

FOR LEASE  
**1,811-13,224 SF**

**COMING SOON**  
**New Tenant Lounge &  
Conference Room Amenities**



ALTAIR I

**600 N CLEVELAND AVE, WESTERVILLE, OHIO 43082**

*6% TENANT REP FEE*

# PROPERTY HIGHLIGHTS

Located in the highly desirable Westar Submarket with easy access to Interstates 71 & 270. Altair I is within walking distance to several amenities and only minutes from Polaris Fashion Mall, Ikea, Top Golf, and over 60 restaurants. The building has an emergency generator & a terrace that connects to 2 miles of walking paths. Coming soon a new tenant lounge and common conference room amenities.

Building Size: 93,000 SF

Space Available: Suites from 1,811 - 13,224 SF

Parking: 4.37 / 1,000 SF

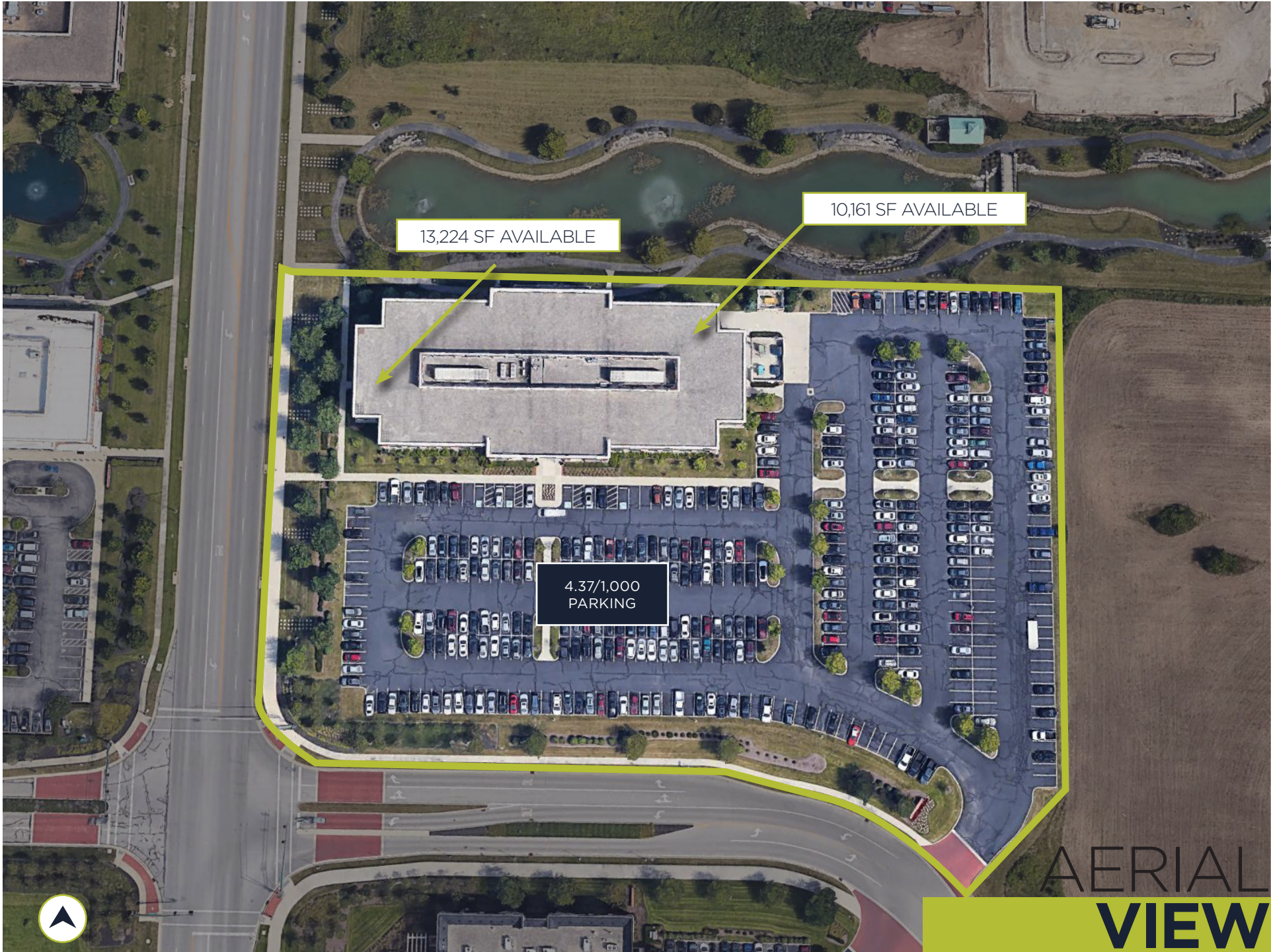
Year Built: 2006

Floors: 3

Lease Rate: \$12.95/SF NNN

Operating Expenses: \$9.94





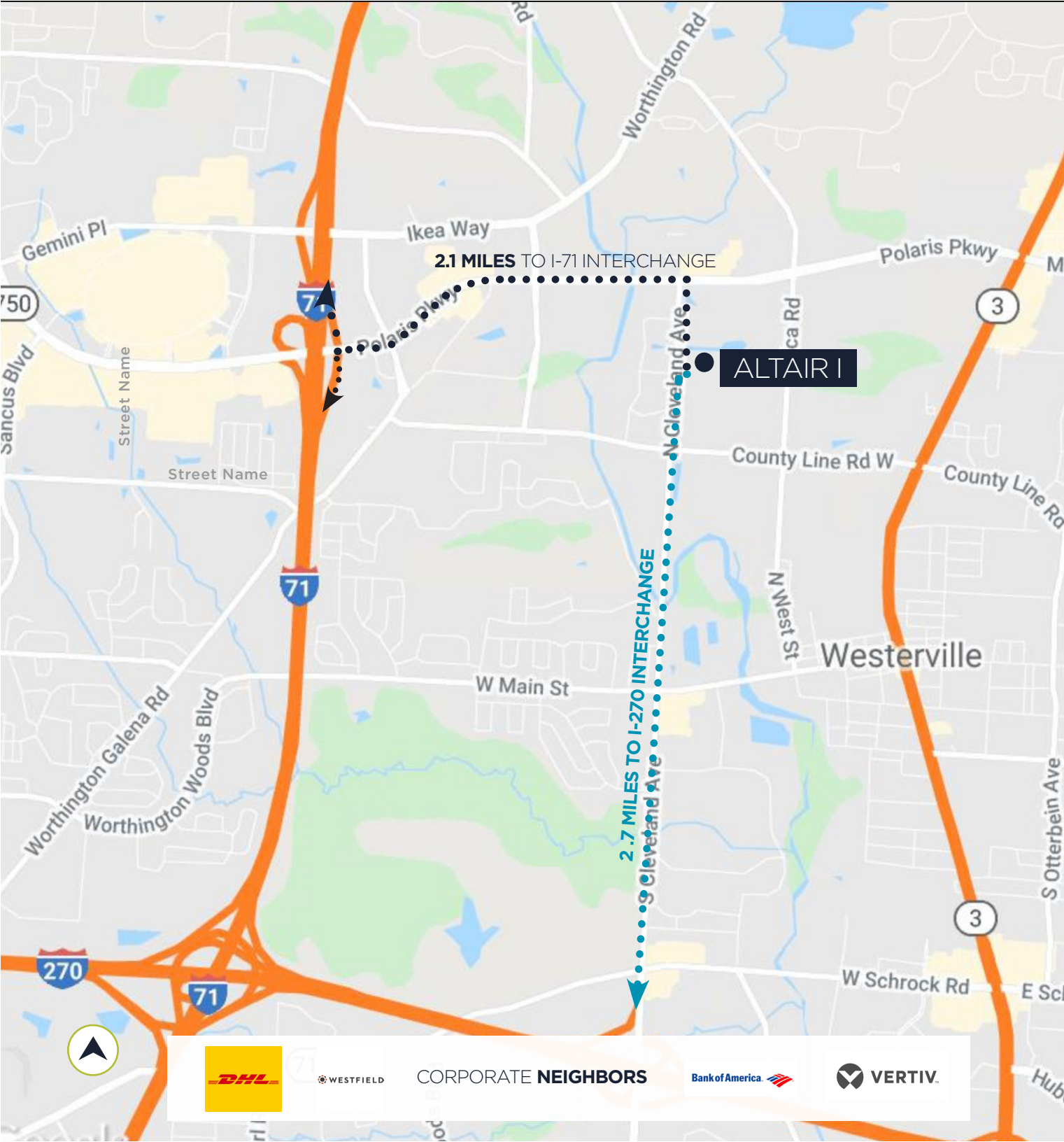
13,224 SF AVAILABLE

10,161 SF AVAILABLE

4.37/1,000  
PARKING

AERIAL  
VIEW





**2.1 MILES**  
TO INTERSTATE 71

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**2.7 MILES**  
TO INTERSTATE 270

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**16.3 MILES**  
TO COLUMBUS CBD

