



65 EAST
STATE

BE WHERE
IT HAPPENS.

Hub 65

Amenities

- Golf/gaming simulator
- Event space
- Common conference rooms
 - Training room
 - Fitness center
 - Group fitness room

Find it all on the 16th floor...



1,000 Car
Underground
Garage



Class A
Recently
renovated office
building



Energy Efficient
Energy Star
Certified
2007 & 2014



Amenities
Within
Walking
Distance



Community
Conference
Center

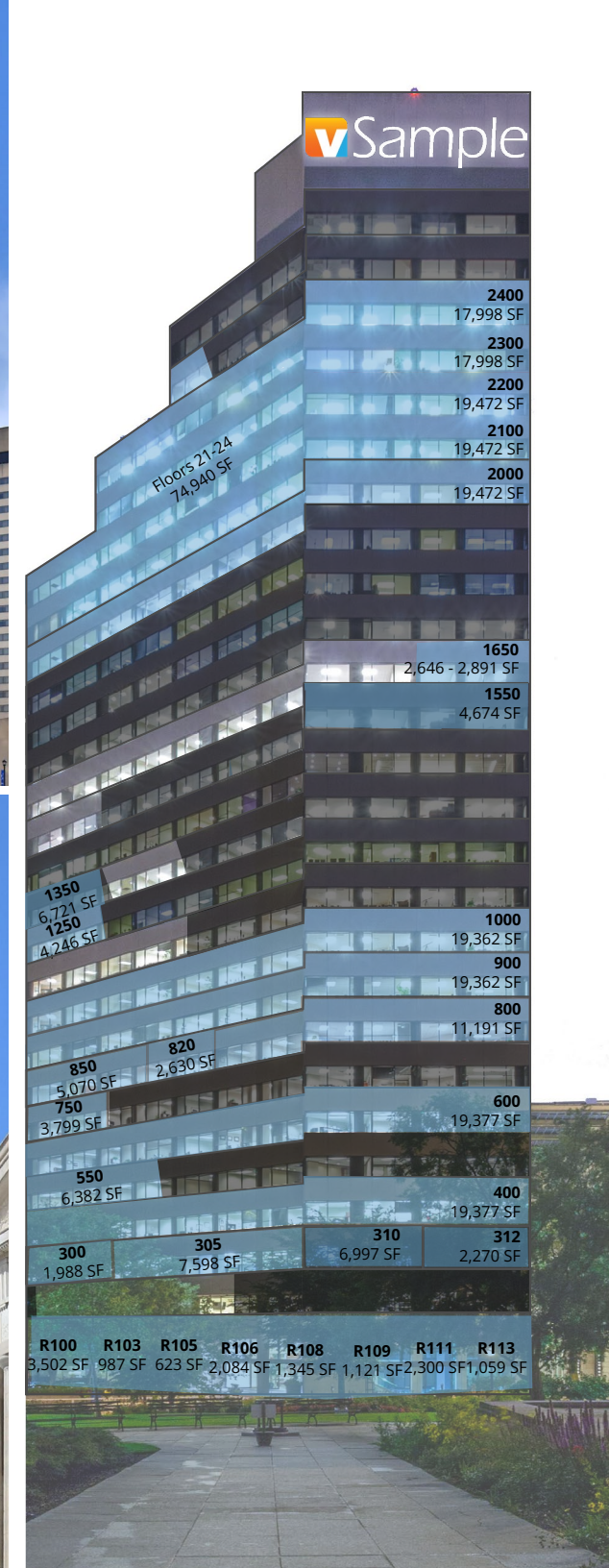
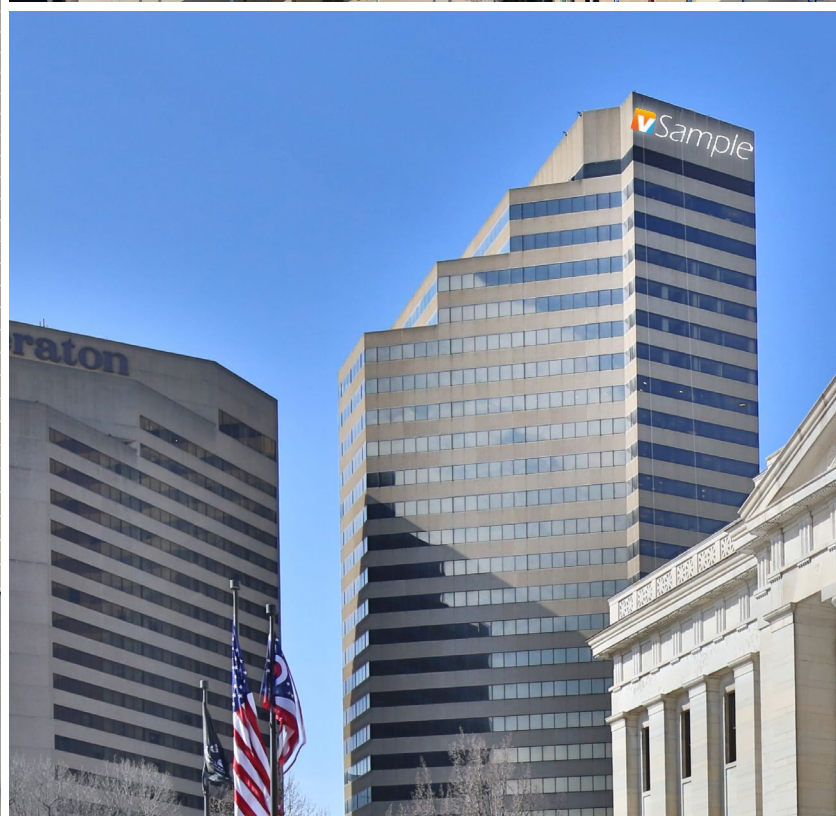


Security
24-Hour
Key Card
Access



Building Availability

Building signage available for anchor tenant



Floors 21-24 74,940 SF		2400 17,998 SF					
		2300 17,998 SF					
		2200 19,472 SF					
		2100 19,472 SF					
		2000 19,472 SF					
		1650 2,646 - 2,891 SF					
		1550 4,674 SF					
1350 6,721 SF		1000 19,362 SF					
1250 4,246 SF		900 19,362 SF					
		800 11,191 SF					
850 5,070 SF	820 2,630 SF						
750 3,799 SF		600 19,377 SF					
550 6,382 SF		400 19,377 SF					
300 1,988 SF	305 7,598 SF	310 6,997 SF					
		312 2,270 SF					
R100 3,502 SF	R103 987 SF	R105 623 SF	R106 2,084 SF	R108 1,345 SF	R109 1,121 SF	R111 2,300 SF	R113 1,059 SF

Suites Available up to 6,000 RSF

<i>Suite L100</i>	3,502 RSF	Office/retail space
<i>Suite R103</i>	987 RSF	Retail; former gift shop
<i>Suite R105</i>	623 RSF	Efficient first floor suite
<i>Suite R106</i>	2,084 RSF	Office/retail space
<i>Suite R108</i>	1,345 RSF	Retail; fully built out dental space
<i>Suite R109</i>	1,121 RSF	Small suite with easy access to the Columbus Commons
<i>Suite R111</i>	2,300 RSF	Former restaurant space
<i>Suite R113</i>	1,059 RSF	Ideal small suite off the main door entrance
<i>Suite 300</i>	1,988 RSF	Efficient suite with 5 private offices
<i>Suite 310</i>	6,997 RSF	Some open space with perimeter offices
<i>Suite 312</i>	2,270 RSF	Ideal small suite with lots of glass
<i>Suite 750</i>	3,799 RSF	Perimeter hard wall offices; overlooks the Commons
<i>Suite 820</i>	2,630 RSF	Mostly open space. <i>Can combine with Suite 850 for a total of 5,794 SF.</i>
<i>Suite 860</i>	3,164 RSF	Mostly private offices. <i>Can combine with Suite 820 for a total of 5,794 SF.</i>
<i>Suite 1250</i>	4,246 RSF	Mix of offices and open space; overlooks the Commons
<i>Suite 1550</i>	4,674 RSF	Some open space with perimeter offices
<i>Suite 1650</i>	2,646 - 2,891 RSF	Some open space with perimeter offices

