

S. FRONT STREET

585

COLUMBUS OH



BREWERS YARD I

CLASS A OFFICE IN THE BREWERY DISTRICT

NAI Ohio Equities



BREWERS YARD I

BUILDING INFORMATION:



Three (3) Floors + Garden Level
45,363 SF | Built in 2000



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



Building Signage Opportunities



Two (2) Passenger Elevators



Courtyard Space

CURRENT TENANTS:

Matic

TQL

gilbert group
RETAIL REAL ESTATE

LEASE RATE: \$14.00/SF NNN

OPEX: \$11.96/SF

www.BreweryDistrictOffice.com

AVAILABLE SPACE

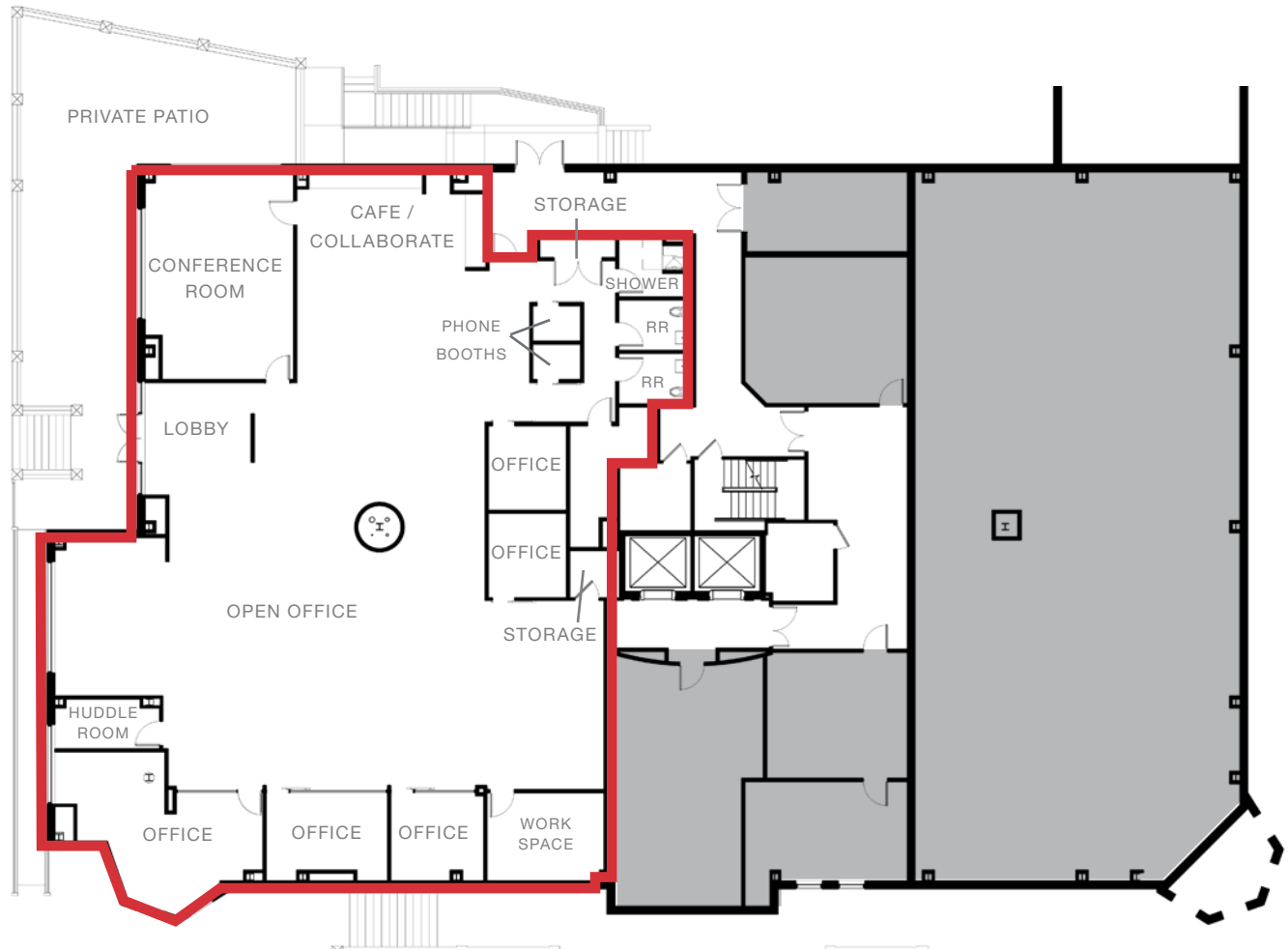
Brewers Yard I is a Class A office building located in Columbus' coveted Brewery District neighborhood surrounded by numerous restaurants, bars, hotels and retail amenities. Availability ranges from individual suites to full floors. The classic brick and glass architecture provides all tenants with an abundance of natural light and great views. The building is a perfect blend of professional and creative office spaces with highly flexible build-out potential attracting many different types of professional office users.

