

CHASE TOWER

100 E Broad Street, Columbus, OH

Chase Tower is a twenty-four story, multi-tenant high-rise office building located in the heart of the Central Business District. The building consists of 308,337 square feet and has terrific on site amenities such as Lexis on Third and a common conference facility.

New building ownership recently completed Tenant Lounge and Common Conference Room Renovations.

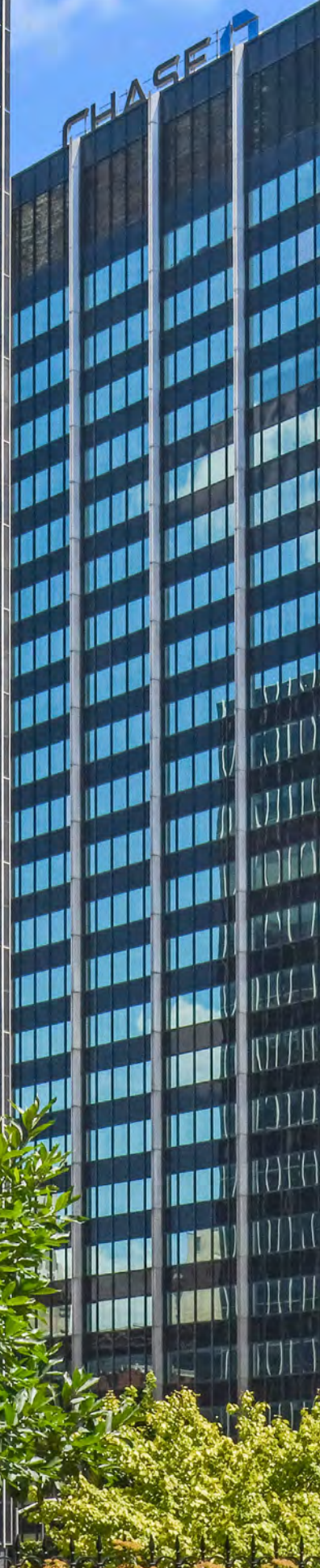
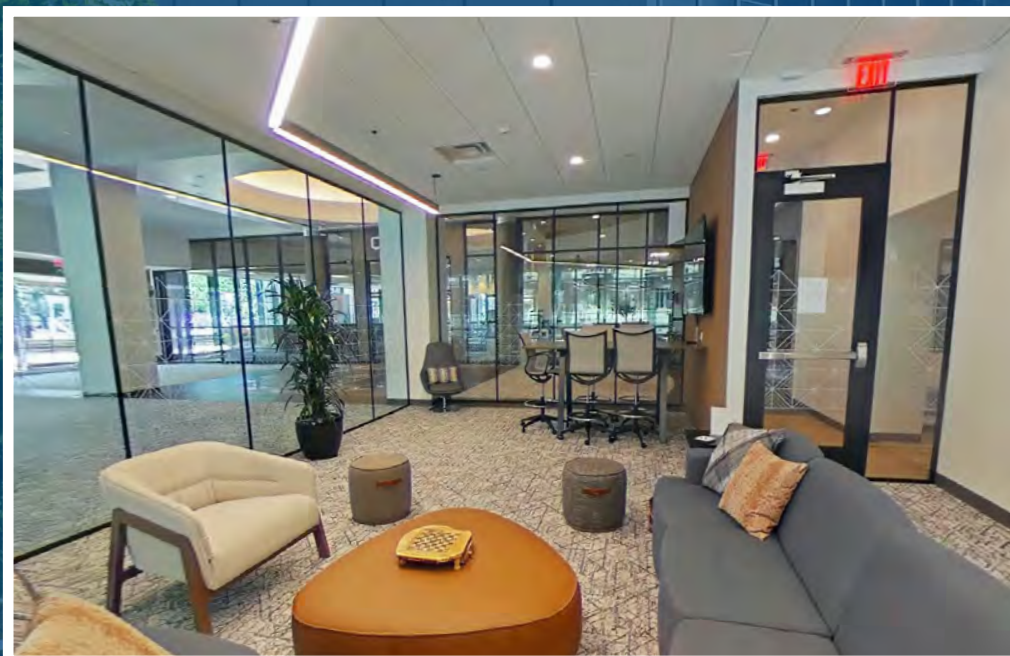


PRIME COLUMBUS OFFICE SPACE

Property Overview

Built in 1964, Chase Tower is in a premier downtown location just northeast of the State House with Chase bank, restaurants and coffee houses within walking distance.

The new building owner recently completed renovations to the Tenant Lounge and Common Conference Rooms.







