

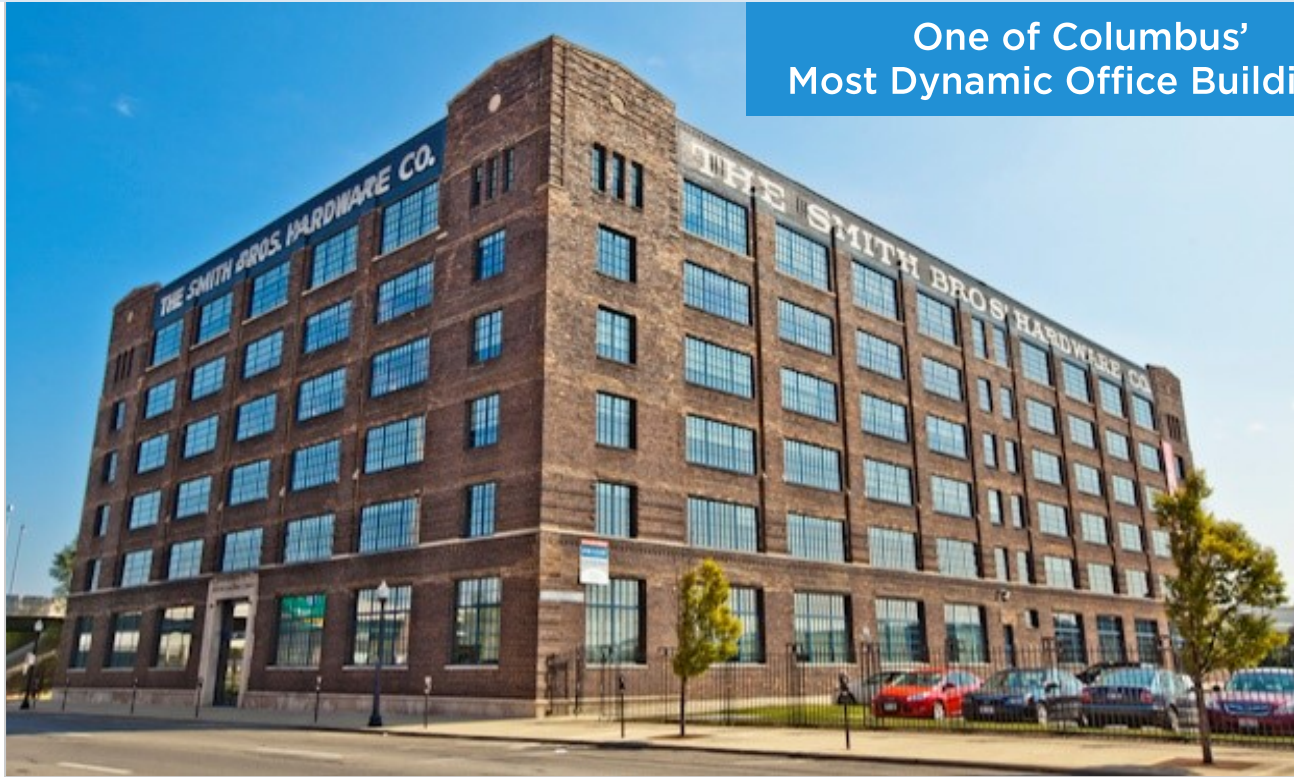


CAPITOL
EQUITIES

FOR LEASE

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SMITH BROS' HARDWARE COLUMBUS, OHIO 43215



One of Columbus'
Most Dynamic Office Buildings!

AVAILABLE SPACE: First Floor: 9,363 SF (as of 2/1/18)
Second Floor: 4,140 SF (as of 4/1/18)
Fourth Floor: 13,352 SF (as of 11/1/18)

NET RENTAL RATE: \$15.50/SF

OPER. EXPENSES: \$9.15/SF

ON-SITE PARKING: 510 spaces at the following rates:
Garage Lot: \$150.00 per space
Surface Lots: \$75.00 per space

BUILDING HIGHLIGHTS:

- Iconic building overlooking Downtown Columbus
- Dynamic, loft-style, custom office environments with stunning views of the downtown skyline
- Juniper & dock580 event and catering business on-site
- Terrific location—walkable to Short North & Italian Village

LIKE TO GET MORE INFO?
We'd love to hear from you.

