



**FIFTH
THIRD
CENTER**

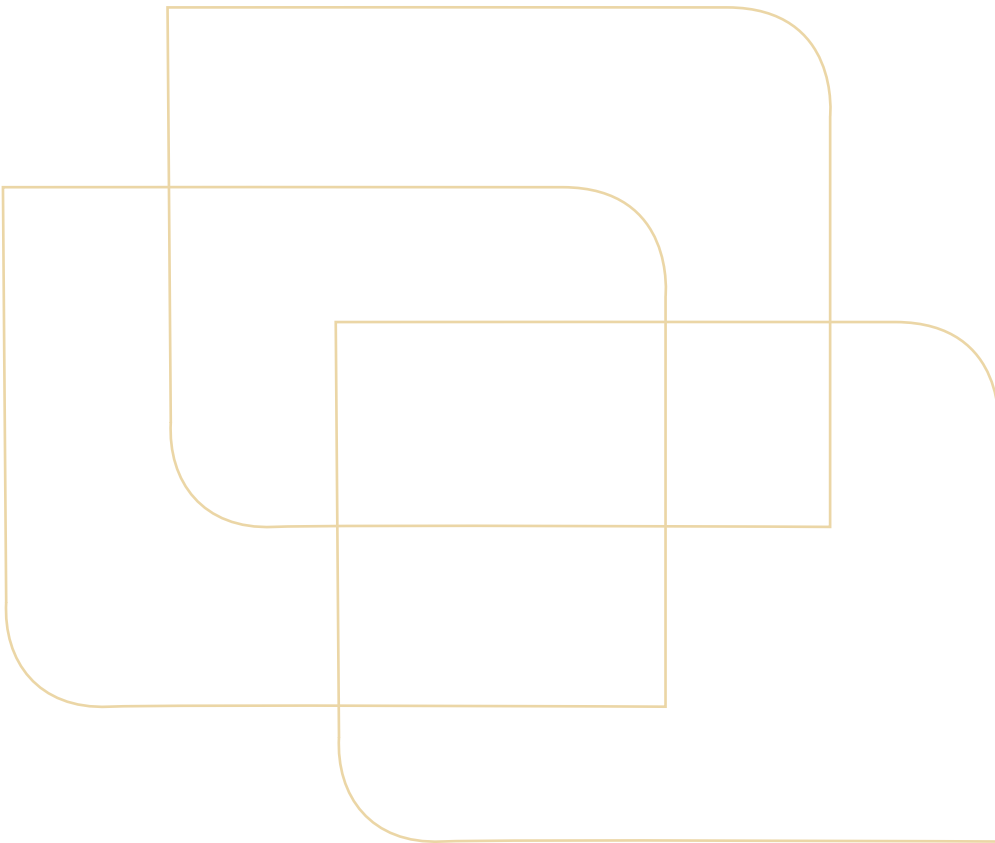

ALLIED



Discover what awaits

21 E State Street, one of most iconic towers on Capitol Square, has recently completed many building improvements and renovations and now offers tenants the highest level amenity package in Downtown Columbus.

The combination of the East and West tower offer full floor plates for up to 17,000 RSF for Lease. The perfect location for a Downtown tenant ranging from 2,600 -17,000 RSF per floor, or the potential for an anchor tenant with the ability to lease multiple contiguous floors up to 115,000 SF. Dedicated staircases connecting floor plates are already in place for tenant's use.



Overview



Availability ranging from 2,600 - 17,000 RSF per floor
Multiple floor user ranging from 17,000 - to 115,000 RSF



Combination of East Tower office tenants and West Tower high end residential units from floors 10-23



First floor retail amenity set focused on securing cafe and coffee shop, bar/restaurants, etc.



Parking garage conveniently connected to floors 2 through 5 of the building





Tenant lounge with expansive rooftop patio offering 360 views of Downtown Columbus



Sleek and luxurious fitness center equipped with cutting-edge equipment and a wide variety of workout areas from cardio zones to spacious weightlifting sections and a golf simulator.