Building Specifics

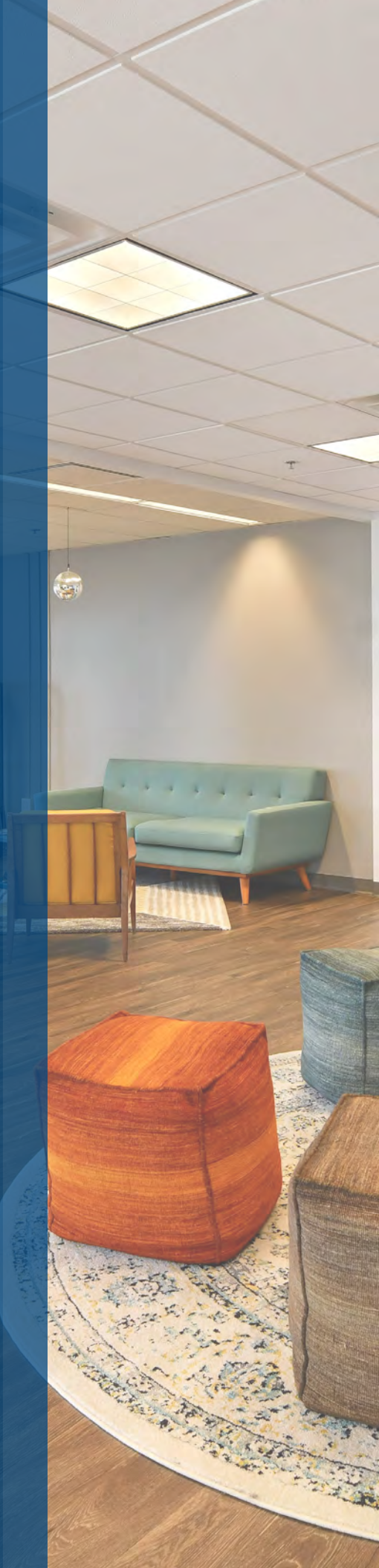
BUILDING AMENITIES

- › Valet parking for Tenants & their clients
- › Potential monument signage
- › Move in ready suites
- › 1/1,000 parking available in the nearby Buckeye Garage
- › Easy access to I-70, I-71, SR 315 and I-6
- › Lexi's on 3rd (on site deli)
- › 3 common conference rooms available for reservation
- › Numerous walkable amenities
- › Operating expenses estimated at \$9.59 PSF



Building Availability

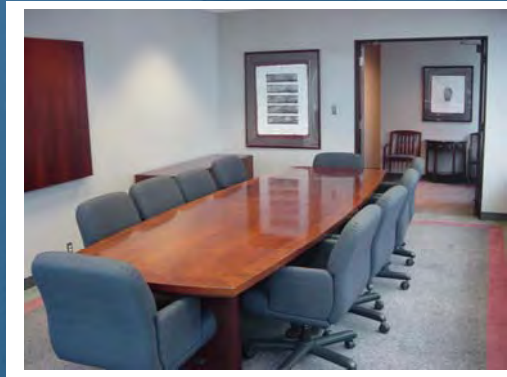
FLOOR	AVAILABLE SPACE (SF)	RATE (PER SF)
21	5,412 - 12,488	\$9.50 - \$11.50 NNN
22	2,028 - 8,885	\$9.50 - \$11.50 NNN
23	1,403 - 5,006	\$9.50 - \$11.50 NNN
24	1,723 - 12,615	\$9.50 - \$11.50 NNN







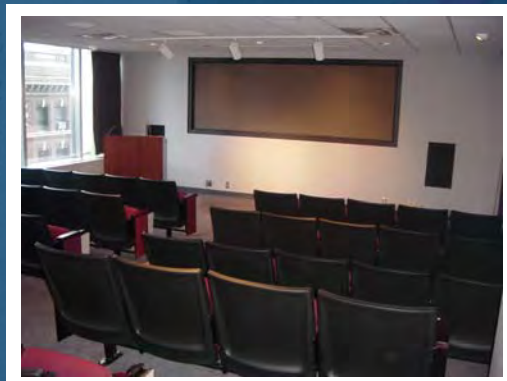
Conference Room Facilities



Room A sits 10-12 people comfortably. The room is equipped with a dry erase board and free wifi access.

4 hours or less - \$30.00

8 hours - \$50.00



Room B has auditorium seating for 52 people. The room is equipped with a brand new projector, the projector screen, a dry erase board, a podium for classroom style presentations, a wireless microphone and free wifi access.

4 hours or less - \$80.00

8 hours - \$150



Room C is our Executive Board Room. It can seat 22 people in a board room style settings but can accommodate 35 people in a classroom style setting. The room is equipped with a podium, projection screen, and free wifi access.

4 hours or less - \$60.00

8 hours - \$100

Wifi in all rooms at no additional charge.

Polycolm available for your calls.

Cell phone use - \$5.00

Use with provided phone line - \$10.00

For room and polycolm availability, please call 614-469-0066

Location > Centrally located in the CBD
> Walkability to all that Downtown has to offer

