



# THE OFFICES AT JEFFREY \* PARK



**NEWMARK**



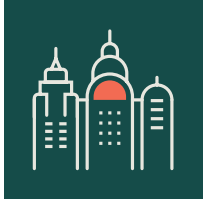


# RUNDOWN

The Offices at Jeffrey Park will consist of 101,835 square feet of Class A office space, rising six stories high. Attached to the office building will be a five-story parking garage with an amenity roof deck available to tenants.

Finishing off this phase of development will be a 177-unit apartment building designed to wrap along the north face of the garage.





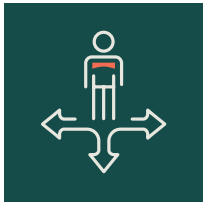
**101,067 SF**

TOTAL SIZE



**6**

FLOORS



**17,300 SF**

AVERAGE FLOOR PLATES



**490**

PARKING SPACES



**Q4 2024**

EXPECTED DELIVERY DATE





*The parking garage features a rooftop amenity deck available to office tenants. Features include:*

- Pool and outdoor lounge area
- Games
- Co-working space
- Functional private bar
- Rentable 1,400 SF event space
- Cabanas and other gathering areas



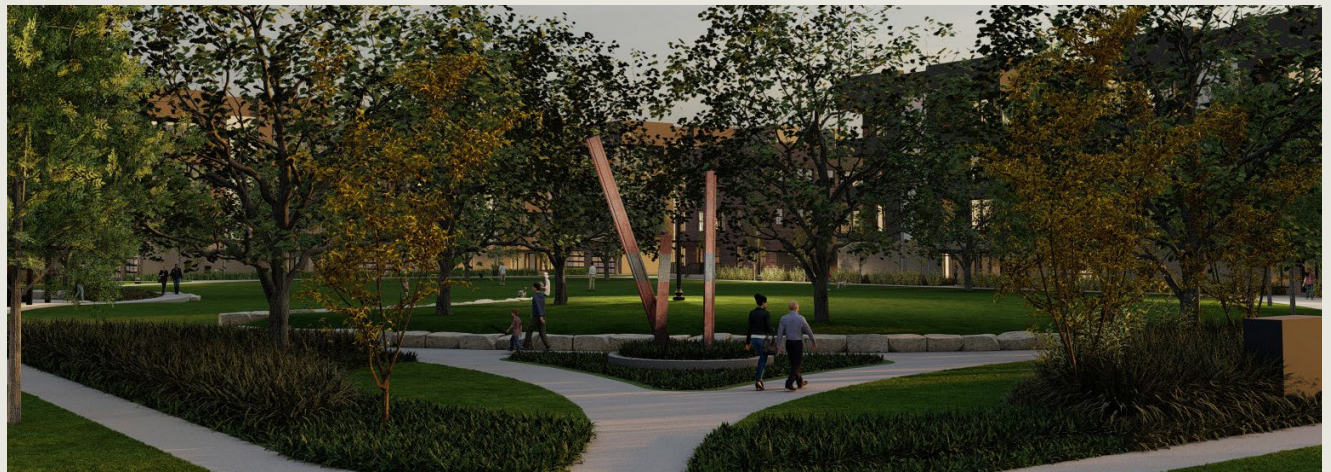


*A shared courtyard area will feature professional landscaping, multiple seating options and recreational areas.*



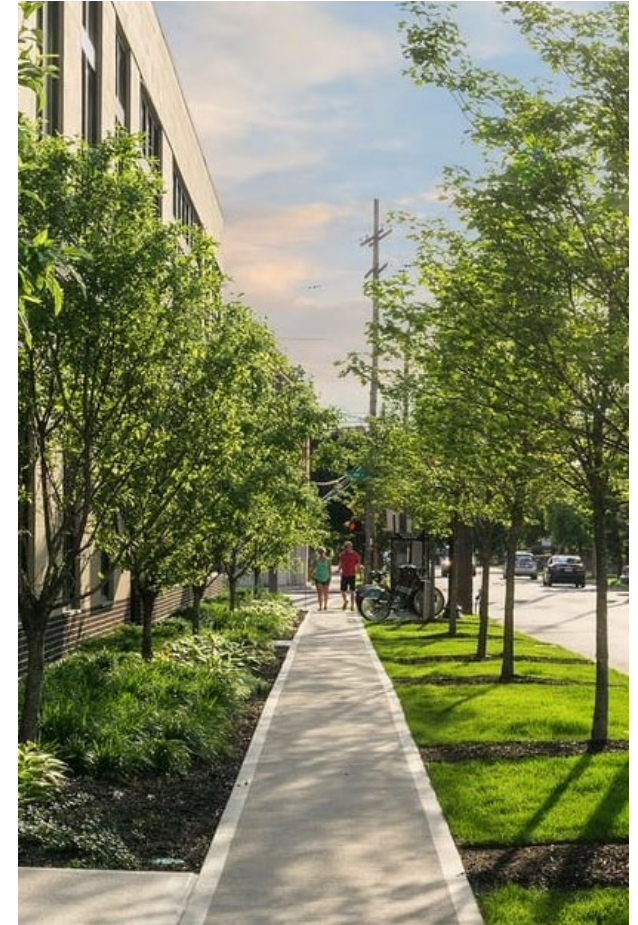
## *Other amenities at Jeffrey Park include:*

