

65

EAST  
STATE

BE WHERE  
IT HAPPENS.



# Hub 65

## Amenities

- Golf/gaming simulator
  - Event space
- Common conference rooms
  - Training room
  - Fitness center

Find it all on the 16th floor...



**1,000 Car**  
Underground



**Class A**  
Recently renovated office building



**Energy Efficient**  
Energy Star Certified  
2007 & 2014



**Amenities**  
within walking distance



**Community**  
Conference Center



**Security**  
24-Hour Key Card



# Building Availability

Building signage available for anchor tenant



Sample							
	2400	17,998 SF					
	2300	17,998 SF					
	2200	19,472 SF					
	2100	19,472 SF					
Floors 21-24 74,940 SF							
	1650	2,646 - 2,891 SF					
	1550	4,674 SF					
	1350	6,721 SF					
	1250	4,246 SF					
	1000	19,362 SF					
	900	19,362 SF					
	800	11,191 SF					
850	820						
5,070 SF	2,630 SF						
750							
3,799 SF							
	600						
	19,377 SF						
550							
6,382 SF							
	400						
	19,377 SF						
305	310	312					
7,598 SF	6,997 SF	2,270 SF					
R100	R103	R105	R106	R108	R109	R111	R113
3,502 SF	987 SF	623 SF	2,084 SF	1,345 SF	1,121 SF	2,300 SF	1,059 SF



# Building Availability



## Suites Available up to 6,000 RSF

<b>Suite L100</b>	3,502 RSF	Office/retail space
<b>Suite R103</b>	987 RSF	Retail; former gift shop
<b>Suite R105</b>	623 RSF	Efficient first floor suite
<b>Suite R106</b>	2,084 RSF	Office/retail space
<b>Suite R108</b>	1,345 RSF	Retail; fully built out dental space
<b>Suite R109</b>	1,121 RSF	Small suite with easy access to the Columbus Commons
<b>Suite R111</b>	2,300 RSF	Former restaurant space
<b>Suite R113</b>	1,059 RSF	Ideal small suite off the main door entrance
<b>Suite 201</b>	1,921 RSF	Efficient suite; Up to 4 offices with Kitchenette
<b>Suite 225</b>	5,105 RSF	Open space with perimeter hard wall offices
<b>Suite 310</b>	6,997 RSF	Some open space with perimeter offices
<b>Suite 312</b>	2,270 RSF	Ideal small suite with lots of glass
<b>Suite 750</b>	3,799 RSF	Perimeter hard wall offices; overlooks the Commons
<b>Suite 820</b>	2,630 RSF	Mostly open space. <i>Can combine with Suite 850 for a total of 5,794 SF.</i>
<b>Suite 860</b>	3,164 RSF	Mostly private offices. <i>Can combine with Suite 820 for a total of 5,794 SF.</i>
<b>Suite 1250</b>	4,246 RSF	Mix of offices and open space; overlooks the Commons
<b>Suite 1550</b>	4,674 RSF	<b>Some open space with perimeter offices</b>
<b>Suite 1650</b>	2,646 - 2,891 RSF	<b>Some open space with perimeter offices</b>

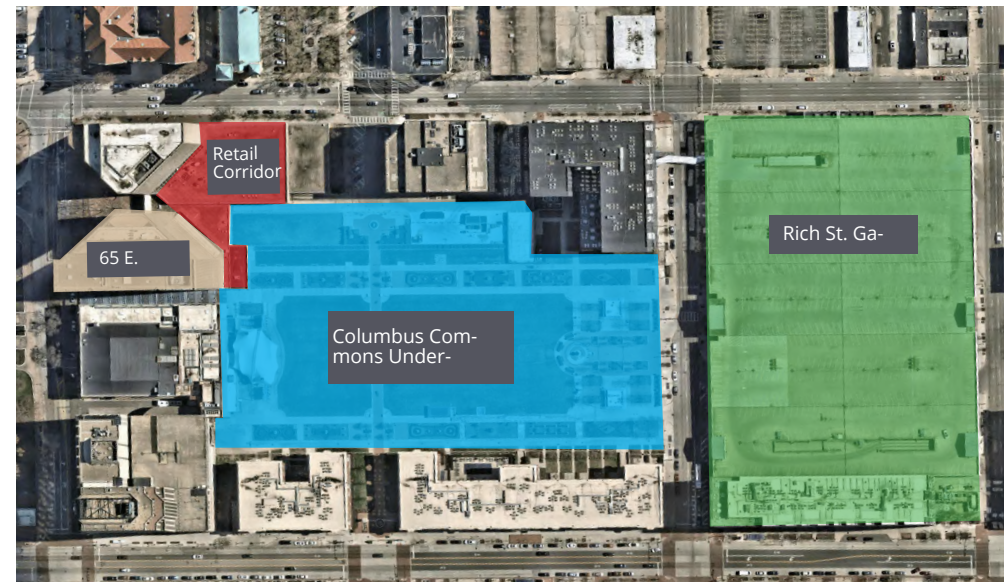
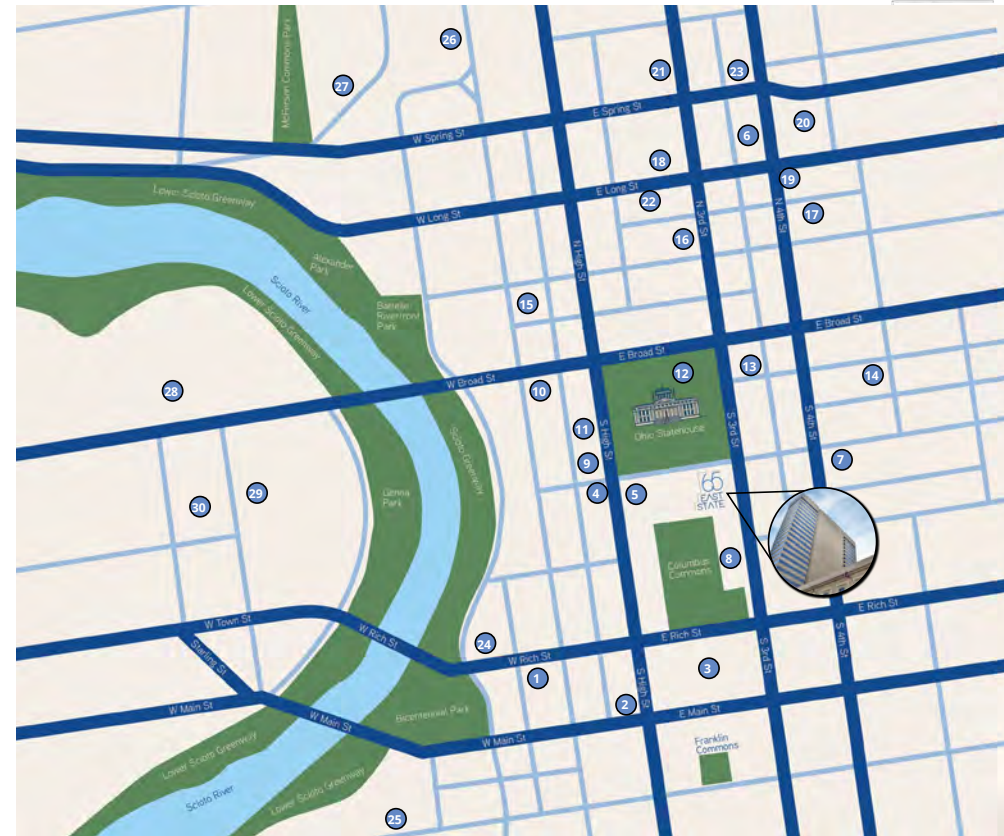
## Large Suites Available up to 67,524 Contiguous RSF

