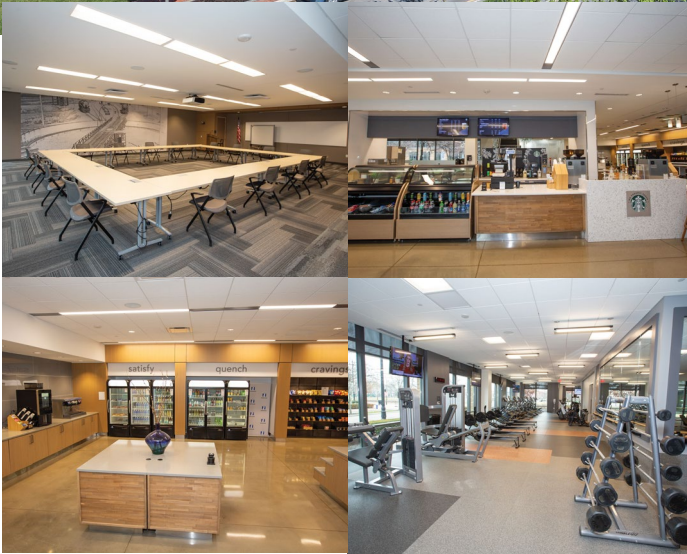


# 955-995 YARD STREET

Office Leasing Opportunities | Grandview Heights, Ohio

GRANDVIEW  
YARD



**GRANDVIEW YARD** is a premier business district with an urban vibe and suburban conveniences located just outside downtown Columbus with easy access to I-670 and SR 315. The growing neighborhood is home to some of the region's most successful businesses alongside restaurants, grocery, service retail, hotels and event facilities, and luxury urban living. Modern architecture and walkable streets are complemented by lush green spaces, brick and tree-lined sidewalks and convenient parking.

#### Building Features:

- Two, 4-story connected buildings totaling 261,000 SF with full range of suite sizes.
- Connected campus features nearly 40,000 SF of amenities including Crossings Café offering breakfast, lunch, grab-and-go, and catering, the Coffee Stop proudly serving Starbucks, an expansive Fitness Center, and shared conference space for up to 120 people.
- Walking distance to a variety of restaurants and amenities including Chick-Fil-A, Brekkie Shack, Habaneros, LA Fitness, Pastimes Pub & Grill, JT's Pizza, Winans, Panera, Agape Mediterranean, Club Pilates, Giant Eagle, and more.
- Complementary parking is available in an adjacent garage with covered walkways connecting the buildings.
- Grandview Yard is certified as the first LEED for Neighborhood Development project in Ohio and the largest in the U.S.
- Tenants are eligible for as-of-right payroll tax incentives from the City of Grandview Heights.



Owned and Developed by  
**Nationwide Realty Investors**

[GRANDVIEWYARD.COM](http://GRANDVIEWYARD.COM)



# NEIGHBORHOOD AMENITIES

**955-995 YARD ST**

**AMENITIES:** LAIFITNESS, DIM SUM ASIAN BISTRO, ME Massage Envy, Winans COFFEE & CHOCOLATE, HABANER'S, X GOLF, THE GODDARD SCHOOL FOR EARLY CHILDHOOD DEVELOPMENT, BANK OF AMERICA, Panera BREAD, WrightPatt CREDIT UNION INC., agapé PITAS | SALADS | BOWLS, GIANT EAGLE MARKET DISTRICT, GetGo GIANT EAGLE, Chick-fil-A, BREKKIE SHACK, MY SALON, CLUB PILATES GRANDVIEW YARD, HOBRÄUHAUS COLUMBUS BREWERY & RESTAURANT, THE Grand EVENT CENTER, COURTYARD BY MARRIOTT, HYATT PLACE Columbus/OSU, HOBBYLOBBY, and STARBUCKS COFFEE.

