

FOR LEASE

2500

FARMERS DRIVE

Furniture Available



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# PROPERTY HIGHLIGHTS



- › Freeway signage available
- › Common conference room
- › On-site food court and convenience store
- › Fooda cafe service
- › Outdoor seating area
- › Located in Sawmill Corporate Center
- › Accessed by the Sawmill Road/I-270 interchange
- › Easy access to I-270 and Route 161
- › Ample parking ratio of 4.8/1,000 SF
- › Parking lot resurfaced in 2025
- › Excellent freeway visibility
- › Key card building access
- › Surrounded by retail amenities



# OPPORTUNITY



## AVAILABLE SPACES

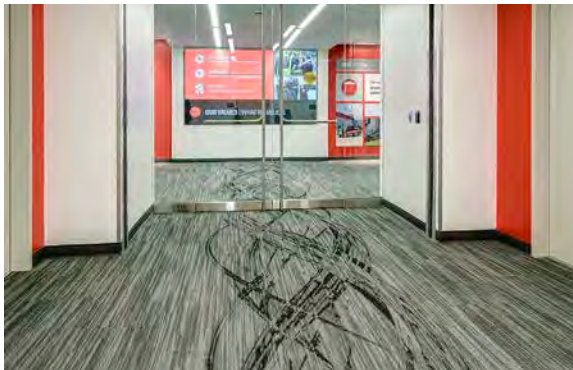
SUITE	RSF	DESCRIPTION
LL2	1,414	Storage space
LL4	4,557	Current large training/conference room that can be converted to traditional office space
LL6	1,922	Current conference room, open to build-out
100	23,772	Freeway signage available; full floor; <i>divisible</i>
200B	5,380	Open area with flexible floor plan; <i>furniture available</i>
201	5,134	Mix of open space and hard wall offices; <i>furniture available; can combine with Suite 225 for 6,419 SF</i>
225	1,285	Plenty of office spaces and meeting rooms; <i>can combine with Suite 201 for 6,419 SF</i>
301	15,544	Efficient suite with open space, private offices, and conference rooms; <i>furniture available</i>

<b>Site Location</b>	2500 Farmers Drive Columbus, Ohio 43235
<b>Development Description</b>	Built in 1983, the building is five stories and contains 141,072 square feet of office space.
<b>Location</b>	2500 Farmers Drive, Columbus, Ohio. > Conveniently located off Sawmill Road/I-270 interchange > 14 miles to Easton > 18 miles to John Glenn International Airport > 3 miles to Dublin > 16 miles to Broad Street and High Street
<b>Parking</b>	The building has 715 surface lot spaces; with a parking ratio of 4.8/1,000 RSF.
<b>Structure</b>	Concrete caisson foundation piers; precast concrete walls; insulated and tinted windows
<b>Ceiling</b>	Dropped acoustical tile
<b>HVAC</b>	Two 250-ton chillers and two 3,000,000 btu hot water boilers for perimeter base heating
<b>Elevators</b>	The building includes three Otis passenger elevators and one Otis freight elevator.

