

# 3100

EASTON SQUARE PLACE

## PROPERTY OVERVIEW



Located in Easton, Central Ohio's premier office submarket and mixed-use community



Largest and most efficient floorplates in Central Ohio



5.0+ / 1,000 SF Parking Ratio



Easily accessible to I-270 via Stelzer Road, less than 4 minutes to Columbus International Airport (CMH)



Closest suburban office submarket to Downtown Columbus (10 min) offering a suburban office environment with ease of access to the CBD



Exterior Signage Opportunities



Property is undergoing a massive interior renovation to include:

- Tenant Lounge
- Putting Green
- Micro-Market
- Flexible Conference Space
- Wifi-enabled Patio



# IDEAL LOCATION

**SURROUNDED BY NATIONAL AND REGIONAL TOP EMPLOYERS - ATTRACTING WORLD CLASS TALENT**

## EASTON TOWN CENTER

Midwest premier shopping, dining, entertainment center featuring nearly 300 best-in-class retailers.

MORSE ROAD



EXPRESS HQ & L BRANDS

M/I FINANCIAL CORP.

SAFE AUTO

EASTON WAY

JP MORGAN CHASE

WORTHINGTON INDUSTRIES

SAREPTA THERAPEUTICS

HUNTINGTON NATIONAL BANK

ABBOTT LABS

**3100**  
EASTON SQUARE PLACE

ABBOTT NUTRITION

BREAD FINANCIAL

STELZER ROAD

MCCUTCHEON ROAD

**300+**  
RETAIL ESTABLISHMENTS

**70+**  
DINING OPTIONS

**8.3 MILLION SF**  
OF MIXED-USE DEVELOPMENT

**OVER 30 MILLION**  
VISITORS ANNUALLY

# BUILDING SPECS

## BUILDING SIZE

3 stories totaling 199,112 RSF

## FLOORPLATE:

66,000+ SF

## YEAR BUILT:

2007

## LOCATION

Northwest corner of Stelzer Road and Easton Square Place

## PARKING

5.0+ / 1,000 RSF

## CEILINGS

Finished ceiling heights of 10'-14'8"

## ELEVATORS

3 hydraulic passenger/freight elevators with 150 fpm travel speeds

## FIBER PROVIDER

Currently serviced by Spectrum

## ELECTRICAL

Service of 4,000 amp 480V/277V three phase, four wire primary service by American Electric Power.

## SECURITY & SAFETY

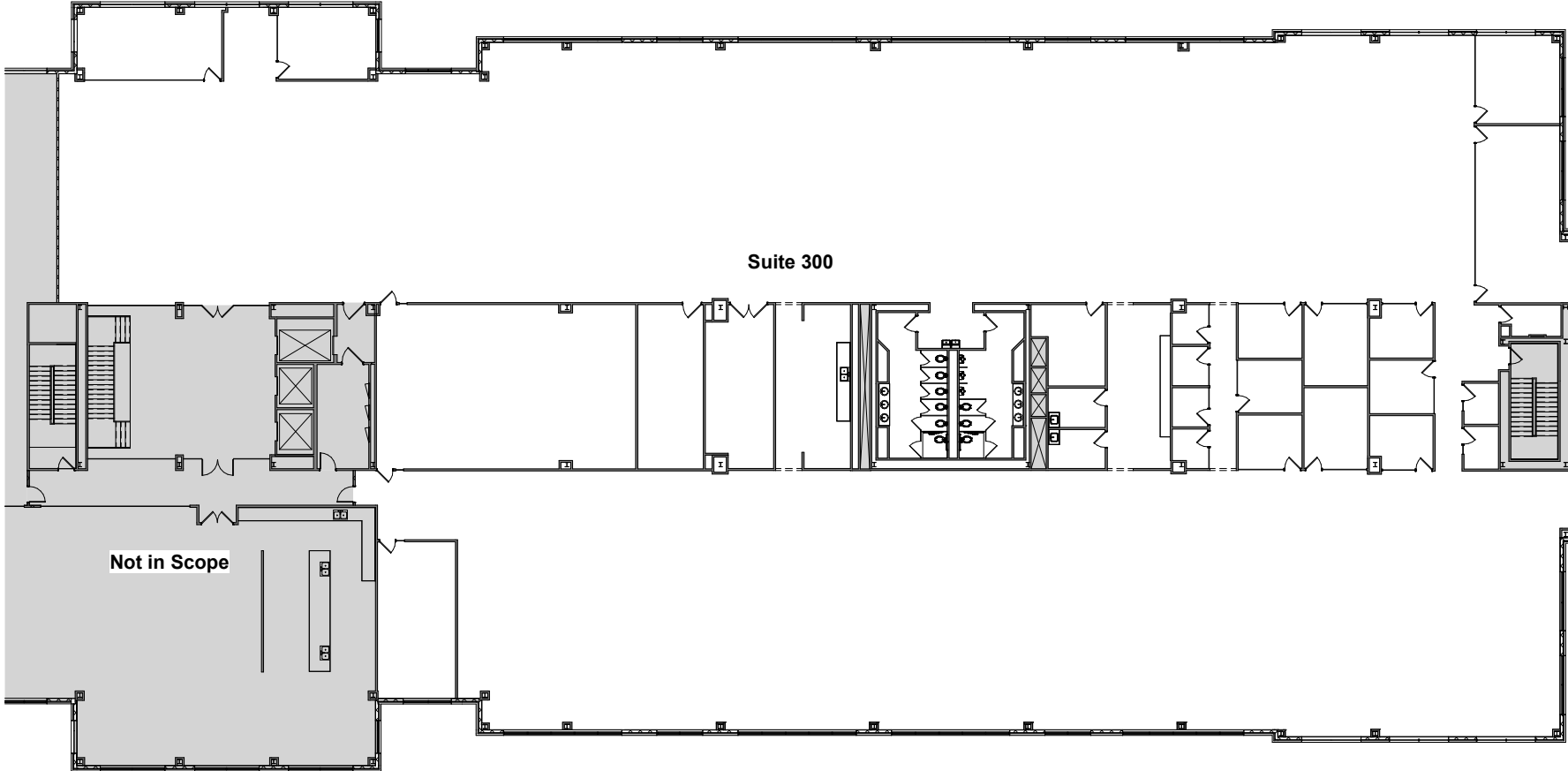
State-of-the-art security system with fob access at each exterior entrance.



