



Root

COASTAL RIDGE



ON
THE

COMMONS







A modern day classic
in office space





Premier class A
office space offering
unmatched views of
Downtown Columbus



Building comprised of 175,000 SF of office space and 125 residential units



Multiple floor availability up to 43,228 RSF



Potential signage opportunities overlooking Rich Street and the Columbus Commons



Contemporary building design and amenity set with indoor/outdoor work space



Attached parking through a covered and secure skywalk for Tenants and guests

- Attached to the Columbus Commons garage located at the corner of Rich Street and Third Street
- Garage is owned by the CDDC and managed by LAZ Parking
- Ability to accommodate a parking ratio of at least 4/1,000 RSF
- Reserved and unreserved parking options available
- Located less than .5 mile to all major freeways through I-70





COASTAL RIDGE SKYWALK



Office Availability

Suite 300

- Full Floor Available with Option to Demise
5,559 - 32,917 SF

5th Floor*

- Full Floor Available with Option to Demise
8,000 - 32,917 SF

6th Floor*

- 10,311 SF

**5th & 6th Floors May be Combined for Total of 43,228 SF*

\$21.95 NNN

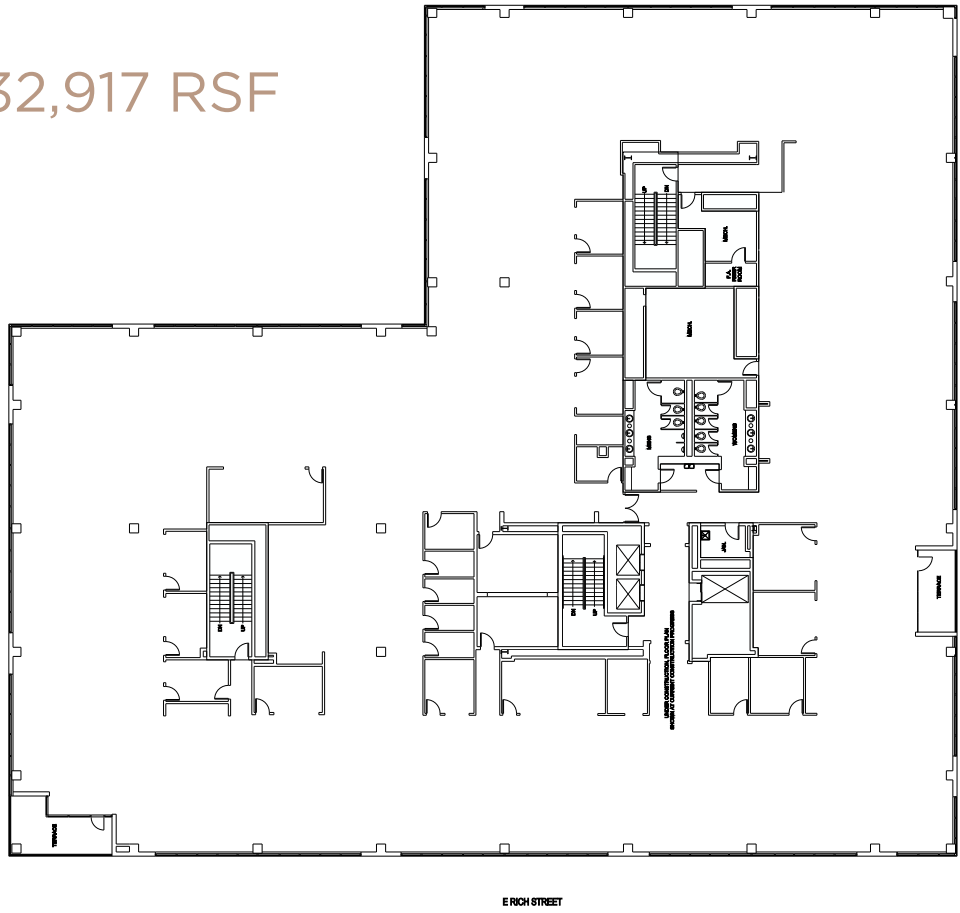
Rental Rate

\$8.76/SF

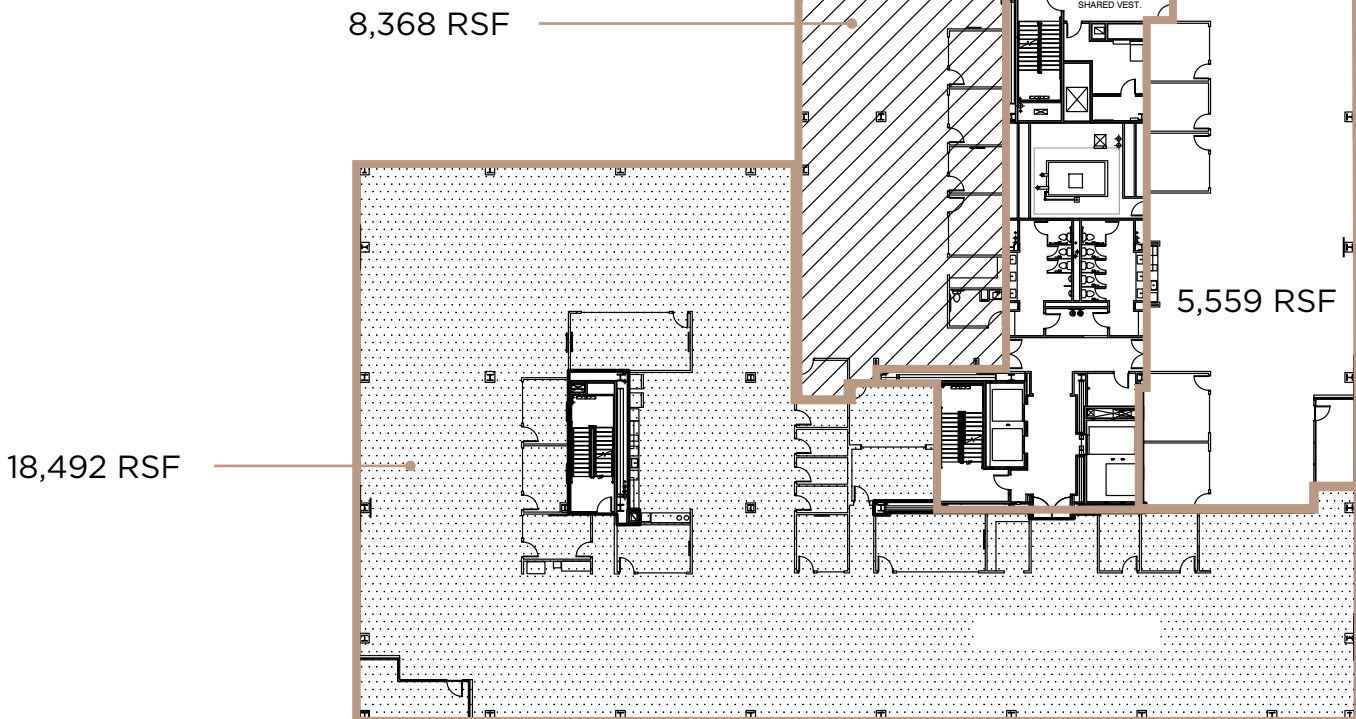
OpEx

Suite 300 - 32,917 RSF

Scan or click the QR code below or [click here](#) to experience a 360 tour!



