



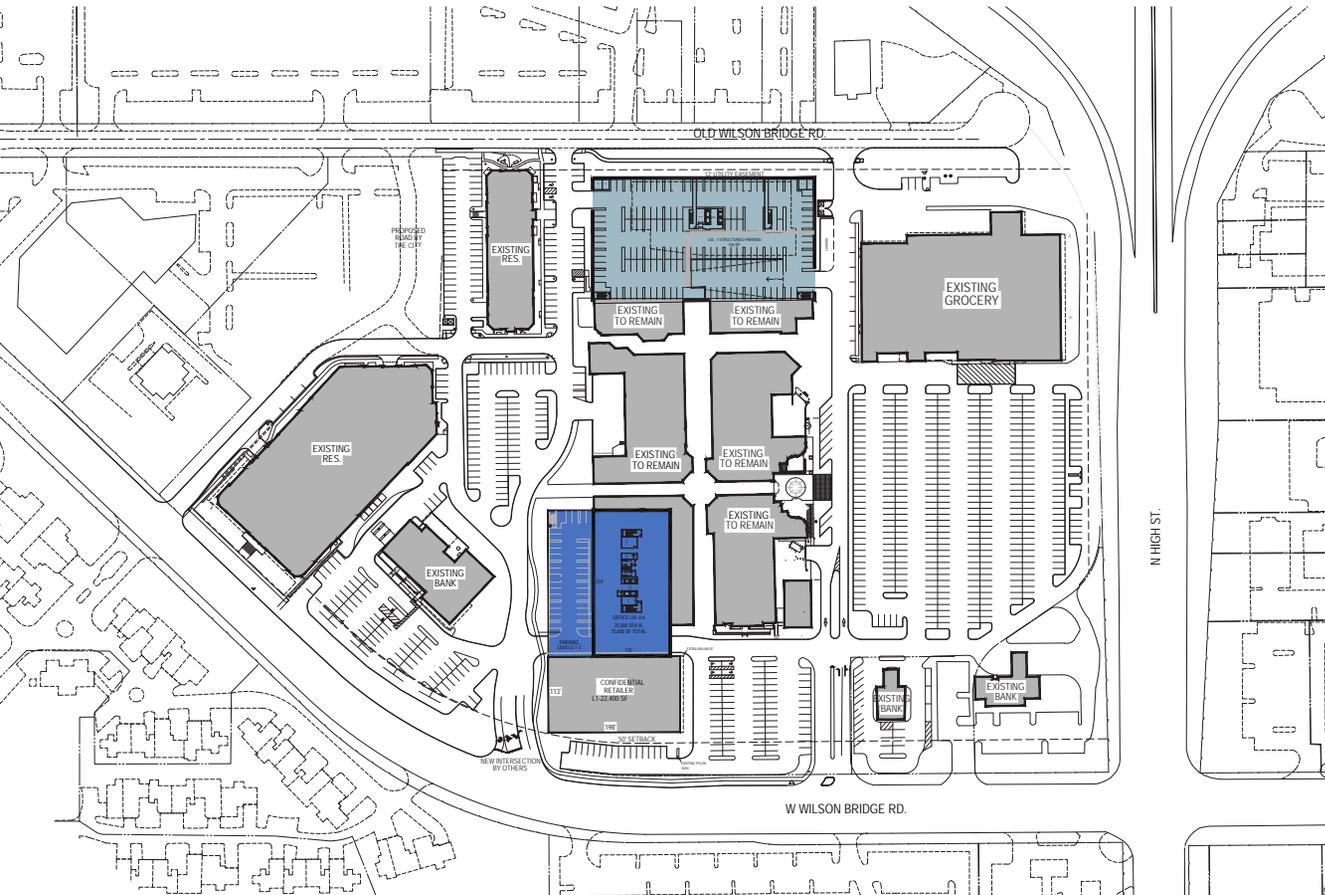
# THE OFFICES AT HIGH NORTH

Ground-breaking Q1 2022, Phase I  
Office Occupancy – September 2023



## PHASE 1

## PHASE 2



# PROPERTY SUMMARY

## PHASE 1 OFFICE BUILDING

- 75,000 SF OFFICE BUILDING (3 STORIES) ATOP 3 LEVELS OF FREE, SECURED PARKING GARAGE
- OFFICE OCCUPANCY SCHEDULED FOR SEPTEMBER 1, 2023
- EACH FLOOR IS AN EFFICIENT 24,980 RSF FLOORPLATE
- ADJACENT TO A NEW 50K SF DESTINATION RETAIL TENANT
  - Complete with rooftop bar/patio
  - Craft kitchen
  - Numerous team-building activities such as bowling, arcade, bocce, laser tag, etc.