Shared conference spaces available for both tenants and guests



Security personnel staffed 24/7 monitoring building entry



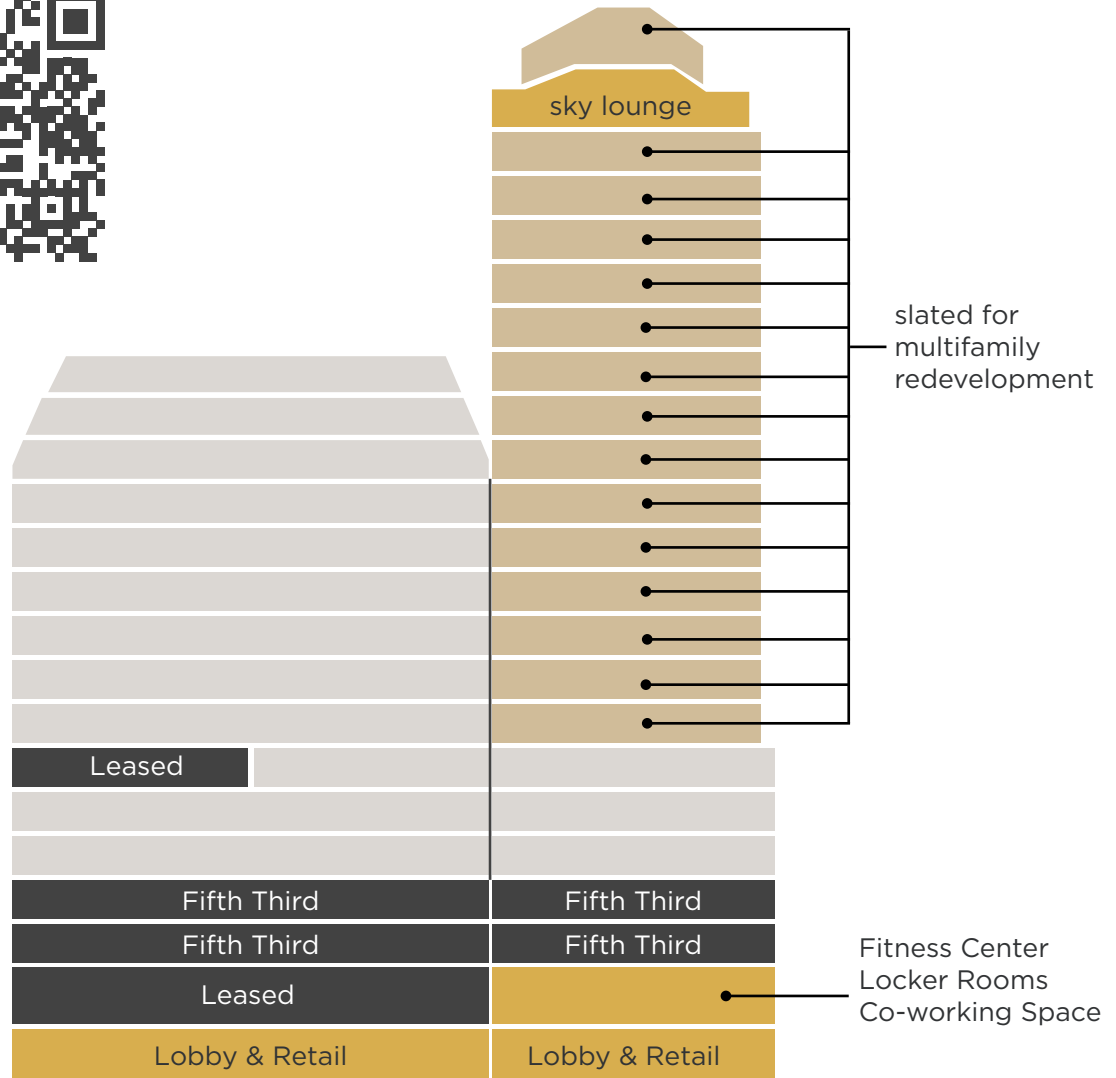


LUXURIOUS AMENITIES



Availability from 2,600 - 17,000 RSF

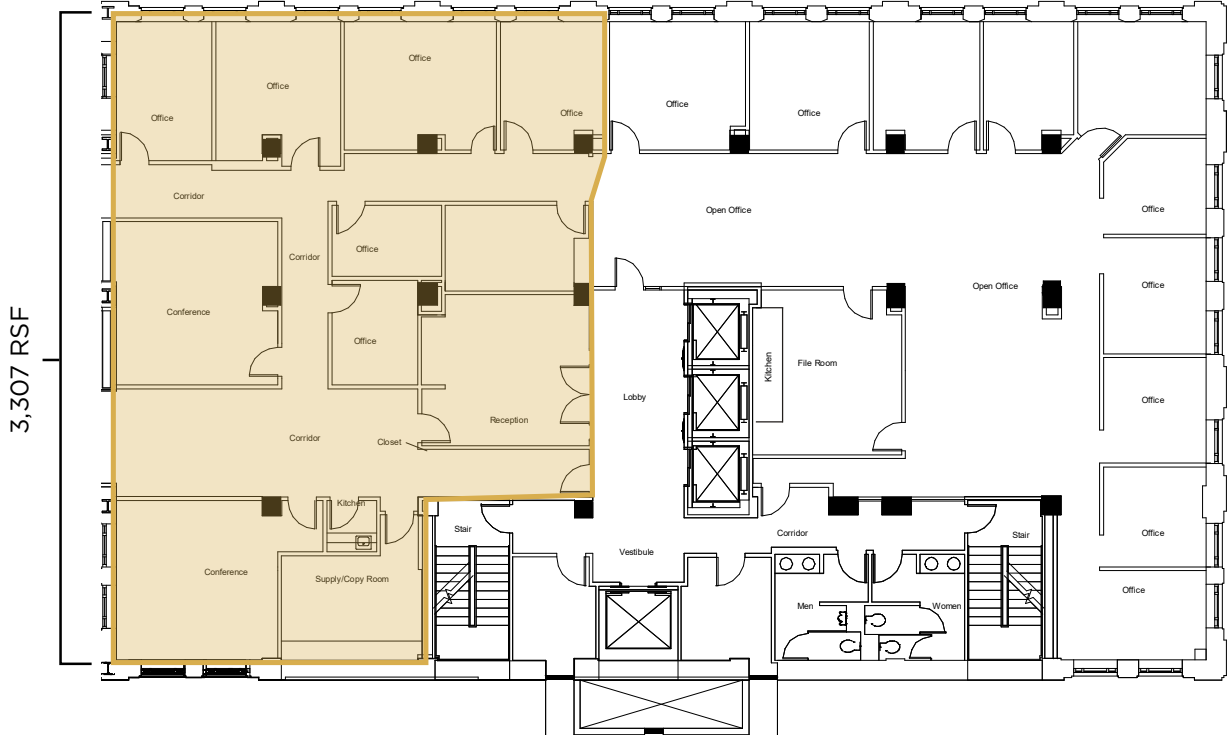
Scan or click the QR Code below
or [click here](#) to experience a 360
Tour of the Lobby, Fitness Center, &
Tenant Lounge!