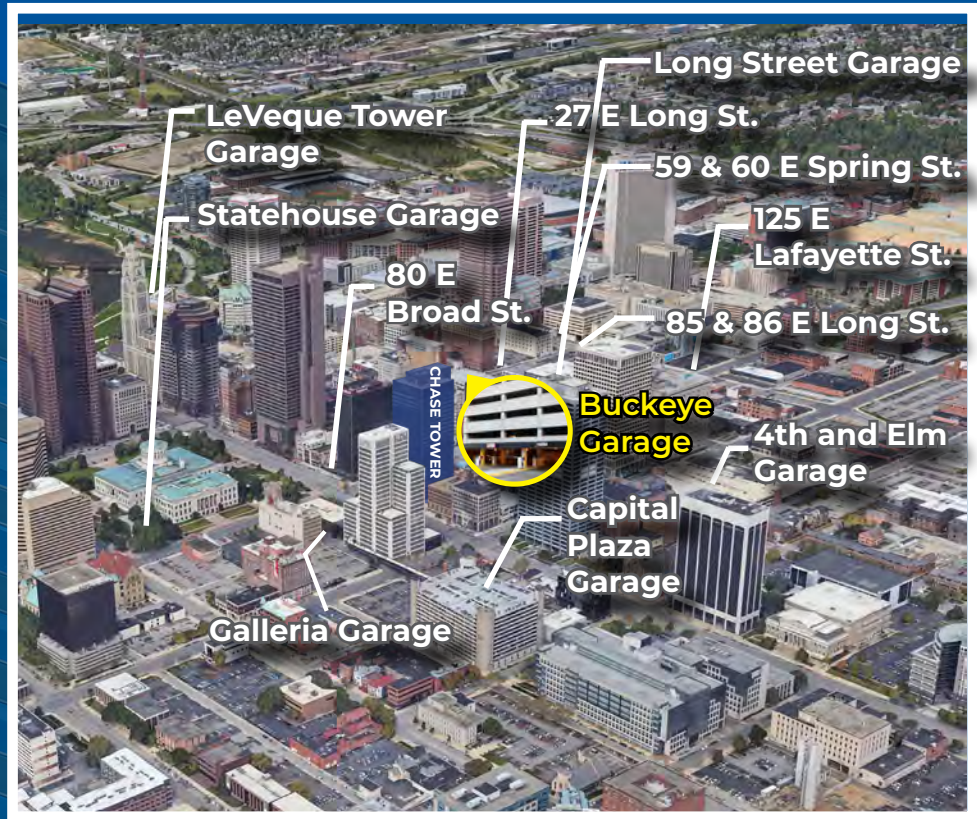


Parking > 1/1,000 SF parking ratio
> .3 miles from the Buckeye Garage



Valet and direct parking available at market rates in the Buckeye Garage - 55 E. Long Street

Other Parking Nearby



Buckeye Garage	\$150-\$225/month
Capital Plaza Garage	\$140-\$200/month
4th & Elm Garage	\$115-\$175/month
Long Street Garage	\$95-\$215/month
Ohio Statehouse Garage	\$170-\$230/month
Galleria Garage	\$2-\$14/day
LeVeque Tower Garage	\$230/month
80 E Broad Street Lot	\$150/month
85 & 86 E Long Street Lots	\$12/day - \$165/month
125 E Lafayette Street Lot	\$140/month
59 & 60 E Spring Street Lots	\$7-\$10/day
27 E Street Lot	\$7-\$10/day

Downtown C-Pass

DOWNTOWN C-PASS

Commute for Free

Thanks to Downtown property owners, the Downtown C-pass offers a free commute into Downtown. Downtown C-pass is a new program available to companies in the Capital Crossroads Special Improvement District through December 31, 2020.

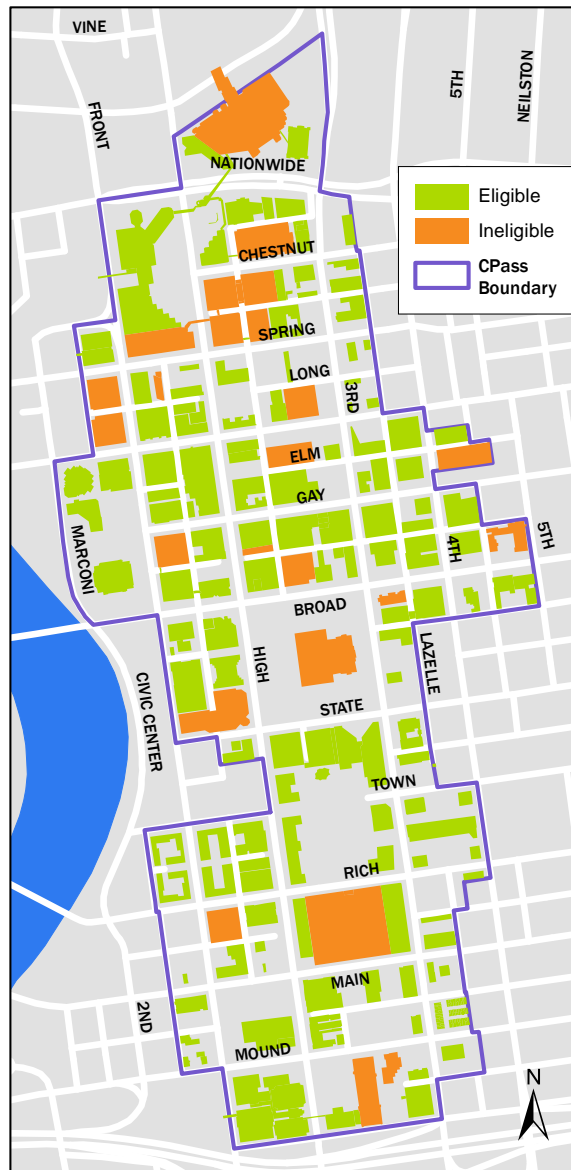
- Eligible employees can receive a **free bus pass**, good on any COTA route, any day, any time.
- **No cost to the company or employee.**
- Enrollment and administration are easy through a secure online member portal.



5 REASONS to Ride the Bus

1. **No more road rage:** Let the COTA driver deal with traffic headaches.
2. **Get a jump start on work:** Every bus has Wi-Fi so your workday can begin when you board the bus.
3. **Unwind:** Watch your favorite podcast or laugh at funny cat videos.
4. **No more parking hassles:** Park for free at one of 25 Park & Rides and get downtown quick.
5. **Save money:** Fewer miles on your car equals fewer car-related expenses and no more parking fees.

i More questions? We're happy to help. Contact us at (614) 591-4184 or info@downtowncpass.com.
Learn more at DowntownCpass.com.