LEASE RATE	SF AVAILABLE	
\$18.00 MG	59,008 RSF	2500 FARMERS DRIVE

# OPPORTUNITY

*Example tenant finishes*



2500 FARMERS DRIVE

# AMENITIES

*Excellent freeway visibility*



*Spacious common conference*



*Large cafe seating*



*Fooda daily lunch time service*



# AMENITIES

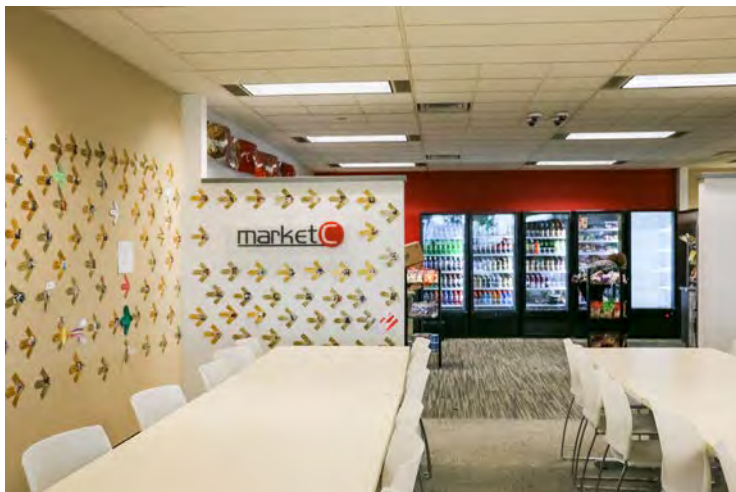
*On-site cafe*



*Indoor/outdoor seating*