- The Athletic, an on-site 15,000 SF gym with corporate discounts
- Bada, a café/bar and brewery
- 1.6 acre park in the development
- Thrive Card, a program providing exclusive discounts to tenants
- Convenient on-site parking options at monthly rates



# WORK. LIVE. PLAY.

[SEE THE VIDEO](#)



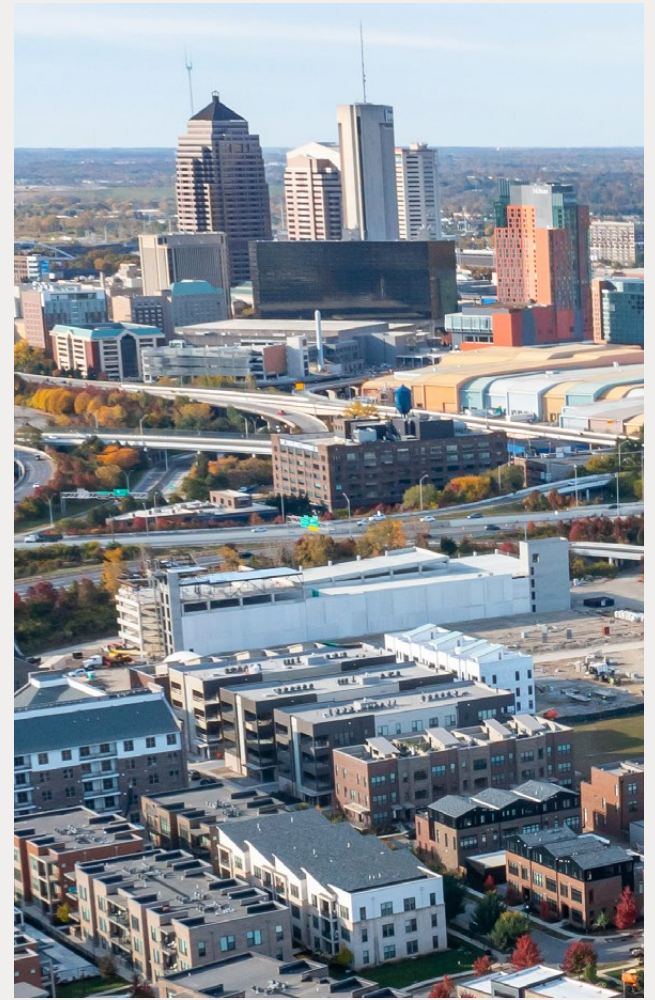
Jeffrey Park is a 41-acre mixed-use urban development less than one mile from Downtown Columbus. Leave the office behind as you explore the neighborhood, taking in a craft beer or specialty pizza at Seventh Son Brewery, Goremade Pizza, or pastries at Fox in the Snow. Lounge by one of the pools, dine at local restaurants, or workout in the 14,000 sq./ft. fitness facility operated by the Athletic Cos team.

Located in the historic Italian Village neighborhood, the Jeffrey Park community is situated on the former site of Jeffrey Manufacturing, one of the largest industrial plants of the Second Industrial Revolution. A top priority in the city's agenda was the redevelopment of Downtown Columbus, and the 41-acre Jeffrey Manufacturing site was selected as one of the first major redevelopment projects.



