

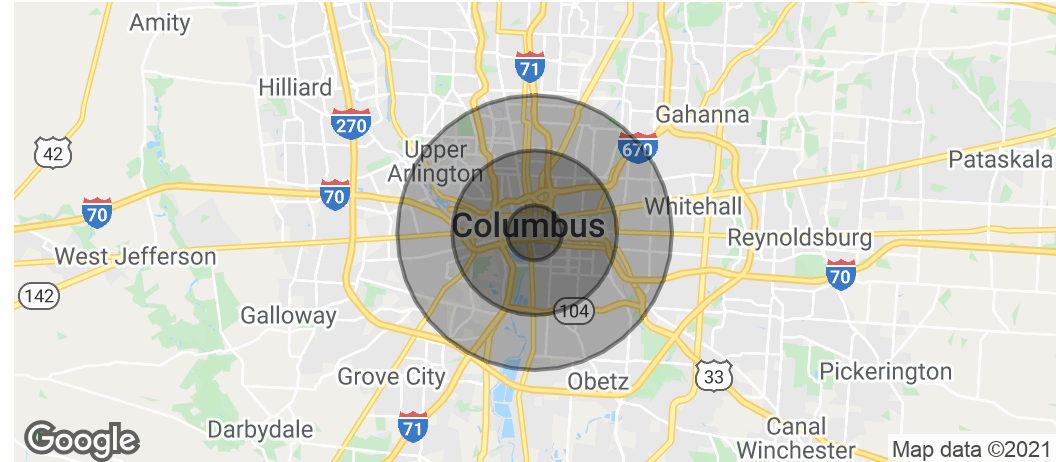


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OFFERING SUMMARY

| | |
|----------------|---------------------|
| Available SF: | 1,032 - 4,562 SF |
| Lease Rate: | \$28.00 SF/yr (NNN) |
| Lot Size: | 0.9 Acres |
| Building Size: | 100,000 |
| Market: | Downtown |
| Submarket: | Downtown South |
| Traffic Count: | 15,000 |

PROPERTY HIGHLIGHTS

- New Development with 120 residential units and approximately 8,500 SF of retail space
- Located on Main Street just east of 4th Street in the developing "Red Brick District"
- Easy access from High Street, Main Street, I-70, I-71 & SR 315
- Located just north of German Village, and southeast of Columbus Commons

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 10,224 | 64,683 | 149,453 |
| Total Population | 16,590 | 149,284 | 360,566 |
| Average HH Income | \$99,971 | \$62,732 | \$65,767 |