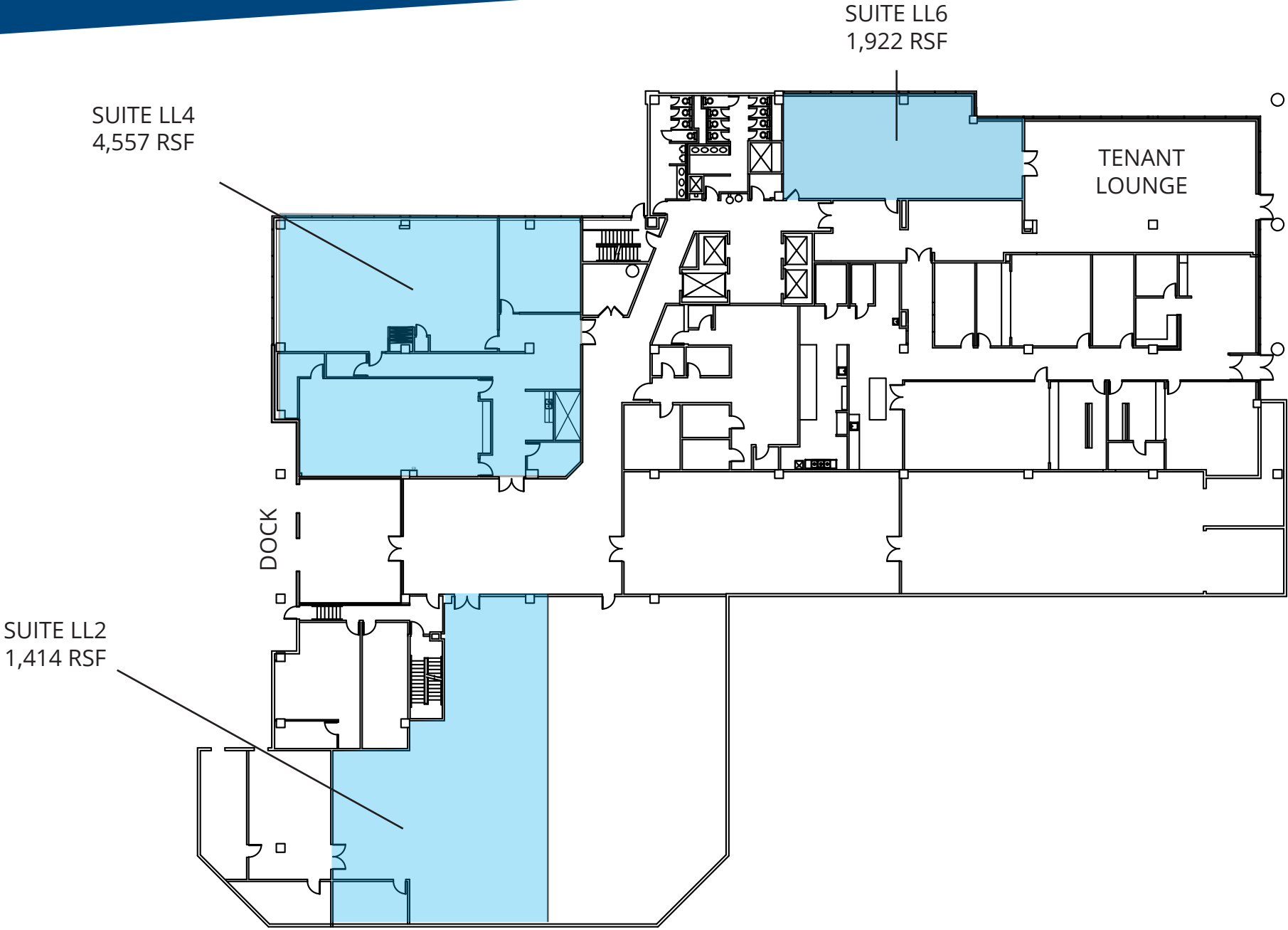
*On-site convenience store*



*On-site convenience store*

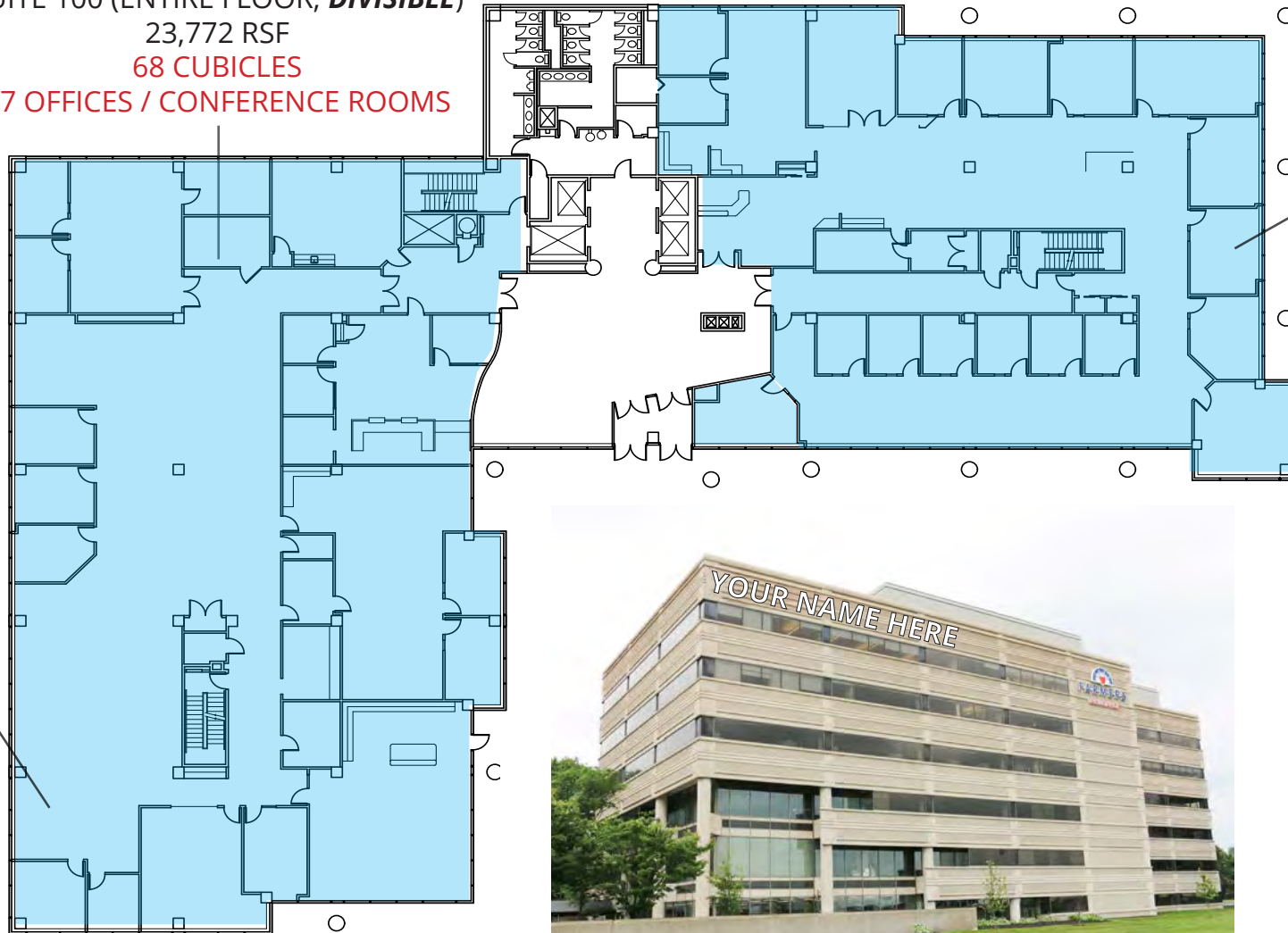


# LOWER LEVEL



# FIRST FLOOR

SUITE 100 (ENTIRE FLOOR; ***DIVISIBLE***)  
23,772 RSF  
68 CUBICLES  
37 OFFICES / CONFERENCE ROOMS



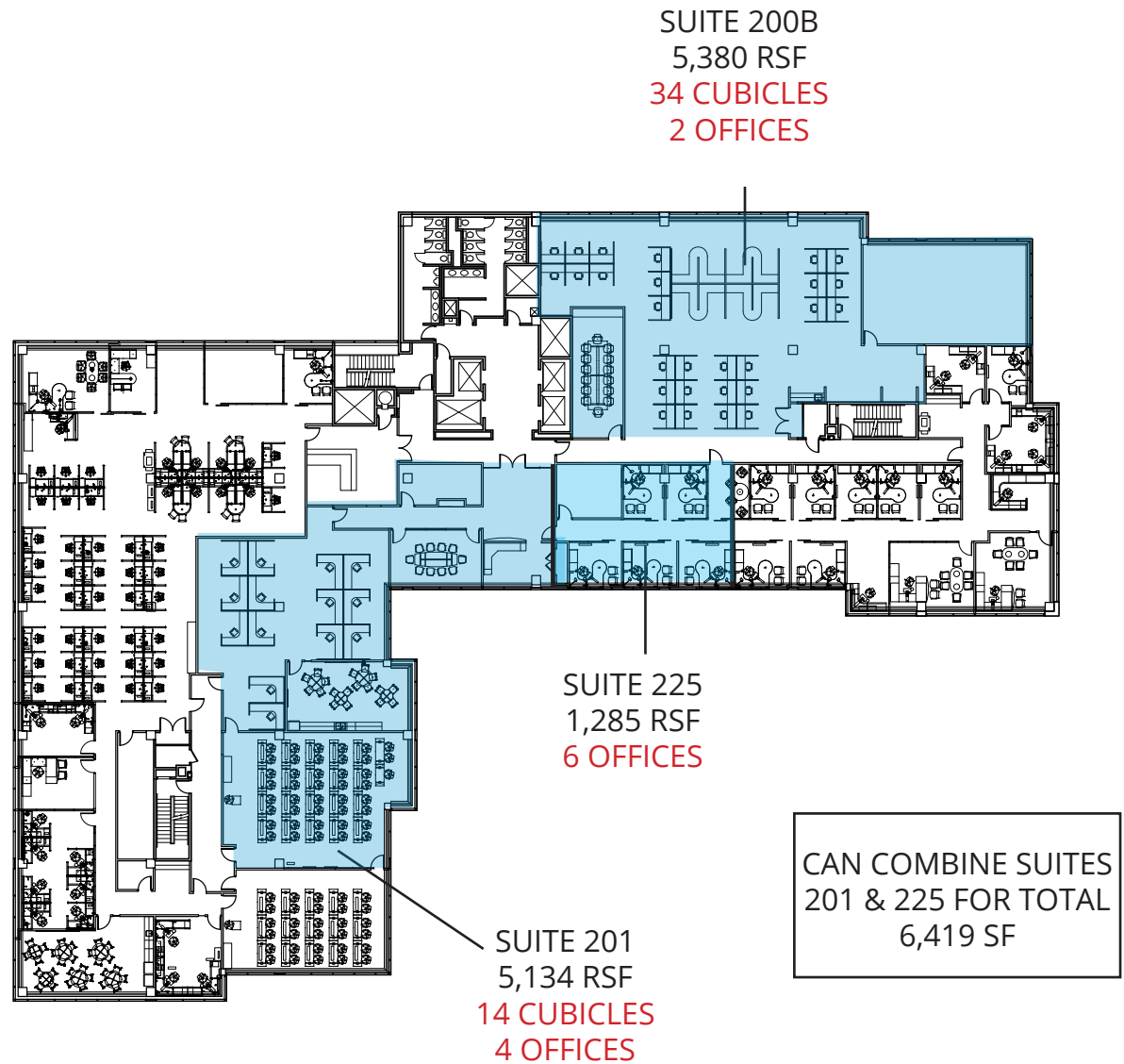
9,837 RSF  
17 OFFICES

13,935 RSF  
20 OFFICES

