

RAISE THE
STANDARD

EASTON OVAL
I
II

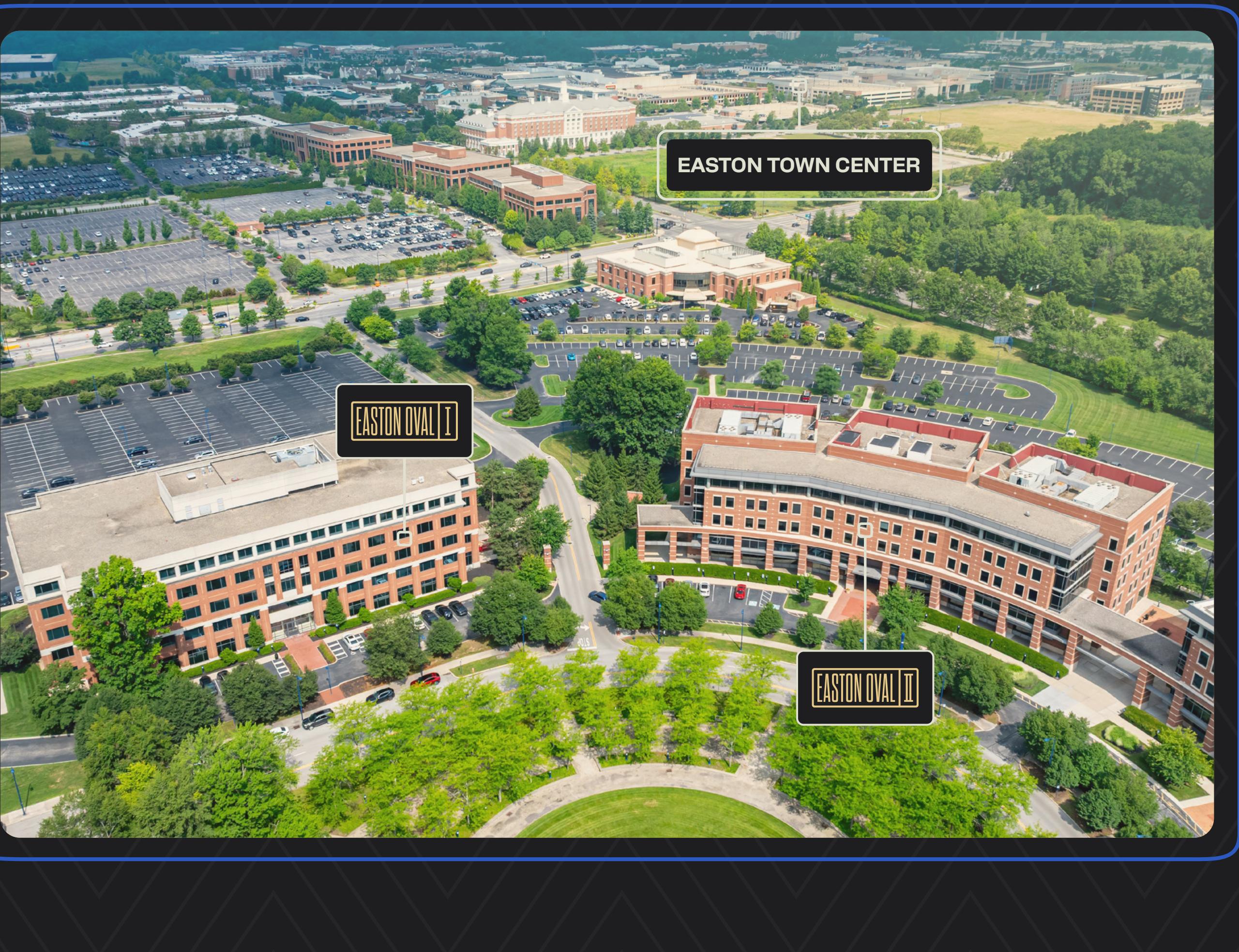
CLASS A

OFFICE
FOR LEASE
COLUMBUS, OHIO

CBRE

WELCOME TO 1 & 2 EASTON OVAL

	1 EASTON OVAL	2 EASTON OVAL
YEAR BUILT	1988	1997
TOTAL RSF	124,781 RSF	127,723 RSF
FLOORS	Five (5)	Five (5) plus executive underground garage
AVERAGE FLOORPLATE	25,000 SF	
FINISHED CEILING HEIGHTS	First Floor: 14' Upper Floors: 9'	
ELEVATORS	Four (4) elevators in each building, including one (1) freight elevator	
PARKING	4.0+/1,000 SF Surface Parking Ratio Additional climate-controlled underground garage (2 Easton Oval)	
MUNICIPALITY	City of Columbus	
ZONING	Z97-083A, Commercial, CPD, 7/20/1999, H-110	
ASKING RENT	\$16.50 / SF NNN	
ESTIMATED 2026 OPEX	\$11.50 / SF	



Columbus Premier Office Market - Located in Easton with world class amenities just steps away



