



FOR LEASE

250

CIVIC CENTER

BICENTENNIAL PLAZA • COLUMBUS, OH

Dan Dunsmoor SIOR  
+1 614 352 3556  
dan.dunsmoor@alliedre.com

Michelle Fude SIOR, CCIM  
+1 614 398 9292  
michelle.fude@alliedre.com

Ryan McHugh  
+1 614 940 2978  
ryan.mchugh@alliedre.com

# AT THE CENTER OF **EVERYTHING**

## PREMIER OFFICE SPACE ALONG THE SCIOTO MILE

Bicentennial Plaza is a premier Class A office destination situated along the iconic Scioto Mile in the heart of downtown Columbus, Ohio. The mid-rise office tower offers sweeping riverfront views and immediate access to the city's vibrant urban core.



**105,671 SF**  
Total Building Size



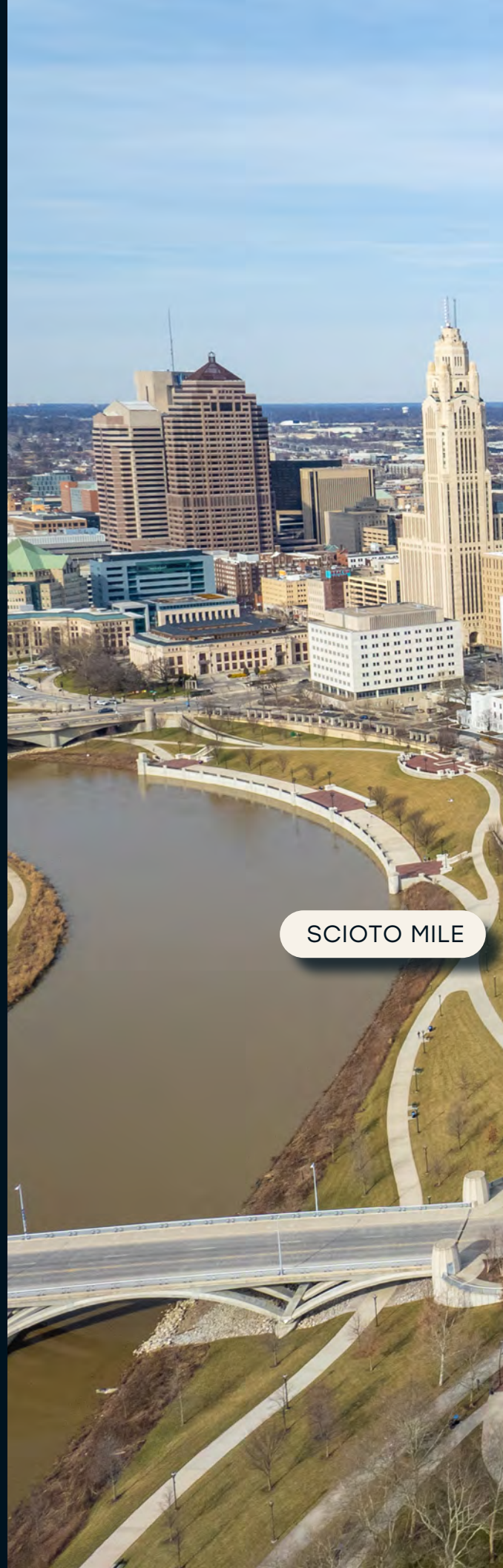
**\$14.95/SF NNN**  
Lease Rate



**779 - 12,472 SF**  
Availability Range



**\$10.78/SF**  
Estimated 2026 OpEx



COLUMBUS COMMONS

250  
CIVIC CENTER

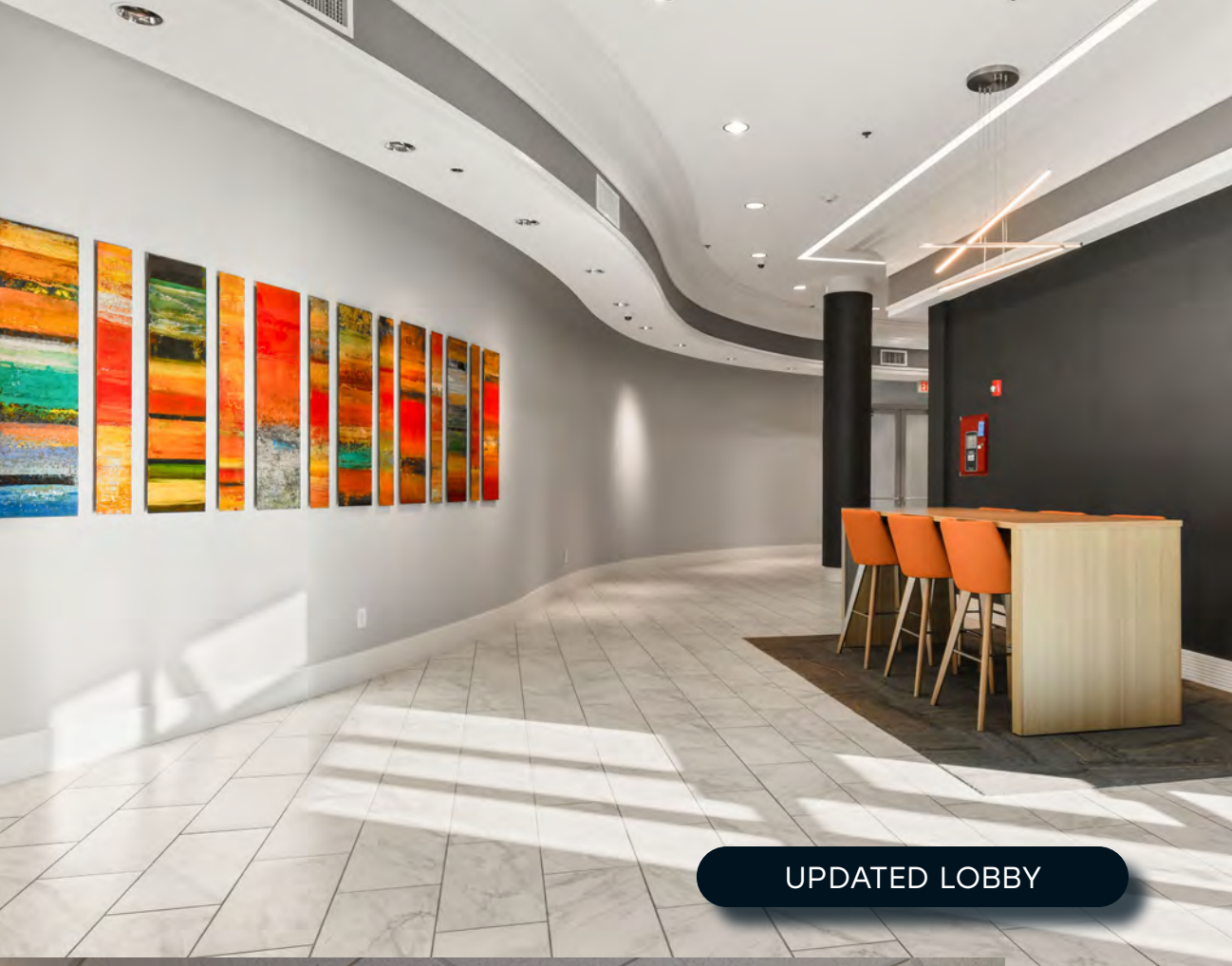
Coming Summer 2026

**AMARA MEDITERRANEAN**

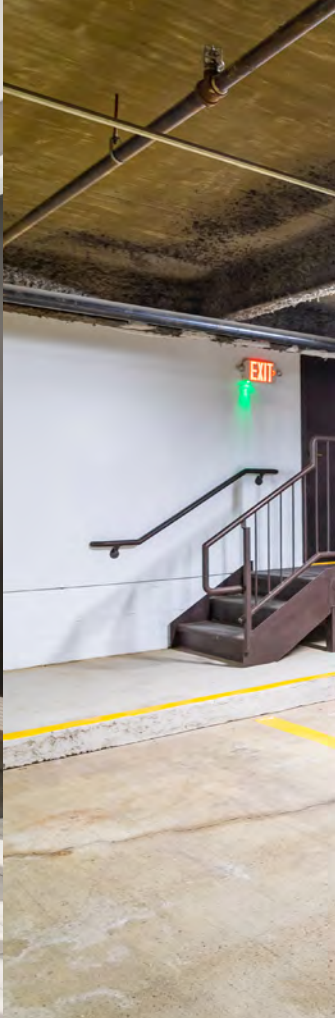
A new dining experience by Chef Josh Dalton, Amara promises a modern approach to Mediterranean cuisine, drawing inspiration from Southern Europe, North Africa, and the Eastern Mediterranean.