SUITE	SQUARE FEET	AVAILABILITY
50	6,797	IMMEDIATE
210*	4,772	IMMEDIATE
220*	4,486	IMMEDIATE

**Spaces are Contiguous for 9,258 SF*

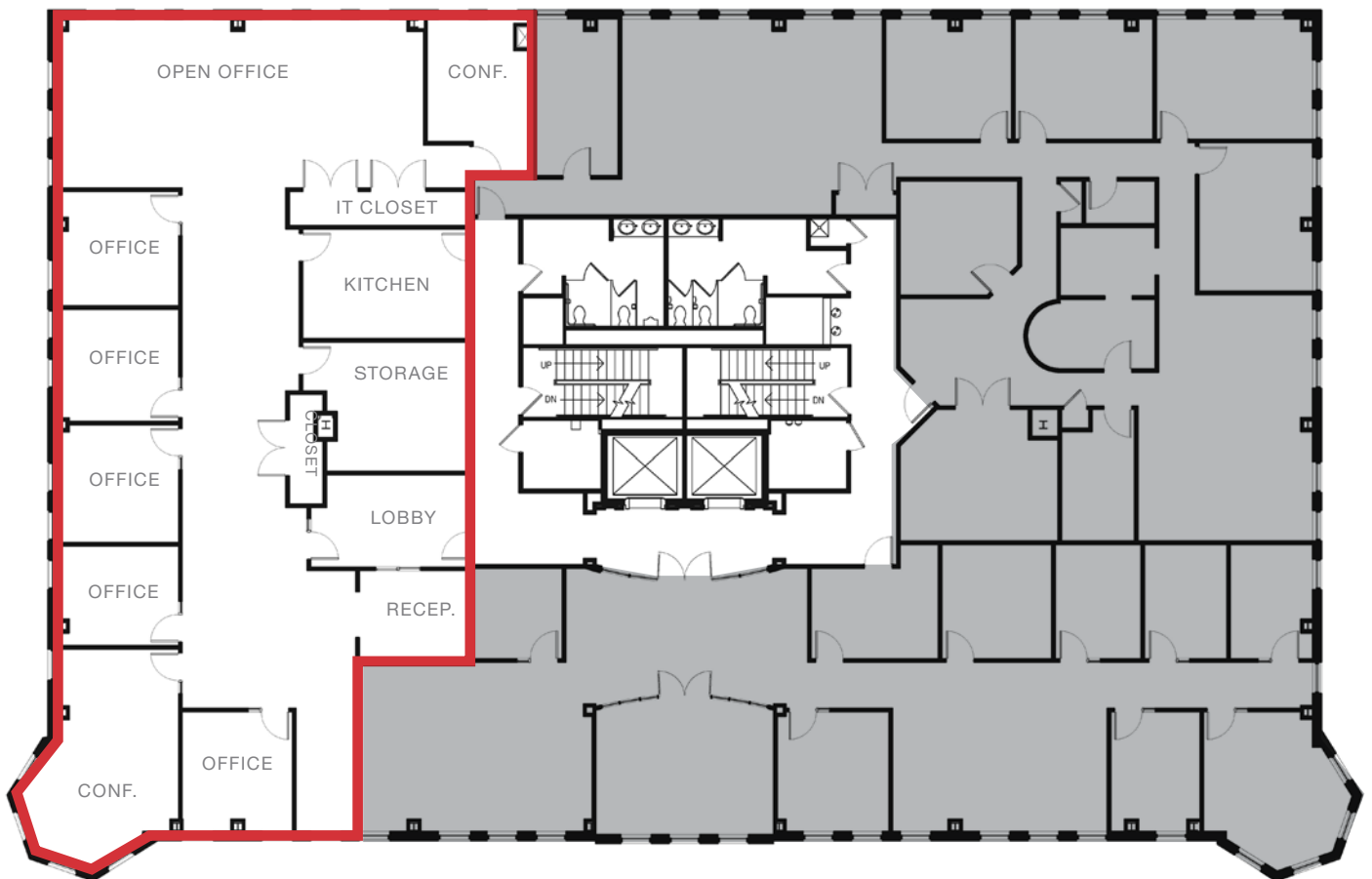


SUITE 50: 6,797 SF



- Private Entrance from Bank Street
- Creative Office Space
- Five (5) Private Offices
- Conference Room + Huddle Room
- Huddle Room
- Open Work Space
- Cafe / Collaborate
- Storage Space
- Private Outdoor Patio
- Natural Light