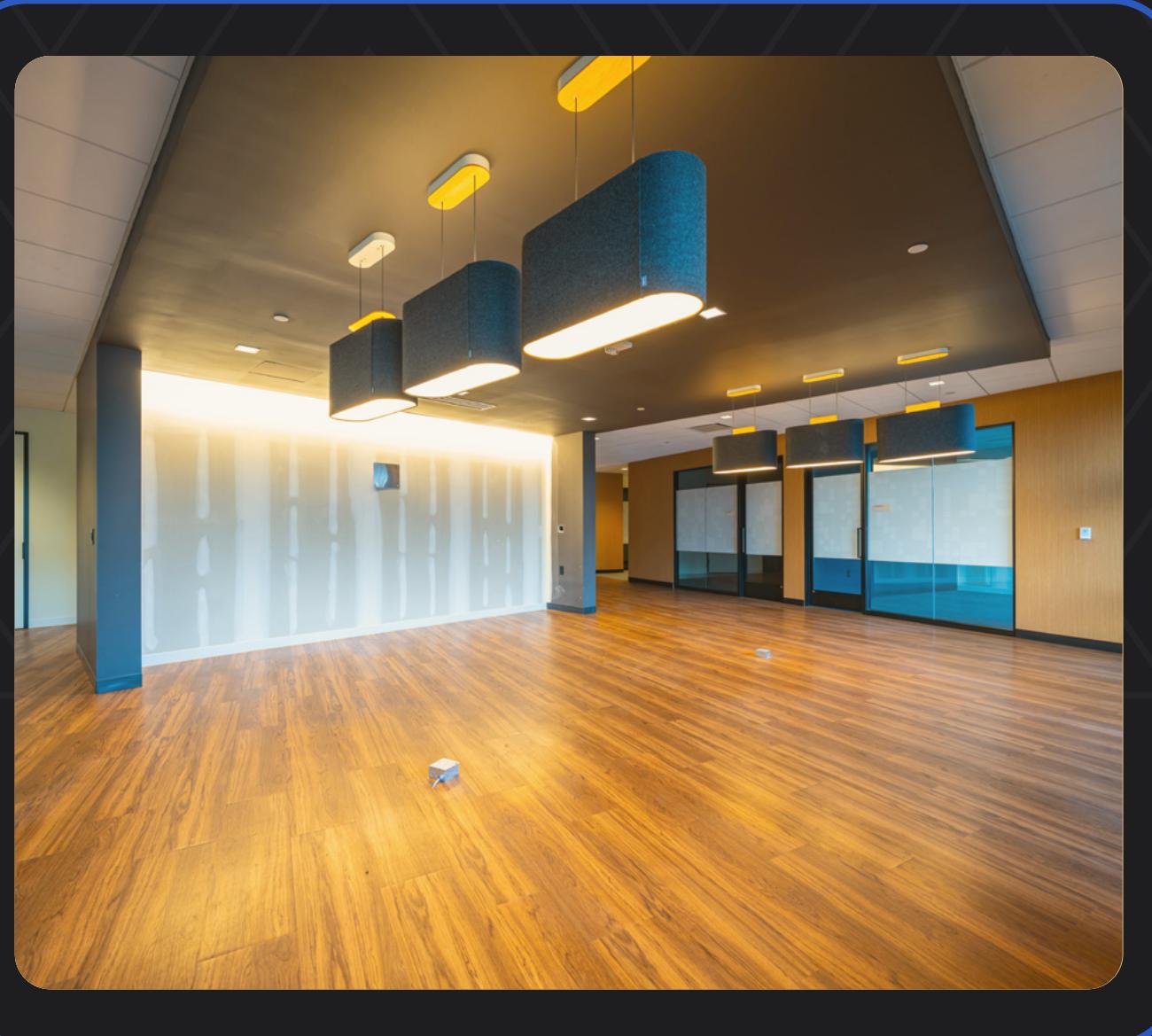
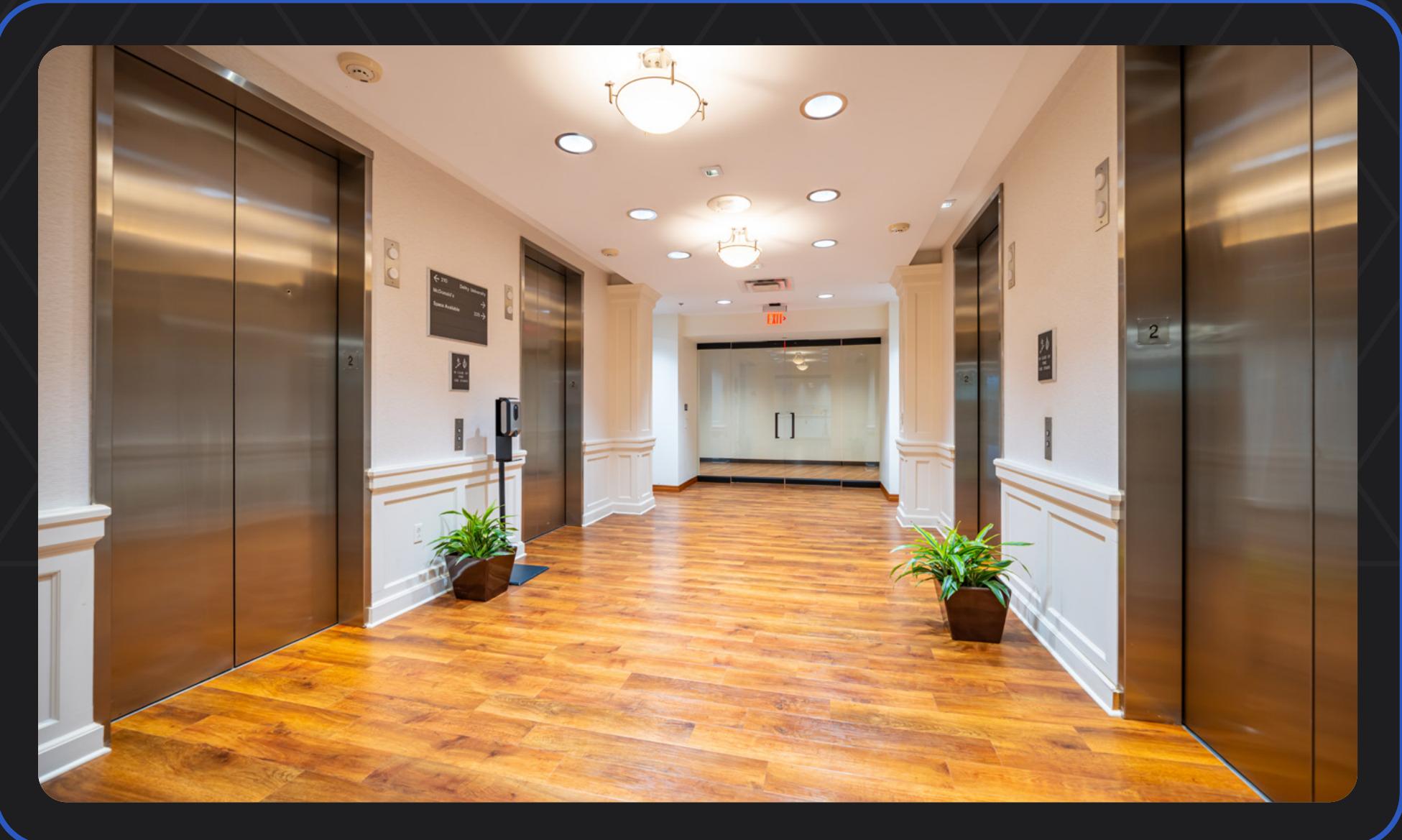
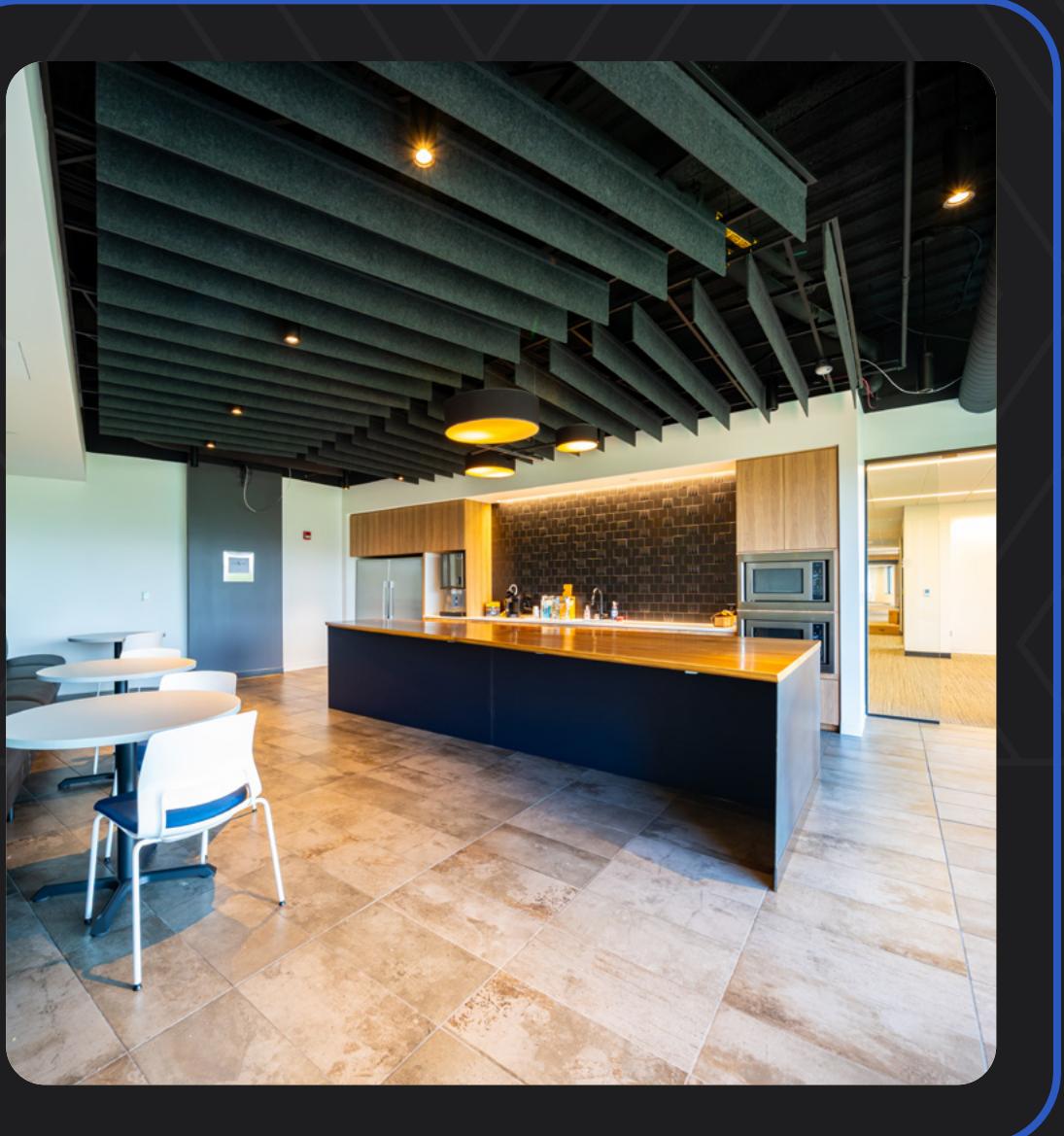
