

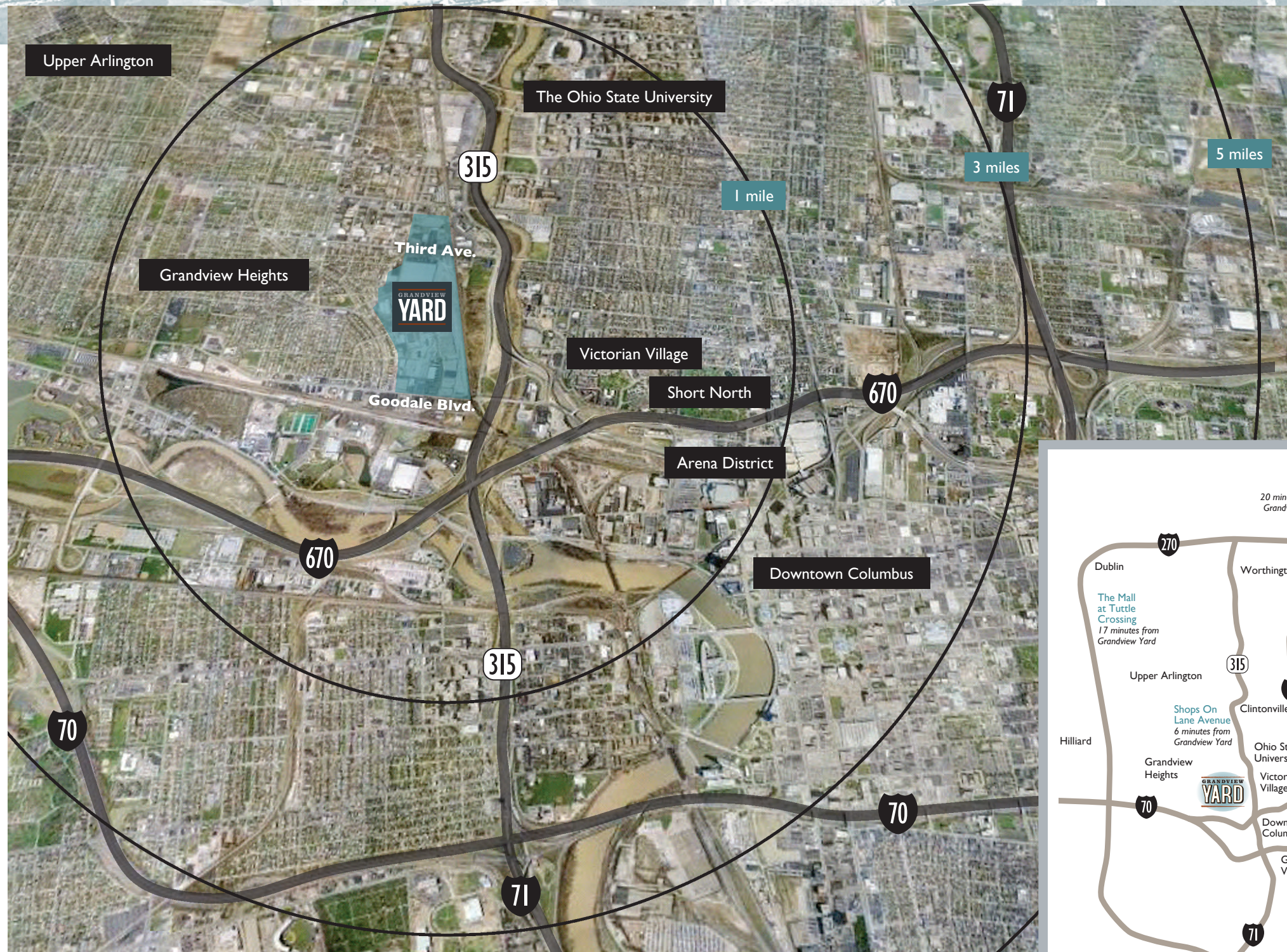
2017

GRANDVIEW
YARD



OWNED AND DEVELOPED BY NATIONWIDE REALTY INVESTORS

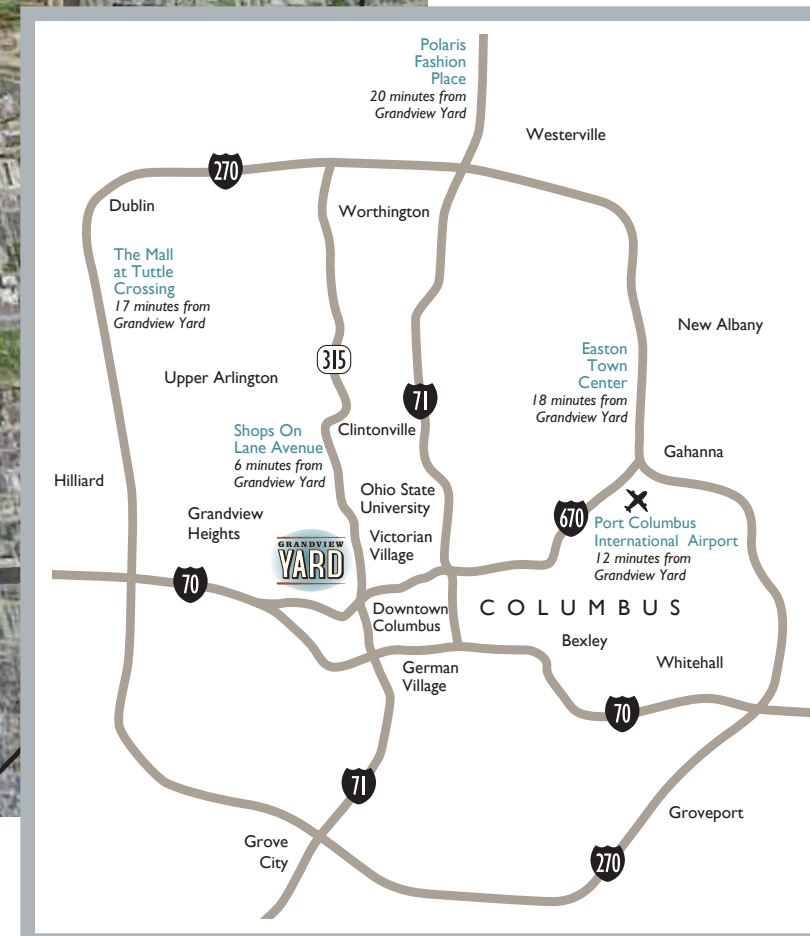
TRADE AREA



GRANDVIEW YARD IS A 125-ACRE MIXED-USE DEVELOPMENT IN GRANDVIEW HEIGHTS, OHIO, A FIRST-RING SUBURB OF COLUMBUS.

The project features office, residential, retail, and hospitality with urban architecture, walkable streets, plentiful green space, and easy interstate access. Grandview Yard features a variety of restaurants, grocery, service retail, and hospitality and when complete will total 1.2 million square feet of commercial space and more than 1,300 residential units.

Centrally located in the Columbus market, Grandview Yard is highly visible and easily accessible from SR 315 and I-670 and only two miles from both I-71 and I-70.



TRADE AREA DEMOGRAPHICS

	1 miles	3 miles	5 miles
2017 Population*	16,971	109,775	324,908
College Educated*	9,634	43,051	118,901
Average Household Income***:	\$92,782	\$60,695	\$58,294

DAYTIME POPULATION 200,000+

Downtown Columbus**	116,568
The Ohio State University (students, faculty, and staff)	102,686

NEARBY COLLEGE/ UNIVERSITY ENROLLMENT****

OSU	58,322 students
Columbus State	24,448 students
Franklin University	5,732 students
Capital University	3,494 students
Columbus College of Art and Design	1,288 students

*US Census Bureau Estimates 2017
 **US Census Bureau 2012
 ***Ohio Demographics by Cubit 2014
 ****Columbus Region Factbook 2016



