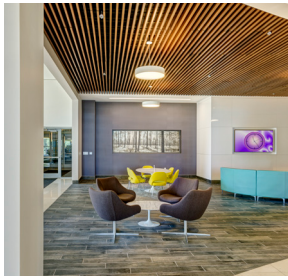


TWO

MIRANOVA



Two Miranova Place > Office Space

Two Miranova is a twelve-story, multi-tenant building built in 2001 and consisting of 243,547 square feet. This office building is prominently located in the RiverSouth district of Downtown Columbus and offers great amenities such as a newly renovated lobby and full-service gym. This office building has everything a user might need including a one-of-a-kind view of the city skyline.

Building Amenities

- > New in 2018: On-site car washing and detailing, as well as pick-up and drop-off dry cleaning service
- > Complimentary downtown area shuttle service
- > Valet parking available in the attached garage
- > Recently renovated athletic facility with locker room and showers
- > Cameron Mitchell's M Restaurant and Cafe Miranova on first floor
- > Records Storage
- > State-of-the-Art HVAC Equipment
- > Immediate access to I-70 and Rt. 315
- > Open column plan provides for efficient space planning
- > Electric car charging station



SUITE	RSF	RATE/RSF/YR	COMMENTS
1st Floor	679	\$14.50 NNN	Small office suite right off lobby entrance
Suite 310	8,357	\$14.50 NNN	Suite 340 ready for build out
Suite 340	3,309	\$14.50 NNN	North view, with abundant glass throughout
Suite 410	7,534	\$14.50 NNN	Large open space
Suite 900	8,146	\$14.50 NNN	Amazing downtown views, shell space, recently renovated floor lobby

MIRANOVA

JOHN UNDERMAN, SIOR
614 437 4499
john.underman@colliers.com

CHRISTOPHER POTTS, CCIM
614 437 4654
christopher.potts@colliers.com