



EASTON SQUARE  
3 1 0 0

# PROPERTY OVERVIEW

Located within the most desired neighborhood in Central Ohio, 3100 Easton Square is situated adjacent to the premier lifestyle community, Easton Town Center. This indoor/outdoor retail complex is home to over 250 retail establishments and over 8.3 million SF of mixed-use development... primarily entertainment-driven, attracting over 22.5 million visitors annually. Given the desirability of such amenities for its employees, Easton is called "home" to the major employers and Fortune companies within the Columbus area.

## BUILDING INFORMATION

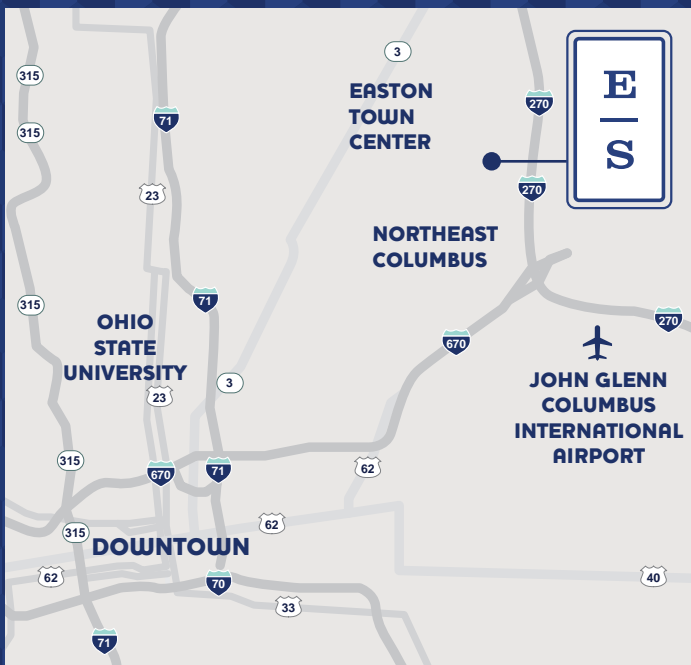
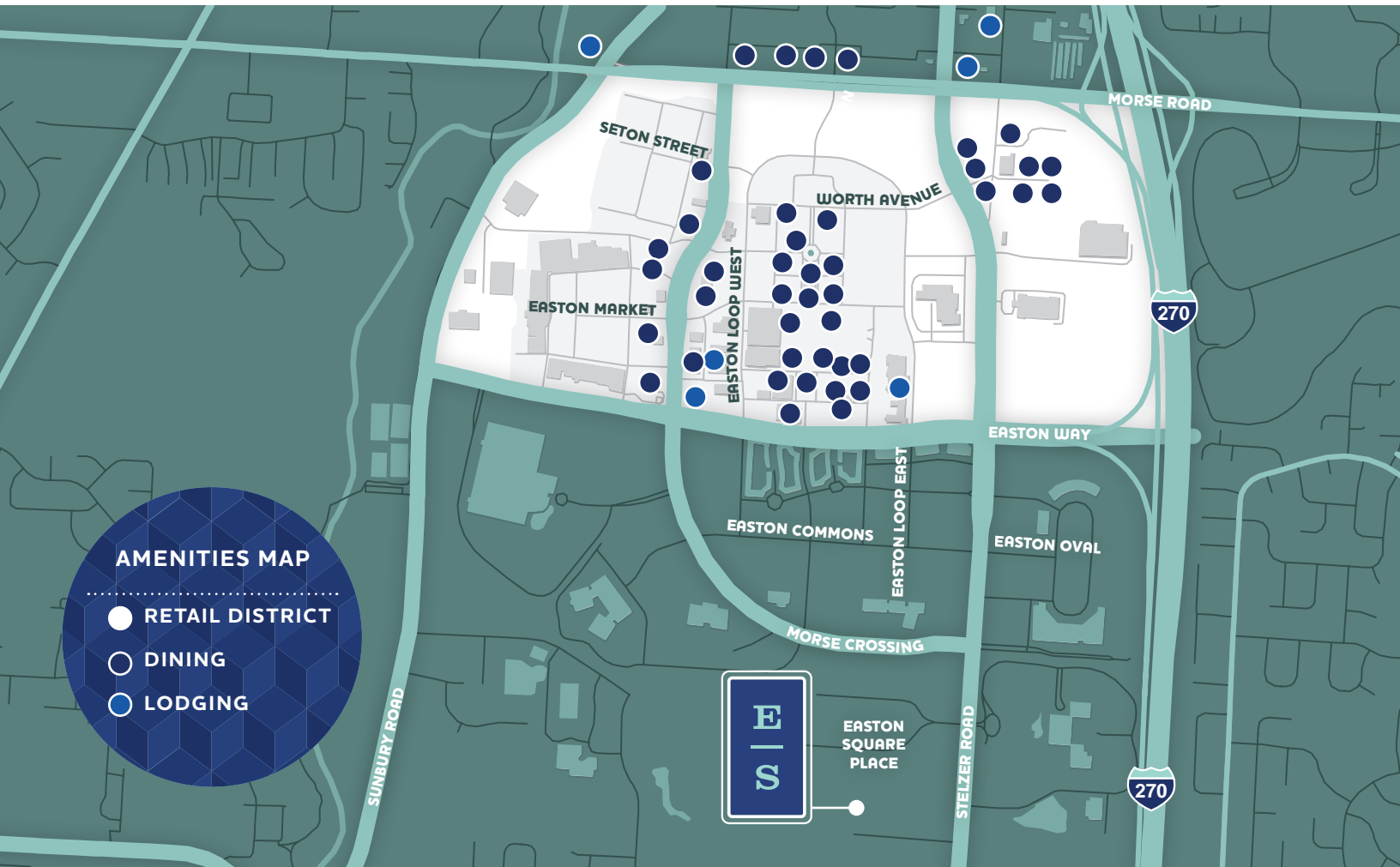
- > Building size: 199,112 RSF
- > Available space: 94,902 RSF
  - First Floor: 53,844 RSF
  - Second Floor: 41,508 RSF
- > Floorplate size (RSF): 66,370
- > Year Built: 2007
- > Class: A
- > Parking Ratio: 5.0+ / 1,000 RSF
- > Q4 2017 or sooner