AREA BUSINESSES



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North Elevation



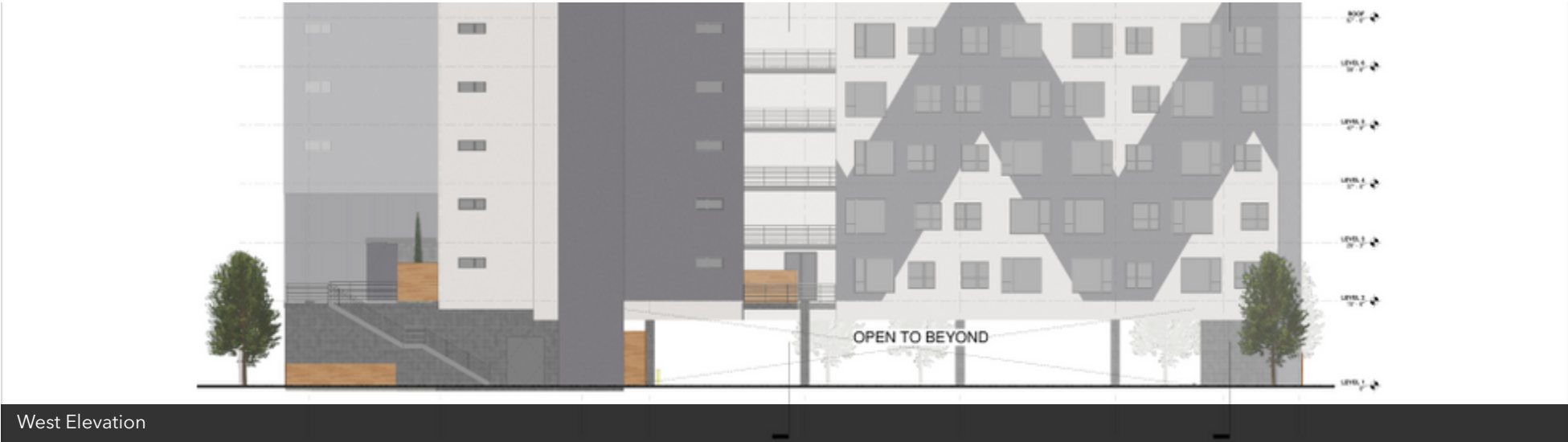
South Elevation

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East