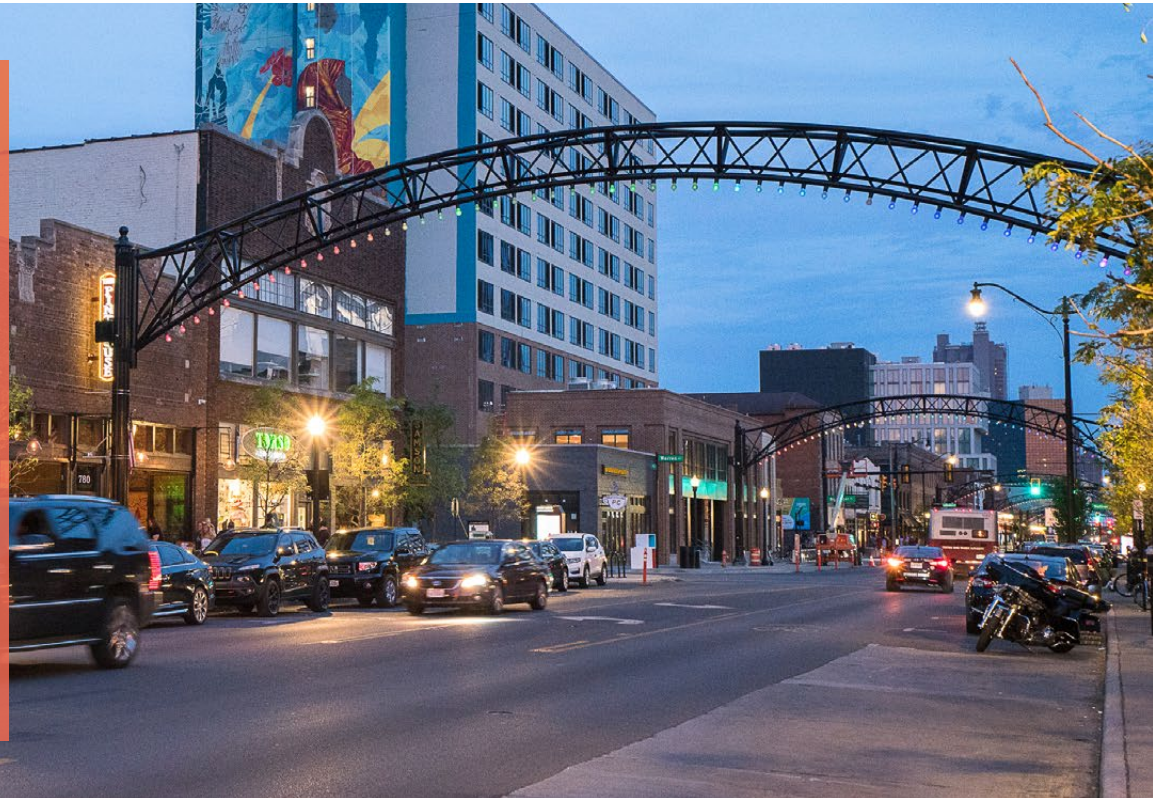


*Construction is underway at the development site, with the five-story parking garage nearing completion.*



# A VIBRANT COMMUNITY

Just a short walk west will bring you to the heart of the Short North Arts District. Home to the finest restaurants, galleries and entertainment options Columbus has to offer. Art, food, drinks, shopping, spas, salons, live music, and festivals - the District truly has it all. The Short North Arts District is a vibrant, exciting urban neighborhood with a unique local flavor and culture to spare.