<b>Suite 305</b>	7,598 RSF	Some open space with perimeter offices
<b>Suite 400</b>	19,377 RSF	Perimeter hard wall offices; <i>divisible</i>
<b>Suite 550</b>	6,382 RSF	Mostly open space with several offices
<b>Suite 600</b>	19,377 RSF	White box condition; <i>divisible</i>
<b>Suite 800</b>	11,191 RSF	Can be combined with suites 820 and 860 up to 16,985 RSF
<b>Suite 900</b>	19,362 RSF	Mostly hard wall offices; <i>divisible</i>
<b>Suite 1000</b>	19,362 RSF	Mostly hard wall offices; <i>divisible</i>
<b>Suite 1910</b>	8,327 RSF	Mostly private offices with conference and training rooms
<b>Suite 2110</b>	12,056 RSF	
<b>Suite 2200</b>	19,472 RSF	<b>Partially built out space intended for WeWork. Great opportunity for the next tenant.</b>
<b>Suite 2300</b>	17,998 RSF	
<b>Suite 2400</b>	17,998 RSF	

Asking Rate: \$21.95-\$24.95 PSF MG

# Parking Options

Parking Location	Spaces	Monthly	Monthly	Daily
1 RiverSouth Parking Garage	773	\$105	\$170	\$2 - 12
2 269 S High St	41	\$40	-	\$3 - 7
3 Columbus Commons Main	3,677	\$110	\$170	\$1 - 12
4 107 S High St	115	\$195	\$230	\$8 - 15
5 Fifth Third Building	428	\$195	\$250	\$3 - 13
6 General Tire Lot	59	\$100	-	\$6
7 185 - 201 E State St	100	\$100	-	\$3 - 7
8 Columbus Commons Underground	954	\$180	\$250	\$3 - 17
9 Riffe Center	500	-	-	\$2 - 13
10 Huntington Plaza	220	-	-	\$2 - 20
11 Huntington Center Garage	1,000	\$190	-	\$2 - 20
12 Ohio State House	1,200	-	-	\$2 - 14
13 Galleria Garage	94	-	-	\$2 - 14
14 Capital Plaza Garage	1,475	\$140	\$200	\$1 - 9
15 LeVeque Tower	1,157	\$230	\$400	\$5 - 20
16 3rd and Gay Bank Lot	75	-	-	\$4 - 15
17 Fourth and Elm Garage	680	\$110	\$170	\$2 - 10
18 60 E Long St	564	\$95	\$215	\$6 - 20
19 110 N 4th and Long St	60	-	-	\$3 - 8
20 168 N 4th St	162	\$100	-	\$3 - 8
21 74 E Spring St	88	-	\$60	\$5
22 Buckeye Garage	755	\$150	\$225	\$2 - 20
23 201 - 203 N 4th St	44	\$100	-	\$3 - 8
24 200 Civic Center	484	\$135	-	-
25 2 Miranova Pl	744	-	-	\$6
26 Front St Garage	3,150	-	-	\$5 - 20
27 245 Marconi Blvd	189	-	-	\$3 - 12
28 Veterans Memorial Lot	1,178	\$46	-	\$5 - 7
29 COSI Lot	616	-	-	\$5 - 8
30 330 Rush Alley	485	\$60	-	\$4-10
	<b>21,067</b>	<b>\$125 avg</b>	<b>\$213 (avg)</b>	<b>\$3 - 13 (avg)</b>



Attached underground parking (access via retail corridor in the building)

# 1<sup>st</sup> Floor



## GALBREATH PAVILION



# Featured 1st Floor Availability



## Suite L100



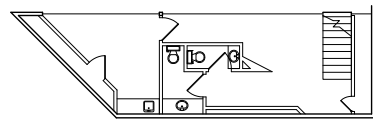
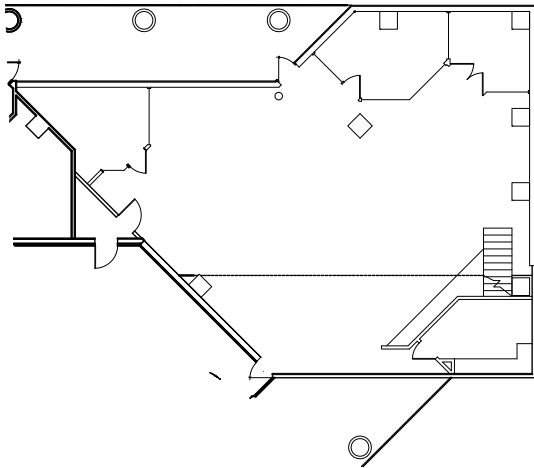
*Click for Virtual Tour  
(Suite L100)*

**3,502 RSF (office/retail availability - former bank branch)**

GALBREATH PAVILION

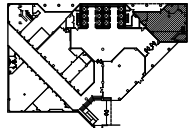
STATE HOUSE VIEW →

1st Floor



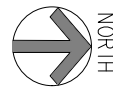
MEZZANINE

EAST STATE STREET



Building Key Plan

1st FLOOR N.T.S.

