



## THE POINTE AT POLARIS

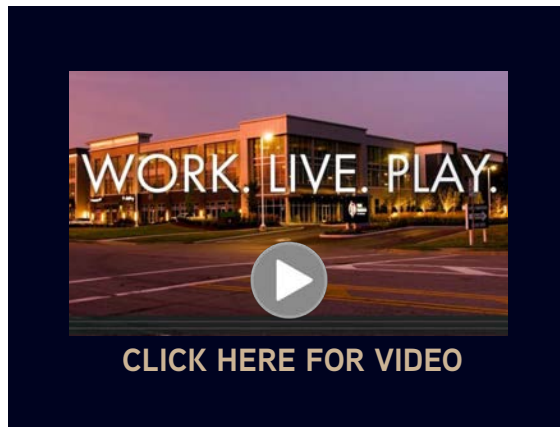
As Columbus' most exciting multi-use project, THE POINTE AT POLARIS, is the perfect blend of suburban convenience and urban amenities. Spread over more than 20 acres, THE POINTE AT POLARIS is master planned to boast modern office space, elegant residential units, as well as two hotel sites, all along Central Ohio's most dynamic retail corridor. Developed in partnership with Polaris and NP Limited, THE POINTE AT POLARIS is uniquely positioned to appeal to a vast array of companies, tenants and residents because of its prime location, its visibility and the surrounding high-end community.

Live THE POINTE, work THE POINTE, play THE POINTE.  
Life at the perfect location.



[thepointeatpolaris.com](http://thepointeatpolaris.com)





## THE POINTE AT POLARIS

- Class A, 20 acre - office, retail, and residential development.
- Up to 300,000 square feet of office space.
- 35,000 square feet of retail space.
- 400 multifamily units.
- 2 hotel sites.
- Convenient structured parking of 5.0 spaces/1,000 square feet.
- Immediate occupancy.

## LIFE @ THE PERFECT LOCATION

- Up to 35,000 SF floor plates - enhancing efficient tenant space design.
- First floor retail space aimed toward restaurant based amenities.
- Mechanical systems designed to accommodate open ceilings.
- 10' window lines enhance panoramic views.
- Central stairway at elevator lobby - glass walls & natural lighting.
- Excellent signage potential for office tenants.

## POLARIS AREA AMENITIES

- Minutes from Polaris Fashion Place, a premier shopping destination offering over 150 retailers. Anchor retailers include; Saks Fifth Avenue, Dicks Sporting Goods, Swarovski, Field and Stream, The Limited, Barnes and Noble.
- Casual cuisine to upscale dining options including; Cheesecake Factory, BJ's Brewhouse, Benihana, Mimi's cafe, Marcellas, Brio, Bar Louie, Mitchell's Steakhouse, and Eddie Merlot.
- Direct access to I-71 via Gemini Place or Polaris Parkway.

