

CORPORATE EXCHANGE III

FOR SALE



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THE OPPORTUNITY

INVESTMENT SUMMARY

COLLIERS INTERNATIONAL, ON BEHALF OF THE OWNER, IS PLEASED TO PRESENT AN OPPORTUNITY TO PURCHASE ONE OF THE TOP SUBURBAN VALUE-ADD PROPERTIES IN THE GREATER COLUMBUS MARKET, 2500 CORPORATE EXCHANGE DRIVE. THE PROPERTY, LOCATED IN ONE OF COLUMBUS' DYNAMIC SUBURBAN SUBMARKETS, IS A 3-STORY OFFICE BUILDING CONTAINING 91,074 RENTABLE SQUARE FEET. CORPORATE EXCHANGE IS IN THE NORTH EAST QUADRANT OF COLUMBUS WHICH IS EXPECTED TO FEEL THE IMPACT AND GROWTH OF THE INTEL CORPORATION'S NEW CHIP MANUFACTURING DEVELOPMENT. THE BUILDING IS LOCATED NEAR NUMEROUS RESTAURANTS, HOTELS, EVENT CENTERS, AND IS 10 MINUTES FROM THE COLUMBUS AIRPORT AND 15 MINUTES FROM DOWNTOWN COLUMBUS.

3

STORIES

5.23

ACRES

1985

YEAR BUILT

91,074

SQUARE FEET

30,358

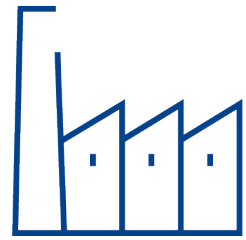
AVG. FLOORPLATE

4/1,000

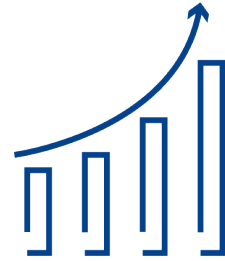
ON-SITE PARKING SPACES



KEY OPPORTUNITY HIGHLIGHTS



PREMIER LOCATION IN ECONOMIC FOCAL POINT
CLOSE PROXIMITY TO THE HIGHLY ANTICIPATED \$20B+ INTEL CORPORATION CHIP MANUFACTURING CAMPUS



STRONG OFFICE MARKET FUNDAMENTALS
SUBURBAN OFFICE WITH TREMENDOUS UPSIDE



HIGH QUALITY IMPROVEMENTS INCLUDING UNDERGROUND PARKING (40 SPACES)



BUILDING SIGNAGE OPPORTUNITY



FLEXIBLE FUTURE LEASE UP & GROWTH POTENTIAL



Premier Location
Easy Access to I-270 from Cleveland Avenue



CORPORATE EXCHANGE III



CEILING HEIGHT: 8.5'

CONSTRUCTION:
STRUCTURAL STEEL FRAME WITH PRECAST CONCRETE BANDING, PREDOMINANT EXTERIOR SURFACE IS REFLECTIVE GLASS.

LIGHTING:
T8-25 WATT, FLORESCENT CAN LIGHT FIXTURES WITH COMPACT FLORESCENT LAMPS LOCATED IN SOME COMMON AREAS.

ELEVATORS:
THERE ARE TWO 3,000 POUND HYDRAULICDOVER/ THYSSENKRUPP ELEVATORS SERVICING THE THREE FLOORS PLUS THE UNDERGROUND PARKING AREA.

SECURITY/FIRE PROTECTION:
CARD READER AT EXTERIOR DOORS A CAMERA (RECORDING) LOCATED IN THE LOBBY.

BUILDING AMENITIES:
WALKING PATH, COMMON CONFERENCE ROOM, PARKING GARAGE AND VENDING AREA.

