

# MILLENNIAL TOWER



"Technology-centric" mixed-use building in the RiverSouth district in downtown Columbus, Ohio geared toward Millennials.

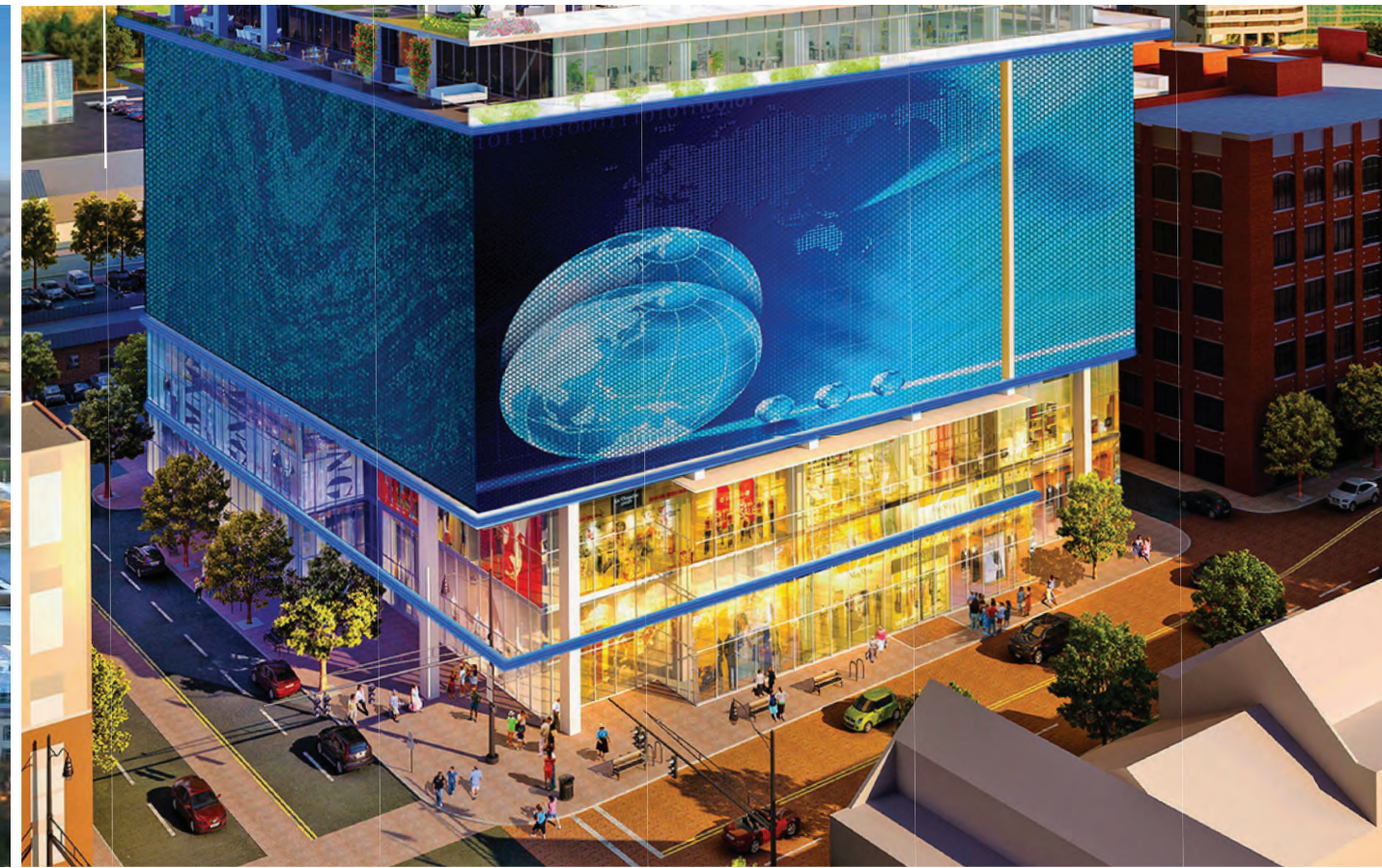


Andy Mills, CCIM • 614-582-5521 • [amills@elfordrealty.com](mailto:amills@elfordrealty.com)  
Cierra Rider • 614-313-2053 • [crider@elfordrealty.com](mailto:crider@elfordrealty.com)



# AERIAL PHOTOS

# LEASING OPPORTUNITY



- 27 stories
- 400,000 square feet total
- 40,000sf of retail
- 155,000sf of office
- 600+ space garage
- \$30 NNN Retail
- \$6.50 estimated CAM

