

6% co-op fee



THE Hayden



Offering \$60 on T/I for a 5-year deal

***new lease must be signed
by 06.30.2022**

20 E Broad Street
Columbus, OH



A CAPITOL
SQUARE
ICON
RETURNS.

OWNED BY:

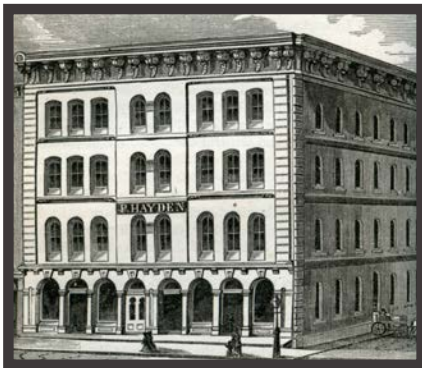
TOMKO
COMPANY

PROPERTY OVERVIEW

The Hayden is located on Capitol Square in downtown Columbus, directly across the street from the Ohio Statehouse and just blocks away from City Hall. The 82,103 square foot thirteen-story property is within walking distance of numerous dining, entertainment, and cultural options.

Historically, 16 E Broad St was the tallest building in Columbus when construction completed in 1901 and once housed the offices of the National Football League. 20 E Broad St, built in 1869, is the oldest building on Capitol Square.

1869



Original construction is completed at The Hayden. The oldest building on Capitol Square turns into Hayden-Clinton Bank.

1920



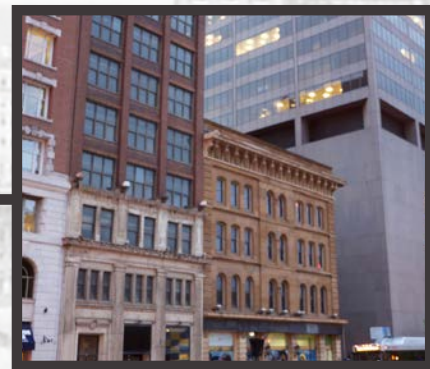
The Hayden becomes home of the National Football League (NFL) headquarters for nearly 20 years.

1940



The well-known Marzetti's Restaurant opens on the building's ground level.

2020



Construction at The Hayden completes and the building opens for occupancy, featuring renovated and restored, high-class office space.

OLD WORLD CHARM

MODERN AMENITIES

- > Rooftop patio
- > Community conference room
- > On-site concierge/security service
- > Bike storage room on-site
- > Potential building signage available
- > Exploring on-site restaurant / deli options
- > High-end finishes
- > Historically preserved features
- > *Free commute* to downtown for Tenants with the COTA Downtown C-pass program

