

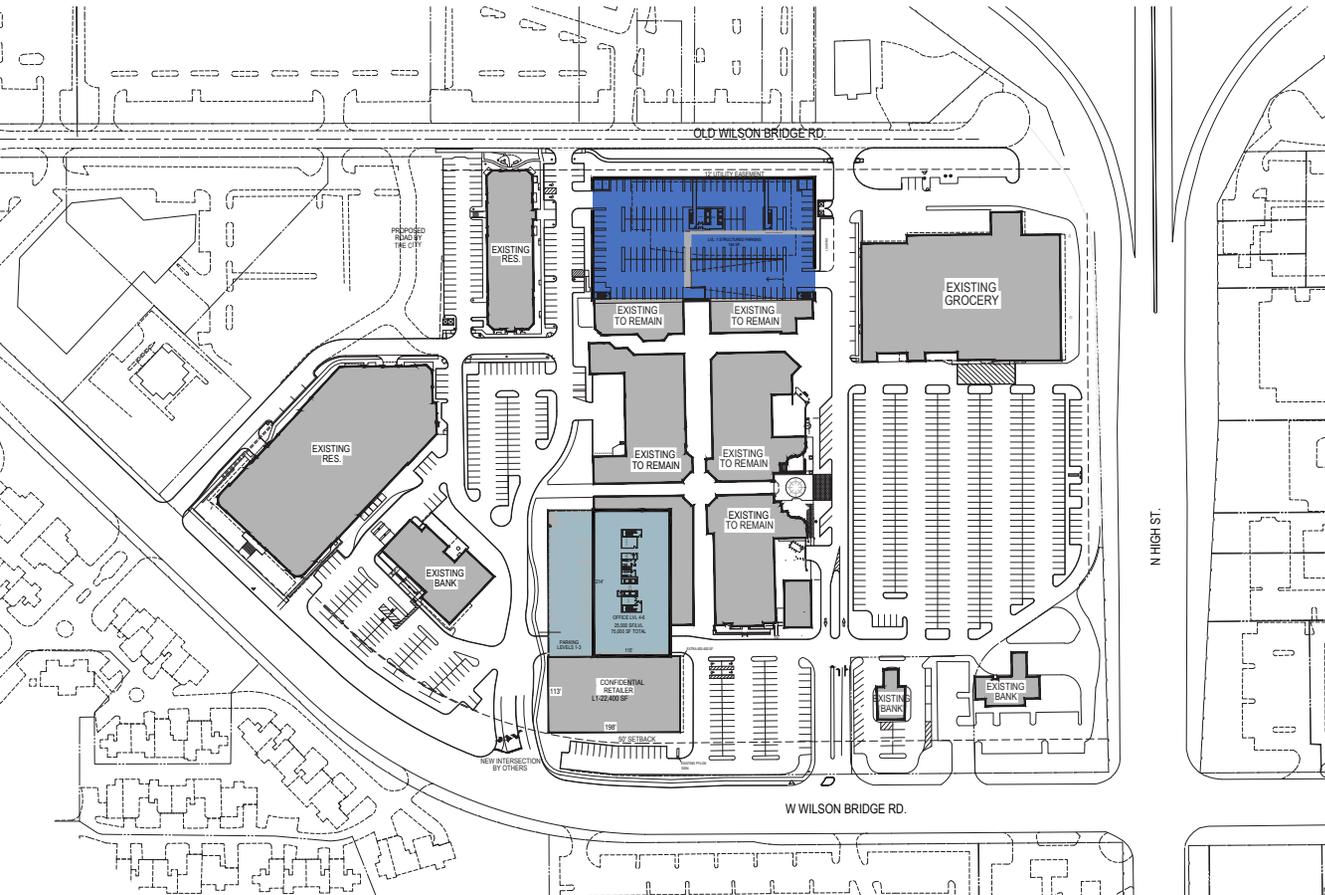


THE OFFICES AT HIGH NORTH



PHASE 1

PHASE 2



PROPERTY SUMMARY

PHASE 1 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

PHASE II 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.