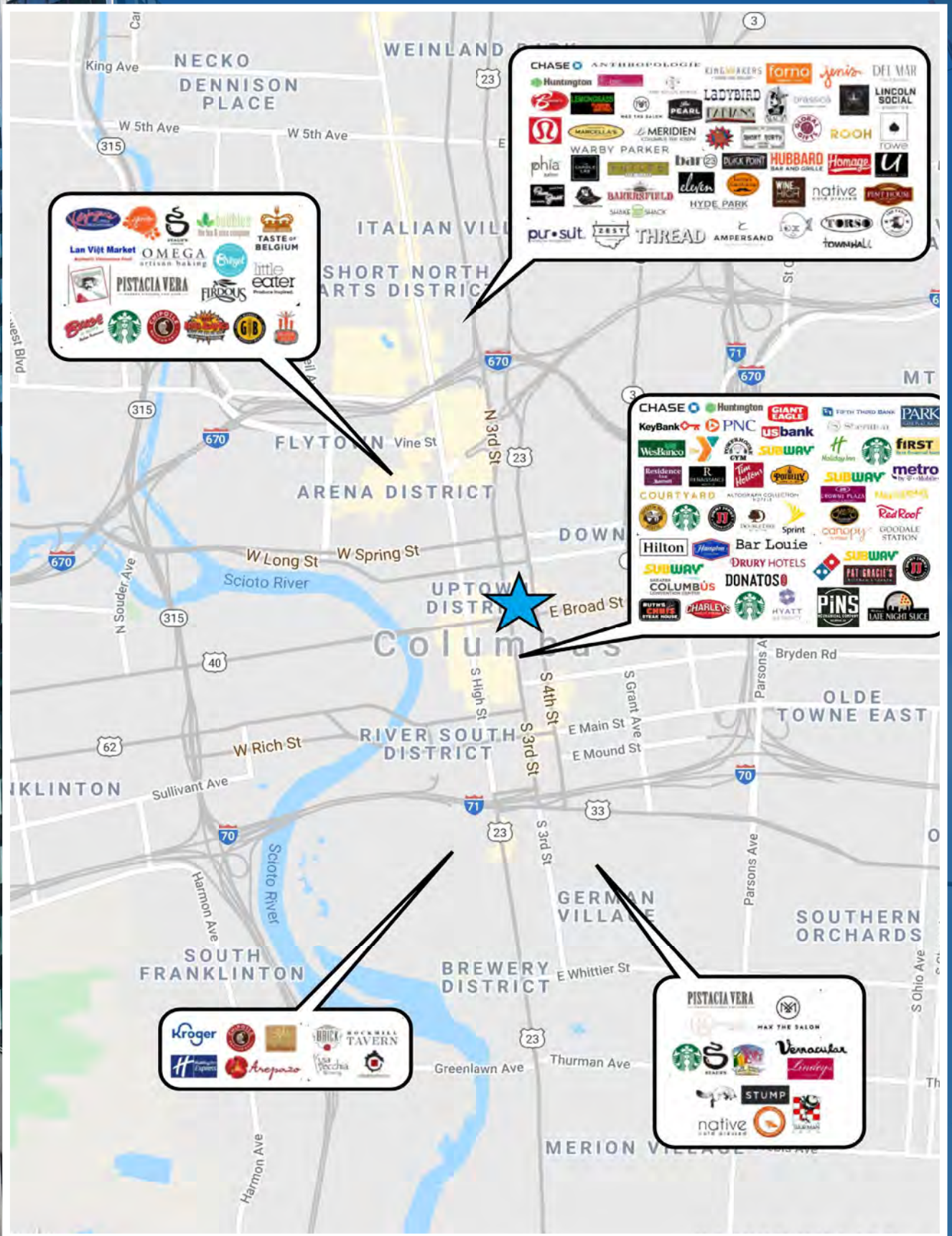
February 2018

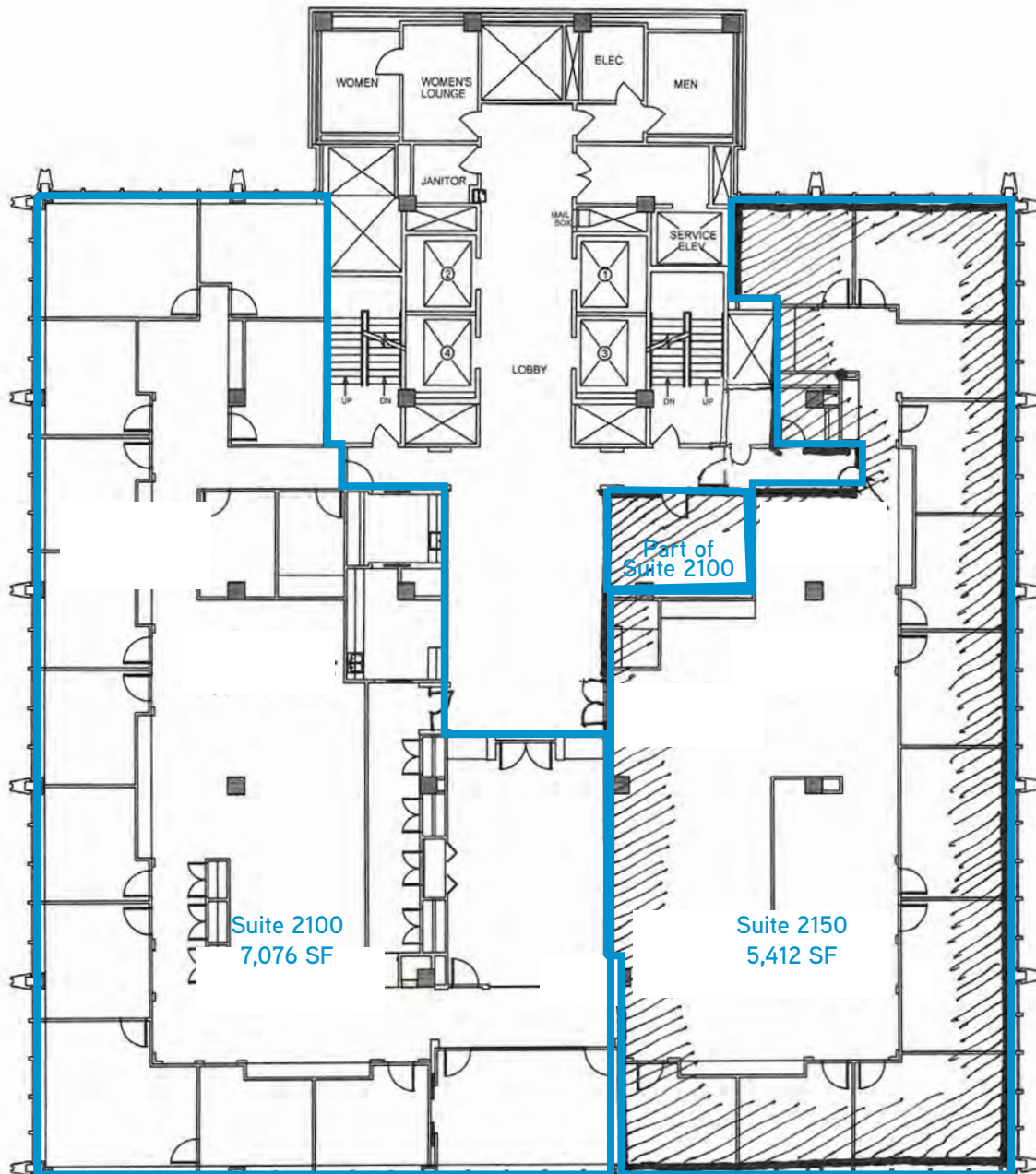


A Capital Crossroads SID Program
Powered by [gohio commuter](http://gohio.commuter)