Available Office
 Leased Office
 Redevelopment
 Amenity/Retail Space

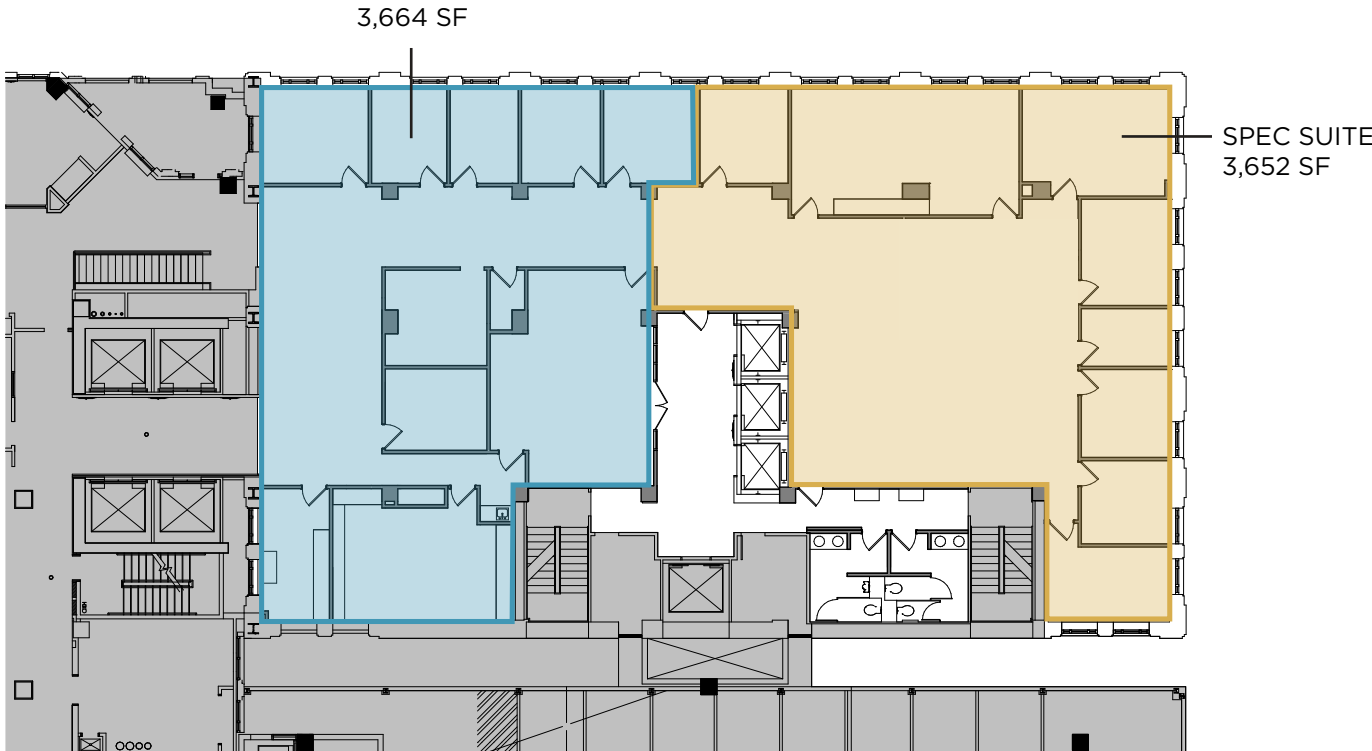
Floor Plans

7th Floor - Suite 750: 3,307 SF Available



8th Floor: 2,612 - 7,316 SF Available - Spec Work Completed!

