

VIDEO OVERVIEW

175 nthepark

OFFICE for LEASE
at a RENOWNED
LOCATION in the
HEART of the
CENTRAL BUSINESS
DISTRICT

NEWMARK



FULLY INTEGRATED with easy **ACCESS** to **COLUMBUS COMMONS**

Suites Range from

1,901 SF – 10,476 SF



TOTAL
BUILDING SIZE

197,820 SF



ASKING
LEASE RATE

\$12.50/SF NET



OPERATING
EXPENSES

\$8.50/SF



BUILDING FEATURES



- Impressive Park Views
- Monument Signage Available
- On-Site Property Management and Front Desk Concierge
- Conference Room Available to Tenants
- Convenient Parking Alternatives
- State of the Art HVAC Controls
- Generator Back-Up Power Available for Full Floor Tenants
- Updated Security Systems
- Direct Fiber Connection to Several Providers
- On-Site Coffee and Food Service
- Access to Free Public Transportation Through the Downtown C-Pass Program

4





LOCAL AMENITIES



FOOD

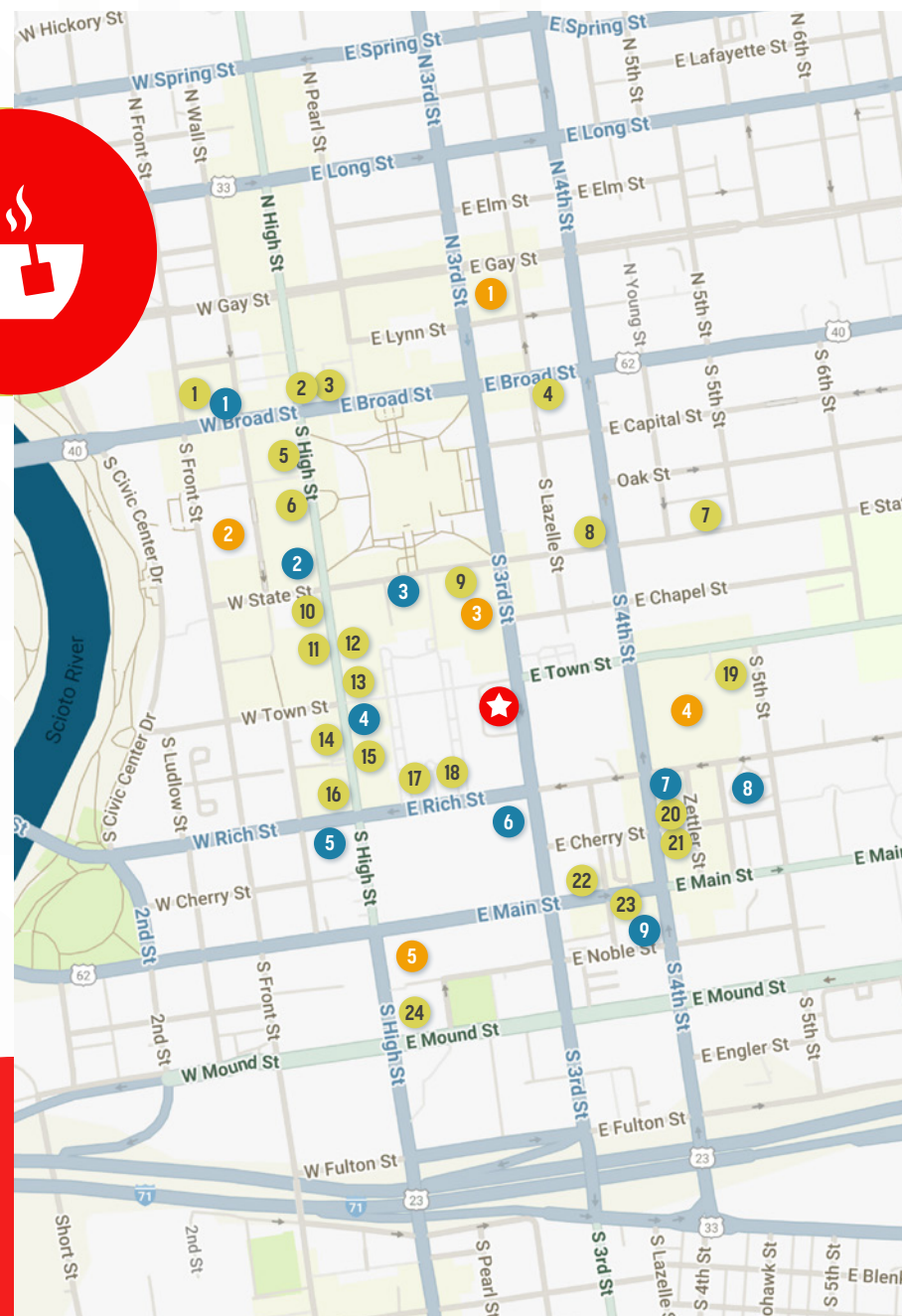
- | | |
|--------------------------|--------------------------------|
| 1. The Keep | 13. The Spaghetti Warehouse |
| 2. Black Kahawa Coffee | 14. HydeOut Kitchen & Bar |
| 3. Three Bites Bakery | 15. OSAKA TON KATSU |
| 4. Butcher & Rose | 16. The Goat |
| 5. Potbelly | 17. Tortilla |
| 6. Einstein Bros. Bagels | 18. Jeni's Splendid Ice Creams |
| 7. Cafe Illyria | 19. The Woodbury |
| 8. 4th & State | 20. Dirty Frank's |
| 9. Market 65 | 21. Mikey's Late Night Slice |
| 10. Tasty Dawg | 22. Sidebar |
| 11. Pat and Gracie's | 23. The Walrus |
| 12. Condado Tacos | 24. Dempsey's |