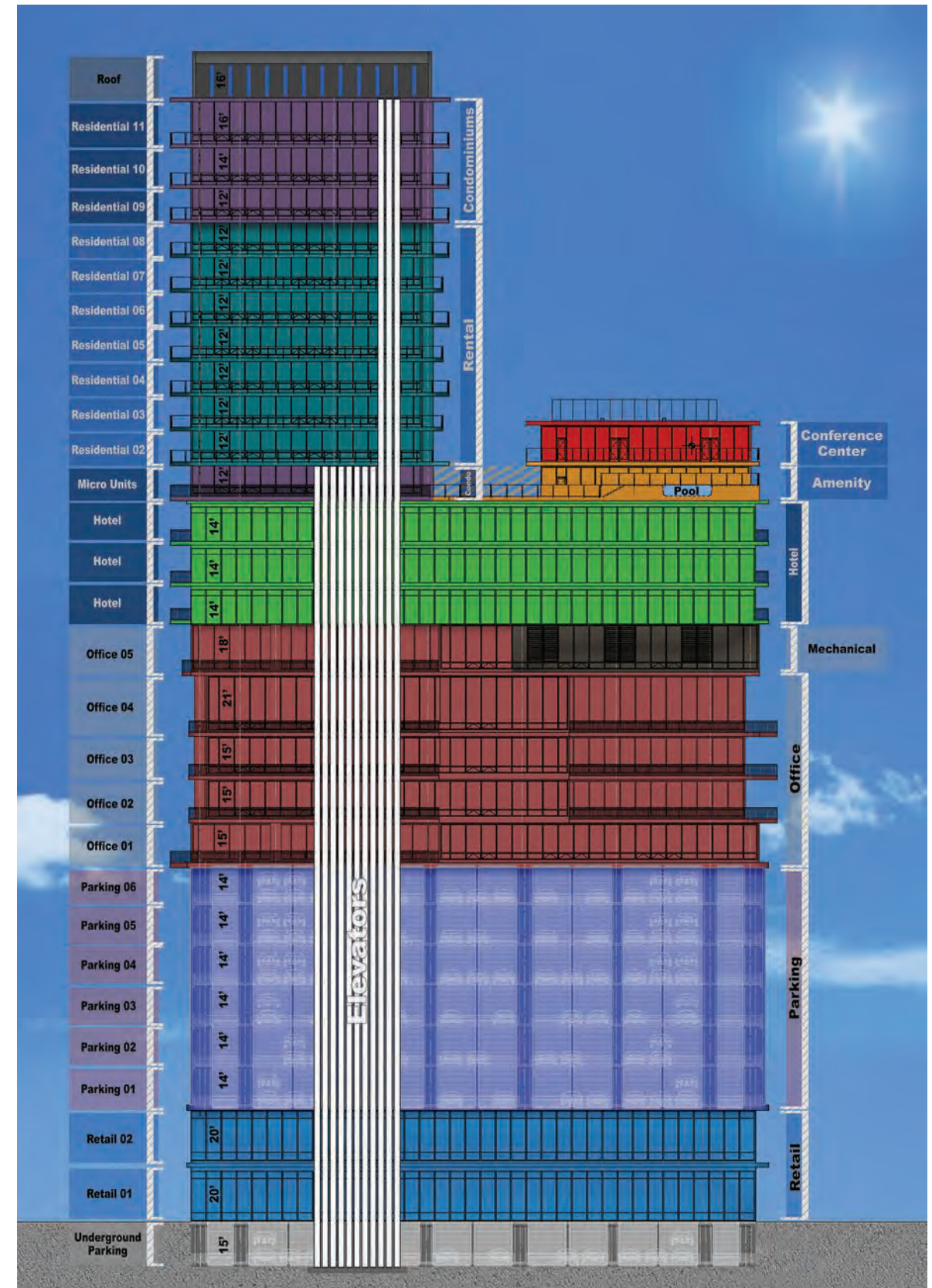
## MILLENNIAL TOWER AMENITIES:

135 Room Hilton Hotel • Floor-to-Ceiling Glass Walls  
138 Residential units (including 25 micro-units)  
Condominiums for sale • 7,546 SF Conference Space  
Pool • Fitness Facility • Dog park • Theater  
Building Signage Available • 20' Ceilings