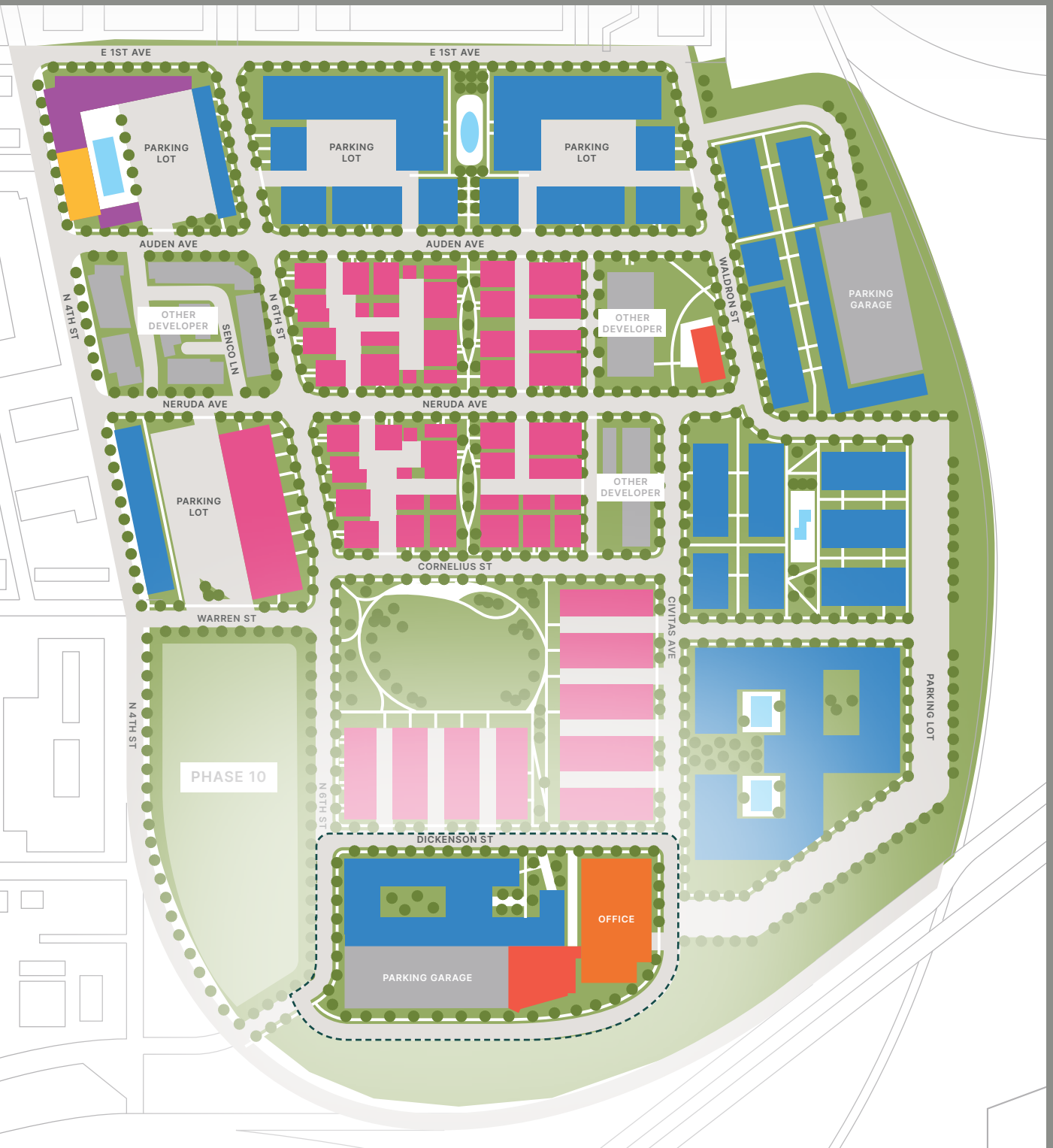


# JEFFREY \* PARK

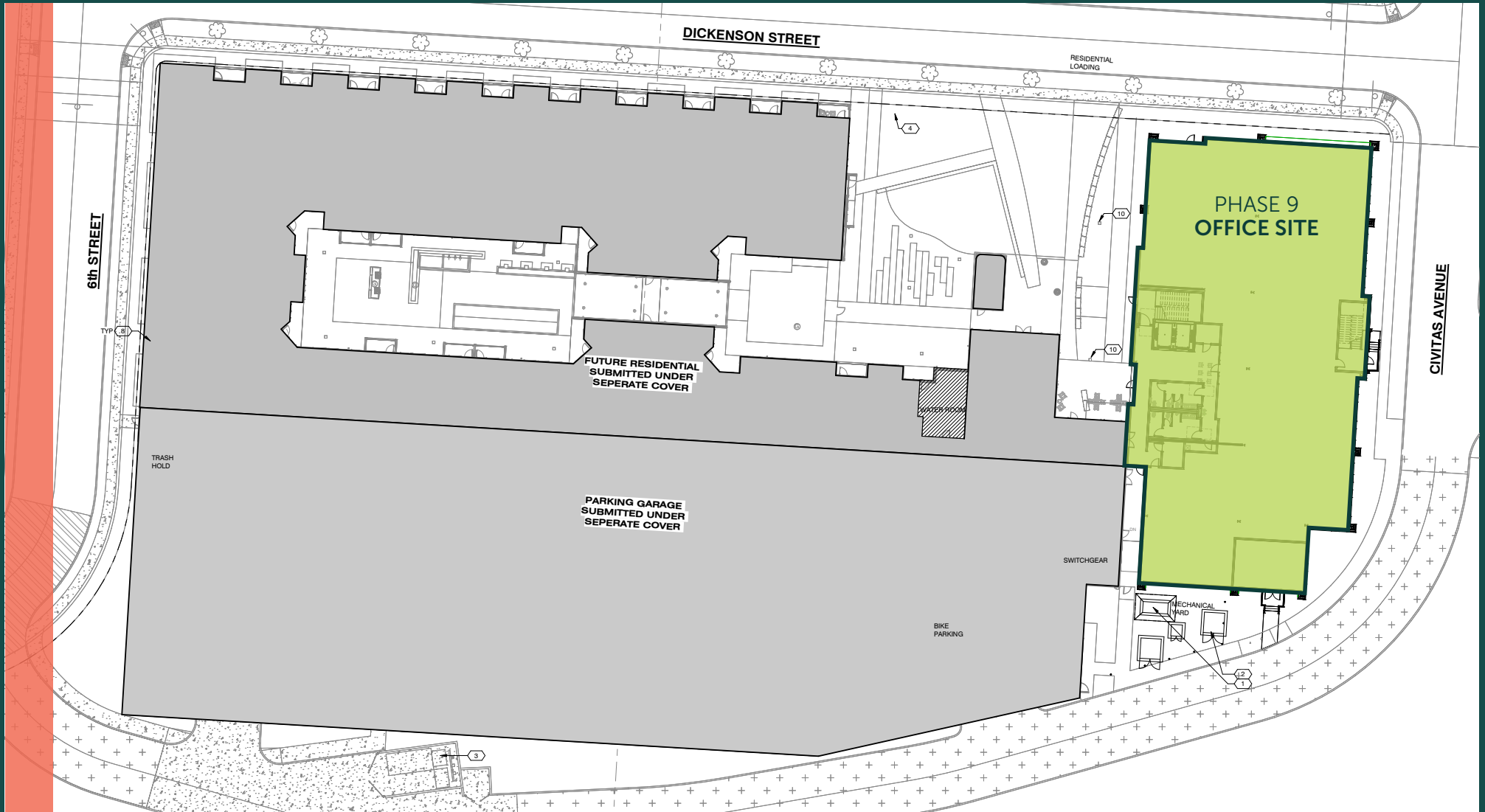
# MASTER SITE PLAN

Jeffrey Park is a 41-acre mixed-use urban development less than one mile from Downtown Columbus zoned for 1,500 residential units.