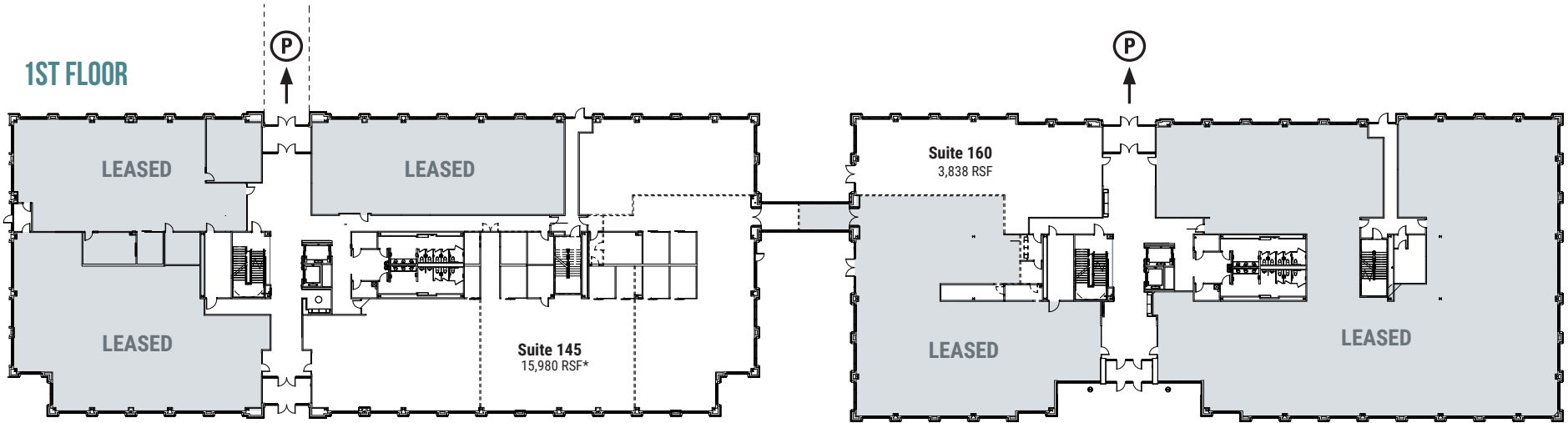
**STREETS:** GOODALE BLVD., BOBCAT AVE., YARD ST., RAIL ST., THIRDA ST., OLENTANGY RIVER RD.