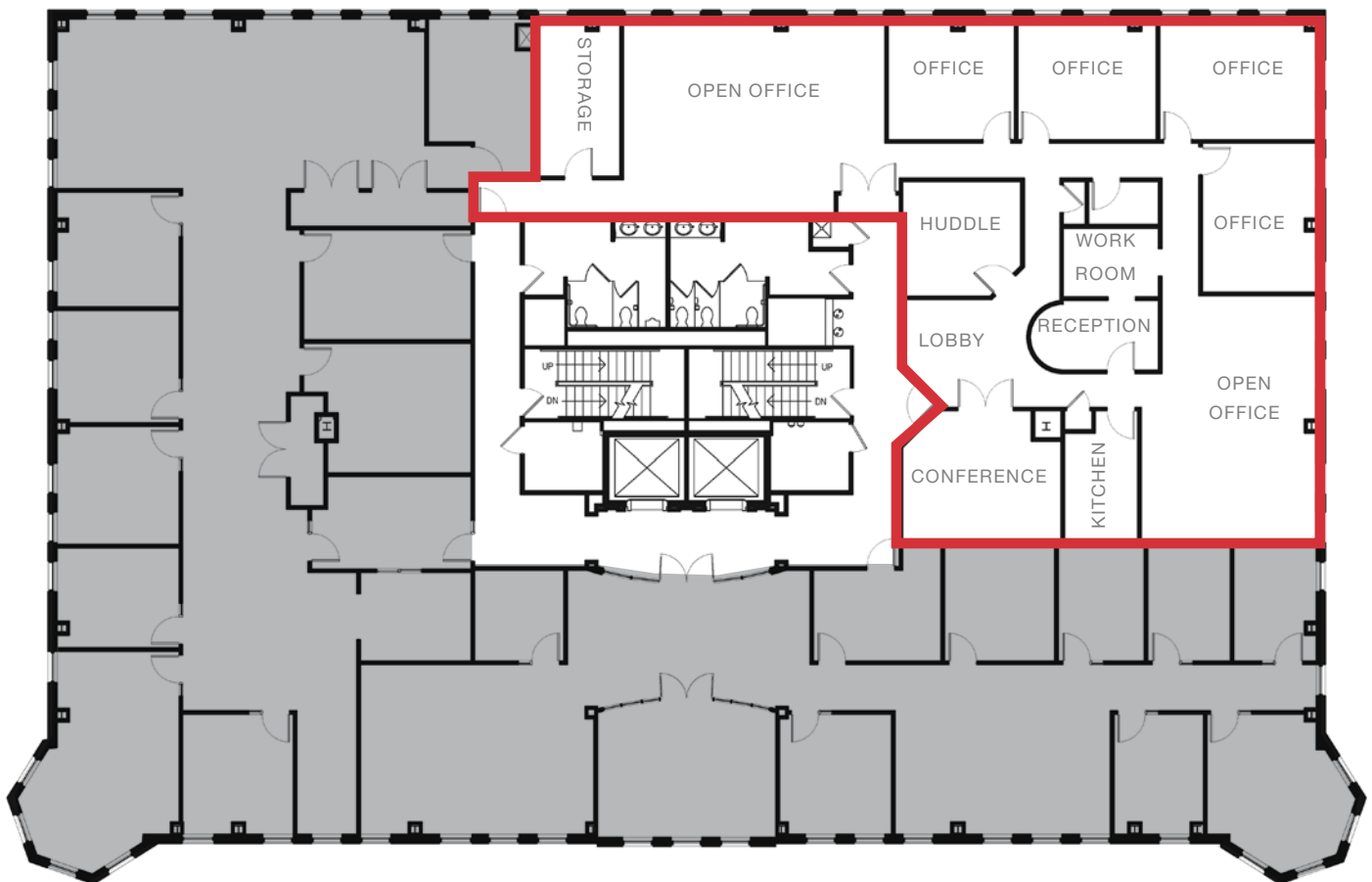
SUITE 210: 4,772 SF



- Fully Furnished
- Welcoming Reception/Waiting Area
- Two (2) Conference Rooms
- Five (5) Private Offices
- Open Work Space
- Kitchen
- Large Storage Space



SUITE 220: 4,486 SF



- Welcoming Reception Area
- Four (4) Private Offices
- Conference Room
- Huddle Room
- Open Work Space Areas
- Kitchen