Located in the historic Italian Village neighborhood, the Jeffrey Park community is situated on the former site of Jeffrey Manufacturing, one of the largest industrial plants of the Second Industrial Revolution.



# PHASE 9 SITE PLAN

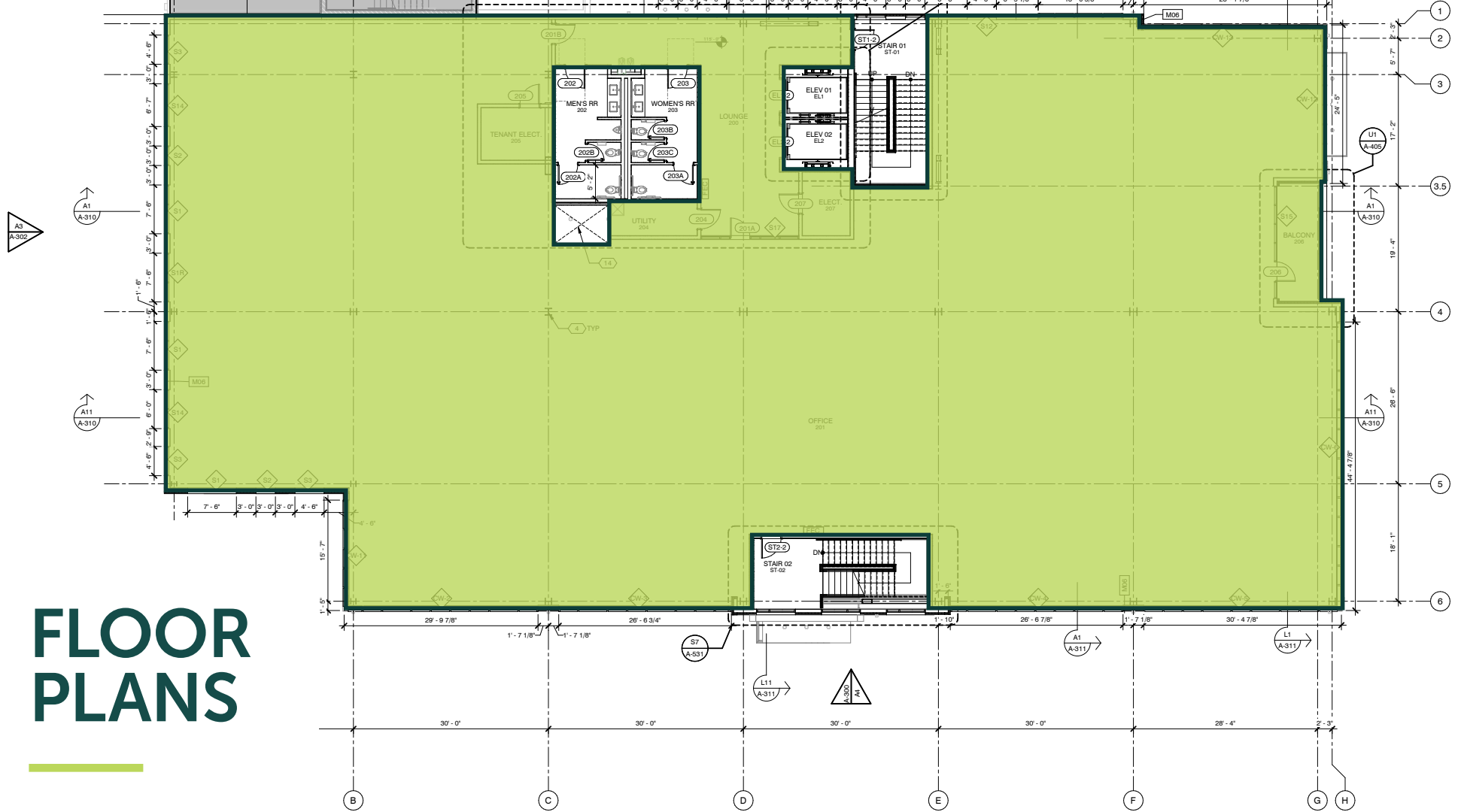


The Offices at Jeffrey Park will be developed on the eastern side of Phase 9. The building is being developed at the southwestern corner of Dickenson Street and Civitas Avenue and feature prominently along Interstate 670.



PARKING GARAGE SUBMITTED  
UNDER SEPERATE COVER.  
PERMIT #: NEWC2129526

APARTMENTS SUBMITTED  
UNDER SEPERATE COVER.

