

THE
MERCHANT
BUILDING



NAI Ohio Equities

 ROCKBRIDGE


Edwards Companies

For qualified clients or qualified purchasers only. Not for the general public.

THE MERCHANT OFFICES

Elevate your expectations

WELCOME TO THE MERCHANT BUILDING

THE MERCHANT OFFICES

48,600 SF Class A office space
Destination elevator system

On-site, secure structured parking garage
Efficient floor plates ideal for both single and multi-tenancy

THE FOUNDATION

The Trade Room is the central gathering place of the Foundation, anchored by a grand fireplace and an indoor/outdoor Trade Room Bar. It features an intimate outdoor courtyard and solarium, a Michelin-starred chef-concepted destination restaurant, independently curated retail, a barber shop, and a European café. The space is connected directly to the North Market and its' brand new expansion

THE MERCHANT HOTEL

162-room luxury independent hotel

THE MERCHANT CLUB & RESIDENCES

55,100 SF of social and wellness spaces, including social parlors, a library bar, a destination restaurant concept, a specialty bar, unrivaled fitness and wellness amenities, seven spa treatment rooms, a nail salon, rooftop pool and spa terraces; 44 club-affiliated luxury independent guest rooms; 17,600 SF of premier meeting and event space; and 90 high-rise luxury residences

PARKING

345-space secure garage
1,800-space adjacent garage

REFINED STREETSCAPES & ACTIVE OUTDOOR SPACES

City investment in infrastructure and redesigned streetscapes will help transform the neighborhood into a pedestrian-oriented urban district, ideal for events, festivals, and farmers markets

NORTH MARKET EXPANSION

16,900 SF two-story merchant & event space

THE NORTH MARKET FLATS

52 loft-style, high-end apartments



A NEW VERTICAL NEIGHBORHOOD

- THE MERCHANT CLUB RESIDENCES
- THE MERCHANT CLUB
- THE MERCHANT HOTEL
- THE NORTH MARKET FLATS
- THE MERCHANT EVENT SPACE
- THE MERCHANT OFFICES
- THE MERCHANT PARKING GARAGE
- THE FOUNDATION + NORTH MARKET EXPANSION



THE
MERCHANT
BUILDING

An aerial rendering of a city skyline, featuring a prominent skyscraper with a sign that reads 'THE MERCHANT BUILDING'. The building is surrounded by other urban structures, including a large building with a mural of a woman's face. The scene is set in a dense urban environment with various buildings and streets visible.

THE MERCHANT OFFICES

This Class A office space, totaling 48,600 SF, will be the most sought after in the city. With an unparalleled location, iconic identity, and access to amenities designed to attract top talent, The Merchant Offices are designed for premier tenants.

THE MERCHANT OFFICES

CEILING HEIGHTS

14' Floor to Floor

DIRECT ACCESS

Destination elevator system with direct access between parking, office floors, and ground floor amenities

UNPARALLELED LOCATION

Directly connected to the North Market and The Merchant Club, and walkable to the Short North, Goodale Park, the CBD, and Arena District sporting and entertainment events. Quickly accessible to Interstate 670

ON-SITE, SECURE STRUCTURED PARKING

The building includes an integrated 345-space parking garage, which will include secure spaces available to office tenants, their guests, and other users

EFFICIENT FLOOR PLATES

Floor plates of just over 30,000 SF with efficient dimensions are ideal for both single and multi-tenancy

ONE-OF-A-KIND AMENITIES

The Merchant Building features The Merchant Club and The Merchant Hotel for guest accommodations, business development, and attractive programming for employees

Premier meeting and event space just a floor away provides tenants the ability to optimize their space needs and maximize flexibility

Multiple on-site restaurant concepts and curated bar experiences will make after-hours enjoyment seamless

TENANT TURNOVER DATE

Late Summer 2026









THE MERCHANT OFFICES

ACCESS AND SECURITY

ENTERING THE MERCHANT BUILDING

Main entrance to the building will be located on N Wall Street and enter into the Trade Room

DESTINATION ELEVATORS TO THE MERCHANT OFFICES

Tenants will take destination elevators located on the left-hand side of the Trade Room up to Floors 7 & 8. Access to be limited to office users and fitness members

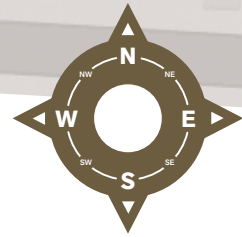
FLOOR 7

16,240 SF of available Class A office space

FLOOR 8

32,386 SF of available Class A office space





PARKING & ACCESS

Future Development Site

AC Hotel

W. Swan St.

Retail

Offices

Hampton Inn & Suites

High St.