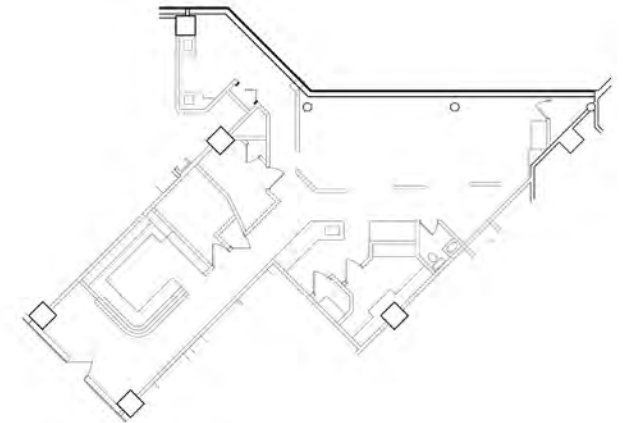


## Suite R108



*Click for Virtual Tour  
(Suite R108)*

**1,345 RSF (fully built out dental space)**

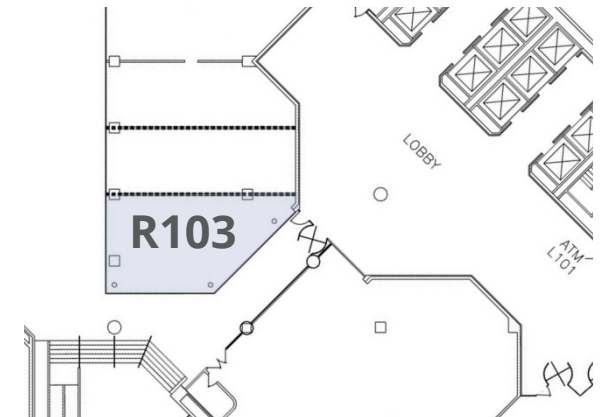


## Suite R103

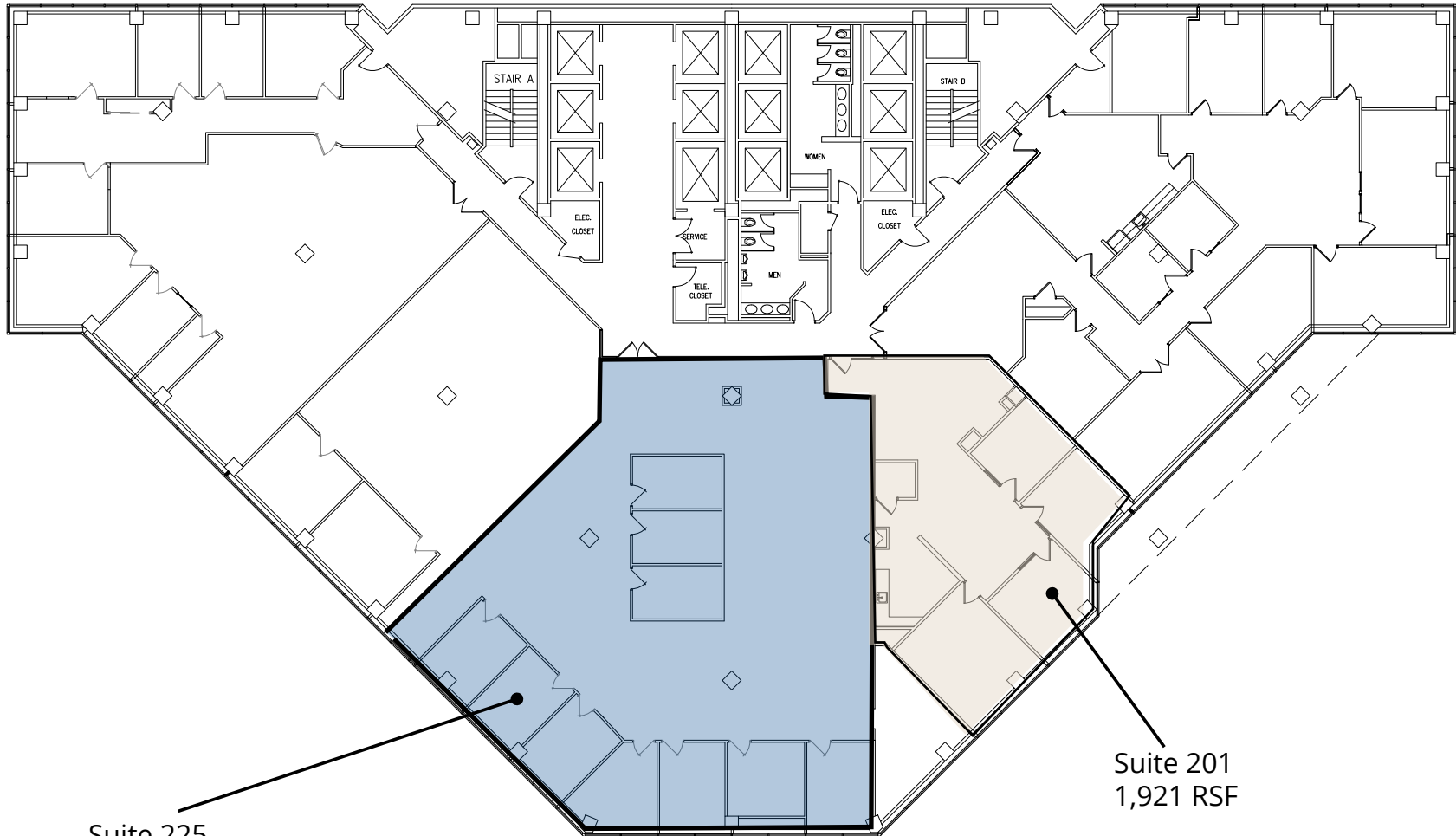


*Click for Virtual Tour  
(Suite R103)*

**987 RSF (retail availability - former gift shop)**



# 2<sup>nd</sup> Floor



Suite 225  
5,105 RSF

Suite 201  
1,921 RSF



