

# ARENA DISTRICT

DOWNTOWN COLUMBUS

PREMIER OFFICE, RETAIL AND ENTERTAINMENT DISTRICT  
Columbus, Ohio | 2022



Owned and Developed by  
**Nationwide Realty Investors**

# ARENA DISTRICT

DOWNTOWN COLUMBUS

## Centrally Located

- The Arena District is located in the heart of Columbus, Ohio, within walking distance of the Greater Columbus Convention Center, downtown Columbus and the Short North Arts District.
- Just minutes away from The Ohio State University.
- 10-minute drive from John Glenn Columbus International Airport.

## Arena District Fast Facts

- \$2.2 billion investment
- 6.3 million visitors per year
- 500 community events and festivals
- 200 acres
- 2.5 million SF office space
- 17,000 full and part-time employees support the 75+ businesses that call the Arena District home
- 300,000 SF retail, restaurant and entertainment space
- ±2,500 hotel rooms
- More than 1,200 residences
- 18,000 parking spaces in and around the Arena District
- 15 acres of park space in and around the Arena District



### DOWNTOWN COLUMBUS

- BalletMet
- Columbus College of Art & Design
- Columbus Museum of Art
- Columbus State Community College
- COSI Science Center
- Greater Columbus Convention Center
- The North Market
- Ohio Statehouse
- Ohio Theatre
- Palace Theatre
- The Southern Theatre



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375 North Front Street, Suite 200  
Columbus, Ohio 43215 | (614) 857-2330  
nationwiderealtyinvestors.com

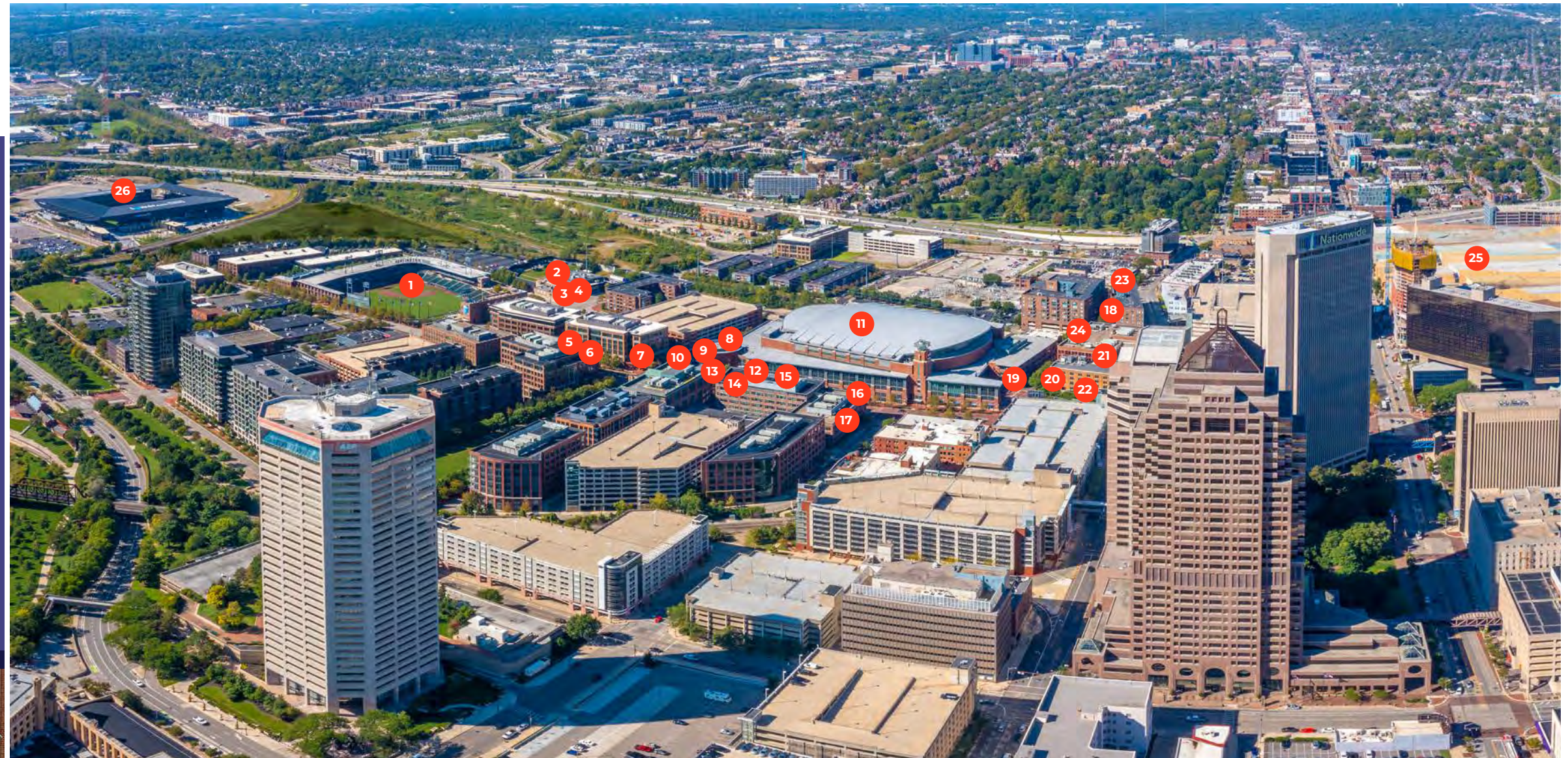
[arenadistrict.com](http://arenadistrict.com)

