

S. FRONT STREET

605

COLUMBUS OH



BREWERS YARD II

CLASS A OFFICE IN THE BREWERY DISTRICT

NAI Ohio Equities



BREWERS YARD II

BUILDING INFORMATION:



Three (3) Floors + Garden Level
62,136 SF | Built in 2000



39 Executive Parking Garage
500-Car Surface Lot
1,000-Car Parking Garage
*Up to 6;1,000 SF Ratio



Two (2) Passenger Elevators



Courtyard Space

CURRENT TENANTS:



LEASE RATE: \$14.00/SF NNN

OPEX: \$11.00/SF

www.BreweryDistrictOffice.com

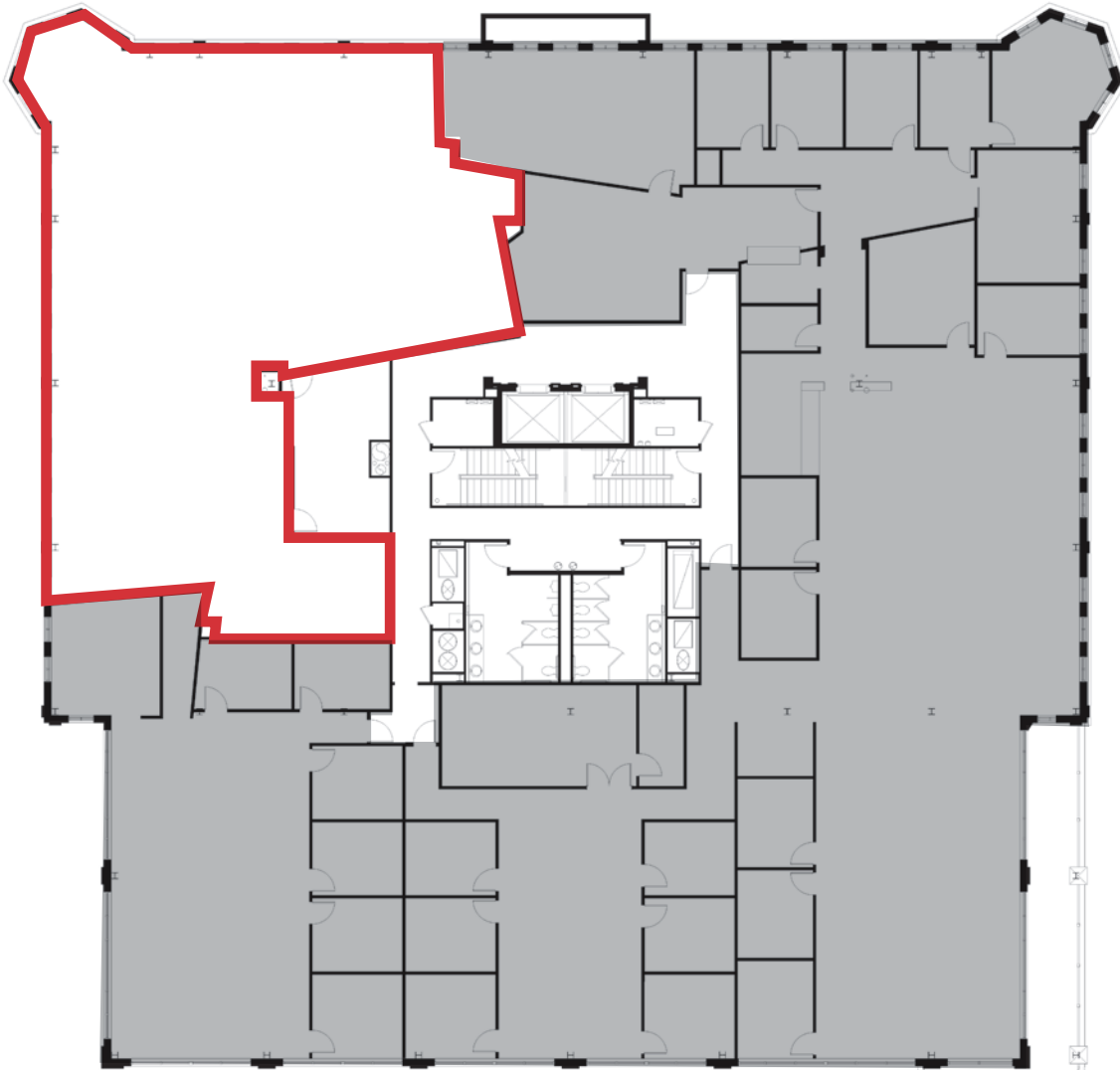
AVAILABLE SPACE

Brewers Yard II is a Class A office building located in Columbus' coveted Brewery District neighborhood surrounded by numerous restaurants, bars, hotels and retail amenities. Brewers Yard II currently has one suite available in shell condition on the third floor which the Landlord can build-to-suit per Tenant specifications. The classic brick and glass architecture provides all tenants with an abundance of natural light and great views. The building has a unique blend of professional, creative office users.