## AMENITIES INCLUDE

- > 8,000 SF full service cafeteria and multi-purpose room
- > Largest and most efficient floorplates in Central OH
- > Outdoor patio and eating area
- > Above-market parking ratio
- > Easily accessible to I-270
- > Less than 4 miles (8 mins) to John Glenn Columbus International Airport (CMH)
- > COTA bus stop on-site
- > Large common area conference room for Tenant use

“  
Largest and most  
efficient floorplates  
in Central Ohio  
.....”

Easton is home to over 70 dining options and 250 retailers.



**4 MIN**

TO JOHN GLENN  
COLUMBUS  
INTERNATIONAL  
AIRPORT (CMH)

**COTA**

BUS STOP LOCATED  
WITHIN WALKING  
DISTANCE

**8 MIN**

TO I-71

**10 MIN**

TO DOWNTOWN  
COLUMBUS

**2 MIN**

TO I-270

**20 MIN**

TO DUBLIN

# BUILDING SPECS

## **BUILDING SIZE**

3 stories totaling 199,112 RSF

## **LOCATION**

Northwest corner  
of Stelzer Road and Easton  
Square Place

## **ACREAGE**

13.4 acres

## **PARKING**

5.0+ / 1,000 RSF

## **STRUCTURAL SYSTEM**

Braced structural steel and bar joist  
frame. Brick veneer skin.

## **ROOF**

Ballasted ply 0.45 mill EPDM with  
20-yr warranty

## **CEILINGS**

Typical floor-to-floor heights of  
14'8" for spacious  
10' finished

## **ELEVATORS**

3 hydraulic passenger/freight  
elevators with 150 fpm travel speeds

## **HVAC SYSTEM**

Water source heat pump system.  
700 tons of cooling capacity  
distributed in zones ranging from  
600 SF to 1,000 SF; yielding 13%  
excess capacity. Direct Digital  
Control energy management system  
in place.

