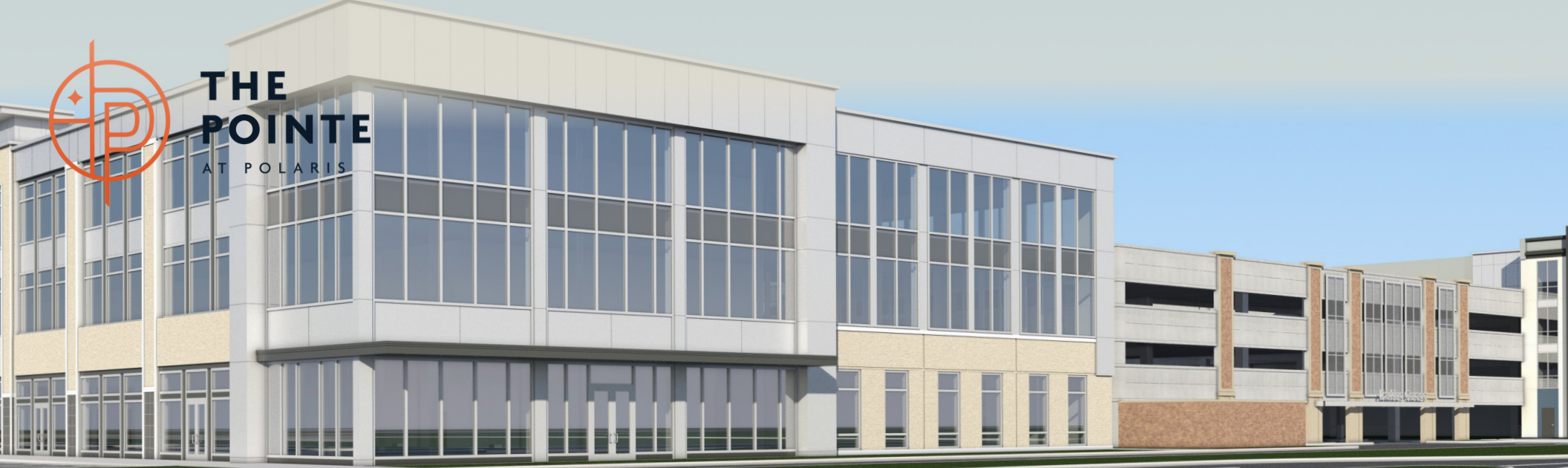




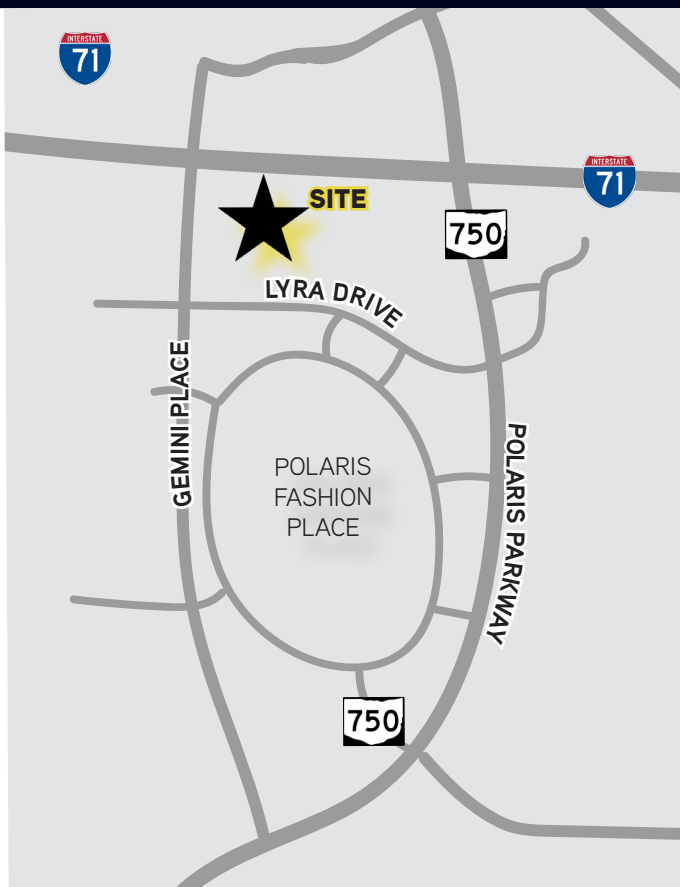
**THE  
POINTE**  
AT POLARIS



# THE POINTE AT POLARIS



## OFFICE SPACE FOR LEASE

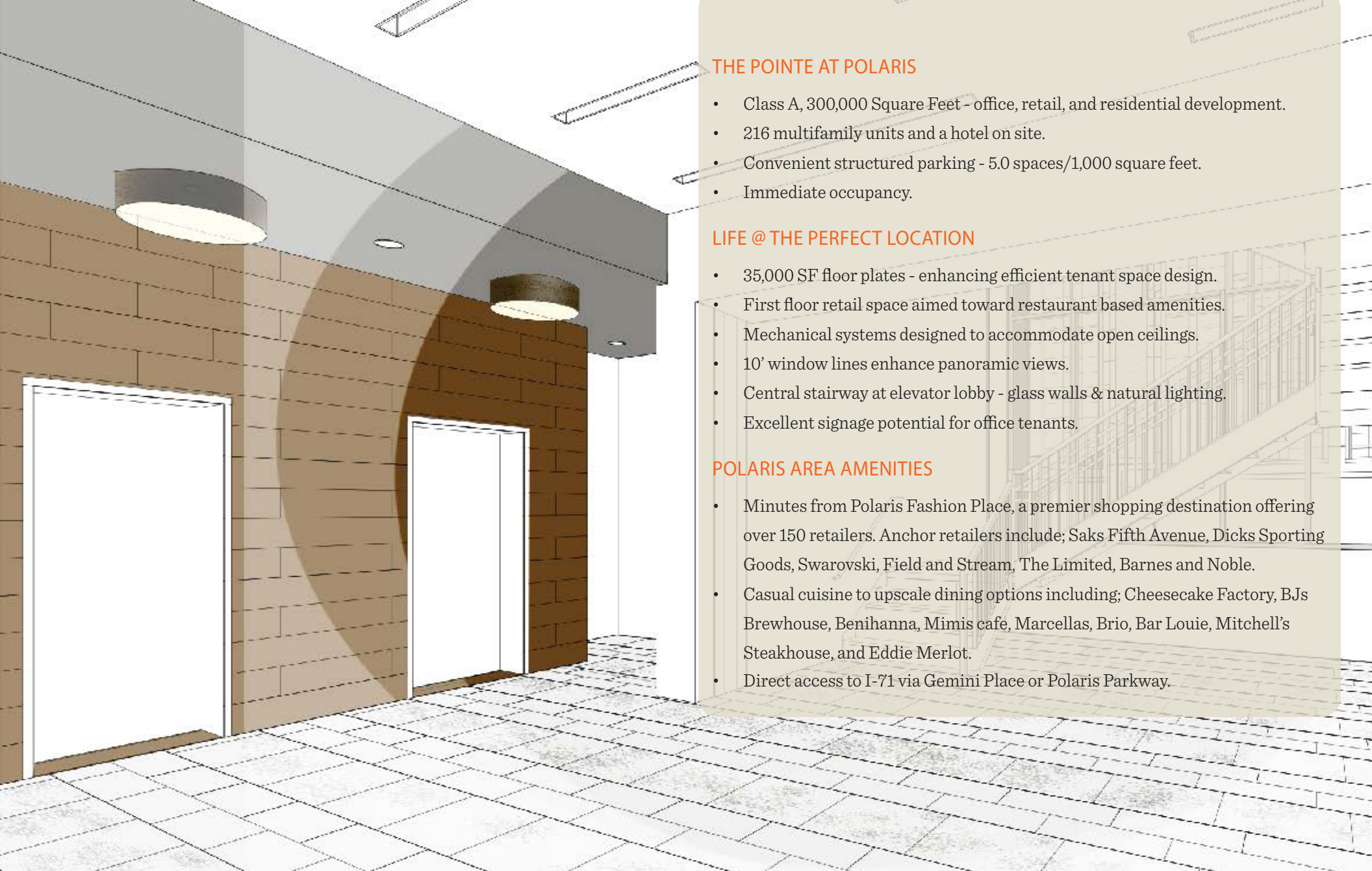


**THE POINTE AT POLARIS** is a 300,000 SF office, retail, and residential development. The project includes; 216 multi family units, structured parking, and a hotel on site. This development will fully embody the live, work, play aspect that no other Polaris site can offer. Details below;

Floor size:	34,000 SF
Parking:	5 per 1,000 SF
Pricing:	\$18.75/RSF NNN
Operating expenses:	\$6.90/RSF (up to 10 year 100% tax abatement)
Timing:	Immediate occupancy
Developer:	VanTrust Real Estate   <a href="http://vantrustre.com">vantrustre.com</a>
Website:	<a href="http://thepointeatpolaris.com">thepointeatpolaris.com</a>







### THE POINTE AT POLARIS

- Class A, 300,000 Square Feet - office, retail, and residential development.
- 216 multifamily units and a hotel on site.
- Convenient structured parking - 5.0 spaces/1,000 square feet.
- Immediate occupancy.