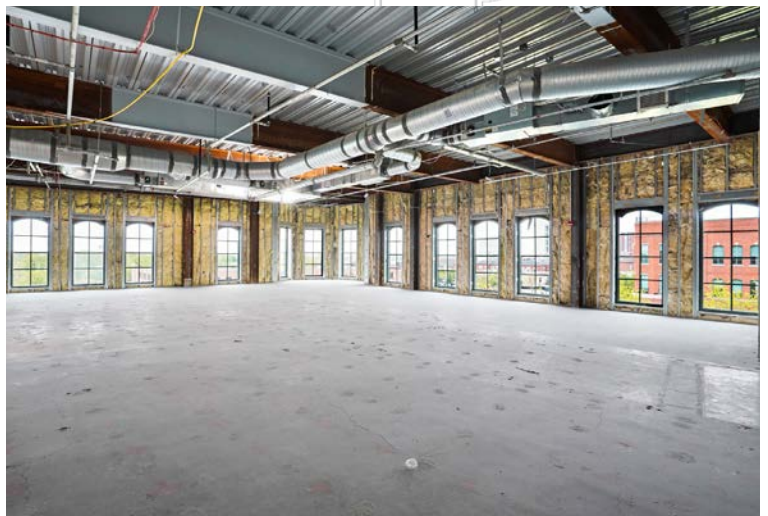
SUITE	SQUARE FEET	AVAILABILITY
310	5,017	IMMEDIATE



SUITE 310: 5,017 SF



- Shell Space
- Natural Light
- High Ceilings
- Exposed Concrete Floors
- Landlord will Build-to-Suit



PARKING OVERVIEW



PARKING KEY

SURFACE LOT | 500 SPACES

585 EXEC | 22 SPACES

605 EXEC | 39 SPACES

GARAGE 1 | 600 SPACES

GARAGE 2 | 1,000 SPACES

* UP TO 6;1,000 SF RATIO*



EASILY ACCESSIBLE, HIGHLY VISIBLE LOCATION

The property boasts some of the most convenient access to major freeways in and out of downtown Columbus as well as unmatched on-site parking exclusively available to Brewers Yard tenants which includes a 39 space executive garage, 500 space surface lot and a 1,000 space parking garage. Brewers Yard II can achieve a parking ratio up to 6 per 1,000 if needed. All parking is owned and managed by the Landlord for the convenience of our tenants.



