

VIDEO OVERVIEW

# 175 on the park

**OFFICE** for **LEASE**  
at a **RENOWNED**  
**LOCATION** in the  
**HEART** of the  
**CENTRAL BUSINESS**  
**DISTRICT**

NEWMARK



# FULLY INTEGRATED

with easy **ACCESS** to  
**COLUMBUS COMMONS**

Suites Range from

**1,901 SF – 10,476 SF**



TOTAL  
BUILDING SIZE

**197,820 SF**



ASKING  
LEASE RATE

**\$12.00/SF NET**



OPERATING  
EXPENSES

**\$8.50/SF**

# BUILDING FEATURES



- Impressive Park Views
- Monument Signage Available
- On-Site Property Management and Front Desk Concierge
- Conference Room Available to Tenants
- Convenient Parking Alternatives
- State of the Art HVAC Controls
- Generator Back-Up Power Available for Full Floor Tenants
- Updated Security Systems
- Direct Fiber Connection to Several Providers
- On-Site Coffee and Food Service
- Access to Free Public Transportation Through the Downtown C-Pass Program

4





# LOCAL AMENITIES



## FOOD

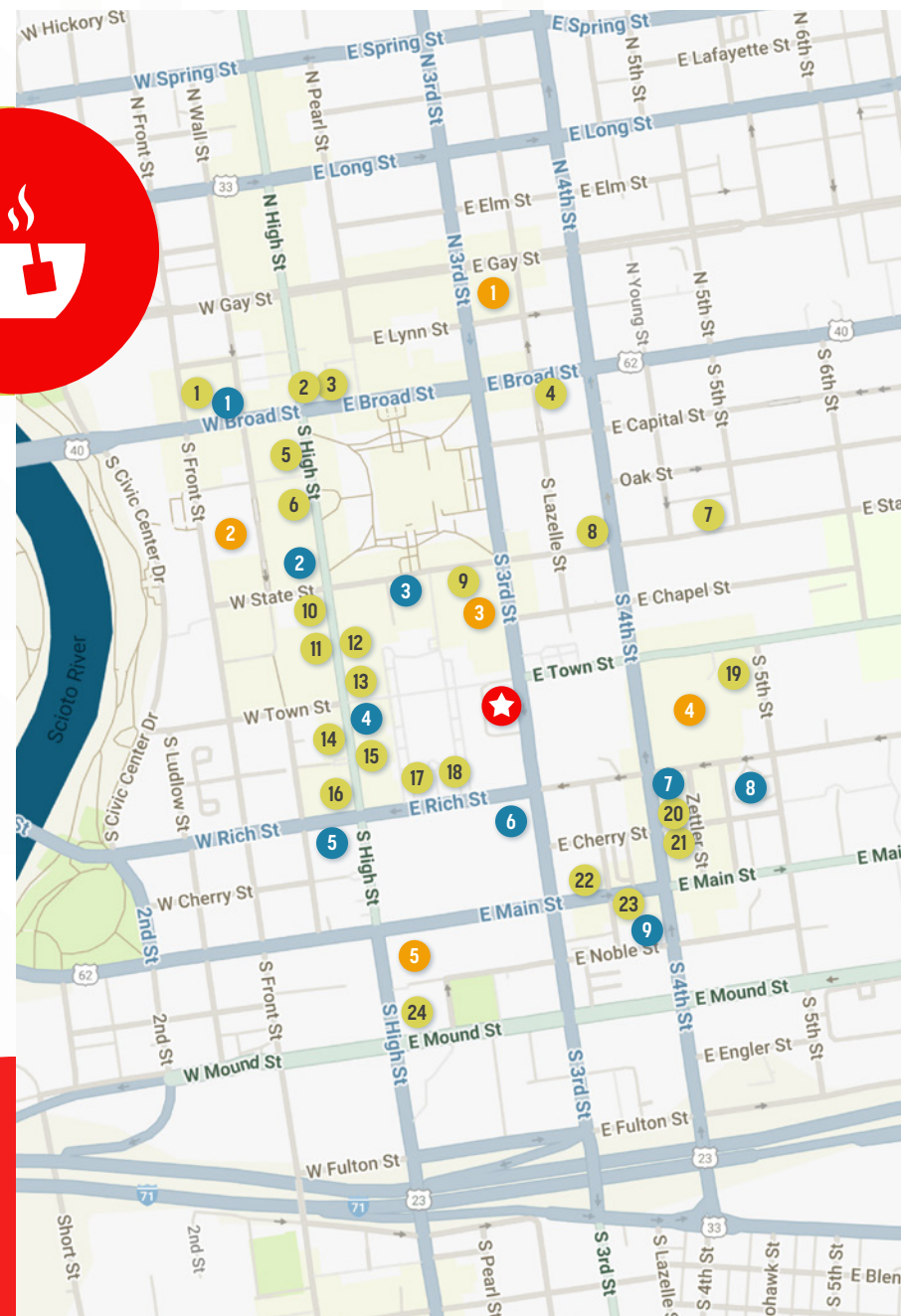
- |                          |                                |
|--------------------------|--------------------------------|
| 1. The Keep              | 13. The Spaghetti Warehouse    |
| 2. Black Kahawa Coffee   | 14. HydeOut Kitchen & Bar      |
| 3. Three Bites Bakery    | 15. OSAKA TON KATSU            |
| 4. Butcher & Rose        | 16. The Goat                   |
| 5. Potbelly              | 17. Tortilla                   |
| 6. Einstein Bros. Bagels | 18. Jeni's Splendid Ice Creams |
| 7. Cafe Illyria          | 19. The Woodbury               |
| 8. 4th & State           | 20. Dirty Frank's              |
| 9. Market 65             | 21. Mikey's Late Night Slice   |
| 10. Tasty Dawg           | 22. Sidebar                    |
| 11. Pat and Gracie's     | 23. The Walrus                 |
| 12. Condado Tacos        | 24. Dempsey's                  |

