CORPORATE EXCHANGE II

UNDER NEW OWNERSHIP

Colliers

PROPERTY HIGHLIGHTS

- Lobby and common area updates
- Tenant lounge / game room
- Tenant fitness center and locker rooms
- Several spec suites to be available
- Updated HVAC Competitive lease rates
- Complimentary, large, common conference/training facilities available to all tenants (seats up to 50)
- Recently renovated fitness room
- On-site cafe
- Numerous nearby restaurants, hotels and other amenities
- Class A, professional business park
- Free, underground executive parking
- Low common area factors and updated lobbies
- High visibility and easy access to I-270 and I-71
- Outdoor areas including walking trails

AREA DEMOGRAPHICS

**Based on a 3 mile radius

POPULATION	HOUSEHOLDS	AVG. HOUSEHOLD INCOME	MEDIAN AGE	% WITH BACHELOR'S DEGREE (or higher)	DAYTIME WORKER POPULATION
122,544	49,412	$78,203	36.1	25.6%	69,570

3 miles to **Westerville**

5 miles to **Polaris Fashion Place**

6 miles to **Easton Town Center**

10 miles to **New Albany**

12 miles to **John Glenn International Airport**

14 miles to **Broad Street** and **High Street**

AVAILABILITY

FLOOR	SUITE	RSF
1	180	1,725
1	175	2,538
2	250	11,008
2	260	4,603

Suite 250 & 260 comibined = 15,611 RSF

$17.50 /SF FSG

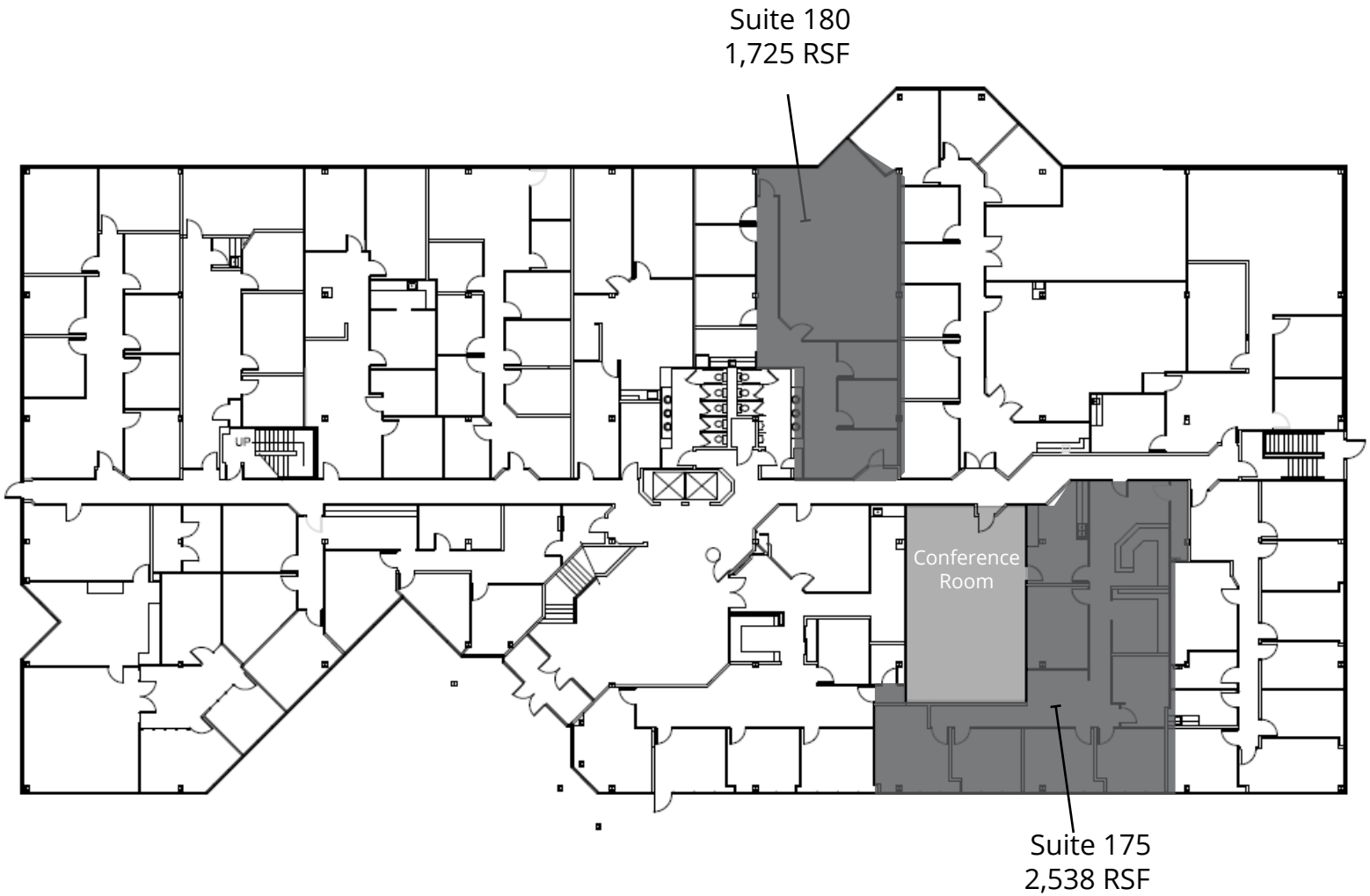
(Includes all utilities, taxes, insurance, and CAM with a Base Year)