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**13.3 MILES**  
TO AIRPORT



WESTFIELD

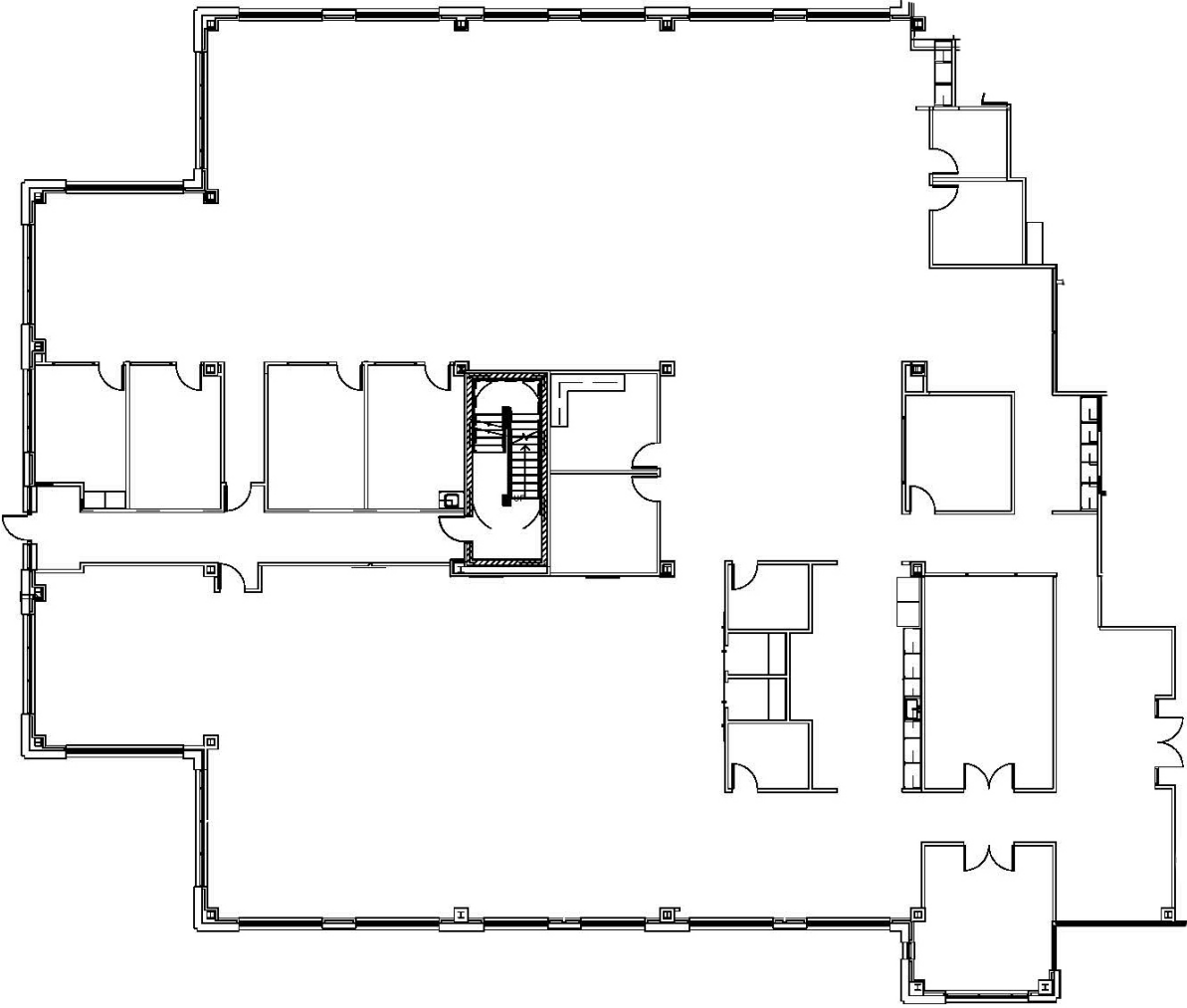
CORPORATE NEIGHBORS

Bank of America

VERTIV

SUITE 110 - 13,224 SF

*\*Divisible to 7,500 SF*

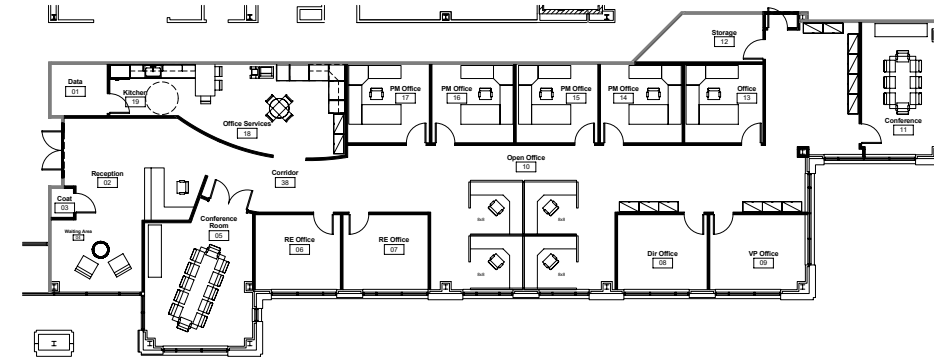


# SUITE 190 - 5,390 SF

\*Divisible to 2,500 SF

## Furniture General Notes

1. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEEKING CLARIFICATION FROM CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION.
2. ALL DIMENSIONS ARE FROM FINISHED SURFACE TO FINISHED SURFACE, UNLESS NOTED OTHERWISE.
3. ALL FURNITURE LAYOUTS AND SPECIFICATIONS SHALL BE DETERMINED BY INDIVIDUAL TENANTS. LAYOUTS SHOWN IN THIS DRAWING SET ARE FOR ILLUSTRATIVE PURPOSES ONLY.
4. ALL SIGNAGE PROVIDED BY LANDLORD SIGNAGE CONTRACTOR.



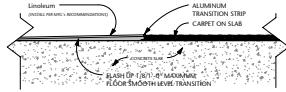
② Furniture Plan  
1/8" = 1'-0"

