



FOR LEASE

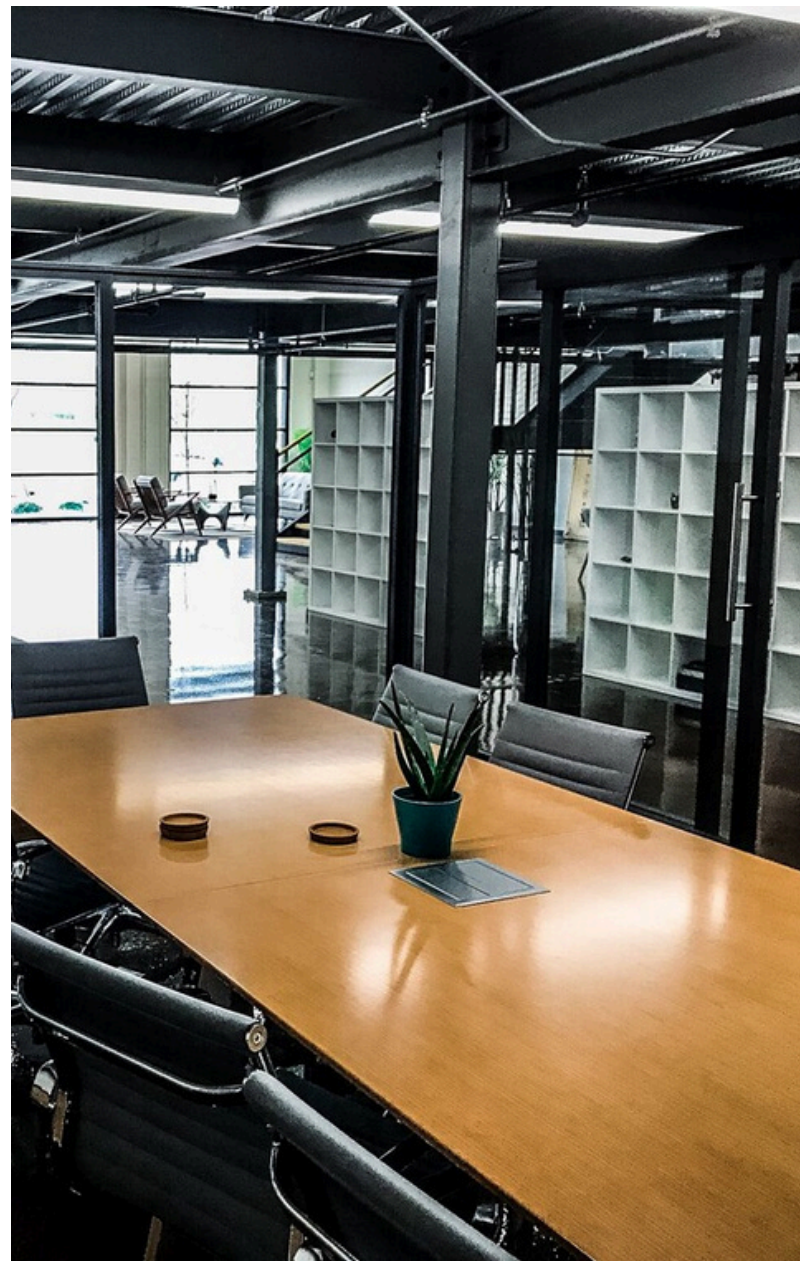


AUDUBON PARK OFFICE CENTER

371 Maier Pl. Columbus Ohio 43215

WWW.EVBCO.COM

GALLERY

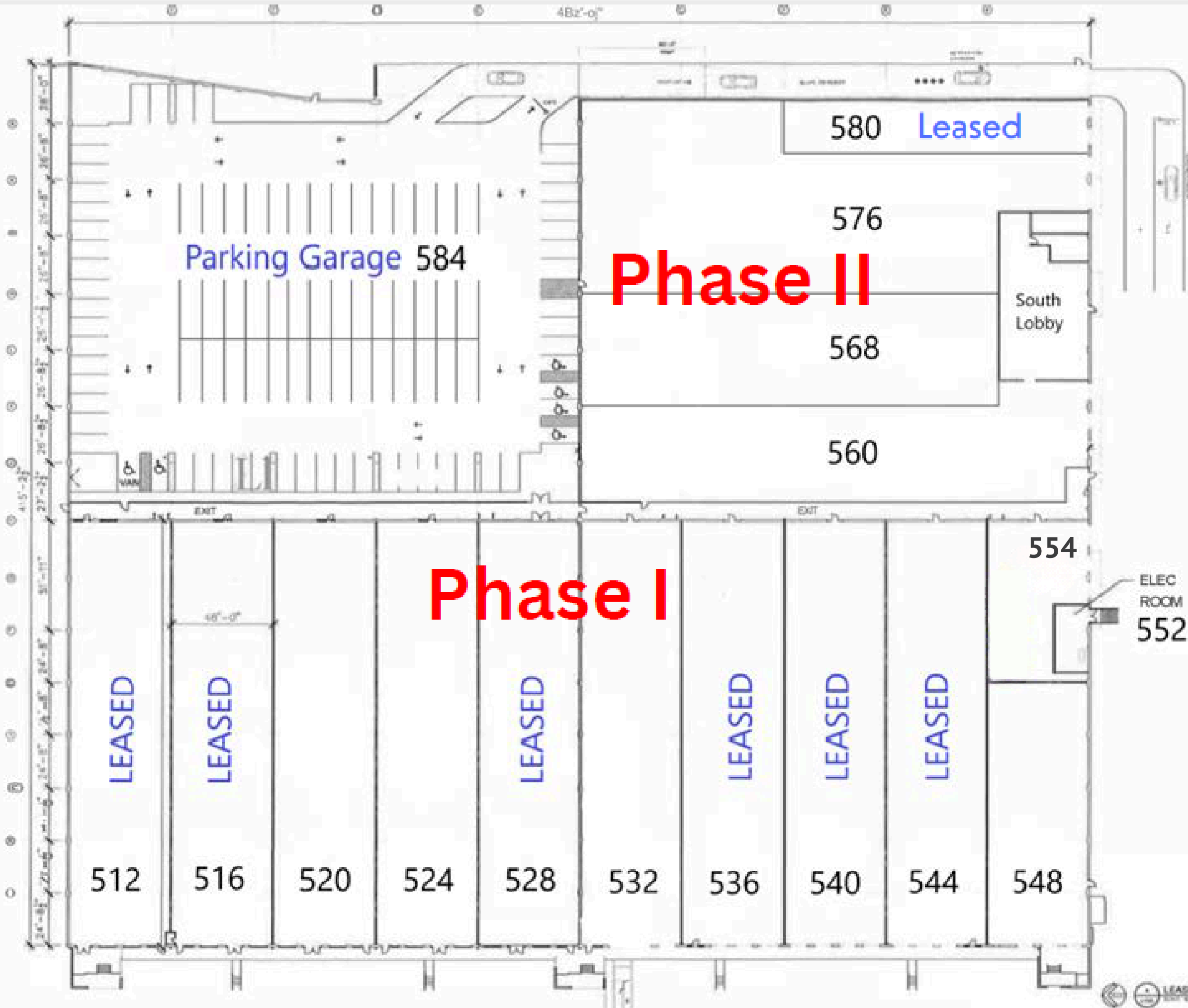


ABOUT



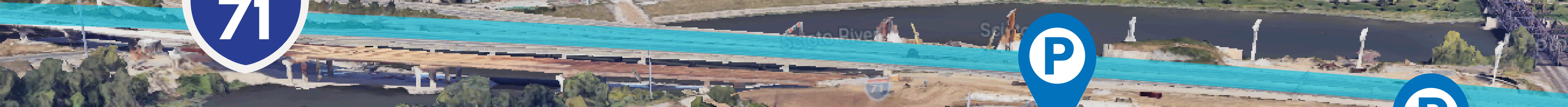
Located right along the Scioto Audubon Metro Park, the Audubon Park Office Center (371 Maier Pl. Columbus Ohio 43215) offers a prime location! It's walking distance from jogging paths, rock climbing, boat docking, and even a dog park- as well as downtown, the German Village, and the Brewery District.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

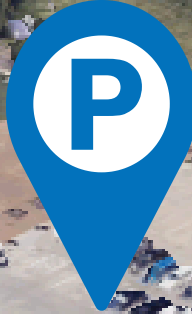
FROM 7,000 -
50,000 SQFT



Proposed Bridge for Pedestrians

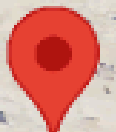
Scioto Audubon Sand Volleyball Courts

Audubon Climbing Wall



Nocterra Sewing 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 Vandembout "The
Duke" Memorial Brick

W Sycamore St

Scioto River

Scioto River

Scioto

Lower Scioto Greenway

Maier Pl

Maier Pl

Maier Pl

Short St

Short St

Maier Pl

Liberty

Bice

Miranova Pl
W Mcund St

Harmon Ave

Rich 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.



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