# ABOUT THE DEVELOPMENT



## RESIDENTIAL

4-Story Apartments  
3-Story Apartments

## OFFICE/RETAIL

1st Floor Retail Space  
2nd Floor Office Space

## OFFICE

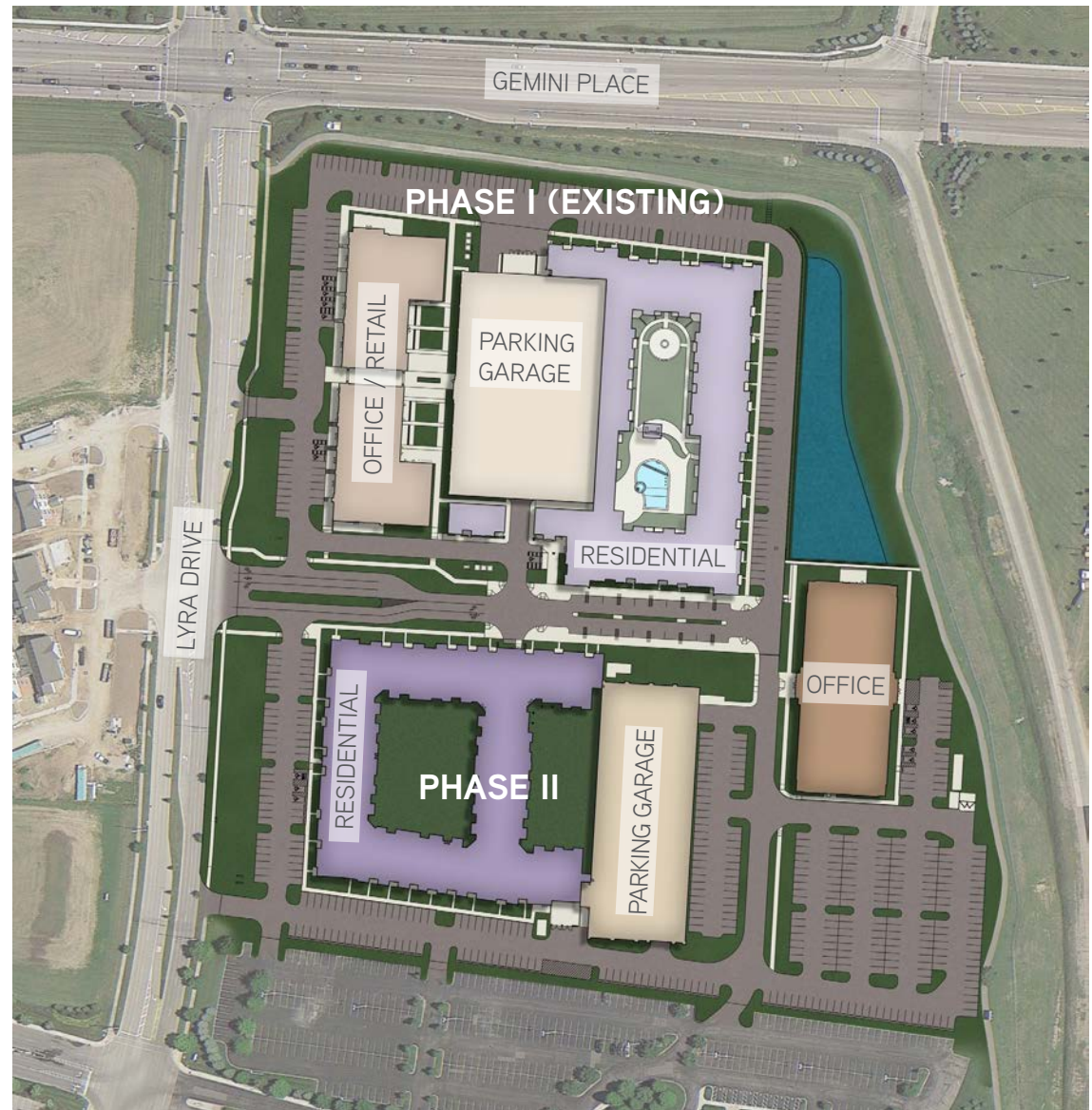
4-story Office building

## GARAGE

4-story Parking Garage

## HOTEL

5-Story Hotel (not shown on plan)