## PHASE II OFFICE BUILDING

- 128,320 SF OFFICE BUILDING (5 STORIES) ATOP 4 LEVELS OF FREE, SECURED PARKING GARAGE
- OFFICE OCCUPANCY COULD BE MADE READY BY Q1 2024
- EACH FLOOR IS AN EFFICIENT 26,575 RSF FLOORPLATE
- 1ST FLOOR OF OFFICE BUILDING WILL BE SURROUNDED BY A PUBLIC COURTYARD WITH 360-DEGREE VIEWS IN EVERY DIRECTION BEING 4 STORIES ABOVE-GRADE





## AMENITIES



**WIFI-ENABLED COURTYARD**  
ON 1ST FLOOR WITH CASUAL SEATING  
ENVIRONMENTS FOR FLEXIBLE WORKPLACE

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**WALKABLE RETAIL AMENITIES**  
WITHIN THE DEVELOPMENT; INCLUDING  
NEW CRAFT-KITCHEN RESTAURANTS  
ALREADY COMMITTED

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**PIADA, PANERA, FIRST  
WATCH, ALADDIN'S EATERY,  
KROGER AND PIES & PINTS**  
REMAIN TO SERVICE THE DEVELOPMENT

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**COVERED AND SECURED  
PARKING** FREE-OF-CHARGE  
FOR THE ENTIRE DEVELOPMENT