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BUILDING AMENITIES
+ DESIGN

- Exposed brick, concrete columns, high ceilings, polished concrete floors throughout
- Dynamic design and space planning creates distinct environments for each tenant use
- Beautiful lobby and front patio garden ideal for tenant meetings and events
- Free bike-share program
- 500+ on-site parking spaces, plus walkable to public garages



ON-SITE DINING + EVENTS

- Lobby lunch services provided by dock580
- Juniper, THE premiere rooftop destination in central Ohio (see next page for details)
- On-site catering and event spaces available by dock580 for events and meetings

TENANT ADVANTAGES AT JUNIPER

Tenants of Smith Bros' have exclusive Juniper incentives:

- Early access on public weeknights
- Exclusive booking for team meetings during normal business hours (only available for tenants)
- Early booking for private + semi-private events
- Great on-site amenity for client meetings + dining

COMMUNITY +
ACCESSIBILITY

- Adjacent to the Short North + booming Italian Village Fourth Street Corridor
- Easy walking distance to Short North + Italian Village restaurants and businesses plus the North Market, Goodale Park, Convention Center, hotels and more
- Immediate access to I-670, I-71 and Rte 315
- Easy downtown access w/o parking hassles



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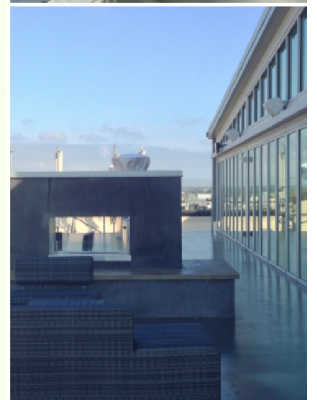
JUNIPER THE PREMIERE BAR + EVENT SPACE

Opened in late 2017, Juniper is a truly one-of-a-kind bar and event space located on the rooftop of the iconic Smith Bros' Hardware Building.

Juniper combines incredible elements for an amazing experience:

- Stunning, panoramic views of downtown Columbus and the Short North
- Fully retractable walls and ceiling facing downtown
- 1920's inspired bar design and décor
- Open patio space with soft-seating and rooftop fireplace
- Fine dining + small plates menu
- Largest gin bar in the Midwest—drinks designed in collaboration with Watershed Distillery
- Open to the public weeknights starting at 5:00pm, excluding special event Fridays
- Reservable for private events on weekends