## ATTRACTIONS/RETAIL

1. Palace Theatre
2. Riffe Center Theatre
3. Ohio Theatre
4. DGX
5. CODE Fitness
6. T. Bears Florist & Chocolatier
7. The Wrecking Company
8. Mobil
9. Dueling Axes

## HOTELS

1. Renaissance
2. Capital Suites Hotel
3. The Plaza Hotel
4. Holiday Inn
5. Westin



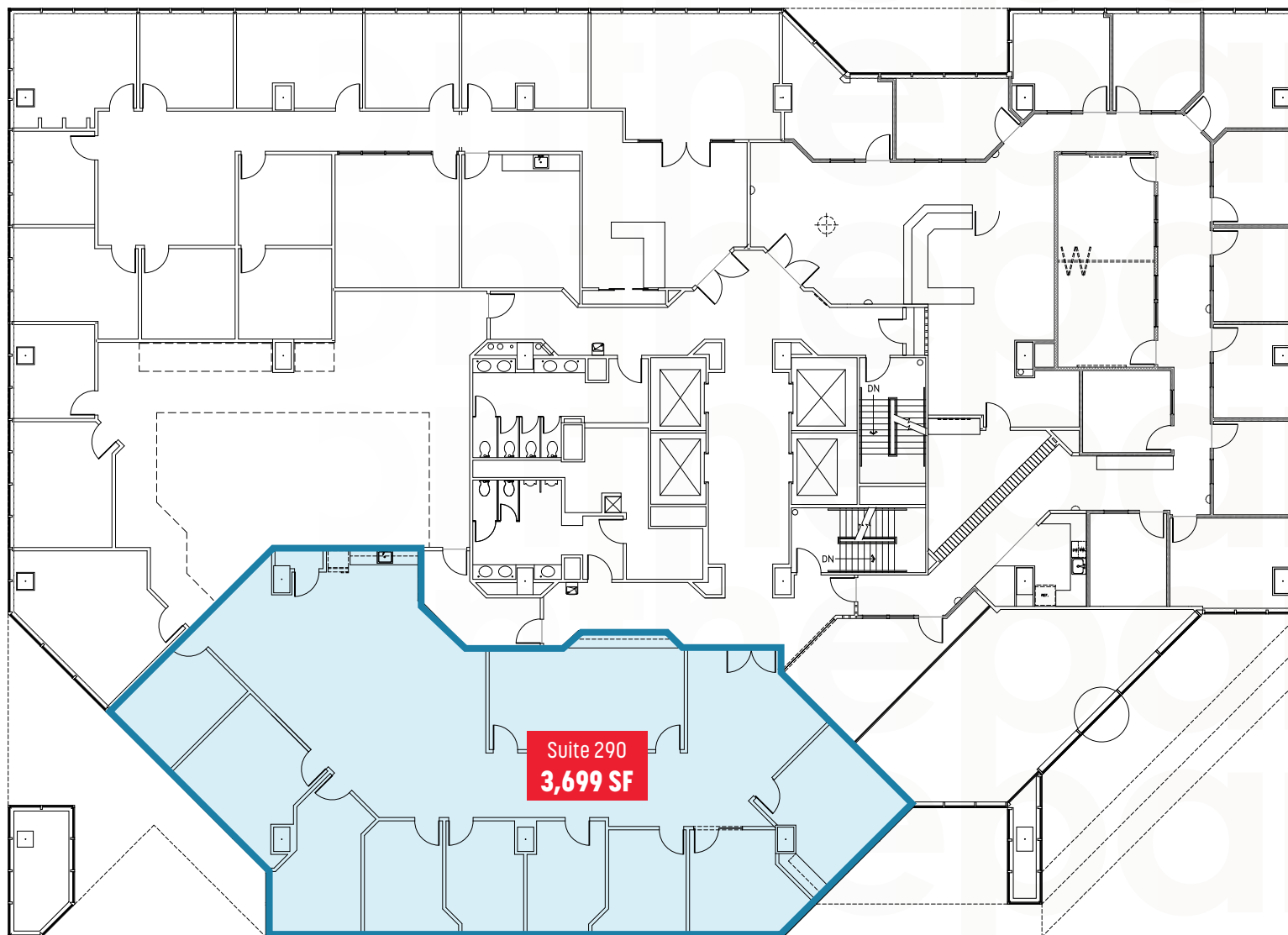
# PARKING OPTIONS



FLOOR

2

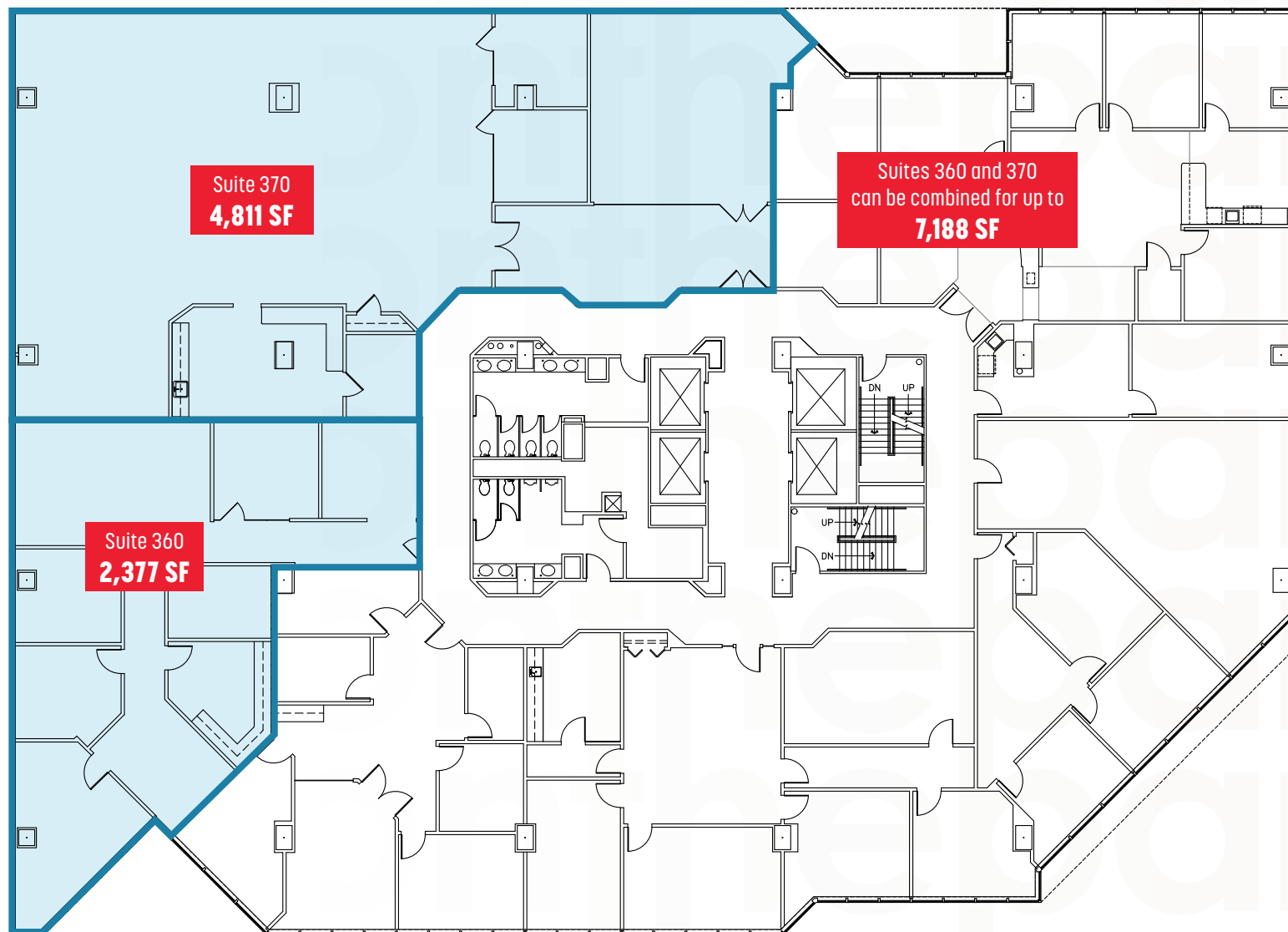
# AVAILABLE SPACE



# AVAILABLE SPACE

FLOOR

3