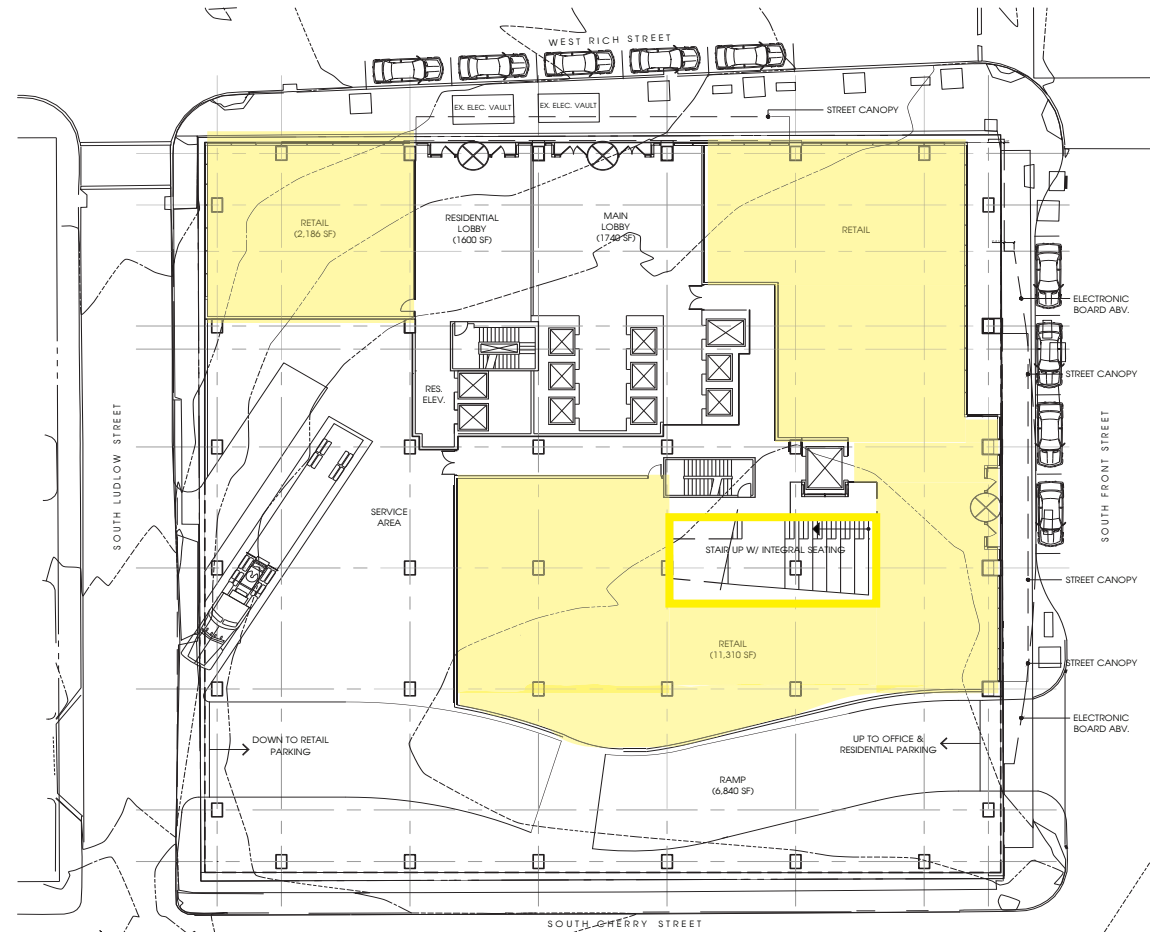
# MAP & AERIAL



# STACKING PLAN

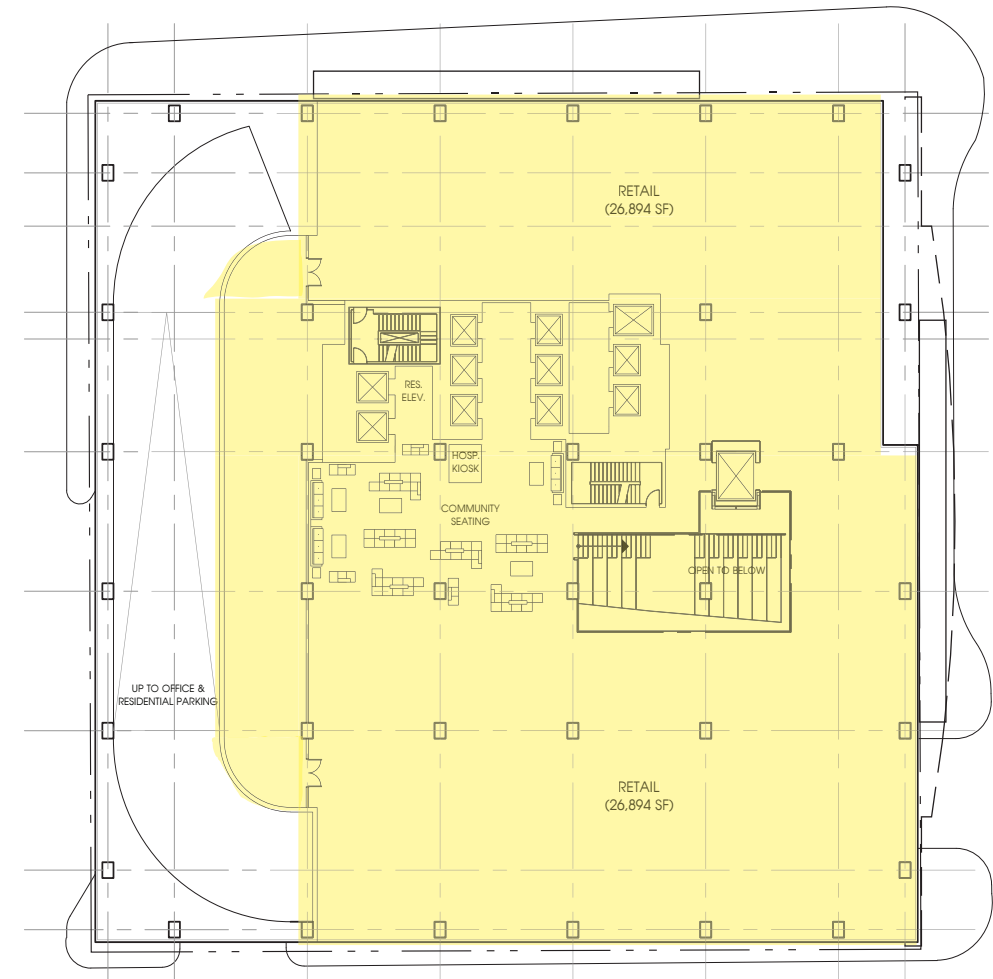


# RETAIL FLOORPLANS



RETAIL 1ST FLOOR  
2,186 SF + 11,310 SF (DIVISIBLE)

