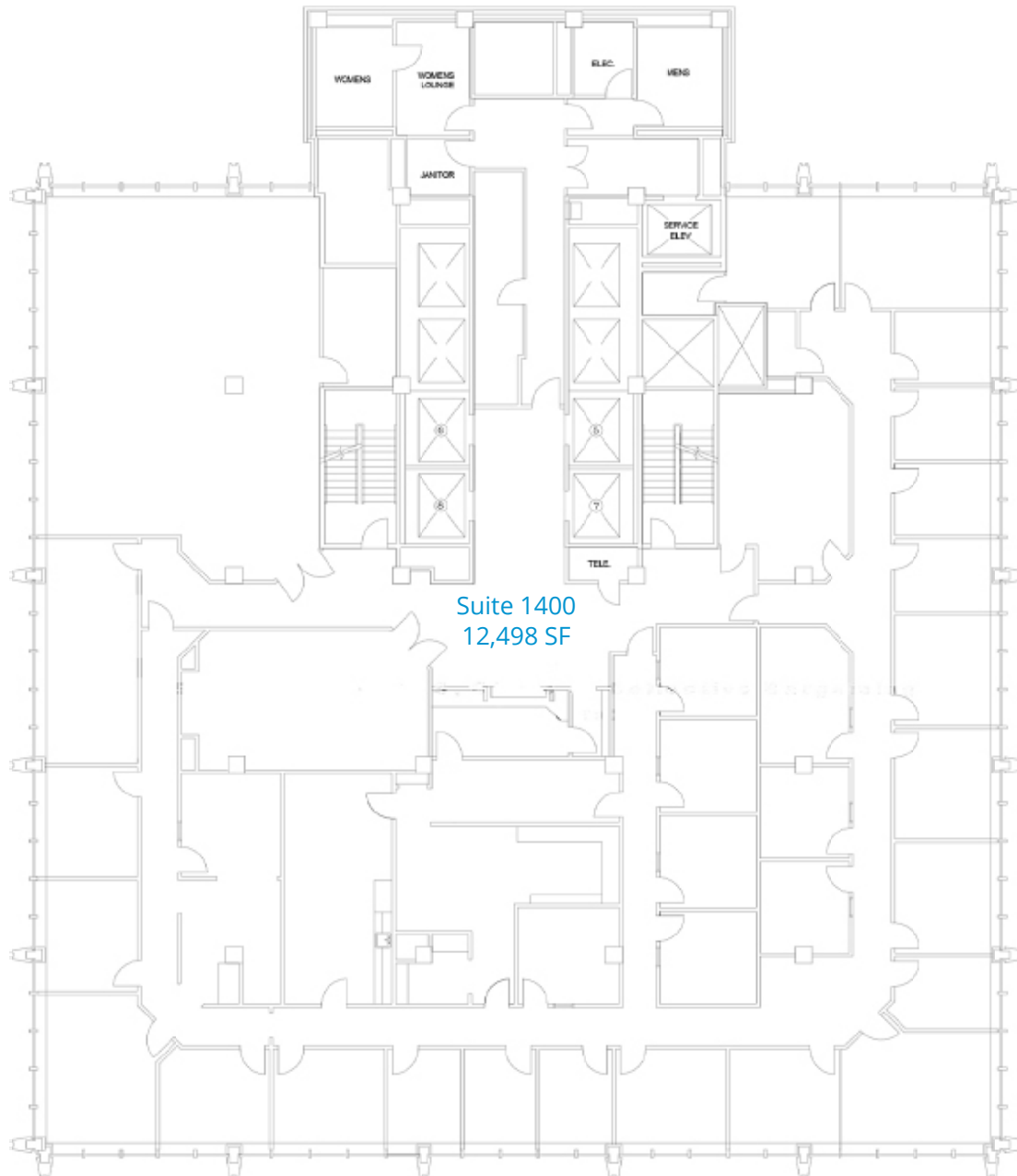
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