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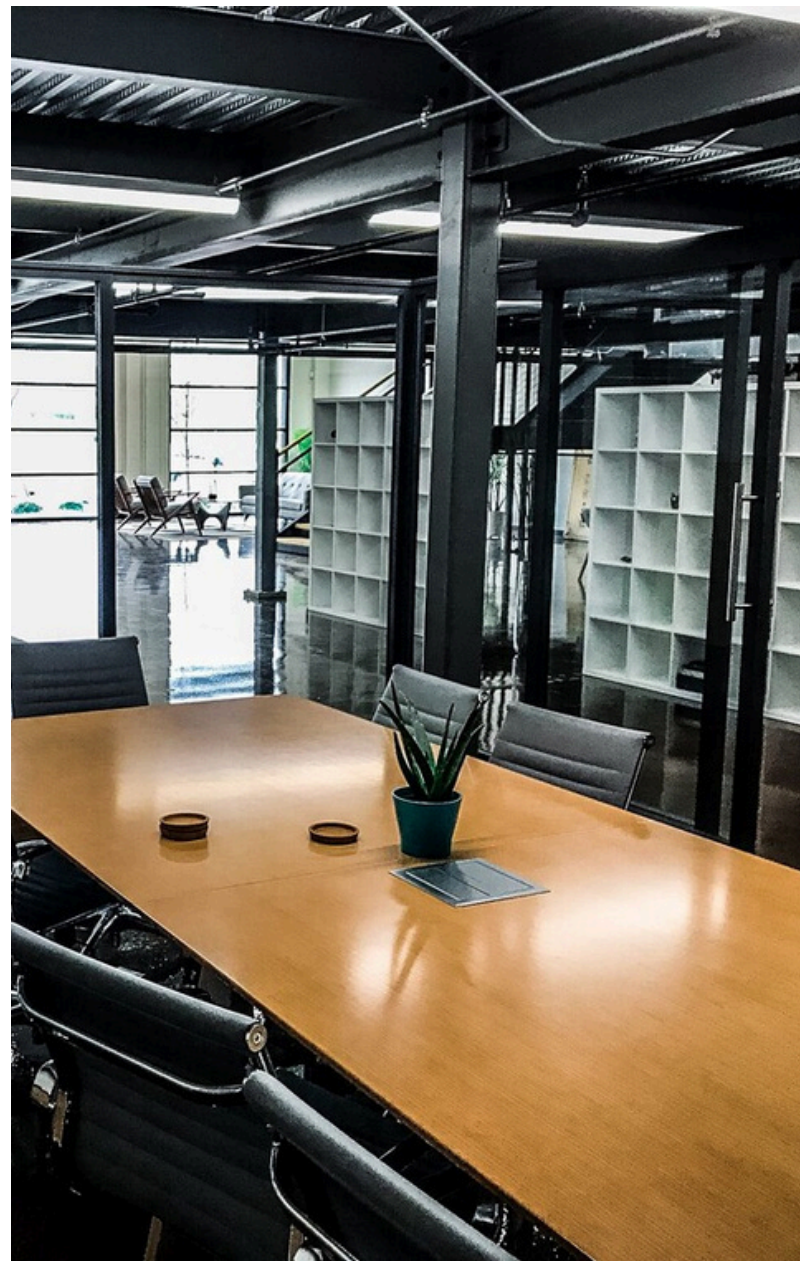


# AUDUBON PARK OFFICE CENTER

371 Maier Pl. Columbus Ohio 43215

[WWW.EVBCO.COM](http://WWW.EVBCO.COM)