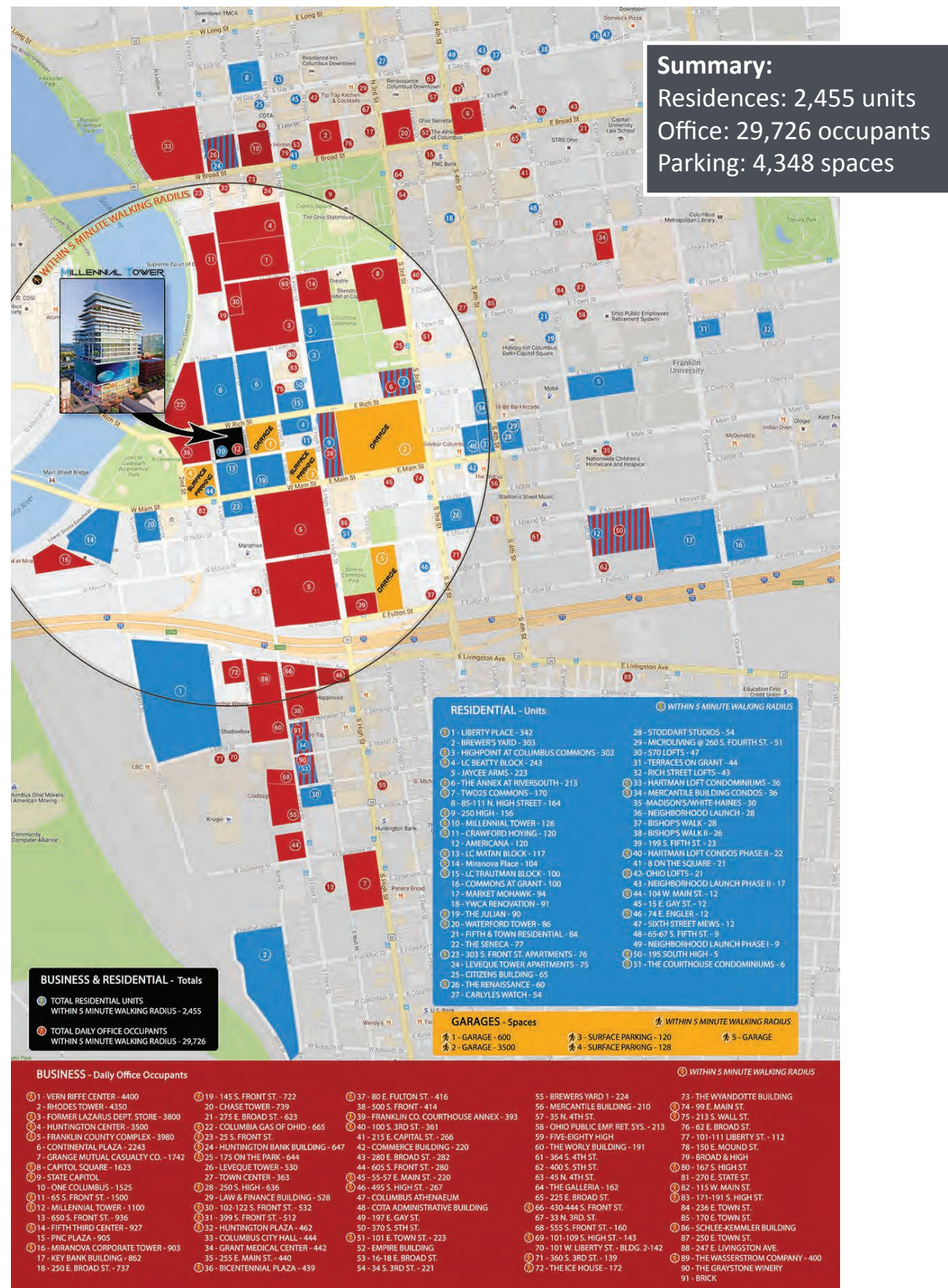
# RETAIL FLOORPLANS



RETAIL 2ND FLOOR  
26,894 SF (DIVISIBLE)



# 5-MIN WALK DENSITY



# DOWNTOWN DEVELOPMENT



- 1- THE SCIOTO PENINSULA
- 2- VETERAN'S MEMORIAL
- 3- RIVER AND RICH
- 4- 500 W. BROAD ST.
- 5- 303 S. FRONT ST.

- 6- 255 E. LONG ST.
- 7- TWO25 COMMONS
- 8- 223 E. TOWN ST.
- 9- 330 OAK ST.
- 10- 255 E. LONG ST.

- 11- SCIOTO MILE
- 12- COLUMBUS COMMONS
- 13- BICENTENNIAL PARK

# RIVER REDEVELOPMENT



## 1 THE SCIOTO PENINSULA DEVELOPMENT

The Columbus Downtown Development Corporation Scioto Peninsula 21 acre dense urban neighborhood, with over 1,500 residential units, 180,000 square feet of retail, 240 hotel rooms, and as much as 840,000 square feet of office space.

- Five or more mid-rise residential buildings, each eight to 12 stories tall.
- Two large residential towers, likely featuring for-sale condominiums, each of which could reach a height of 30 stories
- One or two boutique hotels.
- Ground-level retail in most of the residential and office buildings.
- Approximately seven office buildings, each 10 to 12 stories.
- Two large parking garages along the railroad tracks to serve the office building
- 8-acre park and 600-space underground parking garage west of COSI Science Center

# RIVER REDEVELOPMENT



## 2 VETERANS MEMORIAL

50,000 square foot cultural and educational institution, designed to honor those who served in the military. The museum is now expected to open in the spring or summer of 2018 and will honor 900,000 veterans.



## 3 RIVER AND RICH

An eight-building development that will include 230 apartments and 25,000 square feet of retail space, in addition to a 292-car garage. First apartments are expected to be finished by early summer 2018.



## 4 500 WEST BROAD ST.

A six-story building will include about 40,000 square feet of office space, 250 residential units, over 30,000 square feet of restaurant and retail space, and a 564-space parking garage. Possible amenities like an outdoor movie screen, a climbing wall and a plaza designed for outdoor yoga.