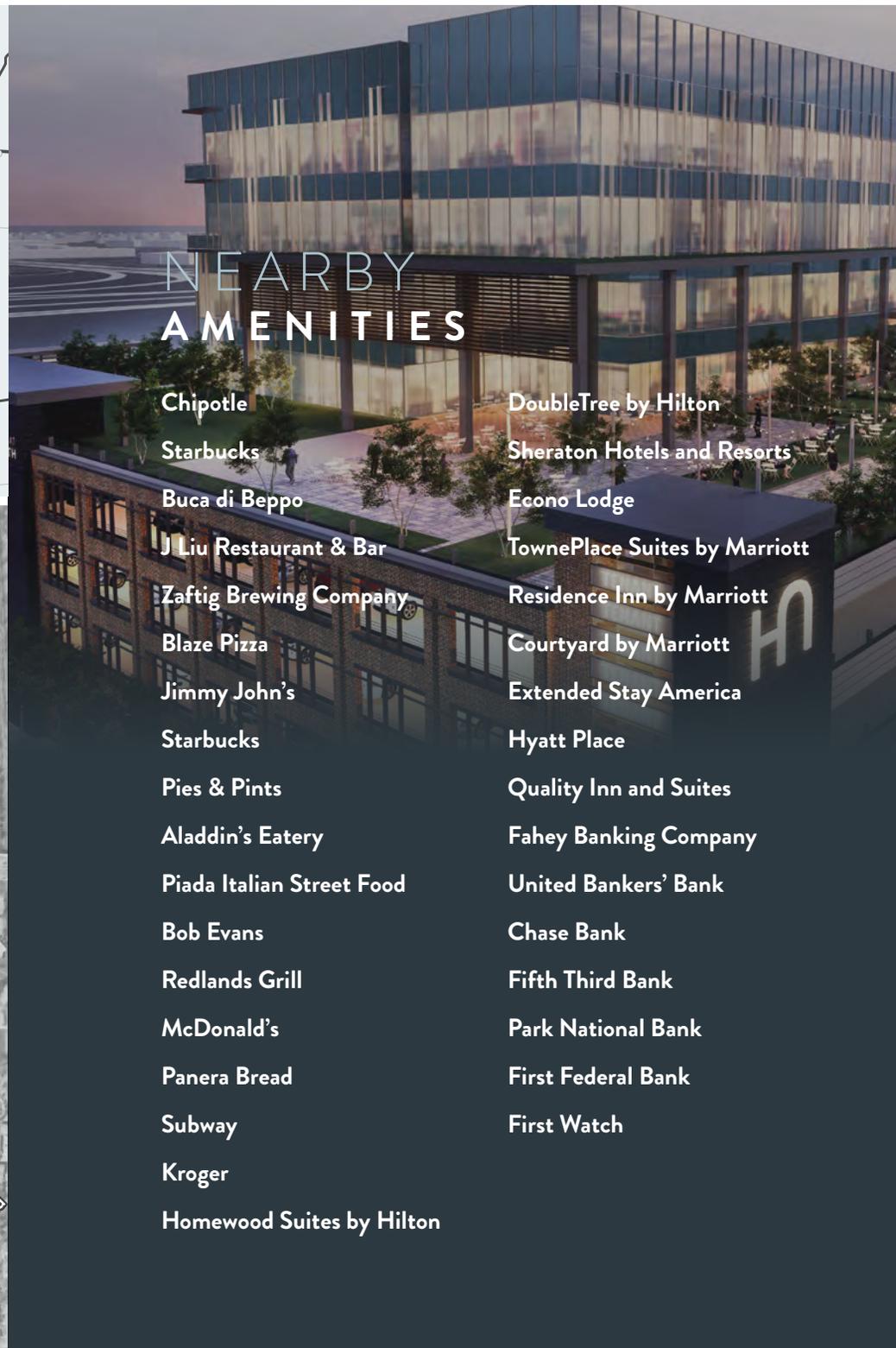
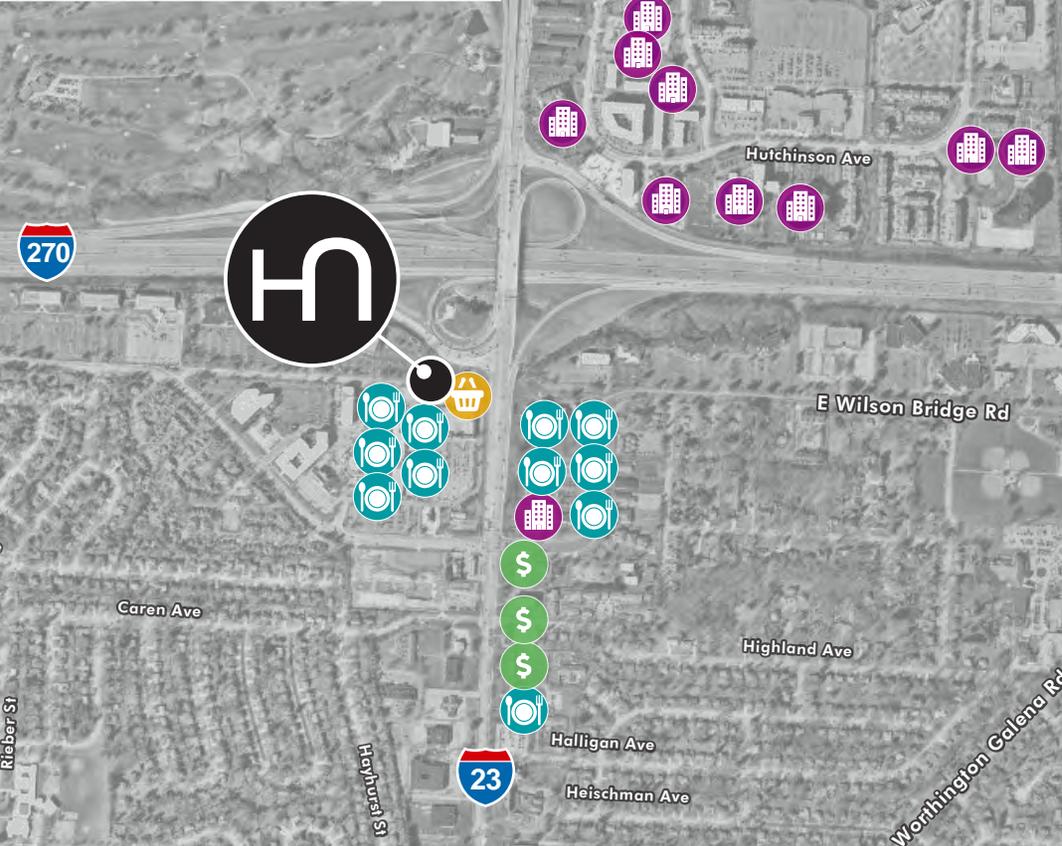