Possible Demising Plans

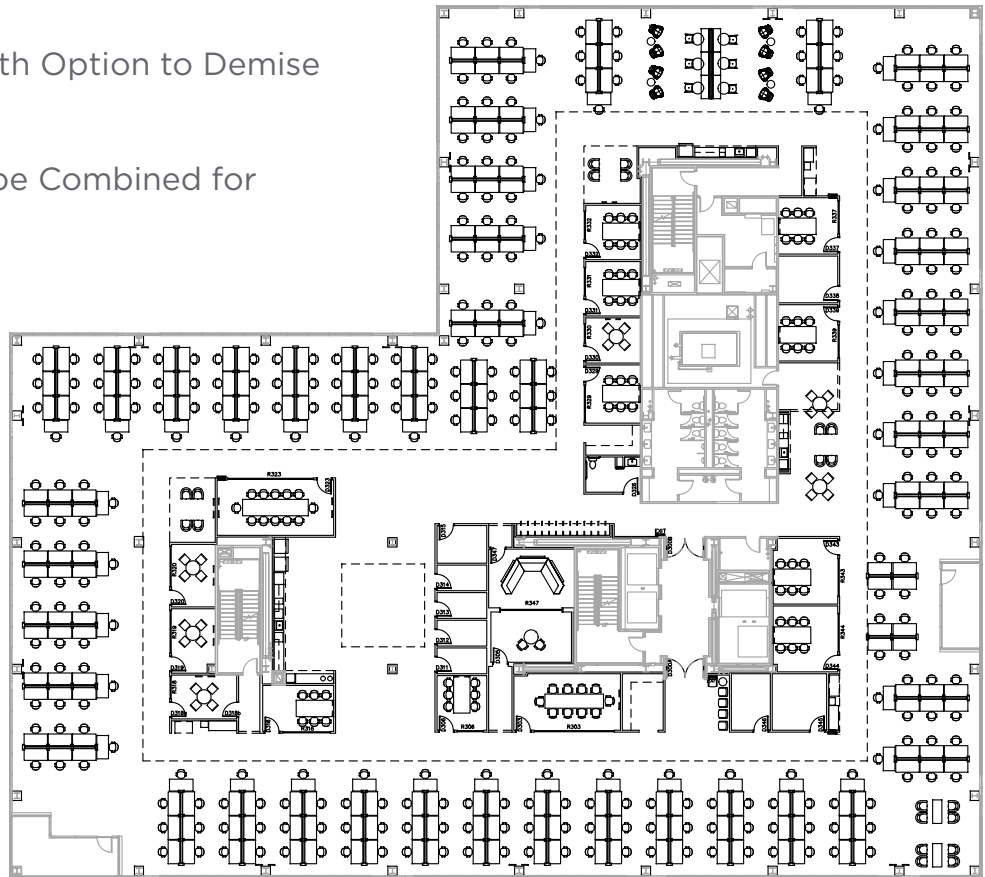




Fifth Floor

Full Floor Available with Option to Demise
8,000 - 32,917 SF

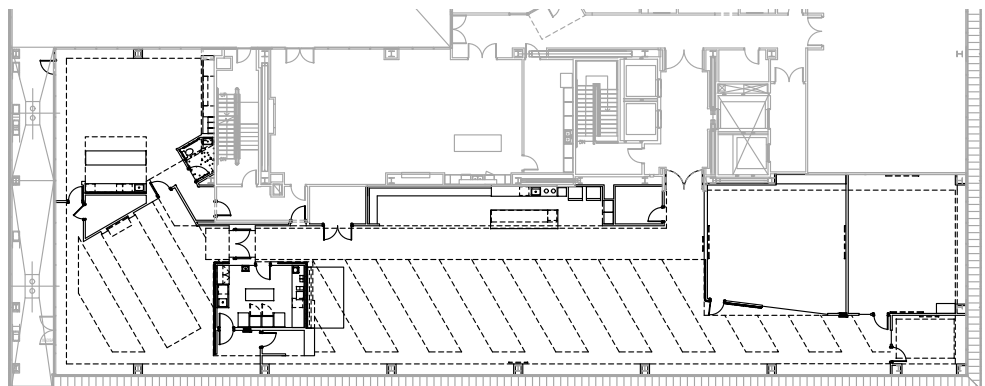
5th & 6th Floors May be Combined for
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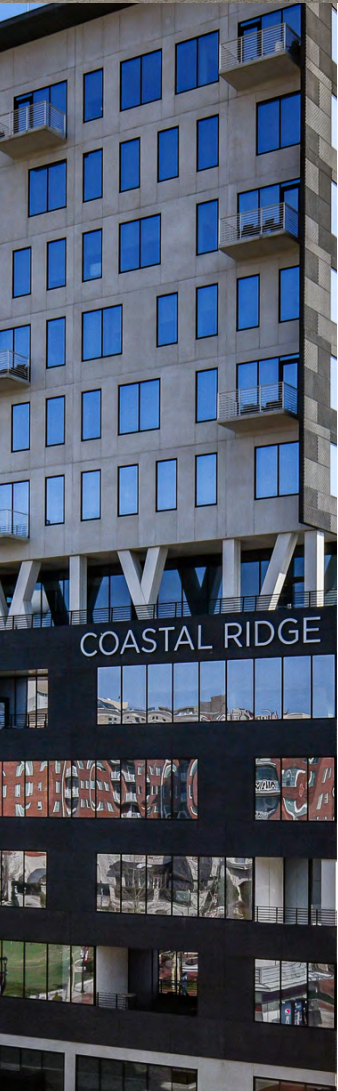
Sixth Floor

10,311 SF

5th & 6th Floors May be Combined for
Total of 43,228 SF







Superior Amenity Set



Fitness Facility



Rooftop patio



Community Room



Attached Parking



Access to The Columbus Commons



Bike Rack and Storage





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