



Root

COASTAL RIDGE

ON
THE
COMMONS



A modern day classic
in office space





Premier class A
office space offering
unmatched views of
Downtown Columbus



Building comprised of 175,000 SF of
office space and 125 residential units



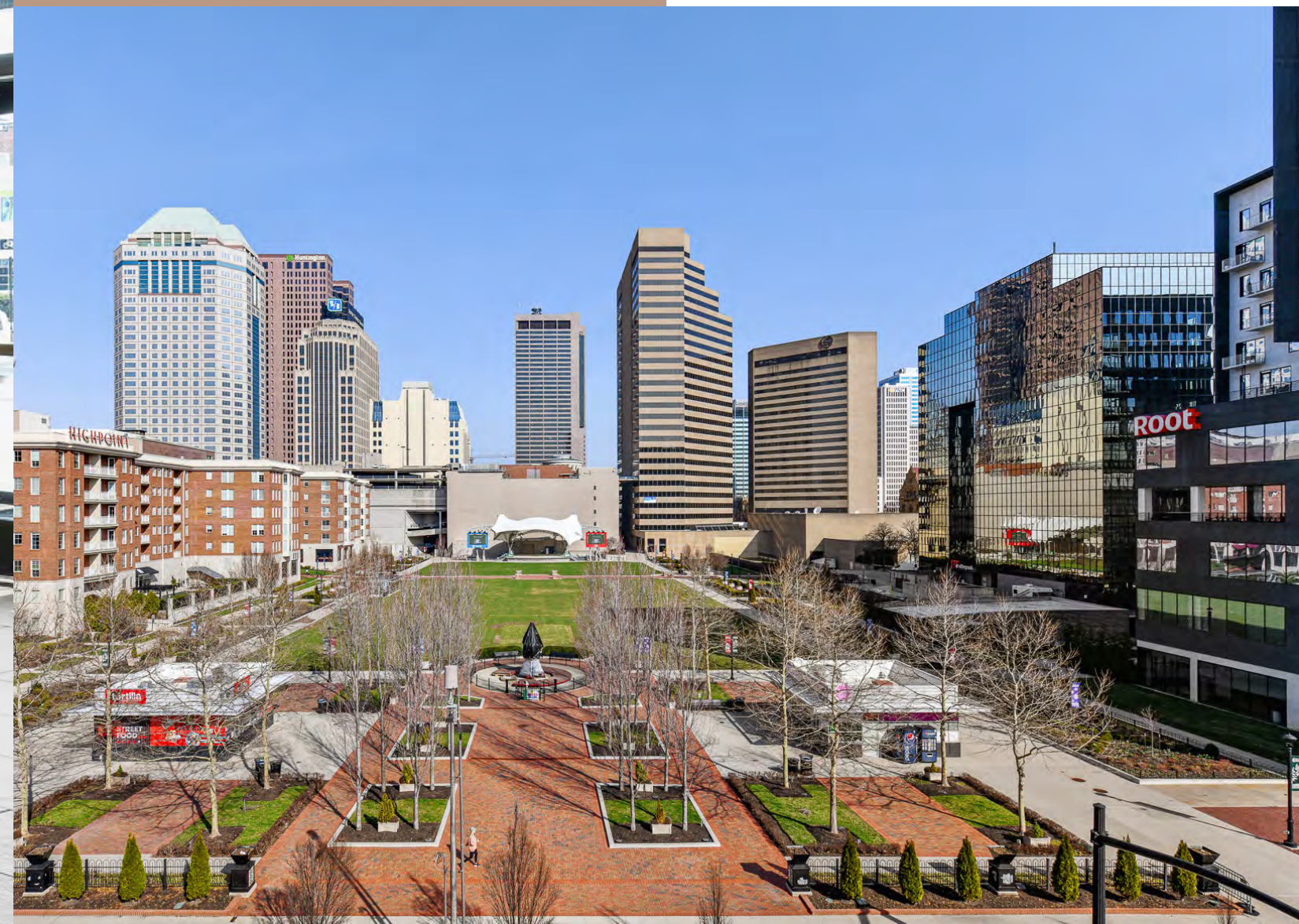
Full floor availability up to 32,917 RSF