Parking:
4/1,000 SF Surface
1/3,000 SF Covered Garage

FLOOR PLAN | FIRST FLOOR

Corporate Exchange II

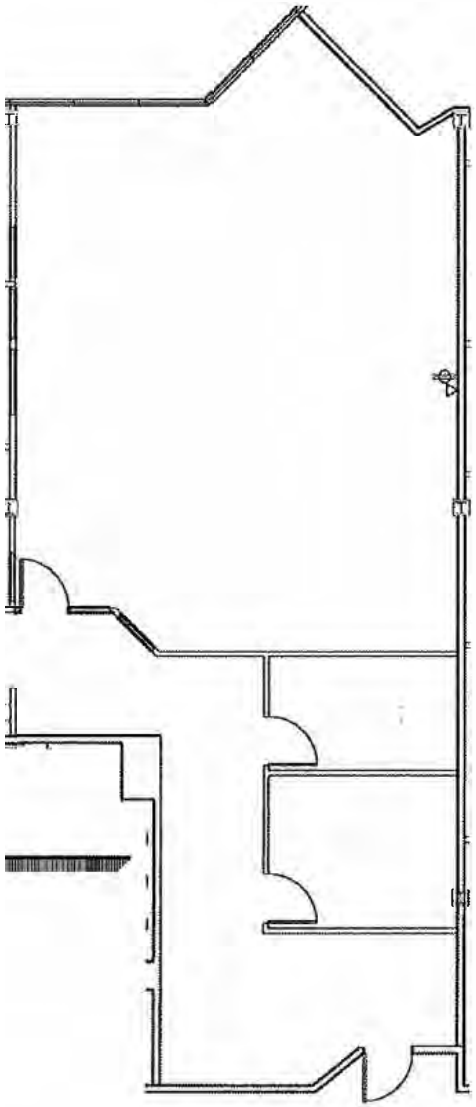
II

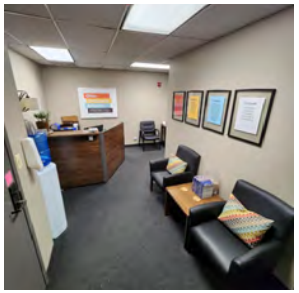


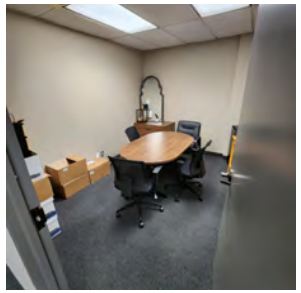
FLOOR PLAN | FIRST FLOOR

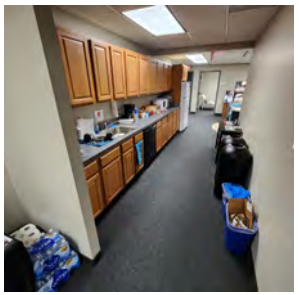
Corporate Exchange II | Suite 180 - 1,725 RSF