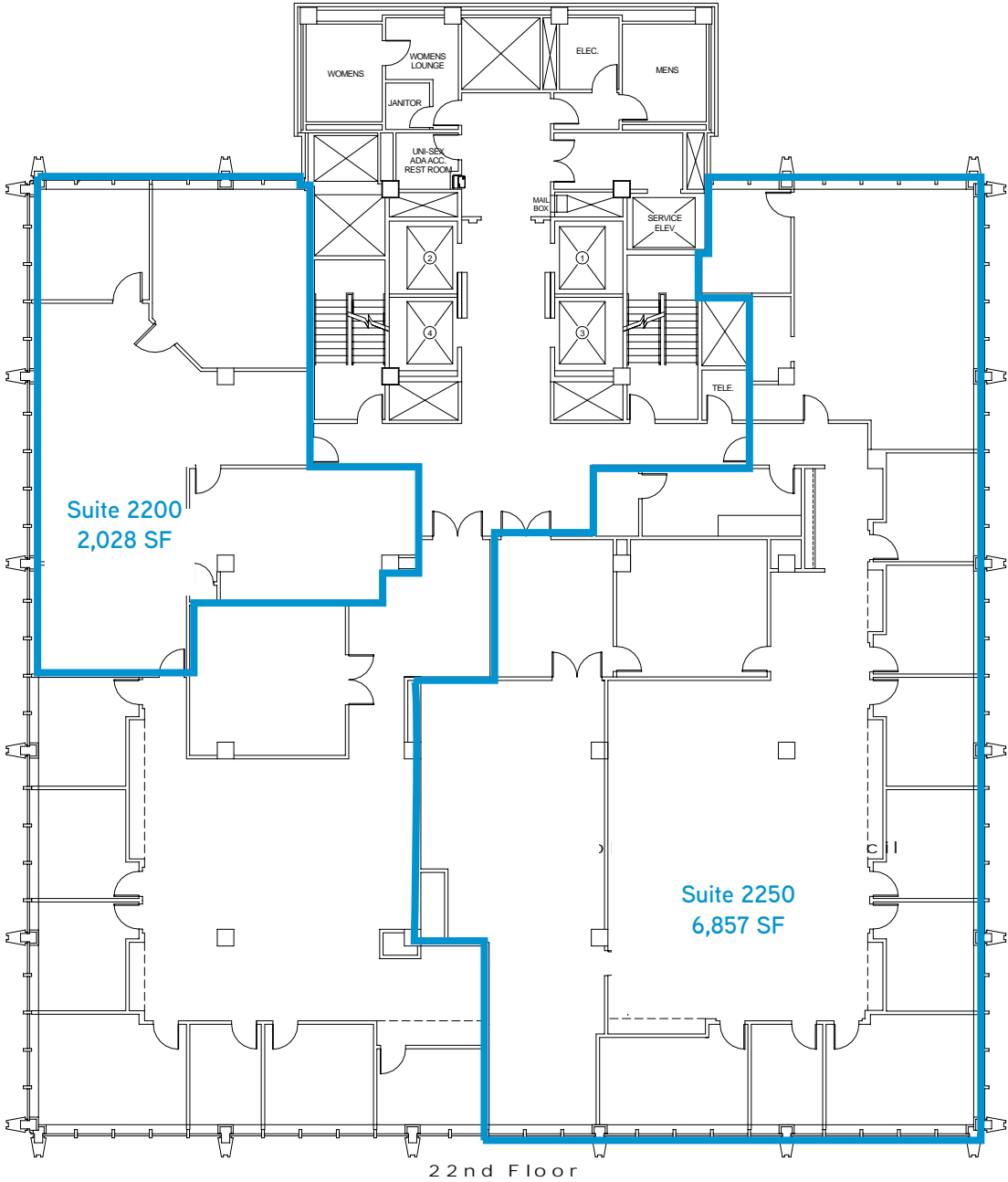


Nearby Amenities

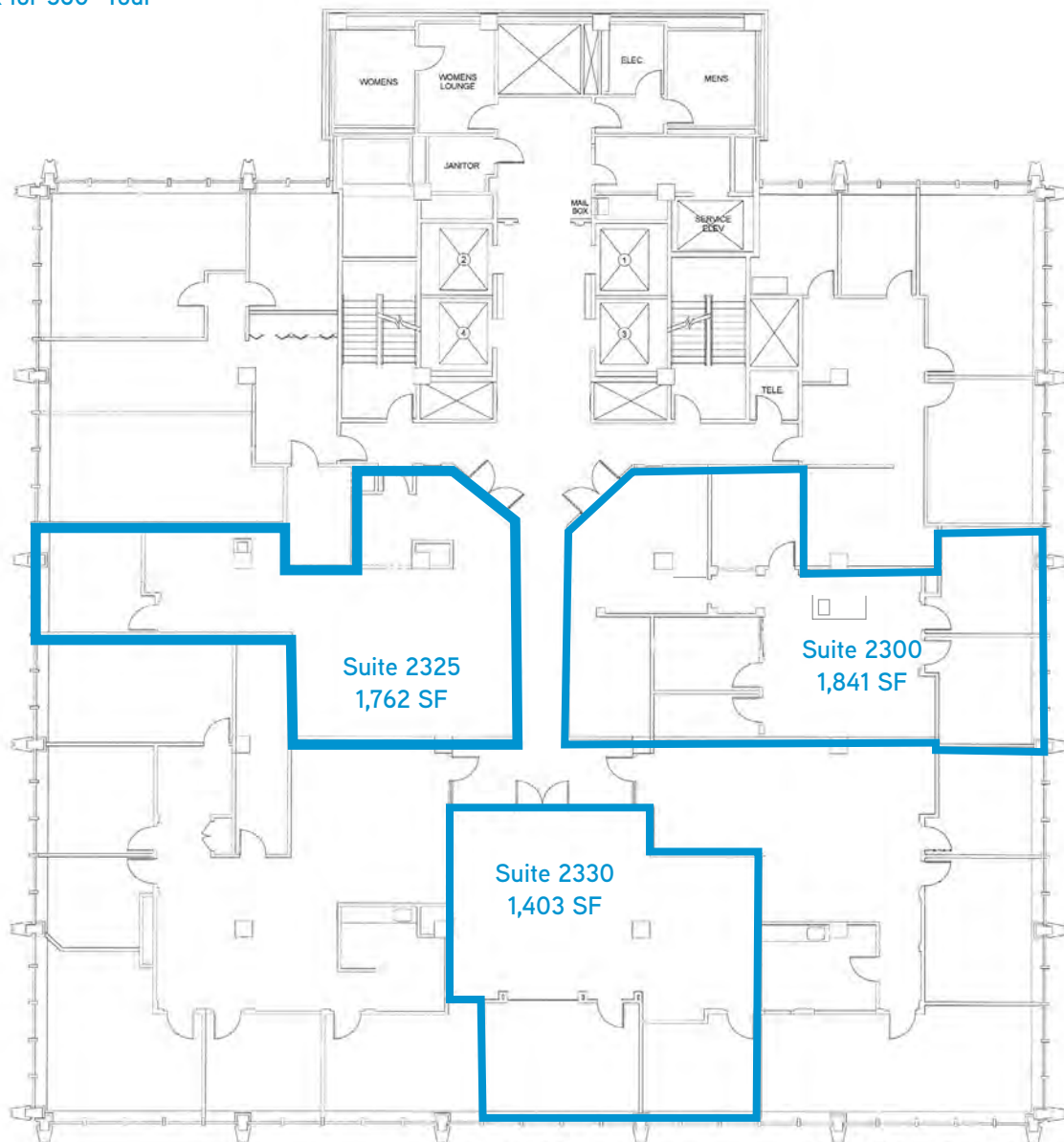


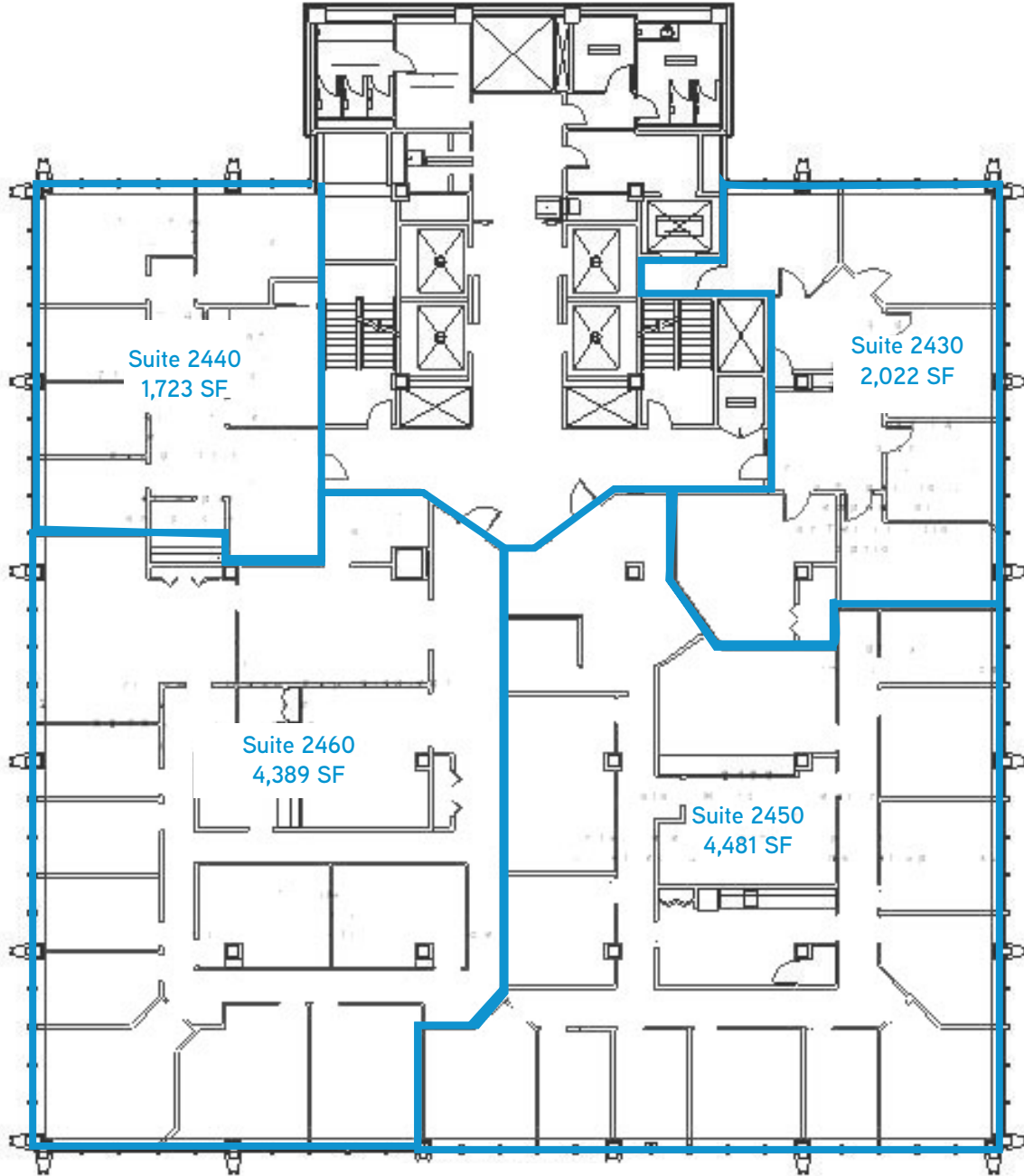


PRIME COLUMBUS OFFICE SPACE



 Click for 360° Tour





PRIME COLUMBUS OFFICE SPACE

About The Owner

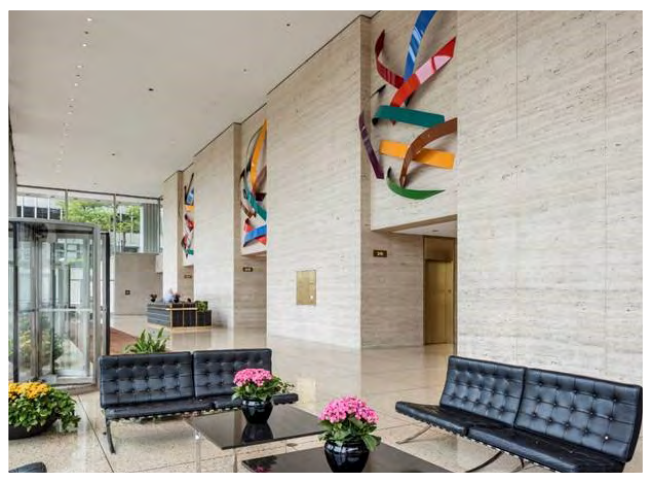
Lingerfelt Commonwealth Partners, headquartered in Richmond, VA, is a vertically integrated, full service real estate investment management firm with additional offices in Hampton Roads, VA, Nashville, TN, Jacksonville, FL, Tampa, FL, Charlotte, NC, Greenville, SC, Houston, TX, Kansas City, MO, St. Louis, MO, Minneapolis, MN and Columbus, OH. Together with its predecessor entities spanning three generations, Lingerfelt Commonwealth Partners has maintained a reputation of quality and excellence in the commercial real estate industry dating back to its humble beginnings in 1957.

Recently, Lingerfelt Commonwealth Partners has made updates and renovations to some of their Midwest properties. Photos are included to provide examples of the quality of updates Lingerfelt plans to make at Chase Tower.