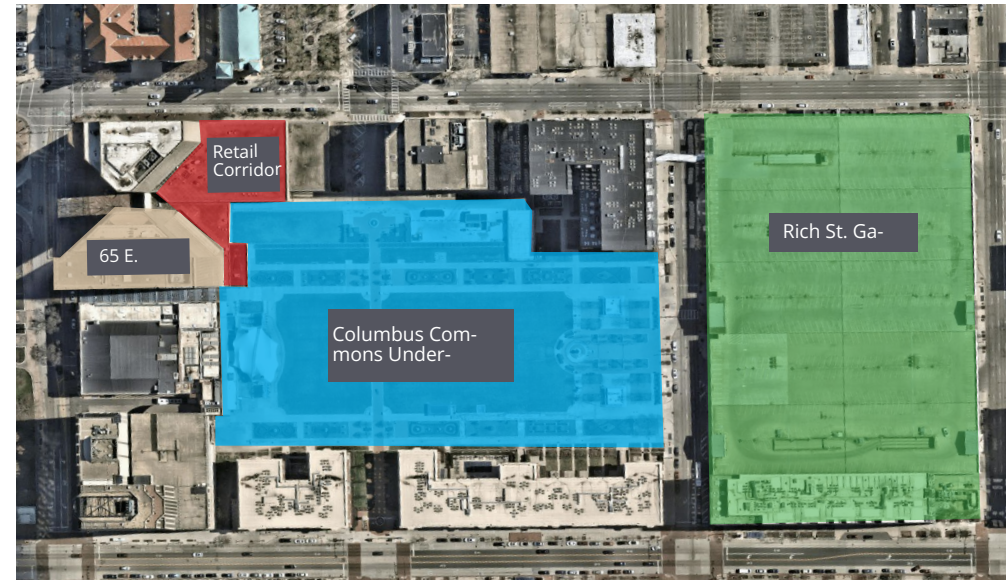
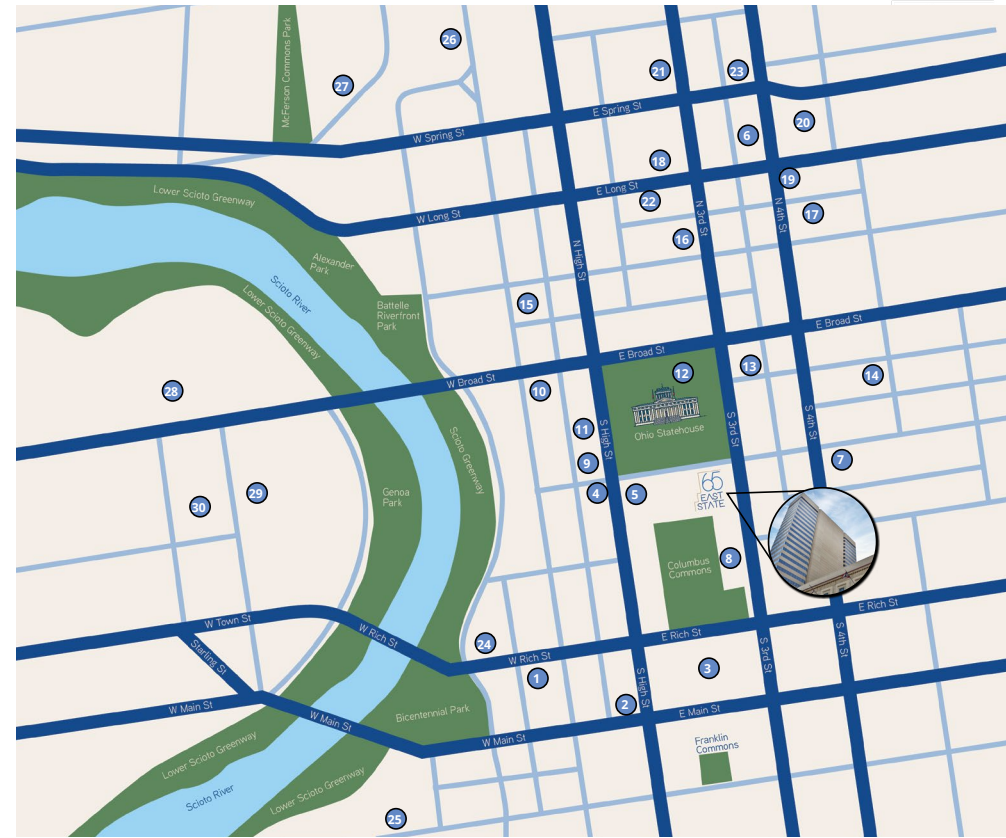
Large Suites Available up to 67,524 Contiguous RSF

<i>Suite 305</i>	7,598 RSF	Some open space with perimeter offices
<i>Suite 400</i>	19,377 RSF	Perimeter hard wall offices; <i>divisible</i>
<i>Suite 550</i>	6,382 RSF	Mostly open space with several offices
<i>Suite 600</i>	19,377 RSF	White box condition; <i>divisible</i>
<i>Suite 800</i>	11,191 RSF	Can be combined with suites 820 and 860 up to 16,985 RSF
<i>Suite 900</i>	19,362 RSF	Mostly hard wall offices; <i>divisible</i>
<i>Suite 1000</i>	19,362 RSF	Mostly hard wall offices; <i>divisible</i>
<i>Suite 1910</i>	8,327 RSF	Mostly private offices with conference and training rooms
<i>Suite 2000</i>	19,472 RSF	Mostly hard wall offices; <i>divisible - available 7/1/2027</i>
<i>Suite 2110</i>	12,056 RSF	Partially built out space intended for WeWork. Great opportunity for the next tenant.
<i>Suite 2200</i>	19,472 RSF	
<i>Suite 2300</i>	17,998 RSF	
<i>Suite 2400</i>	17,998 RSF	

Asking Rate: \$21.95-\$24.95 PSF MG

Parking Options

	Parking Location	Spaces	Monthly	Monthly	Daily
1	RiverSouth Parking Garage	773	\$105	\$170	\$2 - 12
2	269 S High St	41	\$40	-	\$3 - 7
3	Columbus Commons Main	3,677	\$110	\$170	\$1 - 12
4	107 S High St	115	\$195	\$230	\$8 - 15
5	Fifth Third Building	428	\$195	\$250	\$3 - 13
6	General Tire Lot	59	\$100	-	\$6
7	185 - 201 E State St	100	\$100	-	\$3 - 7
8	Columbus Commons Underground	954	\$180	\$250	\$3 - 17
9	Riffe Center	500	-	-	\$2 - 13
10	Huntington Plaza	220	-	-	\$2 - 20
11	Huntington Center Garage	1,000	\$190	-	\$2 - 20
12	Ohio State House	1,200	-	-	\$2 - 14
13	Galleria Garage	94	-	-	\$2 - 14
14	Capital Plaza Garage	1,475	\$140	\$200	\$1 - 9
15	LeVeque Tower	1,157	\$230	\$400	\$5 - 20
16	3rd and Gay Bank Lot	75	-	-	\$4 - 15
17	Fourth and Elm Garage	680	\$110	\$170	\$2 - 10
18	60 E Long St	564	\$95	\$215	\$6 - 20
19	110 N 4th and Long St	60	-	-	\$3 - 8
20	168 N 4th St	162	\$100	-	\$3 - 8
21	74 E Spring St	88	-	\$60	\$5
22	Buckeye Garage	755	\$150	\$225	\$2 - 20
23	201 - 203 N 4th St	44	\$100	-	\$3 - 8
24	200 Civic Center	484	\$135	-	-
25	2 Miranova Pl	744	-	-	\$6
26	Front St Garage	3,150	-	-	\$5 - 20
27	245 Marconi Blvd	189	-	-	\$3 - 12
28	Veterans Memorial Lot	1,178	\$46	-	\$5 - 7
29	COSI Lot	616	-	-	\$5 - 8
30	330 Rush Alley	485	\$60	-	\$4-10
		21,067	\$125 avg	\$213 (avg)	\$3 - 13 (avg)