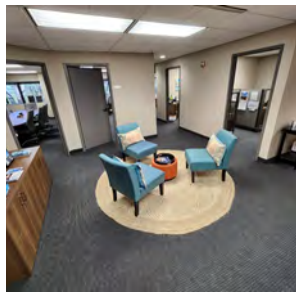
II

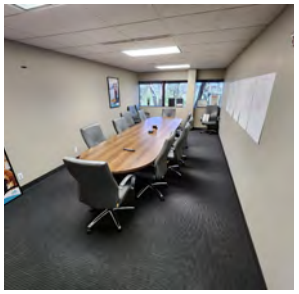








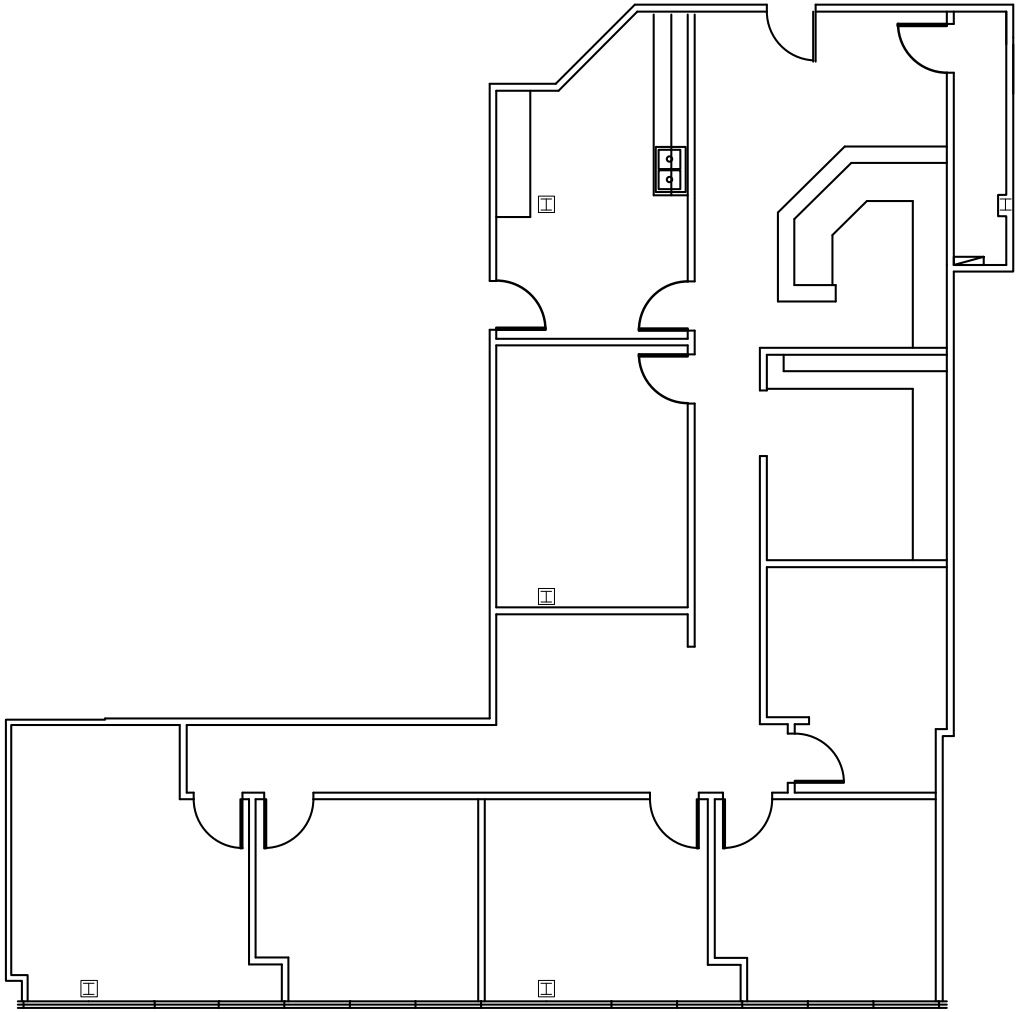


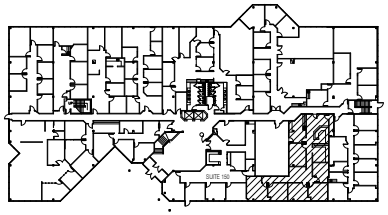


FLOOR PLAN | FIRST FLOOR

