

**FOR LEASE**  
**11,500RSF - 115,000RSF**



*Audubon Park*  
*Office Center*



**Delivering a beautiful office building in downtown Columbus**  
11,500RSF - 115,000RSF Available  
Easy Access to I-70/I-71  
Steps from Downtown and German Village

**AND...**  
No Time consuming elevator lobbies to deal with.  
Surrounded by a 150 acre park downtown.  
**It doesn't get any better!**





Bike Trail to Scioto Greenway,  
Downtown and Ohio State



Proposed Metro Parks  
Pedestrian Bridge

Dog Park

Audubon Park Office Center

Sand Volleyball Courts

Rock Climbing  
Wall



Obstacle Course

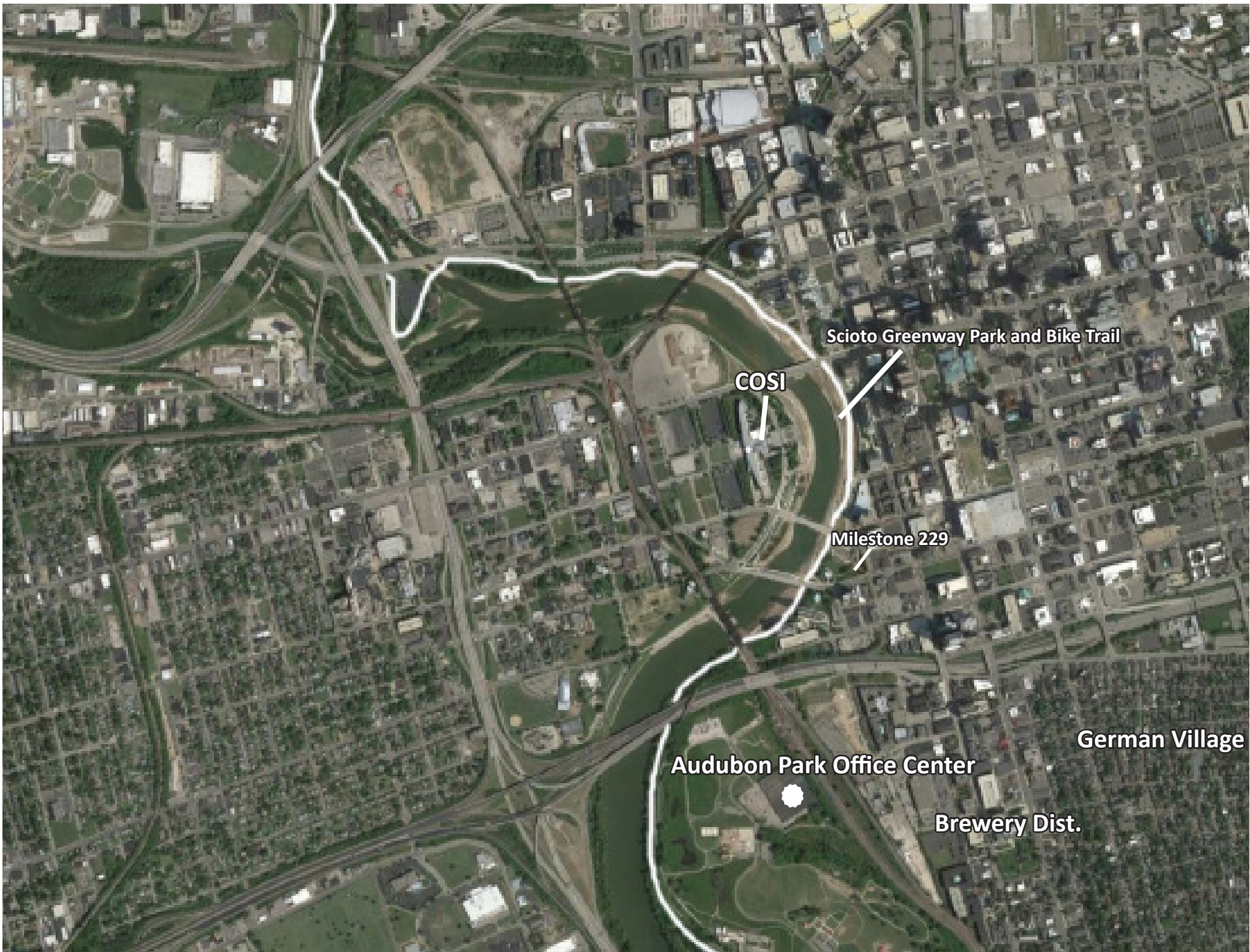
Athletic Fields

Grange Audubon Center