## Finish Plan - General Notes

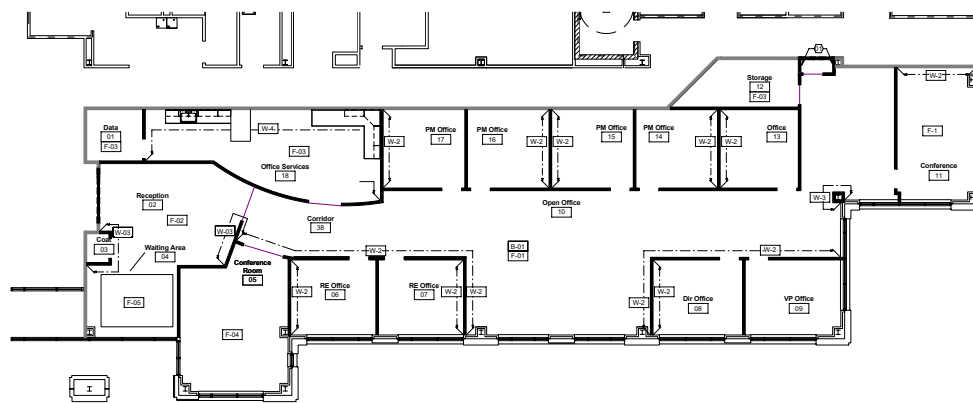
1. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEEKING CLARIFICATION FROM CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION.
2. ALL DIMENSIONS ARE FROM FINISHED SURFACE TO FINISHED SURFACE, UNLESS NOTED OTHERWISE.
3. ALL FLOORING FINISH MATERIALS SHALL HAVE A FLAME SPREAD RATING OF CLASS 1 OR CLASS 1 COMPLYING WITH IBC 805.4. COPIES OF TEST REPORTS FOR THESE MATERIALS SHALL BE PROVIDED AT THE REQUEST OF THE CODE OFFICIAL.
4. ALL WALL AND CEILING FINISH MATERIALS SHALL HAVE A FLAME SPREAD RATING OF CLASS 1 OR CLASS 1 COMPLYING WITH IBC 805.4. COPIES OF TEST REPORTS FOR THESE MATERIALS SHALL BE PROVIDED AT THE REQUEST OF THE CODE OFFICIAL.
5. INTERIOR FINISH MATERIALS SHALL BE APPLIED OR ATTACHED IN SUCH A MANNER THAT SUCH MATERIALS WILL NOT READILY BECOME DETACHED WHEN SUBJECT TO ROOM TEMPERATURE OR 200 CYCLES FIREWHEEL (F1) SPECIFIC CEILING, FOR NOT LESS THAN THIRTY (30) MINUTES.
6. ALL AREAS NOT SPECIFICALLY DESIGNATED ARE TO RECEIVE A SMOOTH PAINT FINISH.
7. GYPUM BOARD WALLS, CEILING, SOFFITS, FACIAL LIGHT POCKETS, DRAPERY POCKETS, ETC. ARE TO BE PREPARED FOR SMOOTH PAINT FINISH. SEE SCHEDULE FOR PAINT COLOR OR APPLICATION OF OTHER FINISH MATERIAL.
8. CONTRACTOR IS TO PROVIDE A COVERING TO PROTECT NEW FLOORING MATERIAL AFTER INSTALLATION.
9. PAINT IS TO BE APPLIED OVER PROPERLY PREPARED SURFACE MEETING MANUFACTURER'S RECOMMENDATIONS. PROVIDE MINIMUM TWO FRESH COATS OVER PRIMER ON UNCOATED MATERIALS, TWO FRESH COATS OVER PREVIOUSLY FINISHED MATERIALS.