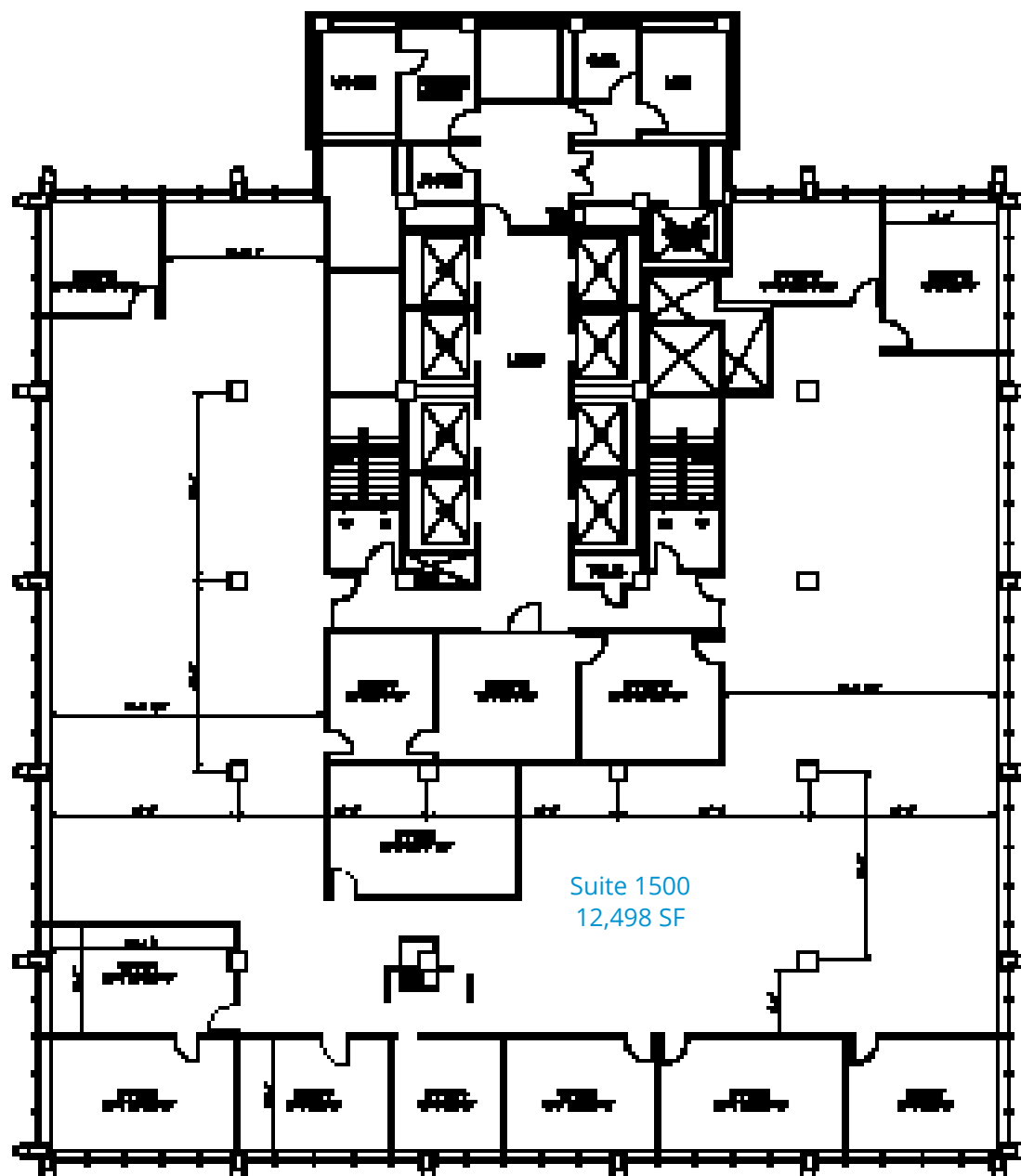






Furniture Available

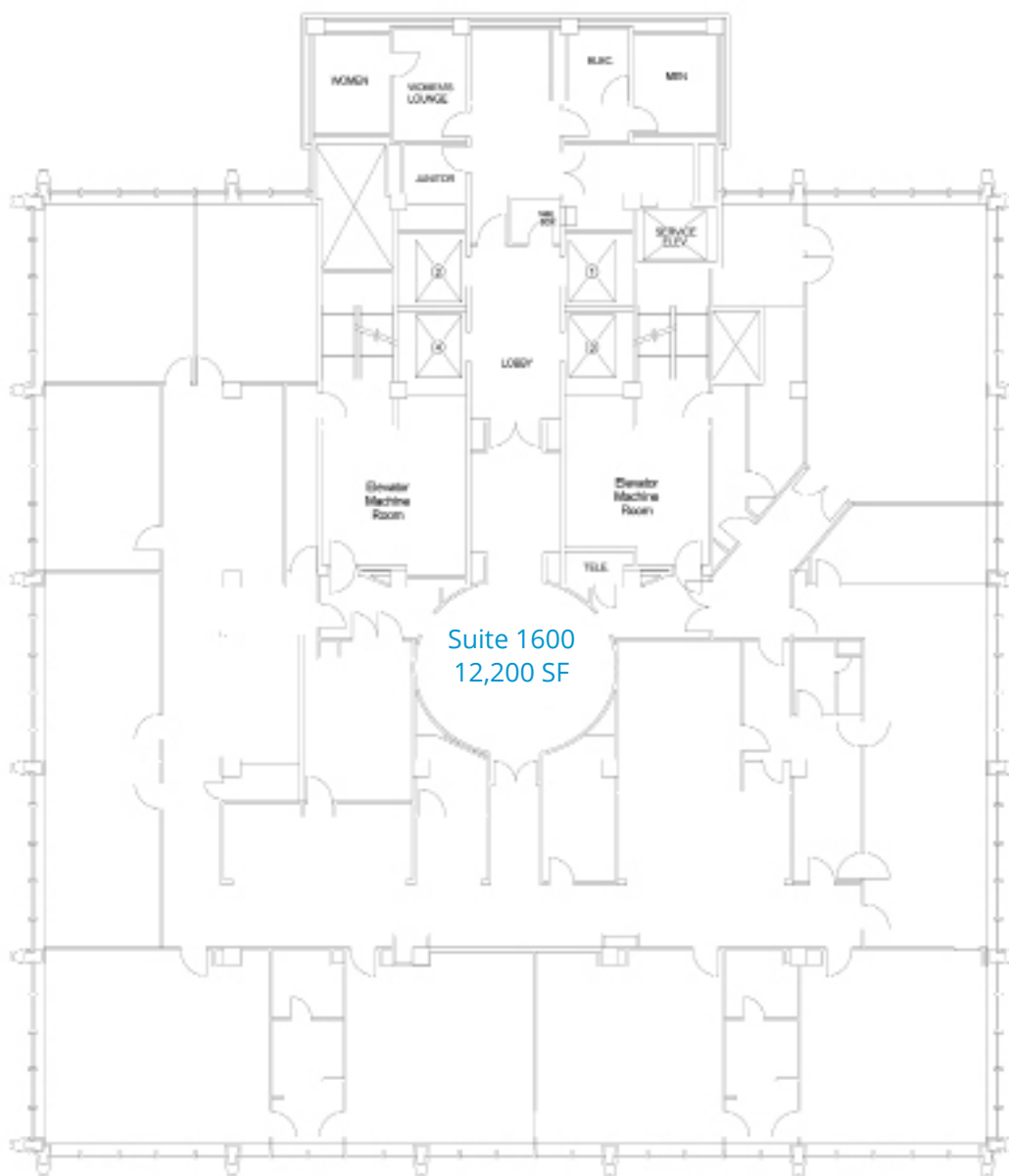