**MARKERS:** G1, G2, G3, G4, G5, G6, G8, 315



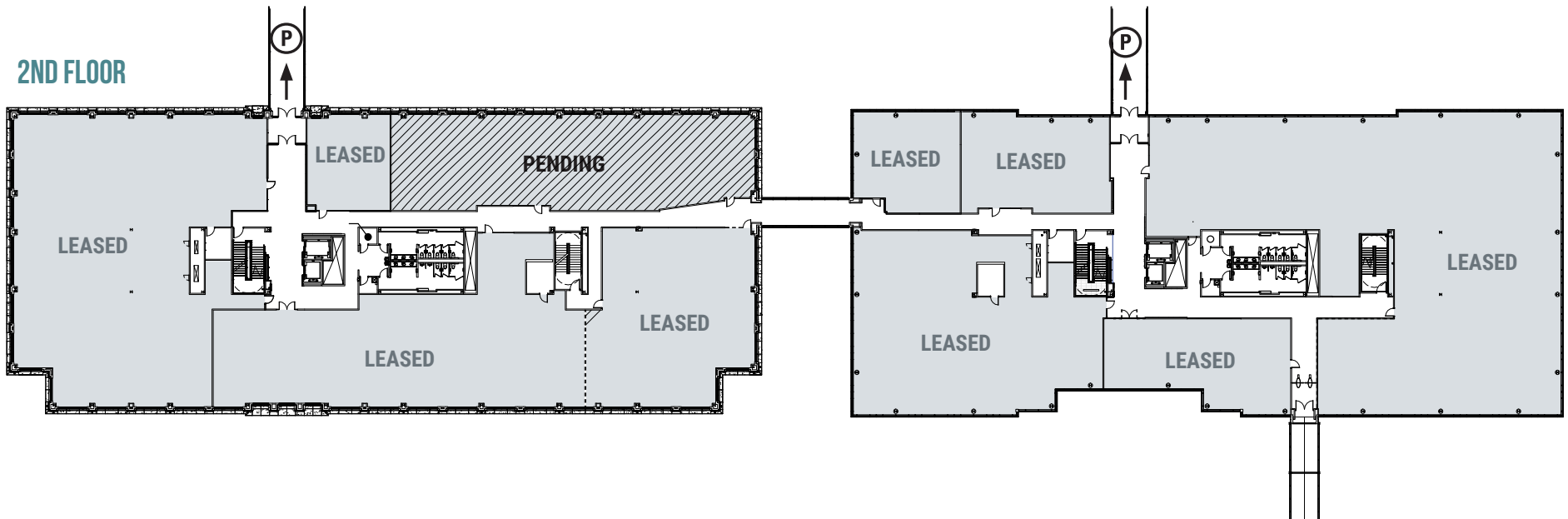
# FLOORPLANS

## 1ST FLOOR



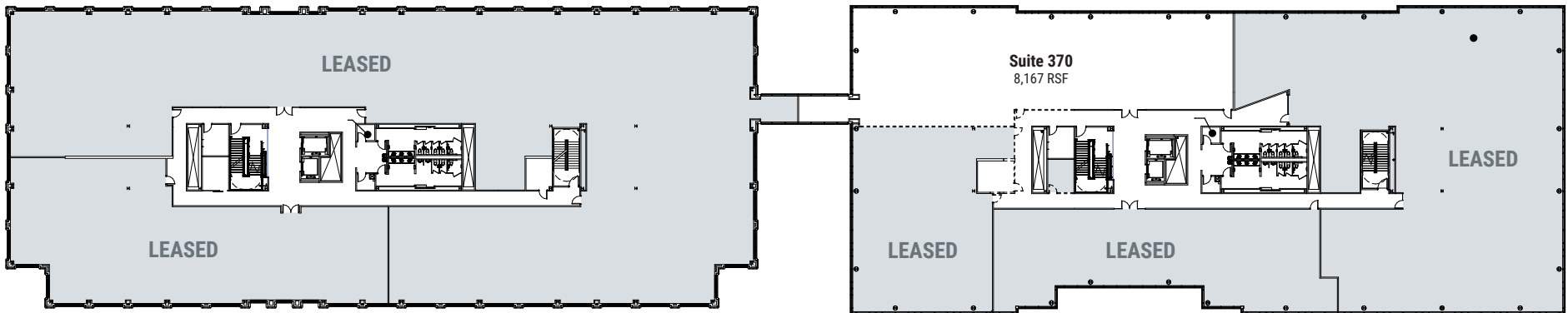
\*Can be Demised

## 2ND FLOOR

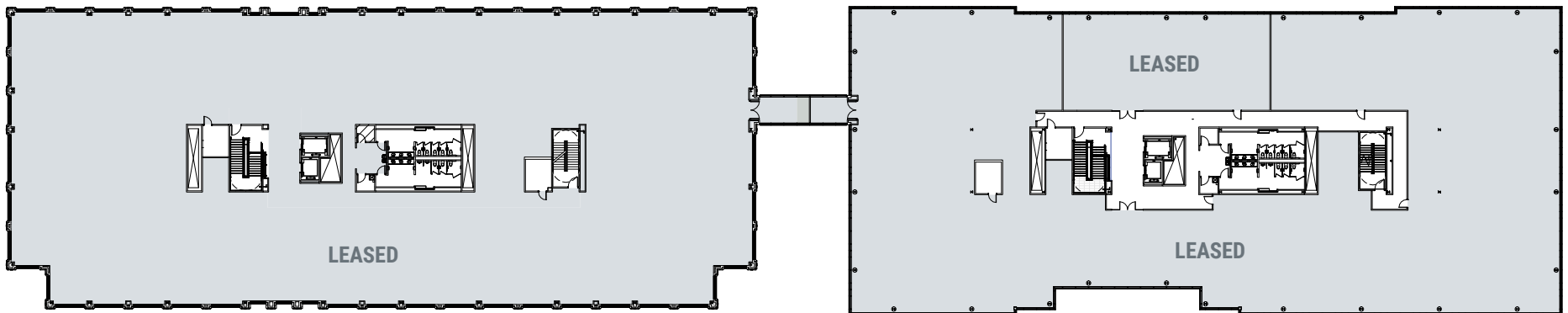


# FLOORPLANS

## 3RD FLOOR



## 4TH FLOOR



# OFFICE CAMPUS AMENITIES

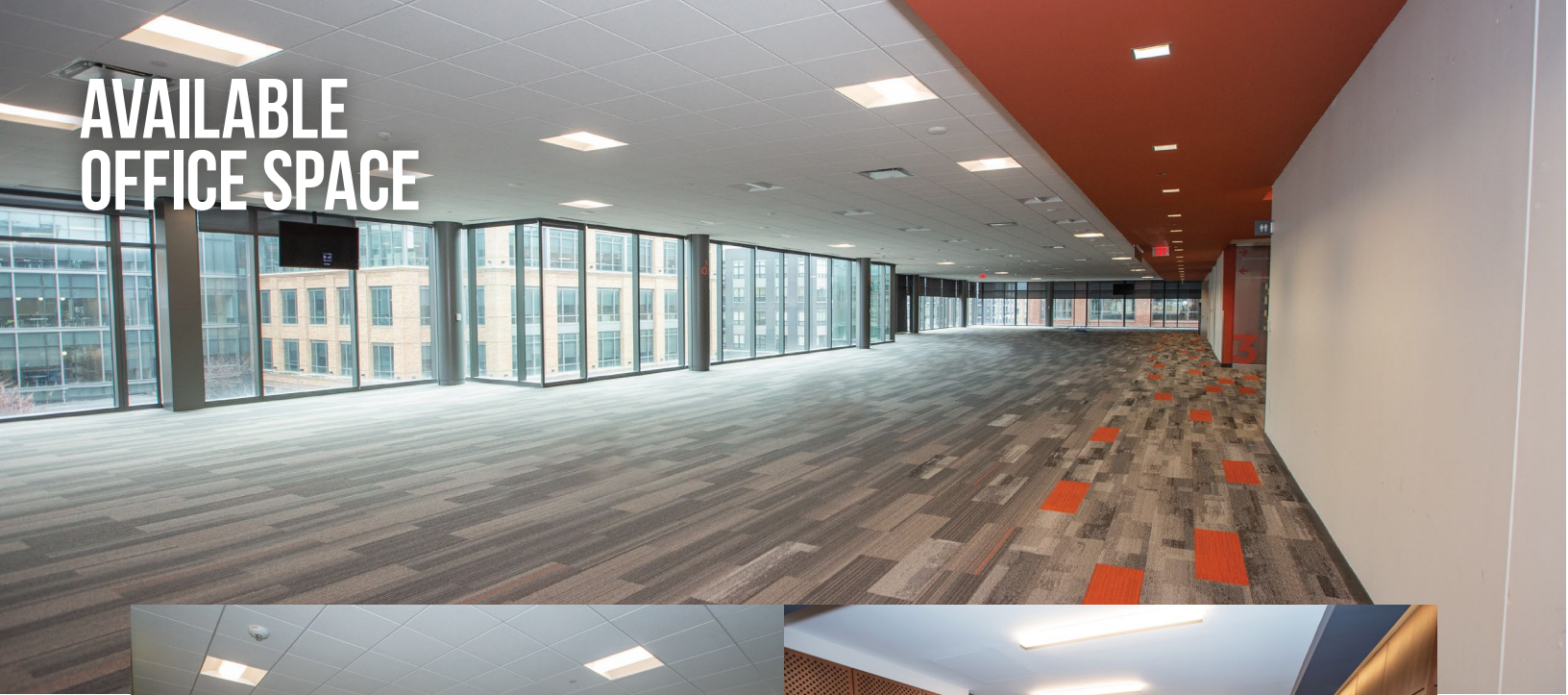


## CROSSINGS CAFE

View the Crossings Café menu and online ordering, reserve conference room, and learn more about catering opportunities.



# AVAILABLE OFFICE SPACE



Owned and Developed by  
**Nationwide Realty Investors**

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[thompscj@nationwide.com](mailto:thompscj@nationwide.com) | 614.857.2330

## NEWMARK

150 East Broad Street | Columbus, OH 43215  
614.883.1200 | [www.nmrk.com](http://www.nmrk.com)

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Ken Isenbarger: [kenneth.isenbarger@nmrk.com](mailto:kenneth.isenbarger@nmrk.com)

### Retail Leasing

Steve Siegel: [steve.siegel@nmrk.com](mailto:steve.siegel@nmrk.com)