ATTRACTIONS/RETAIL

- Palace Theatre
- Riffe Center Theatre
- Ohio Theatre
- DGX
- CODE Fitness
- T. Bears Florist & Chocolatier
- The Wrecking Company
- Mobil
- Dueling Axes

HOTELS

- Renaissance
- Capital Suites Hotel
- The Plaza Hotel
- Holiday Inn
- Westin



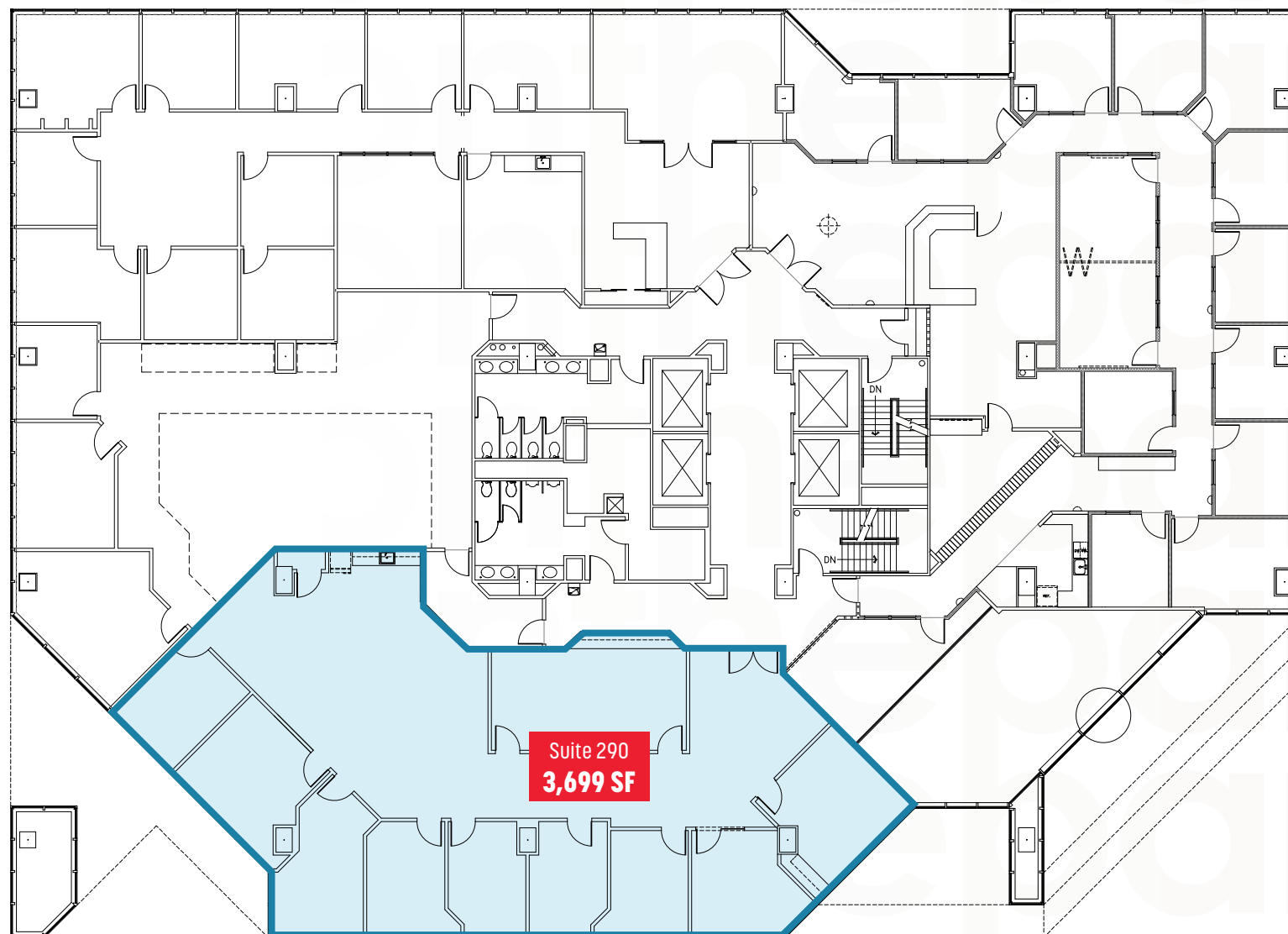
