

FOR LEASE

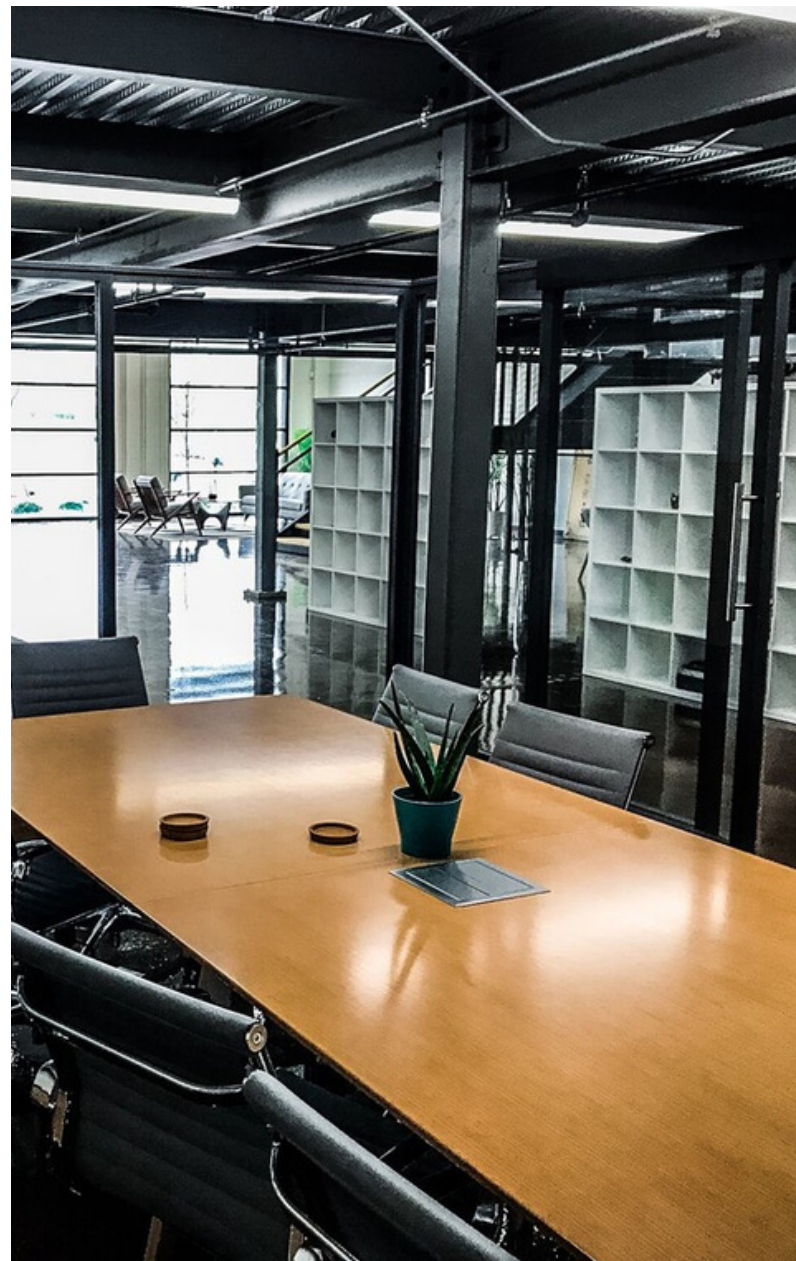
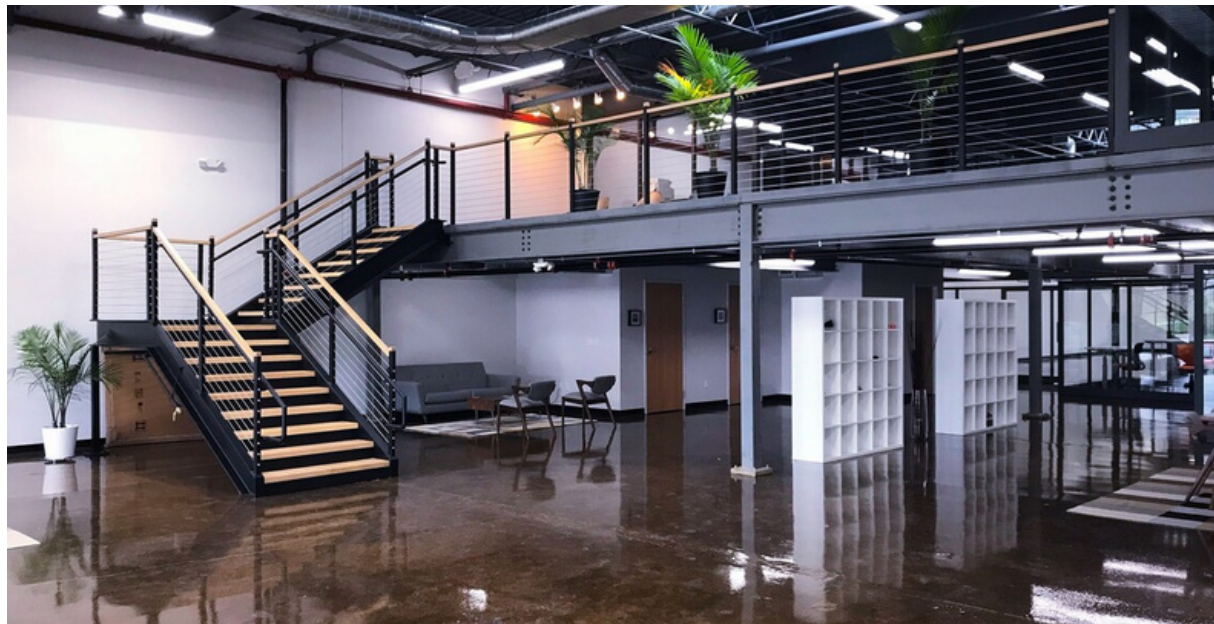