Elevation



West Elevation

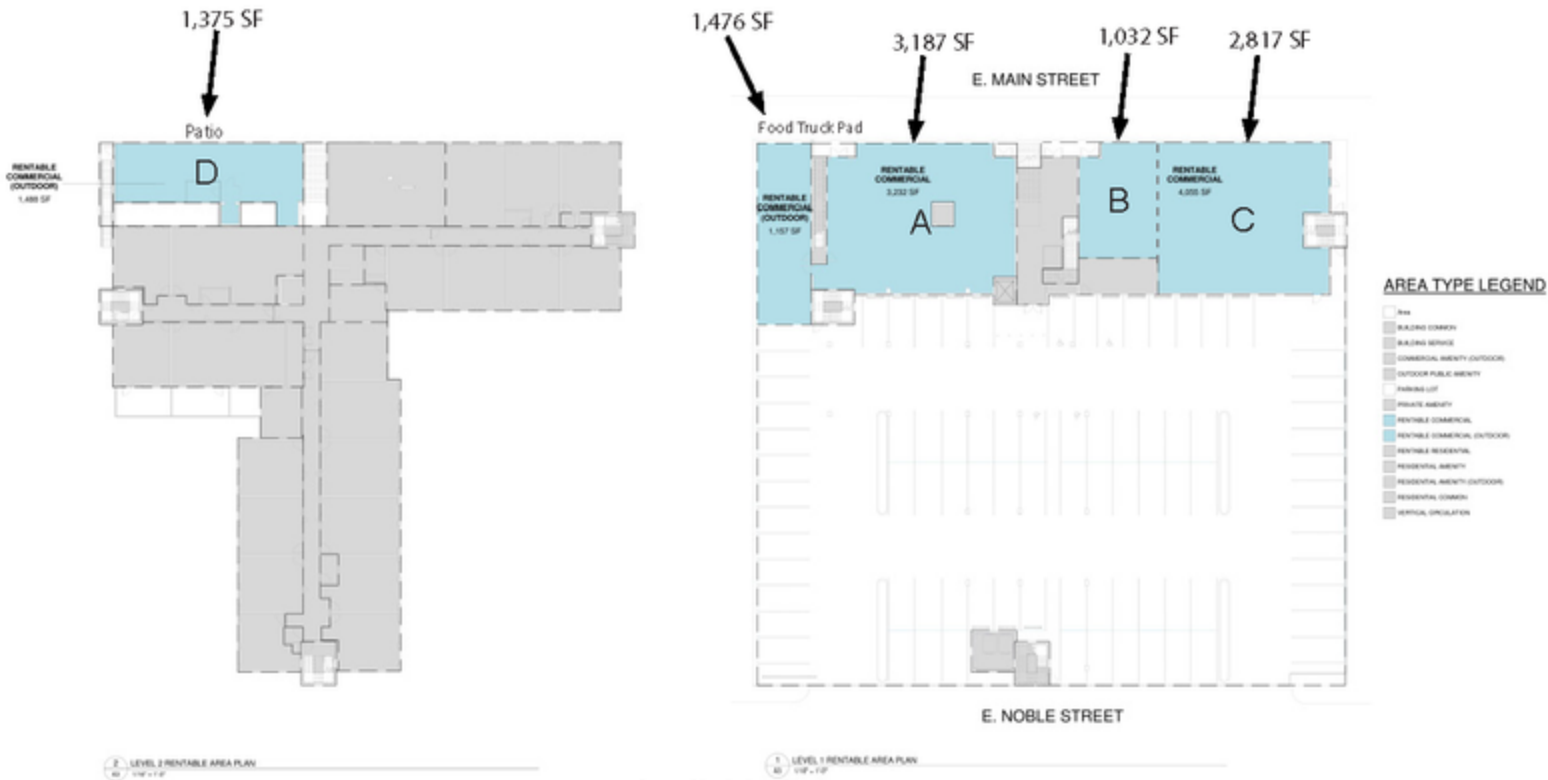
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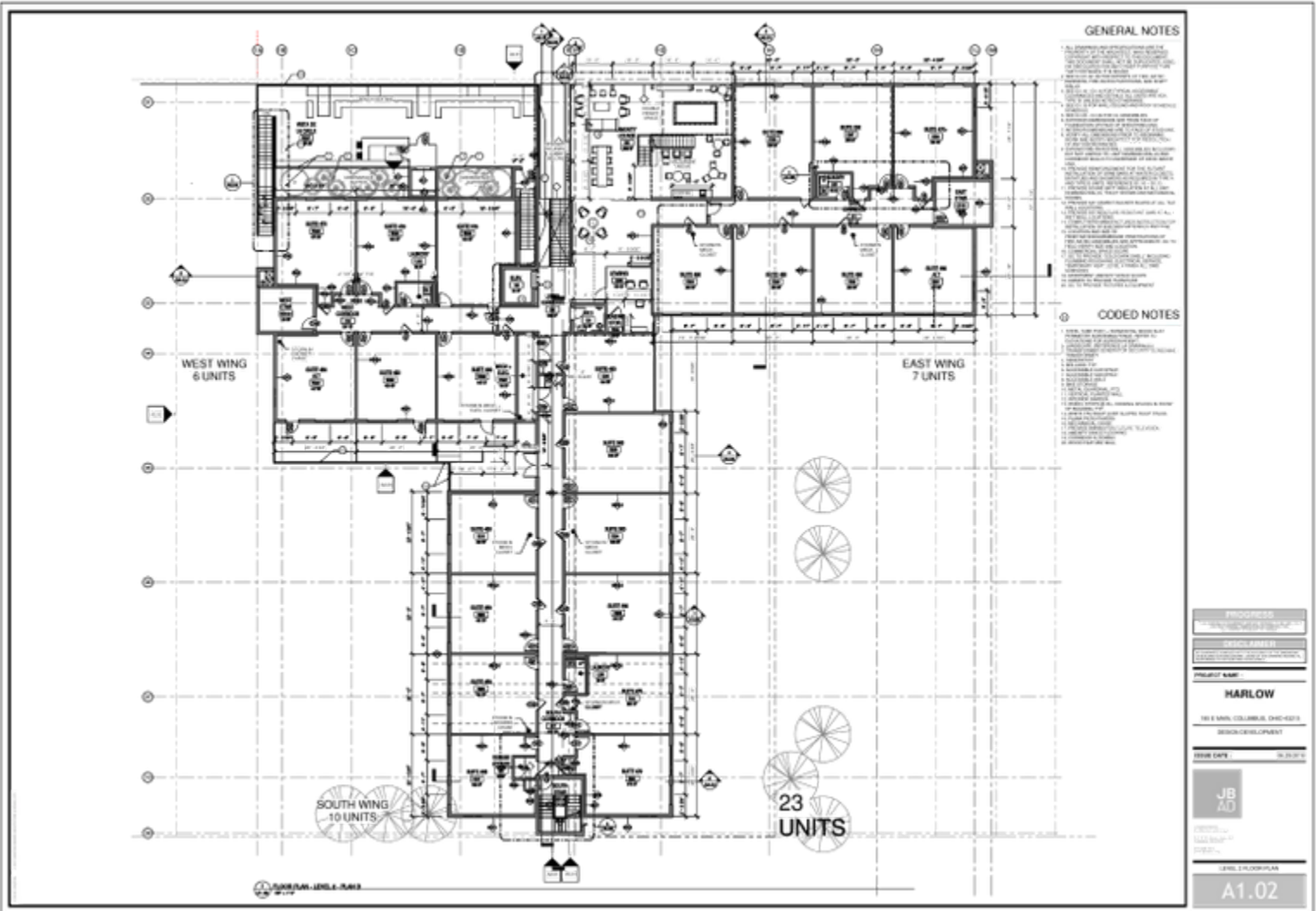