175 South 3rd Street, Columbus, Ohio



FLOOR

2

AVAILABLE SPACE

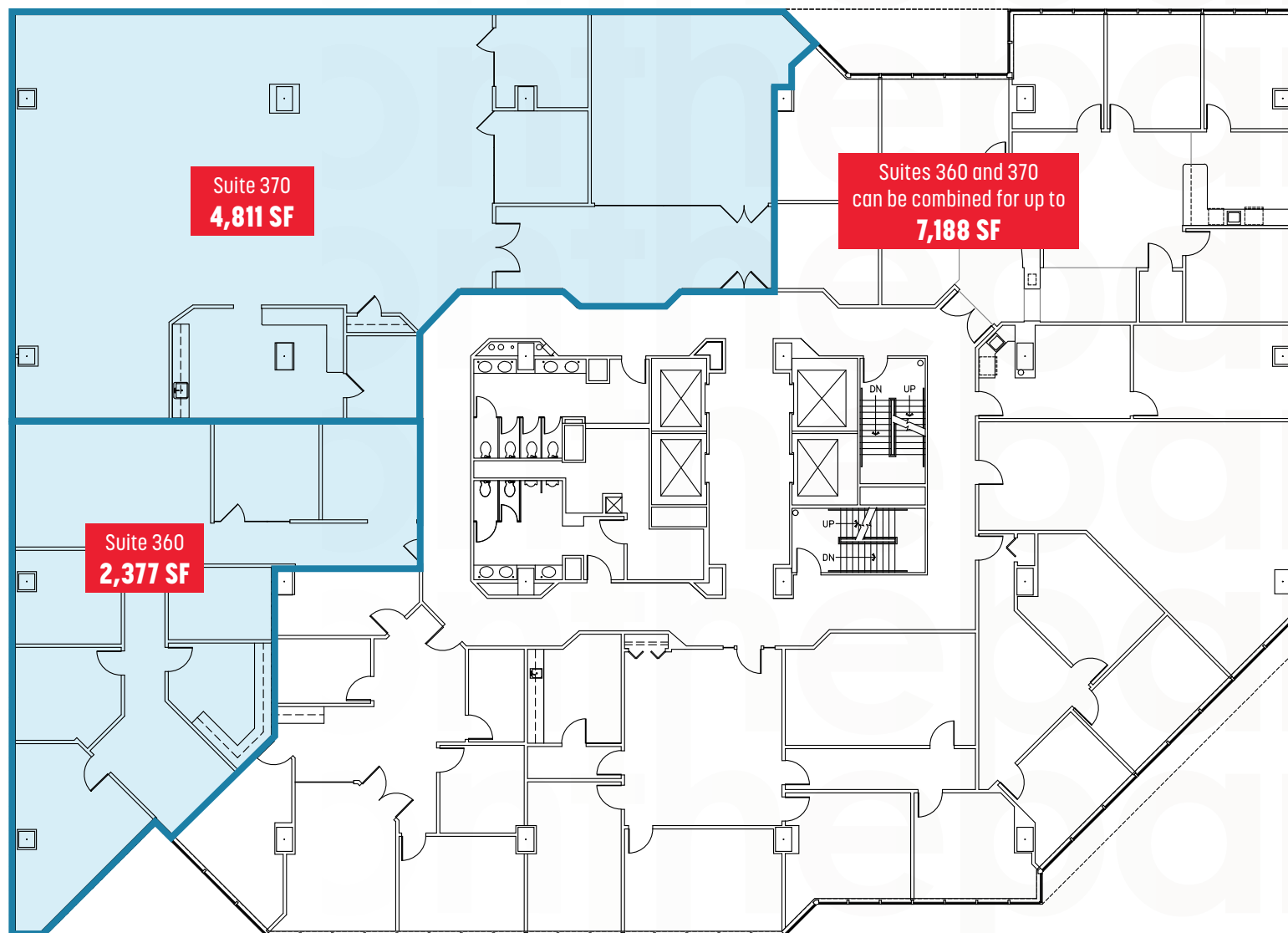


8

FLOOR

3