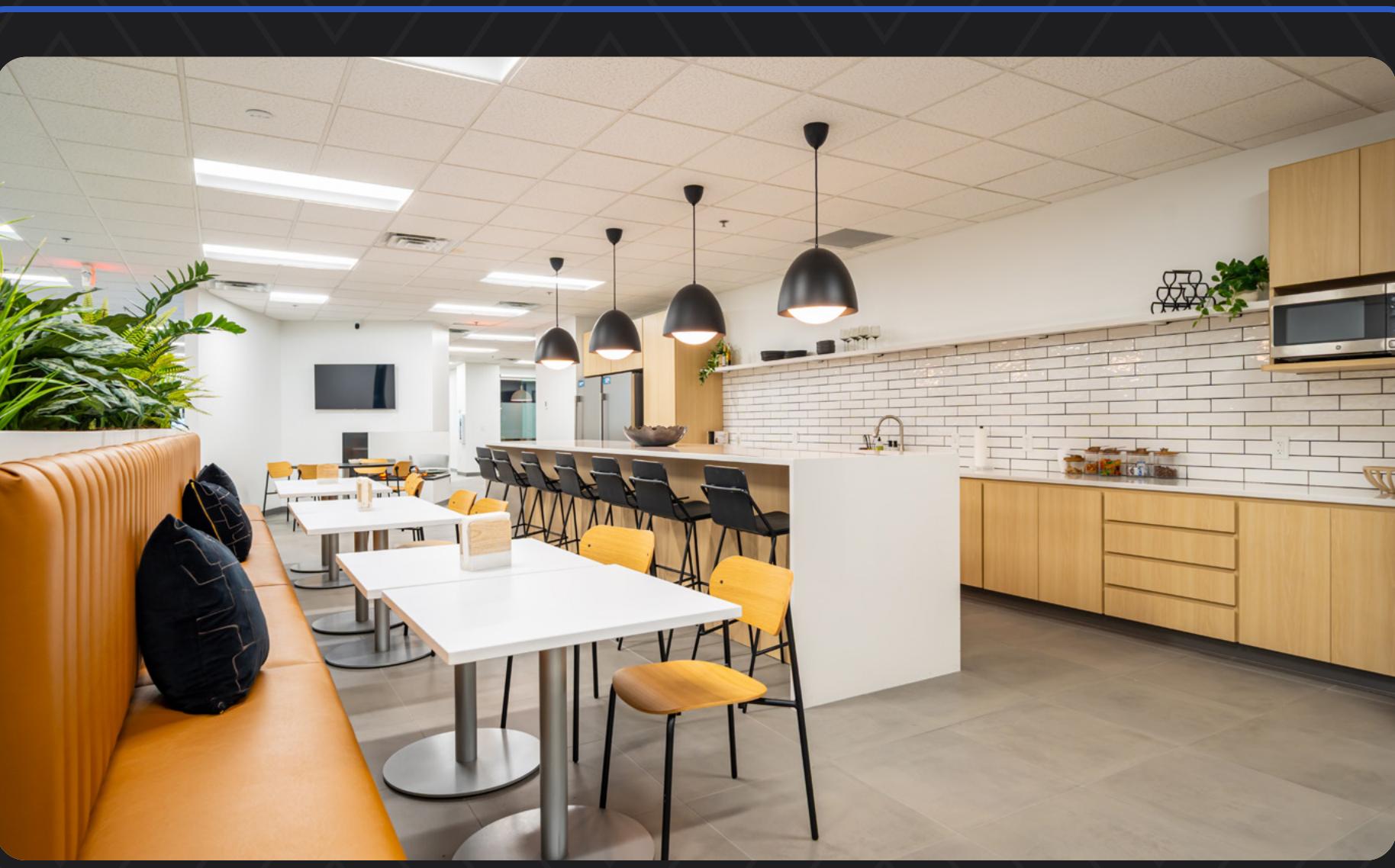
Exceptional Visibility - Monument signage available at 1 & 2 Easton Oval + building signage at Easton Oval 2