# DOWNTOWN DEVELOPMENT

## 5 303 SOUTH FRONT

303 S. Front St. by Borrer Properties. 5 stories with 89 units in the River South District.



## 8 223 EAST TOWN STREET

223 E. Town by the Bluestone Brothers and Crawford Hoying. 84 loft style units with first floor retail.



## 6 205 SOUTH HIGH STREET

LC RiverSouth building at 205 S High and 245 S High at High and Rich St with 301 units. Expected completion will be Spring and Fall 2018.



## 9 330 OAK STREET

Nine-story apartment building on 330 Oak St. in the Discovery District by The Stonehenge Co. 7 stories, 100 units and an unground garage.



## 7 225 SOUTH THIRD STREET

12-story Two25 on the Commons at 225 S 3rd by Daimler and Kaufman. 118 apt. units and over 15,000SF of retail.



## 10 255 EAST LONG STREET

The Neilston apartment building on 255 East Long by the Edwards Company. 5 stories with 130 units.



# DOWNTOWN DEVELOPMENT

## 11 SCIOTO MILE

- 7.5 mile trailway bordering the Scioto River
- Connects to Berliner Park, Confluence Park, North Bank Park, Battelle Park, Bicentennial Park, Dodge Park, COSI, Grandview Avenue and the 18-mile Olentangy Trail
- 33 acre Downtown Greenway



## 12 COLUMBUS COMMONS

- 7 acres of green space
- Home to over 200 events annually, including concerts, symphony performances, movies and more
- Food truck food court
- Jeni's Ice Cream and Late Night Slice
- Kickball league and various free group fitness classes



## 13 BICENTENNIAL PARK

- 4.7 acres of green space on the Scioto River
- Scioto Mile Fountain-15,000sf with over 1,000 jets of water
- Home of Milestone 229, a state-of-the-art, glass enclosed restaurant and covered dining
- Performing Arts Pavilion featuring concerts, movies, and dance performances



# COLUMBUS, OHIO



Columbus is the capital and largest city in the state of Ohio. It is the 14th-largest city in the United States, with a population of 860,090. This makes Columbus the third-most populous state capital in the United States, and the second-largest city in the Midwestern United States, after Chicago.