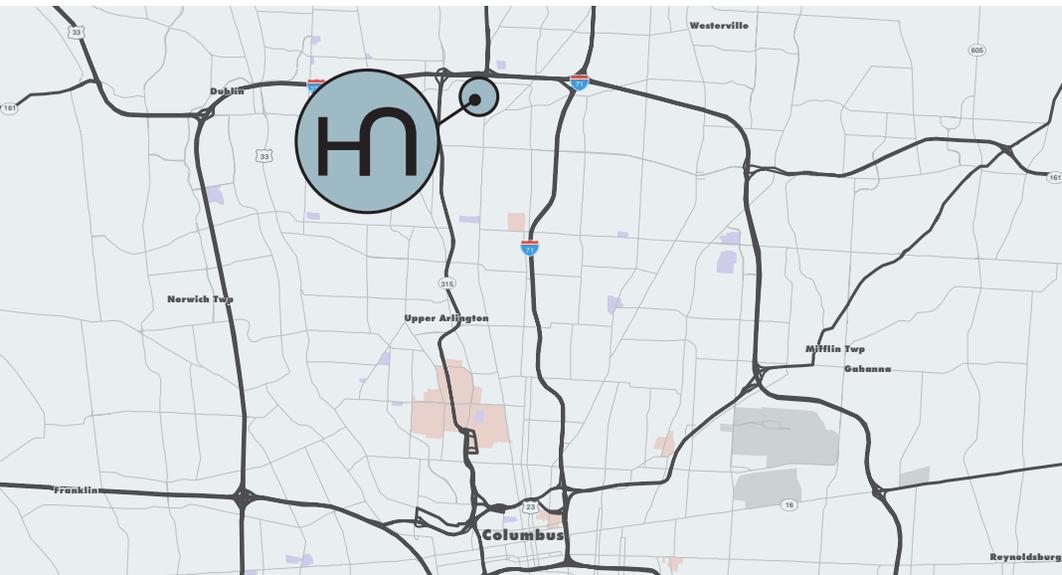