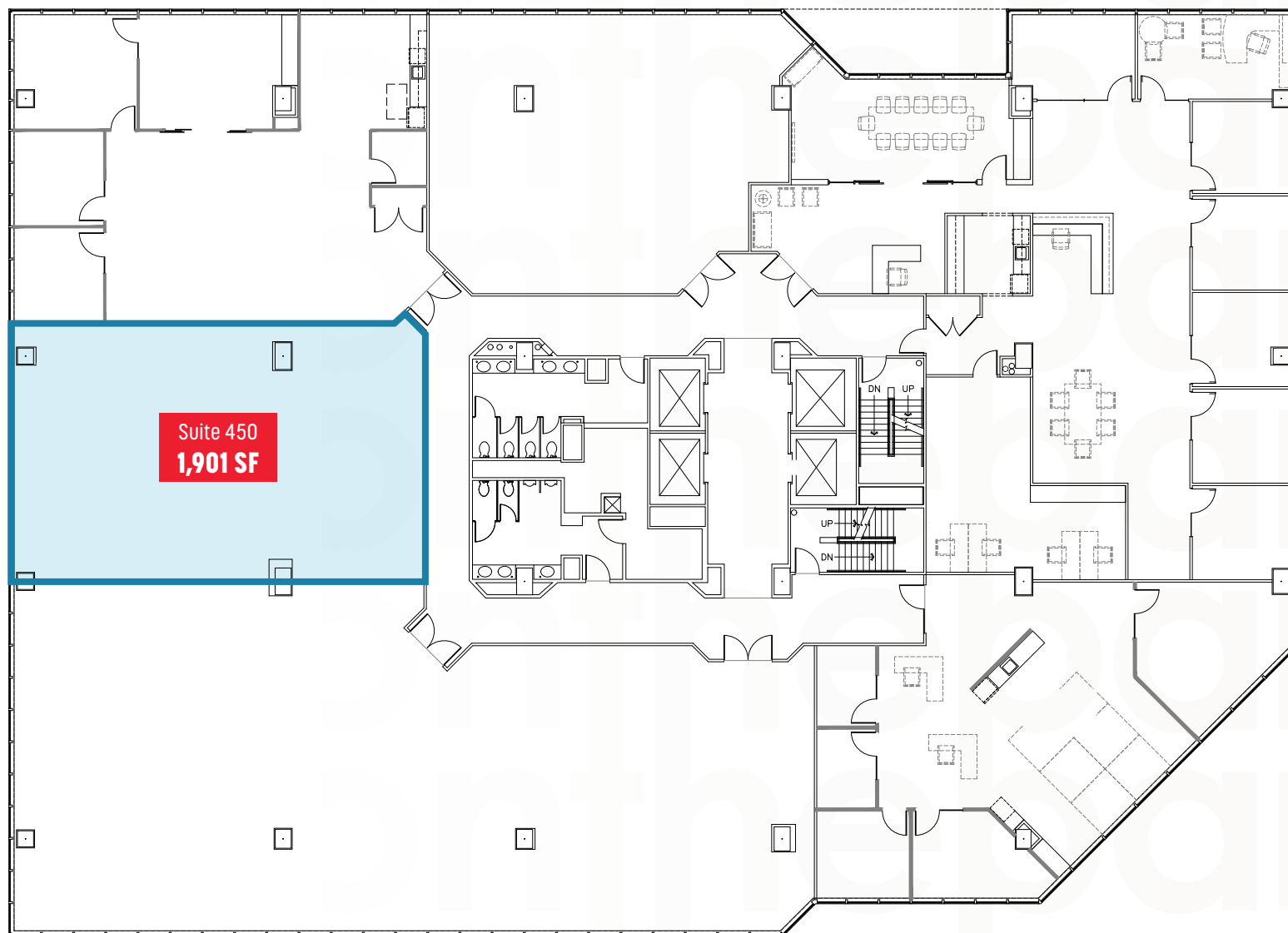
AVAILABLE SPACE

VIEW
SUITE
360

FLOOR

4

AVAILABLE SPACE

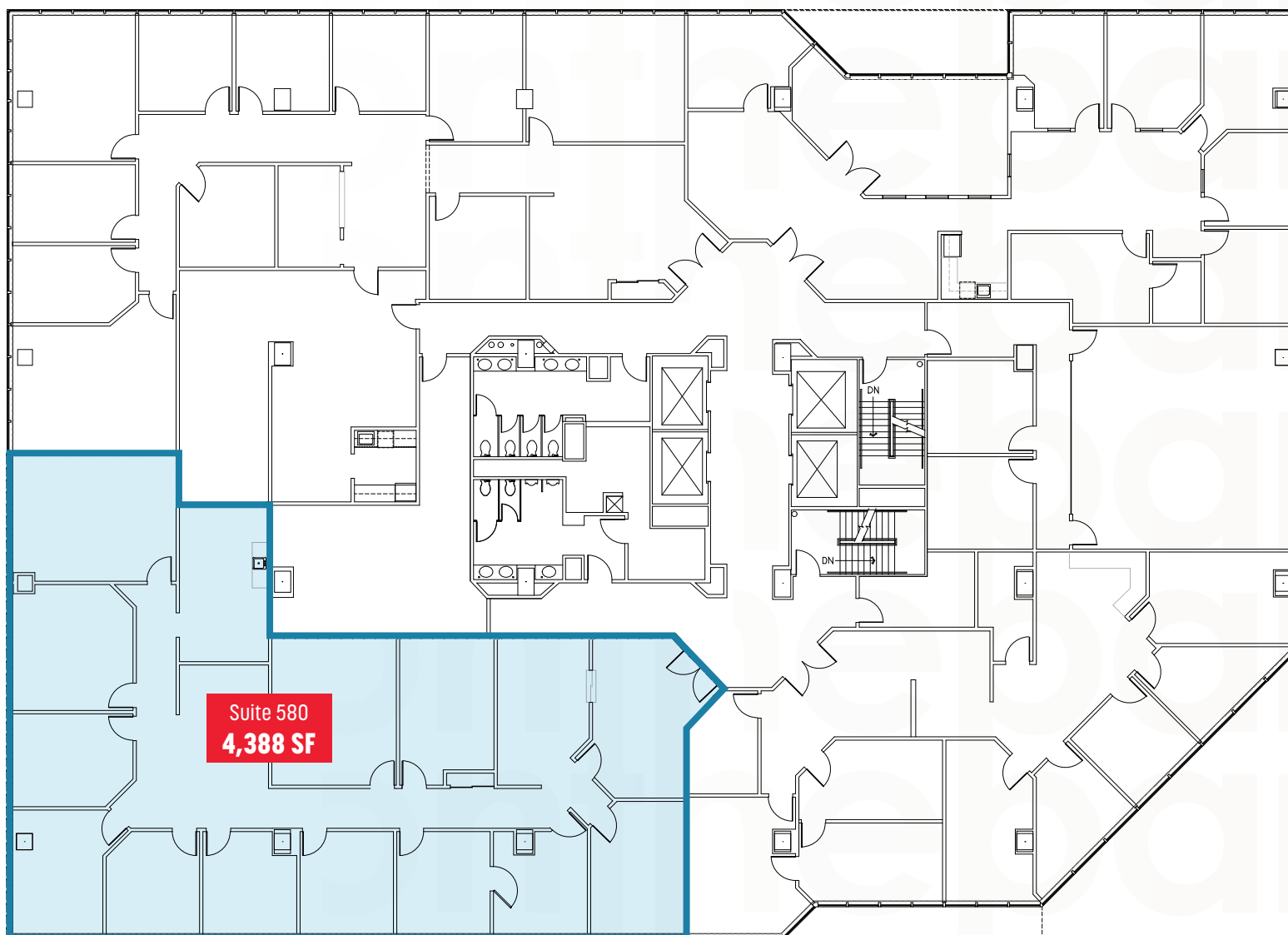


10

FLOOR

5