*Click for Virtual Tour  
(Suite 225)*

# 3<sup>rd</sup> Floor



Suite 305  
7,598 RSF



*Click for Virtual Tour  
(Suite 305)*

Suite 312  
2,270 RSF



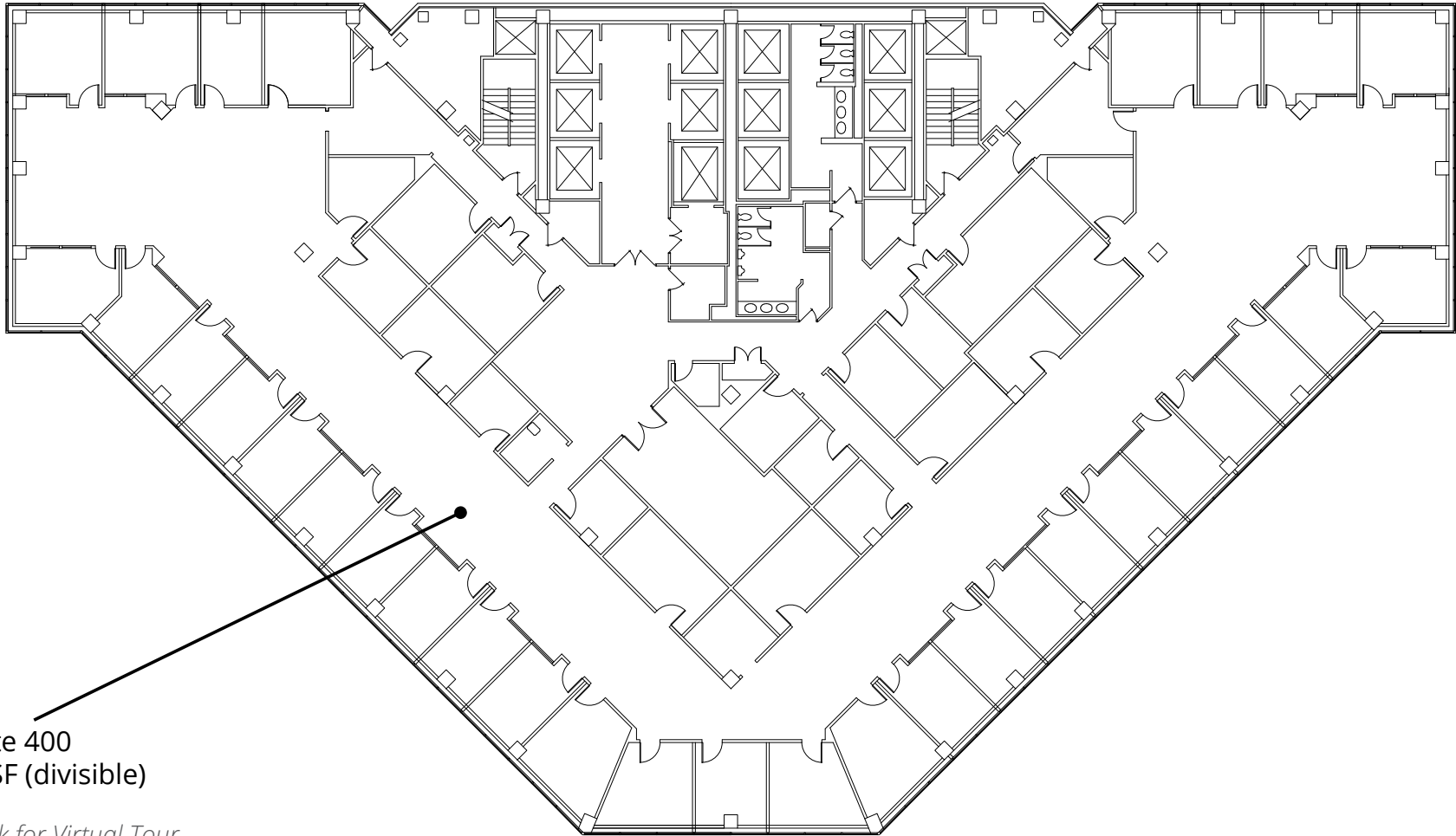
*Click for Virtual Tour  
(Suite 312)*

Suite 310  
6,997 RSF



*Click for Virtual Tour  
(Suite 310)*

# 4<sup>th</sup> Floor

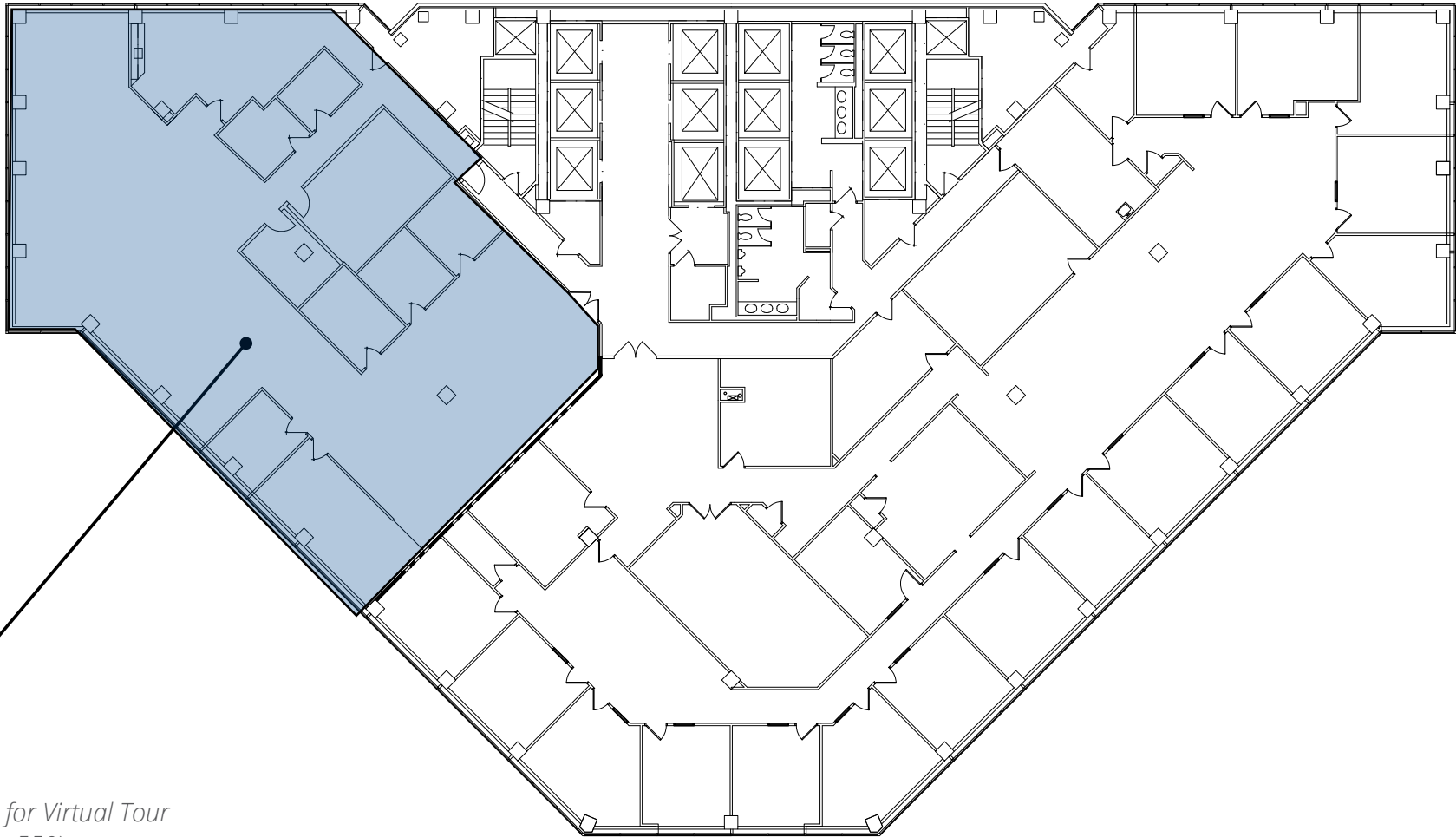


Suite 400  
19,377 RSF (divisible)