Potential signage opportunities
overlooking Rich Street and the
Columbus Commons



Contemporary building design and
amenity set with indoor/outdoor
work space



Attached parking
through a covered and
secure skywalk for
Tenants and guests

- Attached to the Columbus Commons garage located at the corner of Rich Street and Third Street
- Garage is owned by the CDDC and managed by LAZ Parking
- Ability to accommodate a parking ratio of at least 4/1,000 RSF
- Reserved and unreserved parking options available
- Located less than .5 mile to all major freeways through I-70





Full floor Availability

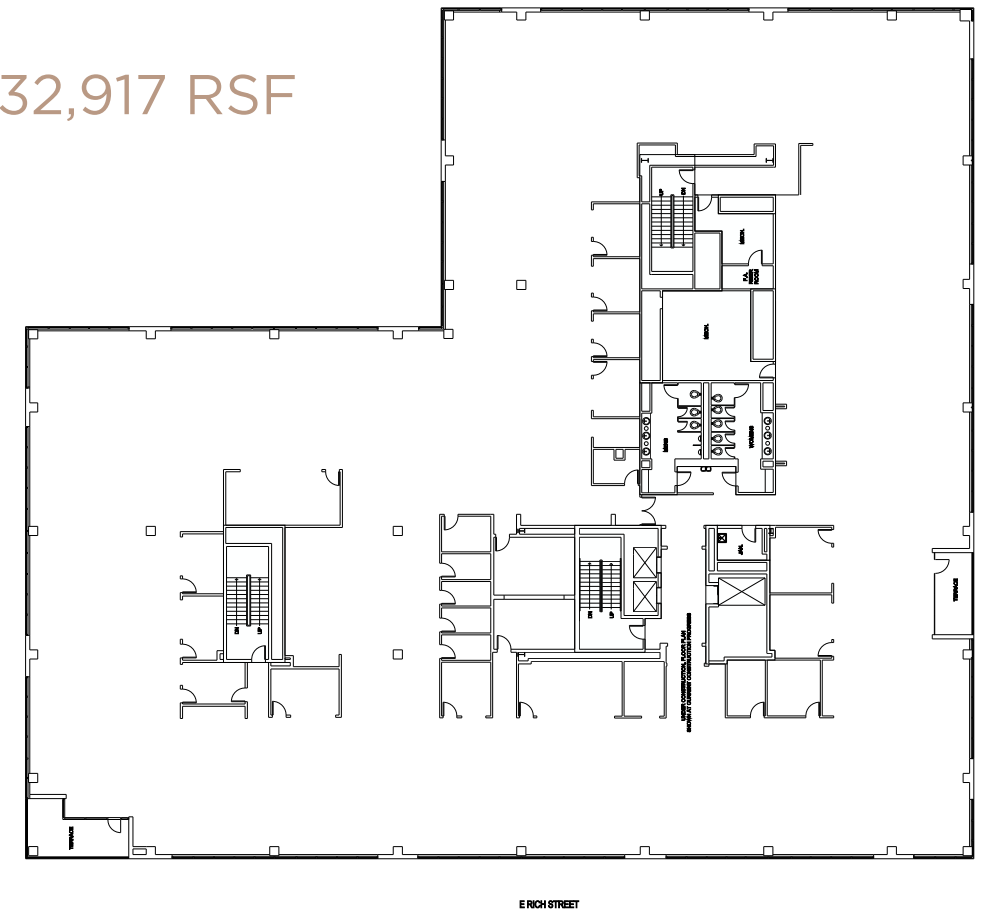
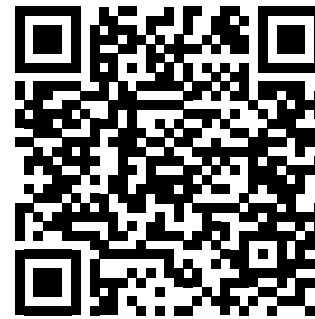
Rental Rate
\$21.95 PSF NNN