AVAILABLE SPACE



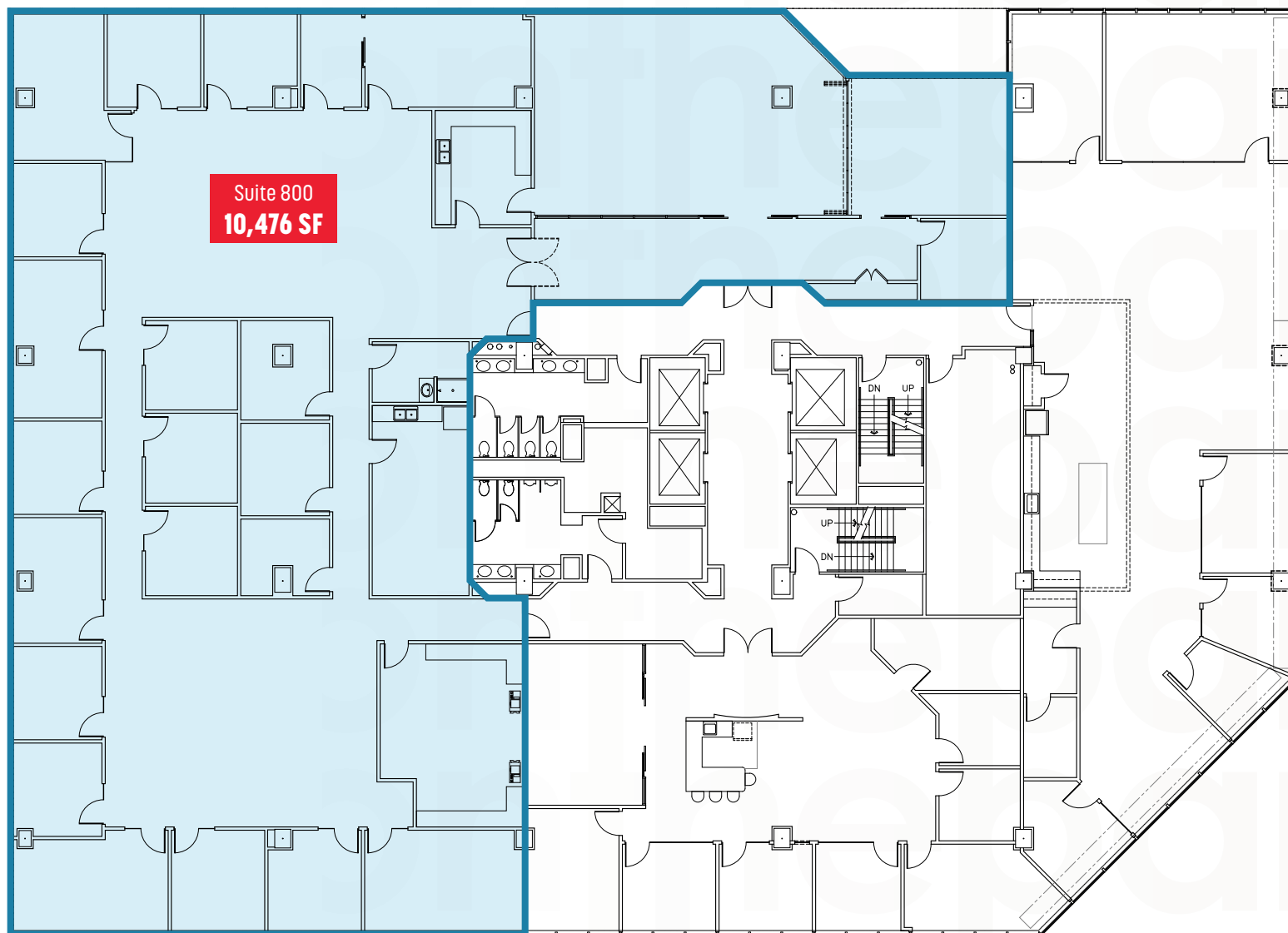
Suite 580
4,388 SF

FLOOR

8

VIEW
SUITE
800

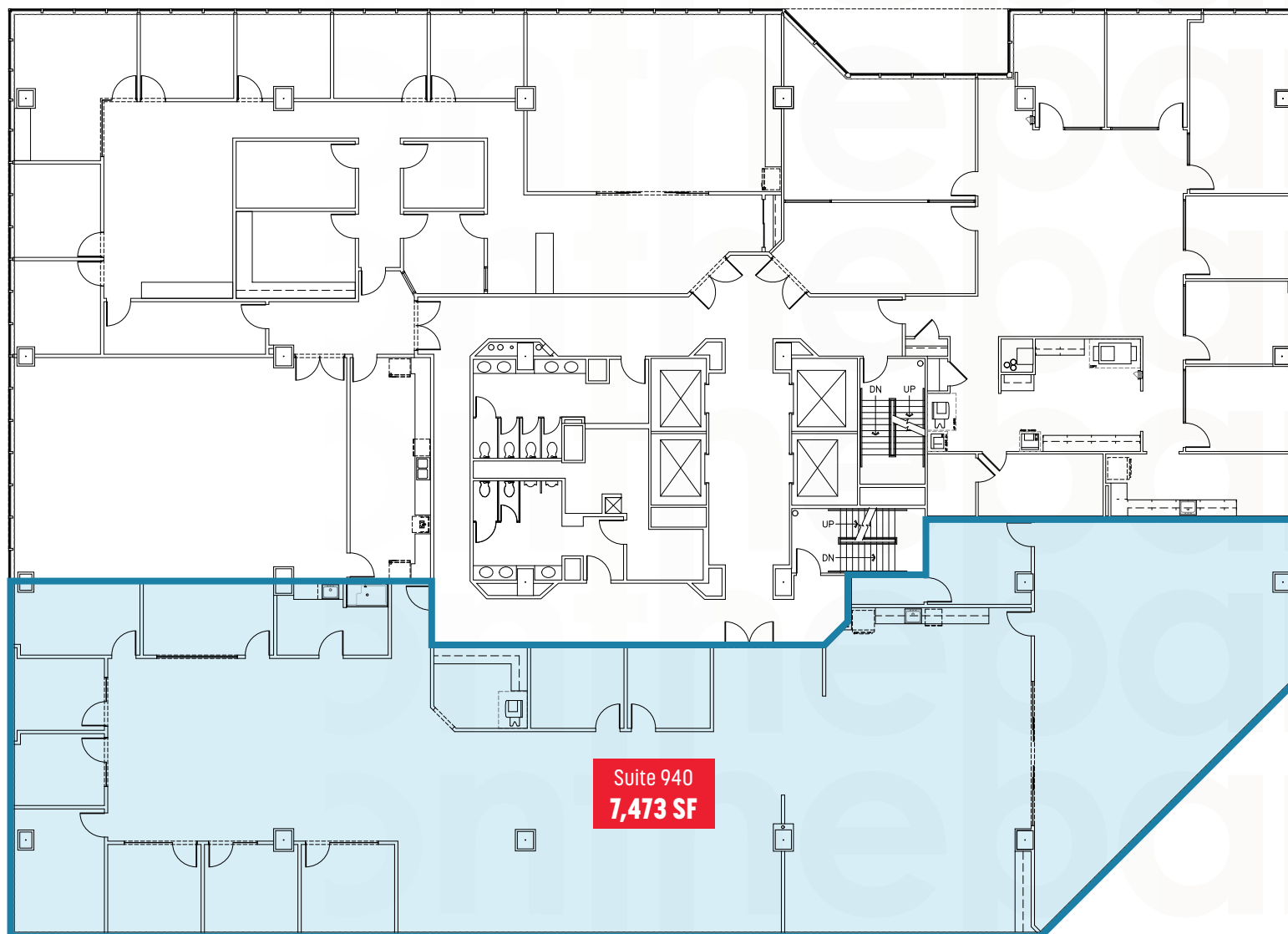