1,096 - 44,397 SF Available
\$20-\$23 MG





AVAILABILITY

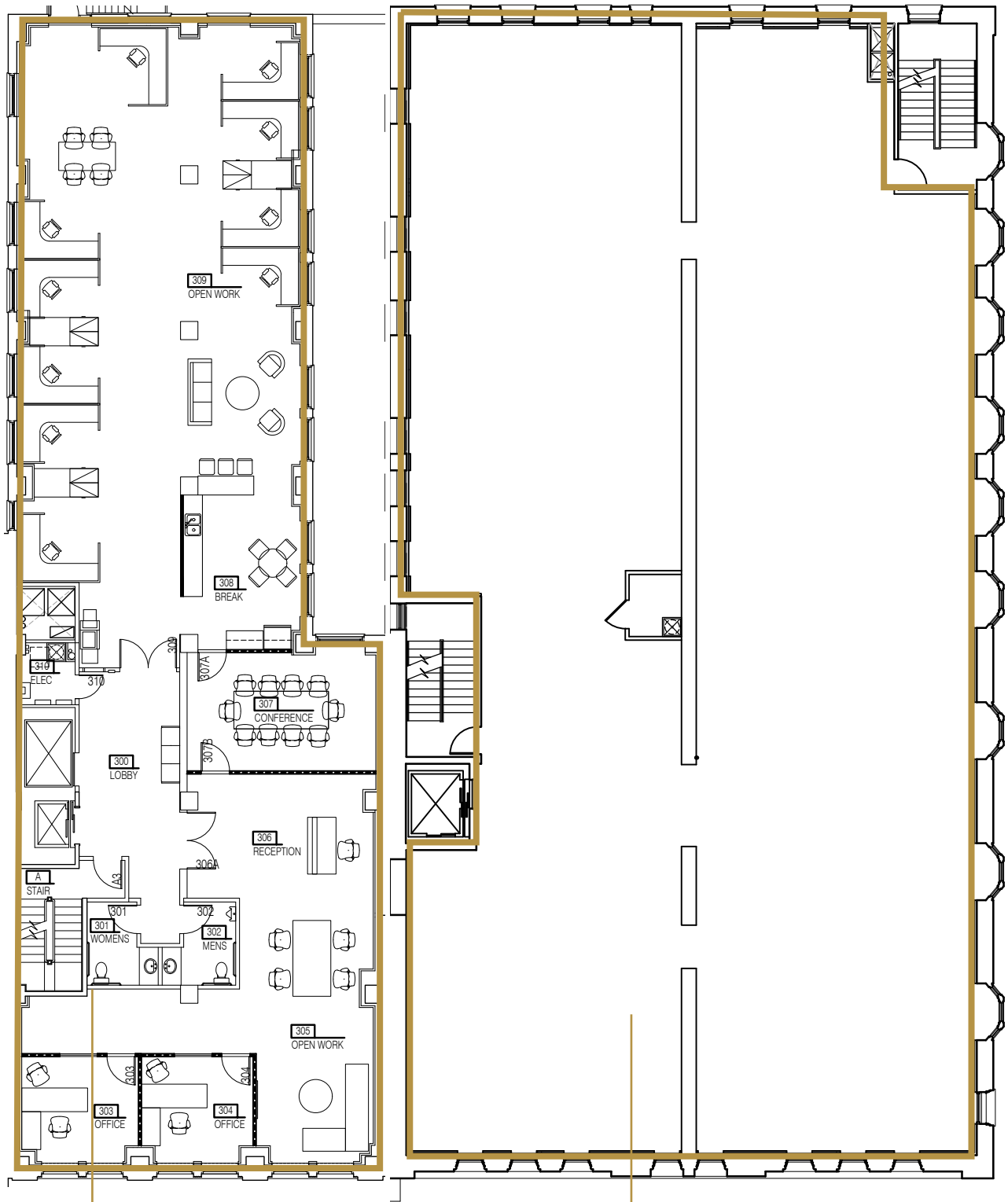
FLOOR/SUITE	RSF
Suite 100	2,481
Second Floor	1,096 - 11,082 (spec suite)
Suite 301*	7,823
Suite 302*	4,370 (spec suite)
<i>*Suites 301 & 302 can be combined for up to 12,193 SF</i>	
Suite 401**	7,823
Suite 402**	4,370
<i>**Suites 401 & 402 can be combined for up to 12,193 SF</i>	
Suite 550	2,101 RSF
Suite 700	2,603 (spec suite)
Suite 1010	1,744