I-70, I-71, & SR-315

BICENTENNIAL PARK



UPDATED LOBBY



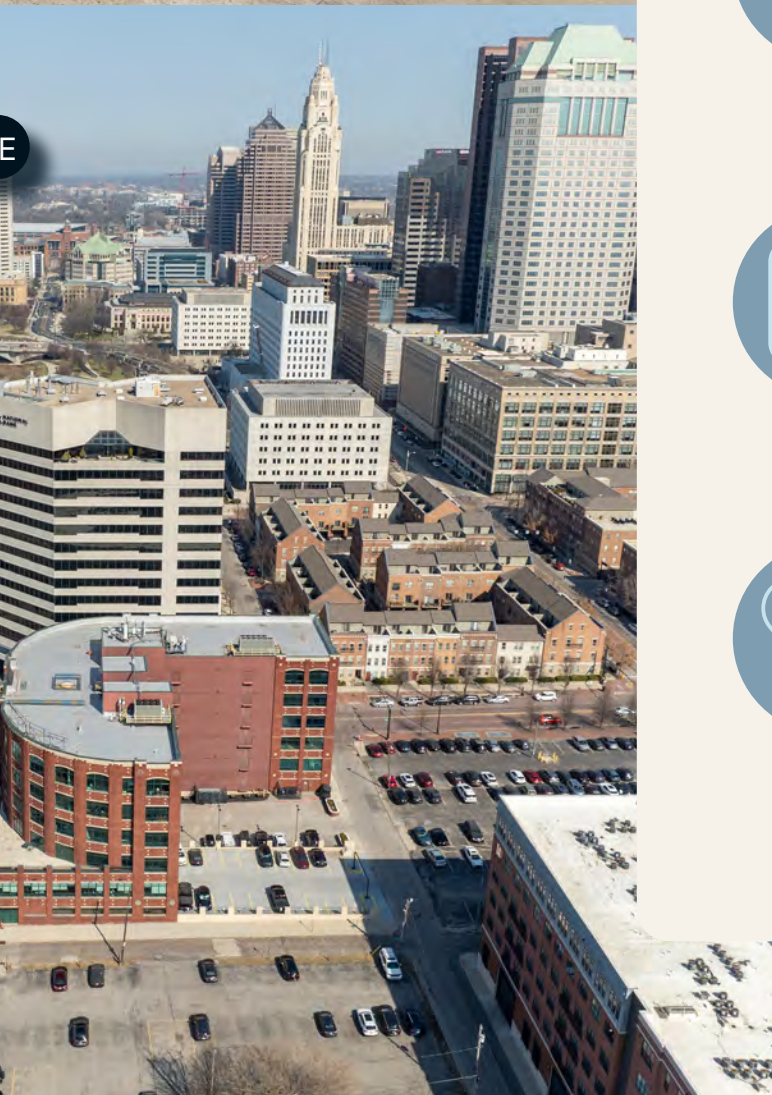
ON-SITE FITNESS CENTER



LOCATED ON THE SCIOTO MIL



ATTACHED PARKING GARAGE



# PREMIER FEATURES

---



Updated Building Lobby & Common Areas



Located Directly on the Scioto Mile and Near New I-70/I-71 Entrance & Exit Ramps



Attached Secure Parking in Covered Garage



Walking Distance to Columbus Commons, the Statehouse, & Numerous Coffee Shops & Restaurants