# ARENA DISTRICT

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## Retail & Venues

- The Arena District offers 2.5 million SF of office space, 300,000 SF of retail, restaurant and entertainment space.
- Year-round sporting events and concerts at Nationwide Arena, Huntington Park, Lower.com Field and KEMBA Live! attract more than 6.3 million visitors each year.
- The Arena District hosts nearly 500 outdoor events throughout the year including Red, White & Boom.
- One block walk to Greater Columbus Convention Center with 2.5 million visitors per year.
- The Arena District DORA (Designated Outdoor Refreshment Area) allows for visitors to sip and stroll throughout the District on game days year-round.



- |   |   |                            |  |
|---|---|----------------------------|--|
| 1 HUNTINGTON PARK<br>10,000-seat stadium for the Columbus Clippers. | 9 TIM HORTON'S  | 16 RODIZIO GRILL           | 24 GOODWOOD BREWING  |
| 2 KEMBA LIVE!   | 10 BOSTON'S THE GOURMET PIZZA   | 17 BD'S MONGOLIAN BARBEQUE | 25 GREATER COLUMBUS CONVENTION CENTER<br>One block walk from the Arena District. |
| 3 THE BASEMENT  | 11 NATIONWIDE ARENA<br>Home to the NHL Columbus Blue Jackets as well as host to the very best in concerts and special events. | 18 R BAR                   | 26 LOWER.COM FIELD<br>20,000-seat soccer stadium, home of the MLS Columbus Crew. |
| 4 A&R MUSIC BAR   | 12 NELSON'S CONVENIENCE STORE   | 19 STARBUCKS               |  |
| 5 SUNNY STREET CAFÉ   | 13 TED'S MONTANA GRILL  | 20 BUCAL DI BEPPO          |  |
| 6 ARENA DISTRICT ATHLETIC CLUB                                      | 14 JIMMY JOHN'S   | 21 CHIPOTLE                |  |
| 7 NADA  | 15 ZOUP!  | 22 WHISTLE & KEG           |  |
| 8 OHIOHEALTH ICE HAUS   |   | 23 MORAN'S                 |  |



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## Residences & Hotels

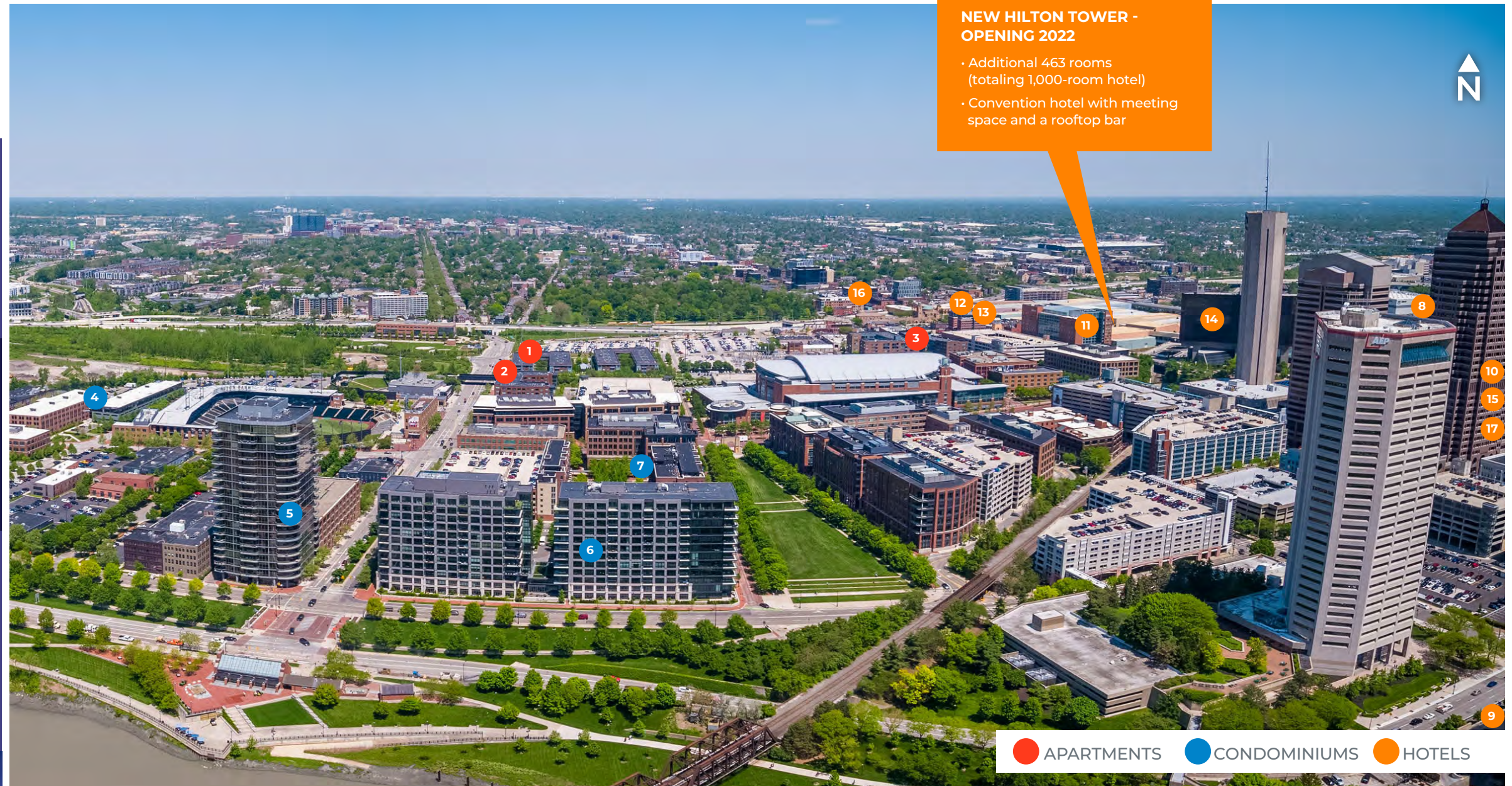
- Seven multi-family residential properties with more than 1,200 residences.
- 10 Major hotels surround the Arena District with more than ±2,500 rooms.