*Audubon Park*  
Office Center





Scioto Greenway Park and Bike Trail

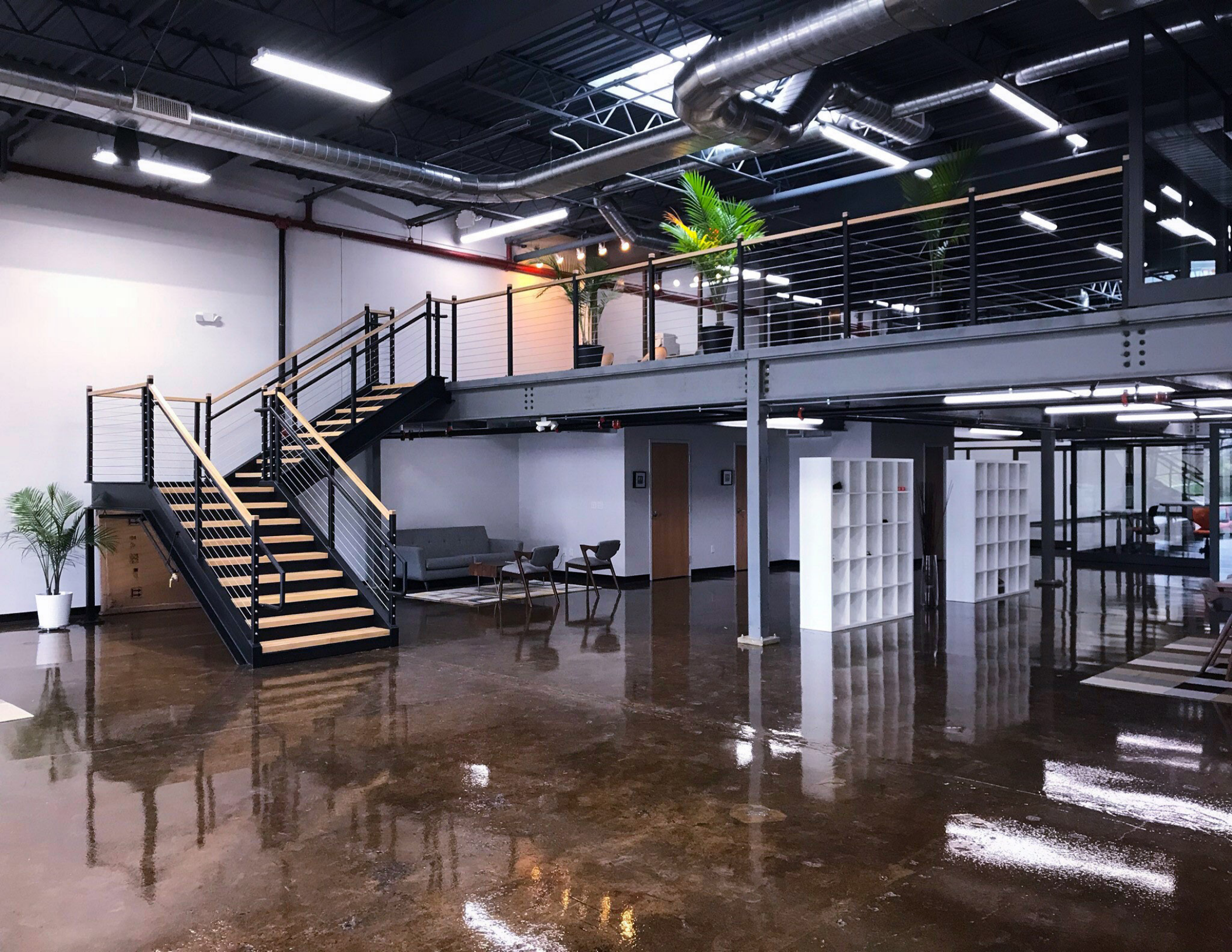
COSI

Milestone 229

Audubon Park Office Center

German Village

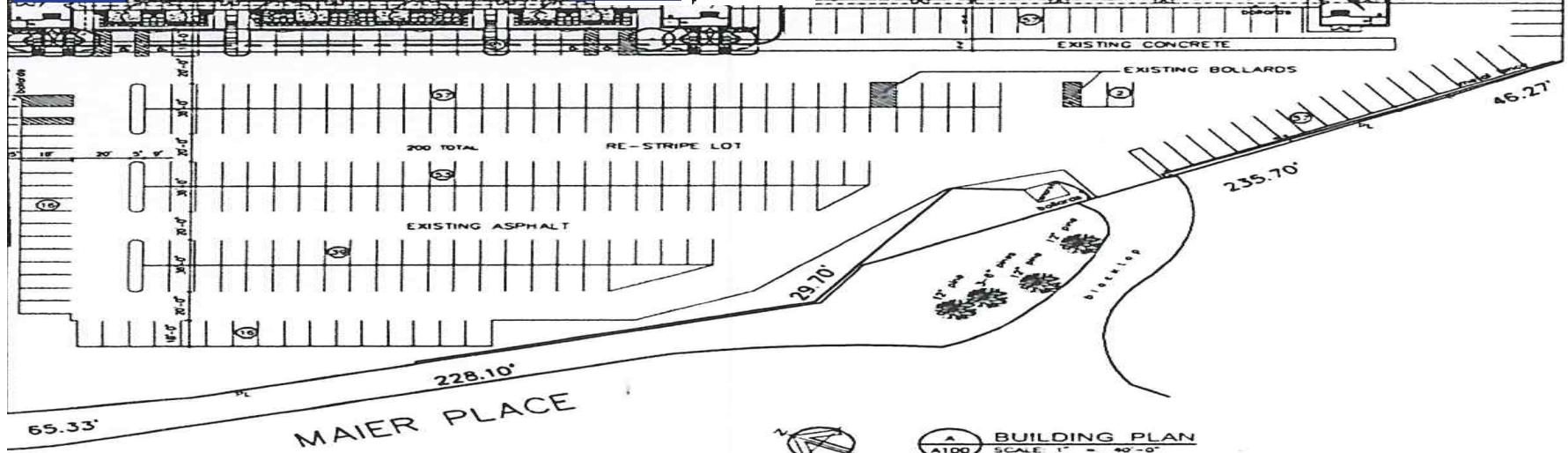
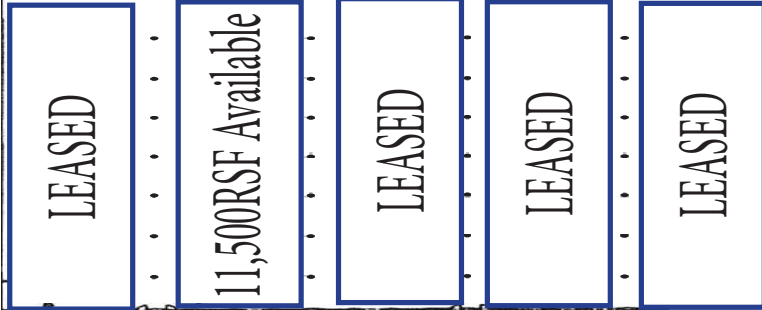
Brewery Dist.





**Interior  
Secured Parking**

**Phase II  
115,000SF  
Available**



**A**  
A100 BUILDING PLAN  
SCALE: 1" = 40'-0"

**LOCATION:** The Audubon Park Office Center is nestled into one of the most magnificent sites in Columbus - The Scioto Audubon Metro Park. Surrounded by the Park itself, you are steps from walking paths, jogging paths, rock climbing walls, dog park, sports fields along with boat docking and water sports. In addition, the Audubon is within walking distance of downtown Columbus and The Brewery District.

**THE LARGEST FLOOR PLAN IN COLUMBUS:** Measuring approximately 150,000 s.f., in size the Audubon is one of the largest single-story floor plans in the city. It also delivers its occupant the efficiencies associated with multiple floors in multiple buildings to a single-story environment.

**PARKING:** Secured interior parking is included in The Audubon. Enter through our secured overhead door and park your vehicle under cover and steps from your office. Exterior parking for both guests and employers is plentiful and FREE!