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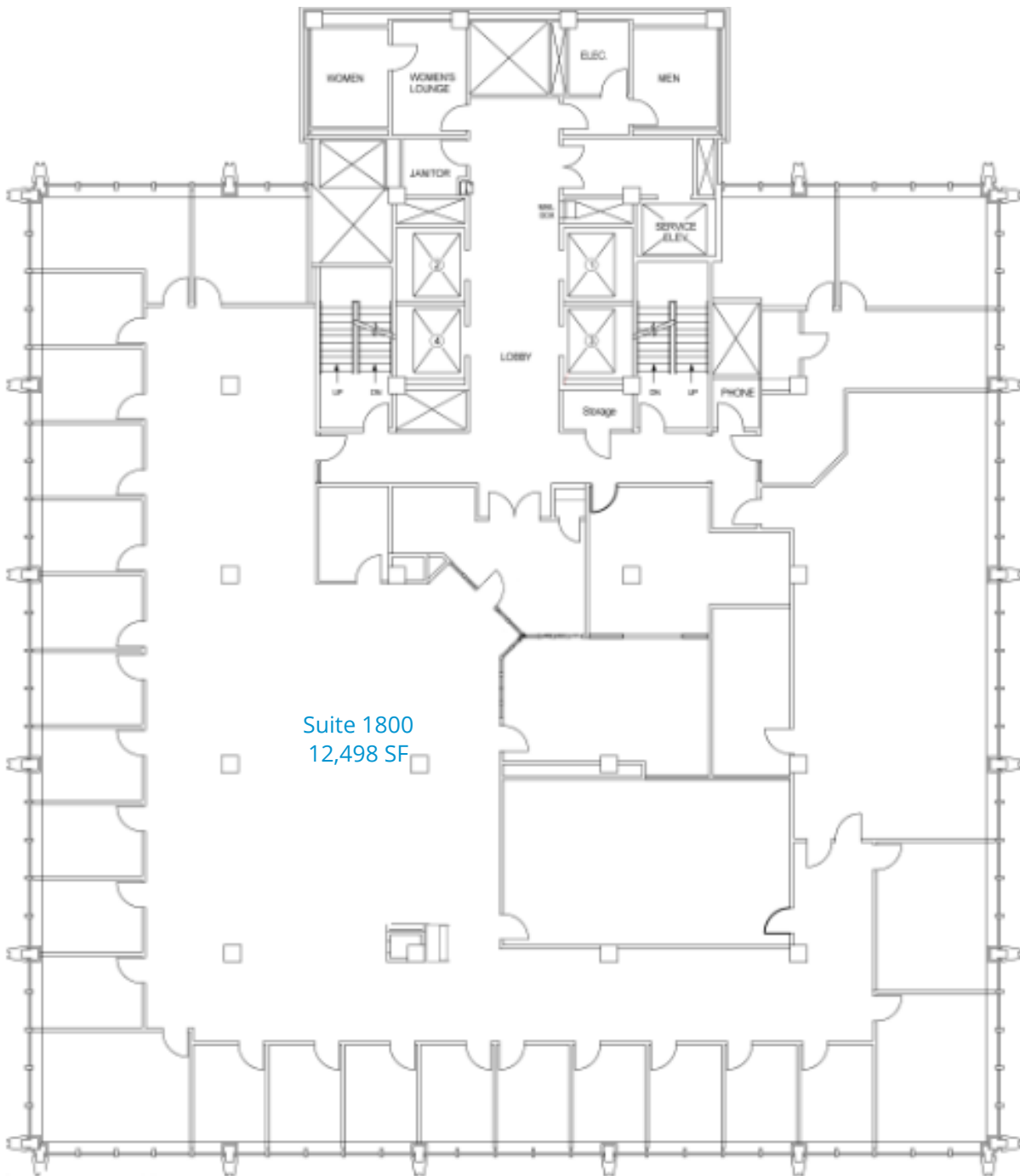