Attached underground parking (access via retail corridor in the building)

65
EAST
STATE



[Click for Virtual Tour](#)
(Suite R108)

STALEY
SHOE
REPAIR

SUITE R106
2,084 SF

SUITE
R109
1,121 SF

COMMON RESTROOMS

SUITE R111
2,300 SF

SUITE R113
1,059 SF

ATM
L101

Former Heartland
Bank branch

SUITE L100
3,502 SF



 [Click for Virtual Tour](#)
(Suite L100)

SUITE R105
623 SF



[Click for Virtual Tour](#)
(Suite R105 & R106)

RETAIL
SUITE R103
987 SF



[Click for Virtual Tour
\(Suite R103\)](#)

Market **win**
usually grow

Featured 1st Floor Availability

Suite L100



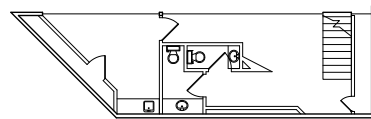
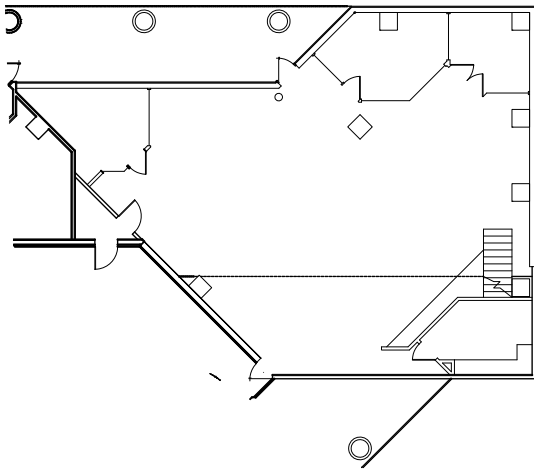
*Click for Virtual Tour
(Suite L100)*

3,502 RSF (office/retail availability - former bank branch)

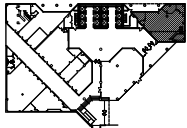
GALBREATH PAVILION

STATE HOUSE VIEW →

1st Floor



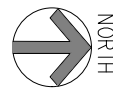
MEZZANINE



Building Key Plan

1st FLOOR N.T.S.

EAST STATE STREET

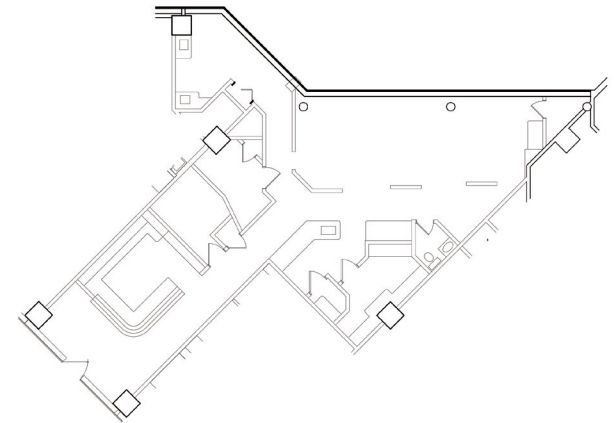


Suite R108



*Click for Virtual Tour
(Suite R108)*

1,345 RSF (fully built out dental space)

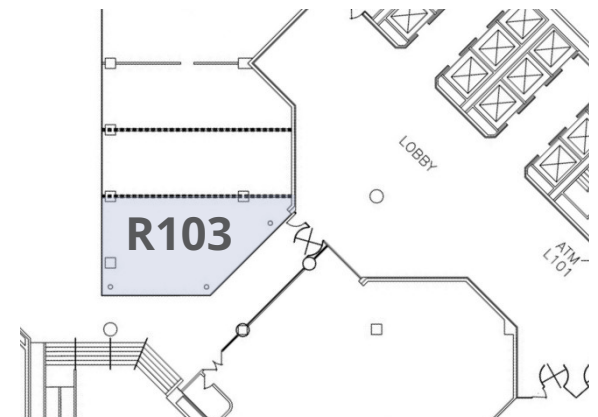


Suite R103



*Click for Virtual Tour
(Suite R103)*

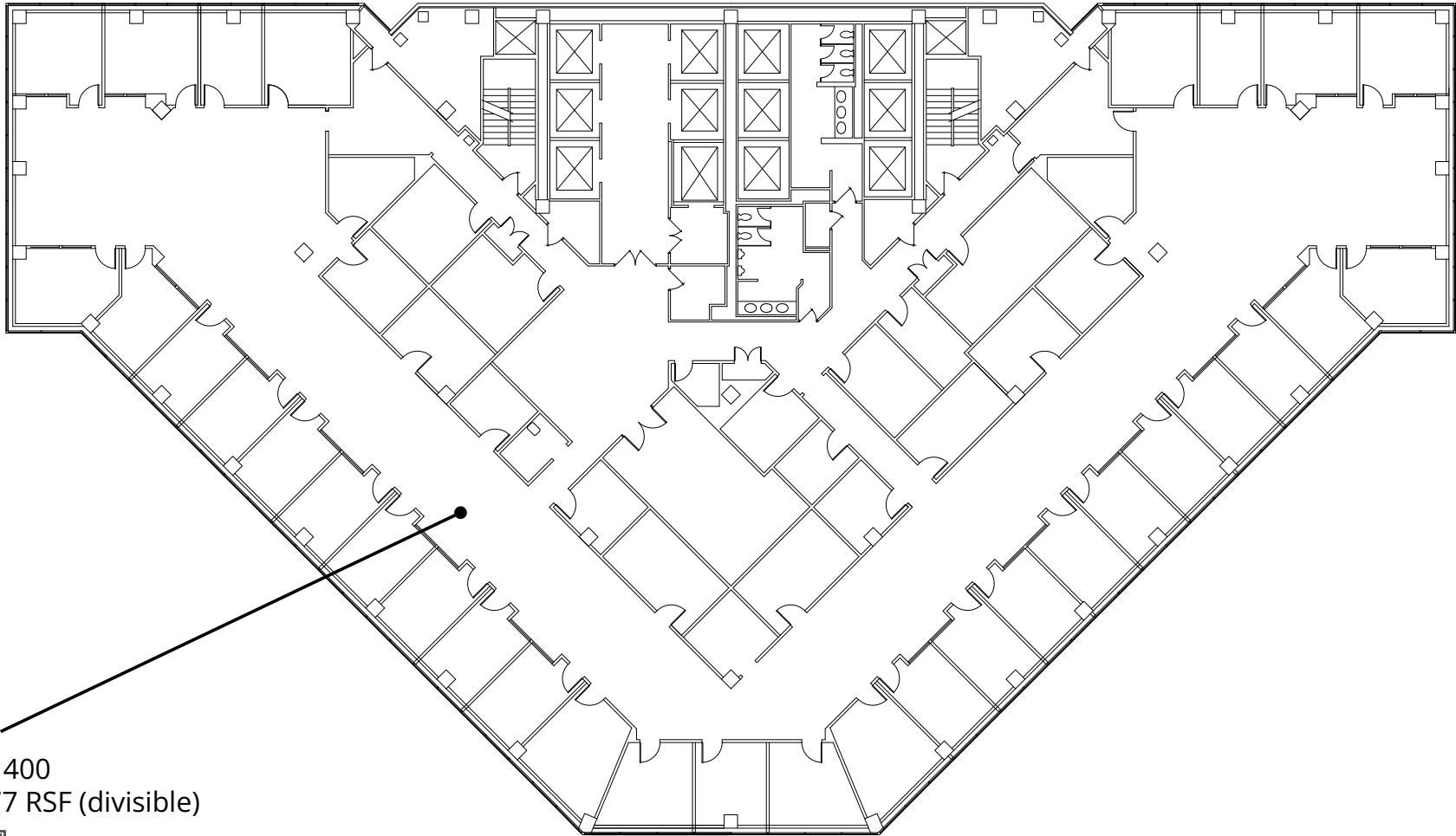
987 RSF (retail availability - former gift shop)