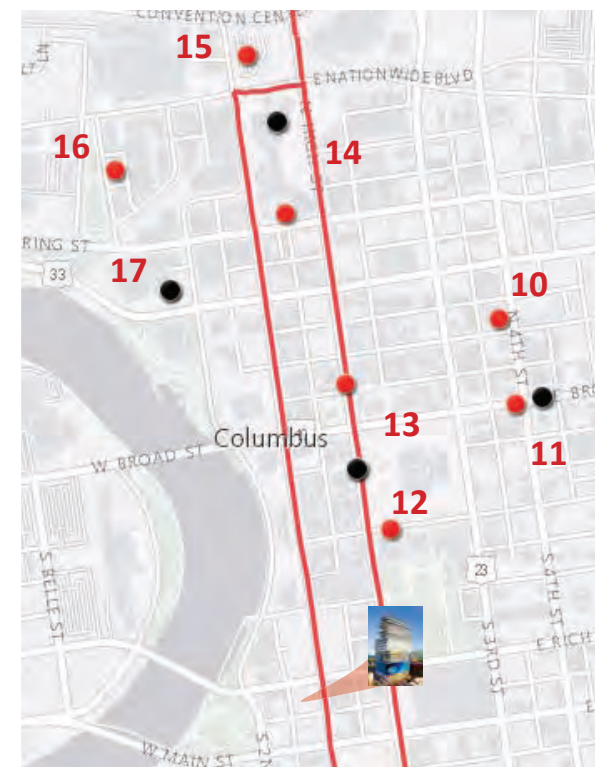
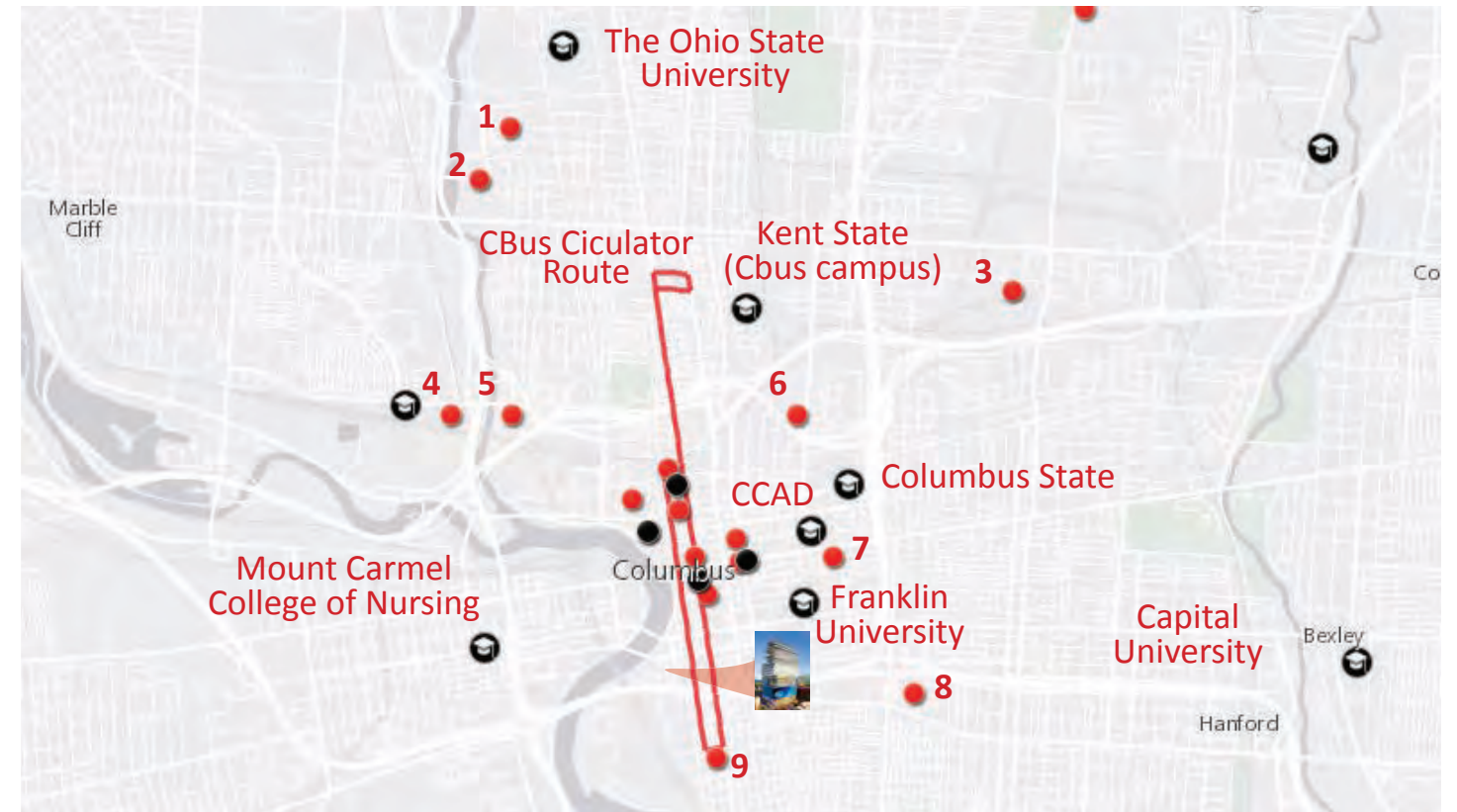
## Columbus Rankings:

- Columbus was ranked in BusinessWeek's 50 best cities in America.
- Forbes gave Columbus an "A" rating as one of the top cities for business in the U.S., and later that year included the city on its list of Best Places for Business and Careers.
- Columbus was also ranked as the No. 1 up-and-coming tech city in the nation by Forbes
- The city was ranked a top-ten city by Relocate America
- fDi Magazine ranked the city no. 3 in the U.S. for cities of the future,
- The Columbus Zoo and Aquarium was rated no. 1 by USA Travel Guide

The city has a diverse economy based on education, government, insurance, banking, defense, aviation, food, clothes, logistics, steel, energy, medical research, health care, hospitality, retail, and technology.

- Battelle Memorial Institute, the world's largest private research and development foundation
- Chemical Abstracts Service, the world's largest clearinghouse of chemical information
- Netjets, the world's largest fractional ownership jet aircraft fleet
- The Ohio State University, one of the largest universities in the United States.
- U.S. Fortune 500: Nationwide Mutual Insurance Company, American Electric Power, L Brands, Big Lots, and Cardinal Health.
- The food service corporations Wendy's, Donatos Pizza, Bob Evans, Max & Erma's and White Castle
- Nationally known companies Red Roof Inn, Rogue Fitness, and Safelite are also based in the metropolitan area

# DOWNTOWN COLUMBUS COMPANIES



- 1- OSU Wexner Medical Center
- 2- Batelle
- 3- G&J Pepsi-Cola Bottlers
- 4- BRAVO/BRIO Development
- 5- White Castle System
- 6- Kroger Company
- 7- Motorist Mutual Insurance
- 8- Nationwide Children's Hospital
- 9- Grange Mutual Insurance
- 10- AT&T
- 11- Hexion Inc.
- 12- Huntington Bank
- 13- Central Ohio Transit Authority
- 14- Ohio Bureau of Workers Compensation
- 15- Nationwide Insurance
- 16- Accenture LLP
- 17- American Electric Power Company, INC



# COLUMBUS, OHIO

## The Columbus Region

- 11-county metropolitan area located in Central Ohio
- Population: 2 million
- 1.3 percent annual population growth rate
- 2nd fastest growing metro area in the Midwest
- Home to more than 600 internationally owned companies

## Columbus

- Ohio's capital and largest city
- 15th largest city in the U.S.
- Located at the heart of the largest concentration of population and economic activity in North America

## COLUMBUS: LOW TO HIGH

The cost of doing business in the Columbus Region is far lower than the national average — the benefits, far greater.

### Low

- Cost of living
- No inventory tax
- No personal property tax
- No state income tax
- Operation cost
- Real estate
- Unionization rate
- Utilities
- Wages

### High

- Educated talent pool
- Growth potential
- Production rate
- Qualified workforce
- Quality of life
- Research investment
- Success rate

JPMorgan Chase & Co.	20,475	Battelle	2,201
Nationwide Mutual Insurance Co.	11,085	Abbott Nutrition	2,200
Honda of America Mfg., Inc.	9,433	TS TECH Co., Ltd.	2,078
L Brands, Inc.	7,800	Exel Inc.	1,900
The Kroger Co.	5,281	Emerson Network Power	1,800
Huntington Bancshares Incorporated	4,813	Time Warner Cable, Inc.	1,779
Cardinal Health, Inc.	4,384	Teleperformance	1,682
American Electric Power	3,338	United Parcel Service, Inc.	1,623
PNC Financial Services Group, Inc.	3,000	Discover Financial Services, Inc.	1,581
Abercrombie & Fitch Co.	2,650	Kokosing Construction Company, Inc.	1,465
Express Scripts Holding Company	2,441	Giant Eagle, Inc.	1,454
Alliance Data Systems Corporation	2,374	State Farm Insurance	1,205
Whirlpool Corporation	2,350		