Suite 1500
12,498 SF

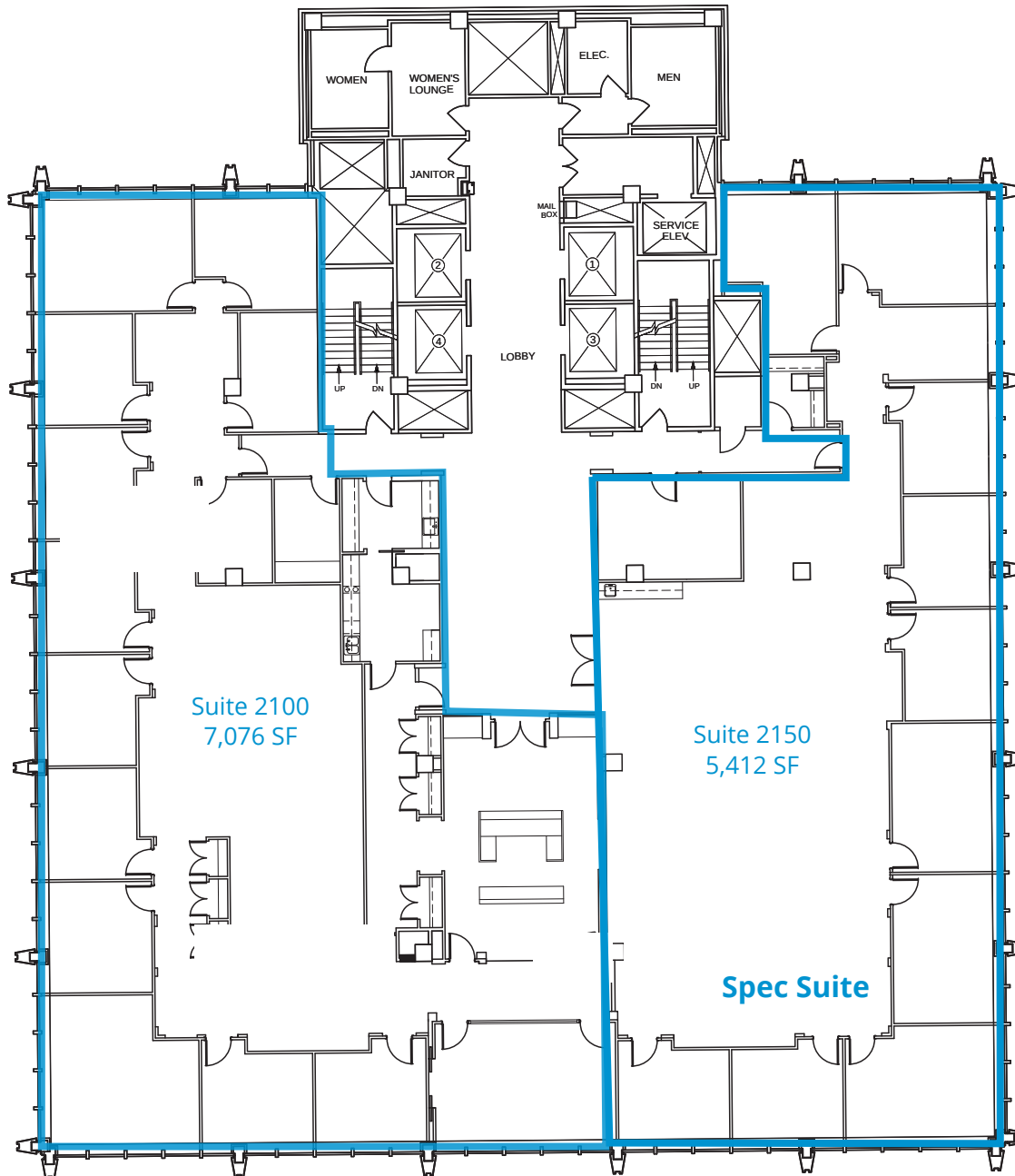