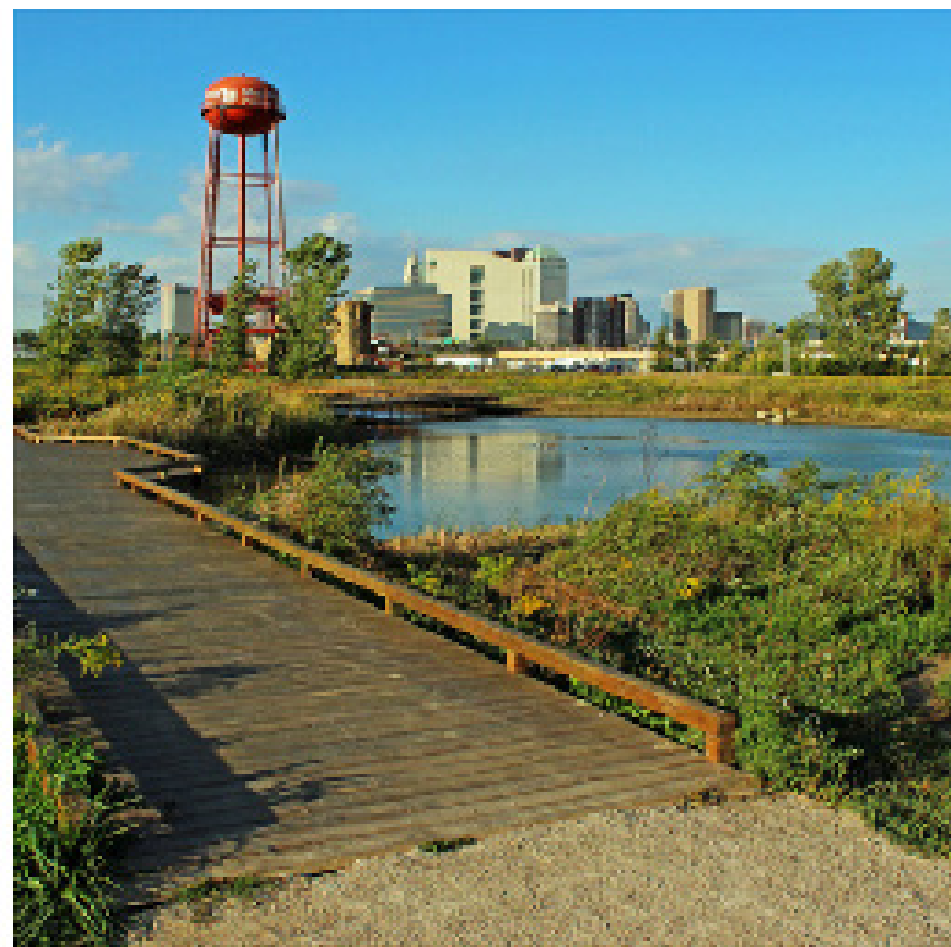
**INFRASTRUCTURE:** The site has access to both City of Columbus electric and AEP and will be serviced by a number of broadband providers. Columbia Gas serves the natural gas needs of the building.

**SOLAR PANEL INSTALLATION:** For those companies with a desire for solar powered energy, arrangements can be made to utilize a portion of the five acre roof for the installation of solar panels.

**HIRING AND EMPLOYEE RETENTION:** No other site offers its occupants more outdoor recreation activities than the Audubon Park Office Center. Coupled with its proximity to downtown, The Brewery District and German Village leads to an office location that is desirable to its employees and acts as a hiring tool to obtain and retain the best and brightest.

**CITY OF COLUMBUS INCENTIVES PACKAGE:** Located within the City of Columbus and having done business in the city for over 50 years, the E.V. Bishoff Company has established a relationship with the City of Columbus Economic Development Department ensuring prompt attention to all incentive related requests.

# SITE DESCRIPTION





**Building Size:**

**Phase Two - 115,000SF**

**TOTAL SIZE - 172,500SF**

**Initial Lease term: 10 years**

**Phase II - West**

**Base Lease Rate: \$15.50/sq. ft. NET, average over three (3) years; 5% increases/yr thereafter.**

**Phase II - North**

**Base Lease Rate: \$10.00/sqft NET, average over three (3) years; 5% increase/yr thereafter**

**Real Estate Taxes, Building Insurance and Operating Expenses are anticipated to be approximately \$3.50/sf. Many companies find they can reduce their office size by up to 20% due to the efficiency associated with the lack of elevators, central heating & cooling plants and other common area elements frequently found in office developments.**

**Signage: Generous signage can be provided**

**Utilities: Paid by lessee**

**Cleaning: Paid by lessee**

# BUILDING OVERVIEW



**PARKING LOT LANDSCAPING:** To complement existing Audubon Park.

**PARKING** - Exterior parking includes up to 300 cars while interior parking can accommodate approximately 125 cars. For security-minded companies, interior parking can be partitioned off for additional security.

**BICYCLE RACKS** - With its urban park location transportation through the use of bicycling is anticipated and will be accommodated through the use of a bicycle racking system.

**INTERIOR OFFICE DECKING:** With 18'-20' clear height, the possibility of interior decking exists.

**SKYLIGHTS:** 92 skylights throughout the building, offering an abundance of natural lighting.

**ROOF:** Rubber roof over insulated decking.

**GENERATOR PAD LOCATIONS:** Exterior generator pad locations available.

**SATELLITE DISH LOCATIONS:** Rooftop satellite dish locations are available.

# AMENITIES