# SITE PLAN



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AERIAL



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# LYRA DRIVE EXTENSION



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# AERIAL & AMENITIES



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# AERIAL & AMENITIES



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# PHASE I: OFFICE BUILDING





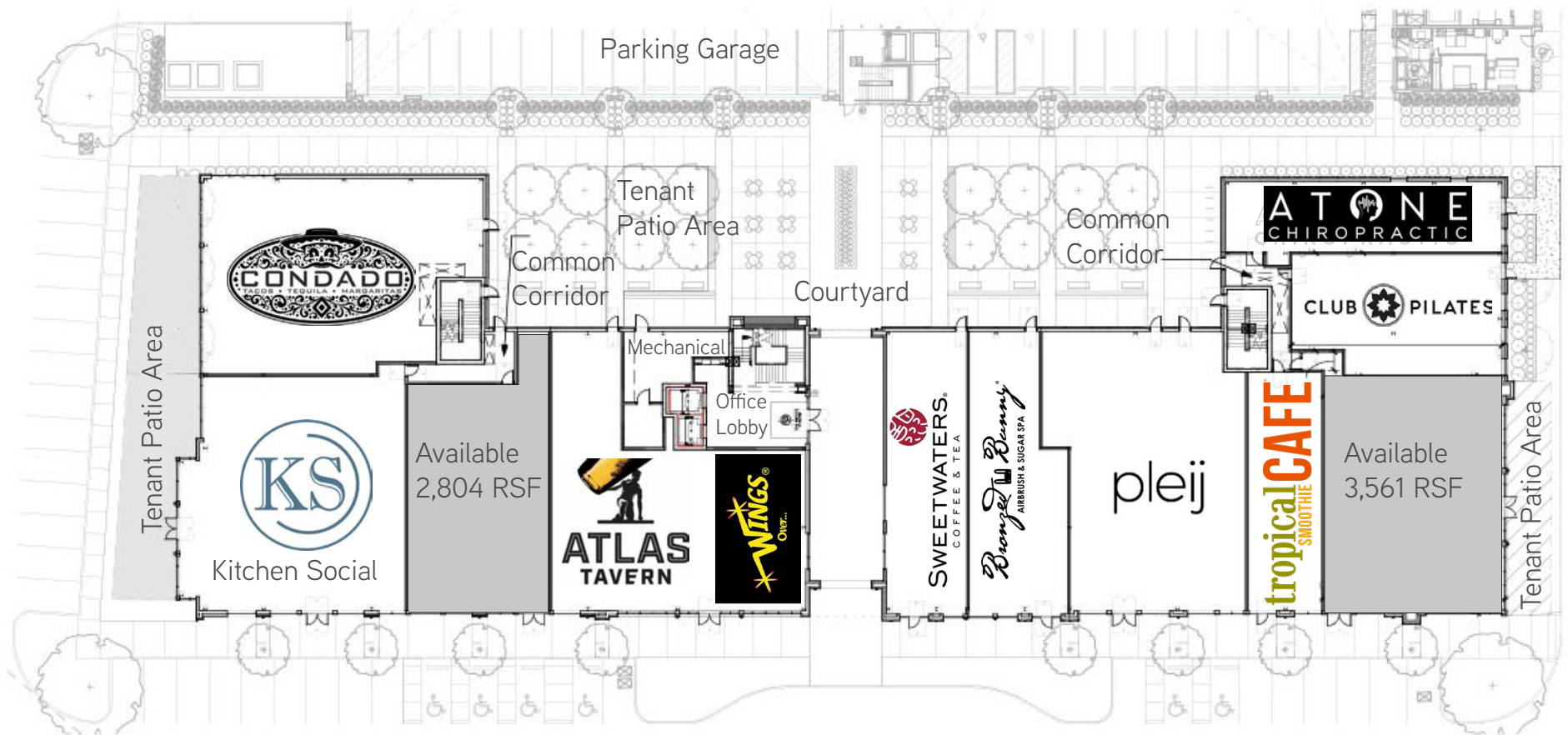


# PHASE I: OFFICE BUILDING



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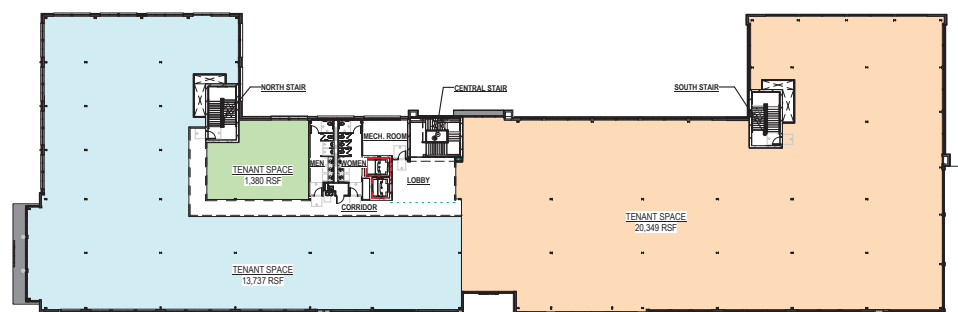
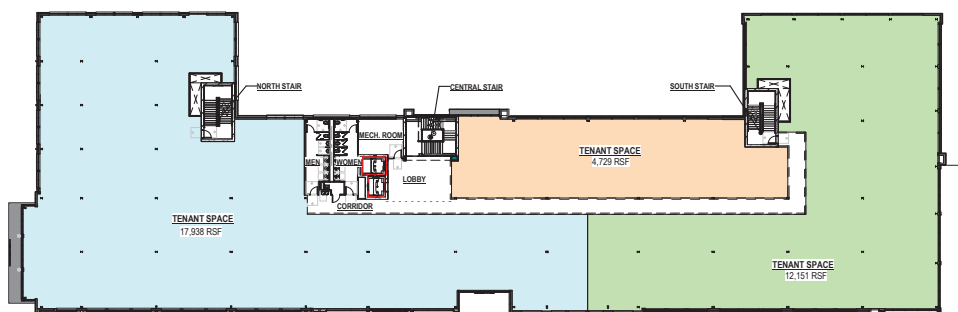
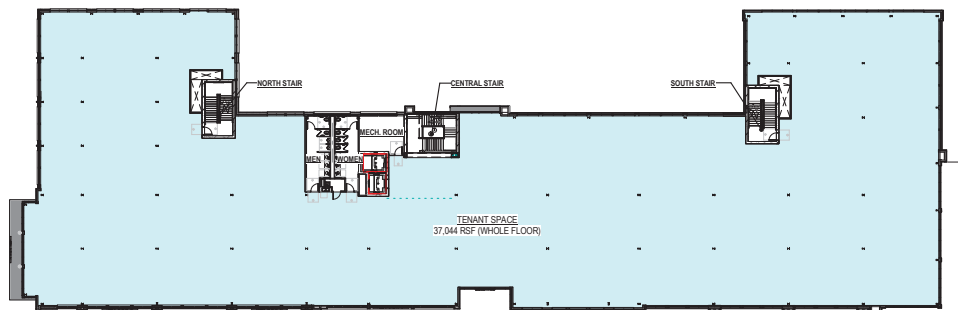