*Click for Virtual Tour  
(Suite 400)*

# 5<sup>th</sup> Floor

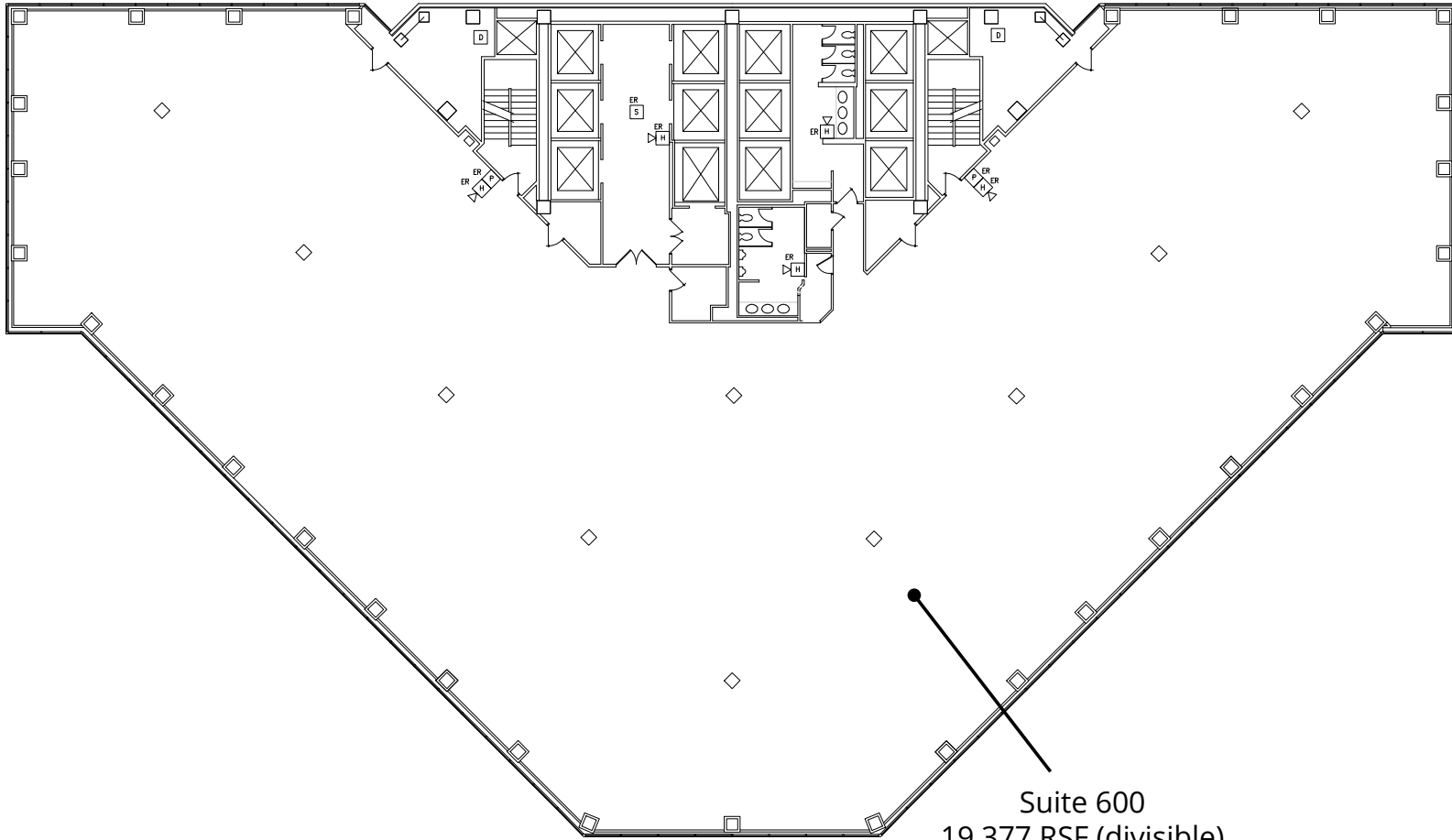


Suite 550  
6,382 RSF



*Click for Virtual Tour  
(Suite 550)*

# 6<sup>th</sup> Floor

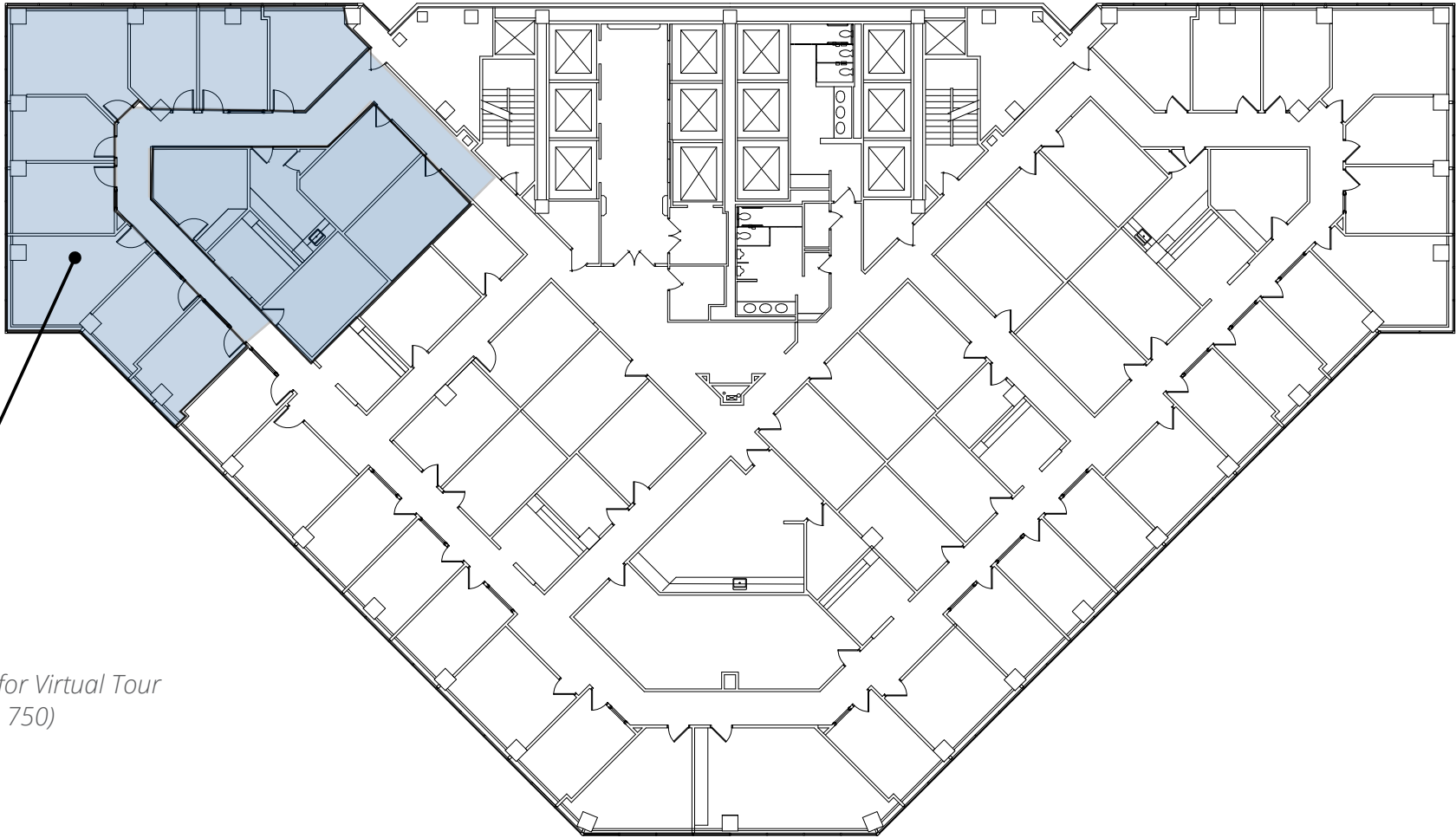


Suite 600  
19,377 RSF (divisible)



[Click for Virtual Tour  
\(Suite 600\)](#)