## Hyatt Regency Columbus

- Iconic full-service hotel property in the heart of Arena District and downtown Columbus, walkable to Nationwide Arena.
- Recently completed a full guest room renovation and property-wide upgrades.

## Hilton Columbus Downtown

- Art-centric hotel with chef-driven restaurant and lounge.
- New Hilton 28-story tower underway, will feature an additional 463 guest rooms, meeting, and event space.



### NEW HILTON TOWER - OPENING 2022

- Additional 463 rooms (totaling 1,000-room hotel)
- Convention hotel with meeting space and a rooftop bar

● APARTMENTS ● CONDOMINIUMS ● HOTELS

- |   |  |   |   |
|---|--|---|---|
| 1 <b>FLATS ON VINE</b><br>226 Units                   | 6 <b>PARKS EDGE CONDOMINIUMS</b><br>201 Units    | 11 <b>HILTON COLUMBUS DOWNTOWN</b><br>1,000 Rooms | 16 <b>AC HOTEL COLUMBUS DOWNTOWN</b><br>160 Rooms |
| 2 <b>FLATS II</b><br>120 Units                        | 7 <b>BURNHAM SQUARE CONDOMINIUMS</b><br>98 Units | 12 <b>LE MERIDIEN COLUMBUS</b><br>136 Rooms       | 17 <b>CANOPY BY HILTON</b><br>167 Rooms           |
| 3 <b>ARENA CROSSING APARTMENTS</b><br>252 Units       | 8 <b>DRURY INN</b><br>180 Rooms                  | 13 <b>HAMPTON INN &amp; SUITES</b><br>179 Rooms   |   |
| 4 <b>BUGGYWORKS</b><br>68 Loft-Style Condo Units      | 9 <b>COURTYARD BY MARRIOTT</b><br>149 Rooms      | 14 <b>HYATT REGENCY</b><br>631 Rooms              |   |
| 5 <b>CONDOMINIUMS AT NORTH BANK PARK</b><br>109 Units | 10 <b>RED ROOF INN</b><br>143 Rooms              | 15 <b>SONESTA COLUMBUS DOWNTOWN</b><br>428 Rooms  |   |