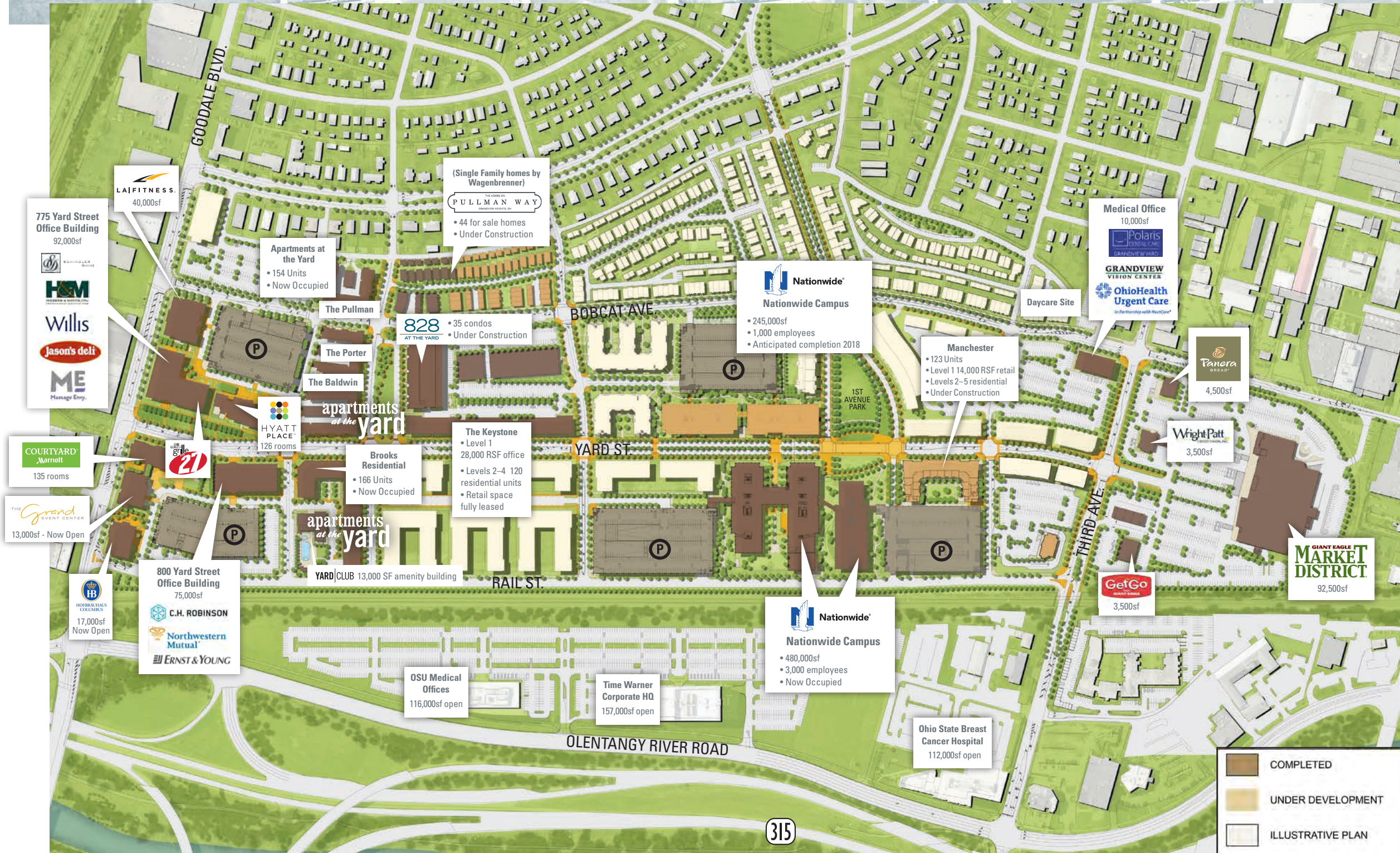
AERIAL - LOOKING EAST/DOWNTOWN



- LENOX TOWN CENTER — 1/4 MILE NORTH**
- | | |
|-----------------|-------------------|
| AMC Theatres | Champps |
| Famous Footwear | Johnny Rockets |
| World Market | Cup O' Joe |
| PETCO | Men's Wearhouse |
| Target | Bath & Body Works |
| Old Navy | Beauty First |
| Barnes & Noble | Staples |
| Bravo | |



ILLUSTRATIVE MASTER PLAN



COMPLETED

- Commercial space: 850,000 SF
- Residential units:
 - + 563 apartments
 - + 45 single family homes
 - + Yard Club: 13,000 SF amenity building
- Hospitality:
 - + 135 room Courtyard by Marriott
 - + 126 room Hyatt Place Hotel
 - + 13,000 SF Grand Event Center

UNDER DEVELOPMENT

- Commercial space: nearly 300,000 SF
- 828 at the Yard 35-unit condo building

PLANNED

- Commercial space: 1.2 M SF at completion
- Residential units: 1,300 units at completion
- Approx. 4,000 jobs

INFRASTRUCTURE

- 6+ miles of new roads
- 4+ miles of new sidewalks



ILLUSTRATIVE MASTER PLAN - SOUTH OF THIRD AVENUE



NATIONWIDE CORPORATE CAMPUS + RETAIL: SOUTH OF THIRD AVENUE



DEVELOPMENT SOUTH OF THIRD AVENUE INCLUDES:

- New 700,000 SF Nationwide corporate campus
- Manchester Building: 14,000 RSF 1st floor retail in a retail/residential building adjacent to Nationwide campus
- Additional retail buildings along Yard Street
- Two freestanding outparcels at Yard Street and Third Avenue

NATIONWIDE CORPORATE CAMPUS PROGRESS:

- Nationwide corporate campus progress:
- 330,000 SF and 150,000 SF Nationwide campus buildings are now fully occupied housing nearly 3,000 associates
- A third, 245,000 SF building is under development with anticipated completion in Fall 2018
- When complete, the Nationwide campus will support more than 4,000 associates



NOW LEASING: MANCHESTER BUILDING

SUMMER 2017



The new Manchester building on Yard Street is adjacent to the new 700,000 SF Nationwide corporate campus. The supremely located building features a variety of restaurant and retail offerings on the ground floor and residential on upper floors. Retail spaces will include prominent storefronts, highly visible exterior signage, and convenient parking.