AVAILABLE SPACE



FLOOR

9

AVAILABLE SPACE

VIEW
SUITE
940

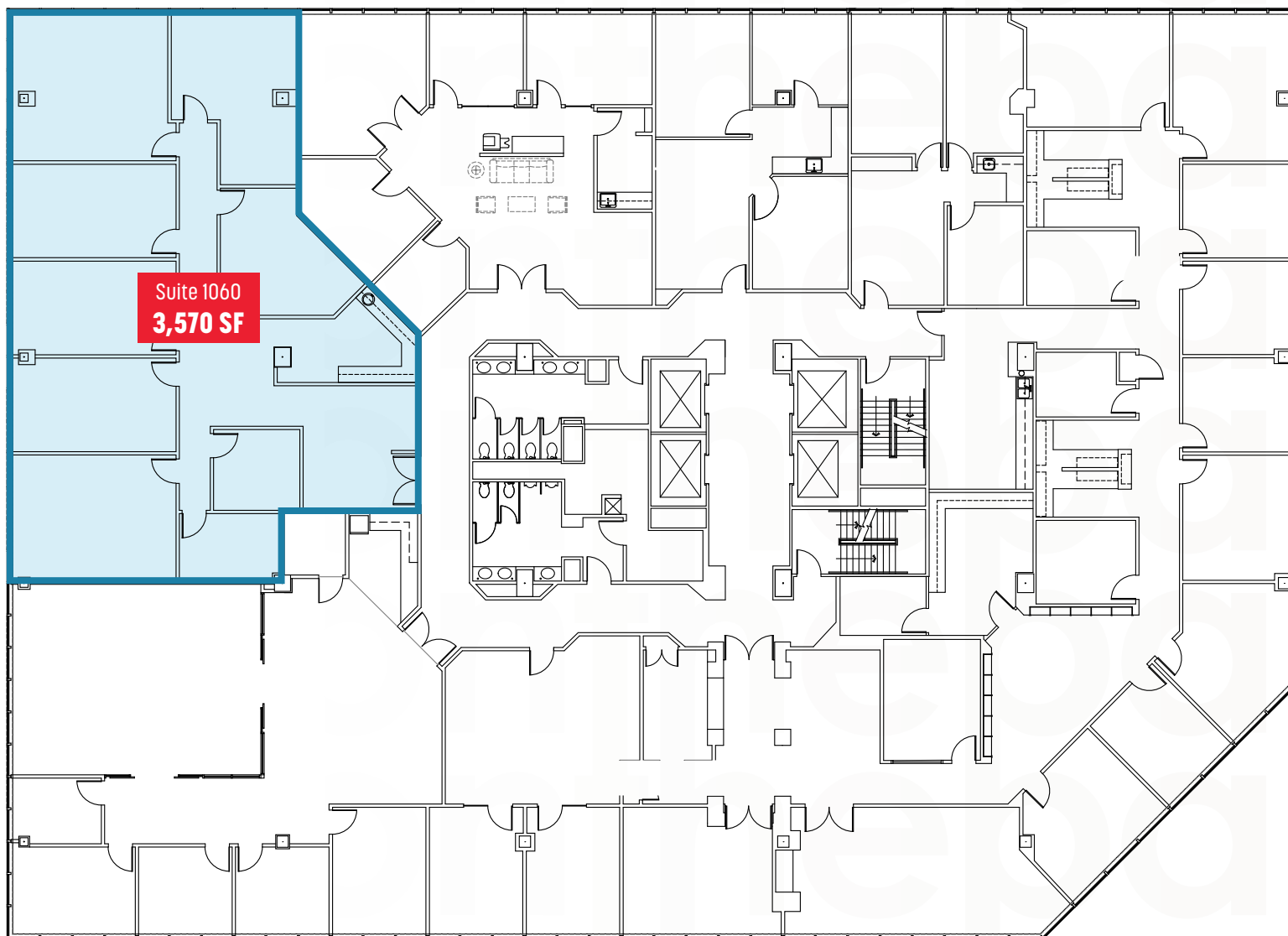
13

AVAILABLE SPACE

FLOOR

10

VIEW
SUITE
1060



14

175th street park



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NEWMARK

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