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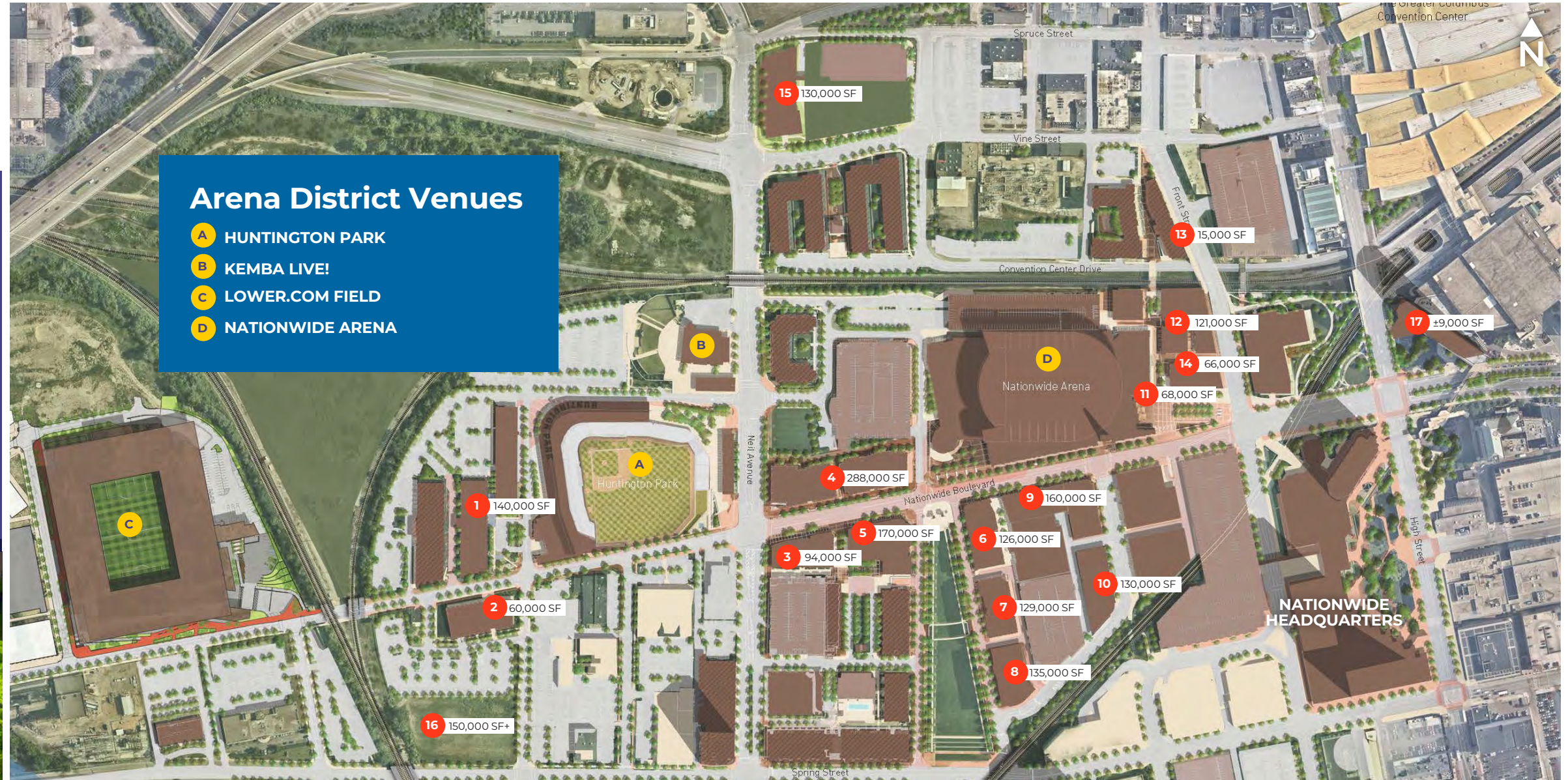
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# ARENA DISTRICT

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## Commercial Buildings

- 200-acres of retail, residential, office and entertainment destinations.
- 2.5 million SF of multi-tenant spaces in a range of locations, sizes and configurations.
- Ample parking for employees and visitors.
- Prominent locations near Nationwide Arena, Huntington Park, Columbus Convention Center, hotels and more.
- Convenient access to I-670, SR 315 and I-71.