DRIVE TIMES

10-15 MINUTES

BEXLEY
GRANDVIEW

15-20 MINUTES

UPPER ARLINGTON
GROVE CITY
GAHANNA

20-30 MINUTES

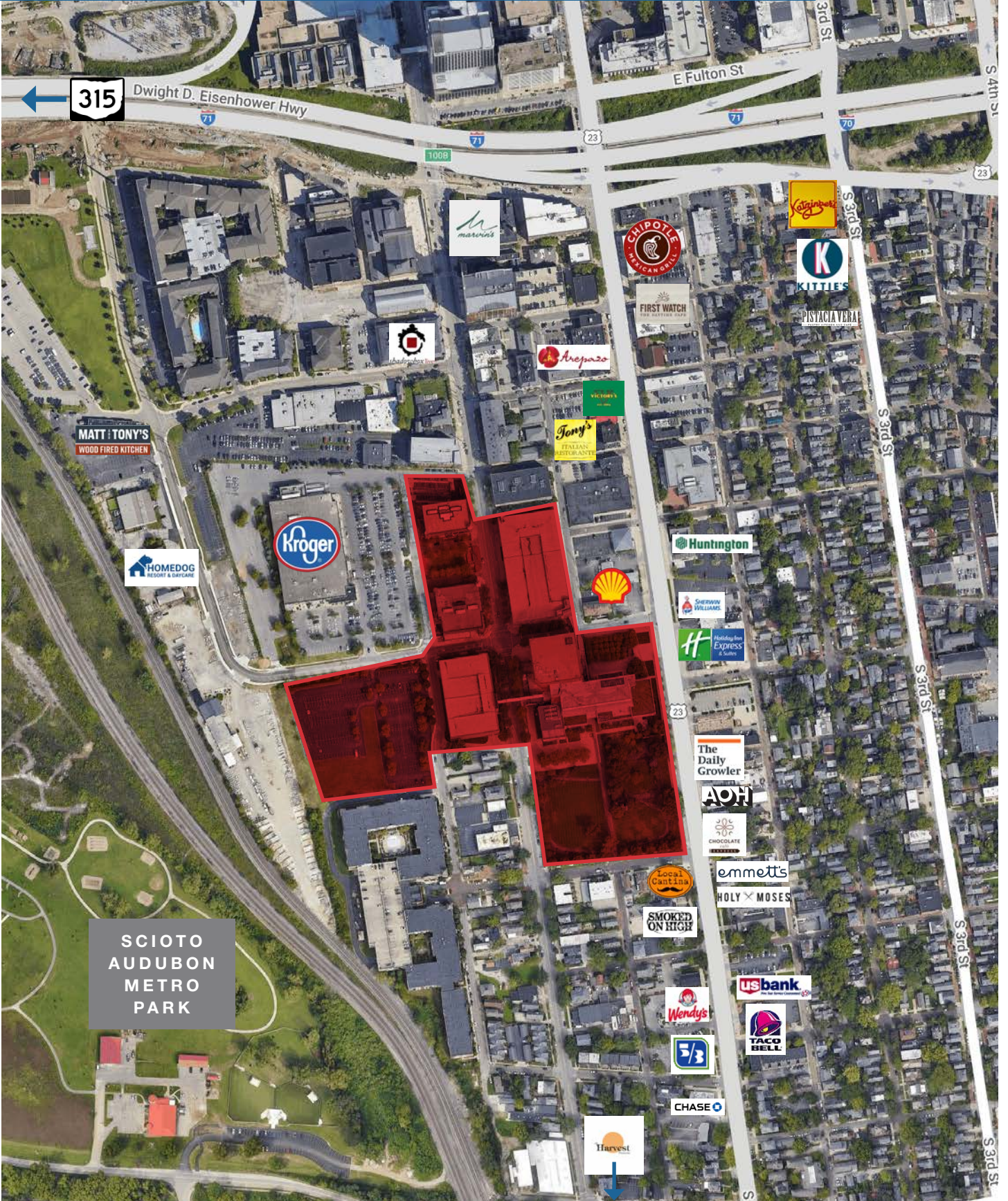
WORTHINGTON
HILLIARD
DUBLIN
NEW ALBANY
WESTERVILLE
POWELL



WALKABLE AMENITIES

- MATT & TONY'S RESTAURANT
- LOCAL CANTINA • SHADOW BOX
- EMMETT'S CAFE LIVE
- CHIPOTLE • PISTACIA VERA
- FIRST WATCH • KATZINGER'S
- HARVEST • KITTIE'S CAKES
- KROGER • LINDEY'S
- ANTIQUES ON HIGH • THE BUTCHER SHOP FITNESS
- THE DAILY GROWLER • CHASE
- LAW BIRD • FIFTH THIRD
- HIGH BECK TAVERN • HOLIDAY INN EXPRESS
- ASH & EM • SALON LOFTS
- AREPAZO TAPAS
- FIRST WATCH
- MARVIN'S

LOCATION OVERVIEW





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