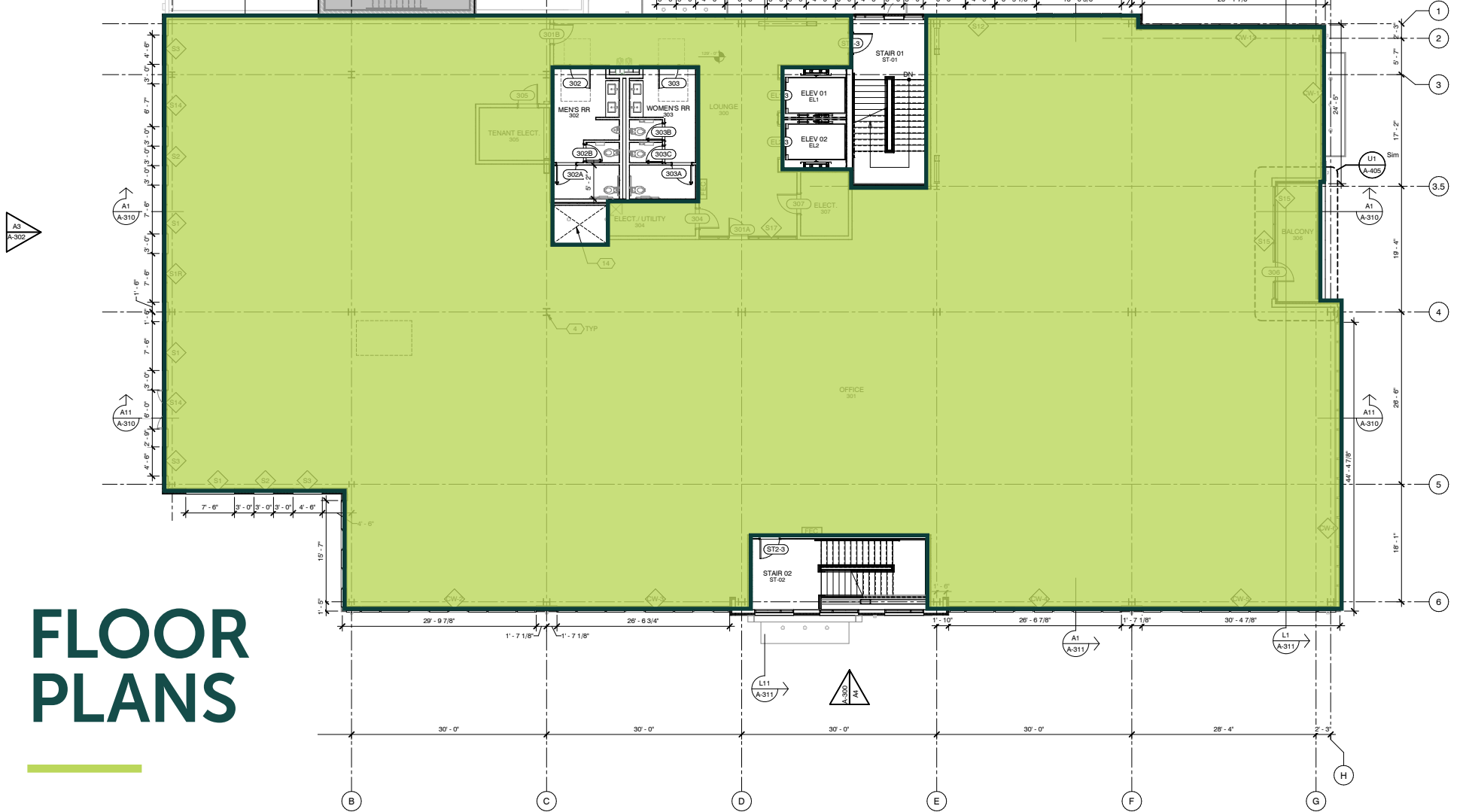


# FLOOR PLANS

FLOOR 2  
17,348 SF

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APARTMENTS SUBMITTED UNDER SEPERATE COVER.