10. REPAIRING OF SURFACES ACROSS ENTIRE AREAS TO A CHANGE OF PLANE MAY BE REQUIRED IF TOUCH UPS ARE VISIBLE. SUCH REPAIRING WILL BE AT THE CONSTRUCTION MANAGER'S SOLE DISCRETION.
11. SURFACES RECEIVING WALL COVERING SHALL BE GIVEN ONE COAT OF PRIMER. SIZING SHALL BE APPLIED AS RECOMMENDED BY THE WALLCOVERING MANUFACTURER.
12. WALL COVERING IS TO BE APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. EXAMINE MATERIALS FOR COLOR VARIATIONS, DEFECTS, OR SHADING, AND ADVISE ARCHITECT OF SUCH PRIOR TO CUTTING OF MATERIAL. FAILURE TO DO SO COULD RESULT IN GENERAL REPLACEMENT AND/OR REINSTALLATION OF THE GOODS.
13. SUBMIT TO CONSTRUCTION MANAGER THREE (3) SAMPLES, 8" X 10" MINIMUM SIZE, OF ALL FINISHES, WALL COVERINGS, WOOD VENEERS & STAINS, TRIM, ETC. FINISH SHALL MATCH THAT SPECIFIED FOR THE MATERIAL (IE GLOSS, FLAT, EGGSHELL, ETC.).
14. PAINT FINISHES AND COLORS SPECIFIED REFLECT THE PRECISE COLOR AND FINISH RESULT DESIRED. CONSTRUCTION MANAGER WILL REVIEW ALTERNATIVE PRODUCTS WHEN REQUESTED AND CLEARLY DESIGNATED IN WRITING BY THE CONTRACTOR, AND THREE SETS OF SAMPLES ARE SUBMITTED. ACCEPTANCE OR REJECTION OF SUCH ALTERNATIVES IS SOLELY AT THE DISCRETION OF THE CONSTRUCTION MANAGER, AND MINOR VARIATIONS IN COLOR AND/OR TEXTURE MAY CONSTITUTE GROUNDS FOR REJECTION.
15. WHERE DIFFERENT HEIGHT FLOORING MATERIALS ABUT, PROVIDE VINYL REDUCER STRIPS, UNLESS SPECIFIED OTHERWISE. CONSULT WITH MANAGER TO SELECT.
16. ALL FLOORING TO BE F-01, UNLESS NOTED OTHERWISE.
17. ALL WALLS TO BE W-01, UNLESS NOTED OTHERWISE.
18. ALL BASES TO BE B-01, UNLESS NOTED OTHERWISE.