Floors two, three, and four, can be combined for up to 35,468 SF

FLOORPLANS

THIRD FLOOR

Floors 2, 3, and 4 can be combined for up to 35,468 SF



Suite 302
4,370 SF
spec suite

Third floor is contiguous up
to 12,193 SF

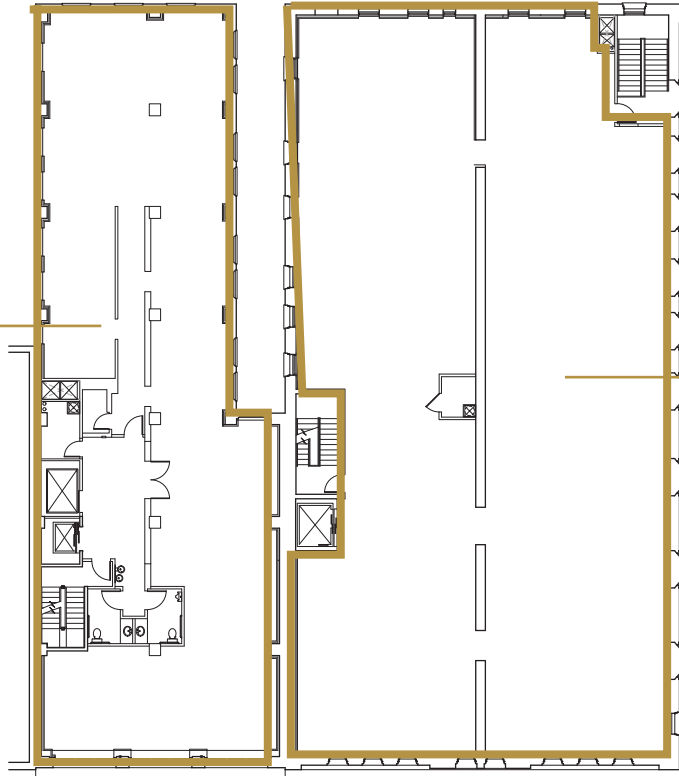
Suite 301
7,823 SF

FLOORPLANS

FOURTH FLOOR

Floors 2, 3, and 4 can be combined for up to 35,468 SF

Suite 402
4,370 SF