# BUILDING AVAILABILITY

FLOOR	SUITE	RSF
1	110	1,790
1	140	1,679
2	200	6,051*
2	205	779*
2	210	1,576*
2	220	4,066*
2	290	1,210

\*Suites 200, 205, 210 and 220 can be combined for a total of 12,472 RSF



Scan or click the QR Code or [click here](#) to experience a 360 Tour of the Lobby, Suite 200 and Suite 220!



# NEARBY PARKING

Bicentennial Plaza offers a 2/1,000 parking ratio and controls over 280 spots in on-site and nearby garages. There are more than 5,400 additional parking spots within a five minute walk of Bicentennial Plaza.

## Parking Options

1

**250 Civic Garage**  
46 total spaces  
46 controlled

2

**250 Civic Surface Lot**  
33 total spaces  
33 controlled

3

**Arshot Lot**  
128 total spaces  
128 controlled

4

**RiverSouth Garage**  
773 total spaces  
80 controlled

5

**Bicentennial Lot**  
148 total spaces  
Not controlled

6

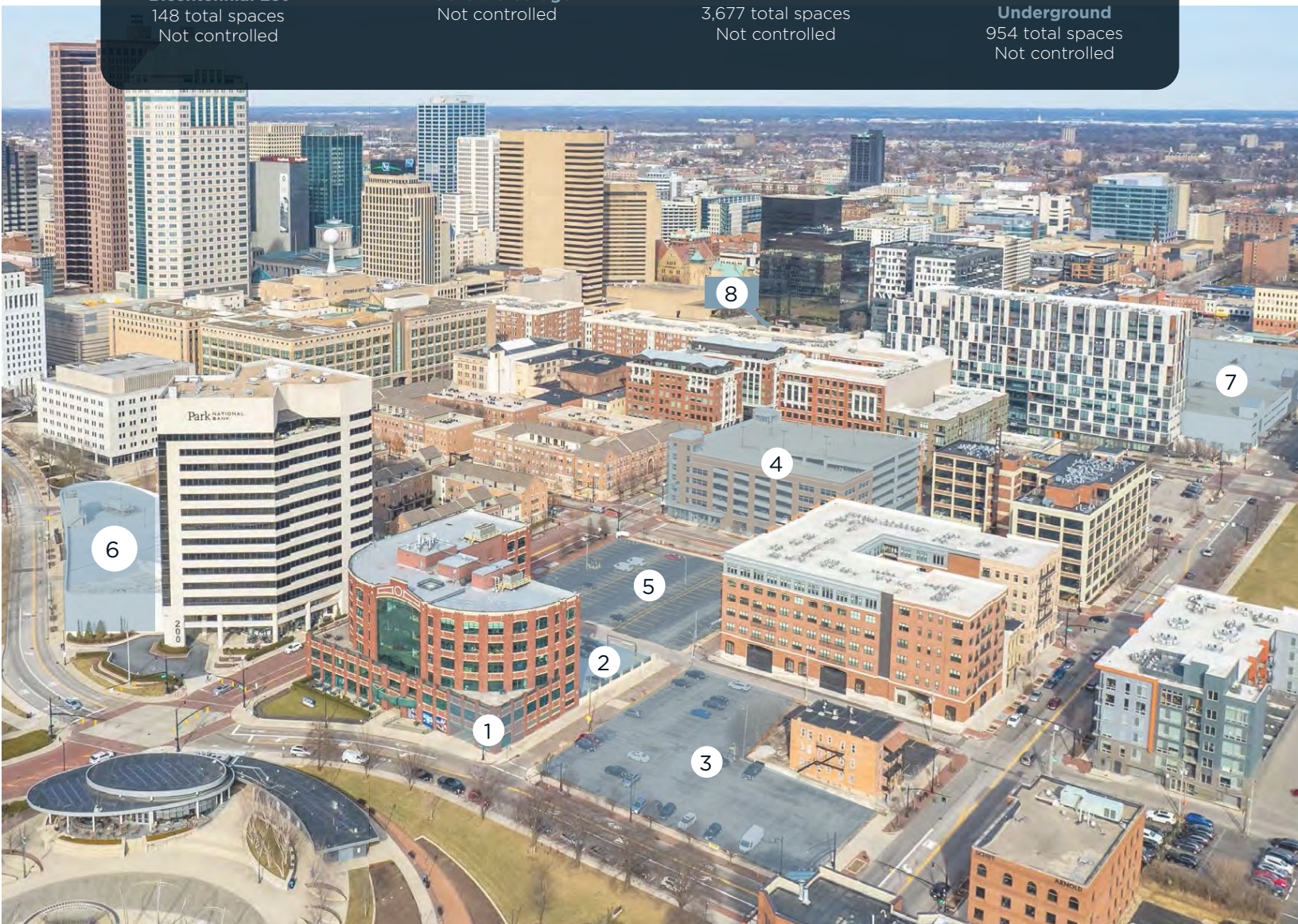
**200 Civic Garage**  
Not controlled

7

**Columbus Commons Main**  
3,677 total spaces  
Not controlled

8

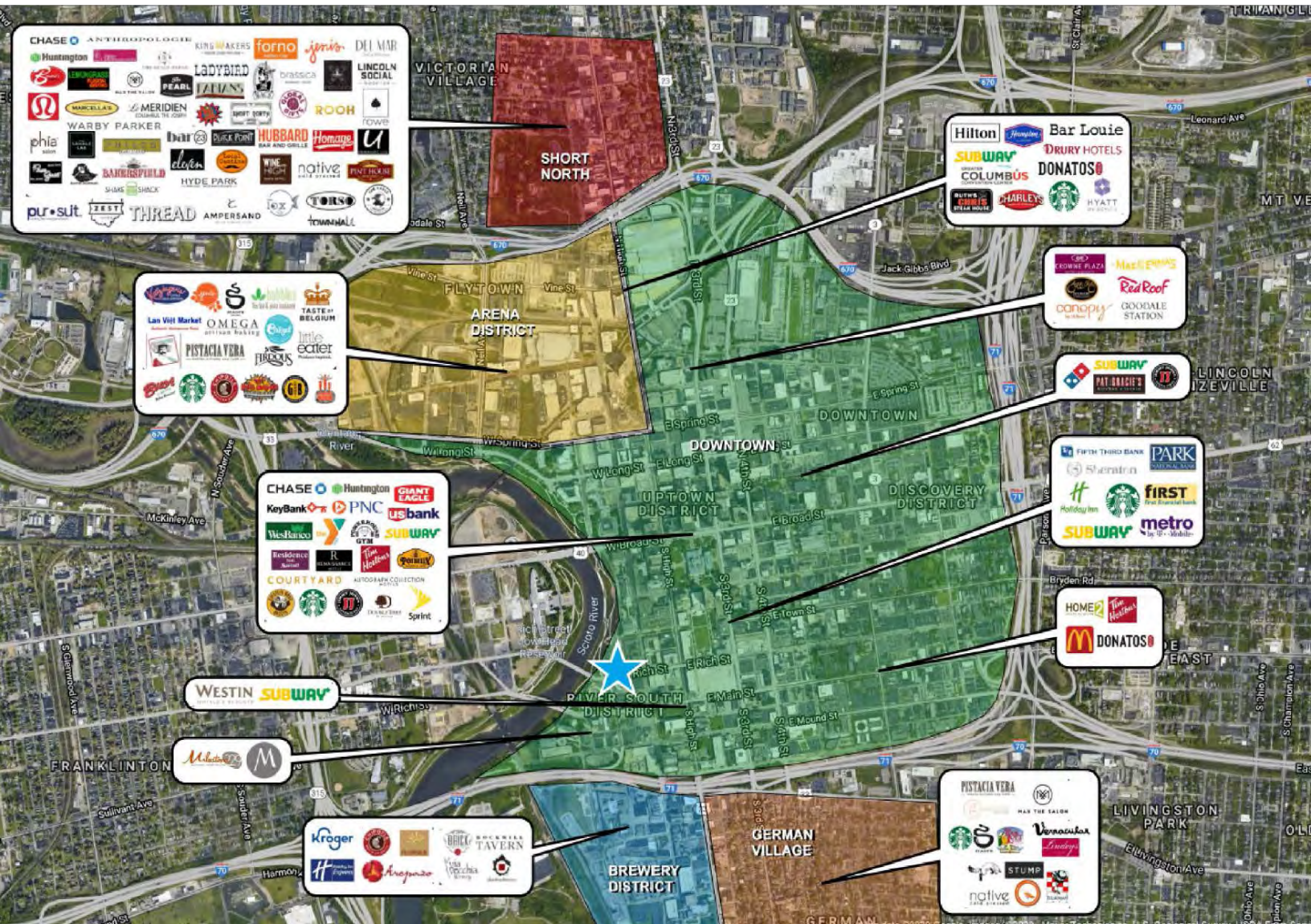
**Columbus Commons Underground**  
954 total spaces  
Not controlled