3rd Floor



4th Floor

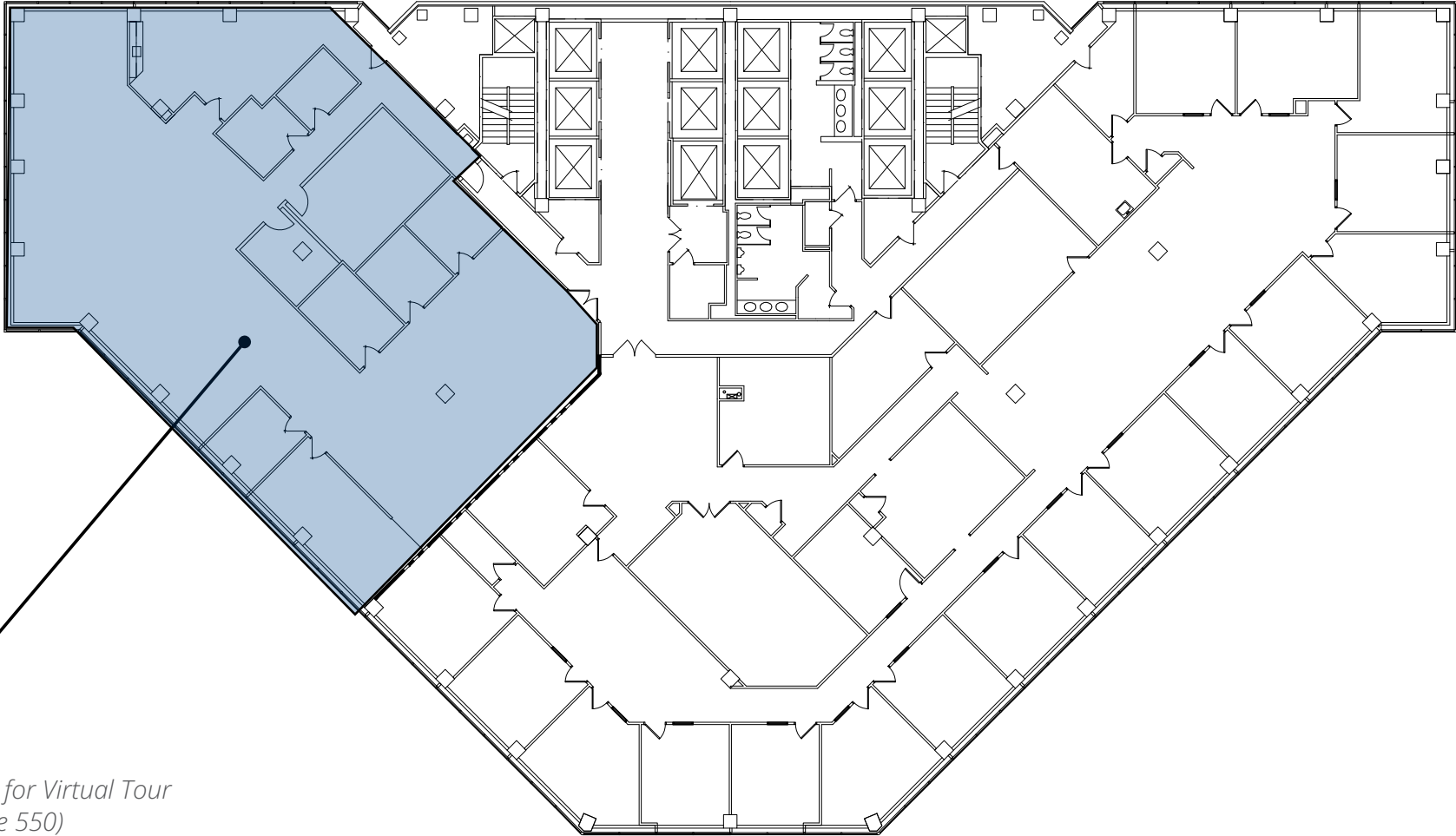


Suite 400
19,377 RSF (divisible)



*Click for Virtual Tour
(Suite 400)*

5th Floor

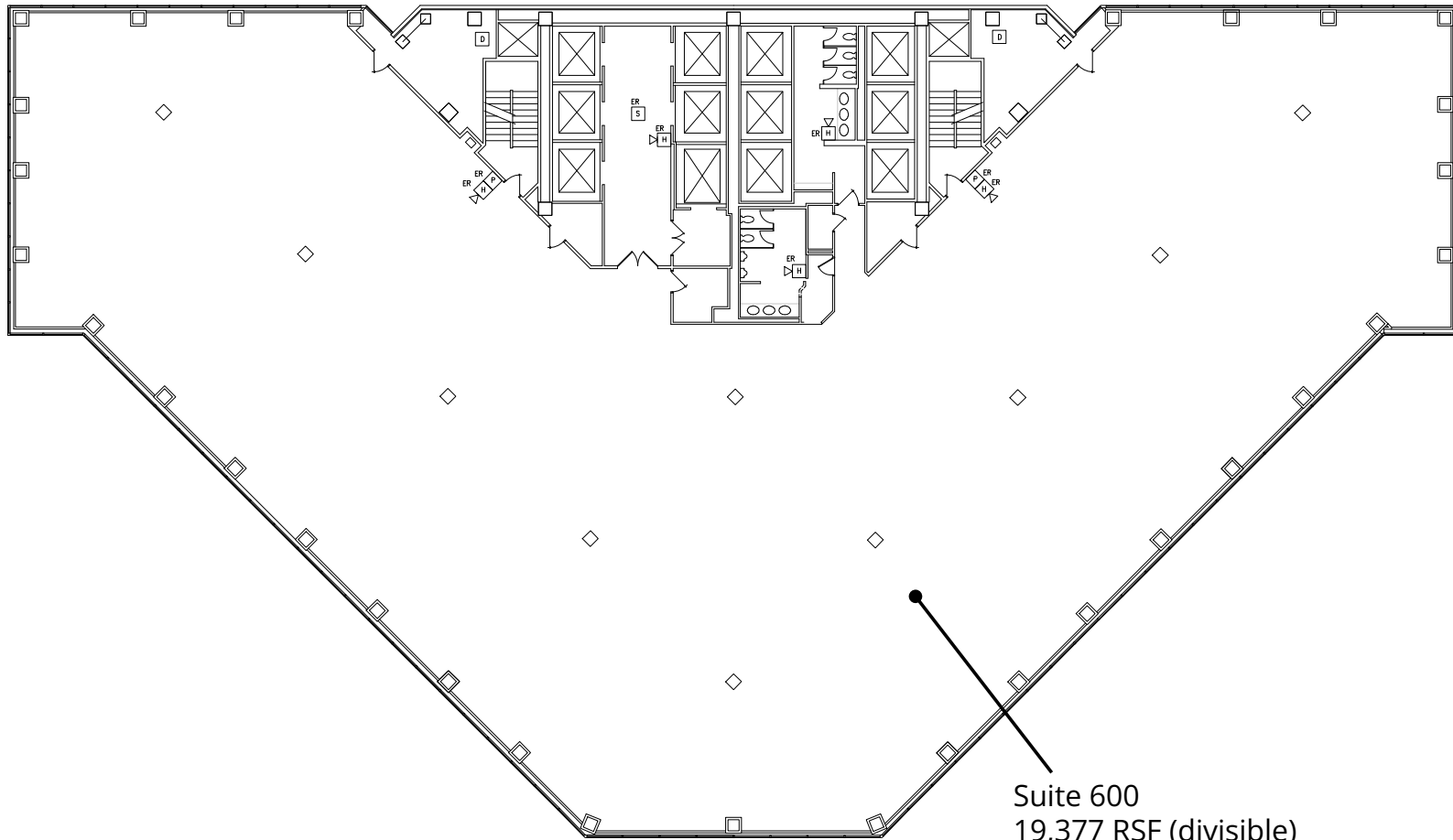


Suite 550
6,382 RSF



[Click for Virtual Tour
\(Suite 550\)](#)