# PHASE I: FIRST FLOOR PLAN







|                     |  |
|---------------------|--|
| Floor size:         | Up to 35,000 SF                                  |
| Parking:            | 5 per 1,000 SF                                   |
| Pricing:            | \$18.75/RSF NNN                                  |
| Operating expenses: | \$6.90/RSF<br>(up to 10 year 100% tax abatement) |
| Timing:             | Immediate occupancy                              |

# PHASE I: OFFICE TENANT OPTIONS



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## PHASE II: OFFICE BUILDING







## PHASE II: OFFICE BUILDING



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|                     |  |
|---------------------|--|
| First Floor:        | Suite A - 6,542 RSF                              |
|                     | Suite B - 5,486 RSF                              |
|                     | Suite C - 13,998 RSF                             |
| Second Floor:       | Full Floor - 29,833 RSF (divisible)              |
| Third Floor:        | Full Floor - 29,833 RSF (divisible)              |
| Parking:            | 5 per 1,000 SF                                   |
| Pricing:            | \$21.95/RSF NNN                                  |
| Operating expenses: | \$6.90/RSF<br>(up to 10 year 100% tax abatement) |
| Timing:             | Occupancy - September 2020                       |

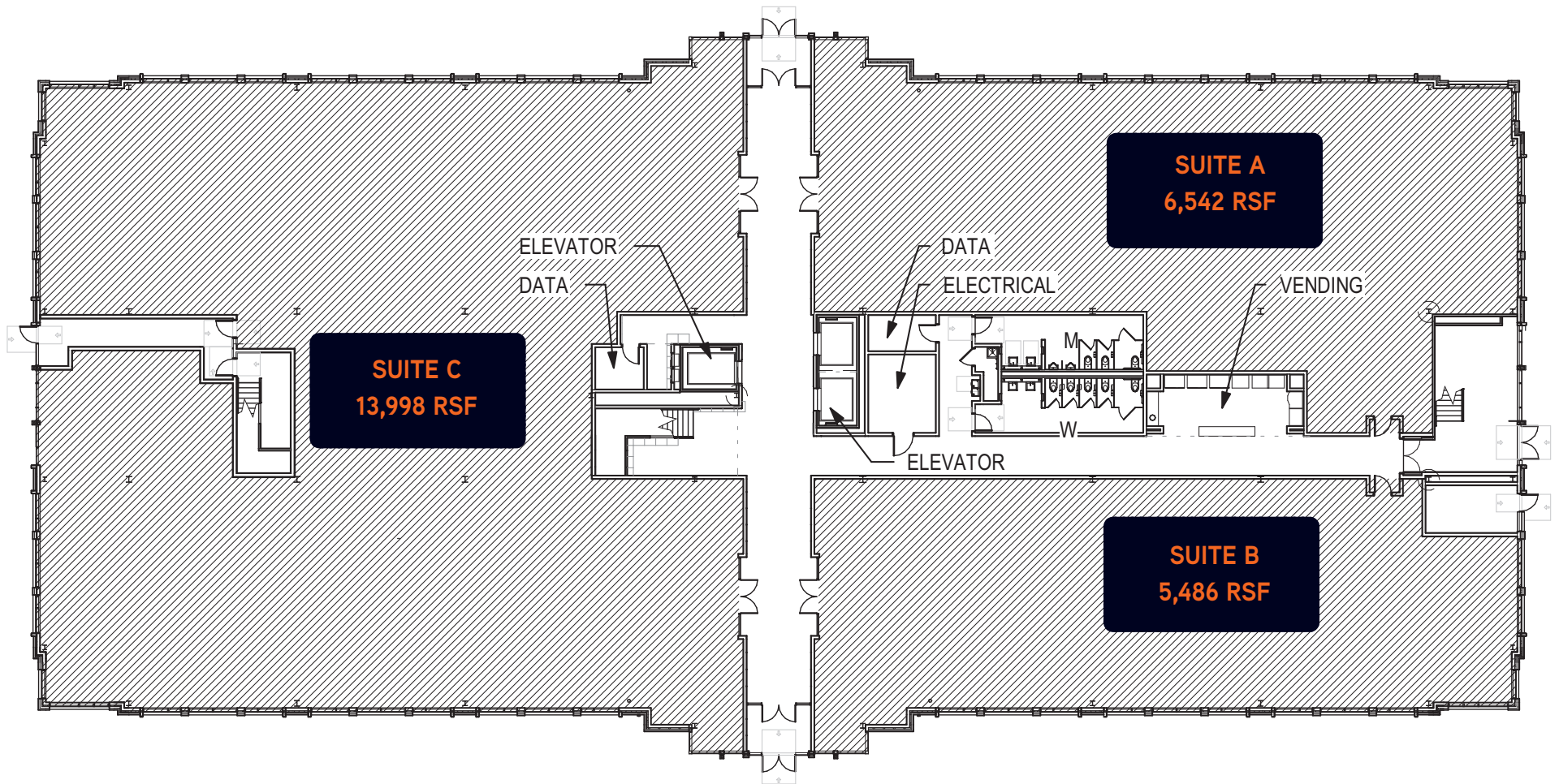


## PHASE II: OFFICE BUILDING



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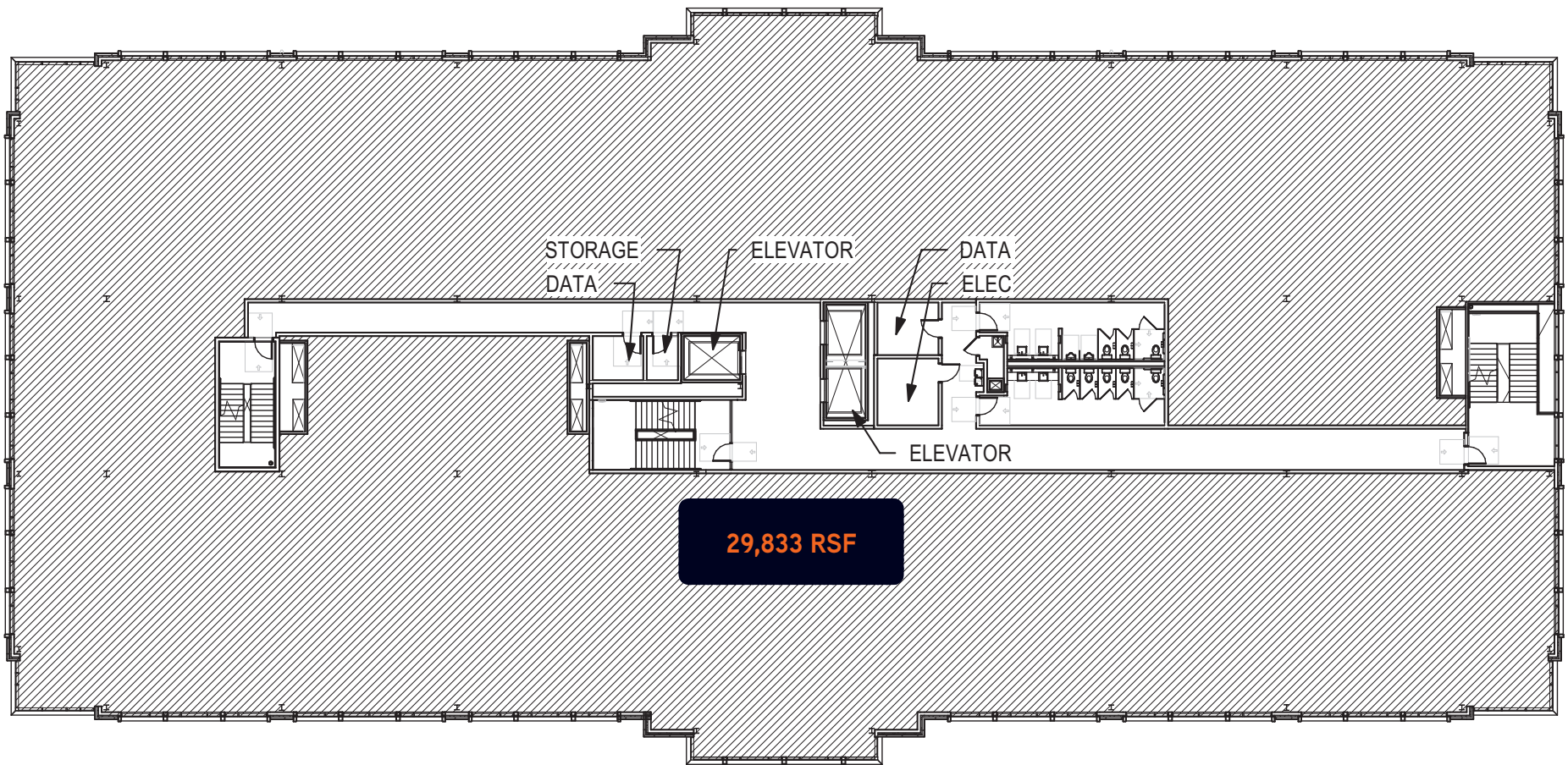