* Can be demised *





8TH FLOOR SPEC SUITE

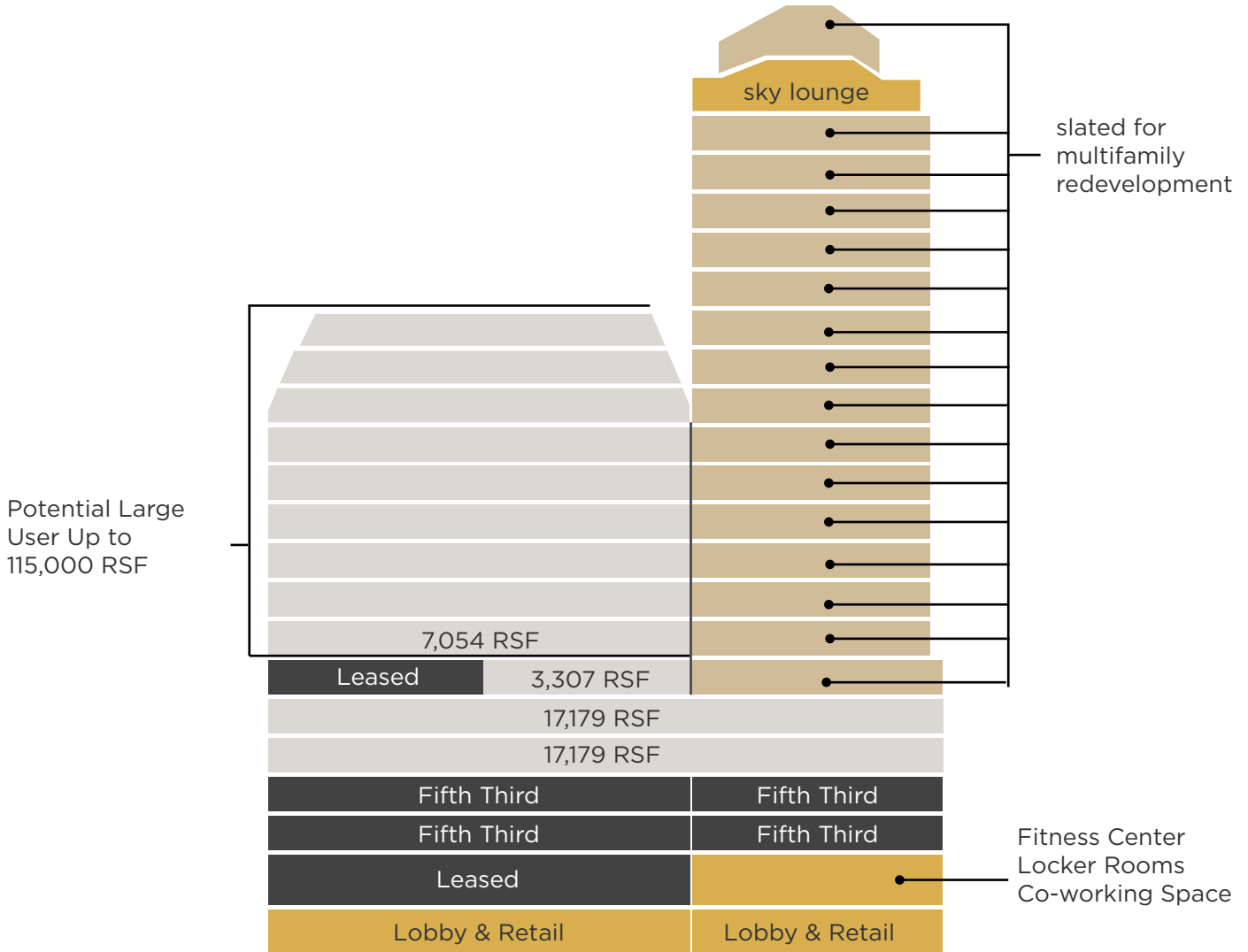


Scan QR code or [click here](#) to view a 360-degree tour of the 8th Floor spec suite.