- Large Storage Space



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

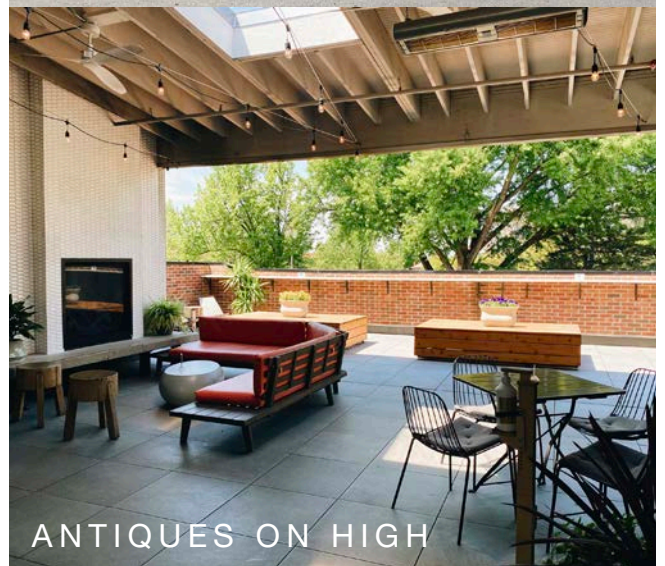


EASILY ACCESSIBLE, HIGHLY VISIBLE LOCATION

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 22 space executive lot, 500 space surface lot and a 1,000 space parking garage. Brewers Yard I 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.