6th Floor

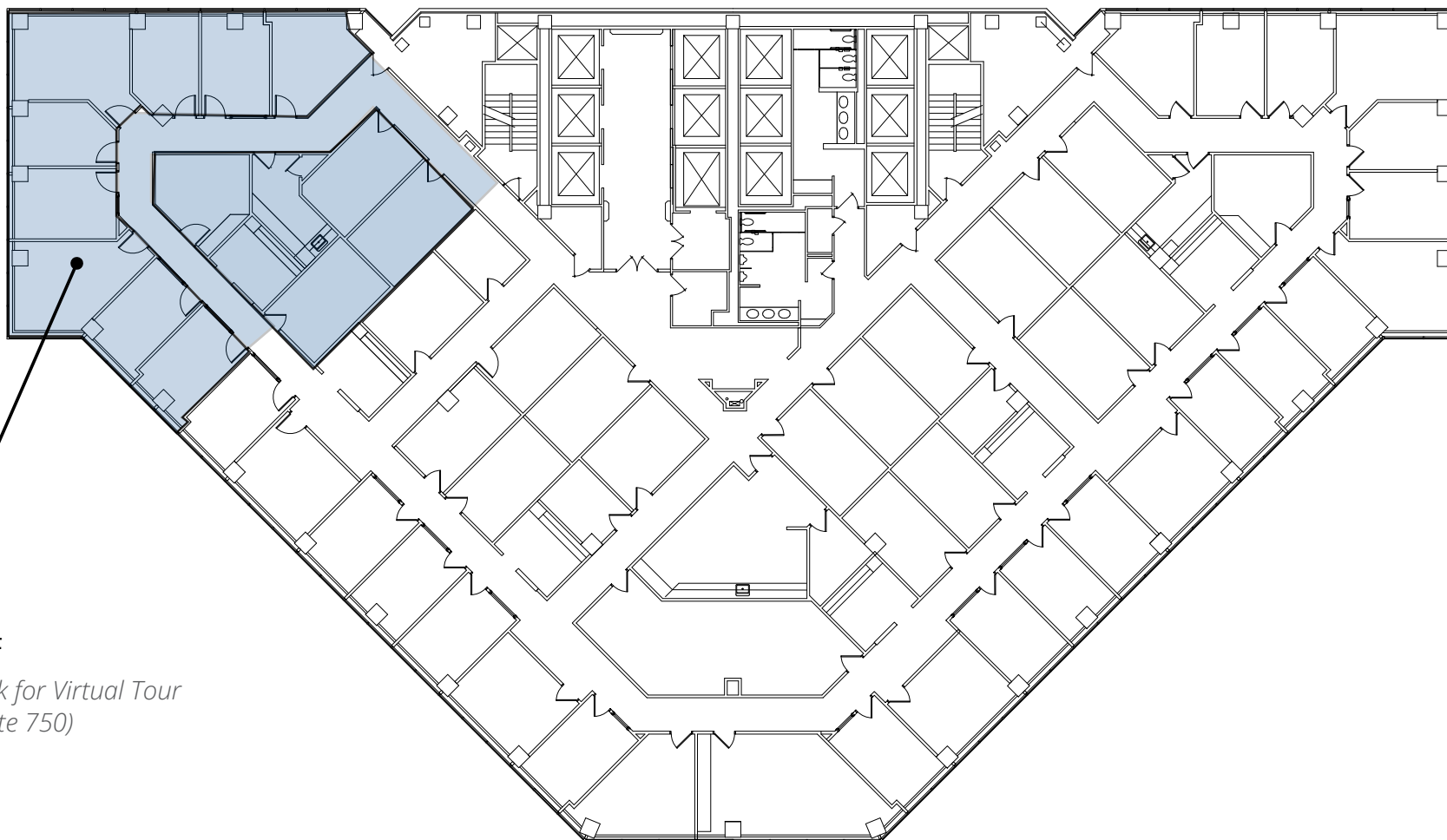


Suite 600
19,377 RSF (divisible)



*Click for Virtual Tour
(Suite 600)*

7th Floor



Suite 750
3,799 RSF



*Click for Virtual Tour
(Suite 750)*

8th Floor



Suite 860
3,164 RSF



[Click for Virtual Tour
\(Suite 860\)](#)

Suite 820
2,630 RSF



[Click for Virtual Tour
\(Suite 820\)](#)

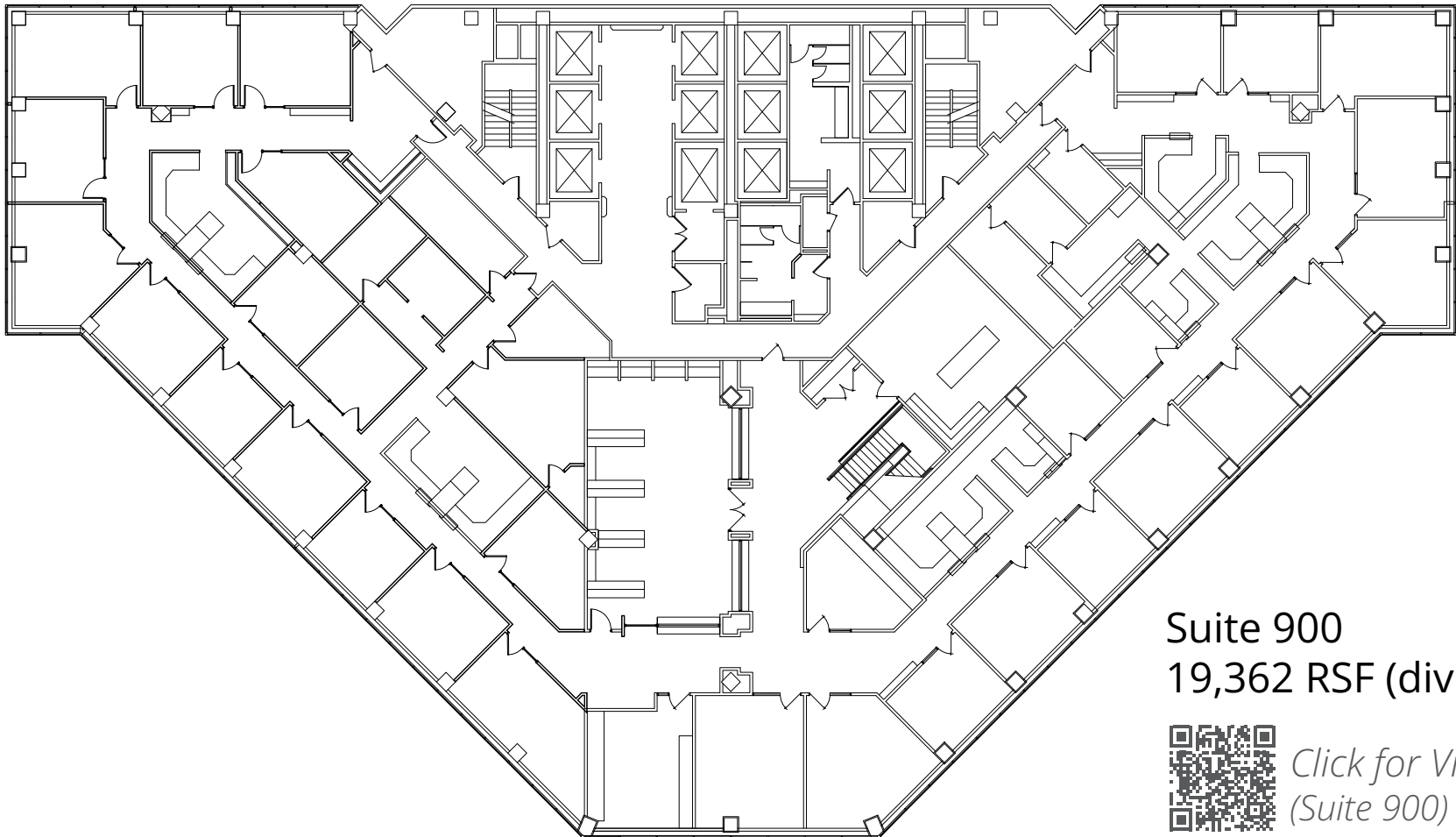
Suite 800
11,191 RSF



[Click for Virtual Tour
\(Suite 800\)](#)