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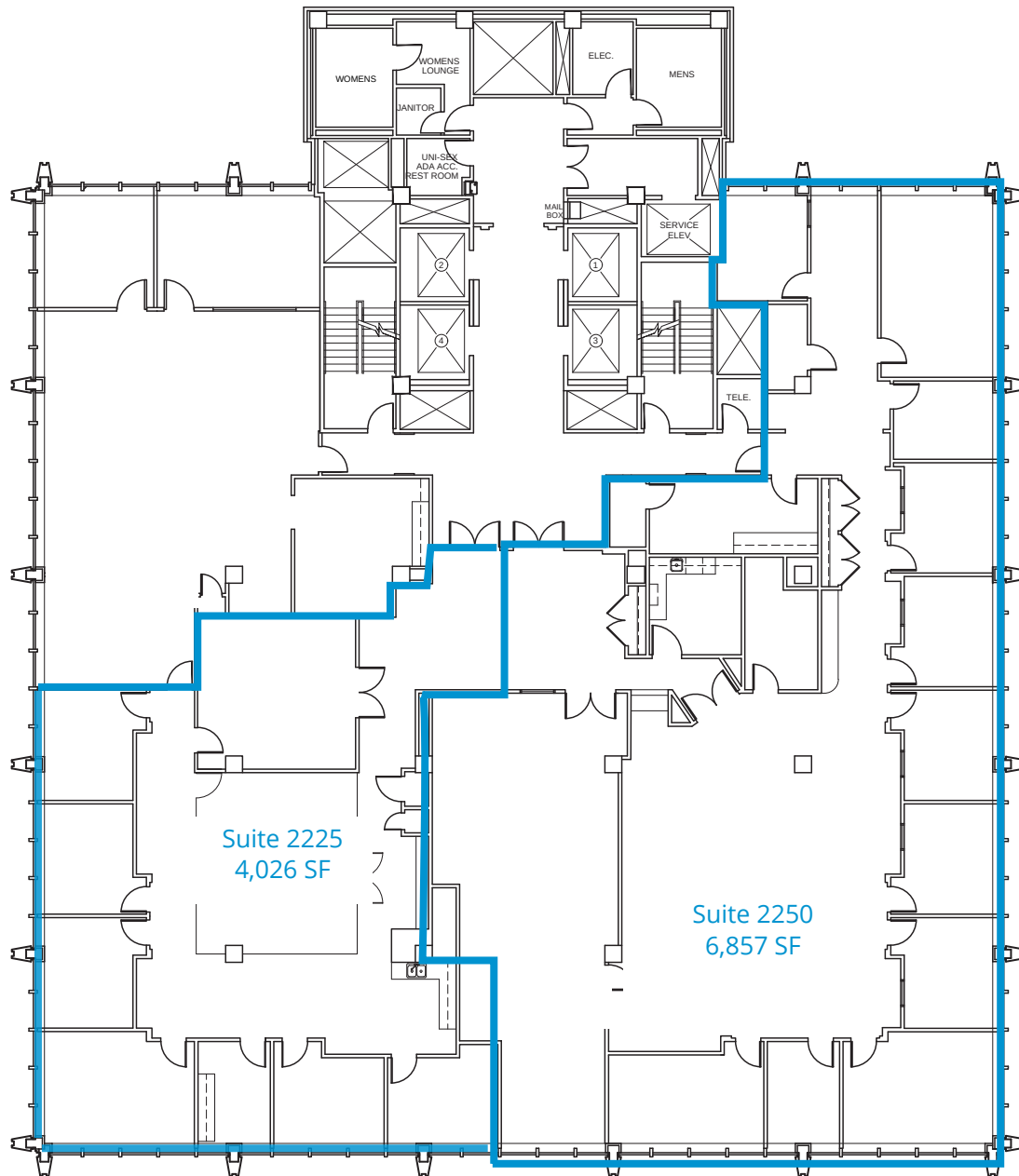