AUDUBON PARK OFFICE CENTER

371 Maier Pl. Columbus Ohio 43215

WWW.EVBCO.COM

GALLERY

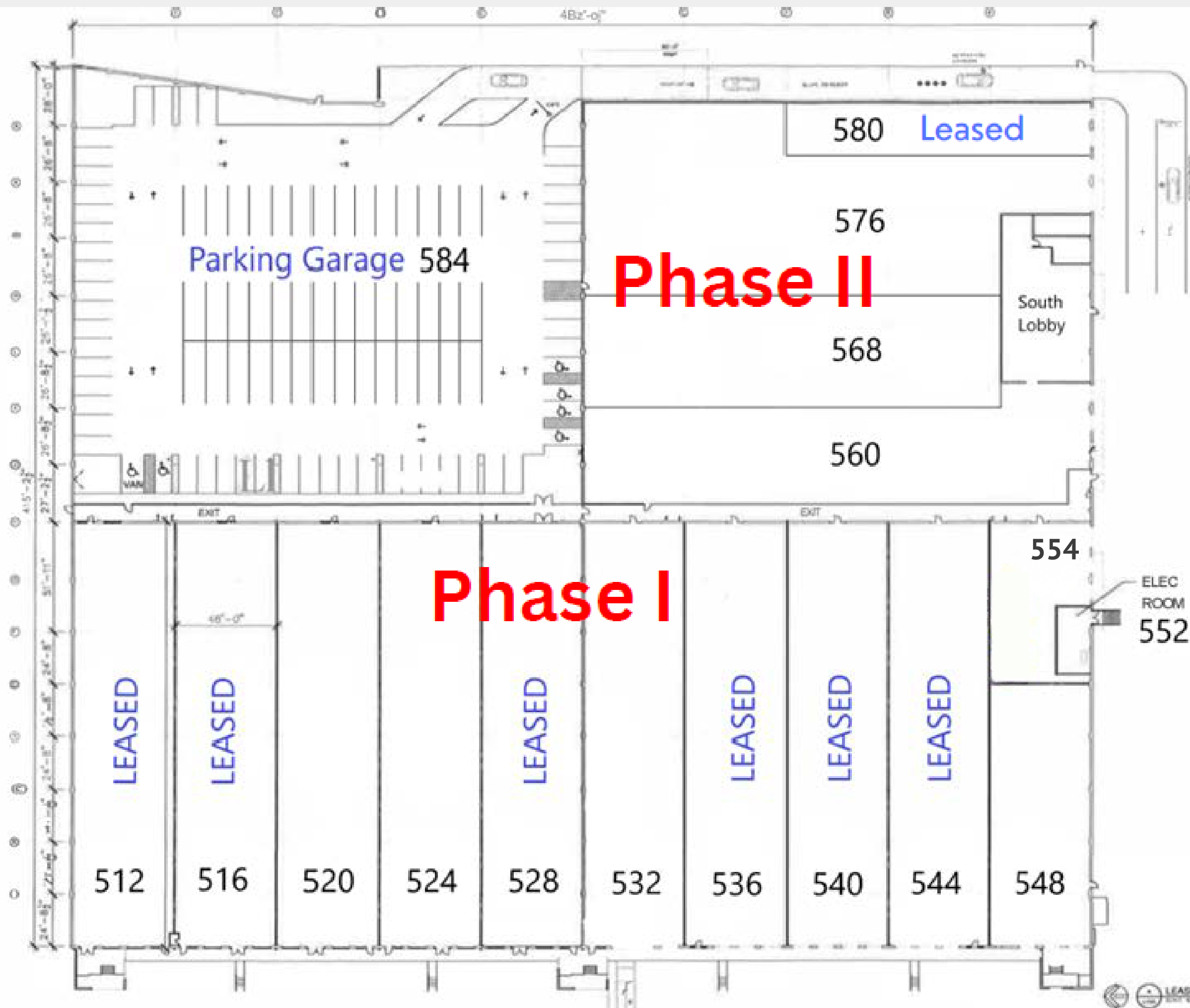


ABOUT



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



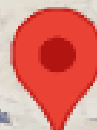
Audubon Climbing Wall

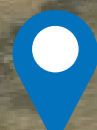
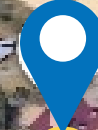
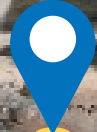


Nocterra Sewing
Co. - Audubon



Prototype: The
Experimental Museum





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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