# FLOOR PLANS

FLOOR 3  
17,351 SF



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APARTMENTS SUBMITTED  
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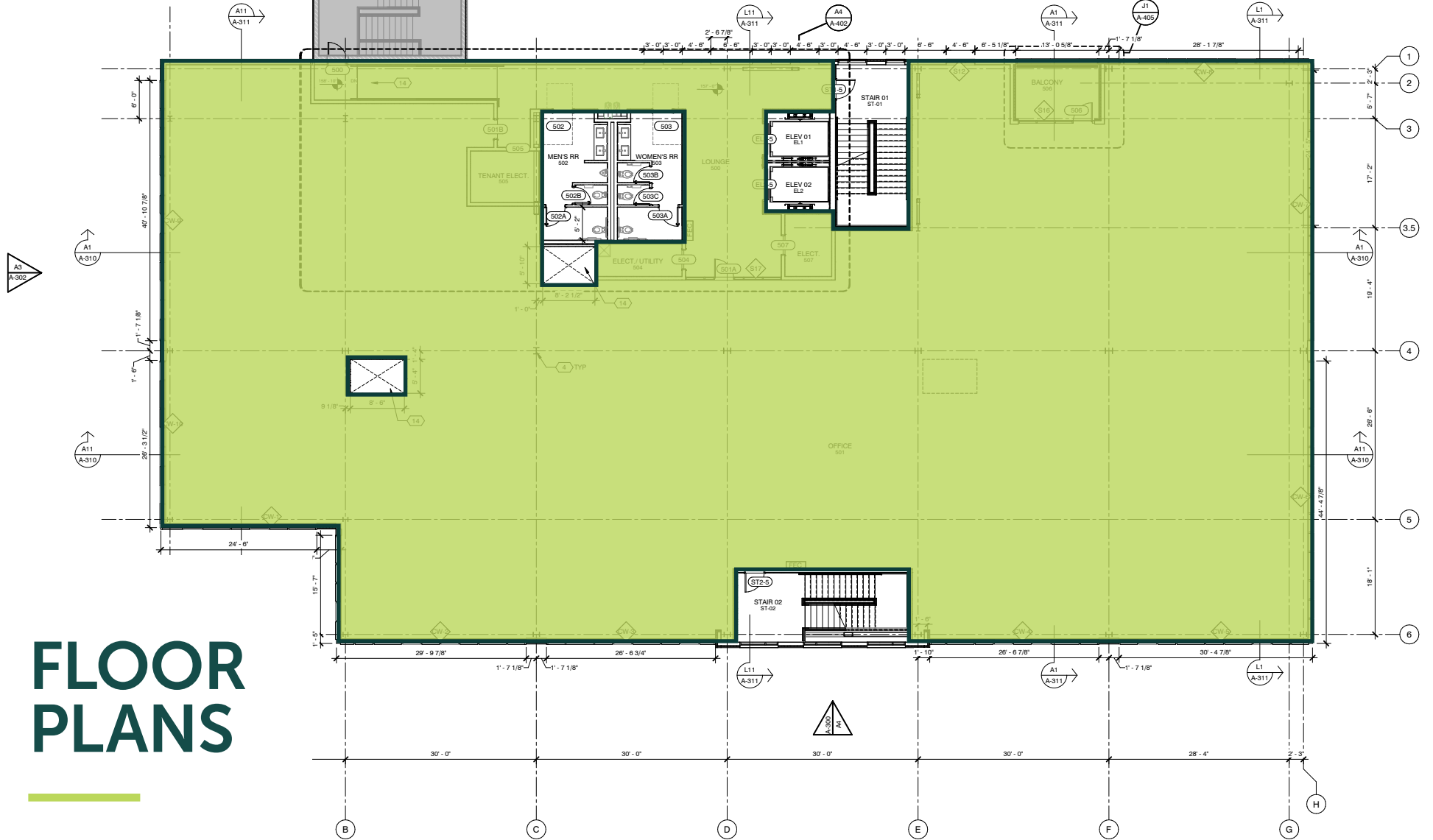