LIFE SAFETY SYSTEMS:
THE BUILDING IS 100% SPRINKLED COVERED. THE SIMPLEX PANEL IS ORIGINAL, AND THE NOTIFIER PANEL WAS INSTALLED IN 2005-2006 TIMEFRAMES. SMOKE DETECTORS ARE LOCATED IN THE RETURN AIR PLENUMS AND THE ELEVATOR LOBBIES. MANUAL PULL STATIONS AND AUDIO/VISUAL HORN/STROBE DEVICES ARE IN VARIOUS LOCATIONS. CONSTANT MONITORING SERVICE IS PROVIDED BY AN OUTSIDE CONTRACTOR.

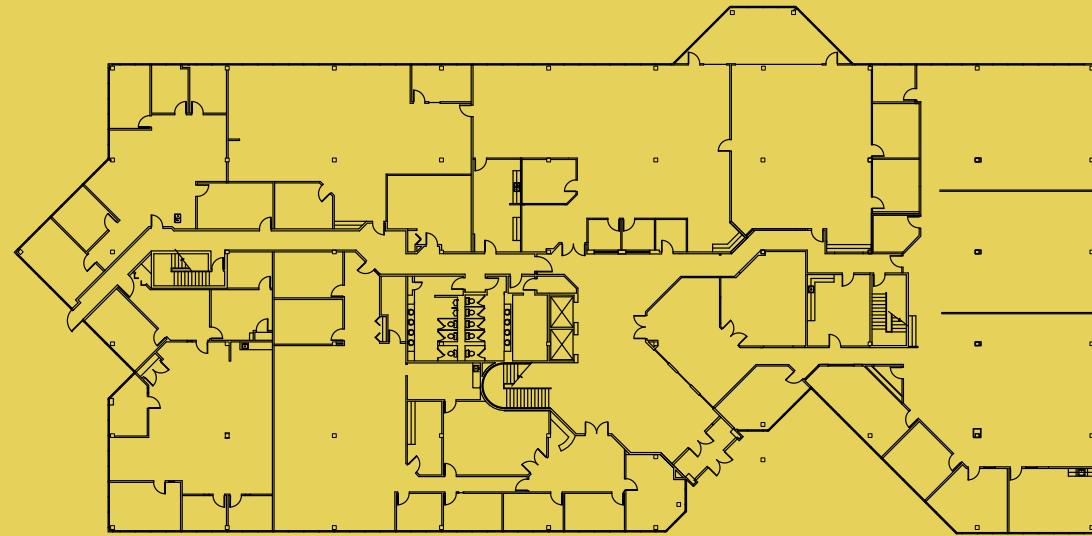
ROOF:
THE ROOF IS (50%) 60 MIL, MECHANICALLY FASTENED TPO WHICH STOPS AT THE BUILDING EXPANSION JOINT, THIS PORTION OF THE ROOF WAS INSTALLED IN 2010 AND CARRIES A 15-YEAR WARRANTY. THE REMAINING (50%) OF THE ROOF IS A BUILT-UP BITUMEN SYSTEM WHICH WAS INSTALLED IN 1985 WHEN THE BUILDING WAS BUILT.

HVAC:
THE BUILDING IS CONDITIONED BY ROOF TOP UNITS (RTU) AND A BASEBOARD HEATING SYSTEM. THERE ARE A TOTAL OF THREE (3) ROOF TOP UNITS FOR A TOTAL OF 205 TONS. THE THREE UNITS WERE REPLACED BETWEEN THE SAME TIME PERIOD OF 2007 AND 2011. THE BUILDING AIR IS SUPPLIED THROUGH A VAV SYSTEM WHICH IS PNEUMATICALLY CONTROLLED. THE LIGHTING AND HVAC ARE CONTROLLED BY DELTA ENERGY MANAGEMENT SYSTEM, WHICH WAS INSTALLED IN 2010.