Spruce St.

Historic North Market

THE
MERCHANT
BUILDING



1

MAIN ENTRY

Retail & Offices

2

VALET

3

EXECUTIVE
PARKING
RAMP

Columbus
Convention Center
(679k SF of Event Space)

Vine St.

4

GENERAL
EMPLOYEE
PARKING

Vine St.

Retail & Offices

High St.

Residential & Offices

Vine Street
Garage
(1,778 Spaces)

Hilton
Hotels

Residential & Retail

Residential & Retail

Park St.

DRIVING TO THE MERCHANT BUILDING

N

FROM THE NORTH (FROM I-71)

- Take Exit 109A to merge onto I-670 West towards Dayton
- Use Left lane to take Exit 4B toward High St.
- Turn Left onto Columbus Convention Ctr. Dr.
- Turn Right onto Vine St.
- Turn Left onto Park St.
- Turn Right onto Spruce St.
- Turn Right onto N. Wall St.
- **Arrive at The Merchant Building** – 475 N. Wall St.
- To use Valet – Use drop-off area on N. Wall St.
- **To use Executive Garage** – Entrance is on N. Wall St., ramp is on the Right-hand side near the corner of Vine St. and N. Wall St.
- **To use Vine Street Garage** – Remain on Vine St., the entrance is on the Right-hand side.

S

FROM THE SOUTH (FROM I-71)

- Take Exit 106 for OH-315 North toward Worthington
- Continue onto OH-315 North to Exit 1D (to I-670 East)
- Take Exit 3 for Neil Ave. and turn Right onto Neil Ave.
- Turn Left onto Vine St.
- Turn Left onto Park St.
- Turn Right onto Spruce St.
- Turn Right onto N. Wall St.
- **Arrive at The Merchant Building** – 475 N. Wall St.
- **To use Valet** – Use drop-off area on N. Wall St.
- **To use Executive Garage** – Entrance is on N. Wall St., ramp is on the Right-hand side near the corner of Vine St. and N. Wall St.
- **To use Vine Street Garage** – Remain on Vine St., the entrance is on the Right-hand side of the street.

E

FROM THE EAST (FROM I-670)

- Take Exit 4B toward High St.
- Turn Left onto Columbus Convention Ctr. Dr.
- Turn Right onto Vine St.
- Turn Left onto Park St.
- Turn Right onto Spruce St.
- Turn Right onto N. Wall St.
- **Arrive at The Merchant Building** – 475 N. Wall St.
- **To use Valet** – Use drop-off area on N. Wall St.
- **To use Executive Garage** – Entrance is on N. Wall St., ramp is on the Right-hand side near the corner of Vine St. and N. Wall St.
- **To use Vine Street Garage** – Remain on Vine St., the entrance is on the Right-hand side of the street.

W

FROM THE WEST (FROM I-70)

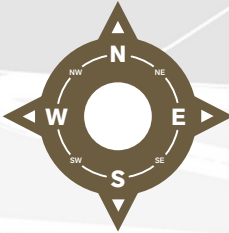
- Take Exit 96 for I-670 East toward Airport and continue onto I-670 East.
- Take Exit 3 for Neil Ave. and turn Right onto Neil Ave.
- Turn Left onto Vine St.
- Turn Left onto Park St.
- Turn Right onto Spruce St.
- Turn Right onto N. Wall St.
- **Arrive at The Merchant Building** – 475 N. Wall St.
- **To use Valet** – Use drop-off area on N. Wall St.
- **To use Executive Garage** – Entrance is on N. Wall St., ramp is on the Right-hand side near the corner of Vine St. and N. Wall St.
- **To use Vine Street Garage** – Remain on Vine St., the entrance is on the Right-hand side of the street.