**1 390/400 W. NATIONWIDE BLVD./BUGGYWORKS**  
 Nationwide Blvd. & Hanover St.  
 140,000 SF

**2 425 W. NATIONWIDE BLVD.**  
 Nationwide Blvd. & Hanover St.  
 60,000 SF

**3 277 W. NATIONWIDE BLVD.**  
 Nationwide Blvd. & Neil Ave.  
 94,000 SF

**4 240 & 290 W. NATIONWIDE BLVD.**  
 Nationwide Blvd. & Neil Ave.  
 288,000 SF

**5 325 JOHN H. MCCONNELL BLVD.**  
 John H. McConnell Blvd. & Nationwide Blvd.  
 170,000 SF

**6 191 W. NATIONWIDE BLVD.**  
 Nationwide Blvd. & West St.  
 126,000 SF

**7 250 WEST STREET**  
 West St. & Nationwide Blvd.  
 129,000 SF

**8 230 WEST STREET**  
 West St. & Nationwide Blvd.  
 135,000 SF

**9 125 & 155 W. NATIONWIDE BLVD.**  
 Nationwide Blvd. & Marconi Blvd.  
 160,000 SF. **Retail space available.**

**10 275 MARCONI BLVD.**  
 Nationwide Blvd. & Marconi Blvd.  
 130,000 SF

**11 375 N. FRONT STREET**  
 N. Front St. & Nationwide Blvd.  
 68,000 SF

**12 401 N. FRONT STREET**  
 N. Front St. & Nationwide Blvd.  
 121,000 SF. **Retail space available.**

**13 415 ARENA CROSSING**  
 Front St. & Vine St.  
 15,000 SF.

**14 343 N. FRONT STREET**  
 N. Front Street & Nationwide Blvd.  
 66,000 SF.

**15 500 NEIL AVE.**  
 Neil Ave. & Spruce St.  
 130,000 SF. **Retail space available.**

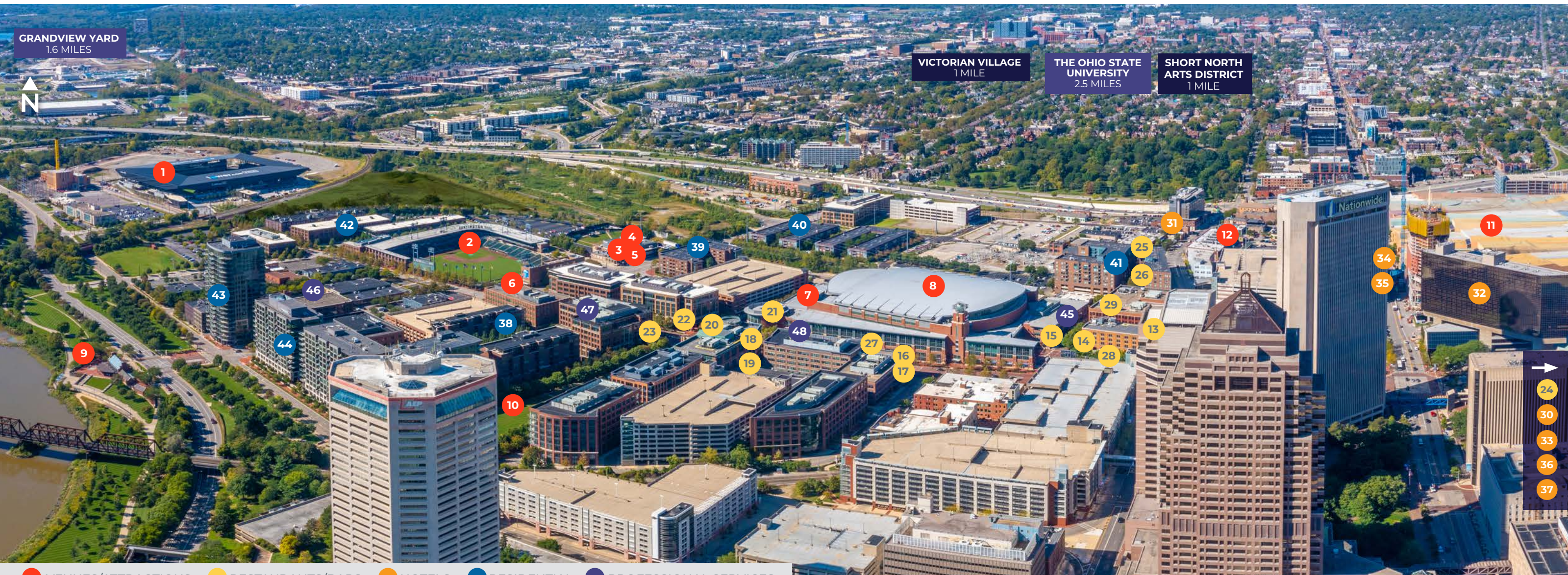
**16 SPRING STREET DEVELOPMENT SITE**  
 Spring St. & Hanover St.  
 90,000 to 150,000 SF+

**17 HYATT REGENCY**  
 High St. & Nationwide Blvd.  
 ±9,000 SF with outdoor patio space  
**Retail space available.**



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GRANDVIEW YARD  
1.6 MILES

VICTORIAN VILLAGE  
1 MILE

THE OHIO STATE UNIVERSITY  
2.5 MILES

SHORT NORTH ARTS DISTRICT  
1 MILE

● VENUES/ATTRactions ● RESTAURANTS/BARS ● HOTELS ● RESIDENTIAL ● PROFESSIONAL SERVICES

- |                   |                               |                                       |   |                          |                       |                             |                                 |   |
|-------------------|-------------------------------|---------------------------------------|---|--------------------------|-----------------------|-----------------------------|---------------------------------|---|
| 1 lower.com FIELD | 6 EXPERIENCE COLUMBUS Visitor | 11 GREATER COLUMBUS CONVENTION CENTER | 16 RODIZIO GRILL                          | 21 Tim Hortons           | 26 R BAR              | 32 HYATT REGENCY COLUMBUS   | 38 BURNHAM SQUARE               | 44 Parks Edge CONDOMINIUMS  |
| 2 Huntington PARK | 7 OhioHealth ICE HAUS         | 12 NORTH MARKET                       | 17 bds                                    | 22 nada                  | 27 ZOUP! EATERY       | 33 DRURY INN & SUITES       | 39 FLATS II                     | 45 ANGELA GUM D.D.S.  |
| 3 BASEMENT        | 8 Nationwide Arena            | 13 CHIPOTLE MEXICAN GRILL             | 18 Ted's MORTAR GRILL                     | 23 SUNNY STREET CAFE     | 28 MARY'S REG         | 34 Hampton Inn & Suites     | 40 FLATS ON VINE                | 46 The Eye Center, Arena District Pharmacy & The Hearing Center of Ohio |
| 4 KEMBA Live!     | 9 North Bank Park             | 14 BUCA DI BEPPO Italian Restaurant   | 19 Jimmy John's                           | 24 J.F. Rizzo STEAKHOUSE | 29 goodwood           | 35 Hilton COLUMBUS DOWNTOWN | 41 ARENA CROSSING APARTMENTS    | 47 ARENA DISTRICT ATHLETIC CLUB   |
| 5 AR MusicBar     | 10 McFerson Commons           | 15 STARBUCKS COFFEE                   | 20 Boston's PIZZA RESTAURANT & SPORTS BAR | 25 Moran's BAR & GRILLE  | 30 canopy BY HILTON   | 36 SONESTA                  | 42 The Buggyworks               | 48 Nelson's CONVENIENCE STORE   |
|                   |                               |                                       |   |                          | 31 AC HOTELS MARRIOTT | 37 Red Roof Inn             | 43 CONDOMINIUMS NORTH BANK PARK |   |