Learn more at juniperrooftop.com



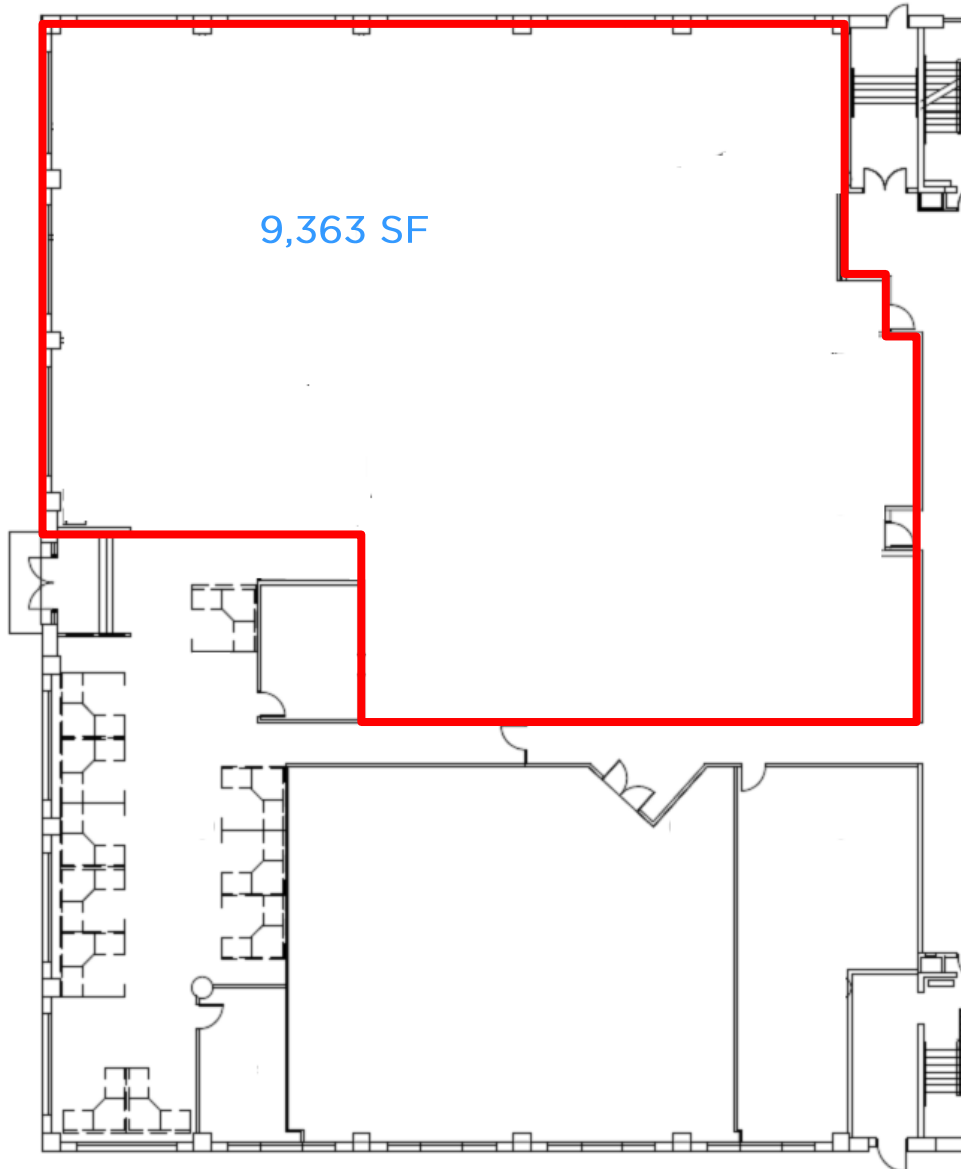


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FIRST FLOOR



BUILDING TECHNICAL SPECIFICATIONS

TELECOMMUNICATIONS:
Multiple carriers including
Spectrum, AT&T, XO Comm.,
and Level 3 Communications