Goodale Park

Milay Alley

W. Poplar Ave.



SEAMLESS ACCESS

2 Minutes from 670 Exit



W. Goodale St.



From North/East

From West/South

Park St.

W. Swan St.

AC Hotel

Retail

Offices

Hampton Inn & Suites

Columbus Convention Center

Spruce St.

Future Development Site

Historic North Market

THE MERCHANT BUILDING

N. Wall St.

Retail & Offices

2 Minutes from 670 Exit

Vine St.

Residential & Offices

Vine Street Garage (1,778 Spaces)

Retail & Offices

3 Minutes from 670 Exit

Residential & Retail

Residential & Retail

Hilton Hotels

Columbus Convention Ctr Dr.

School St.

N. Front St.

N. High St.

N. 3rd St.

N. 4th St.

Neil Ave.

Chipotle HQ



SIGNAGE OPPORTUNITY FOR ANCHOR TENANT

Tenant Signage Opportunity



MERCHANT OFFICE AMENITIES*

- 1 CONVENIENTLY LOCATED ELEVATORS
- 2 PROTECTED VIEWS OF DOWNTOWN COLUMBUS
- 3 PRIVATE OFFICES FOR EXECUTIVES
- 4 LUXURY CONFERENCE / MEETING SPACES
- 5 TEAM-ORIENTED SOCIAL SPACES
- 6 COLLABORATIVE OPEN WORKSPACES

*TEST-FIT PLAN SHOWN FOR CONCEPTUAL PURPOSES ONLY









A rendering of a modern hotel room. The room features a large bed with white linens, a lounge area with a sofa and armchair, and a bar area with a DJ turntable. The room has large windows and a contemporary design.