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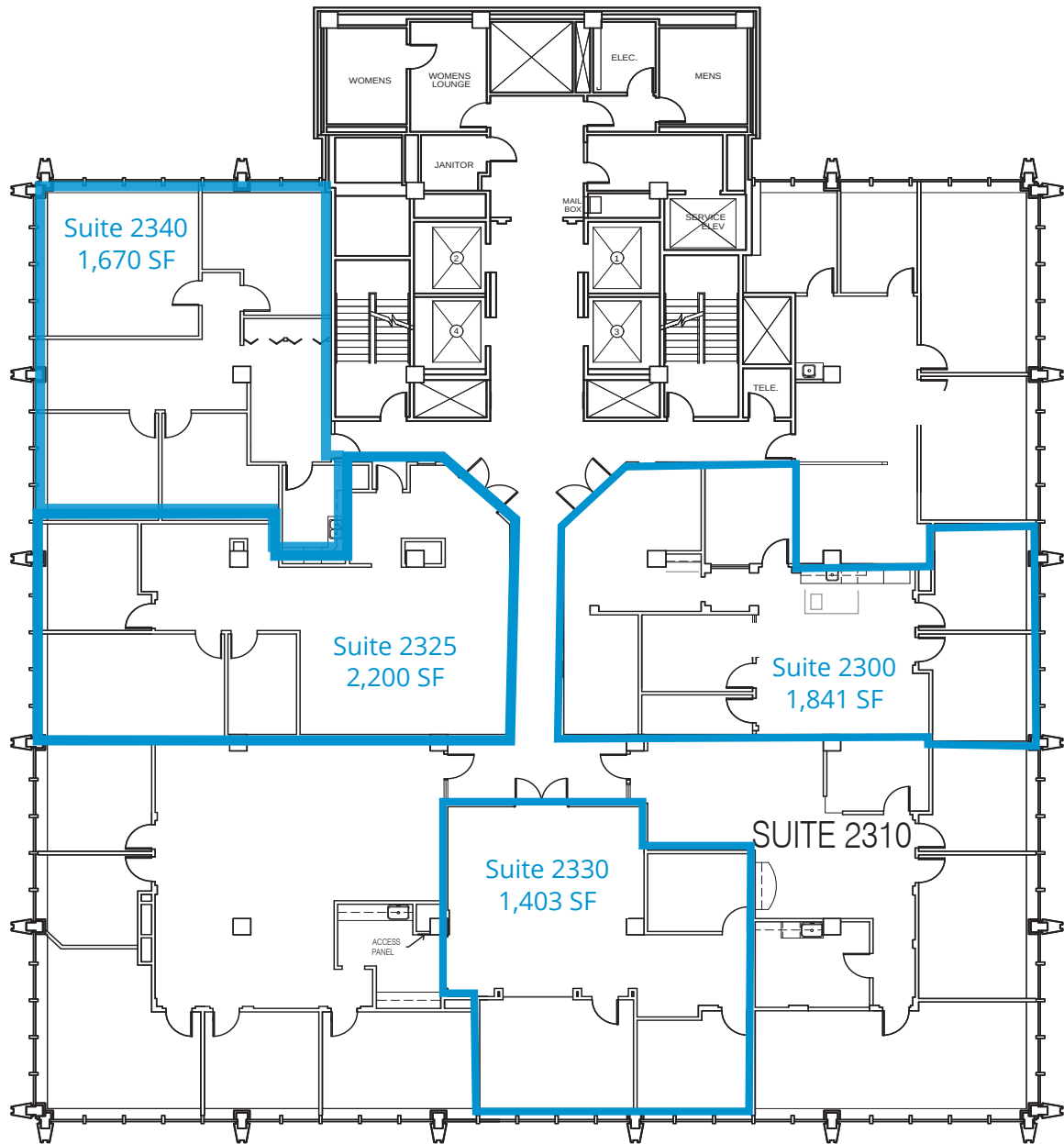