## **FIBER PROVIDER**

Currently serviced by AT&T

## **ELECTRICAL**

Service of 4,000 amp 480V/277V  
three phase, four wire primary  
service by American Electric Power.

## **SECURITY & SAFETY**

State-of-the-art security system  
with fob access at each exterior  
entrance.



“  
One of the newest  
Class A building  
deliveries in  
Columbus  
.....”





## BUILDING EFFICIENCY

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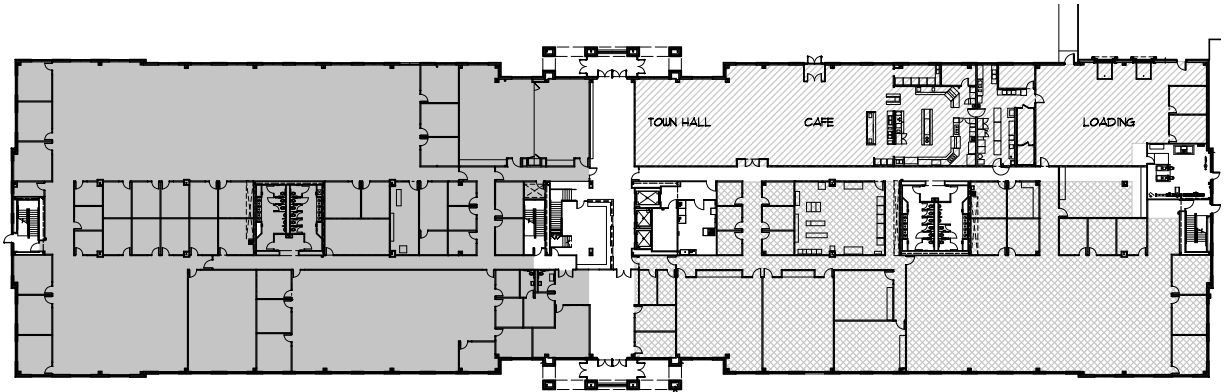
### ADAPTABLE FEATURES

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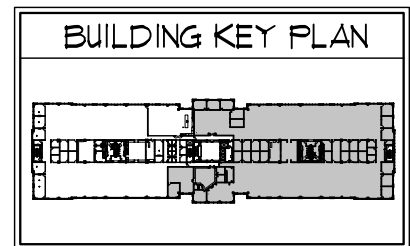
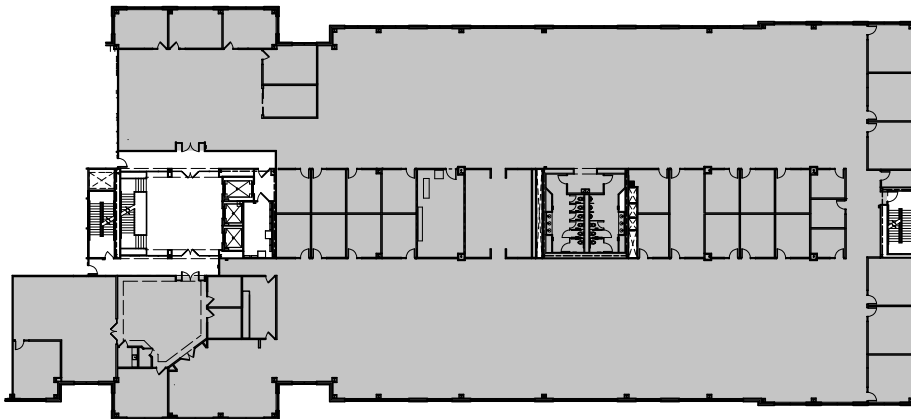
01

FLOOR



02

FLOOR





Built in 2007



Outdoor Patio for Entertaining



**JLL COLUMBUS**

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Columbus, OH 43215  
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