

# 1801 WATERMARK ISLAND

PREMIER OFFICE SPACE AVAILABLE





# PROPERTY OVERVIEW

Located in the Grandview Heights corridor just west of Columbus downtown/CBD/Arena District. Uniquely situated on a man-made island surrounded by a 90-acre lake with unobstructed views of the downtown Columbus skyline. Adjacent to both I-670 and US-33 for easy access to/from downtown Columbus and surrounding suburbs.

1801 Watermark is a 88,343 Leasable SF, 3-story, steel frame multi-tenant office building featuring limestone, brick, and glass exterior. Building signage and unique location offer prominence and prestige to tenants. Tenants enjoy nature trails and landscaping features around the island.



**3-STORY**  
OFFICE BUILDING

**\$13.95/SF**  
BASE LEASE RATE

**4.5/1,000**  
PARKING RATIO

**\$12.04/SF**  
OPERATING EXPENSES



# SURROUNDING AREA





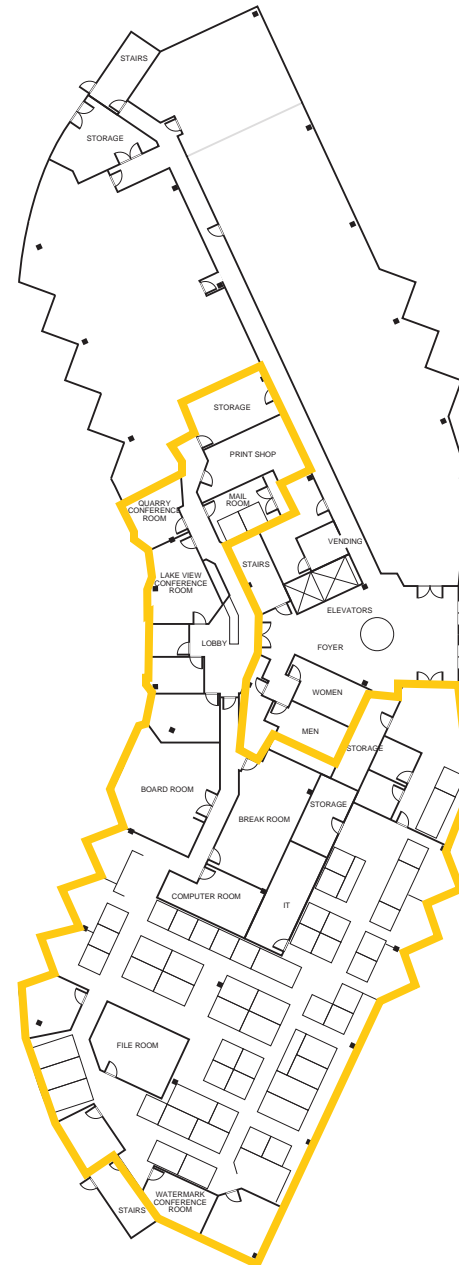
# PROPERTY PHOTOS



# FIRST FLOOR

17,000 SF

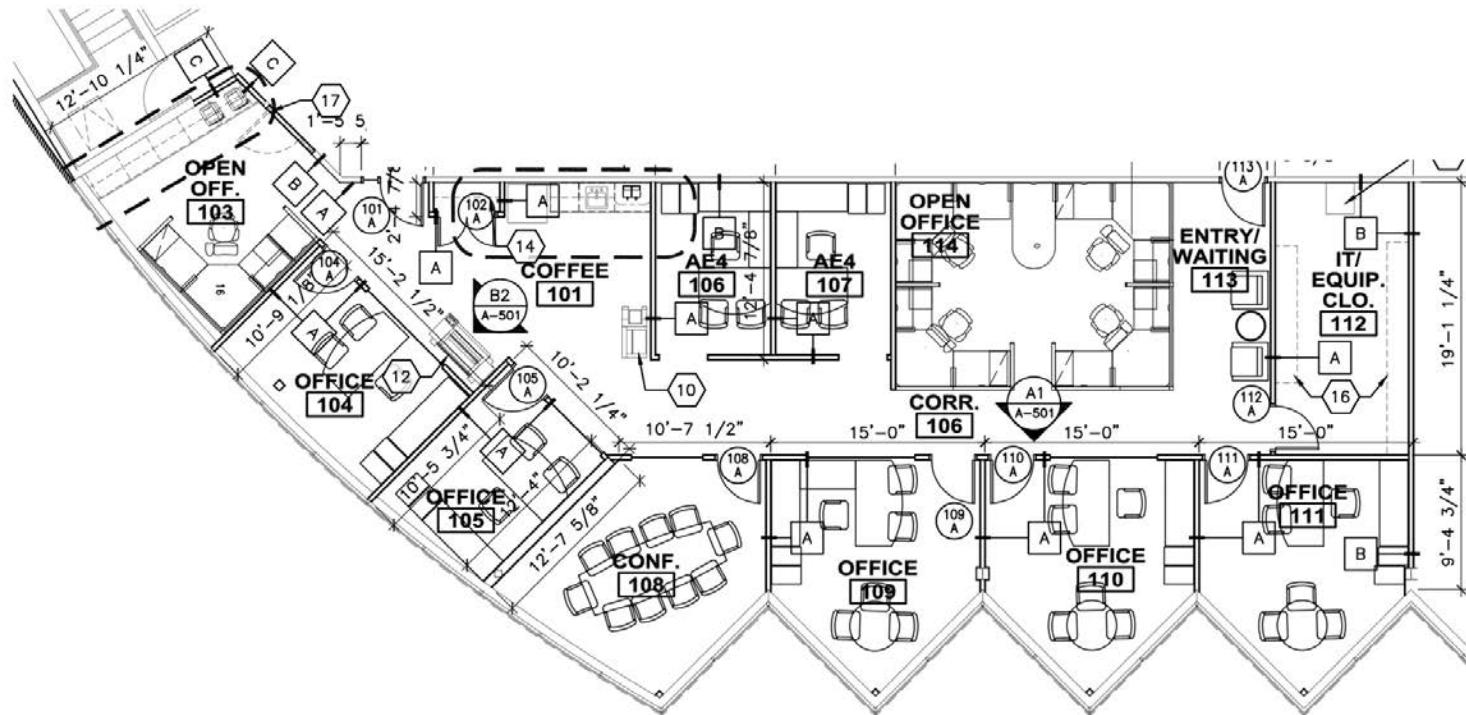
NORTH



SOUTH

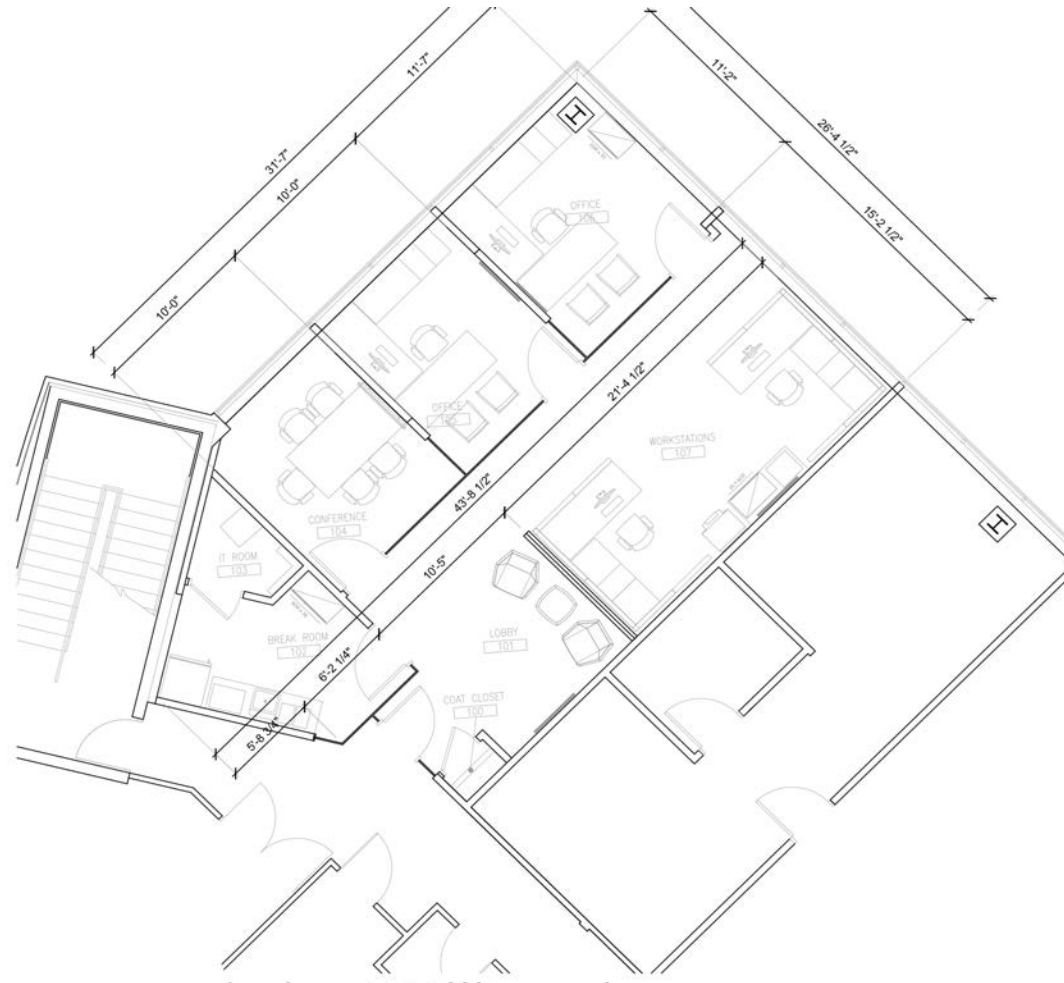
# THIRD FLOOR

3,065 SF



# FIRST FLOOR

1,169 SF



# LEASE PROPOSAL

## BUILDING DESCRIPTION

The building is a three-story, 88,343 leasable square foot, structural steel frame office building with concrete floors and a brick and glass exterior skin.

## LEASE TERM

Five years, minimum.

## COMMON AREA FACTOR

Approximately 12%

## RENTAL RATE

\$13.95 per square foot, triple net.

## OPERATING EXPENSES

In addition to the Base Lease Rate, each tenant will be responsible for a pro-rata share of all operating expenses beginning upon occupancy. Expenses will include utility usage, janitorial, real estate taxes, insurance on the building, general maintenance, etc. Operating expenses for this calendar year are estimated to be \$12.04 per square foot.