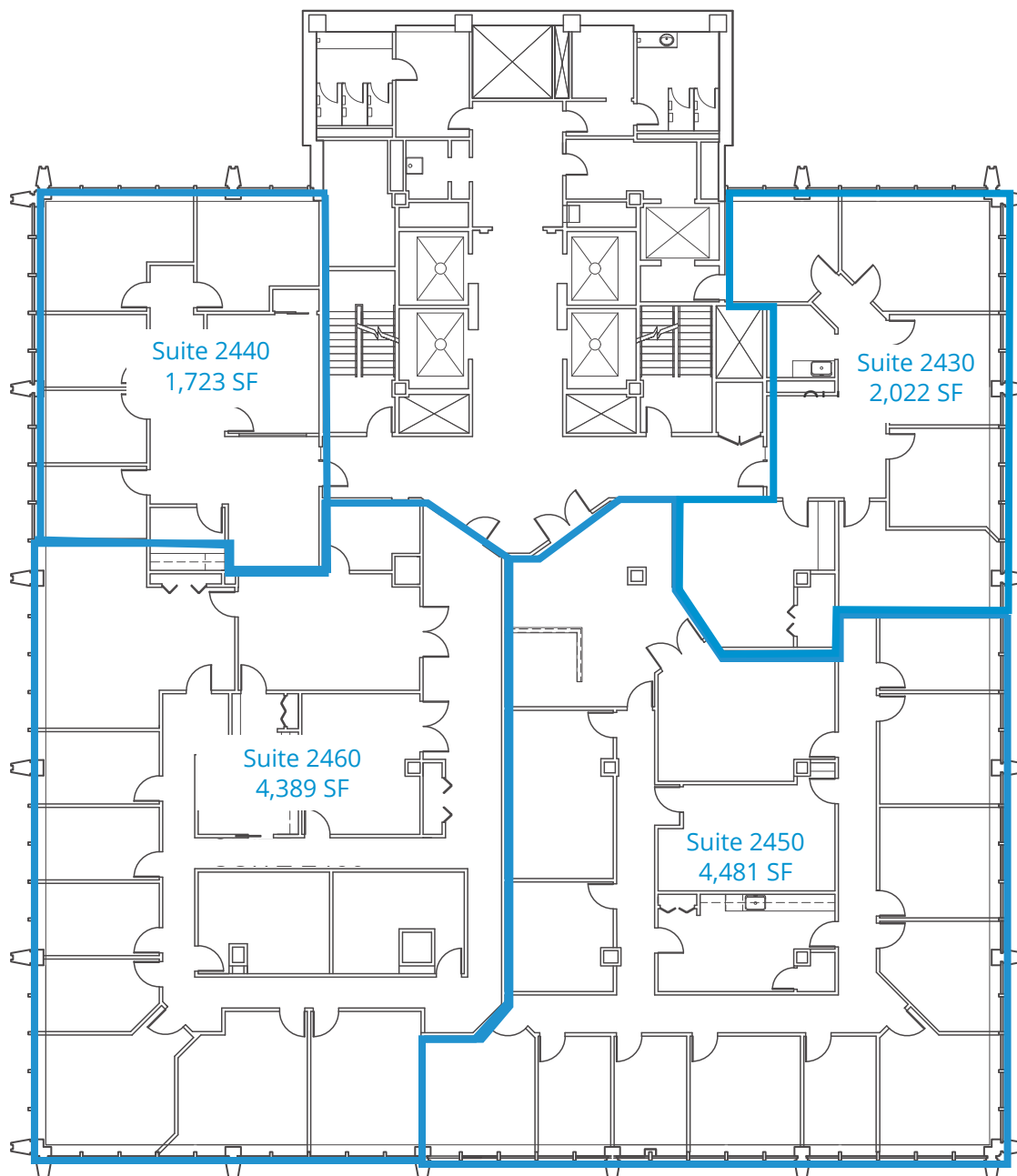
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