Contiguous up to 16,985 RSF

9th Floor

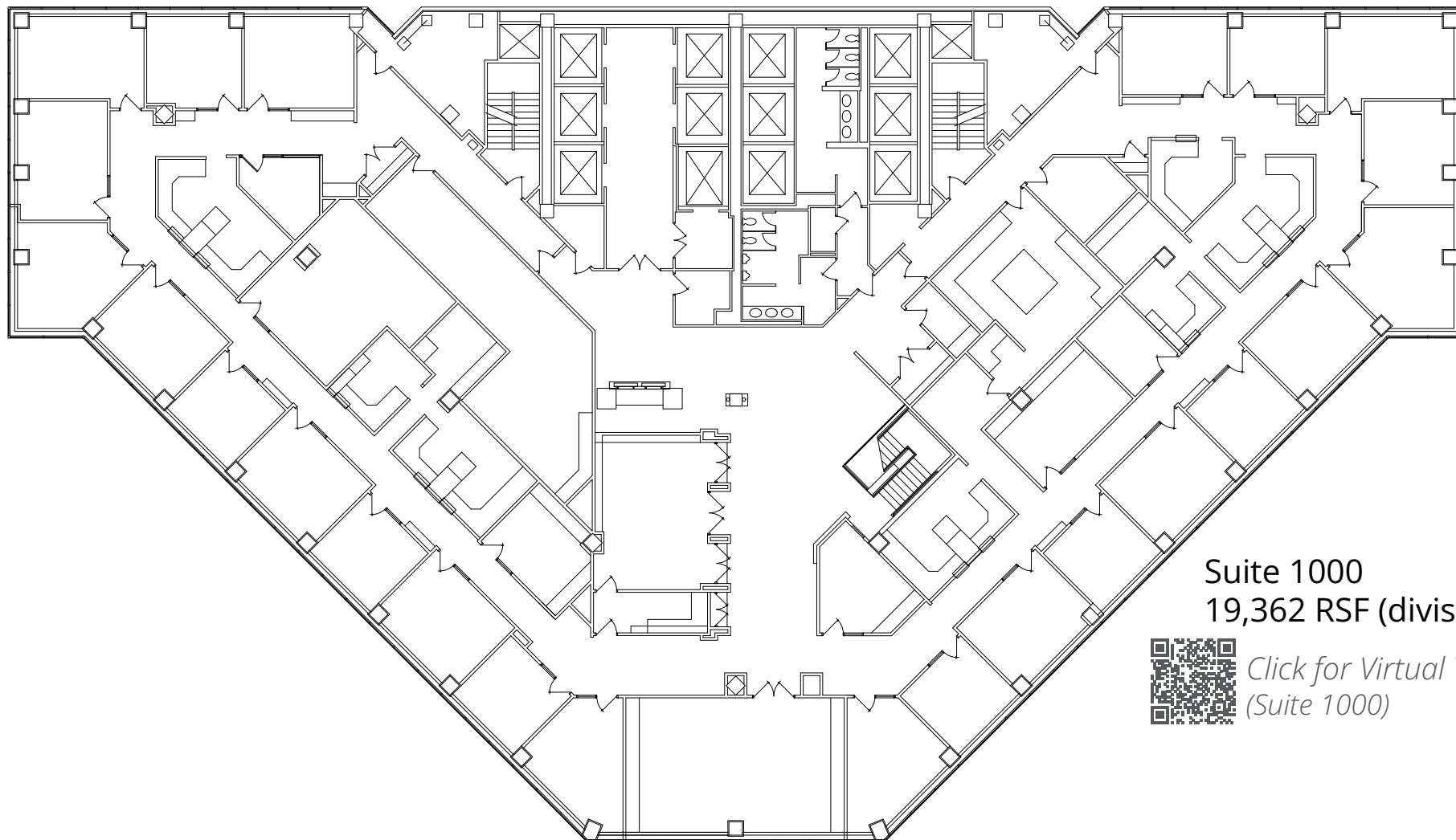


Suite 900
19,362 RSF (divisible)



*Click for Virtual Tour
(Suite 900)*

10th Floor

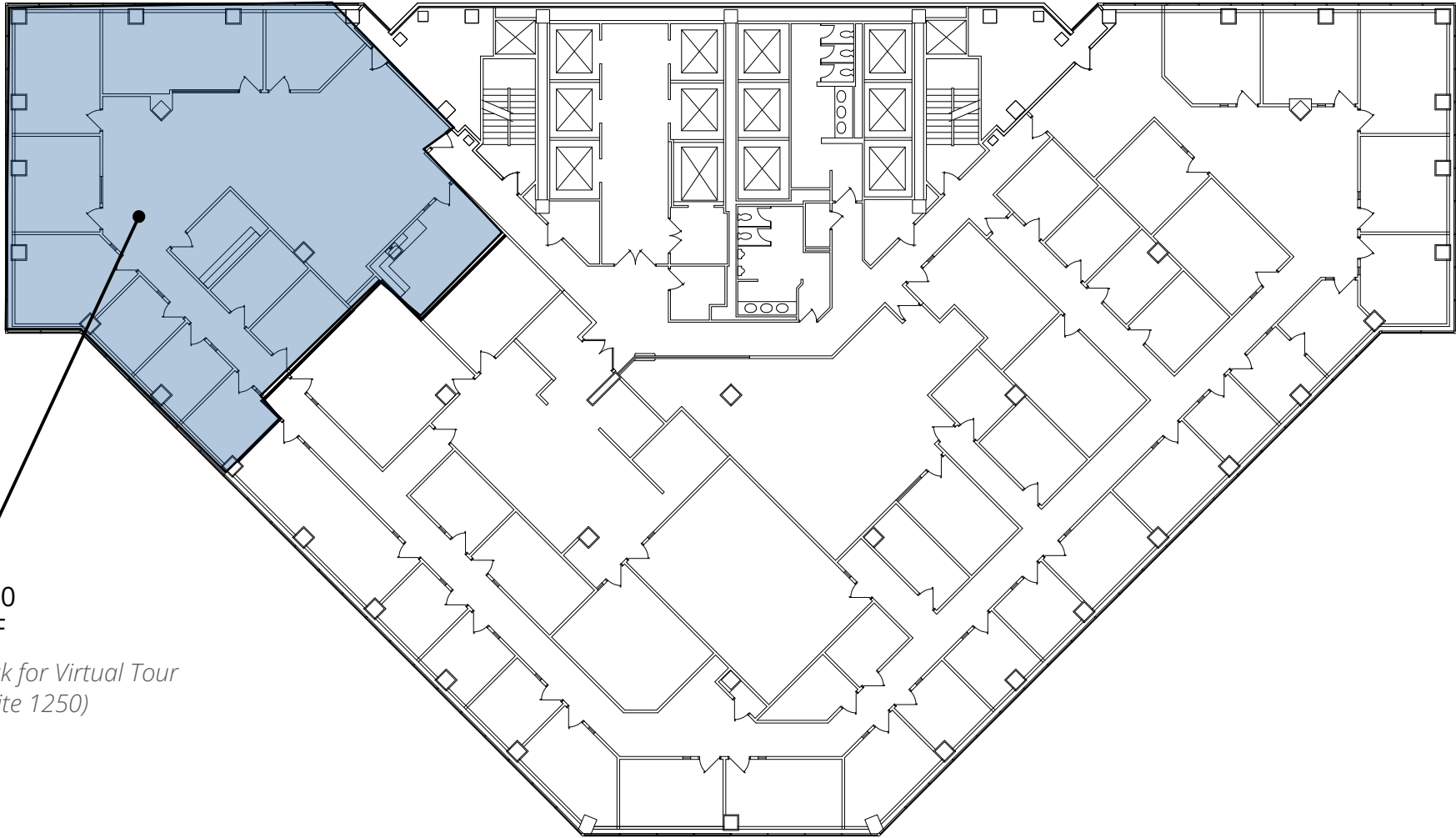


Suite 1000
19,362 RSF (divisible)