HVAC SYSTEMS:
18 zones per floor; &
baseboard perimeter system

SECURITY:
Fully secured plus cameras -
building & parking

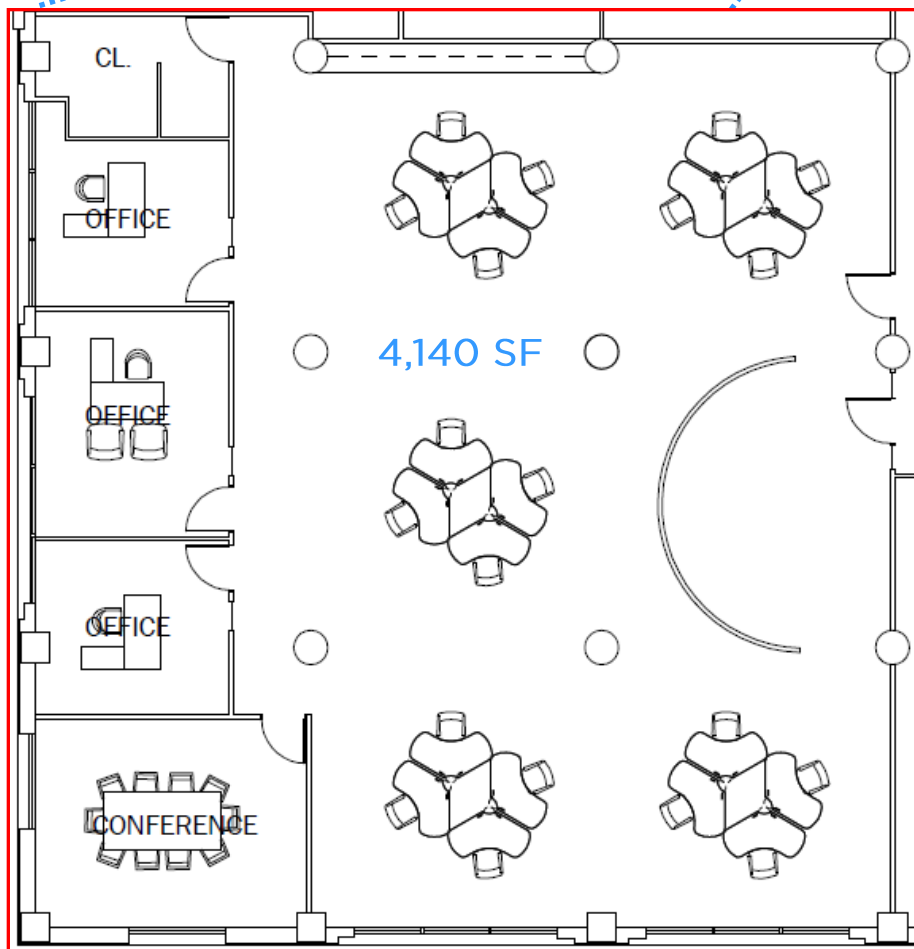


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SECOND FLOOR



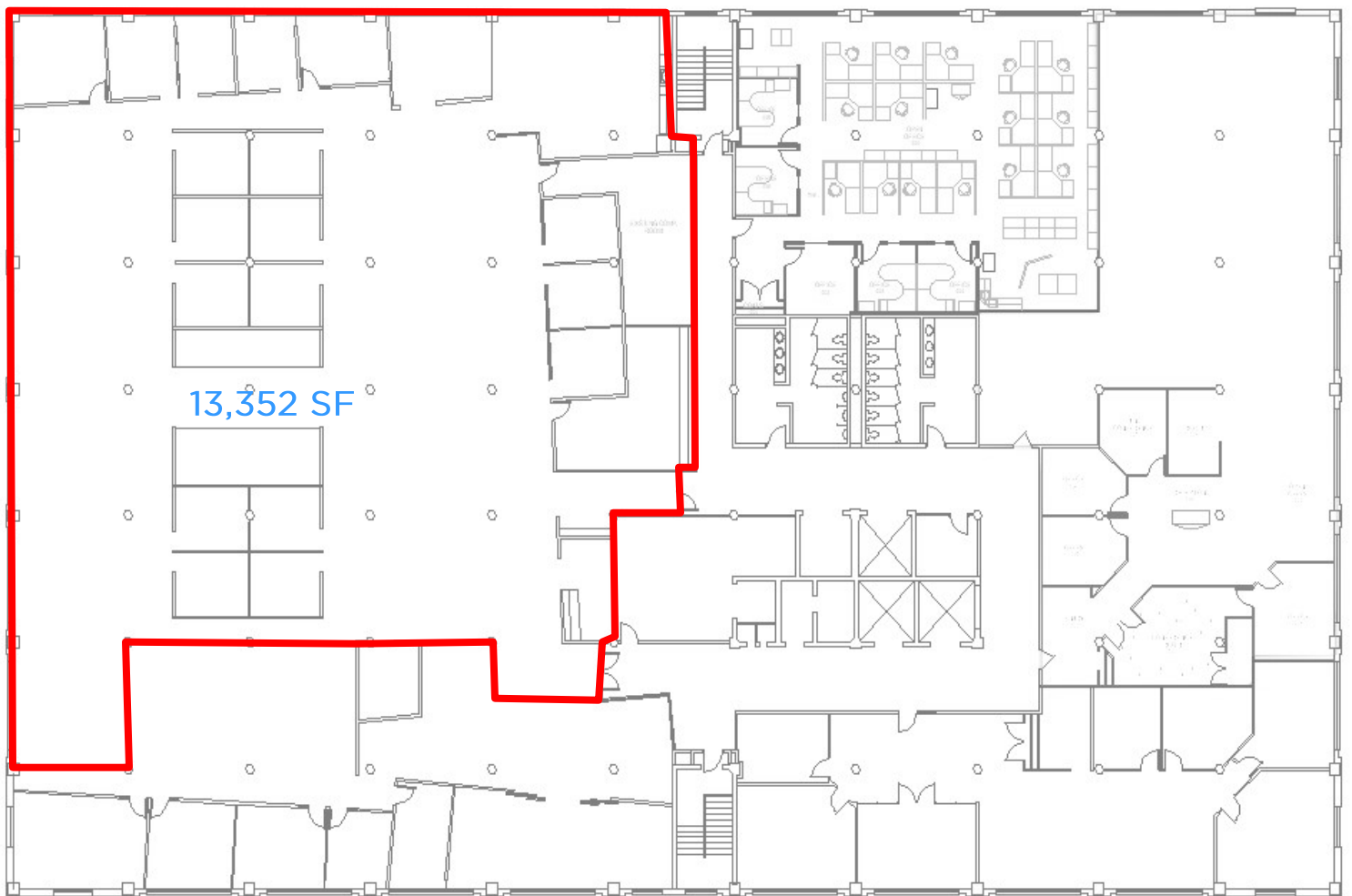


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FOURTH FLOOR





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