# 7<sup>th</sup> Floor

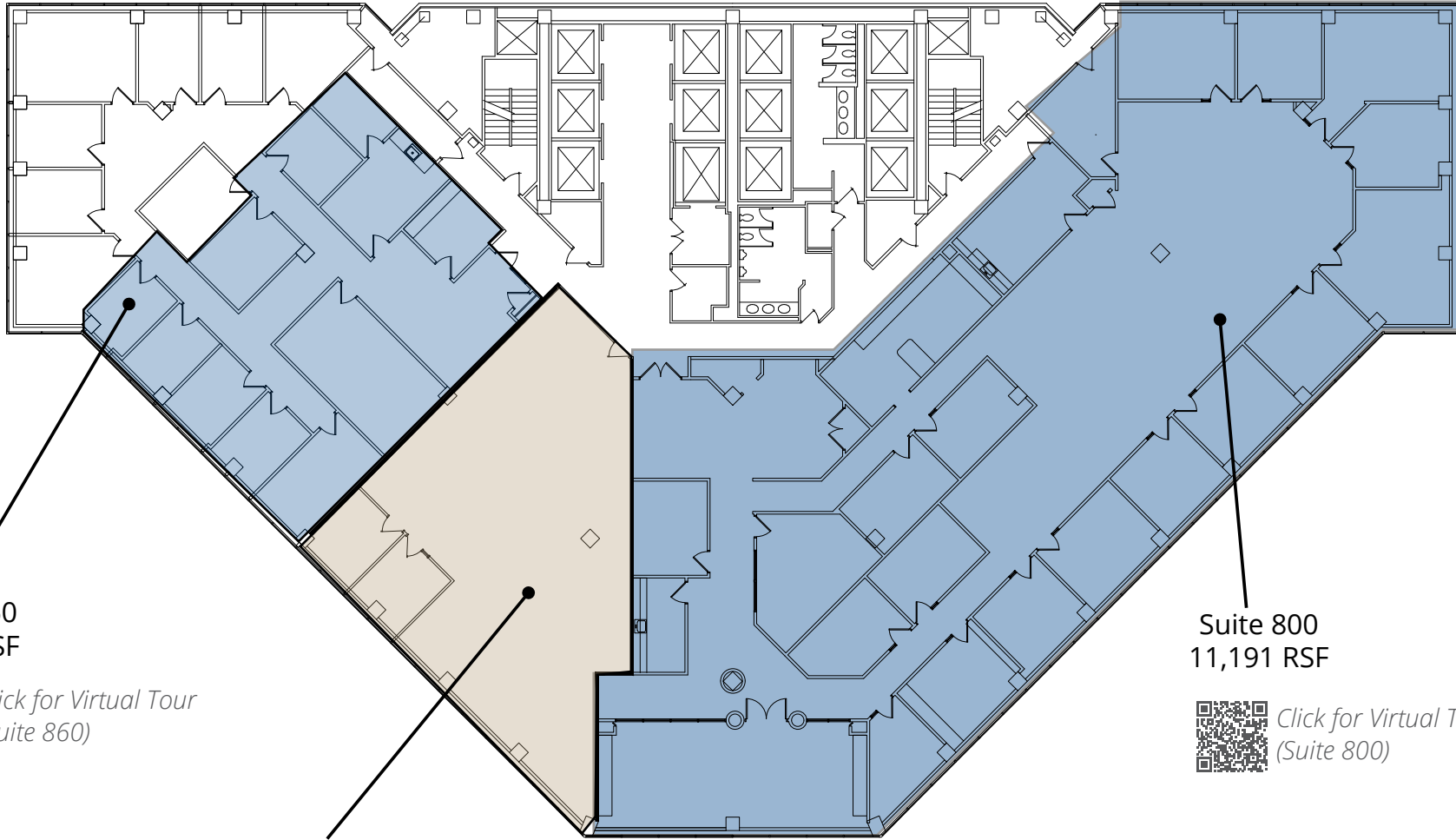


Suite 750  
3,799 RSF



[Click for Virtual Tour  
\(Suite 750\)](#)

# 8<sup>th</sup> Floor



Suite 860  
3,164 RSF



*Click for Virtual Tour  
(Suite 860)*

Suite 820  
2,630 RSF



*Click for Virtual Tour  
(Suite 820)*

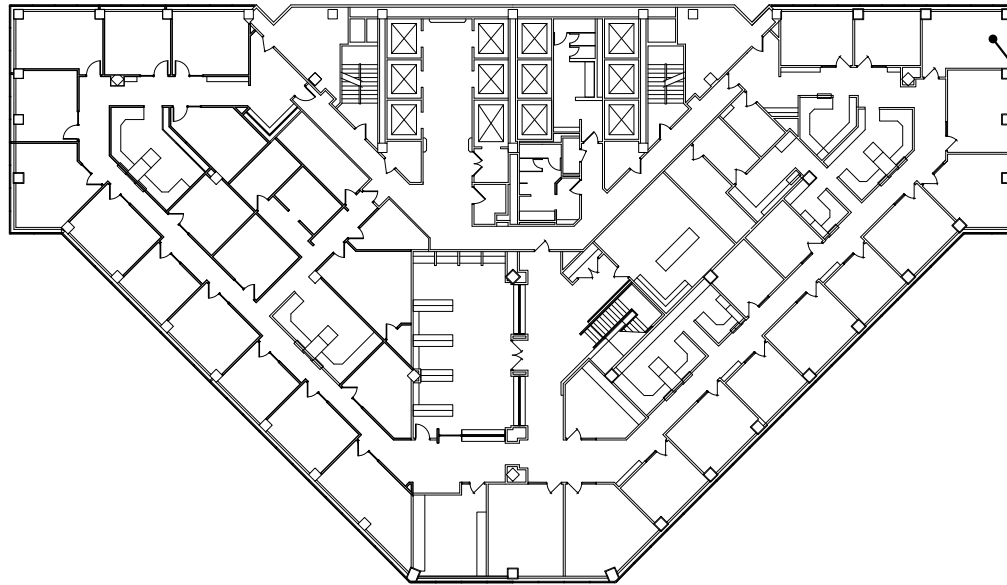
Suite 800  
11,191 RSF



*Click for Virtual Tour  
(Suite 800)*

***Contiguous up to 16,985 RSF***

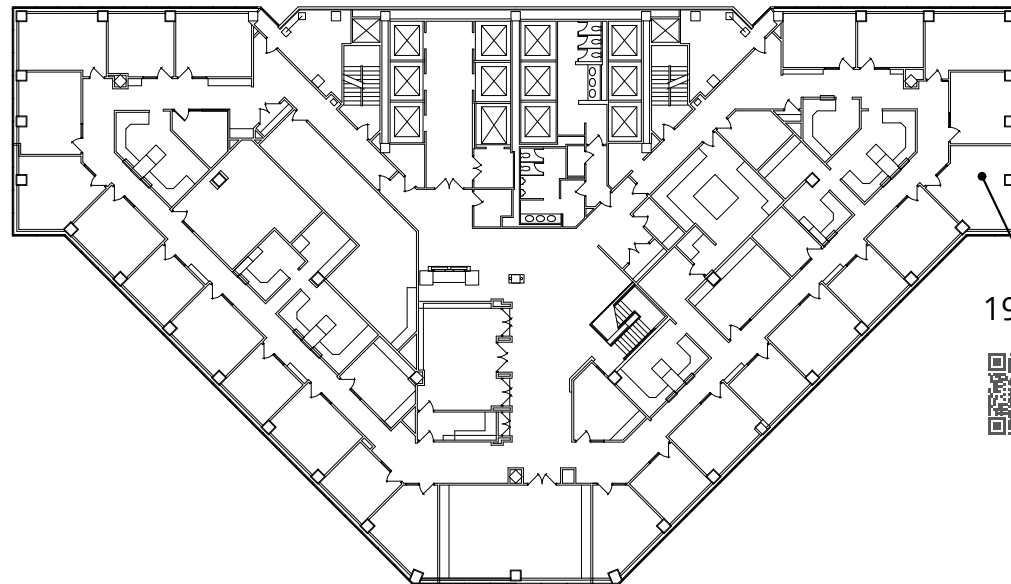
# 9<sup>th</sup> - 10<sup>th</sup> Floor