# AVAILABILITIES



**3<sup>RD</sup> FLOOR - 35,000 SF**



# TENANT LOUNGE



MICROMARKET



LOUNGE SEATING



SOFT SEATING



SERVING AREA



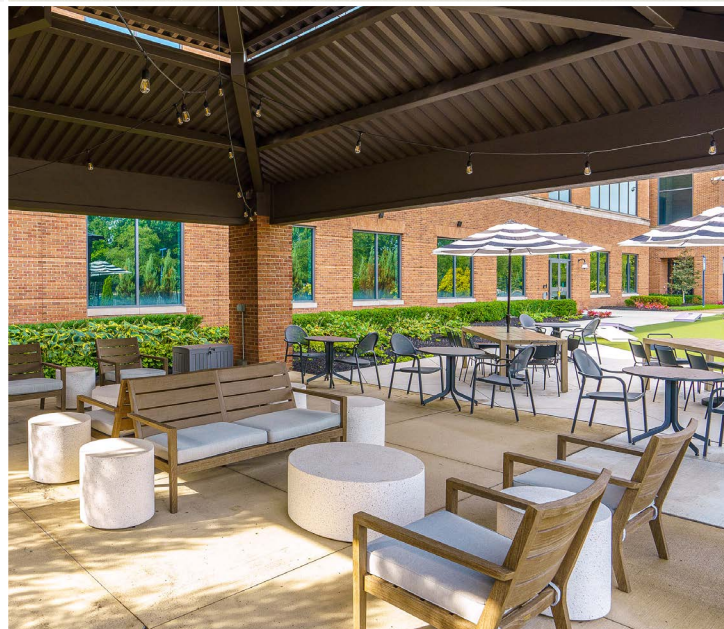
MEETING ROOM

- COFFEE STATION
- MICROMARKET
- SOFT SEATING
- FOOD & BEVERAGE SERVICE
- WI-FI ENABLED
- MODERN AV EQUIPPED CONFERENCE SPACE
- OFFICE LOUNGE OR HUB & COLLABORATION SPACE

# OUTDOOR SPACE



PUTTING AREA



COVERED SEATING



DINING AREA

PUTTING AREAS  
BEAN BAG LAWN GAME  
COMMUNITY TABLES  
SOFT SEATING & DINING AREAS

# LOBBY



WAITING AREA



ENTRANCE



ELEVATORS



SEATING



# 3100

EASTON SQUARE PLACE

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