## PHASE II: FIRST FLOOR PLAN



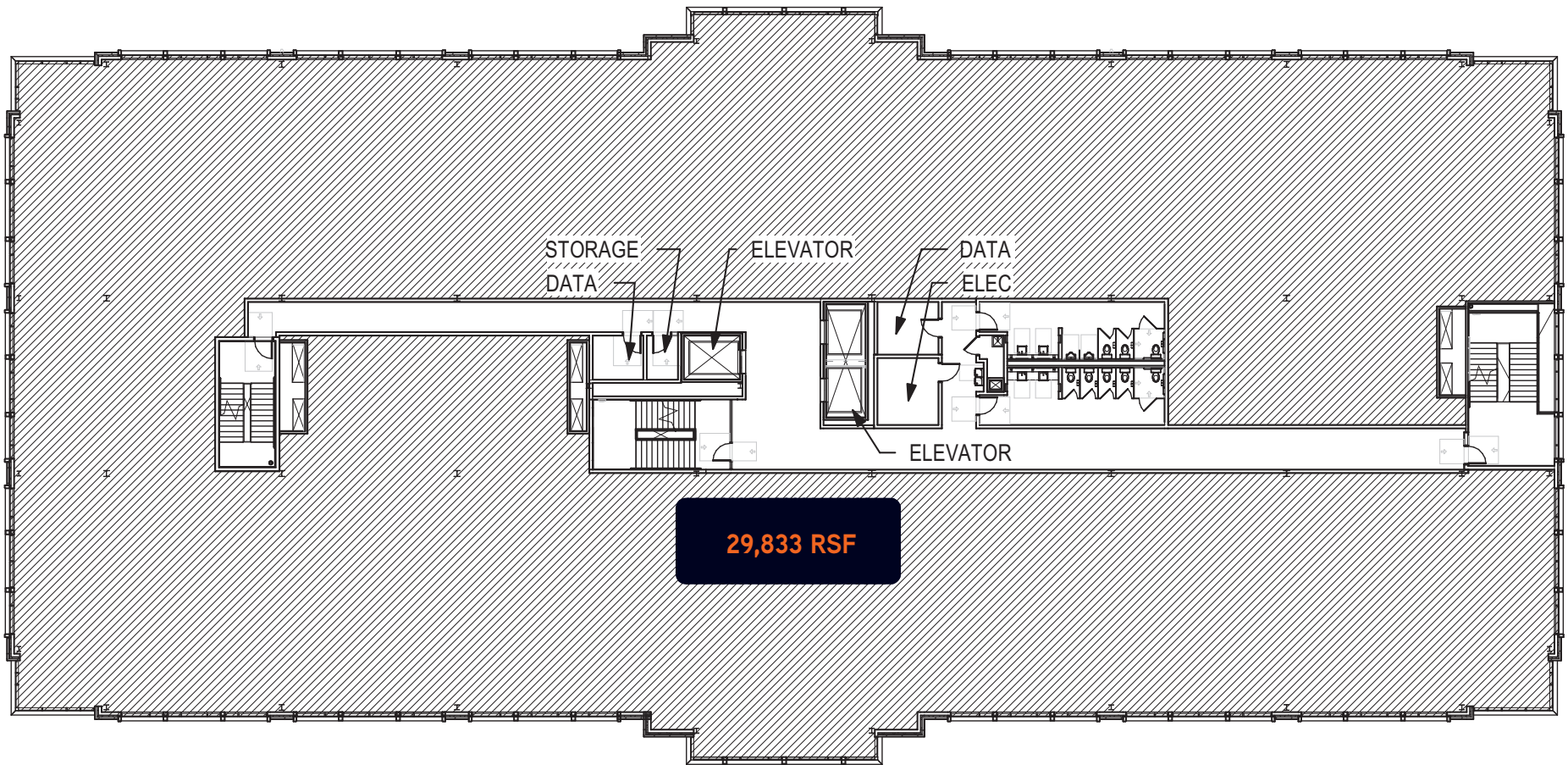




## PHASE II: SECOND FLOOR PLAN