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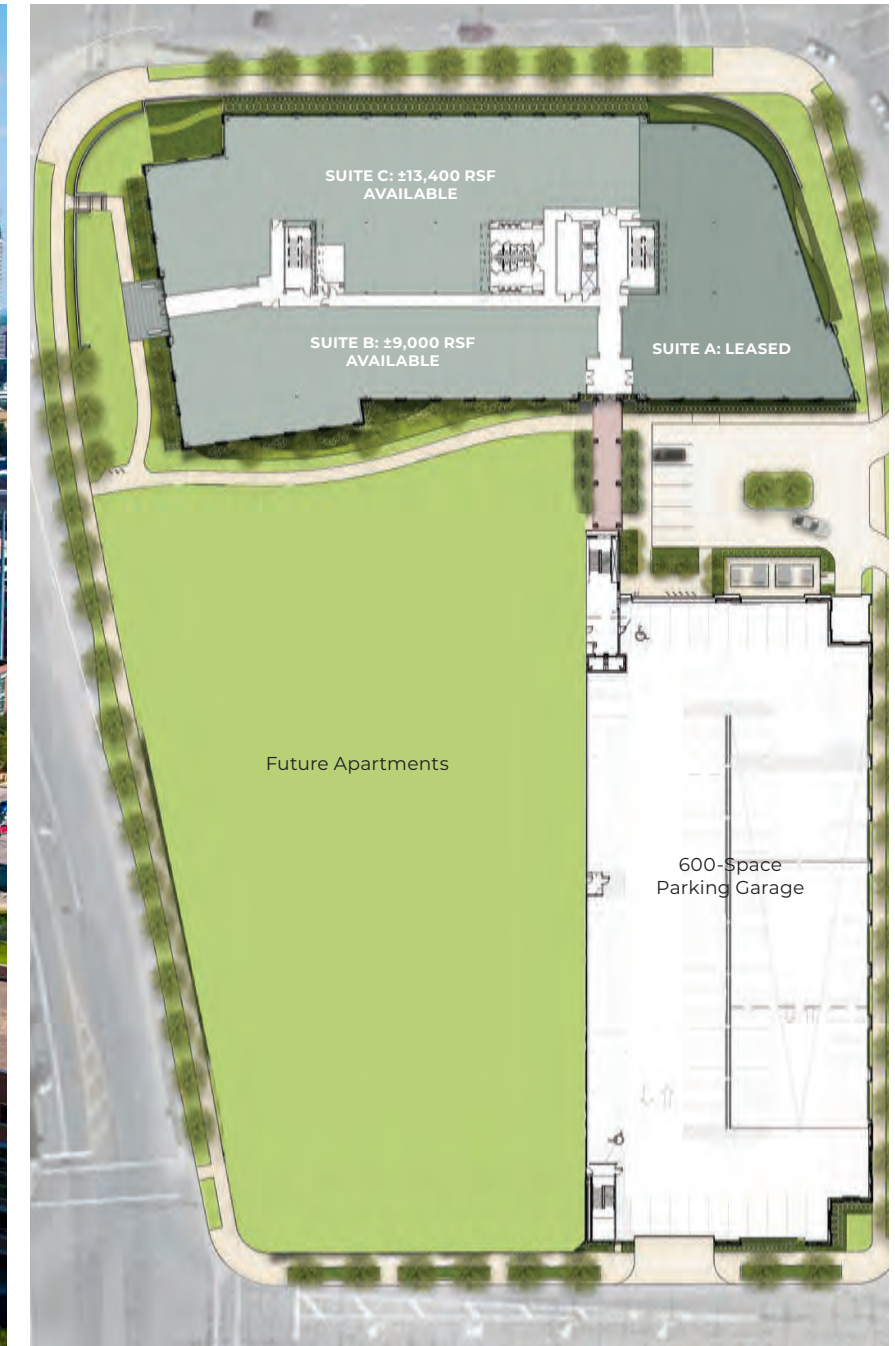
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# ARENA DISTRICT

DOWNTOWN COLUMBUS

## 500 NEIL AVE.

- 130,000 SF, four-story office building.
- 100,000 SF Chipotle headquarters.
- Ground floor available for multi-tenant office or retailers.
- Premier location within the Arena District; walking distance to North Market and Short North.
- Adjacent to 600-space parking garage and planned apartments.
- Access to OH-670 and SR-315.