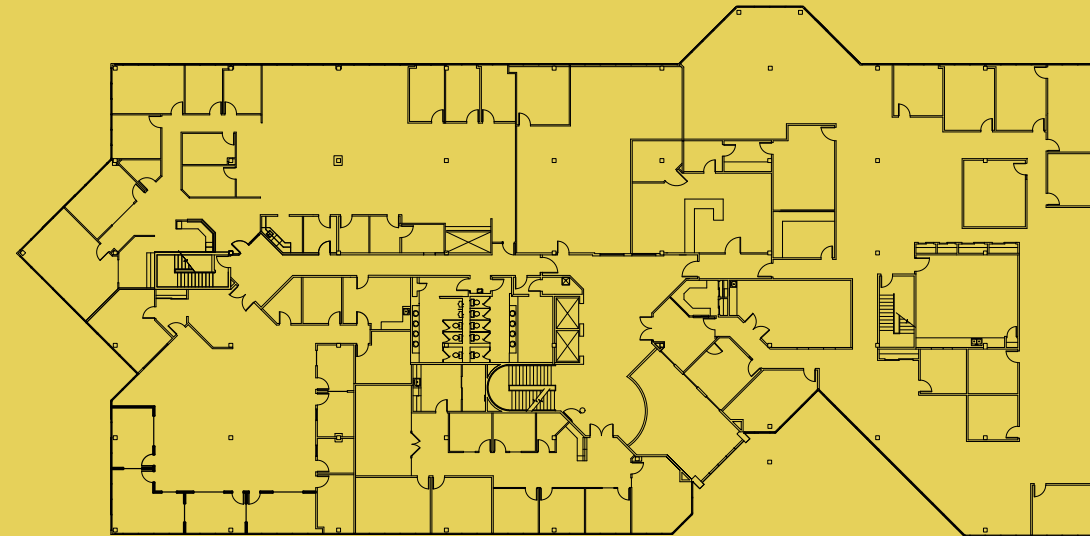
FLOORPLANS

CORPORATE EXCHANGE III

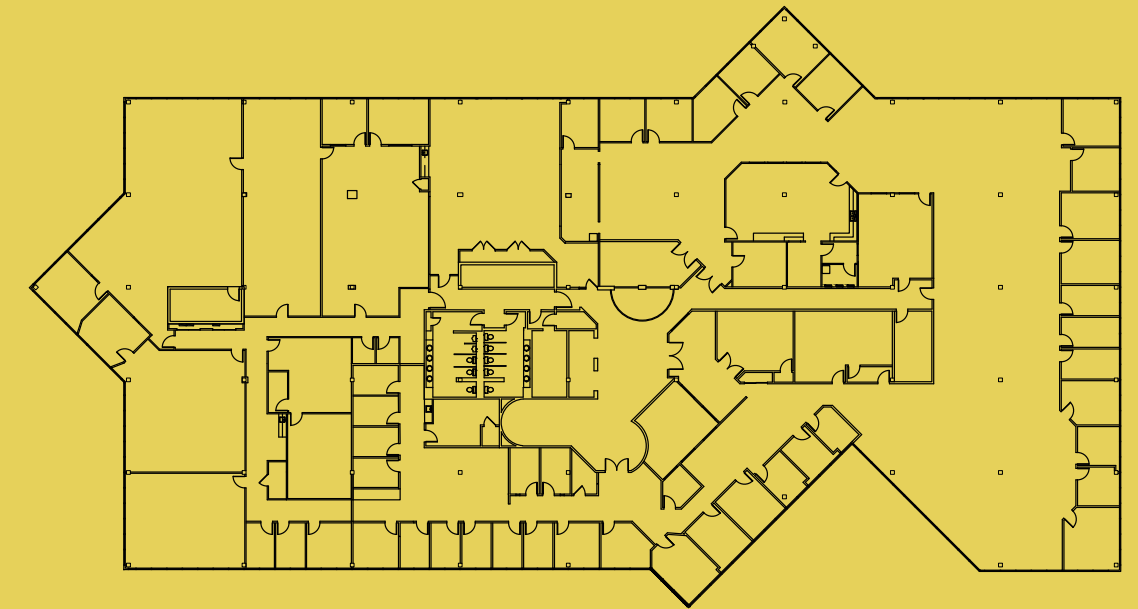
FLOOR ONE
30,101 SF



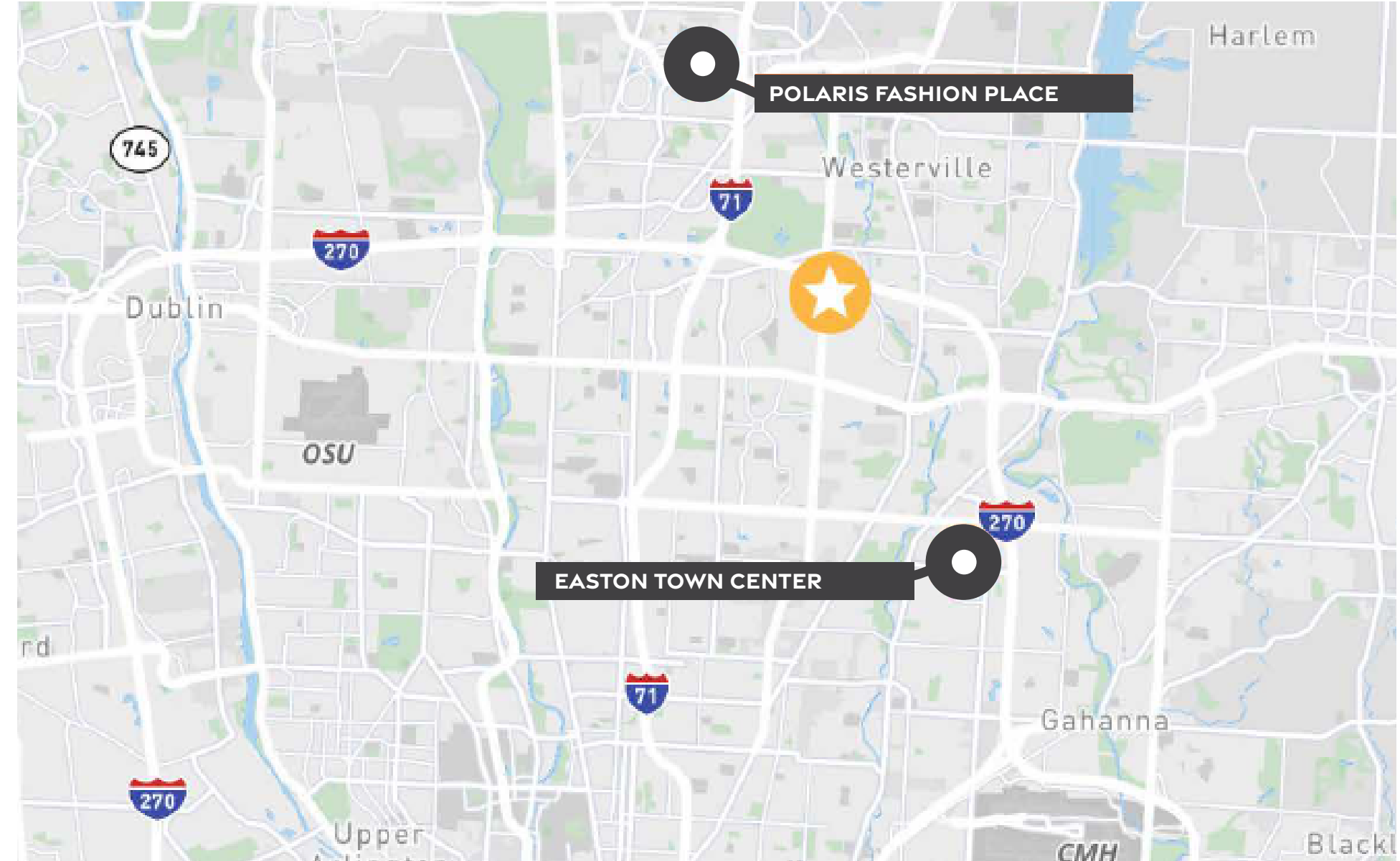
FLOOR TWO
30,265 SF



FLOOR THREE
30,708 SF



|| LOCATION OVERVIEW



INTEL QUICK FACTS

20 BILLION +

INVESTMENT

3,000

INTEL JOBS

20,000

ADDITIONAL JOBS ESTIMATED
IN THE STATE OF OHIO

\$2.8 BILLION

EXPECTED TO BE ADDED TO
OHIO'S ANNUAL GROSS STATE
PRODUCT

\$100 MILLION

PLEGDED FROM INTEL FOR
EDUCATIONAL INSTITUTIONS
FOR TALENT AND RESEARCH
DEVELOPMENT



MARKET OVERVIEW

COLUMBUS, OHIO