# FLOOR PLANS

FLOOR 4  
17,256 SF

PARKING GARAGE SUBMITTED UNDER SEPERATE COVER. PERMIT #: NEWC2129526

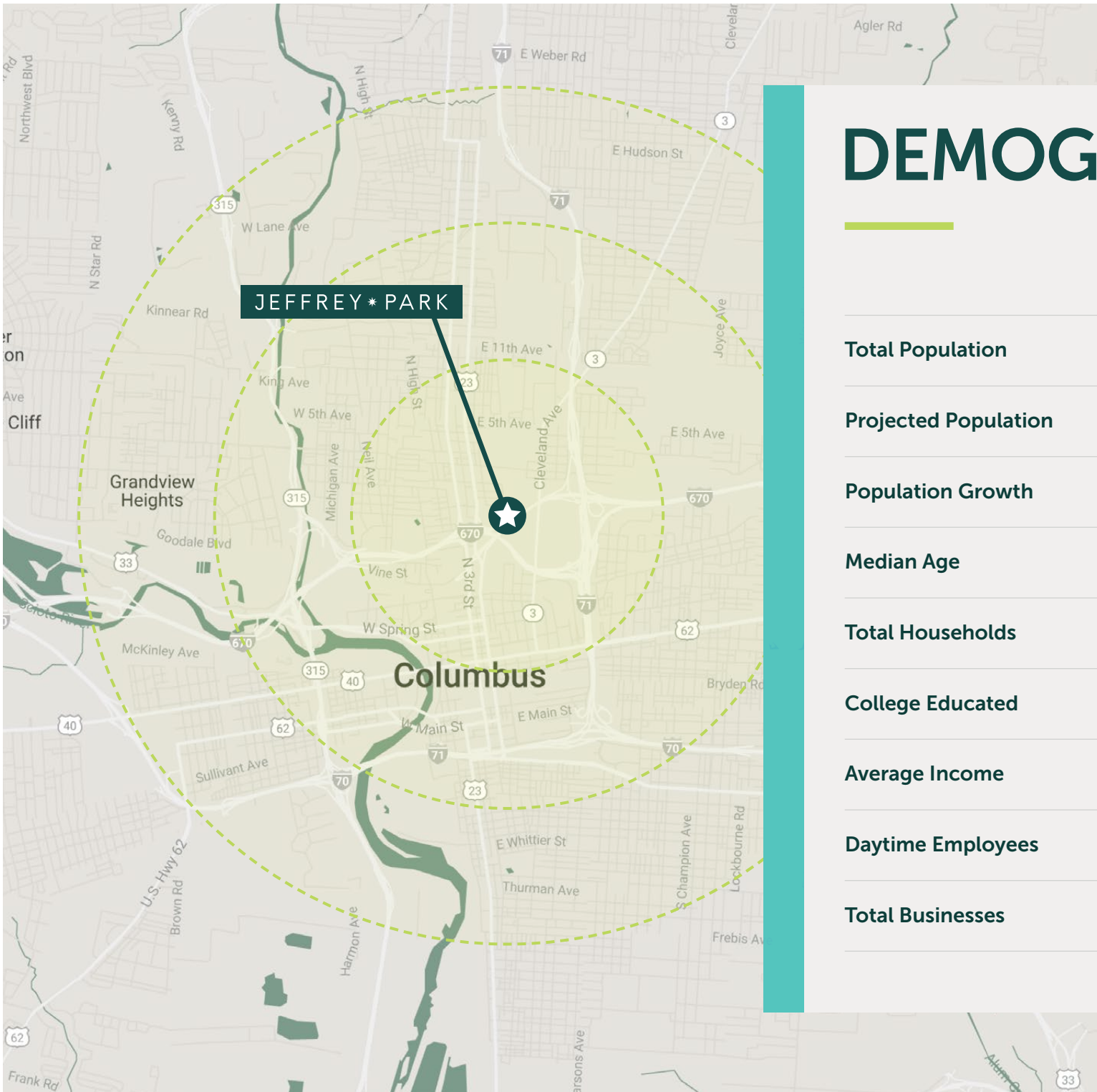
APARTMENTS SUBMITTED UNDER SEPERATE COVER.



# FLOOR PLANS

FLOOR 5  
17,390 SF





# DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
<b>Total Population</b>	20,451	90,502	180,270
<b>Projected Population</b>	22,227	96,393	190,933
<b>Population Growth</b>	4.6%	2.9%	2.2%
<b>Median Age</b>	35.6	32.3	32.82
<b>Total Households</b>	11,473	39,085	77,683
<b>College Educated</b>	63%	51%	44%
<b>Average Income</b>	\$101,818	\$76,183	\$71,199
<b>Daytime Employees</b>	58,124	211,401	251,590
<b>Total Businesses</b>	2,921	12,583	16,501

# AMENITIES

## RESTAURANTS

- |                       |                     |
|-----------------------|---------------------|
| 1. North High Brewing | 17. Brassica        |
| 2. Condado Tacos      | 18. Guild House     |
| 3. BrewDog            | 19. The Pearl       |
| 4. Standard Hall      | 20. Marcella's      |
| 5. Chophouse 614      | 21. Local Cantina   |
| 6. Bodega             | 22. Parlay          |
| 7. Northstar Cafe     | 23. Hyde Park       |
| 8. SeeSaw             | 24. Ruth's Chris    |
| 9. Rossi              | 25. Agave & Rye     |
| 10. Galla Park        | 26. Martini         |
| 11. TownHall          | 27. Zaftig Brewing  |
| 12. Union Cafe        | 28. Budd Dairy Hall |
| 13. Bakersfield       | 29. Fox in the Snow |
| 14. Shake Shack       | 30. Hoof Hearted    |
| 15. Forno             | 31. City Tavern     |
| 16. El Segundo        | 32. Ohio Brewing    |

## HOTELS

- |                |                   |
|----------------|-------------------|
| 1. Moxy        | 6. Hyatt          |
| 2. Graduate    | 7. Sonesta        |
| 3. Le Méridien | 8. Canopy         |
| 4. Hampton Inn | 9. Drury Inn      |
| 5. Hilton      | 10. Red Roof PLUS |



*For Leasing Info, Please Contact:*

**KEN ISENBARGER, SIOR**

*Managing Director*

t 614-883-1044

kenneth.isenbarger@nrmk.com

**WAYNE HARER, SIOR, CCIM**

*Executive Managing Director*

t 614-883-1051

wayne.harer@nrmk.com

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# THE OFFICES AT JEFFREY \* PARK

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**NEWMARK**

  
thrive