# GALLERY



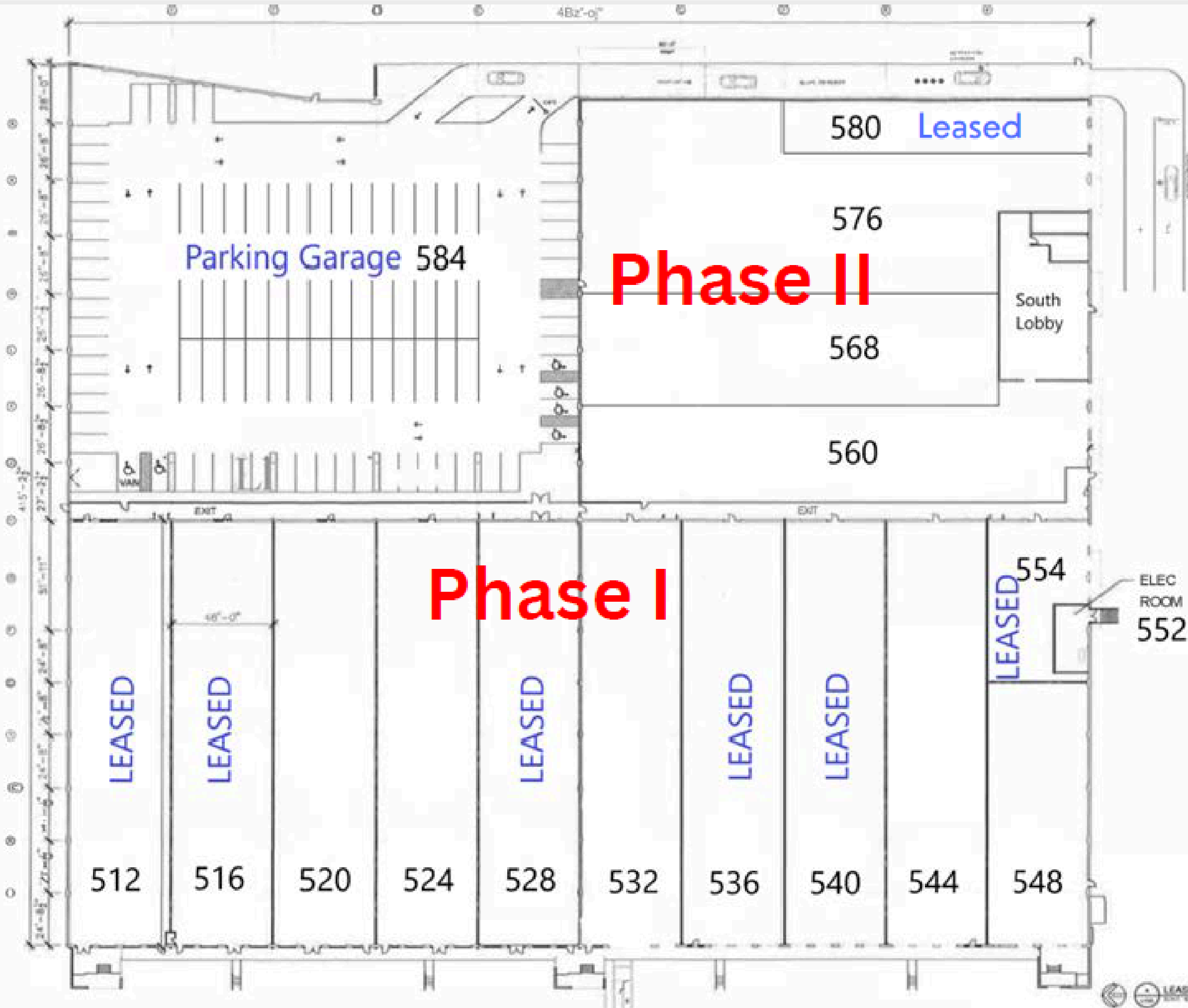
# ABOUT

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Located right along the Scioto Audubon Metro Park, the Audubon Park Office Center (371 Maier Pl. Columbus Ohio 43215) offers a prime location! It's walking distance from jogging paths, rock climbing, boat docking, and even a dog park- as well as downtown, the German Village, and the Brewery District. Conveniently right off I-70 and I-71.

The 172,000 sqft property has a range of 4,000-105,000 sqft available. Included are loft-style 20' ceilings with skylights through-out. Exterior parking is free and includes up to 300 spaces . Interior parking can accommodate 125 vehicles. The South facing elevation includes a community lobby, kitchen, restrooms, and an outdoor patio.



# AVAILABLE SUITES

FROM 7,000 -  
50,000 SQFT

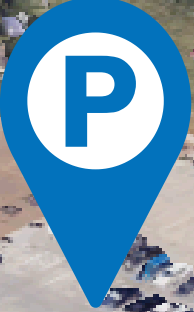


**Proposed Bridge for Pedestrians**

Scioto Audubon Sand Volleyball Courts



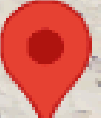
Audubon Climbing Wall



Nocterra Brewing Co. - Audubon



Prototype: The Experimental Museum





Sand Volleyball

Dog Park

Proposed Metro Parks  
Pedestrian Bridge

Rock Climbing Wall

Bike Trail to Scioto Greenway,  
Downtown, and Ohio State

Grange Insurance  
Audubon Center

Scioto  
Audubon  
Metro Park

Homedog Resort  
& Daycare

Liberty Place

Athletic Fields

Obstacle Course

Kroger

Adrian Vandebout "The  
Duke" Memorial Brick

W Sycamore St

# DETAILS

01

## RENT

West Elevation: \$15.50/psf  
South Elevation: \$12/psf  
when signing a 3 year lease  
5% increase/year thereafter

02

## TRIPLE NET

Taxes, insurance, and  
operating expenses are paid  
by the tenant

03

## UTILITIES

Electric: City of Columbus & AEP  
Internet: Various providers  
Gas: Columbia Gas

04

## SIGNAGE

Large signage can be  
provided

05

## ROOFTOP

Solar panel installations can  
be made, and satellite  
locations are available.



# CONTACT US:

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