# A LOCATION THAT CONNECTS

The building is located in the River South District of Downtown which features Bicentennial Park and the Scioto Mile, which is comprised of 175 acres of lush parkland along the Scioto River. During the past 10 years, the City of Columbus has demonstrated this district to be a focal point for major investment, becoming the core of the CBD. The area also holds some of the most prominent Columbus events throughout the year. These events include:

- **Cap City Half Marathon** - April 25, 2026
- **Susan G Komen Race for the Cure** - May 16, 2026
- **Free Concerts** at Bicentennial Park on select Fridays throughout the summer
- **Art & Farmer's Market** - one weekend per month throughout the summer (new for 2025)
- **Columbus Arts Festival** - June 12-14, 2026
- **Columbus Jazz & Rib Festival** - July 24-26, 2026
- **Columbus Soul Festival** - September 4-5, 2026
- **Holiday Lights** - late November to early January 2027



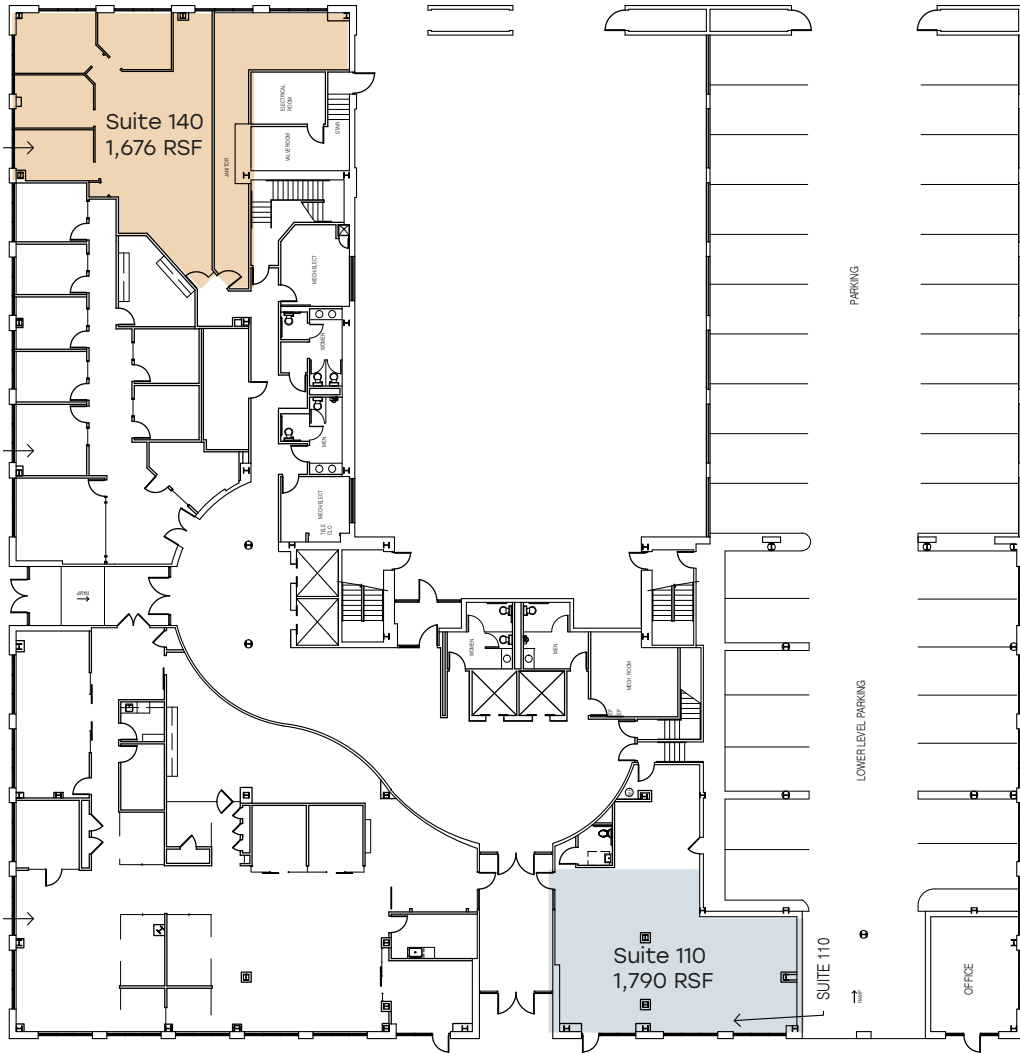
# CONVENIENT ACCESS

Bicentennial Plaza is conveniently located near and will greatly benefit from the \$1.4 billion “Downtown Ramp Up” initiative. The Ohio Department of Transportation’ revamp of the I-70 and I-71 freeways surrounding downtown Columbus is underway. In addition to addressing safety concerns and congestion problems, the construction of wider, pedestrian-friendly bridges with landscaping and parking options will help reconnect neighborhoods like Brewery District, German Village and Olde Towne East to downtown Columbus.