AMENITIES



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



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



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



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

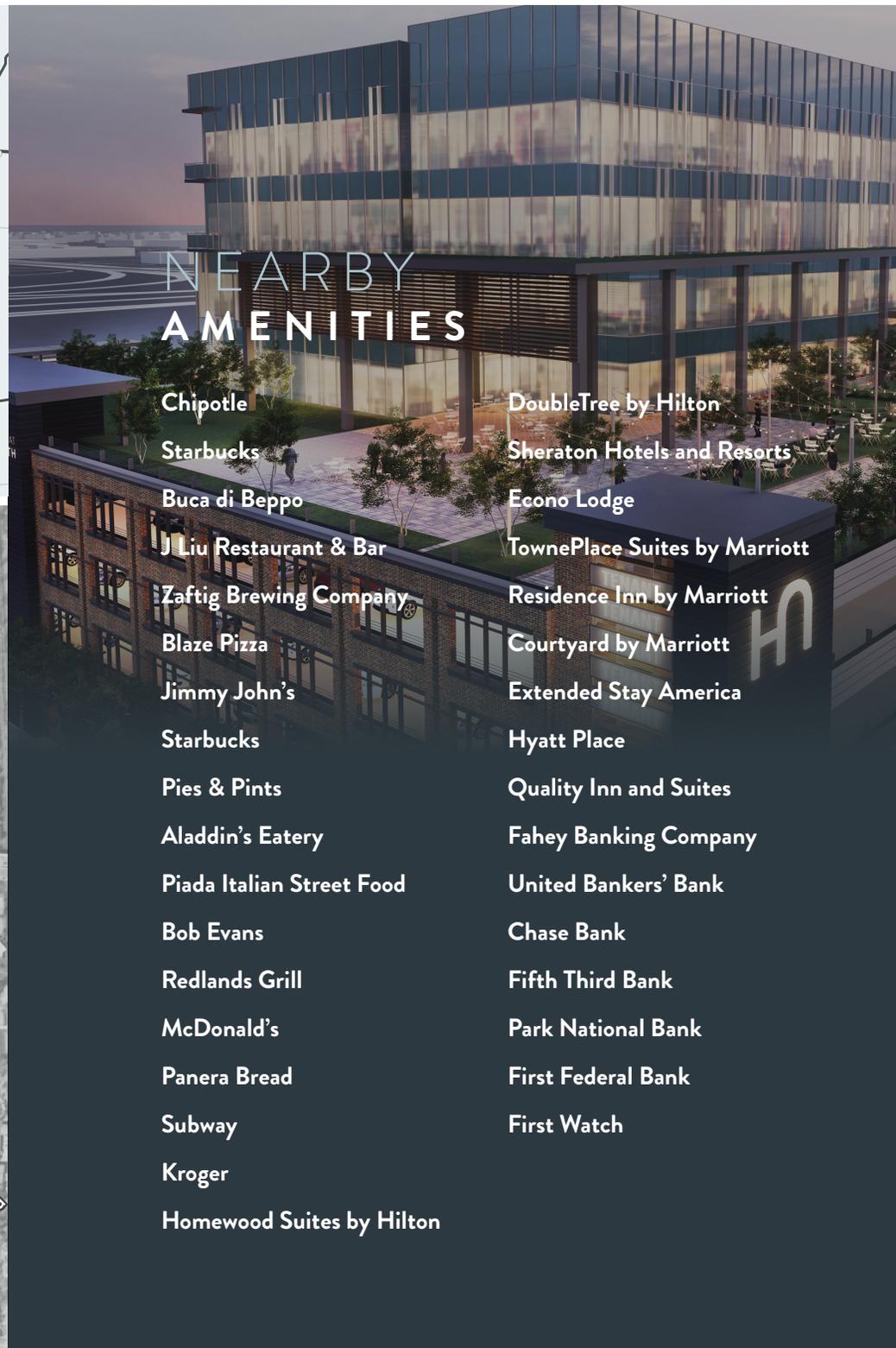
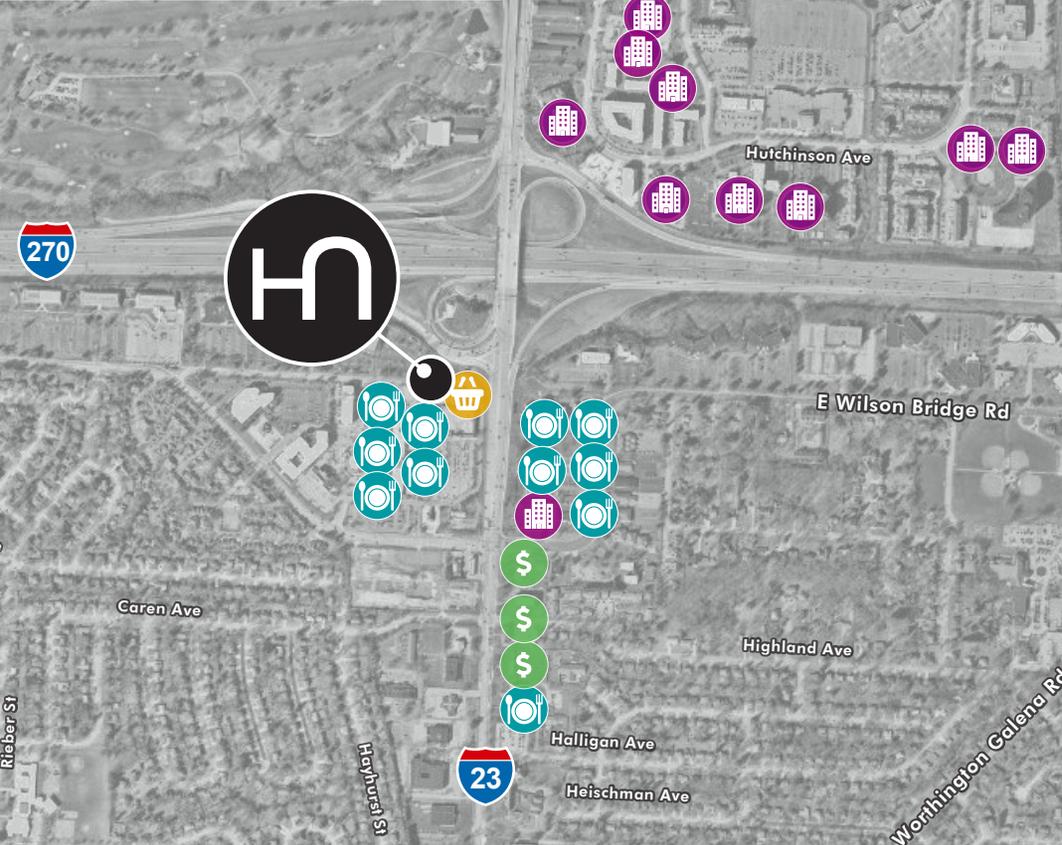
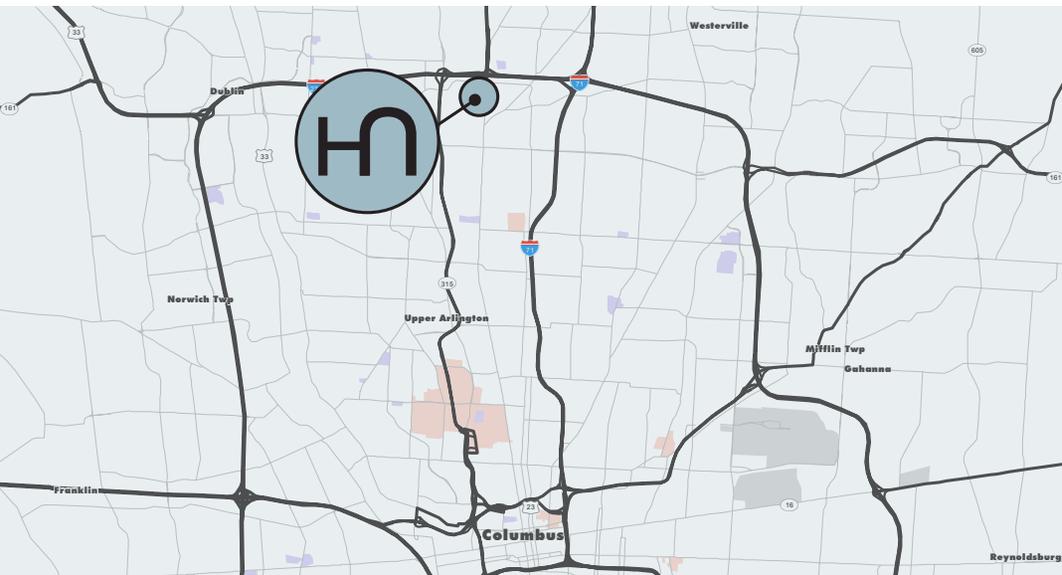