## BY THE NUMBERS

### ECONOMIC DIVERSITY

- 16% Government
- 18% Professional and Business Services
- 15% Education and Health
- 11% Retail Trade
- 10% Leisure and Hospitality
- 8% Manufacturing
- 7% Financial Activities
- 6% Other
- 5% Transportation and Utilities
- 4% Wholesale Trade

### = A STABLE COMMUNITY

#### HEADQUARTERS FOR:

- 5 FORTUNE 500 COMPANIES
- 15 FORTUNE 1000 COMPANIES

# COLUMBUS, OHIO



## THE COLUMBUS REGION



## WORKFORCE & TALENT

**Qualified** - More than 1 million potential contributors at a median age of 35 and a higher percentage of degrees than the U.S. average

**Productive** - 52 percent increase in manufacturing productivity (output per worker) between 2001 and 2012

**Growing** - The Columbus population is growing at a pace above the national average



## EDUCATION

**Scholastic Region** - Home to more than 63 college and university campuses with a total enrollment of more than 140,000 students

**The Ohio State University** - With 170 undergraduate majors and more than 250 master's, doctoral and professional degree programs, The Ohio State University provides the Region with a diverse and talented workforce for the future

**Columbus State Community College** - The largest community college in Ohio and among the largest in the nation, offering associate degrees in automotive technology, aviation maintenance, business management, civil engineering, information technology, electro-mechanical engineering, electrical engineering and numerous other fields

## RESEARCH

[No Title]

The Ohio State University is No. 2 in industry-sponsored research. Nearly \$750 million is spent annually for research at Ohio State.

Columbus has the lowest effective tax rate for new R&D facilities.

Home to Battelle and Chemical Abstracts Service, two of the world's leading private-research institutions



## Connect to more of the U.S. and Canada

**By Air:** Port Columbus International Airport - 140+ daily flights to 32 destination airports

Rickenbacker - International cargo-dedicated airport for easy flow of goods

**By Rail:** Enhanced freight connections to major East Coast Ports (Baltimore, MD, Norfolk, VA, Wilmington, NC)

**By Road:**  
10-hour drive to:  
33% of Canadian population  
46% of U.S. population  
47% of headquarters operations

Region's transportation infrastructure allows for **COST-EFFECTIVE DELIVERY** anywhere, anytime.

**Home to Foreign Trade Zone #138:** Six pre-designated Magnet Sites that can provide FTZ designation to any site located within a 25-county service area in Central Ohio



# TRANSPORTATION

COTA's CBUS® is the city's free Downtown Circulator, traveling from Brewery District, through Downtown to Short North, and back again. CBUS runs every 10-15 min., 7 days a week. Local transportation also includes; Uber, Lyft, Car2Go and the COGO Bike share.



# SMART CITY GRANT



## SMARTCOLUMBUS

### OUR VISION

- ACCESS TO JOBS
- SMART LOGISTICS
- CONNECTED RESIDENTS
- CONNECTED VISITORS
- SUSTAINABLE TRANSPORTATION

The City of Columbus "Smart Columbus" vision won the **U.S. Department of Transportation \$40 million Smart City Challenge** in June, 2016 after competing against 77 cities nationwide to implement a holistic vision for how technology can help all residents to move easily and to access opportunity. Columbus was also awarded an additional **\$10 million grant from Paul G. Allen's Vulcan Inc.** to reduce greenhouse gas emissions through the decarbonization of the electric supply and transport sectors.

#### Smart Columbus aspires to:

- Improve **access to jobs** through expanded mobility options in major job centers
- Compete globally through **smart logistics**
- **Connect Columbus residents** to safe, reliable transportation that can be accessed by all
- Better **connect our visitors** to transportation options
- Develop a more environmentally **sustainable transportation** system

### THE COLUMBUS WAY

Columbus has built an unprecedented culture of collaboration. By knocking down silos and building partnerships, Columbus has quickly become one of the fastest growing cities in the country, leading the Midwest in job and wage growth. The City of Columbus is matching the USDOT and Vulcan grants with more than **\$360 million in pledges** from public and private sector partners.

### OUTCOME: A SAFER, MORE MOBILE AND SUSTAINABLE CITY

Columbus will become the nation's epicenter for intelligent transportation systems (ITS) research to improve safety, enhance mobility, create ladders of opportunity for those who may have been left behind in the past, and reduce emissions.

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