### LIFE @ THE PERFECT LOCATION

- 35,000 SF floor plates - enhancing efficient tenant space design.
- First floor retail space aimed toward restaurant based amenities.
- Mechanical systems designed to accommodate open ceilings.
- 10' window lines enhance panoramic views.
- Central stairway at elevator lobby - glass walls & natural lighting.
- Excellent signage potential for office tenants.

### POLARIS AREA AMENITIES

- Minutes from Polaris Fashion Place, a premier shopping destination offering over 150 retailers. Anchor retailers include; Saks Fifth Avenue, Dicks Sporting Goods, Swarovski, Field and Stream, The Limited, Barnes and Noble.
- Casual cuisine to upscale dining options including; Cheesecake Factory, BJ's Brewhouse, Benihanna, Mimis cafe, Marcellas, Brio, Bar Louie, Mitchell's Steakhouse, and Eddie Merlot.
- Direct access to I-71 via Gemini Place or Polaris Parkway.

## BUILDING INFORMATION





NORTH ELEVATION



SOUTH ELEVATION



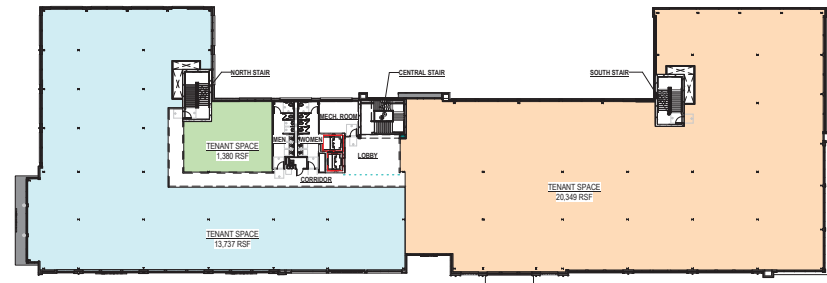
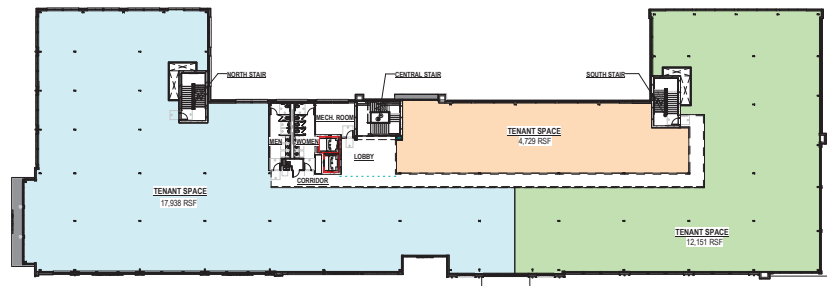
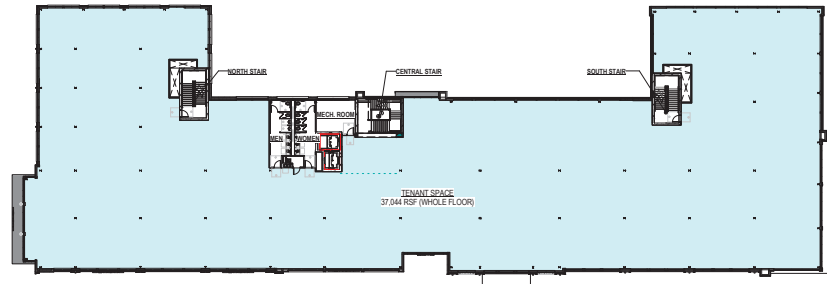
WEST ELEVATION