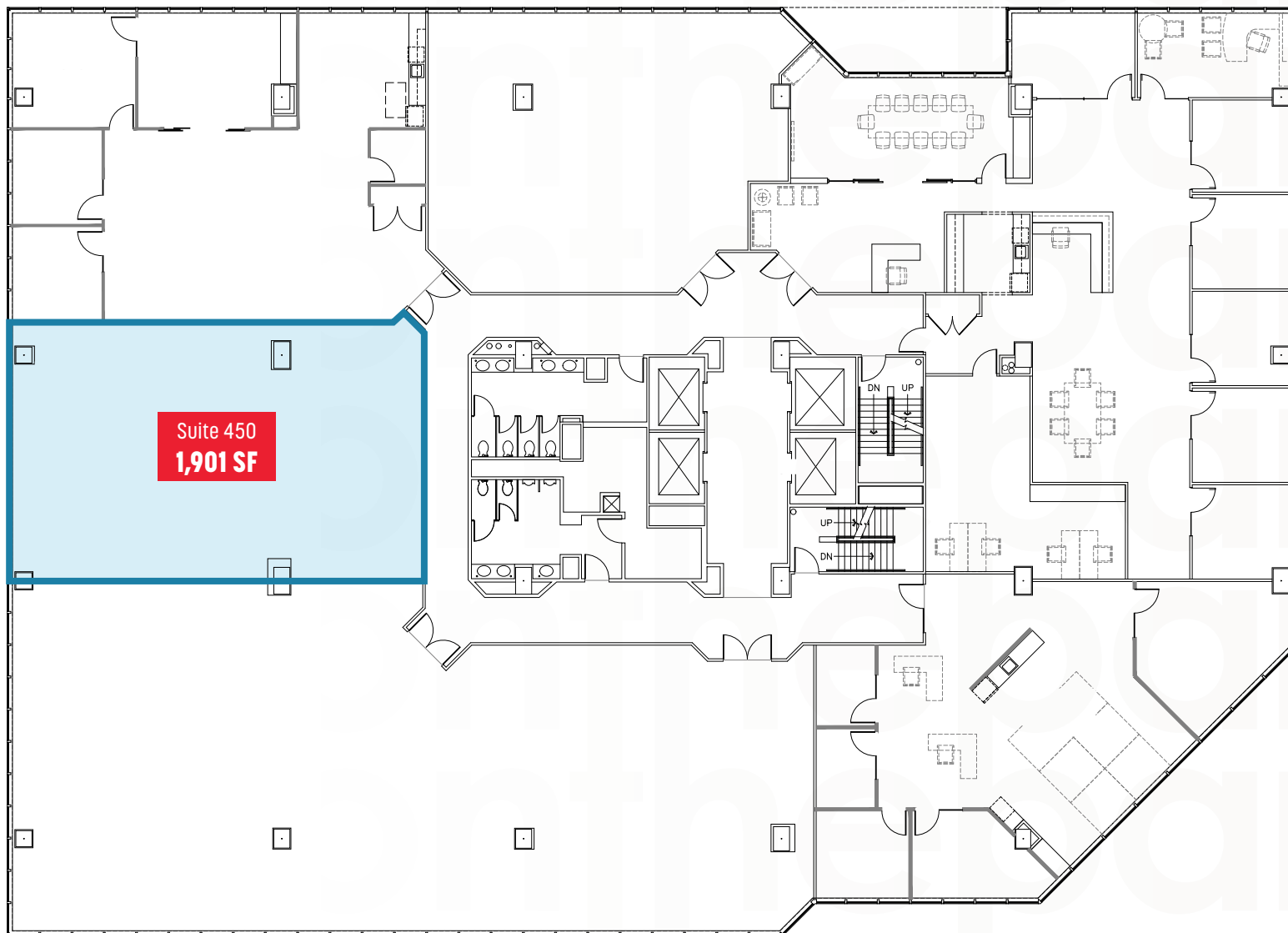


VIEW SUITE 360

# AVAILABLE SPACE

FLOOR

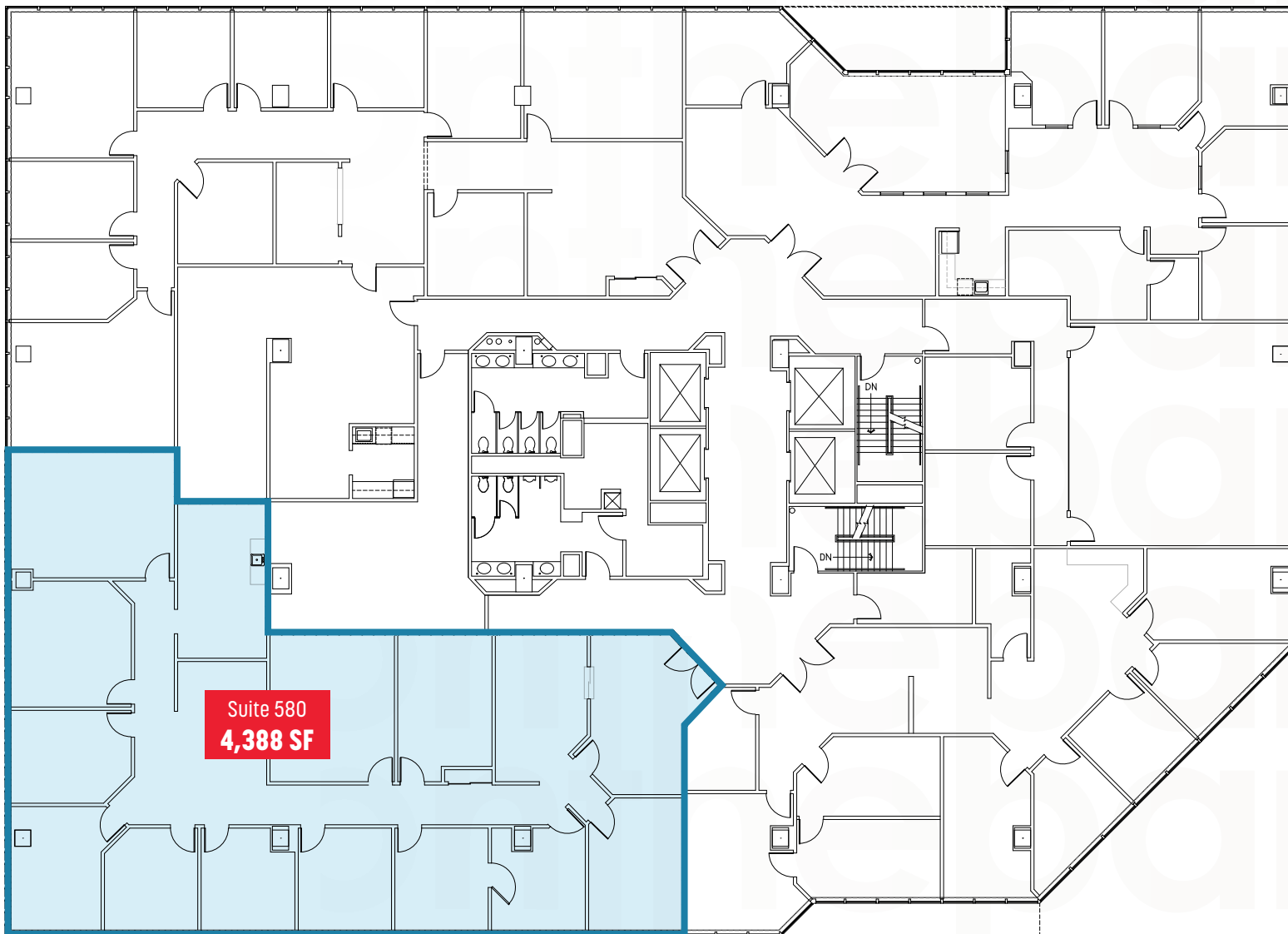
4



# AVAILABLE SPACE

FLOOR