Suite 900  
19,362 RSF (divisible)



*Click for Virtual Tour  
(Suite 900)*

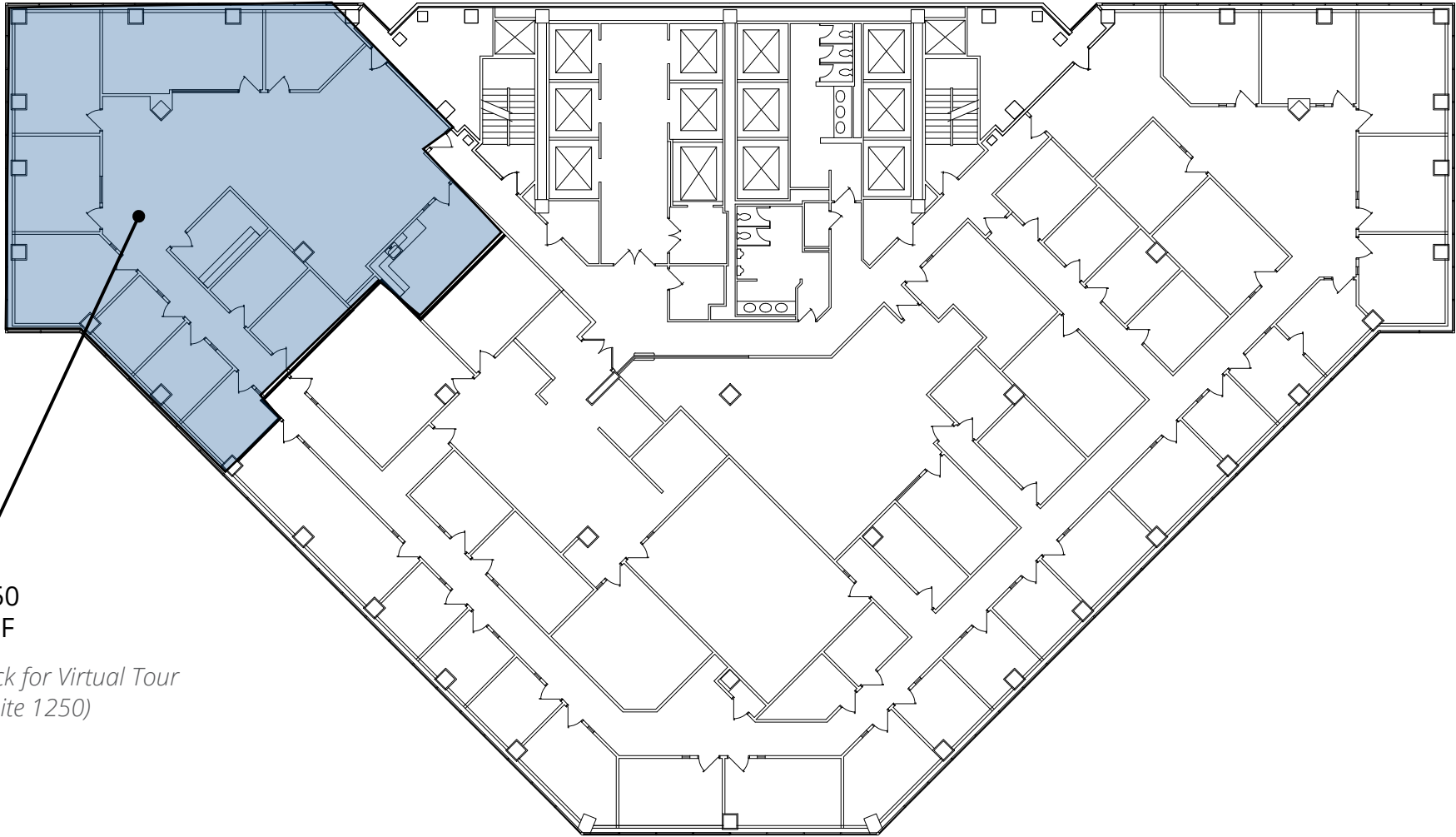


Suite 1000  
19,362 RSF (divisible)



*Click for Virtual Tour  
(Suite 1000)*

# 12<sup>th</sup> Floor



Suite 1250  
4,246 RSF



[Click for Virtual Tour  
\(Suite 1250\)](#)

# 15<sup>th</sup> Floor



Suite 1550  
4,674 RSF



*Click for Virtual Tour  
(Suite 1550)*

# 16<sup>th</sup> Floor



# 19<sup>th</sup> Floor



Suite 1910  
8,327 RSF

# Floors 21-24

*Former WeWork Space*



## Features:

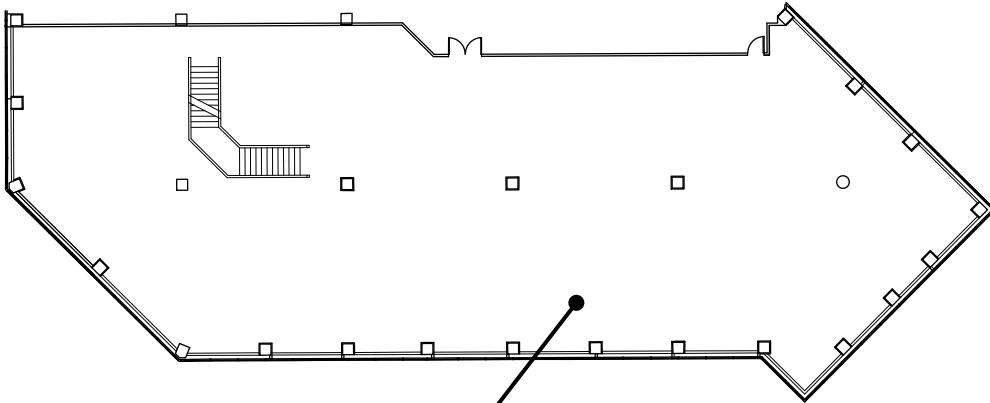
- All new restrooms with increased capacity
- All new sprinklers
- Brand new HVAC throughout