Corporate Exchange II | Suite 175 - 2,538 RSF

II

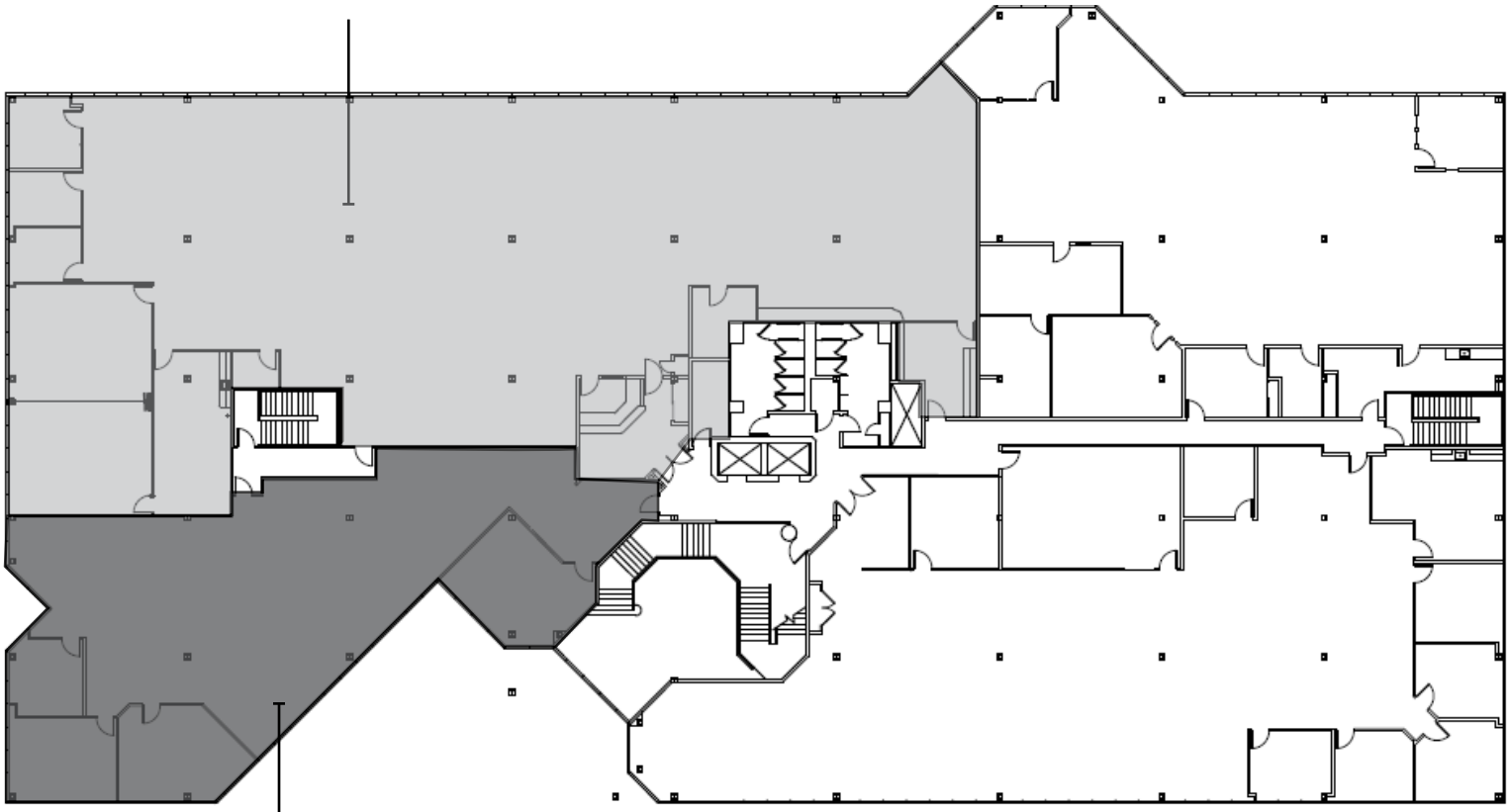




BUILDING KEY PLAN
FIRST FLOOR

FLOOR PLAN | SECOND FLOOR

Corporate Exchange II

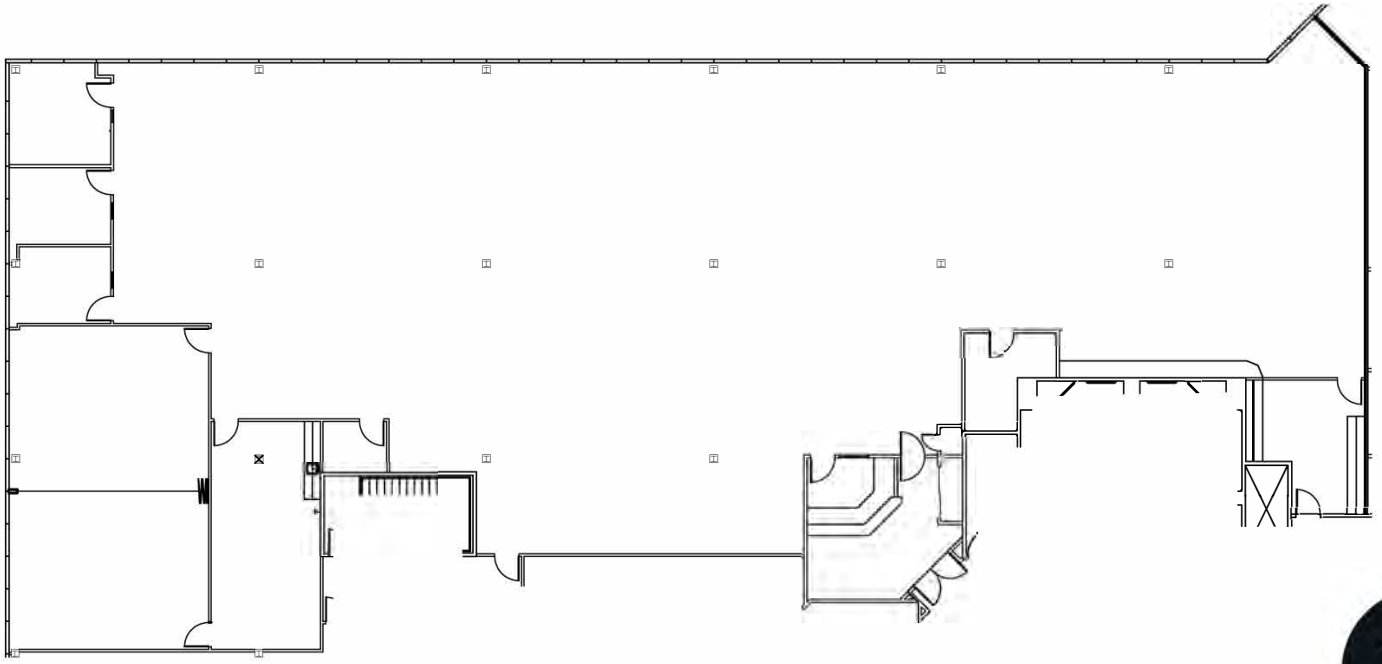


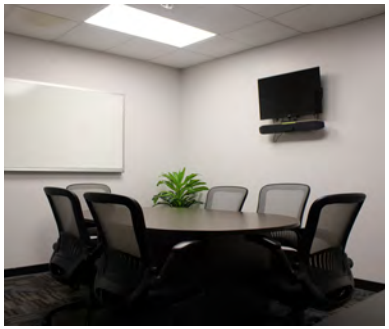