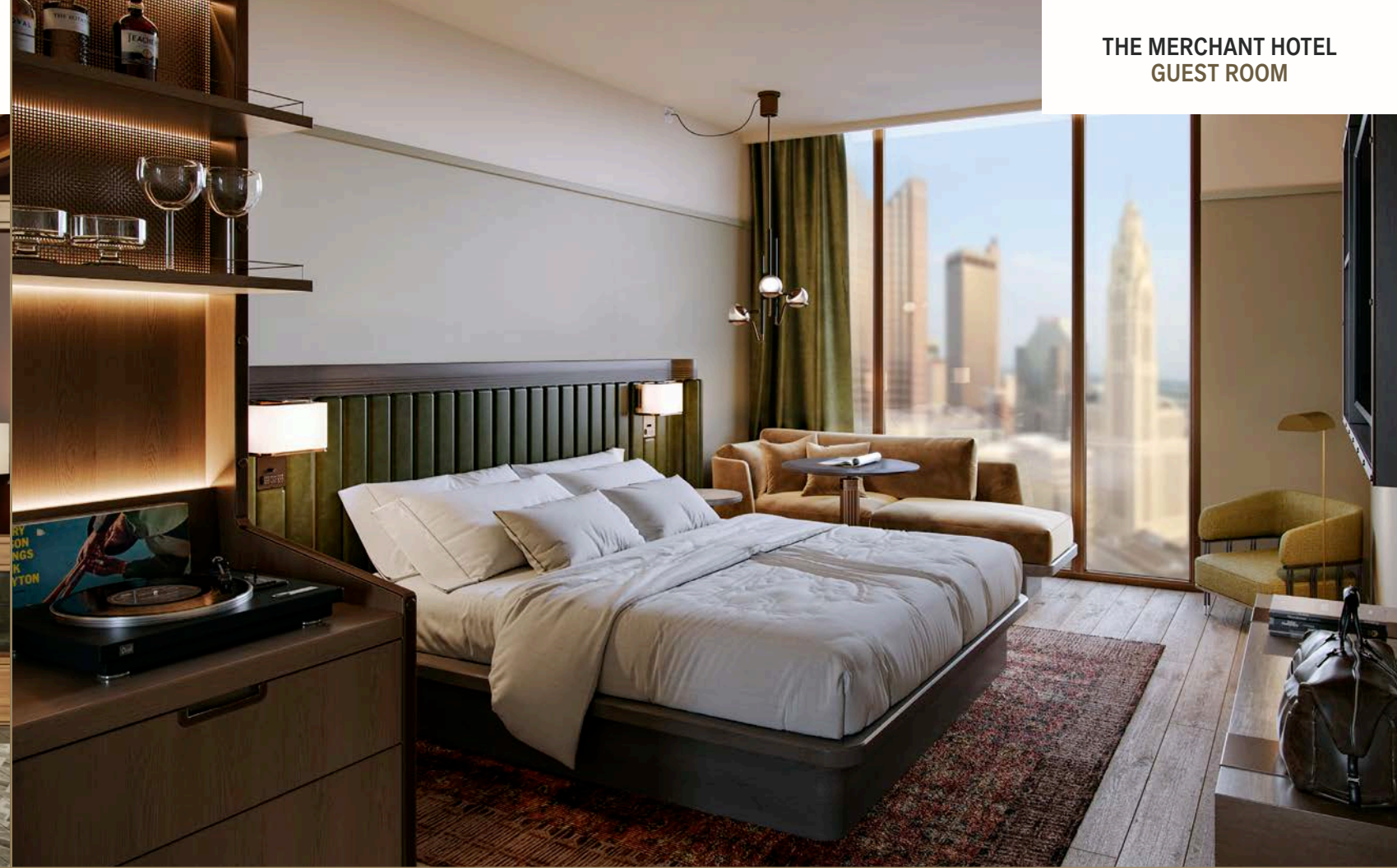
THE MERCHANT HOTEL

A 206-room, luxury hotel offering an approachable luxury experience amidst a storied and layered design. The space will provide rejuvenation within the vertical-neighborhood of The Merchant Building — offering premium services, immediate connection to community interests, and a plethora of thoughtfully curated experiences.

THE MERCHANT HOTEL
GUEST RECEPTION



THE MERCHANT HOTEL
GUEST ROOM



THE MERCHANT HOTEL
EVENT TERRACE



THE MERCHANT HOTEL
GUEST BATHROOM



THE MERCHANT CLUB

A private destination honoring the spirit of the merchants and bringing members together to converge, enrich, and explore. The club will have thoughtfully curated programming and experiences with dramatic views of downtown – comprehensive fitness and wellness facilities, a luxury spa experience, living room parlors with comfortable areas to work or socialize, a private dining parlor, an intimate library bar, a billiards parlor, a destination restaurant, outdoor gathering terraces, a cigar suite, card room, and a rooftop pool and outdoor spa.

THE MERCHANT CLUB
LIVING ROOM PARLOR



THE MERCHANT CLUB
THE COURTYARD



THE MERCHANT CLUB
RESTAURANT



THE MERCHANT CLUB
ROOFTOP POOL TERRACE



THE MERCHANT CLUB
ROOFTOP POOL BAR





THE MERCHANT PENTHOUSES & RESIDENCES

Our top 12 floors are reserved for the hospitality-inspired, luxury Residences. Every Residence will include luxury-quality finishes and access to a custom service-level — bringing the comforts of hospitality into your home. The Merchant Residences will feature spectacular downtown views through floor-to-ceiling windows and spacious balconies. Penthouse units, on the top three floors, will offer uniquely appointed touches and the most commanding views of the city.



THE MERCHANT PENTHOUSES
PRIVATE ENTRY



THE MERCHANT RESIDENCES
LIVING SPACE



THE MERCHANT RESIDENCES
ROOFTOP EXPERIENCE



THE MERCHANT RESIDENCES
BEDROOM



THE MERCHANT RESIDENCES
BATHROOM

The background of the page is a faded architectural rendering of a city street. On the left, a tall, multi-story building with a grid of windows rises. In the center and right, a street scene unfolds with a plaza area where many people are walking and gathering. A dark-colored car is visible on the street to the right. The overall tone is muted and professional, serving as a backdrop for the text.

REFINED STREETSCAPES & OUTDOOR SPACES

The surrounding outdoor spaces will reflect the project's refined industrial design and promote a dynamic district, alive with activity.

The enhanced Spruce Street Plaza will host farmers' markets and other community events, and Wall Street will be a focal point, re-imagined as a prominent urban avenue with cobblestone streets, abundant landscaping, and beautification of the historic buildings—all creating an immersive background to the project's primary entrance and arrival experience.



BUILDING MERCHANT



LEASING CONTACT INFORMATION

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