- Prime retail/restaurant space available in +/- 14,000 SF on first floor
- Premier location on Yard Street with easy access from Third Ave
- Adjacent to new Nationwide corporate campus with initial 2,500+ associates (4,000 at completion).
- Convenient on-street parking and dedicated spots available on ground level of adjacent garage
- Exterior signage opportunities available



NOW LEASING: MANCHESTER BUILDING



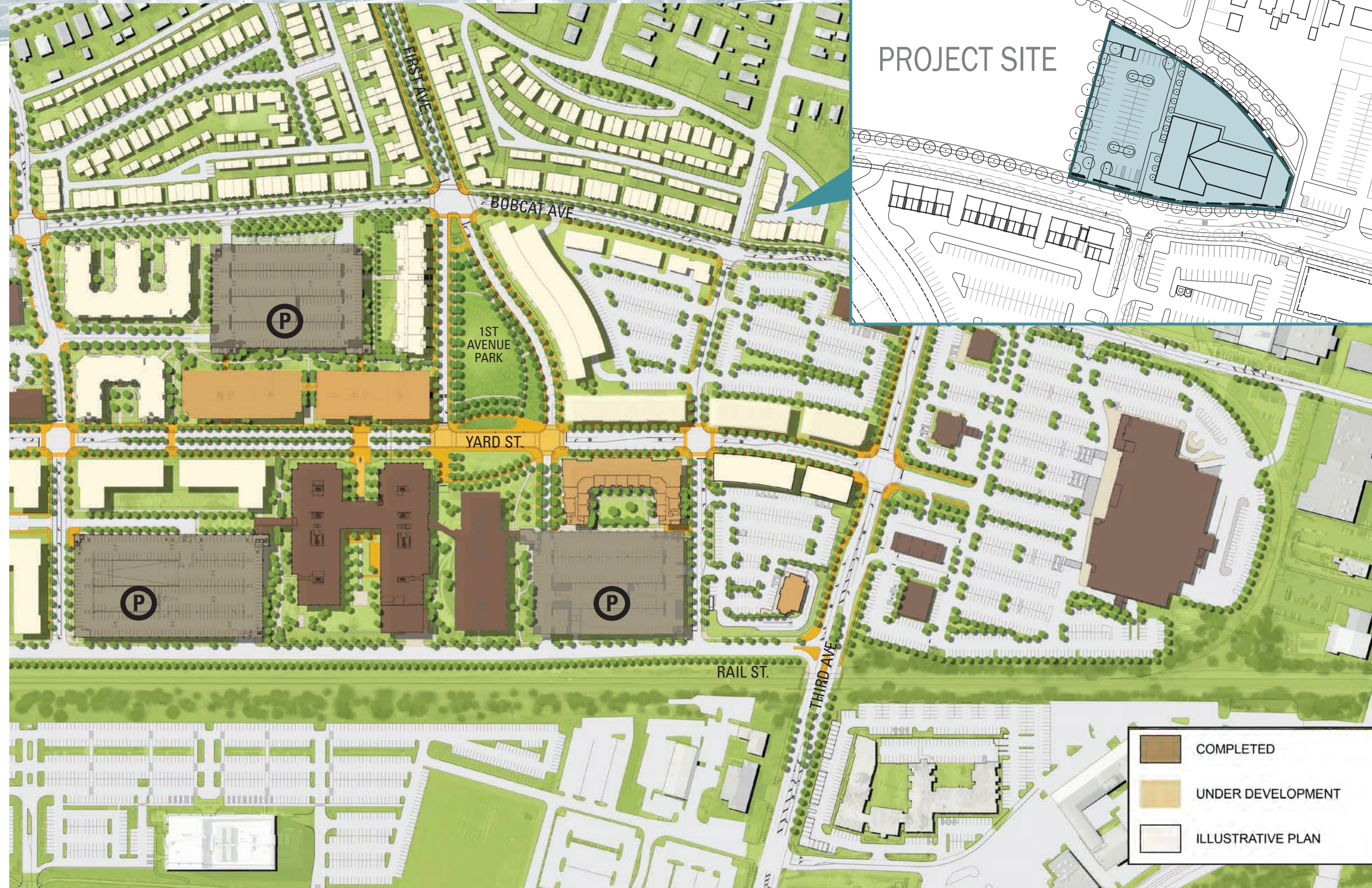
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NOW LEASING: MANCHESTER BUILDING

