

THE CLIFFS

OFFICE CENTER



The Cliffs

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2323 W Fifth Avenue, Columbus, OH 43203

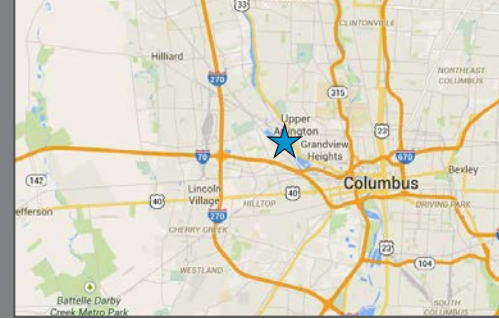
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BUILDING OVERVIEW



2323 W. Fifth Ave. is a dynamic office building just outside of downtown that underwent a complete building renovation and rebranding in 2009-2010. The result was The Cliffs Office Center. The Cliffs provides an innovative approach to designing office space that offers brand and culture-driven tenants a place to call home.

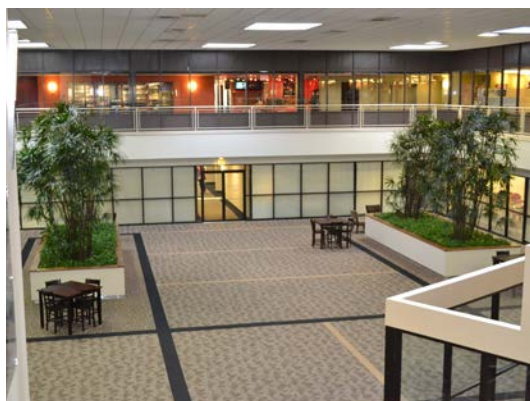
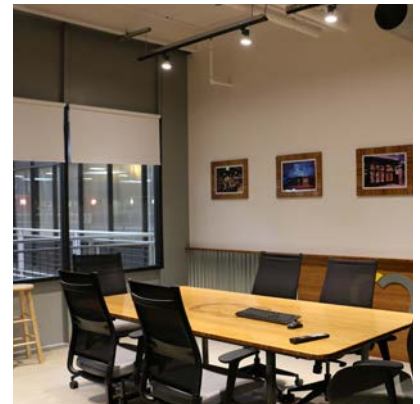
› Building Highlights

- Contemporary loft office designs
- Exposed ceilings, spiral duct work, great window line and natural light
- Common area conference room equipped with new furniture, AV equipment and a large flatscreen TV
- Beautifully renovated ADA-compliant restrooms (2013)
- Renovated atrium with new elevator service to the second floor
- Ability to accommodate dense parking requirements - free of charge
- State-of-the-art HVAC management system
- After-hours security management system
- Turn-key buildouts available
- 5.0/1,000

› Parking

THE CLIFFS › AVAILABLE SPACE

Suite	RSF	RATE/RSF	COMMENTS
150	8,255	\$15.95 FSG	Large space on first floor with private offices.



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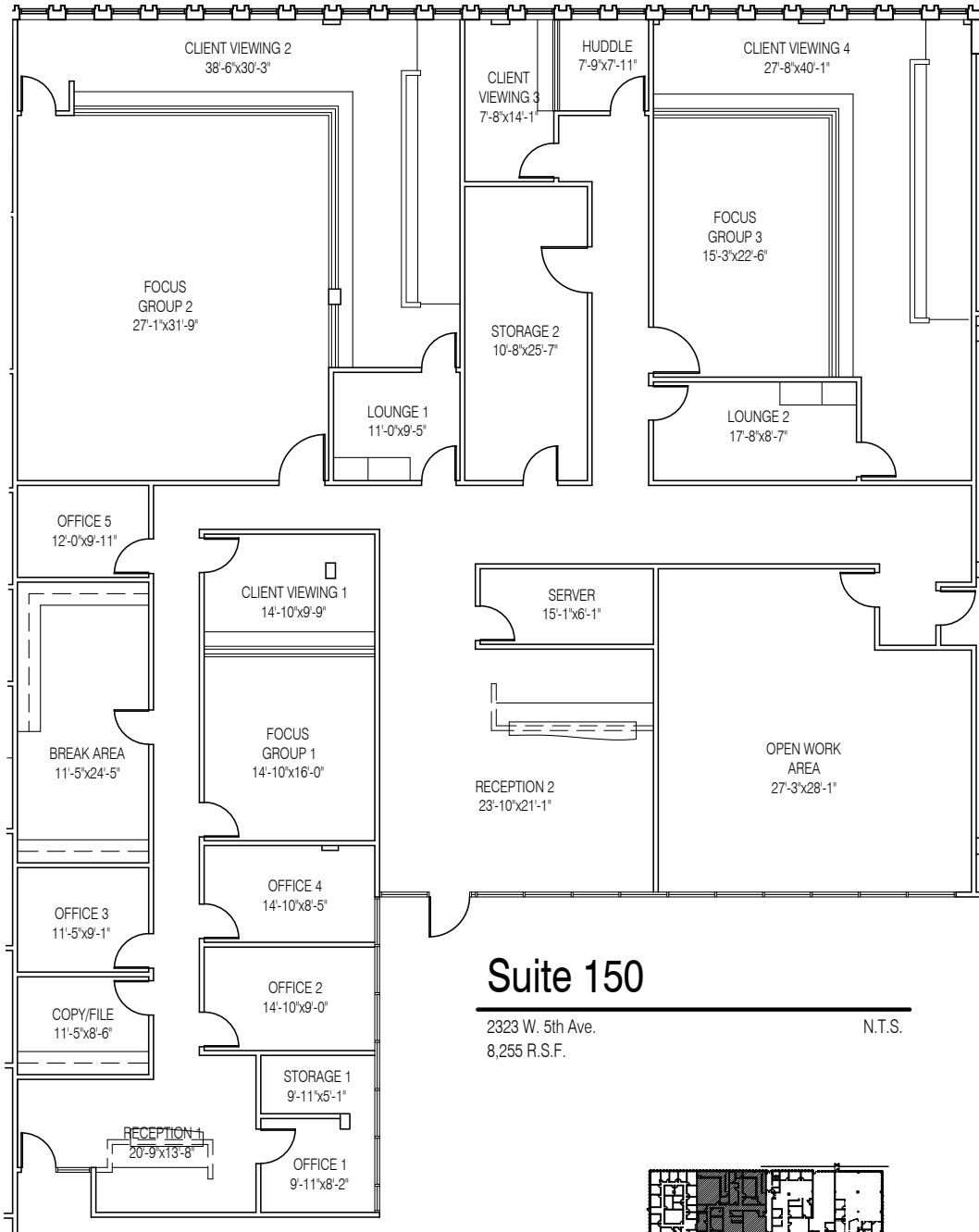
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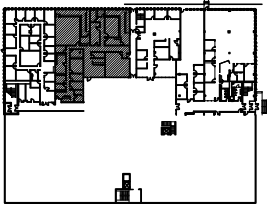


SUITE 150 - 8,255 RSF



Suite 150

2323 W. 5th Ave. N.T.S.
8,255 R.S.F.



Building Key Plan

FIRST FLOOR N.T.S.