MOST TRAFFICKED  
INTERSECTION WITHIN  
CENTRAL OHIO  
**277K VEHICLES PER DAY**

## LOCATION

High North offers the most ideal demographic location in the suburbs, situated at High Street and I-270 on the norther outerbelt. With immediate access off of Rt. 23 and I-270, the new development is perfectly positioned to accommodate corporate users aiming to attract top-notch talent in a world-class business environment





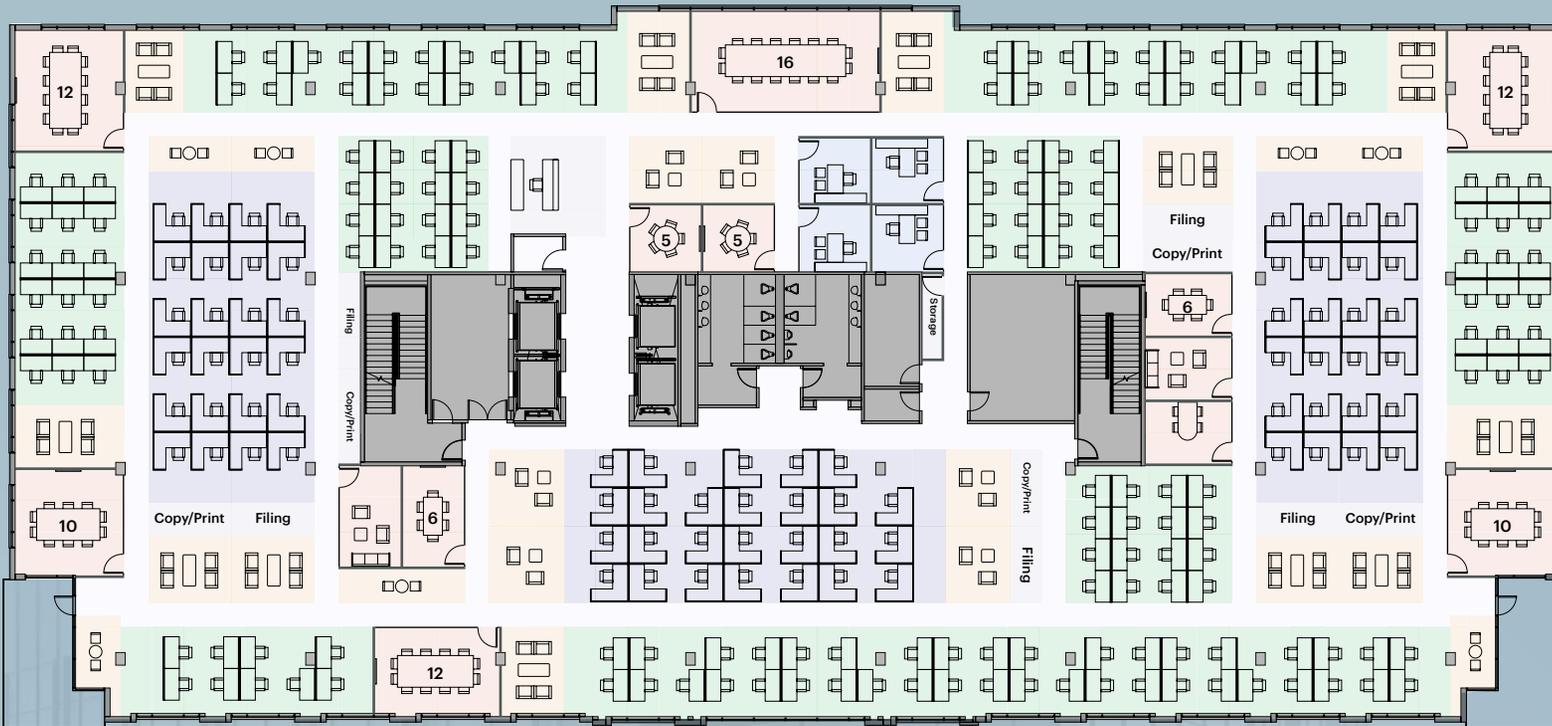
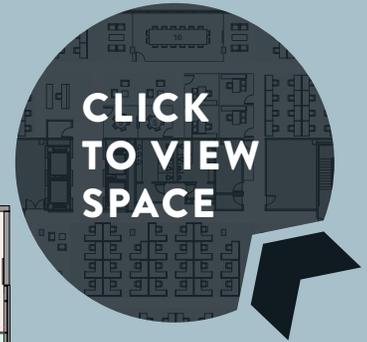
## NEARBY AMENITIES

- Chipotle
- Starbucks
- Buca di Beppo
- J Liu Restaurant & Bar
- Zaftig Brewing Company
- Blaze Pizza
- Jimmy John's
- Starbucks
- Pies & Pints
- Aladdin's Eatery
- Piada Italian Street Food
- Bob Evans
- Redlands Grill
- McDonald's
- Panera Bread
- Subway
- Kroger
- Homewood Suites by Hilton
- DoubleTree by Hilton
- Sheraton Hotels and Resorts
- Econo Lodge
- TownePlace Suites by Marriott
- Residence Inn by Marriott
- Courtyard by Marriott
- Extended Stay America
- Hyatt Place
- Quality Inn and Suites
- Fahey Banking Company
- United Bankers' Bank
- Chase Bank
- Fifth Third Bank
- Park National Bank
- First Federal Bank
- First Watch





# THE OFFICES AT HIGH NORTH



## SAMPLE OPEN OFFICE LAYOUT

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