EAST ELEVATION

# OFFICE BUILDING

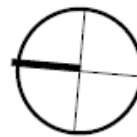
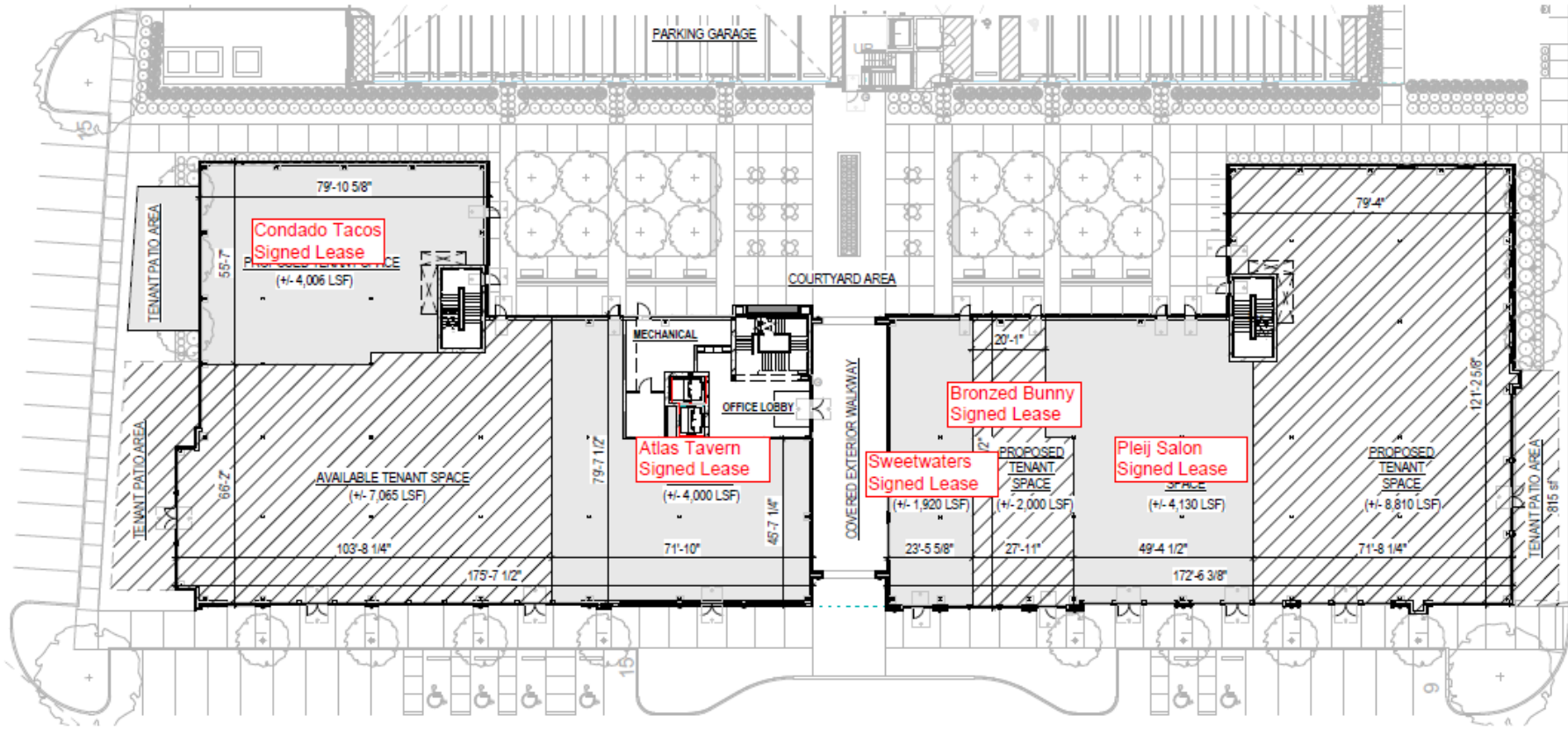






# TENANT AREA CALCULATIONS

FLOOR	USABLE AREA	R/U FACTOR	LEASABLE AREA
FIRST FLOOR	31,729 SF	1.006	31,919 SF



first floor plan

1" = 30'-0"



conceptual drawing only - not for construction

2015.174



ma architects  
ma-architects.com

The Pointe at Polaris - Office/Retail Building  
| 8924 - 8958 LYRA DRIVE, COLUMBUS, OHIO 43240 |

FIRST FLOOR LEASING PLAN

07/14/2017

T11.0

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# THE POINTE AT POLARIS

## SITE PLAN

- ① 1st floor retail space, 2 floors office space
- ② 4-story Parking Garage
- ③ 4-story Apartments
- ④ 4-story Office buildings
- ⑤ 5-story Hotel
- ⑥ 4-story Parking Garage
- ⑦ 3-story Apartments



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