## Finish Plan Keynotes

- 01 EXTENTS OF AREA TO RECEIVE NEW FLOORING, PAINT, AND WALL BASE MATERIALS. MATERIALS TO MATCH ADJACENT EXISTING.



③ Transition - Linoleum/Carpet  
3" = 1'-0"



④ Finish Plan  
1/8" = 1'-0"

Base Finish Schedule					
Code	Description	Mfr	Product	Color	Comments
B-01	Edge Wall Base	Johnson	21 Coat		Provide straight base at carpet and wood base at resilient flooring.

Floor Finish Schedule					
Code	Description	Mfr	Product	Color	Comments
F-01	Broadloom Carpet	Shaw	350881 Regatta	81313 Wave	Contact: Elaine Iubler: 614-581-1001
F-02	Resilient	Corbin	Bermuda/Victal Granite		Contact: Corbin Maintenance: 614-534-6005
F-03	Hardwood	Marmoleum/Flexco	2871 Silver Birch		Contact: Corbin Maintenance: 614-534-6005
F-04	Broadloom Carpet	Shaw	254271 Larch	F1183 Fashion	Contact: Elaine Iubler: 614-581-1001
F-05	Area Rug	Plym	Bat	Walnut	11" x 8" rug. Edge binding to be black. Contact: Mike Thompson: 614-531-2928

Wall Finish Schedule					
Code	Description	Mfr	Product	Color	Comments
W-1	Paint, General Office	Shervin Williams	Contractor-grade latex	Isoco 596127	Eggshell, UNDS, Semi-gloss on metal frames and surfaces.
W-2	Paint, Accent Wall	Shervin Williams	Contractor-grade latex	Barnswashed 596121	Eggshell, UNDS, Semi-gloss on metal frames and surfaces.
W-3	Paint, Accent Wall	Shervin Williams	Contractor-grade latex	Underside 596214	Eggshell, UNDS, Semi-gloss on metal frames and surfaces.
W-4	Paint, Accent Wall	Shervin Williams	Contractor-grade latex	Fantale Gold 590009	Eggshell, UNDS, Semi-gloss on metal frames and surfaces.