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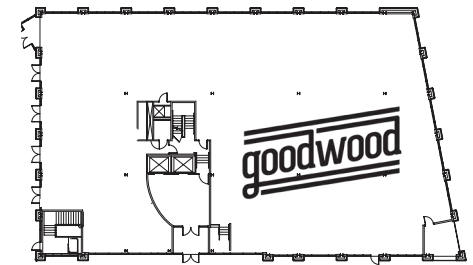
DOWNTOWN COLUMBUS

## 401 N. FRONT ST.

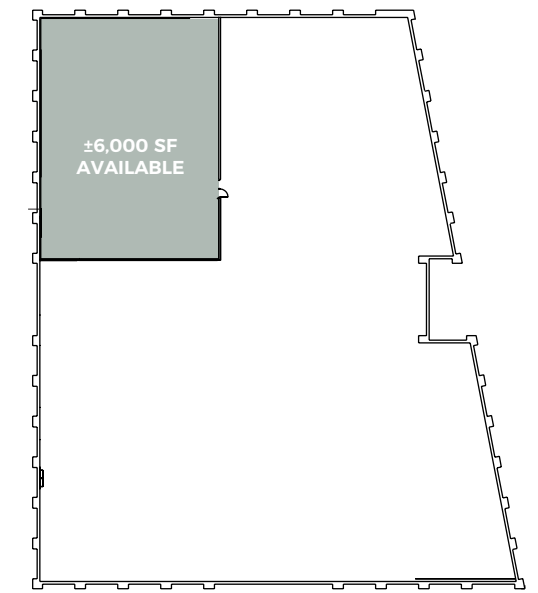
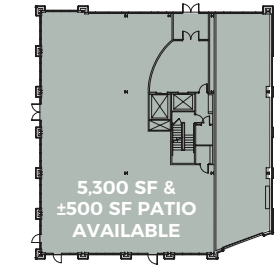
- Office and prime retail/restaurant space available.
- Premier location on Front Street with views of downtown, adjacent to Nationwide Arena.
- Single or multi-tenant space in a range of sizes and configurations.
- 120,000 SF, four-story building.
- Ample covered and surface parking nearby.
- Zoned HVAC systems provide maximum comfort and space planning flexibility.
- Key card access for maximum tenant security.
- First floor retail with signage; and within a block of Nationwide Arena.



Premier location on Front Street with views of downtown, adjacent to Nationwide Arena.



FIRST FLOOR



LOWER LEVEL



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THE ARENA DISTRICT IS OWNED AND DEVELOPED BY **NATIONWIDE REALTY INVESTORS**, THE REAL ESTATE DEVELOPMENT AFFILIATE OF NATIONWIDE, IN PARTNERSHIP WITH CAPITAL SQUARE, LTD.



THE ARENA DISTRICT HOSTS MORE THAN **6.3 MILLION VISITORS** PER YEAR FOR CONCERTS, SPORTS, EVENTS, FESTIVALS AND CONVENTIONS.



NATIONWIDE ARENA IS HOME TO THE NHL **COLUMBUS BLUE JACKETS** AND HOSTS MORE THAN 1.2 MILLION VISITORS PER YEAR FOR GAMES, CONCERTS AND EVENTS.



HUNTINGTON PARK IS HOME TO THE AAA BASEBALL TEAM **COLUMBUS CLIPPERS**, CLEVELAND INDIANS AFFILIATE, WITH SEATING FOR MORE THAN 10,000.

Host to 2018 All-Star & National Championship Games

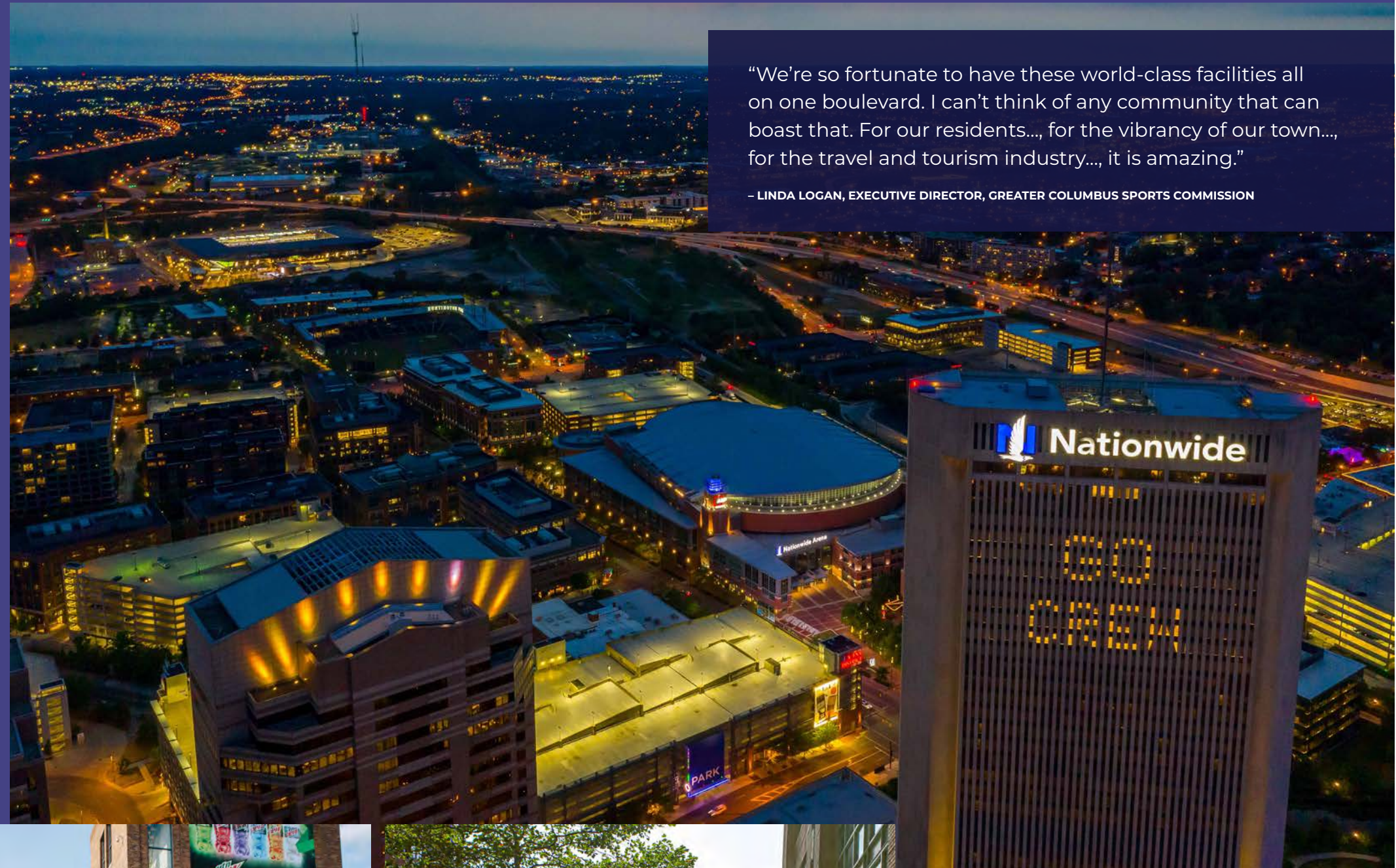
**LOWER.COM FIELD** – 20,000-SEAT SOCCER STADIUM,  
HOME OF THE MLS COLUMBUS CREW OPENED IN 2021.