THE COLUMBUS REGION IS HOME TO 14 FORTUNE 1000 COMPANIES AND FIVE FORTUNE 500 COMPANIES. COLUMBUS IS A NATIONAL HUB FOR RETAIL AND RESTAURANT INNOVATION WITH THE HEADQUARTERS OF FIRMS LIKE VICTORIA'S SECRET, EXPRESS, ABERCROMBIE & FITCH, WENDY'S, WHITE CASTLE AND DONATO'S PIZZA, AMONG MANY OTHERS. NATIONAL RETAILERS CONTINUE TO CHOOSE COLUMBUS IN THEIR EXPANSION PLANS, WHILE LOCAL RESTAURANTS AND RETAILERS HAVE RECEIVED NATIONAL RECOGNITION FOR THEIR INNOVATIVE CONCEPTS. FORBES HAS ALSO RECOGNIZED COLUMBUS AS THE TOP CITY IN THE COUNTRY FOR SCALING STARTUPS.

THE REGION'S STRATEGIC LOCATION SETS IT APART FROM OTHER GROWING METROS. COMPRISED OF 11 COUNTIES, COLUMBUS IS LOCATED WITHIN A 10-HOUR DRIVE OF NEARLY HALF OF THE U.S. POPULATION AND IS IN A PRIME LOCATION FOR INTERNATIONAL DEALINGS. THE COLUMBUS REGION HAS THE GREATEST REACH TO THE U.S. AND CANADIAN POPULATIONS AMONG ALL MAJOR LOGISTICS HUBS.

WITH 52 COLLEGES AND UNIVERSITIES, COLUMBUS OFFERS ACCESS TO ONE OF THE HIGHEST CONCENTRATIONS OF HIGHER EDUCATION IN THE COUNTRY. THERE ARE 134,000 ENROLLED STUDENTS AND 22,000 ANNUAL GRADUATES. THE CITY HAS THE 8TH LARGEST MILLENNIAL CONCENTRATION IN THE U.S., PROVING THAT IT NOT ONLY ATTRACTS TALENT, BUT RETAINS IT. BASED ON JOB OPPORTUNITY, ENTERTAINMENT AND A LOW COST OF LIVING, SMARTASSET RECENTLY RANKED COLUMBUS THE #1 CITY FOR COLLEGE GRADS.