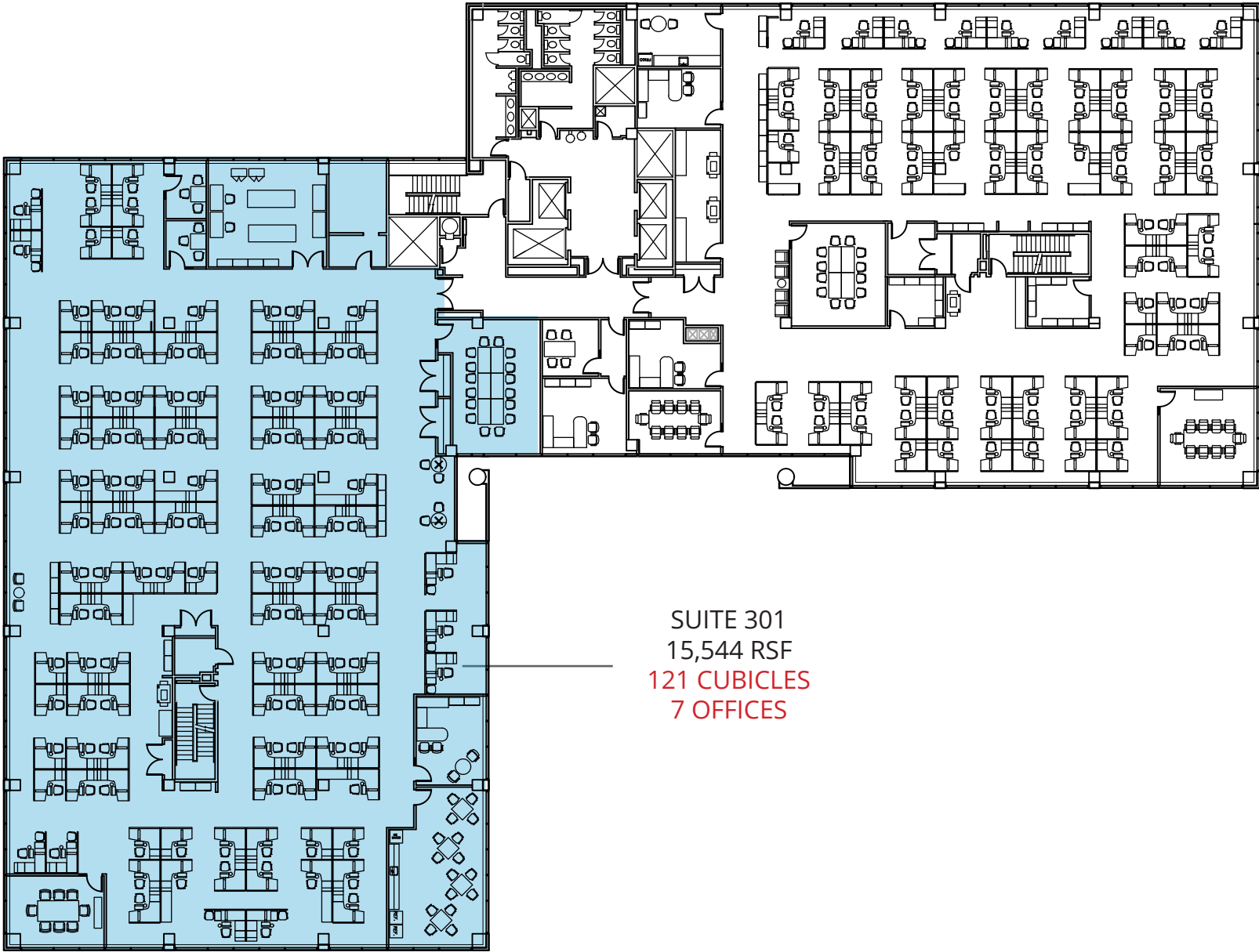


*Freeway signage available*

# SECOND FLOOR



# THIRD FLOOR



SUITE 301  
15,544 RSF  
121 CUBICLES  
7 OFFICES

# LOCATION & AMENITIES



## NEARBY AMENITIES

(within 3 miles - not shown on map)

### RESTAURANTS

McClellan's Pub  
Gokul Cafe  
KFC  
Firehouse Subs  
Raising Cane's  
BIBIBOP Asian Grill  
bd's Mongolian Grill  
Joe's Crab Shack

### Golden Corral

El Vaquero  
101 Beer Kitchen  
Tim Hortons  
Max & Erma's  
Swenson's Drive-in  
Sunny Street Cafe  
Anna's Greek Cuisine

### SHOPPING

Big Sandy Superstore  
North West Square  
Sawmill Plaza  
Dublin Village Center  
Whole Foods  
Michaels  
New Market Shopping  
Sawmill Center

### BANKS

Key Bank

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