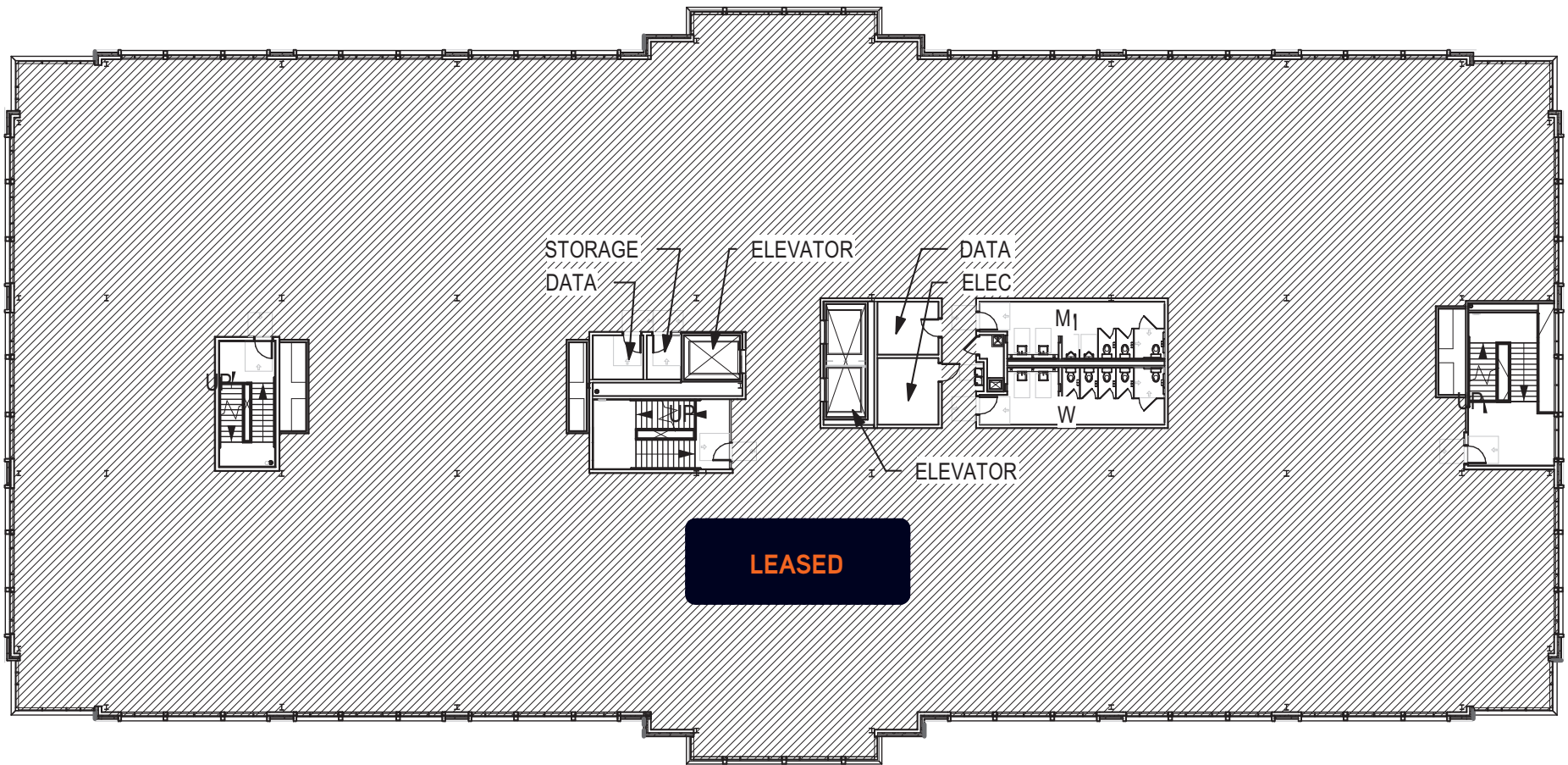




## PHASE II: THIRD FLOOR PLAN



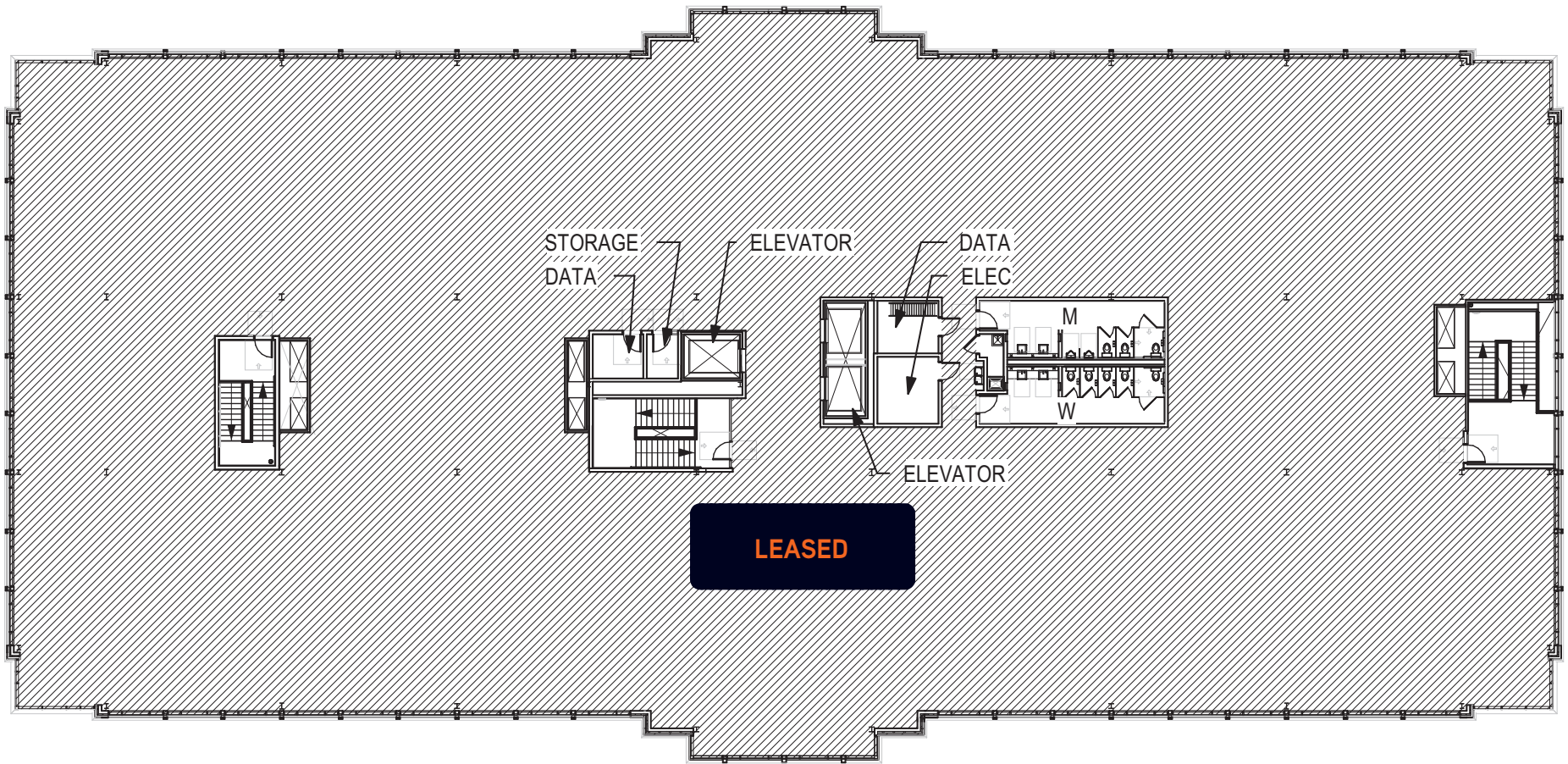




## PHASE II: FOURTH FLOOR PLAN







## PHASE II: FIFTH FLOOR PLAN







## PHASE II: OFFICE BUILDING



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