*Click for Virtual Tour
(Suite 1000)*

12th Floor



Suite 1250
4,246 RSF



[Click for Virtual Tour
\(Suite 1250\)](#)

15th Floor

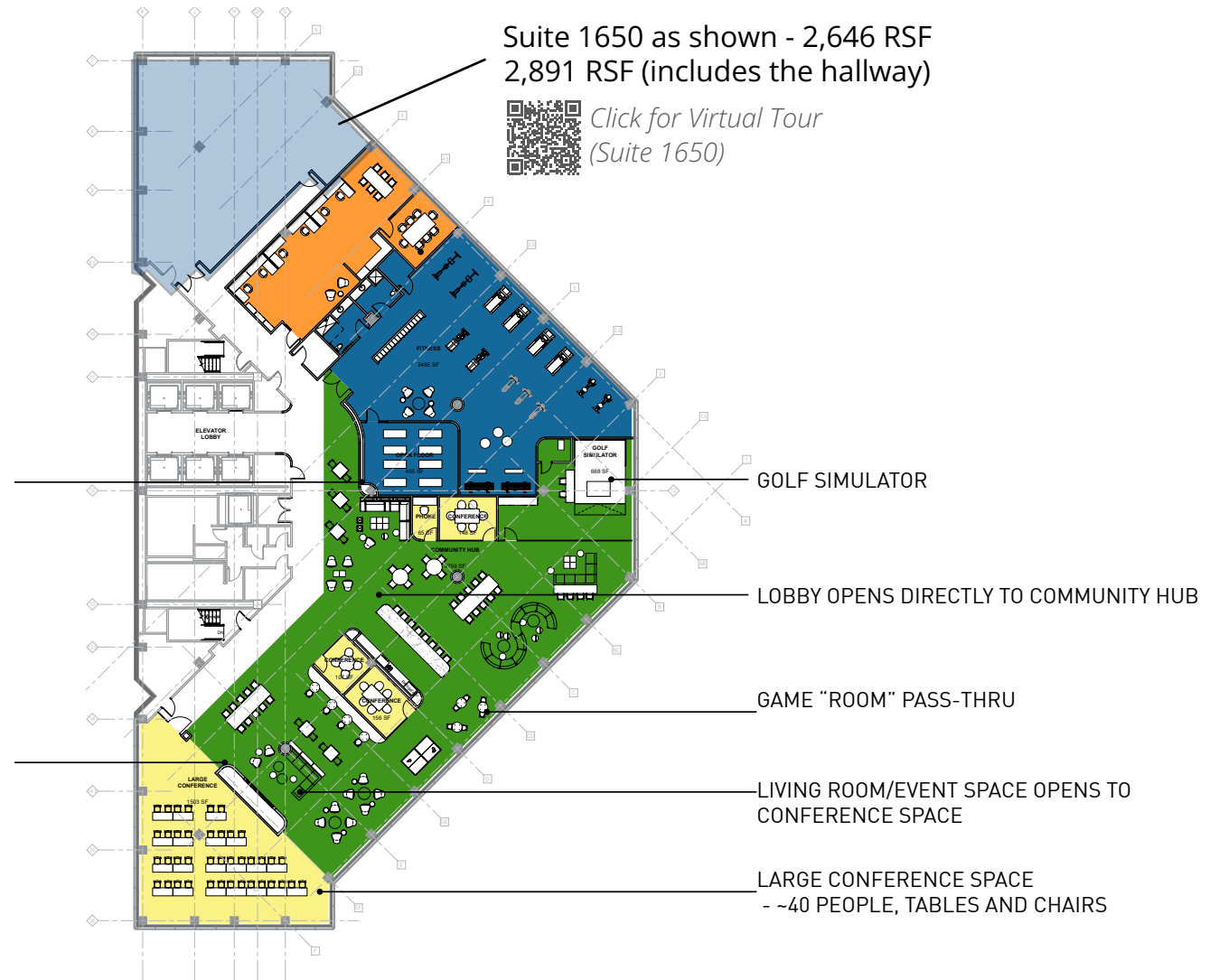


Suite 1550
4,674 RSF



 [Click for Virtual Tour](#)
(Suite 1550)

16th Floor



19th - 20th Floor



Suite 1910
8,327 RSF

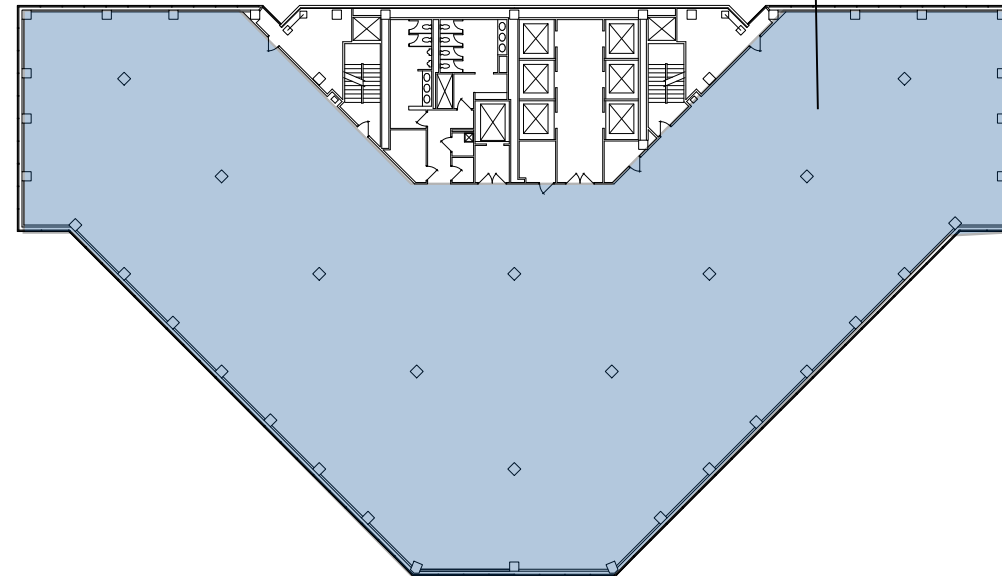
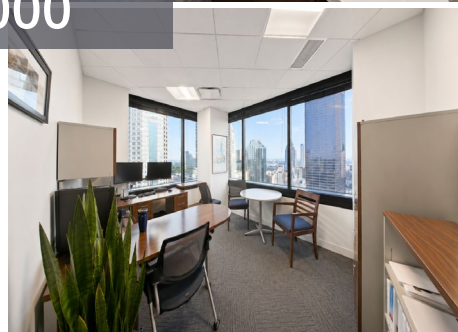
Suite 2000
19,472 RSF
Available 7/1/2027



*Click for Virtual Tour
(Suite 2000)*



Suite 2000



Floors 21-24

Former WeWork Space



Features:

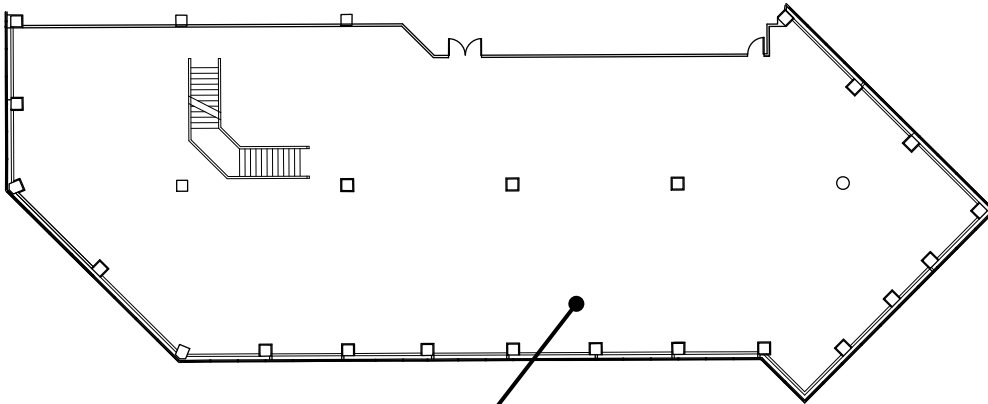
- All new restrooms with increased capacity
- All new sprinklers
- Brand new HVAC throughout

\$6M in improvements



21st - 22nd Floor

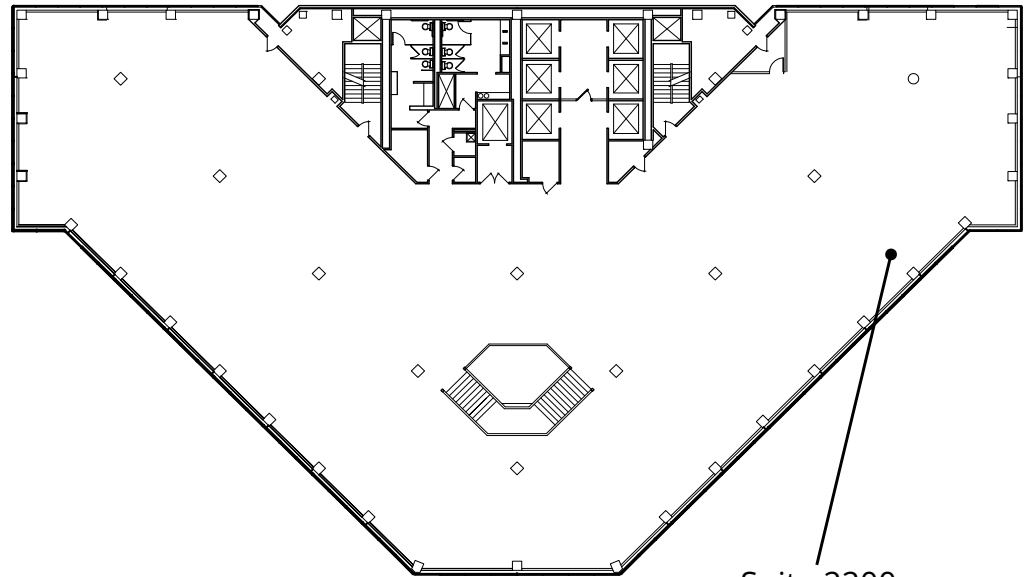
Floors 21-24
Former WeWork Space



Suite 2110
12,056 RSF



*Click for Virtual Tour
(Suite 2110)*

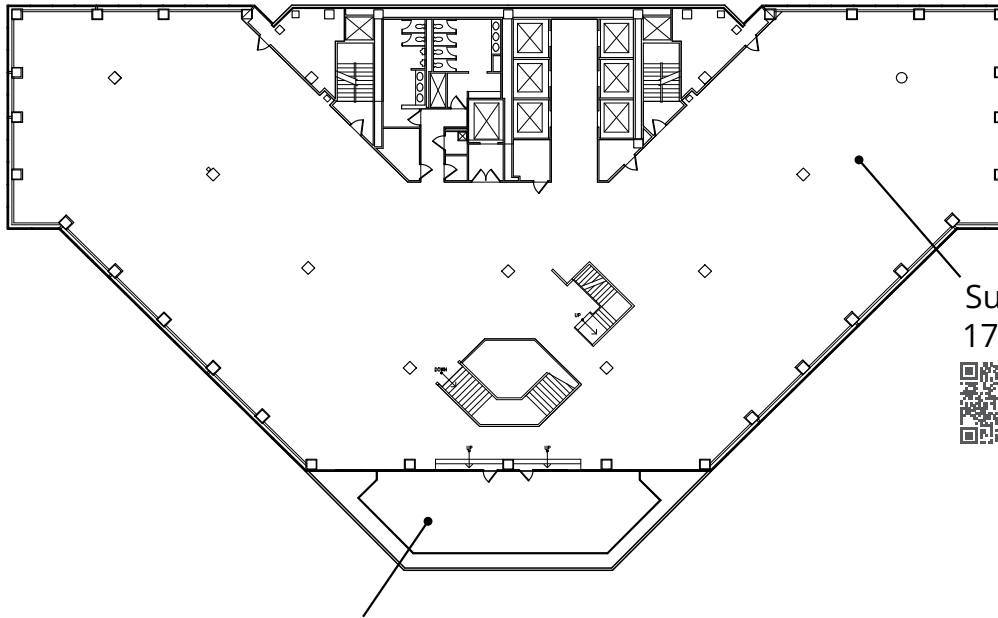


Suite 2200
19,472 RSF



*Click for Virtual Tour
(Suite 2200)*

23rd - 24th Floor

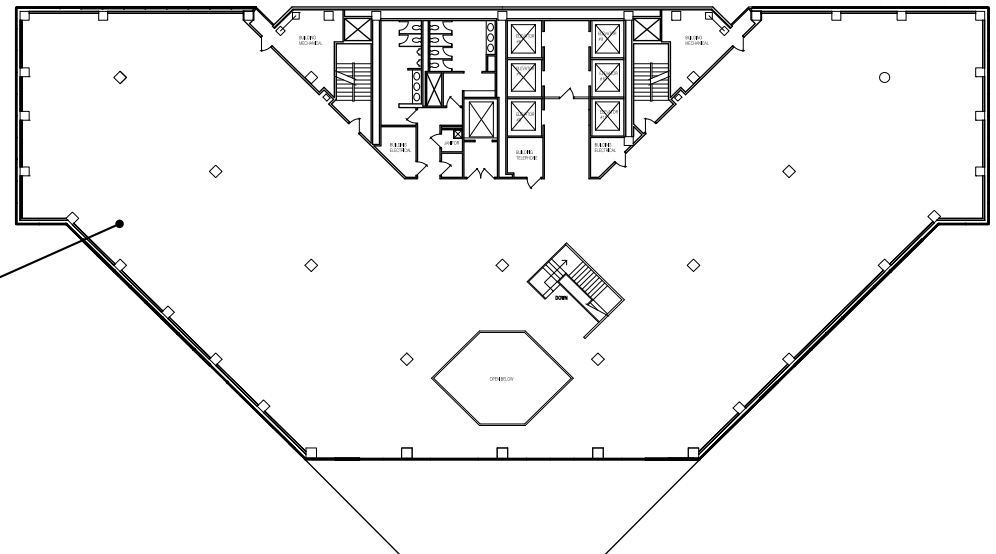


Suite 2300
17,998 RSF



*Click for Virtual Tour
(Suite 2300)*

Balcony



Suite 2400
17,998 RSF



*Click for Virtual Tour
(Suite 2400)*

Capital Improvement Projects

Nearly **\$10M** in Capital Improvement Projects, currently in the works at 65 E State Street, in addition to the upcoming tenant amenity floor and common area renovations.

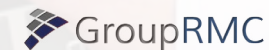


Capital Projects

- State of the Art Elevator Modernization (\$6M)
4 year project
Includes Destination Dispatching
- Super-Efficient Magnetic Bearing Chillers (\$1.5M)
Estimated \$77,000 annual energy savings
- State of the Art Building Automation System (1.5M)
Includes retrofit of existing air distribution boxes
- Balcony Reinforcement and Railings (\$260,000)
- Common Area Carpet Replacement (\$100,000)
- Roof Replacement (\$100,000)

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