\$6M in improvements



# 21<sup>st</sup> - 22<sup>nd</sup> Floor

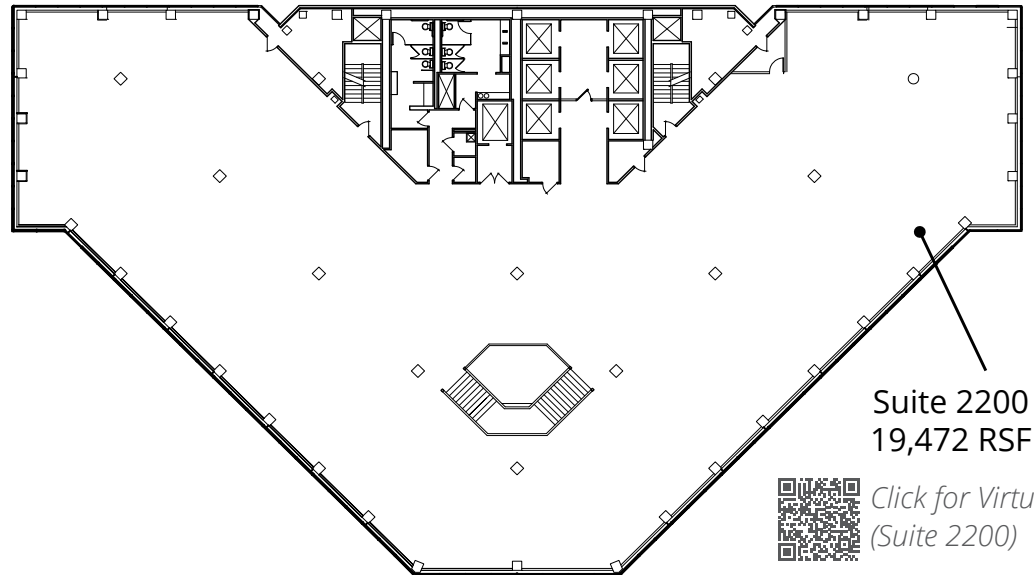
Floors 21-24  
*Former WeWork Space*



Suite 2110  
12,056 RSF



*Click for Virtual Tour  
(Suite 2110)*

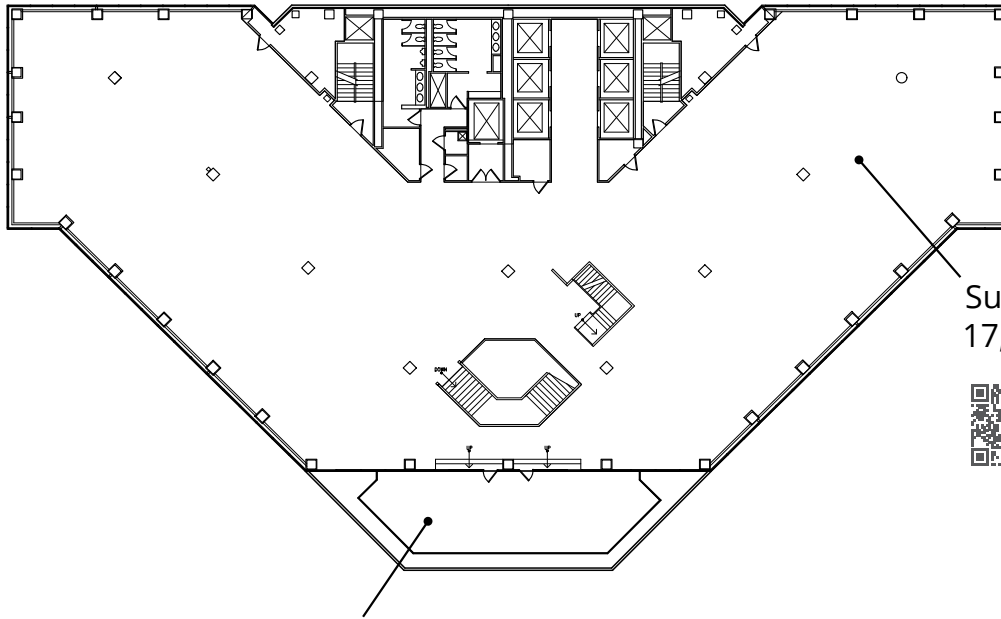


Suite 2200  
19,472 RSF



*Click for Virtual Tour  
(Suite 2200)*

# 23<sup>rd</sup> - 24<sup>th</sup> Floor

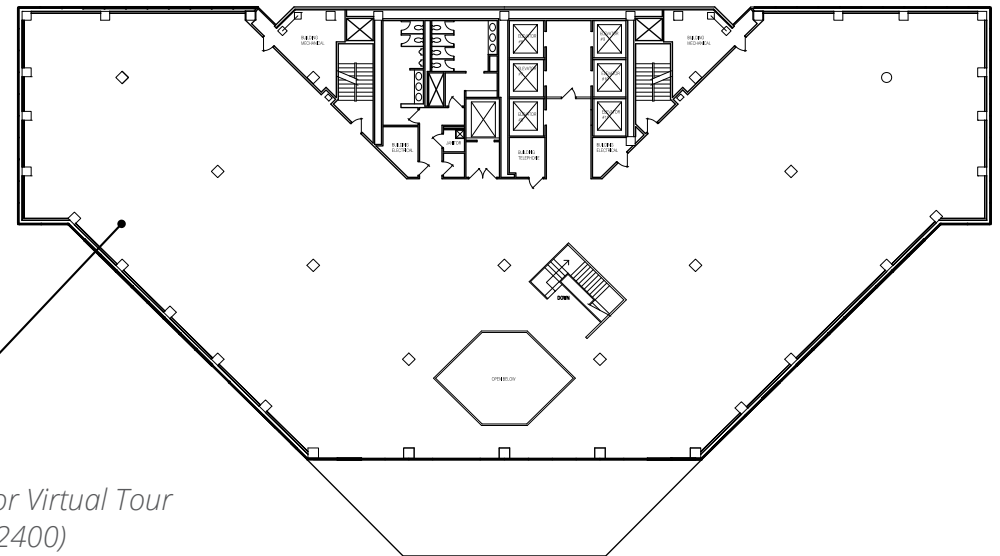


Suite 2300  
17,998 RSF



*Click for Virtual Tour  
(Suite 2300)*

Balcony



Suite 2400  
17,998 RSF



*Click for Virtual Tour  
(Suite 2400)*

# Capital Improvement Projects

Nearly **\$10M** in Capital Improvement Projects, currently in the works at 65 E State Street, in addition to the upcoming tenant amenity floor and common area renovations.

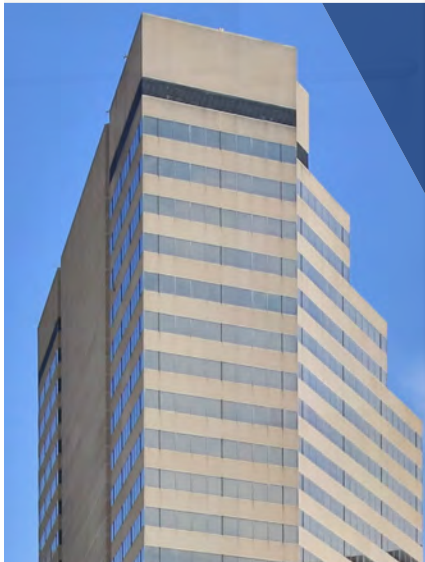
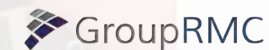


## Capital Projects

- State of the Art Elevator Modernization (\$6M)  
4 year project  
Includes Destination Dispatching
- Super-Efficient Magnetic Bearing Chillers (\$1.5M)  
Estimated \$77,000 annual energy savings
- State of the Art Building Automation System (1.5M)  
Includes retrofit of existing air distribution boxes
- Balcony Reinforcement and Railings (\$260,000)
- Common Area Carpet Replacement (\$100,000)
- Roof Replacement (\$100,000)

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# 65 EAST STATE

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