Available Suites

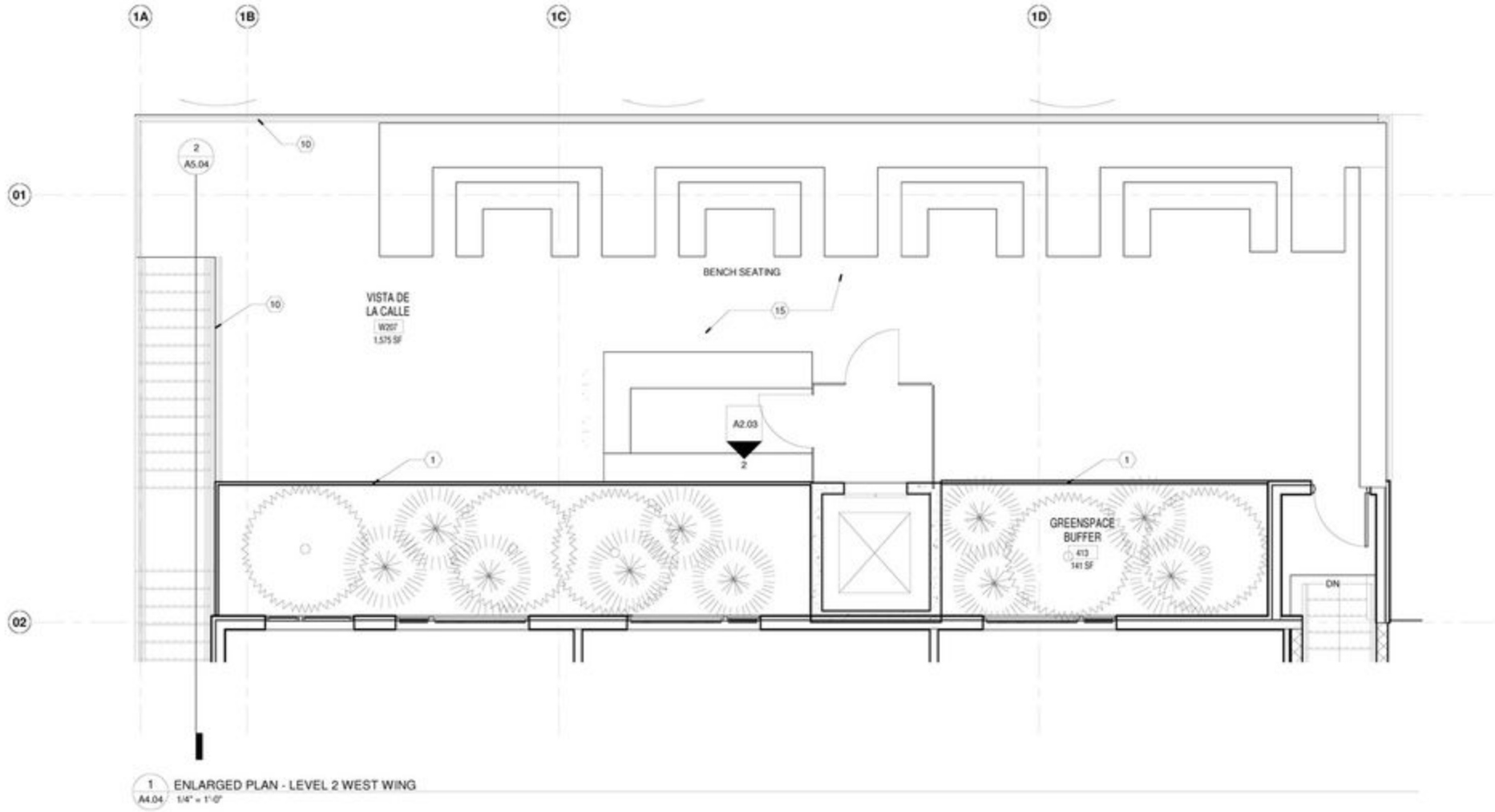
| | |
|----------------|----------|
| Food Truck Pad | 1,476 SF |
| A | 3,187 SF |
| A&D | 4,562 SF |
| B | 1,032 SF |
| B&C | 3,849 SF |
| C | 2,817 SF |
| D | 1,375 SF |

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Proposed Roof Deck Layout

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