Class A Office in a Natural Setting - Located on 15.3 AC with an adjacent 7-acre park and wooded walking trails



Variety of SF Available - Average floorplate size of 25,000 SF with availabilities for any size requirement



AT YOUR FINGERTIPS



300+
RETAIL
ESTABLISHMENTS



70+
DINING
OPTIONS

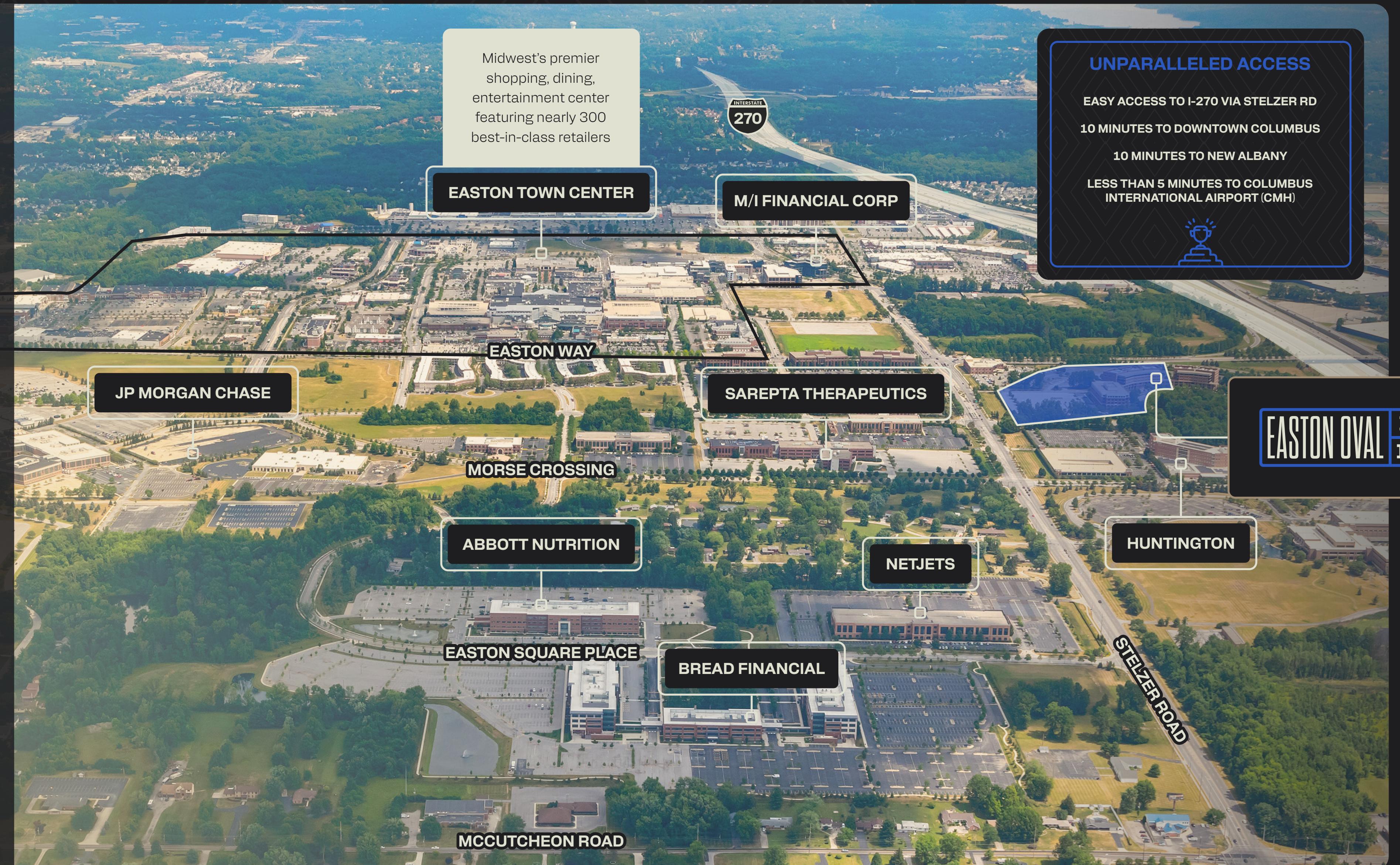


500 HOTEL ROOMS

ACROSS 4 BEST IN
CLASS HOTELS



1,450+
RESIDENTIAL APARTMENT
UNITS



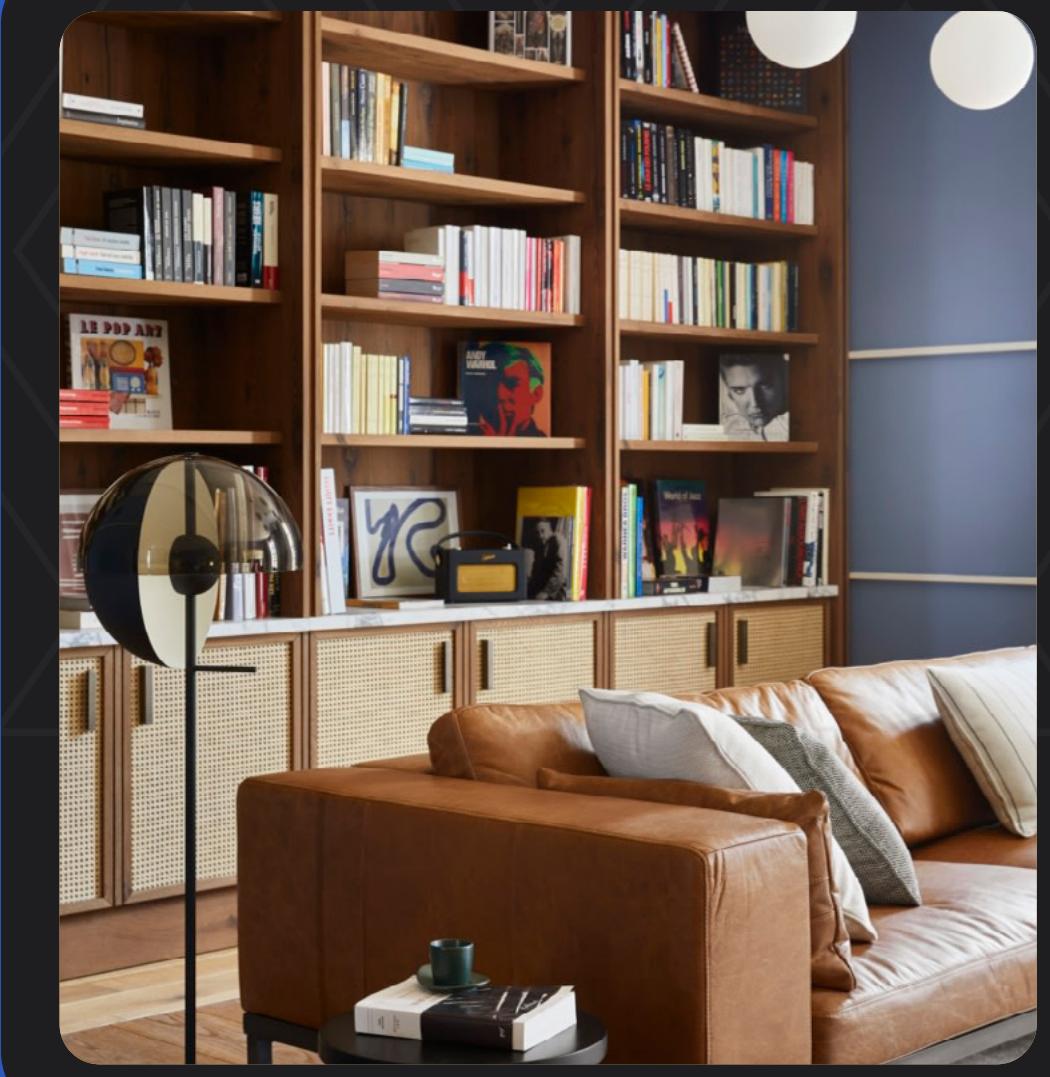
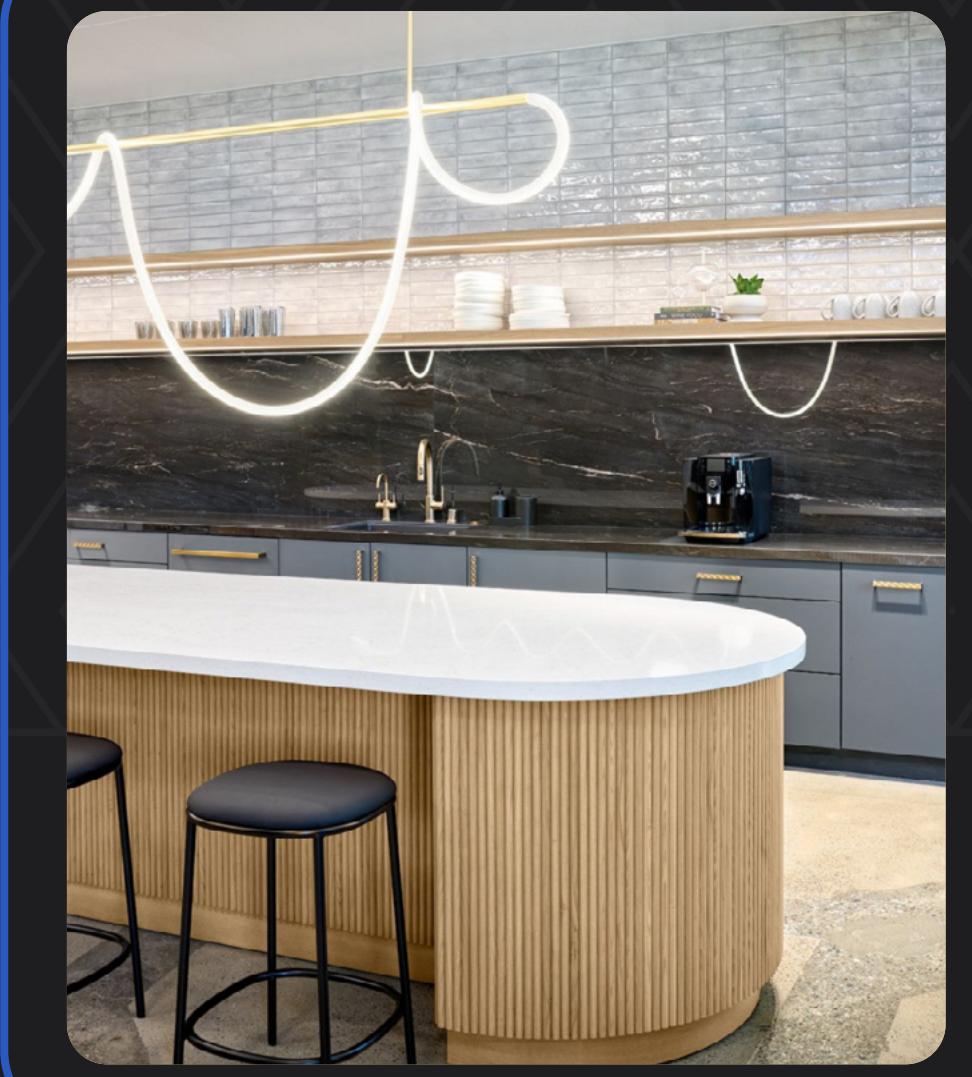
UNPARALLELED ACCESS