WITH THREE PREMIER  
SPORTS STADIUMS,  
**THE ARENA DISTRICT IS  
TOUTED AS ONE OF THE  
NATION'S BEST SPORTS  
AND ENTERTAINMENT  
DESTINATIONS.**

# ARENA DISTRICT

DOWNTOWN COLUMBUS



"We're so fortunate to have these world-class facilities all on one boulevard. I can't think of any community that can boast that. For our residents..., for the vibrancy of our town..., for the travel and tourism industry..., it is amazing."

- LINDA LOGAN, EXECUTIVE DIRECTOR, GREATER COLUMBUS SPORTS COMMISSION



"What Columbus does have, as of today, is a parcel of three pro-sports facilities of architectural beauty, tightly compacted in a downtown setting. Nowhere else in the country will you find anything quite like it - not in a driver-wedge distance, in a thriving, urban area."

- MICHAEL ARACE, REPORTER, COLUMBUS DISPATCH

# ARENA DISTRICT

DOWNTOWN COLUMBUS



## NATIONWIDE REALTY INVESTORS

Nationwide Realty Investors is a nationally recognized real estate developer with developments and investments in office, retail, entertainment, hotel, restaurant, residential, and mixed-use properties. Directly and through joint ventures, Nationwide Realty Investors currently controls more than \$2 billion in commercial and residential real estate investments.

Nationwide Realty Investors is the real estate development affiliate of Nationwide Insurance, and is nationally recognized as one of the country's leading developers of large, complex, mixed-use projects.

### SELECTION OF PORTFOLIO HIGHLIGHTS



#### GRANDVIEW YARD

Grandview Yard is a \$750 million, 125-acre mixed-use development located in a first-ring suburb of Columbus, Ohio. Grandview Yard features more than 1.2 million SF of commercial space and ±1,500 residences, along with restaurants, grocery, service retail and hospitality.  
[grandviewyard.com](http://grandviewyard.com)



#### GAINNEY RANCH

This established development in Scottsdale, Arizona includes more than 560,000 SF of office space located adjacent to the championship golf course, Gainey Ranch Golf Club.  
[gaineyranchcorporatecenter.com](http://gaineyranchcorporatecenter.com)



#### RIVULON

At full completion, the 250-acre business district in Gilbert, Arizona will include approximately 3 million SF of premier office, ±100,000 SF of retail and hotels. Rivulon is being designed with a holistic view of the site, ensuring a cohesive flow, compatibility of uses and sensitivity to the sustainability of resources.  
[rivulon.com](http://rivulon.com)



#### CAVASSON

Located in Scottsdale, Arizona, the thoughtfully designed Cavasson development is being touted as the region's premier business district. At full completion, the project's mix of uses will include approximately 1.8 million SF of market leading commercial office space, 1,600 residences, the Hilton North Scottsdale at Cavasson, retail, restaurants, and amenities.  
[cavasson.com](http://cavasson.com)



#### HOTELS

Nationwide Realty Investors' portfolio of luxury, upscale, and boutique hotels includes more than 1,100 hotel rooms in the central Ohio region and 237 hotel rooms in Scottsdale, Arizona.



#### SINGLE FAMILY HOME COMMUNITIES

Northstar Community and Jerome Village are master planned, mixed-use communities located in Delaware County and Dublin, Ohio respectively. The extensive master plan at both communities includes sites for future commercial development.  
[northstarcommunities.com](http://northstarcommunities.com)  
[jeromevillage.com](http://jeromevillage.com)



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Christopher Thompson: [thompsscj@nationwide.com](mailto:thompsscj@nationwide.com)

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**NEWMARK**

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