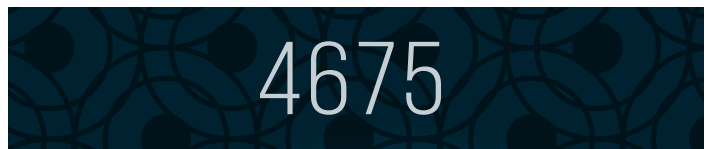
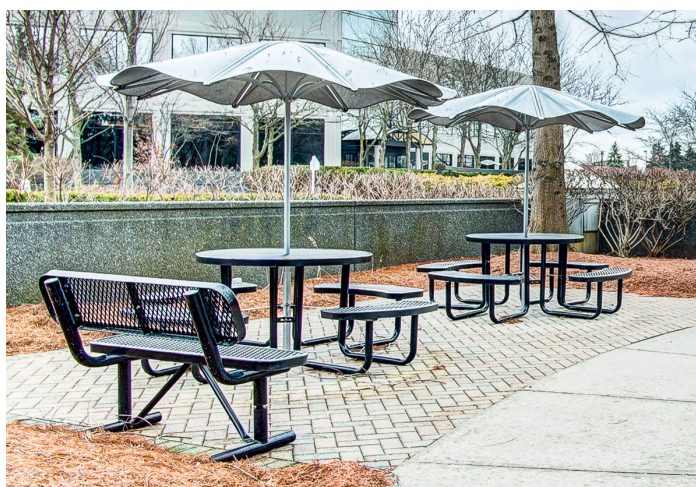
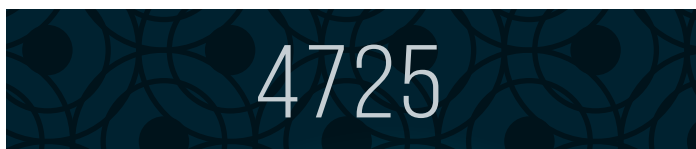


THE
INNOVATION
CAMPUS AT LAKEHURST



PROPERTY OVERVIEW

Ideally located near Dublin area amenities, Innovation Campus features abundant parking, exterior signage opportunities, and unparalleled access at Tuttle Crossing and Emerald Parkway. Interior and exterior updates include newly remodelled common areas, a fitness center, and an indoor/outdoor coffee bar and lounge.



The property is owned by Griffin Capital Essential Asset REIT. Griffin Capital Essential Asset REIT, Inc and its affiliates own, manage, a portfolio consisting of approximately 26.7 million square feet of space, located in 29 states, representing approximately \$4.6 billion in total asset value.



STACKING PLANS

4675
LAKEHURST

FLOOR 3	21,204 SF AVAILABLE
FLOOR 2	20,227 SF AVAILABLE
FLOOR 1	12,536 SF AMENITIES 6,890 SF AVAILABLE

4725
LAKEHURST

FLOOR 4	23,353 SF AVAILABLE
FLOOR 3	26,234 SF AVAILABLE
FLOOR 2	25,133 SF AVAILABLE
FLOOR 1	25,743 SF AVAILABLE

6060
BRITTON

FLOOR 3	22,430 SF AVAILABLE
FLOOR 2	22,430 SF AVAILABLE
FLOOR 1	23,268 SF AVAILABLE

4600
LAKEHURST

FLOOR 4	28,371 SF AVAILABLE
FLOOR 3	27,982 SF AVAILABLE
FLOOR 2	26,717 SF AVAILABLE
FLOOR 1	27,446 SF AVAILABLE



BRIDGE PARK



HISTORIC DUBLIN



I-270 AND TUTTLE CROSSING INTERCHANGE

KARRIC SQUARE SHOPPING CENTER

NORTHBRIDGE PLAZA



TUTTLE CROSSING

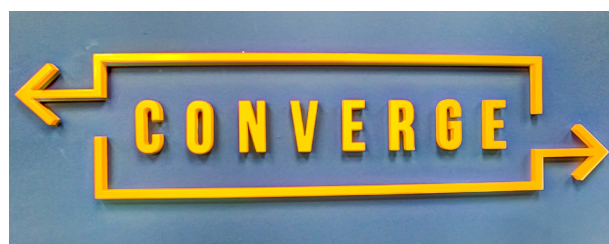
AMENITIES MAP

- RETAIL
- DINING
- LODGING

3 MIN TO THE MALL AT TUTTLE CROSSING	2 MIN TO I-270	20 MIN TO DOWNTOWN COLUMBUS
25 MIN TO JOHN GLENN COLUMBUS INTERNATIONAL AIRPORT (CMH)		8 MIN TO HISTORIC DUBLIN

CONVERGE

NEWLY REMODELED TENANT AMENITIES AND COMMONS AREAS



FITNESS CENTER

REMODELED STATE OF THE ART FITNESS CENTER



PER
SIST
ENT



CONFERENCE ROOMS

MEETING AREAS EQUIPPED WITH AUDIO/VISUAL



GRAB AND GO

CONVENIENT VENDING ROOM WITH EASY SELF-PAY CAPABILITIES



EXTERIOR AMENITIES



BUILDING
SIGNAGE
OPPORTUNITIES

FOOD
TRUCK
ALLEY



ABUNDANT
PARKING
SPACES



WI-FI
ENABLED
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THE
INNOVATION
CAMPUS AT LAKEHURST