*Available Now -
Suite 300*

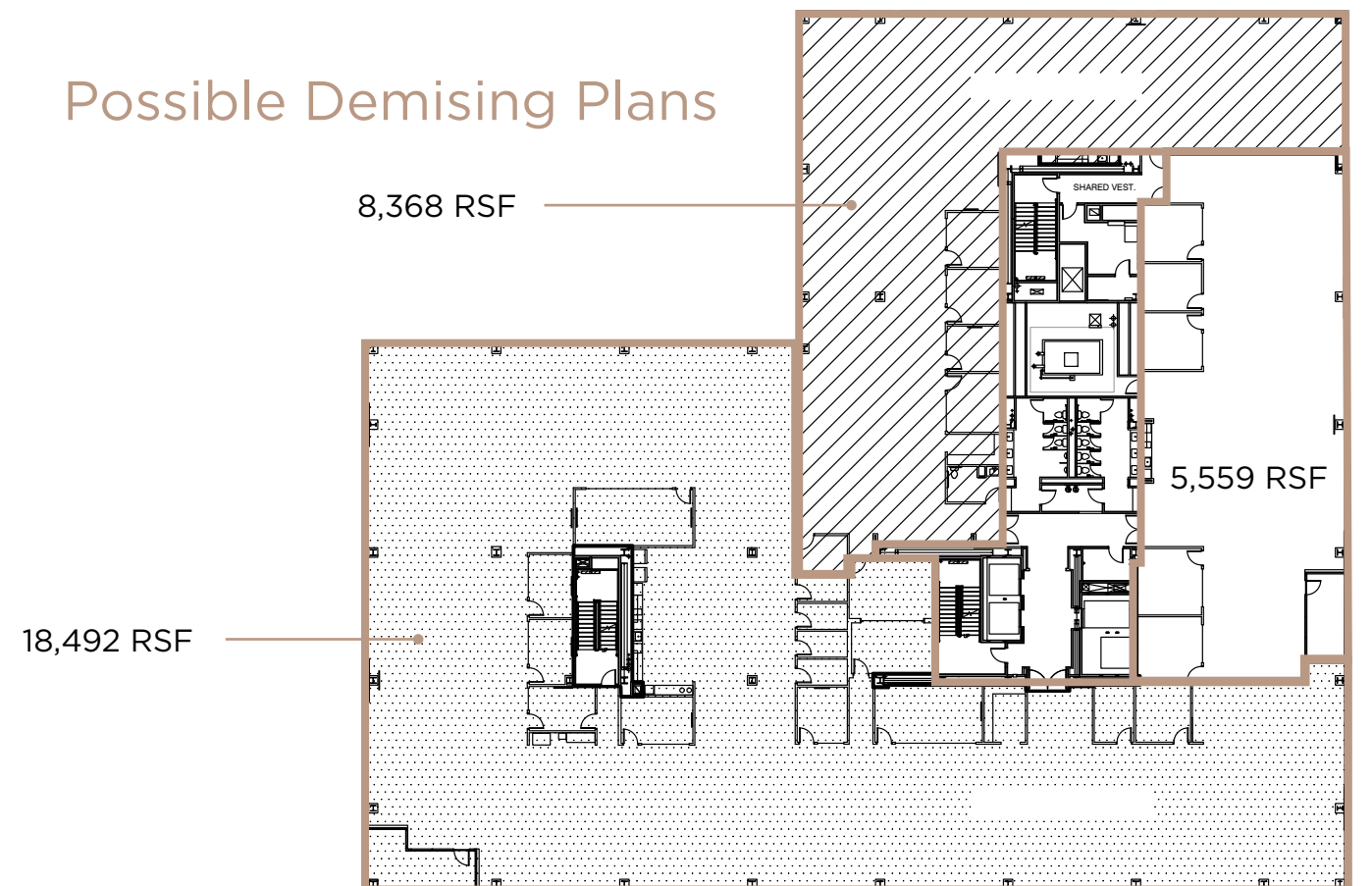
*Floorplate is
divisible*

Suite 300 - 32,917 RSF

Scan or click the QR code
below or [click here](#) to
experience a 360 tour!



Possible Demising Plans





Superior Amenity Set



Fitness Facility



Rooftop patio



Community Room



Attached Parking



Access to The Columbus Commons



Bike Rack and Storage





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