Thriving Business Environment

Strategic Location

Educated Workforce

COLUMBUS MAJOR AREA EMPLOYERS



#1 OPPORTUNITY CITY
-FORBES

TOP 10 FOR
MILLENNIAL
CONCENTRATION
-NYT

BEST BIG CITY IN
THE MIDWEST
-MONEY MAGAZINE

BEST CITY FOR
TECH WORKERS
-SMART ASSET

#2 CITY FOR
COLLEGE GRADS
-SMART ASSET

#5 CITY FOR
ENTREPRENEURS
AND STARTUPS
-BUSINESS.ORG

COLUMBUS, OHIO

Quality Of Life

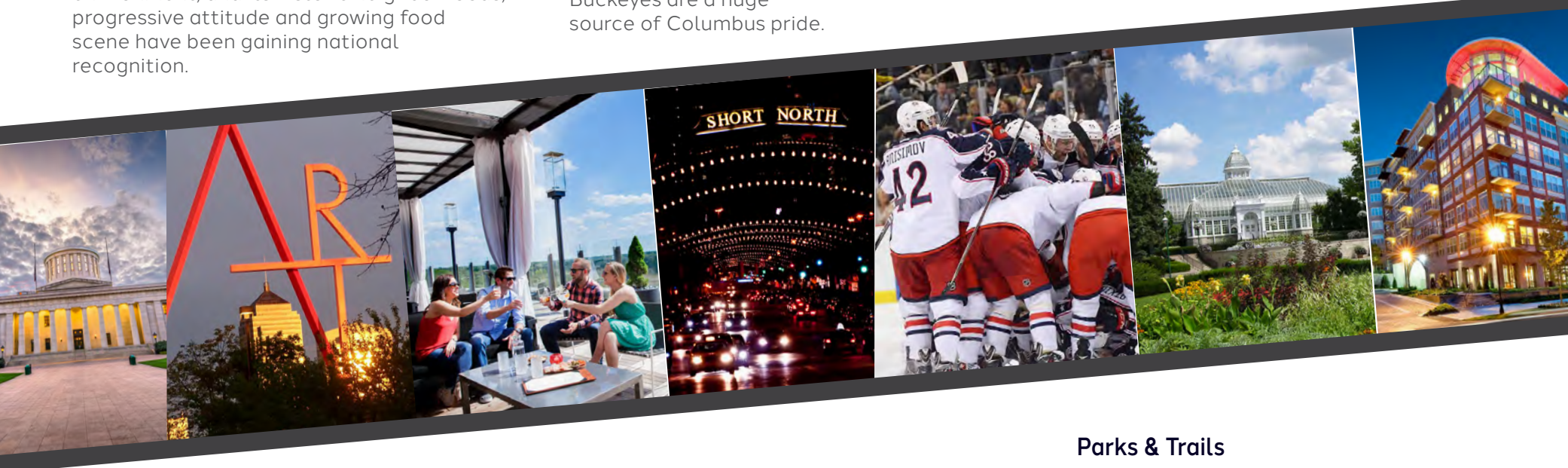
With premier dining, shopping, entertainment and parks, Columbus provides a high quality of life to its residents. The city is consistently making improvements to create a better environment, and its historic neighborhoods, progressive attitude and growing food scene have been gaining national recognition.

Sports

No matter the season, there will be a sporting event to enjoy, as the region is home to several professional teams such as the Blue Jackets, Crew and Clippers. With a championship-winning football team and 37 other sports programs to watch, The Ohio State Buckeyes are a huge source of Columbus pride.

Cost Of Living

Despite growing at a rapid pace, Columbus maintains one of the most reasonable costs of living in the country. The city boasts a cost of living that is 10 percent more affordable than the U.S. average, meaning your money stretches further here than in other growing metros. CNN/Money Magazine rated Columbus a “top ten most livable city.”



Art

Columbus has built a reputation as a haven for art-lovers and creatives alike. The Short North Arts District offers a plethora of art, from galleries to music venues to boutiques. The neighborhood even features a “Gallery Hop” once a month where visitors celebrate art with gallery exhibitions, street performers and special events.

Entertainment

There are multiple entertainment districts across the city, from the brand-new Bridge Park neighborhood in Dublin to the bustling Arena District in the heart of downtown. Music also plays a huge part in Columbus, as there are several arenas, music halls, and bars specifically for music lovers.

Parks & Trails

Columbus is home to 19 metro parks around the region, totaling 27,500 acres of land specifically dedicated to nature preservation. The Scioto Audubon metro park sits on land that was once used for industrial purposes but now is a flourishing green space for rock climbing or sledding during the winter.