5

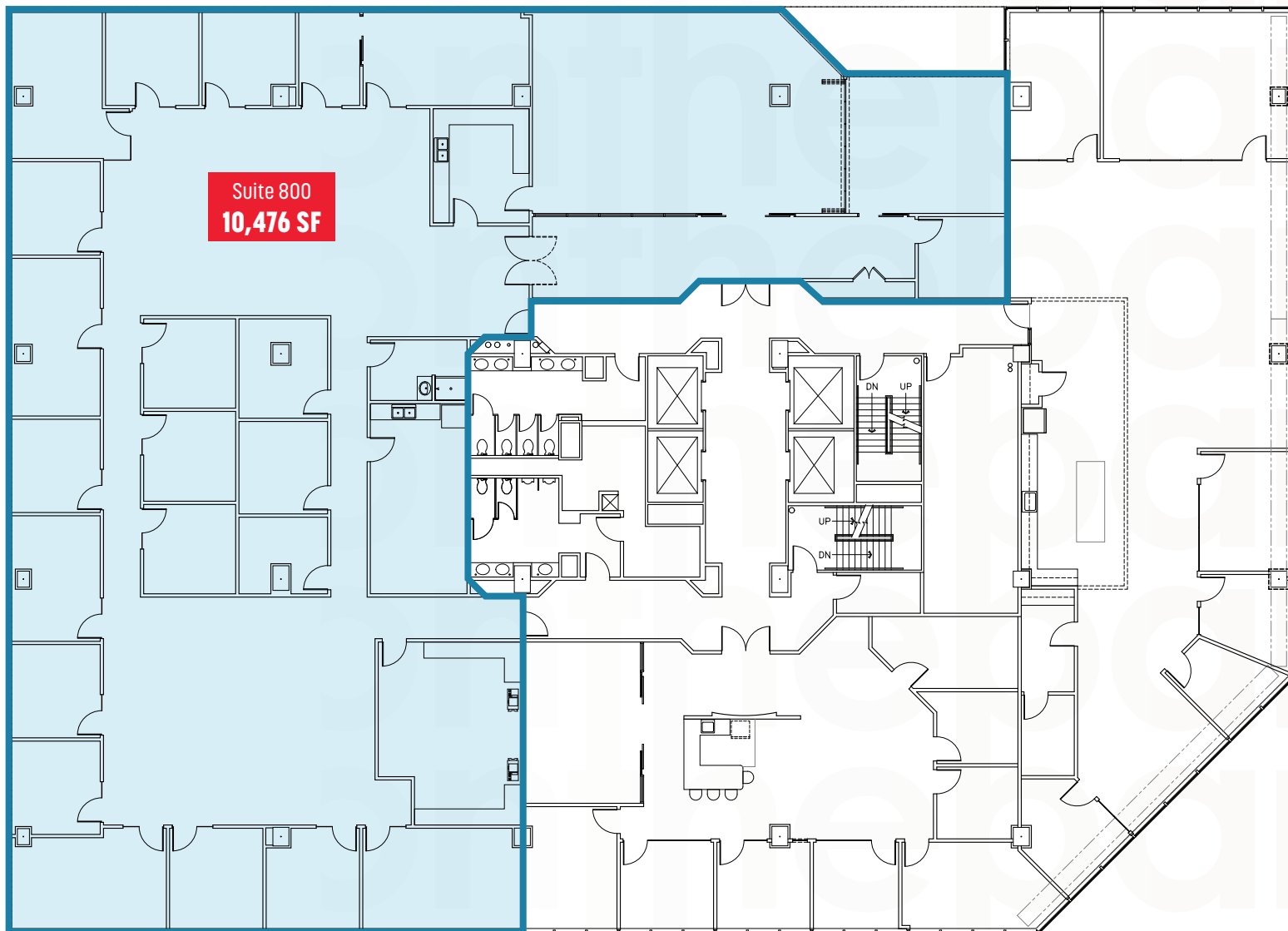


# AVAILABLE SPACE

FLOOR

8

VIEW SUITE 800



12

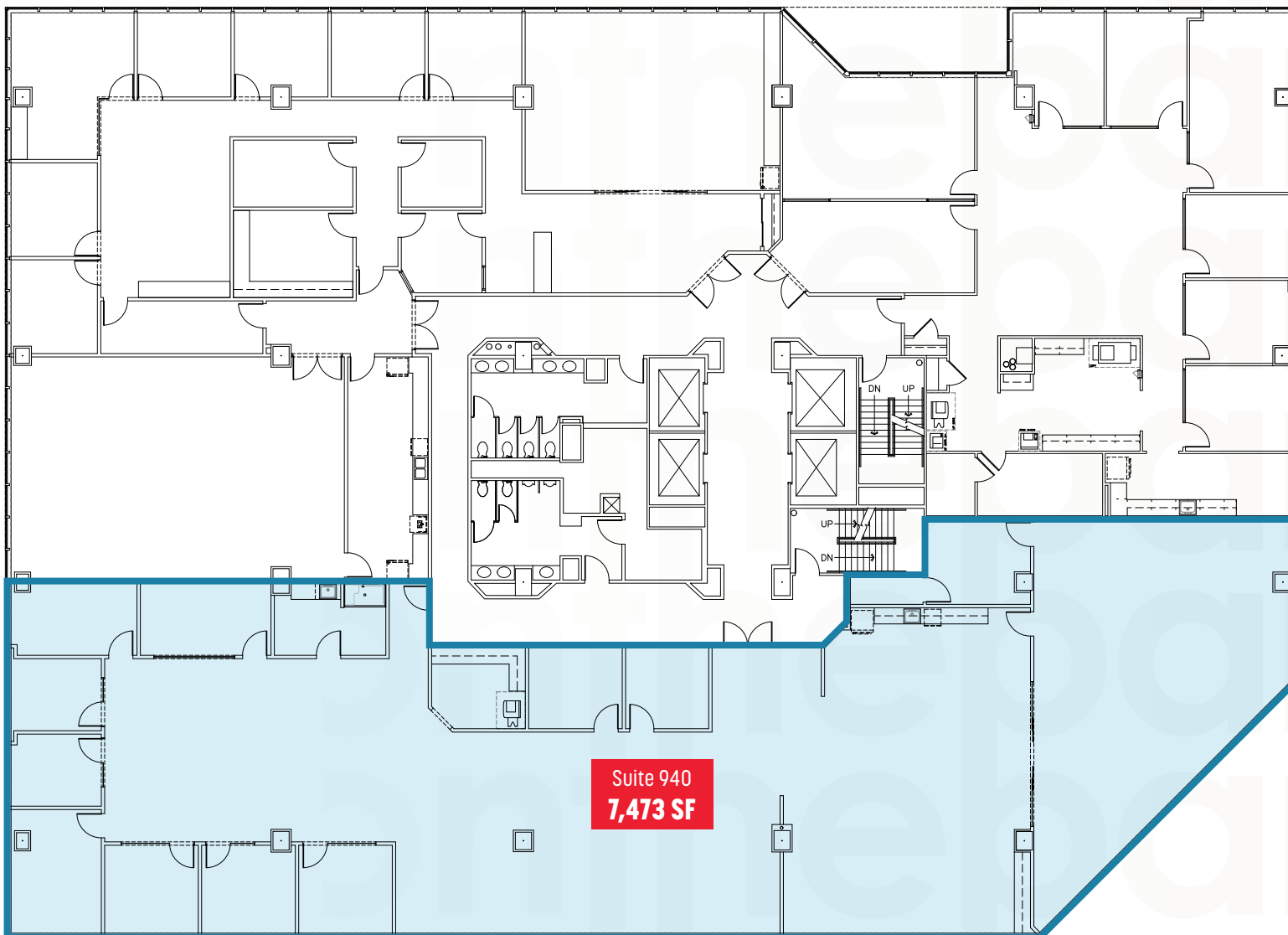