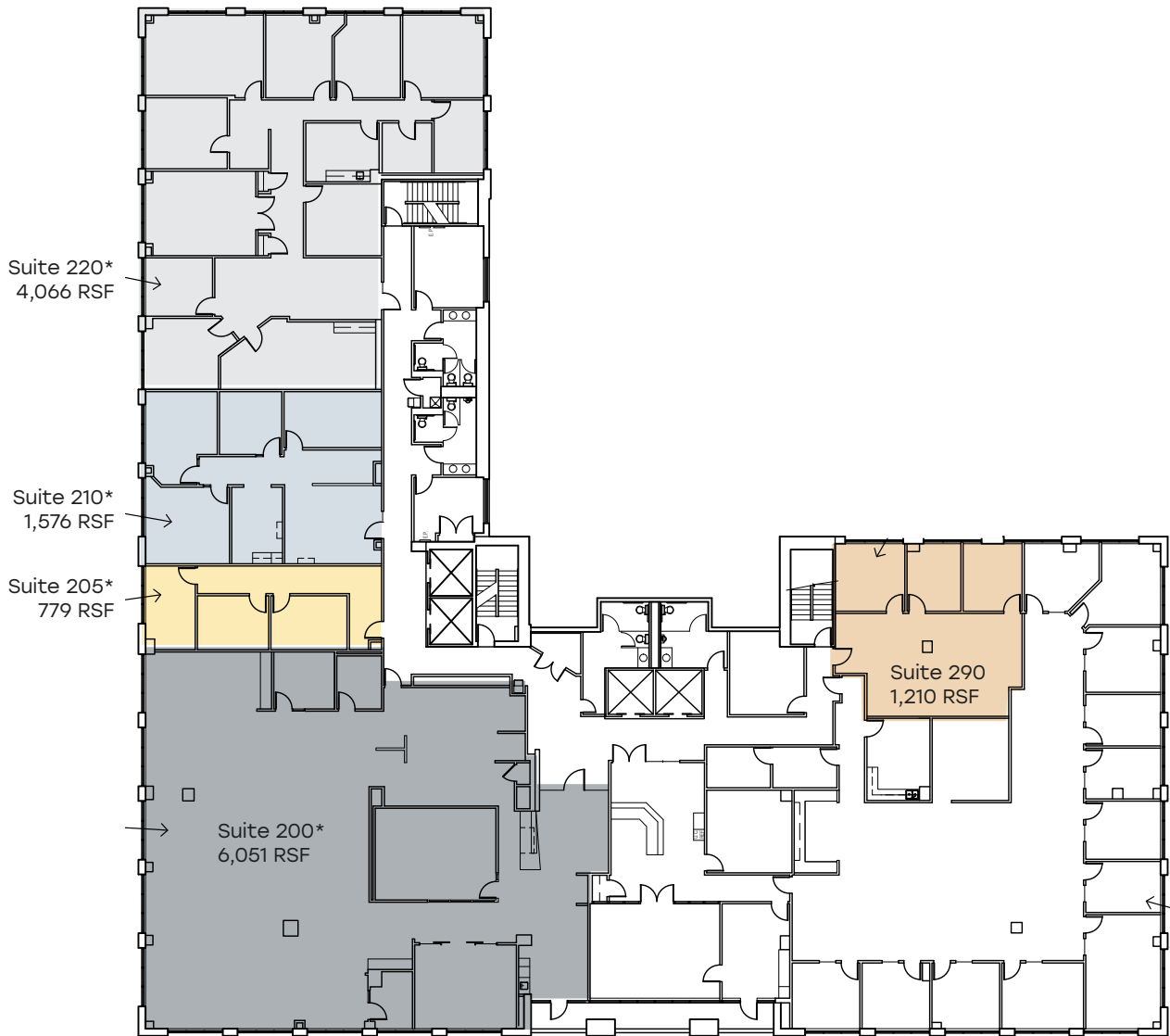


# FLOOR PLANS

## FIRST FLOOR



## SECOND FLOOR



\*Suites 200, 205, 210 and 220 can be combined for a total of 12,472 RSF

# SAMPLE FLOOR PLANS



## SPACE SUMMARY

- 4 Private Offices
- 16 Workstations
- 1 Conference Room (10-12)
- 1 Huddle Room (4-6)
- 1 Café / Break Area
- 1 Reception
- 1 Open Collaboration Area

ACCOMMODATES  
UP TO  
**24**  
EMPLOYEES

Conceptual test fit intended to demonstrate potential occupancy and workspace density within the approximately 6,051 SF available in Suite 200. Layouts are illustrative only and do not represent the exact existing suite configuration. Actual space planning may vary.



### SPACE SUMMARY

- 30 Workstations
- 2 Private Offices
- 1 Conference Room (12)
- 2 Focus Rooms (3-4 Each)
- 1 Café / Break Area
- 1 Reception
- 1 Team Collaboration Area



ACCOMMODATES  
UP TO

# 36

EMPLOYEES

# FLOOR PLANS

## FOURTH FLOOR



EXAMPLE TENANT FINISHES





FOR LEASE

# 250

CIVIC CENTER

BICENTENNIAL PLAZA • COLUMBUS, OH

Dan Dunsmoor SIOR  
+1 614 352 3556  
dan.dunsmoor@alliedre.com

Michelle Fude SIOR, CCIM  
+1 614 398 9292  
michelle.fude@alliedre.com

Ryan McHugh  
+1 614 940 2978  
ryan.mchugh@alliedre.com