2.23 MILLION RESIDENTS

5 FORTUNE 500 COMPANIES HEADQUARTERED HERE

52 COLLEGES AND UNIVERSITIES

17 FORTUNE 1000 COMPANIES HEADQUARTERED HERE



ANNUAL COLLEGE GRADUATES 22,000



JOHN GLENN COLUMBUS INTERNATIONAL AIRPORT WITHIN 10 MILES

#1 FOR POPULATION, JOB, GDP GROWTH AMONG MIDWEST'S 10 LARGEST METROS



TOTAL WORKFORCE 1.2M

TOP 5 U.S. CITY

FOR WORK-LIFE BALANCE

\$4.084B

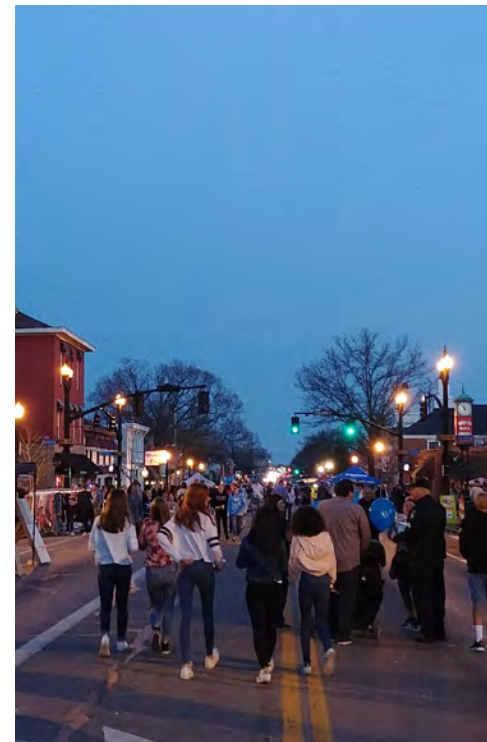
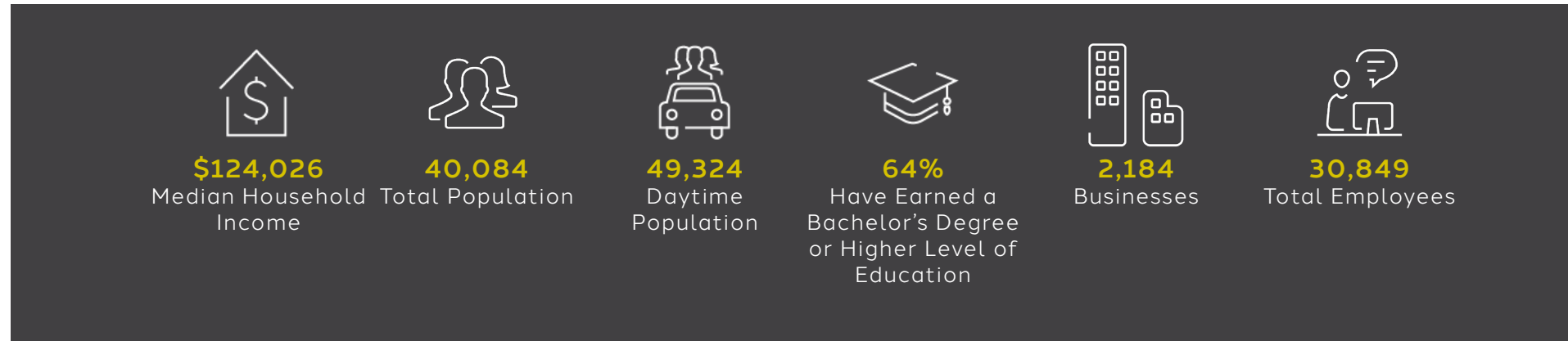
In current mixed-use development projects underway.

WESTERVILLE, OHIO

Excellent talent pool. The population of Westerville is more than 40,000 residents, with a daytime population nearly double that number, with a projected increase of 5% in five years. The regional labor force totals nearly 1 million, with an unemployment rate of 3.3% and a labor participation rate of 69.4%.

Unmatched quality of life. From the streets of a historic Uptown district to its network of bike trails and parks, Westerville has an authentic charm that is all its own. Westerville is known as a city within a park due to its more than 40 parks, 50+ miles of paved recreational paths and access to public transportation between downtown Columbus and several beautiful Columbus-area neighborhoods. Special events in Westerville and surrounding areas are plentiful, making quality of life in central Ohio unmatched when compared to other regions in the U.S.

Thriving community. November 2019 marked the 20-year anniversary of the completion of the Polaris Parkway/Cleveland Ave. Extension, literally paving the way for the planned development of Westar. Westerville has transformed in the last two decades and nowhere is this more evident than in westar.



2500

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