EASY ACCESS TO I-270 VIA STELZER RD
10 MINUTES TO DOWNTOWN COLUMBUS
10 MINUTES TO NEW ALBANY
LESS THAN 5 MINUTES TO COLUMBUS
INTERNATIONAL AIRPORT (CMH)



BEST IN CLASS IS GETTING EVEN BETTER

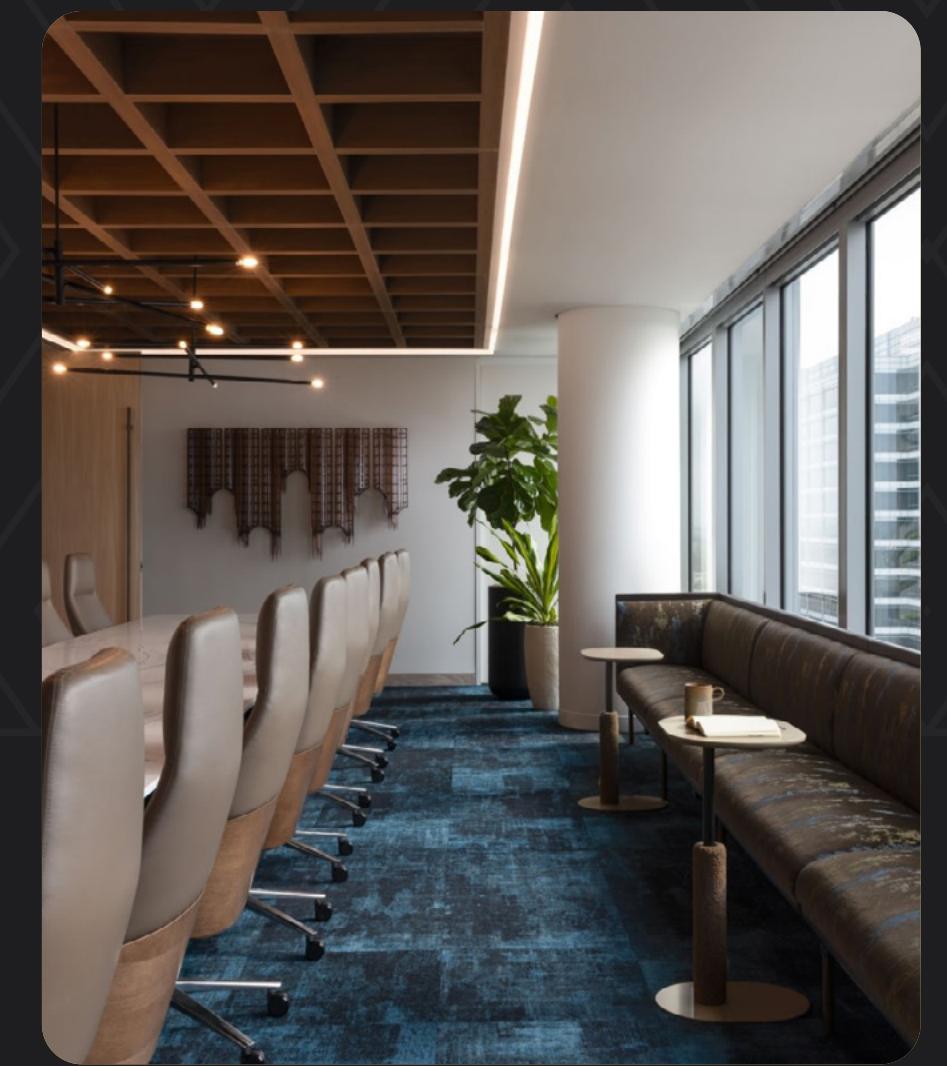
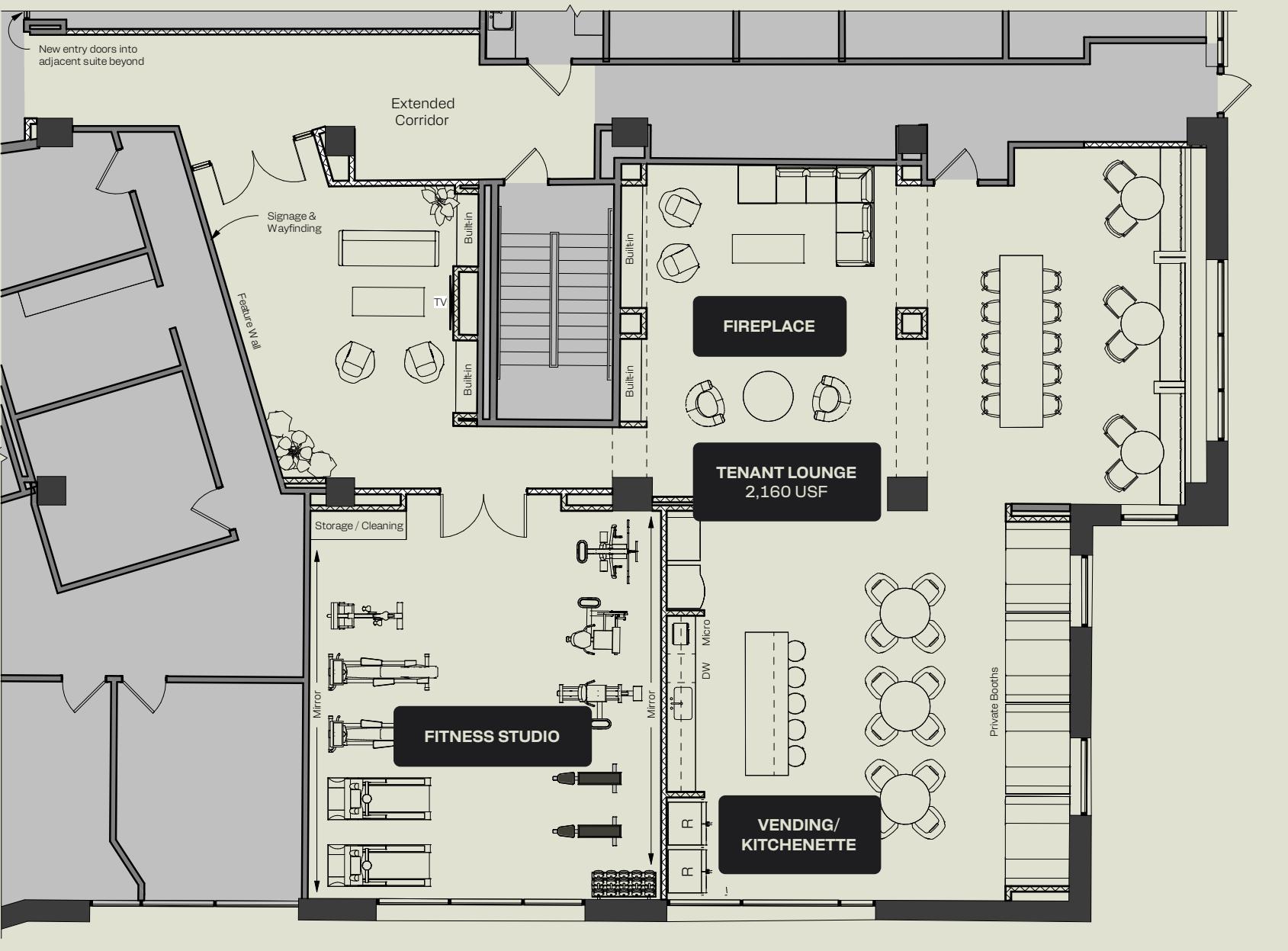
EXTENSIVE IMPROVEMENTS UNDERWAY
DELIVERING SPRING 2026