Miscellaneous Finish Schedule					
Code	Description	Mfr	Product	Color	
M-01	Plam, Counter	Formica	Plastic Laminate	3698-SB Butaya Bridge	
M-02	Plam, Base/Wall Cabinets	Formica	Plastic Laminate	1481-SB Natural Birch	

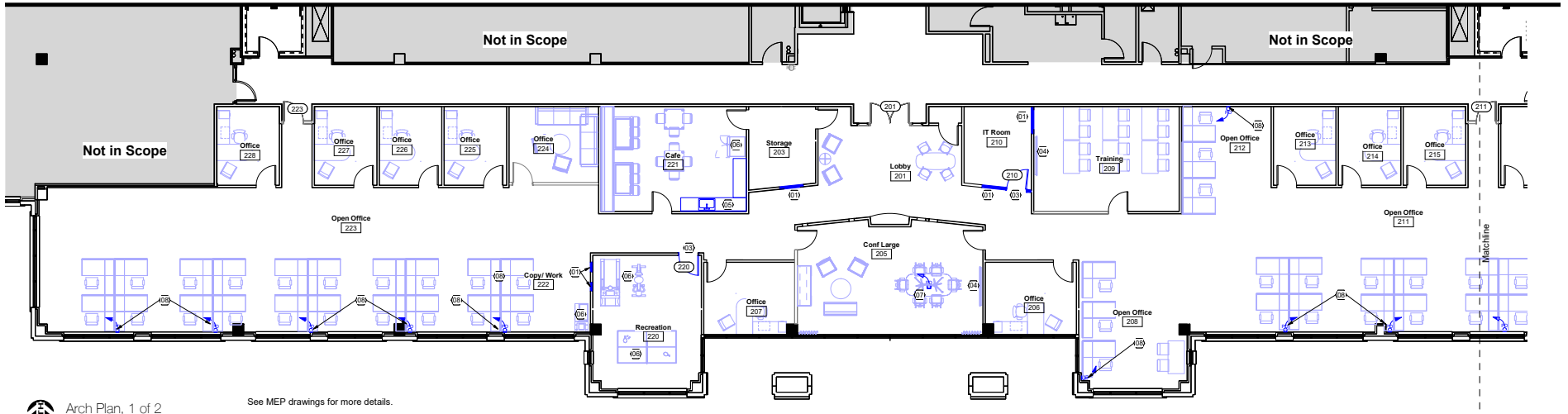
**Design Collective Architecture**  
A corporation to assist planning and architecture  
150 E. Broad Street, Suite 190  
Westerville, Ohio 43081  
Tel: 614-444-1900  
www.dcaohio.com

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Opus North, Columbus Office  
600 North Cleveland Avenue,  
Suite 190  
Westerville, Ohio 43082

Permit Set	08/20/2008	
Revisions		
#	Description	Date
Project number		969.15
<b>A6.0</b>		
Finish & Furn. Plans		