# AVAILABLE SPACE

FLOOR

9

VIEW  
SUITE  
940

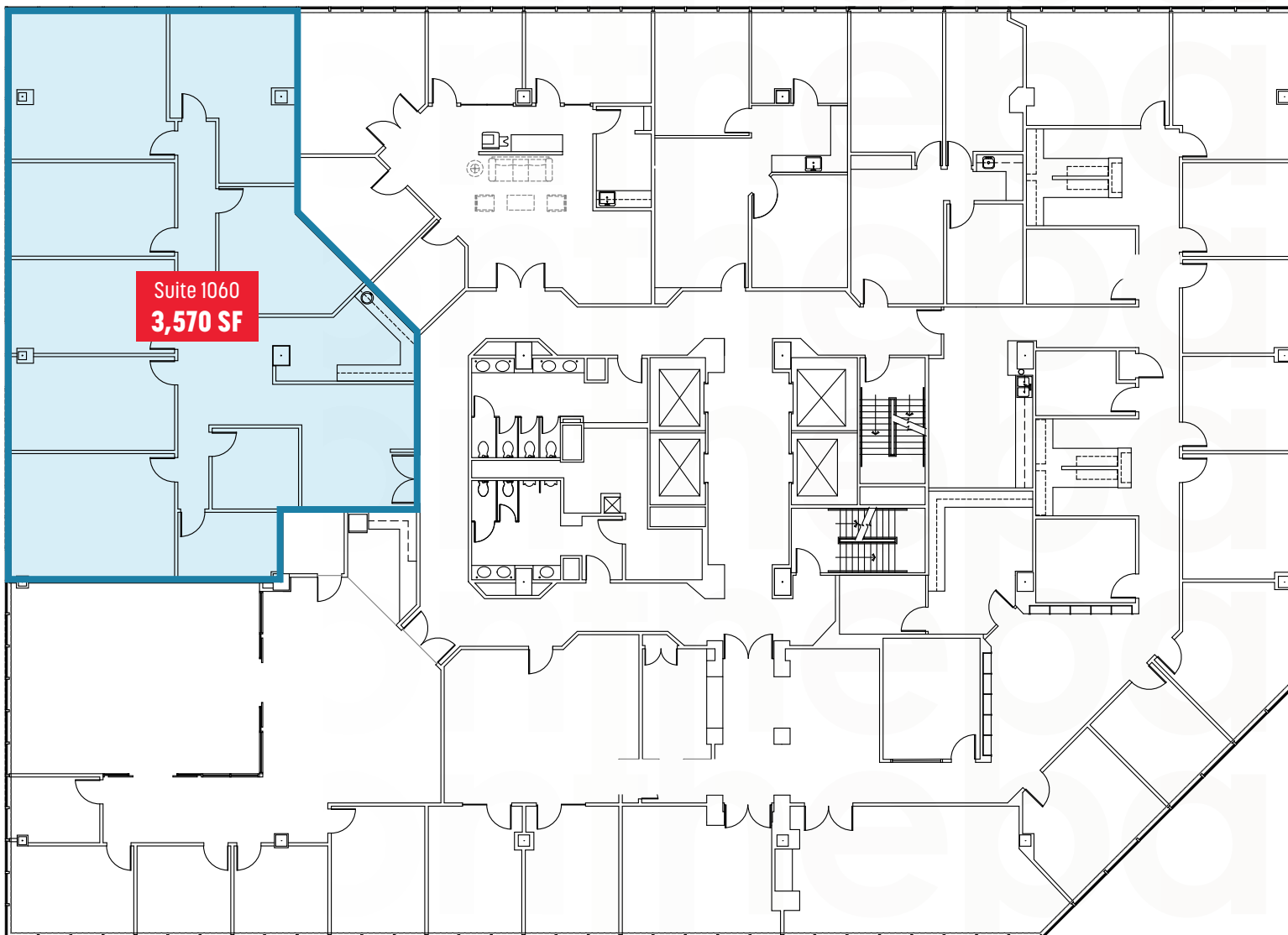


# AVAILABLE SPACE

FLOOR

10

VIEW SUITE 1060



PENTHOUSE

# AVAILABLE SPACE



# 175 on the park

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**NEWMARK**

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