## AVAILABLE SPACE

1st Floor	17,000 Leasable SF
1st Floor	1,169 Leasable SF
3rd Floor	3,065 Leasable SF

## PARKING

There are 4.5 parking spaces per 1,000 square feet.

## SIGNAGE

Signage shall consist of a listing on the lobby directory and at the suite entrance.

## TENANT IMPROVEMENTS

Negotiable

## PROPOSAL SUBJECT TO

Lessor's approval of Lessee's financial statements and Lessor's approval of all final terms and conditions of the lease agreement.



# BUILDING STANDARD TENANT IMPROVEMENTS

## FLOOR FINISHES

- **Carpeting** - Stratton Design Series III 32 ounce cut pile carpet, or Stratton Synergy/Catalina 28 ounce level loop carpet.
- **Vinyl Flooring** - Armstrong Excelon Tile or equivalent - 12" x 12" x 1/8".
- **Base** - 2 1/2" vinyl cove base throughout. Color to be selected by the tenant.

## INTERIOR PARTITIONS & WALL TREATMENT

3 5/8" metal studs on 24" centers with one (1) layer of 5/8" drywall on each side. Tenant partitioning shall be 9'0" with an 8'10" ceiling. Partitioning shall not exceed one (1) lineal foot per twelve (12) square feet of leasable space. | All interior partitioning to receive one (1) prime coat and one (1) finish coat of flat oil paint.

## INTERIOR DOORS, FRAMES & HARDWARE

- 3'0" x 7'0" solid core maple veneer entry door, AWI premium grade.
  - 3'0" x 7'0" solid core maple veneer interior doors, AWI premium grade, not to exceed one (1) door per 350 square feet of net leasable area.
- Door frames shall be eighteen (18) gauge factory primed metal. Finish painting per tenant requirements. | Door hardware shall be commercial grade lever hardware.