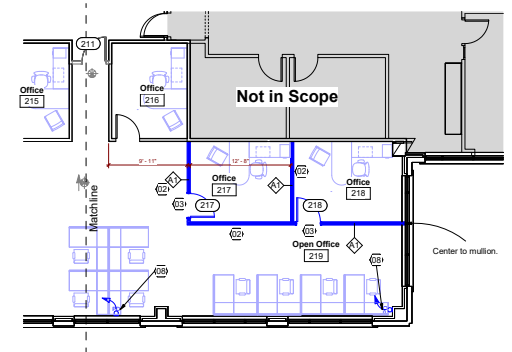
# SUITE 210 - 10,161 SF

\*Divisible to 3,000 SF

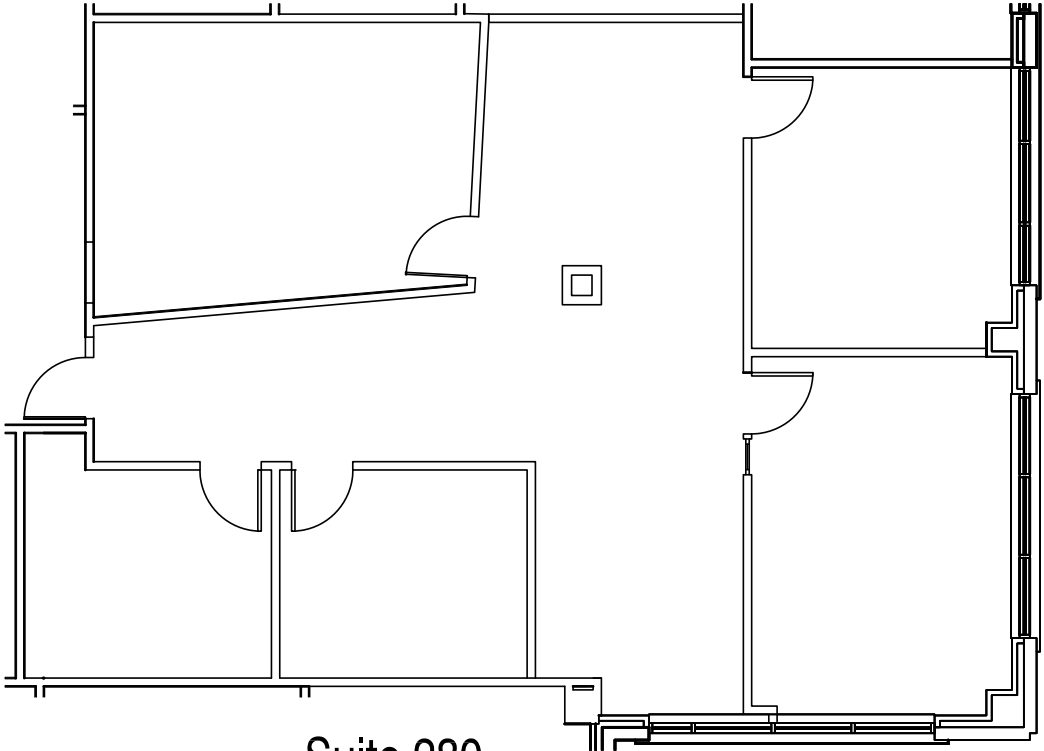


Arch Plan, 1 of 2  
Scale: 1/8" = 1'-0"

See MEP drawings for more details.



SUITE 280 - 1,811 SF



**Suite 280**

600 N. Cleveland Ave.

1/8" = 1'-0"







### RESTAURANTS

1. Domino's Pizza, New China Express
2. Subway, Jimmy John's, Wendy's
3. Chipotle, Panda Express
4. Panera, White Castle, Sunny Street Cafe, Noodles & Co., Starbuck's
5. Tim Horton's, McDonald's, Donatos
6. IHOP, Bob Evans
7. Be Fit Cafe, El Vaquero
8. Zoup!, Winking Lizard, Q2 Bistro, Rusty Bucket
9. Starbuck's, Bruburger, Local Cantina
10. Mellow Mushroom, Tim Horton's, Five Guys
11. Swenson's
12. Starbuck's, Chop5, Sweet Carrot
13. BW3's, Duck Donuts, Barry Bagel, Jimmy John's

14. Suisse Shop, Raising Cane's, First Watch
15. Bonefish Grill
16. Steak 'n Shake, Polaris Grill
17. Sweetwater's, Condado, Atlas Tavern
18. Eddie Merlot's
19. Carrabba's, Texas Roadhouse, Quaker Steak 'n Lube
20. Mimi's, Mitchells, BJ's
21. Smokey Bones, O'Charley's, Taco Bell
22. Panera, Marcella's
23. Red Lobster, Olive Garden
24. Applebees, Starbuck's, Waffle House
25. Chipotle
26. Chick-fil-A, Rudedog, House of Japan

### BANKS

1. Huntington Bank
2. Fifth Third Bank
3. Chase Bank
4. US Bank
5. PNC Bank
6. Advantage Bank, Benchmark Bank
7. Key Bank
8. Corporate One Credit Union
9. Huntington Bank
10. JPMorgan Chase

### OTHER AMENITIES

1. Children's Learning Adventure
2. Renaissance Hotel
3. Westerville Recreation Center
4. Homewood Suites by Hilton
5. Top Golf
6. IKEA
7. Drury Inn & Suites
8. Four Points by Sheraton, Hampton Inn
9. Hilton Columbus - Polaris

# AREA AMENITIES

# CONTACT INFORMATION

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