MOST TRAFFICKED
INTERSECTION WITHIN
CENTRAL OHIO
277K VEHICLES PER DAY

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





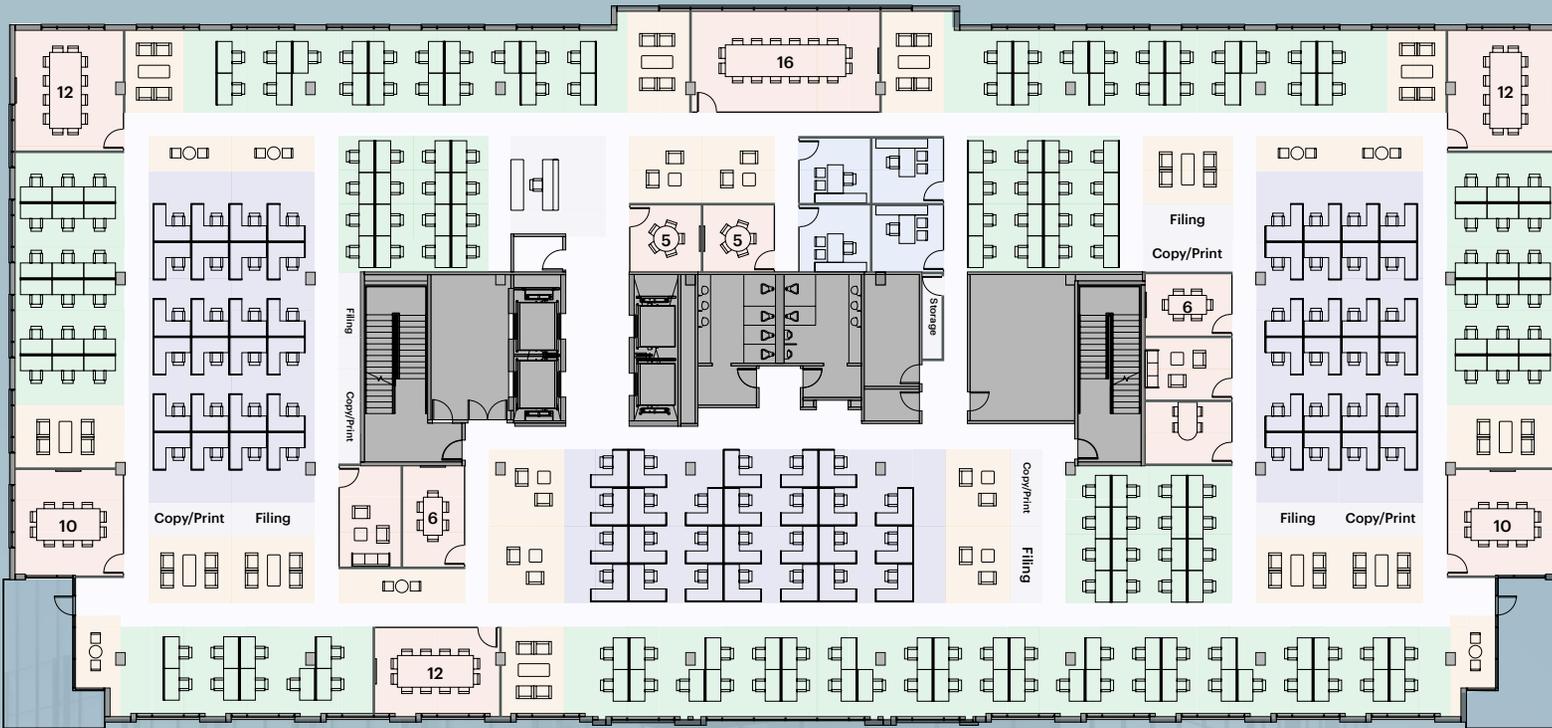
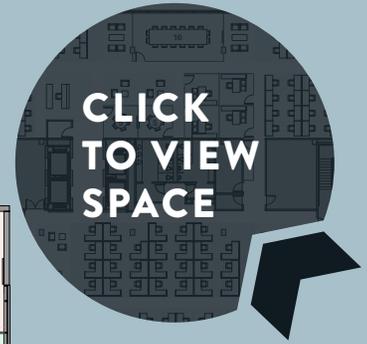
NEARBY AMENITIES

- Chipotle
- Starbucks
- Buca di Beppo
- 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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