Suite 250 & 260 comibined = 15,611 RSF

FLOOR PLAN | SECOND FLOOR

Corporate Exchange II | Suite 250, 11,008 RSF

II

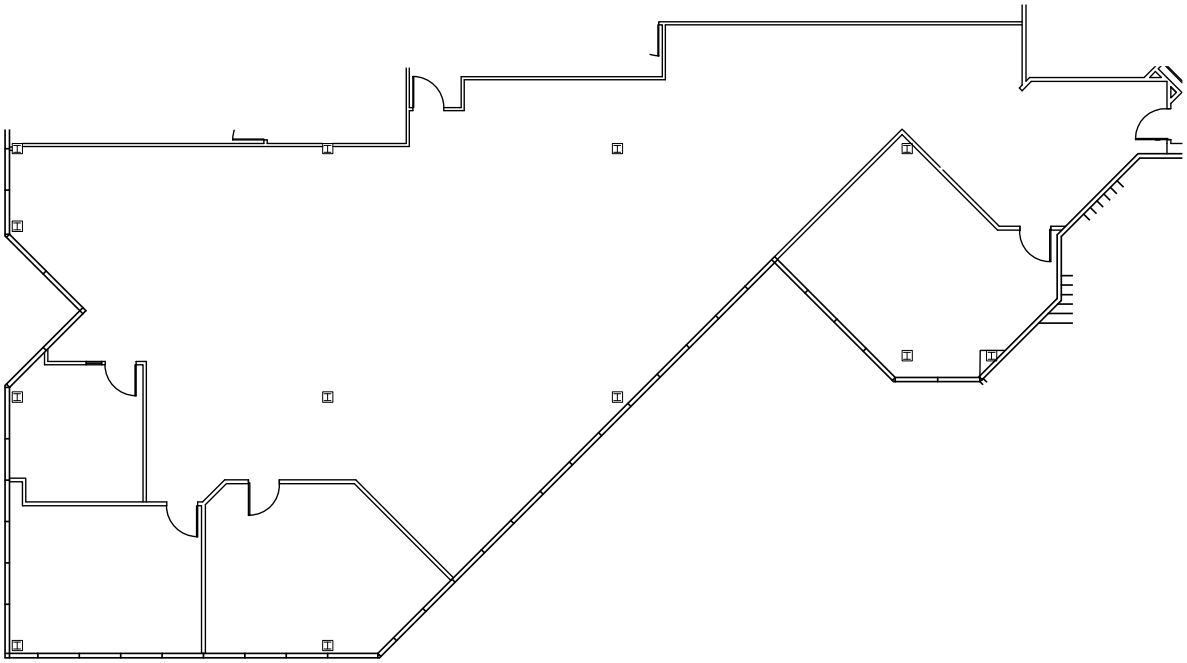


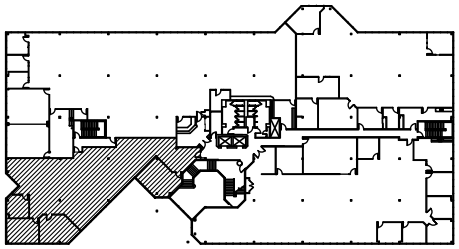


FLOOR PLAN | SECOND FLOOR

Corporate Exchange II | Suite 260, 4,603 RSF

II





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CORPORATE EXCHANGE II

UNDER NEW OWNERSHIP

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