## CEILING & GRID SYSTEM

Suspended metal grid system with a 2' x 4' lay-in acoustical tile. Armstrong Second Look II - Scored to appear as a 2' x 2' tile.

## ELECTRICAL & LIGHTING

Lighting shall include 2' x 4' lay-in, four (4) tube fluorescent parabolic fixtures, not to exceed one (1) fixture per 100 square feet of net leasable space. Lighting shall be switched individually with single-pole switches, not to exceed one (1) switch per 150 square feet of net leasable space. All emergency and exit lighting shall be one (1) per 2,000 square feet.

## TELEPHONE SYSTEM

Pull wires with plastic rings shall be provided as required by tenant's plans, not to exceed one (1) outlet per 200 square feet of leasable space.

## WINDOW TREATMENT

Horizontal Mini Blinds - all exterior windows will receive 1" horizontal blinds with a building standard color.

## HEATING, VENTILATING & A/C

Interior heating, ventilating, and air conditioning will be specially designed to meet the individual requirements of each tenant, contingent upon personnel, equipment loads, lighting plan, floor plan, etc. Special requirements (i.e., exhaust fans, custom or special order grilles and registers, special requirements for computers) will be extra. HVAC equipment is Electric Reheat Variable Air Volume System.

## MISC ITEMS

One passenger elevator. One freight elevator. Base building restrooms are provided for all tenants. Individual sinks and restrooms for private use are extra and can be provided at the tenant's expense.

# 1801 WATERMARK ISLAND

OFFICE SPACE FOR LEASE



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