Artist's conceptual renderings: finishes shown here are representative of improvement plans

BEST IN CLASS IS GETTING EVEN BETTER

EXTENSIVE IMPROVEMENTS UNDERWAY
DELIVERING SPRING 2026



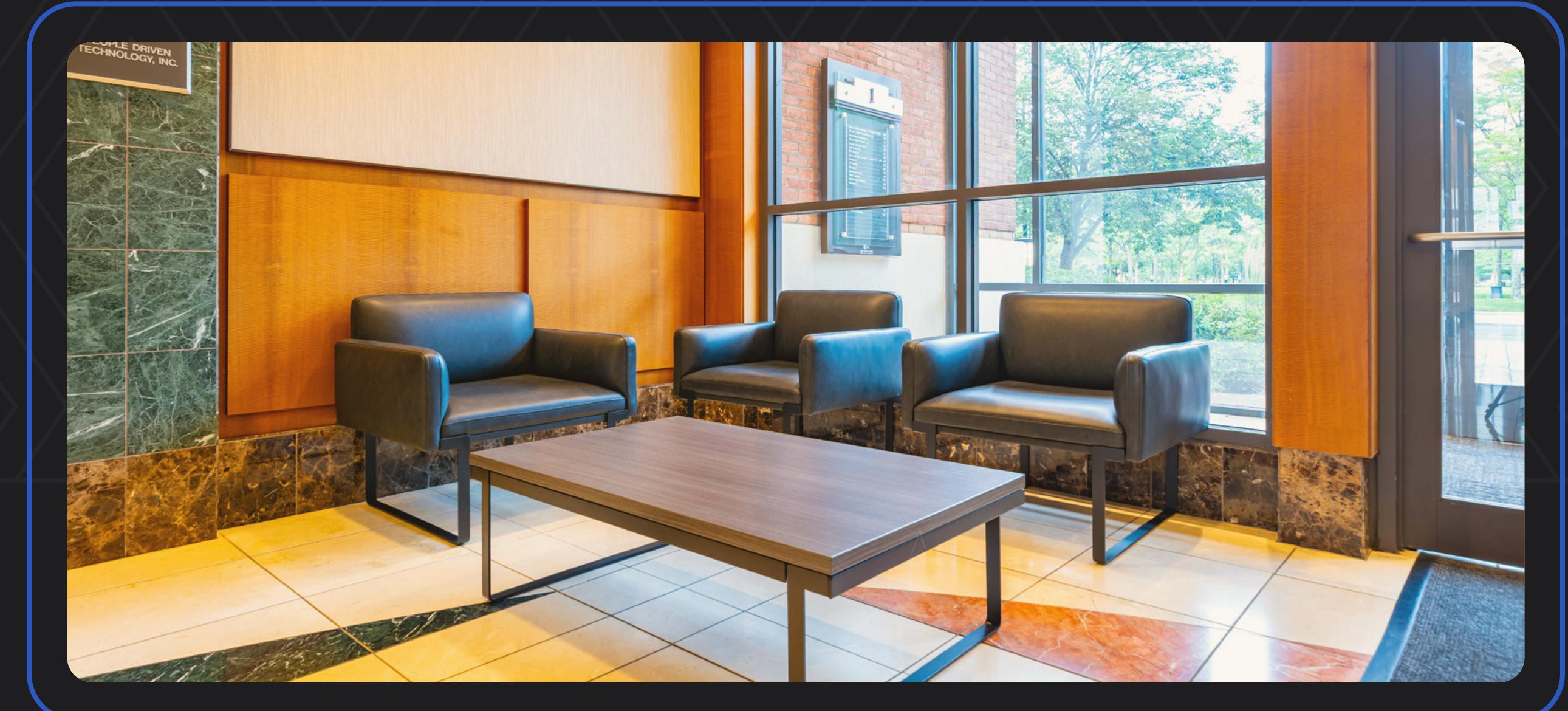
Artist's conceptual renderings: finishes shown here are representative of improvement plans