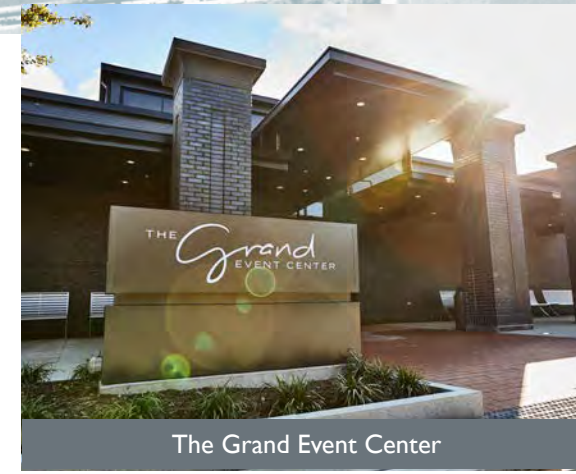
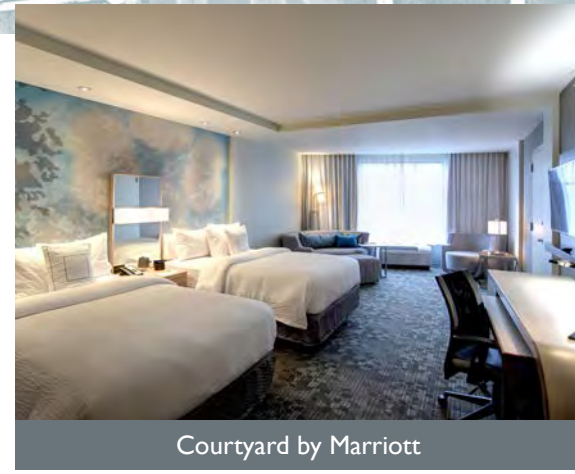


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NOW LEASING: SOUTH OF 3RD AVENUE - DAYCARE OPPORTUNITY



COMPLETED 2010 - 2017



ABOUT THE DEVELOPER

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 \$1.8 billion in commercial and residential real estate investments.

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



SELECTION OF PORTFOLIO HIGHLIGHTS



THE ARENA DISTRICT

The Arena District is a \$1 billion, 100-acre mixed-use development in downtown Columbus, Ohio featuring more than 1.5 million square feet of commercial office space, restaurants and residential uses, and world-class entertainment venues including Nationwide Arena, home of the NHL Columbus Blue Jackets and Huntington Park, home of the AAA Columbus Clippers baseball team.



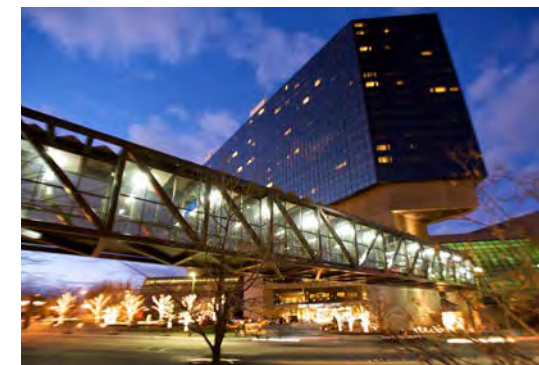
RIVULON

The premier business district in Gilbert, Arizona, will include approximately 3 million square feet of Class A office, +/-250,000 square feet of retail, and hotels. Rivulon will be designed with a holistic view of the site, ensuring a cohesive flow, compatibility of uses and sensitivity to the sustainability of resources.



GAINEY RANCH

This long-term development in Scottsdale, Arizona includes more than 560,000 square feet of Class A office space located adjacent to the championship golf course, Gainey Ranch Golf Club.



HOTELS

Nationwide Realty Investors' portfolio of luxury, upscale and boutique hotels includes more than 1,200 hotel rooms in the Central Ohio region.



GOLF COURSE COMMUNITIES

The Hideaway Club and The Madison Club in La Quinta, California are private equity resort communities boasting breathtaking views, world-class golf, and magnificent clubhouses.

LEASING



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FOR LEASING OPPORTUNITIES, CONTACT:



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