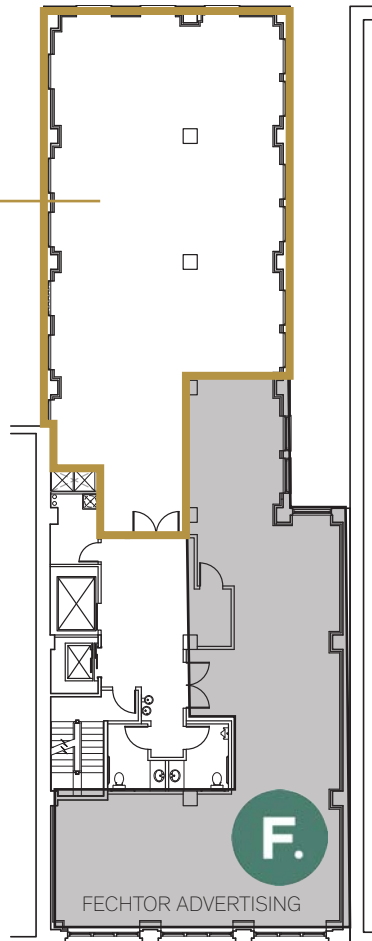


Suite 401
7,823 SF

Fourth floor is contiguous up to 12,193 SF

FIFTH FLOOR

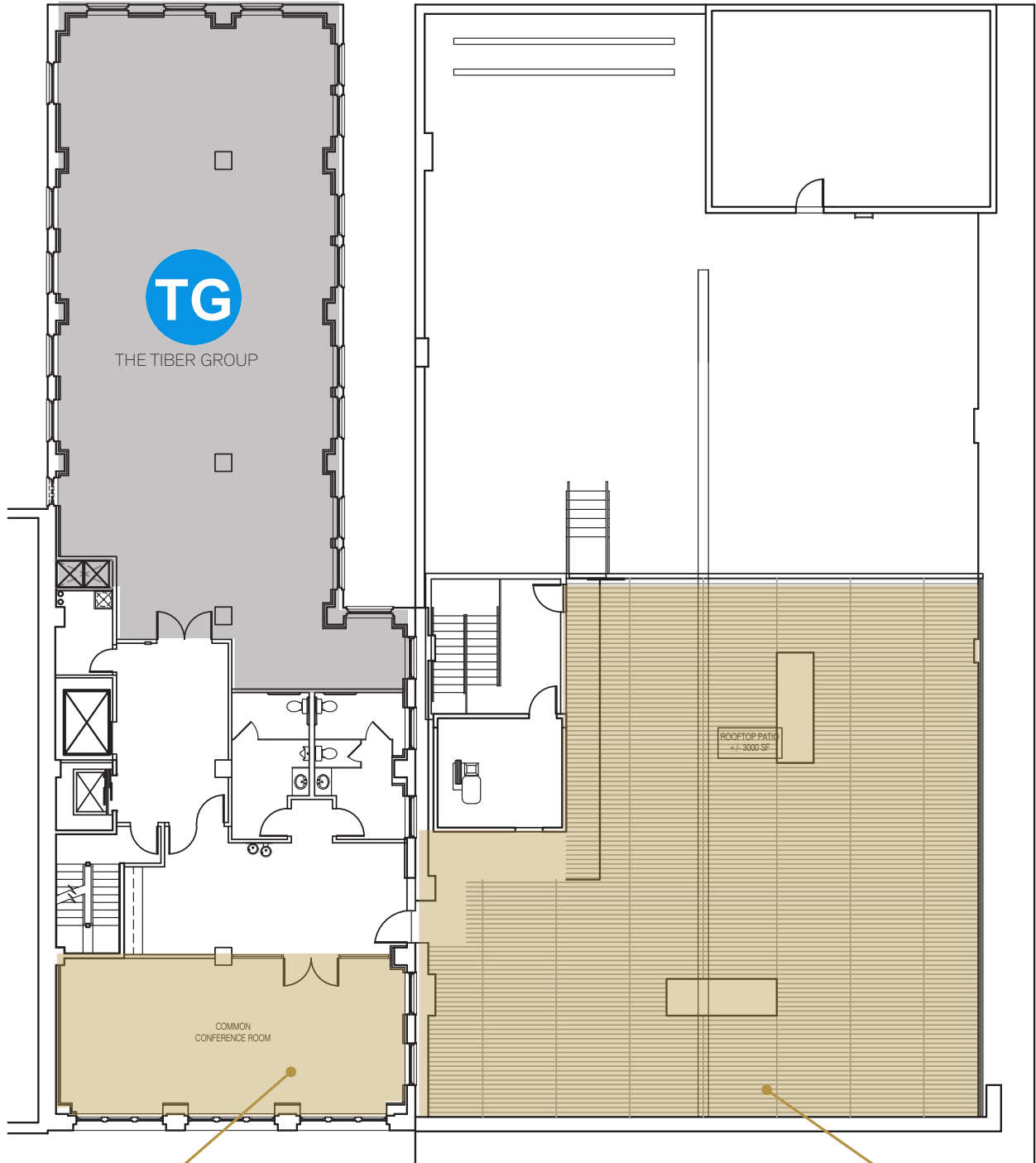
Suite 550
2,101 SF



FECHTOR ADVERTISING

FLOORPLANS

SIXTH FLOOR (LEASED),
COMMON CONFERENCE ROOM & TENANT LOUNGE,
& ROOFTOP PATIO



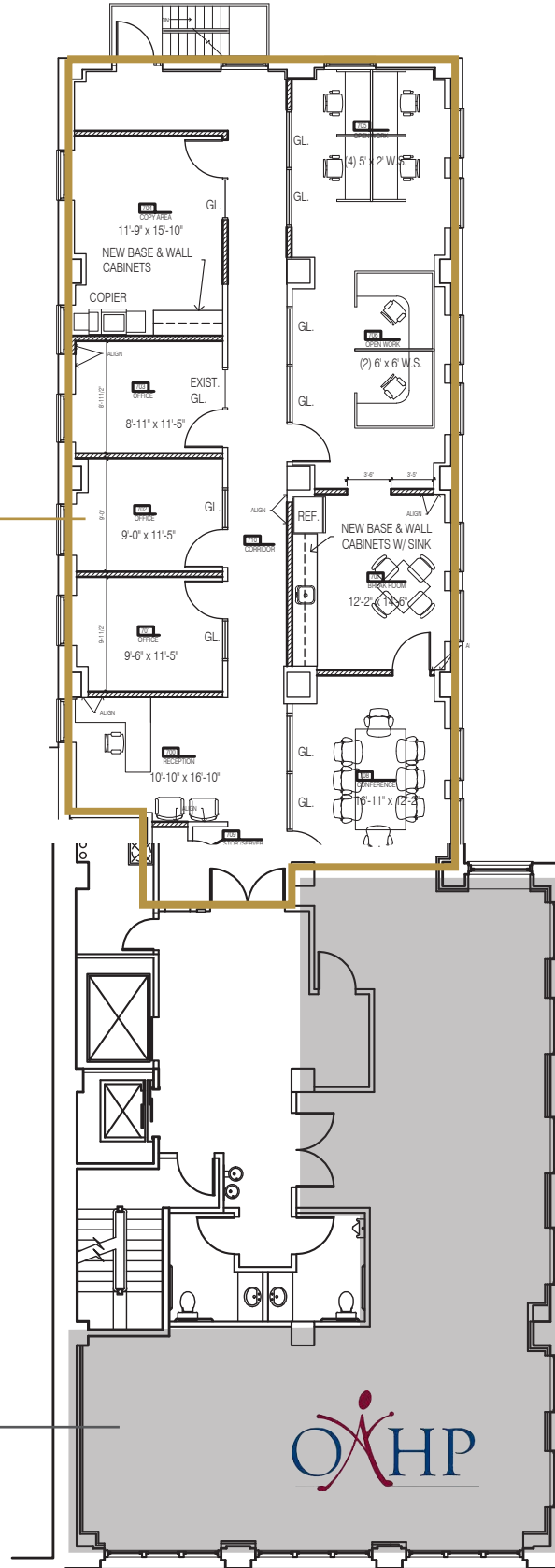
COMMON CONFERENCE
ROOM & TENANT LOUNGE

ROOFTOP PATIO

FLOORPLANS

SEVENTH FLOOR

