

WATERS EDGE II

7795 WALTON PARKWAY
NEW ALBANY, OHIO 43054



DAIMLER
NEW ALBANY

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PROPERTY OVERVIEW

This building is a four-story, 106,500 SF office building located within the New Albany Business Park. This provides access to and from I-270, I-670, I-70 and I-71. Your business can be located five minutes from Easton, ten minutes from the John Glenn International Airport, fifteen minutes from the Rickenbacker Port Authority and fifteen minutes from Downtown Columbus.



TOTAL AVAILABLE SF: 21,254 SF

BASE RENT: \$14.95/SF

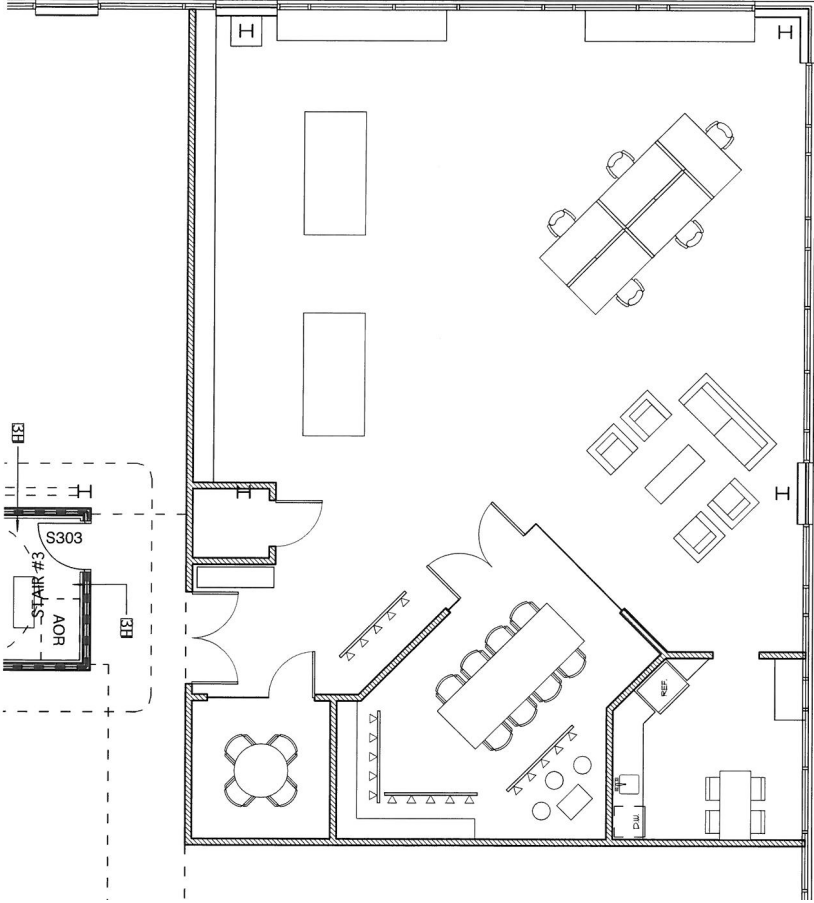
OPERATING EXPENSES: \$7.29/SF

PARKING: 4.50/1,000



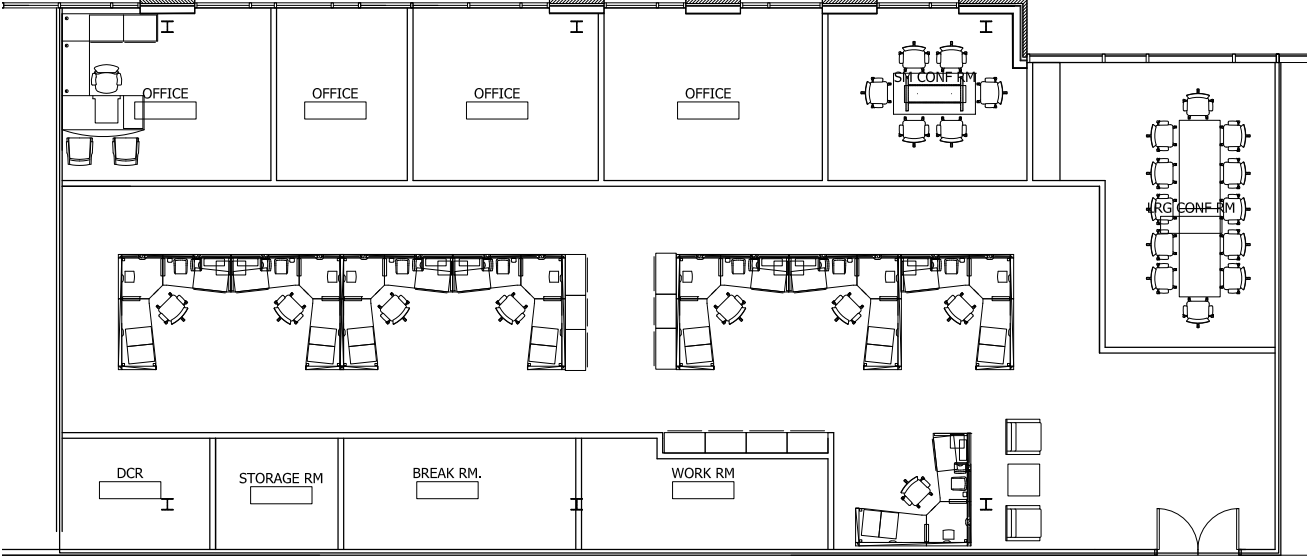
FLOOR PLANS THIRD FLOOR

AVAILABLE SF: 2,302 SF



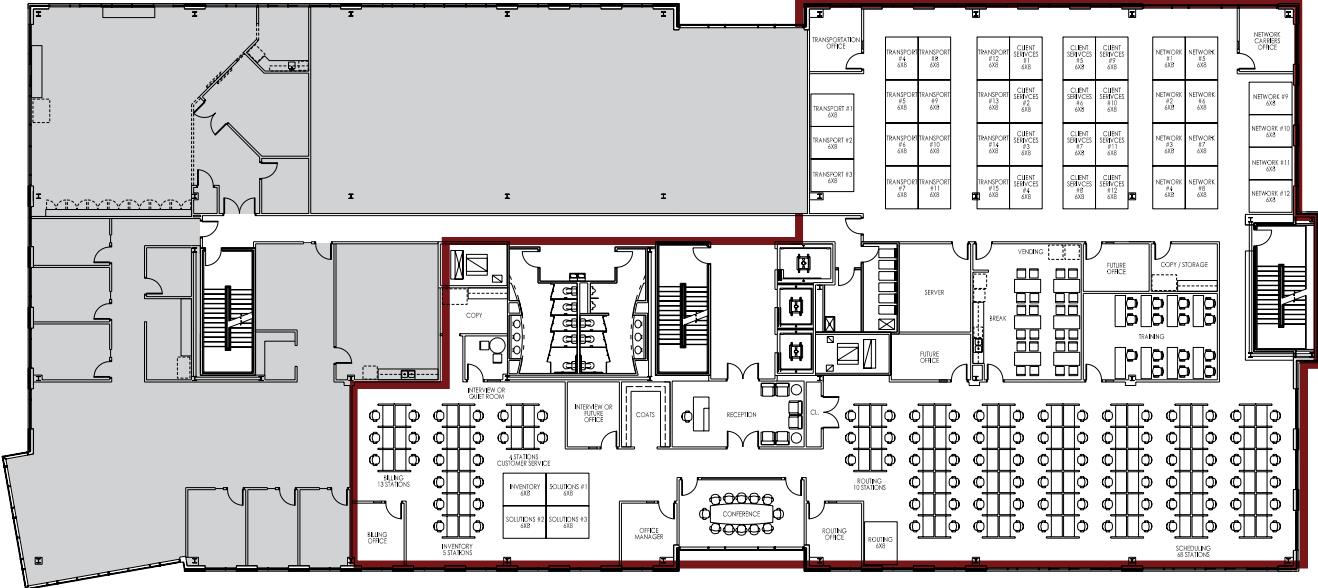
FLOOR PLANS THIRD FLOOR

AVAILABLE SF: 4,191 SF



FLOOR PLANS THIRD FLOOR

AVAILABLE SF: 14,761 SF



SURROUNDING AREA



PROPERTY PHOTOS



PROPERTY PHOTOS



The natural features promote the use of scenic walking and leisure trails and provide for the creation of a campus environment that enables employees the opportunity to work within an urban village atmosphere.



WELCOME TO NEW ALBANY

New Albany, Ohio is a suburb of Columbus located just 20 minutes from Downtown. Most of the city is located in Franklin County and a small portion extends into adjacent Licking County. It has a population of about 11,000 and was named America's #1 suburb based on factors such as:

- Proximity to the nearest metropolitan area
- Average commute times
- Median household income
- Crime rates
- Public-school ratings

10,933
POPULATION

3,587
HOUSEHOLDS

\$497,800
MEDIAN HOUSE VALUE

\$203,409
MEDIAN HOUSEHOLD INCOME

NEW ALBANY WELCOMES INTEL

Intel announced that it has selected the Licking County portion of the New Albany International Business Park as the location for a \$20 billion+ chip manufacturing project. The company plans to build two state-of-the-art factories by 2025.

With recent commitments from Facebook, Google, AWS, Amgen, and now Intel, Ohio is at the forefront in creating technology and STEM-related jobs, and the state's secondary and higher education will greatly benefit from this investment.