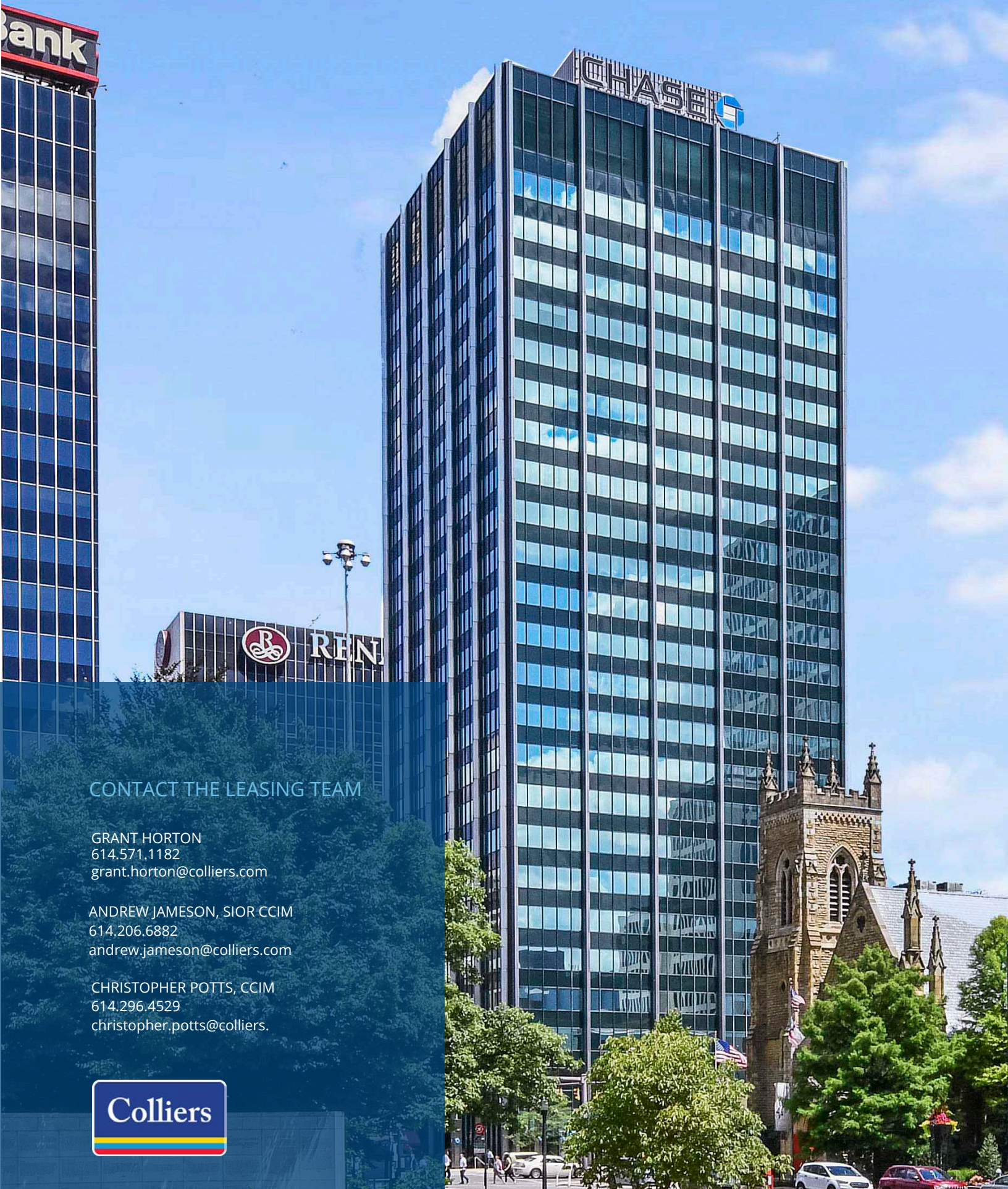




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