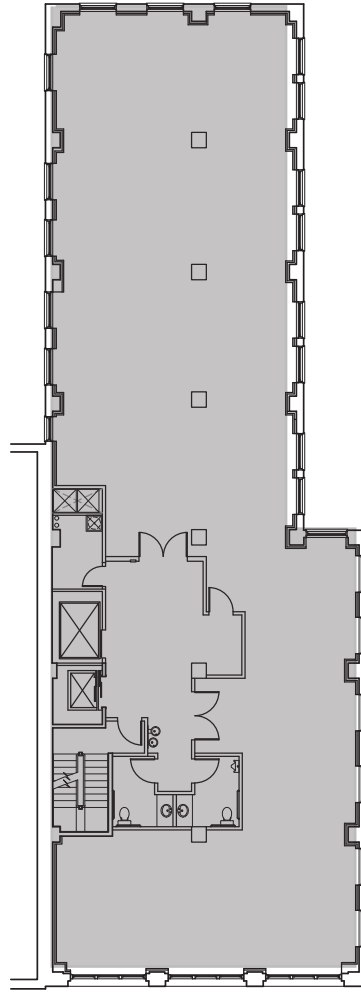
Suite 700
2,603 SF
spec suite



Suite 701

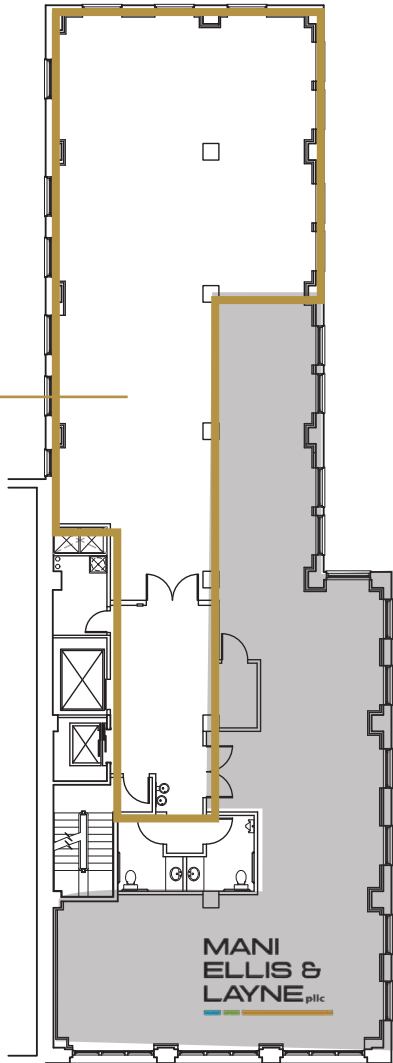
FLOORPLANS

EIGHTH, NINTH, ELEVENTH,
& TWELFTH FLOORS
(LEASED)



TENTH FLOOR

Suite 1010
1,744 SF





SPEC SUITE





ROOFTOP PATIO





CONFERENCE ROOM





EXAMPLE FINISHES



PARKING OPTIONS



9,642
TOTAL SPACES

\$145
MONTHLY AVG.
(unreserved)

\$240
MONTHLY AVG.
(reserved)