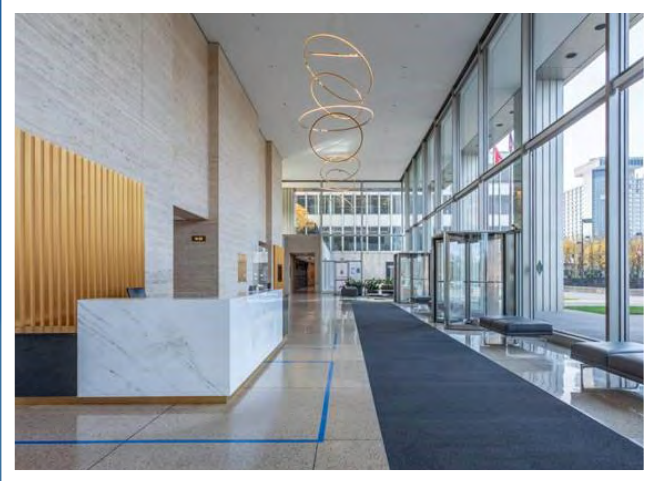


Updated Tenant Lounge in St. Louis, MO

Examples of Recently Completed Renovations

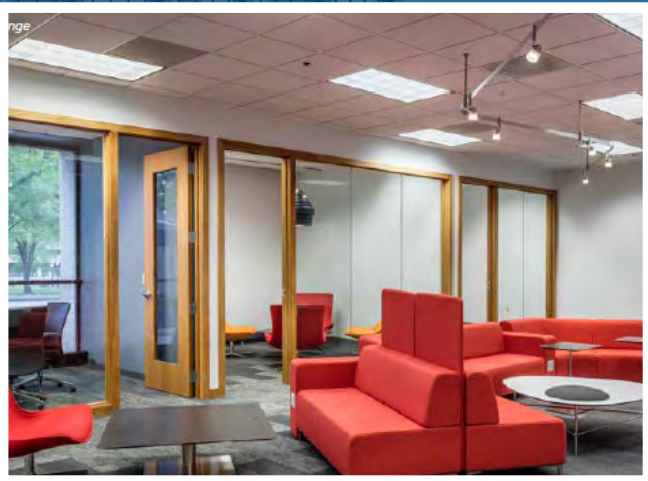


Before

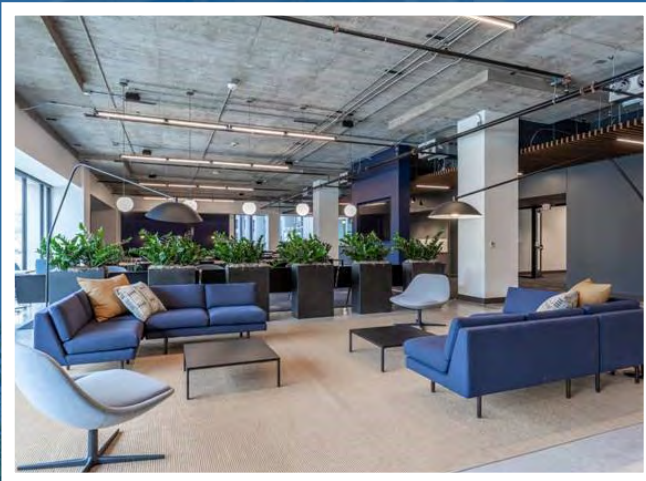


After

Lobby
Kansas City, MO

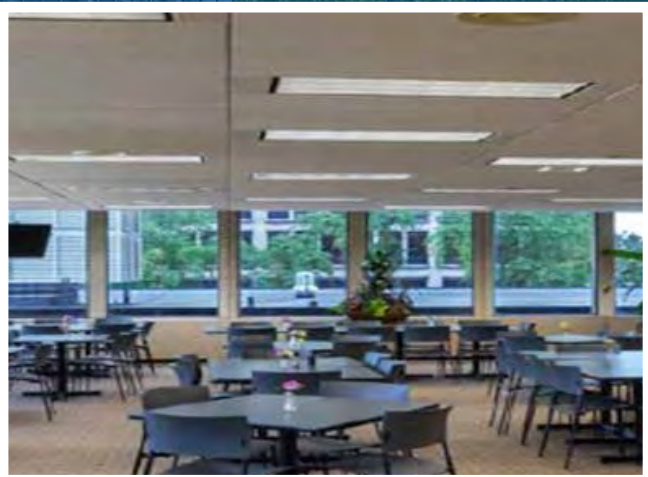


Before

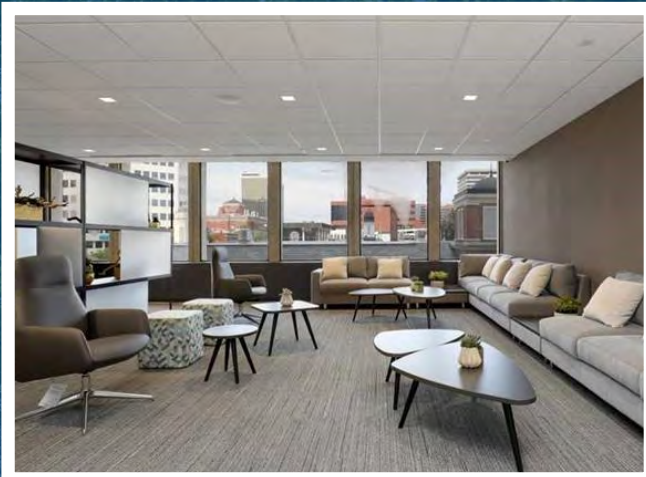


After

Tenant Lounge
Kansas City, MO



Before



After

Tenant Lounge
St. Louis, MO

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Colliers