Multi-Floor Availability



Available Office

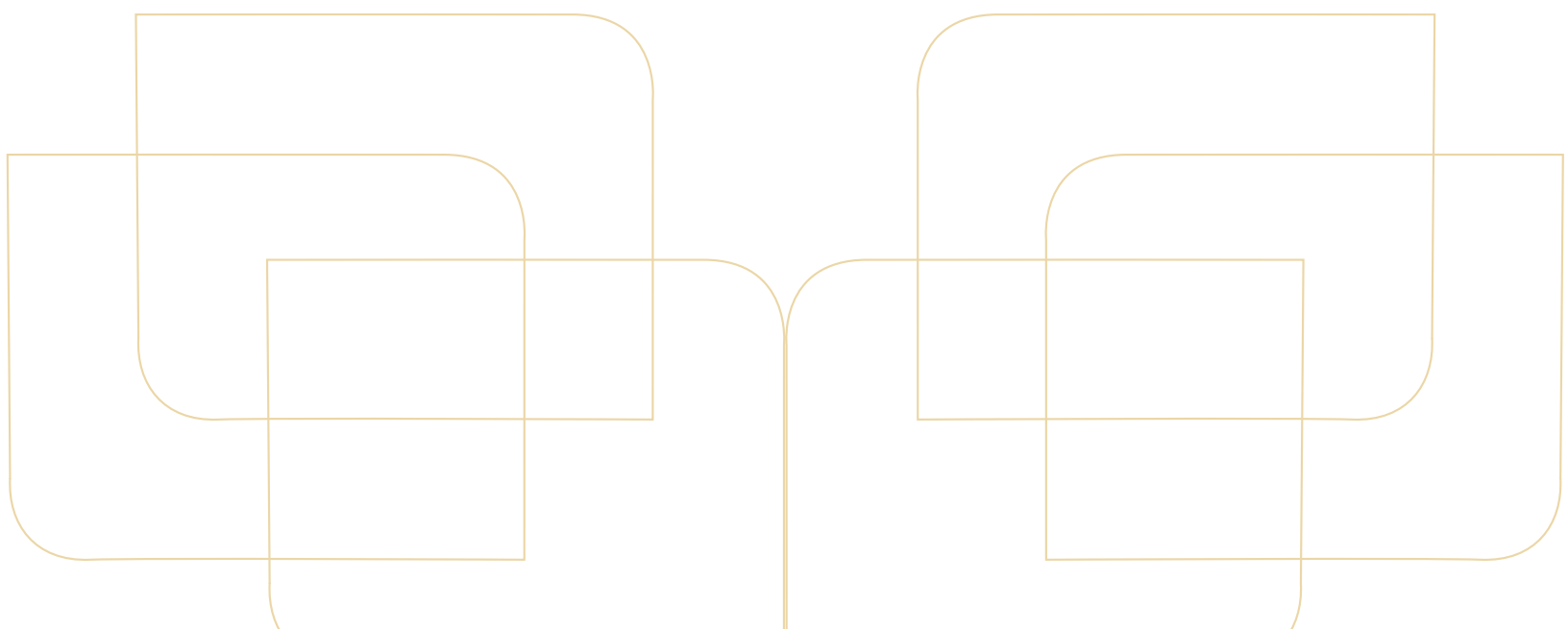
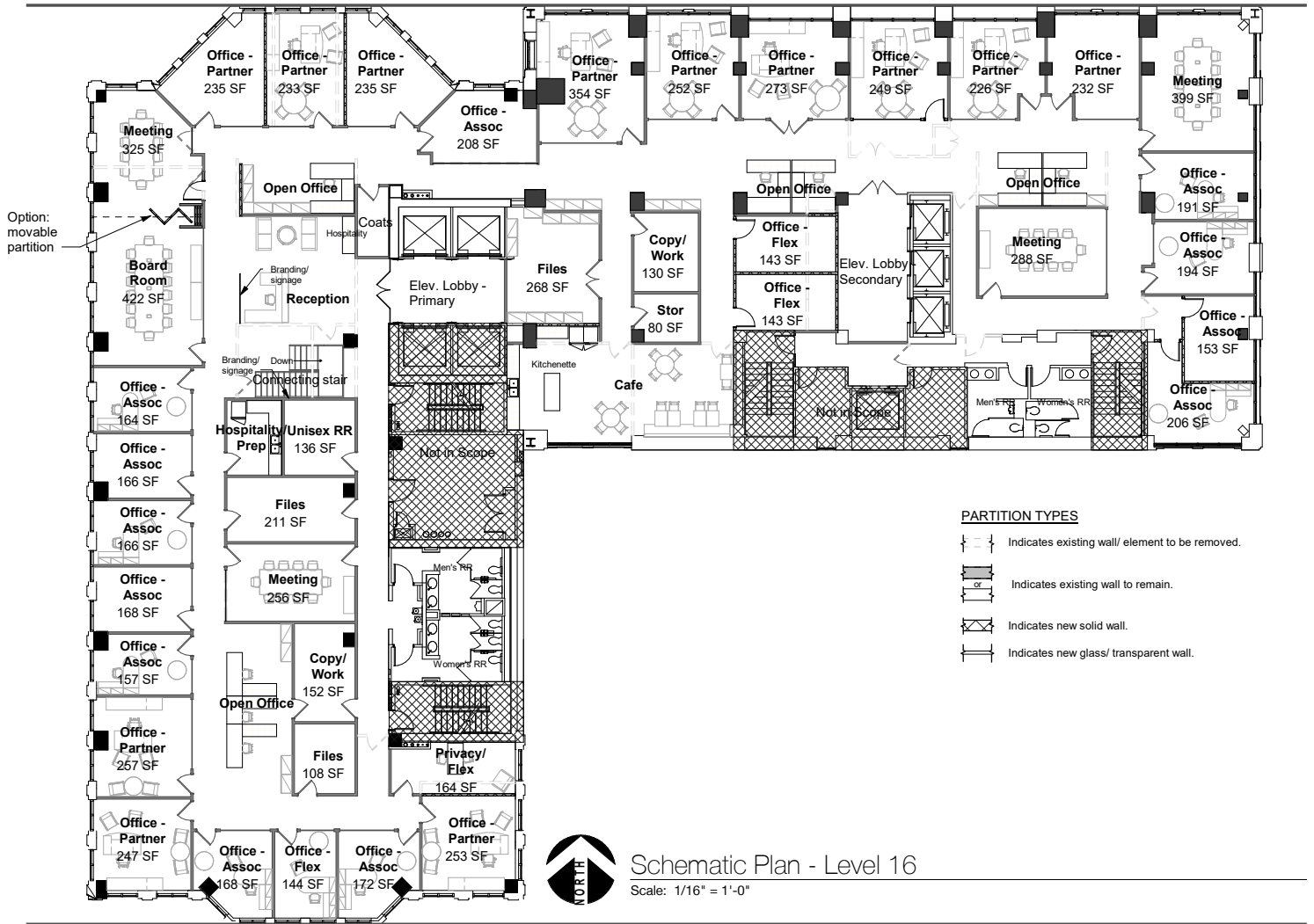
Leased Office

Redevelopment

Amenity/Retail Space

Full Floor Plan - 17,179 RSF

Sample Floor Plan for 4th & 5th Floor





Location & Area Amenities

Located on Capitol Square in the heart of downtown Columbus, 21 E State is surrounded by cafes, restaurants, entertainment, and recreational areas. A few are listed below.