HARVEST



ANTIQUES ON HIGH



DRIVE TIMES

10-15 MINUTES

BEXLEY
GRANDVIEW

15-20 MINUTES

UPPER ARLINGTON
GROVE CITY
GAHANNA

20-30 MINUTES

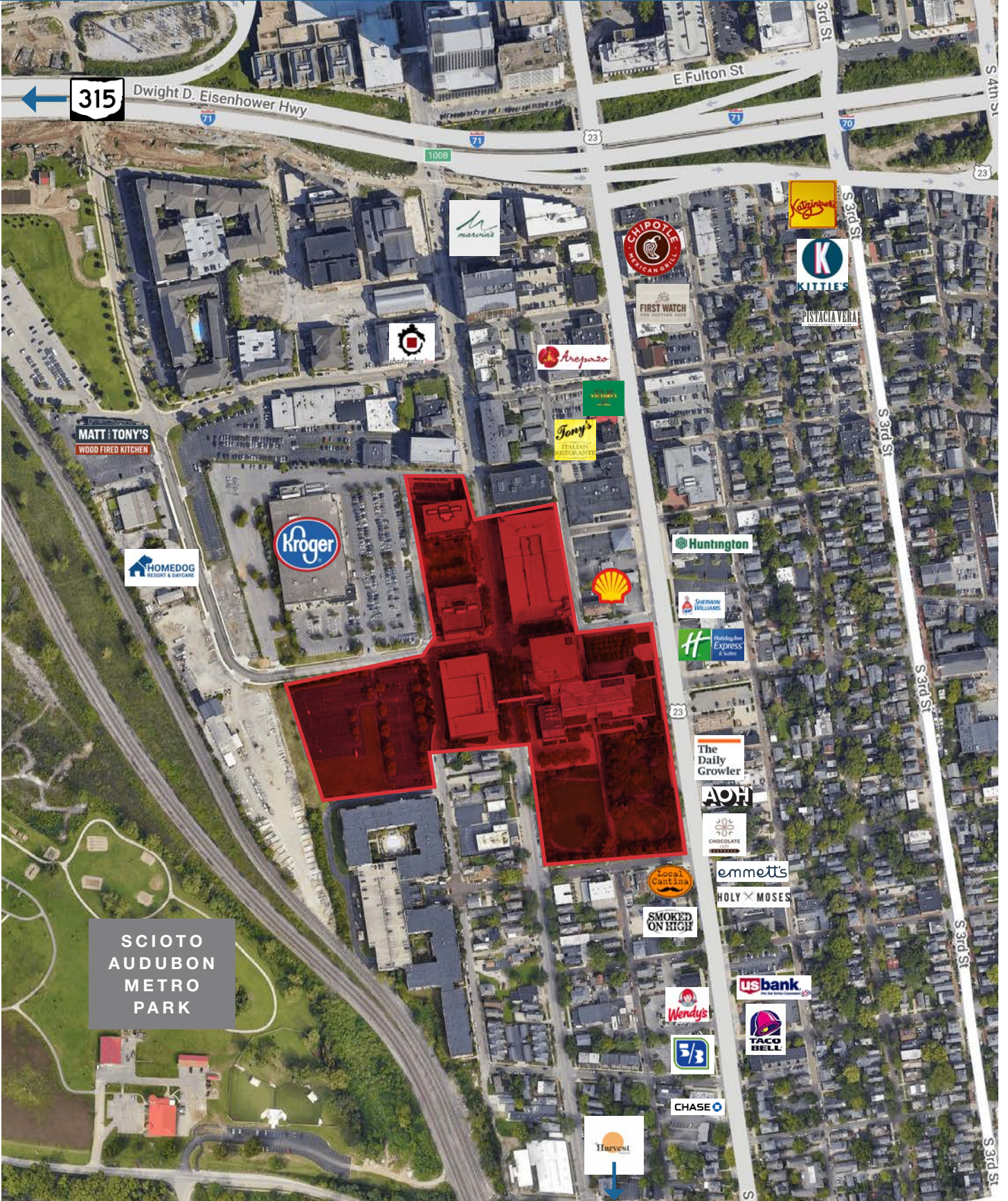
WORTHINGTON
HILLIARD
DUBLIN
NEW ALBANY
WESTERVILLE
POWELL



WALKABLE AMENITIES

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

LOCATION OVERVIEW





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