\$3
DAILY AVG.
MINIMUM

\$14
DAILY AVG.
MAXIMUM

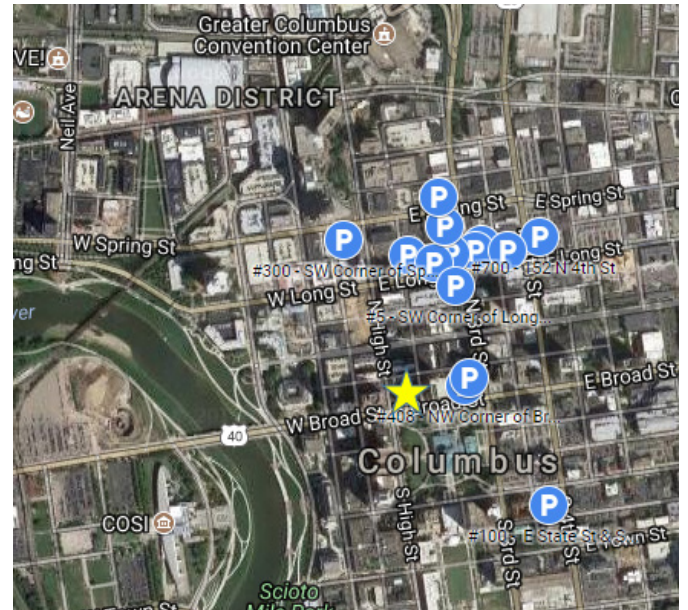
PARKING PROGRAM

The Hayden has partnered with Citrin to operate the property's valet parking services and assist prospective tenants develop a comprehensive parking program that meets their requirements.

This includes, but is not limited to, validation programs for guests and visitors, executive valet parking, and subsidized and/or non-subsidized employee parking. Rates (depending on availability) range from \$130 for surface parking to \$215 for reserved covered parking.

For large groups, the Landlord and Citrin will consider longer term agreements, potentially coinciding with tenant's lease terms.

Citrin manages over 1,200 spaces within walking distance of the property:



EXAMPLE 50-SPACE PROGRAM

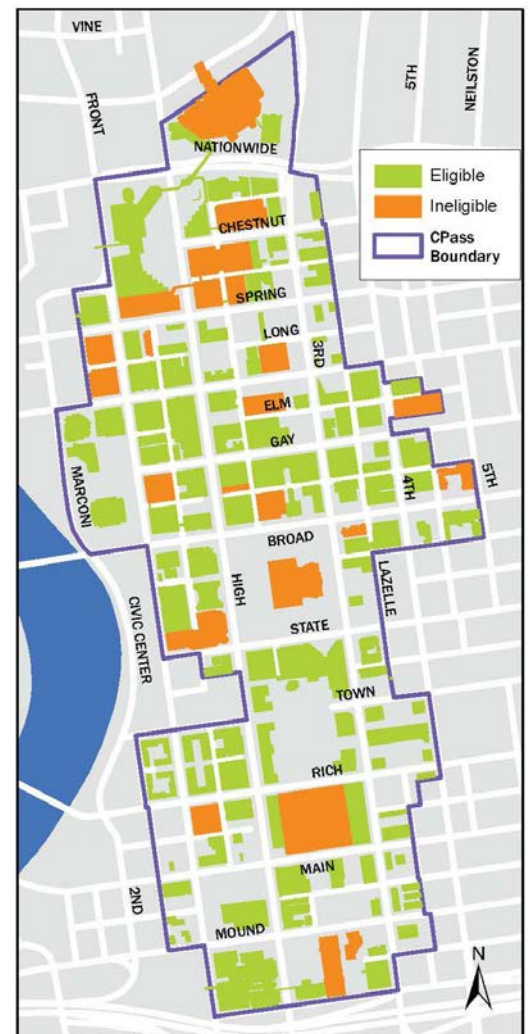
- 10 valet parking users (executives/directors - \$215/month)
- 25 non-reserved single spaces in Long Street Garage (\$170/month)
- 15 single spaces in 3rd/Long Street Parking Lot (\$140/month)
- Client/visitor parking: validated valet parking (tracked online, billed monthly at \$8/vehicle)

Rates subject to change due to market factors & availability.

COMMUTE FOR FREE

Thanks to Downtown property owners, the Downtown C-pass offers a free commute into Downtown. Downtown C-pass is a new program available to companies in the Capital Crossroads Special Improvements District through December 31, 2020.

- Eligible employees can receive a *free bus pass*, good on any COTA route on any day at any time.
- *There is no cost to the company or employee.*
- Enrollment and administration are easy through a secure online member portal.



Broad Street, Columbus, Ohio.



Capitol Savings and
Trust Co. and The
Hayden Buildings,
Columbus, Ohio

*D. F. Kelly, from Columbus, Ohio
Dear letter and beautiful
card. Many thanks.
Am visiting here, will write
soon,
% 462 Kellon Ave,
D.C.K.*



BECOME PART OF HISTORY.

Andrew Jameson SIOR CCIM
614 206 6882
andrew.jameson@colliers.com

Daniel Dunsmoor SIOR
614 437 4494
daniel.dunsmoor@colliers.com

Michelle Fude CCIM
614 410 5639
michelle.fude@colliers.com

OWNED BY:
TOMKO
COMPANY



TOMKO
COMPANY