EASTON OVAL I

AVAILABILITIES

Click Suite #s to View Floor Plans

Suites 300 & 380 can be combined for 10,182 SF Contiguous



Representative photos of 1 Easton Oval

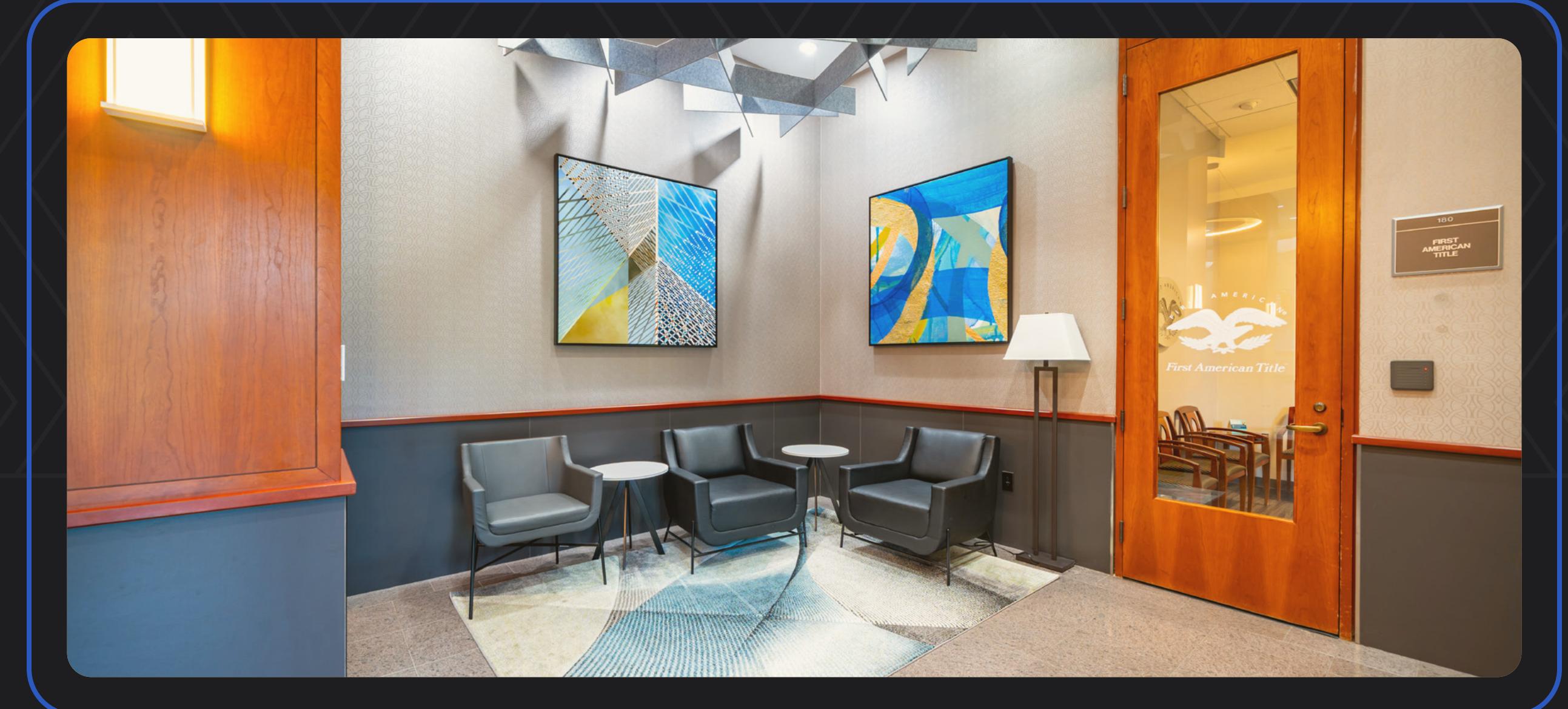


AVAILABILITIES

Click Suite #'s to View Floor Plans

Second floor suites can be combined for 21,247 SF Contiguous

Fourth floor suites can be combined for 18,020 SF Contiguous



Representative photos of 2 Easton Oval



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II

CLASS A OFFICE | FOR LEASE
EASTON, OHIO

AARON DUNCAN

SENIOR VICE PRESIDENT

+1 614 430 5090

aaron.duncan@cbre.com

COLLIN WHEELER

SENIOR VICE PRESIDENT

+1 614 430 5050

collin.wheeler@cbre.com

KARL HINKEL

ASSOCIATE

+1 614 430 5019

karl.hinkel@cbre.com

CBRE

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