Countless additional attractions can be found in the neighboring areas of the Arena District, the Short North arts district, and German Village.

- **Cinco**
- **Tasty Dawg**
- **The Goat**
- **Milestone 229**
- **The Spaghetti Warehouse**
- **Condado Tacos**
- **Pat & Gracie's Downtown**
- **Burger Theory**
- **Speck Italian Eatery**
- **Aracri Pizzeria**
- **Tip Top Kitchen**
- **Due Amici**
- **Matt & Tony's Kitchen**
- **The Walrus**
- **Hadley's Bar & Kitchen**
- **The Woodbury**
- **Buckeye Bourbon House**
- **Palace Theatre**
- **Ohio Theatre**
- **COSI**
- **Columbus Commons**
- **Bicentennial Park**
- **Scioto Mile**



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Parking

In addition to on-site parking on floors 2 through five, visible from the south side of the building, numerous other options are available nearby which include:

1

Fifth Third Garage

Contact Info: SP+ Parking

(614) 224-1320

2

Columbus Commons Garage

Contact Info: LAZ Parking

(614) 221-5938

3

Columbus Commons Underground Garage

Contact Info: LAZ Parking

(614) 221-5938

4

Ohio Statehouse Garage

Contact Info: Ohio Statehouse

(614) 728-2557

4



2

3

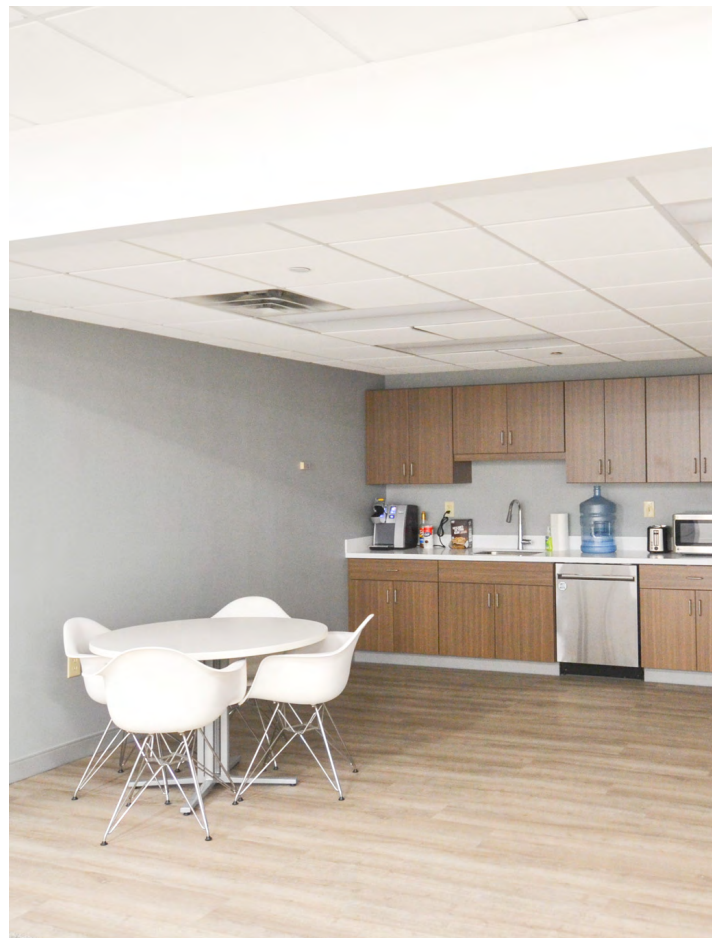
1

E STATE ST

S HIGH ST

Sample Tenant Finishes





FIFTH THIRD CENTER



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