

# THE CLIFFS

OFFICE CENTER



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2323 W Fifth Avenue, Columbus, OH 43203

**CONTACT THE GREATER COLUMBUS REGION:**

ANDREW JAMESON SIOR CCIM  
614 206 6882  
andrew.jameson@colliers.com

BRETT CISLER  
614 402 2252  
brett.cisler@colliers.com



# PROPERTY 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

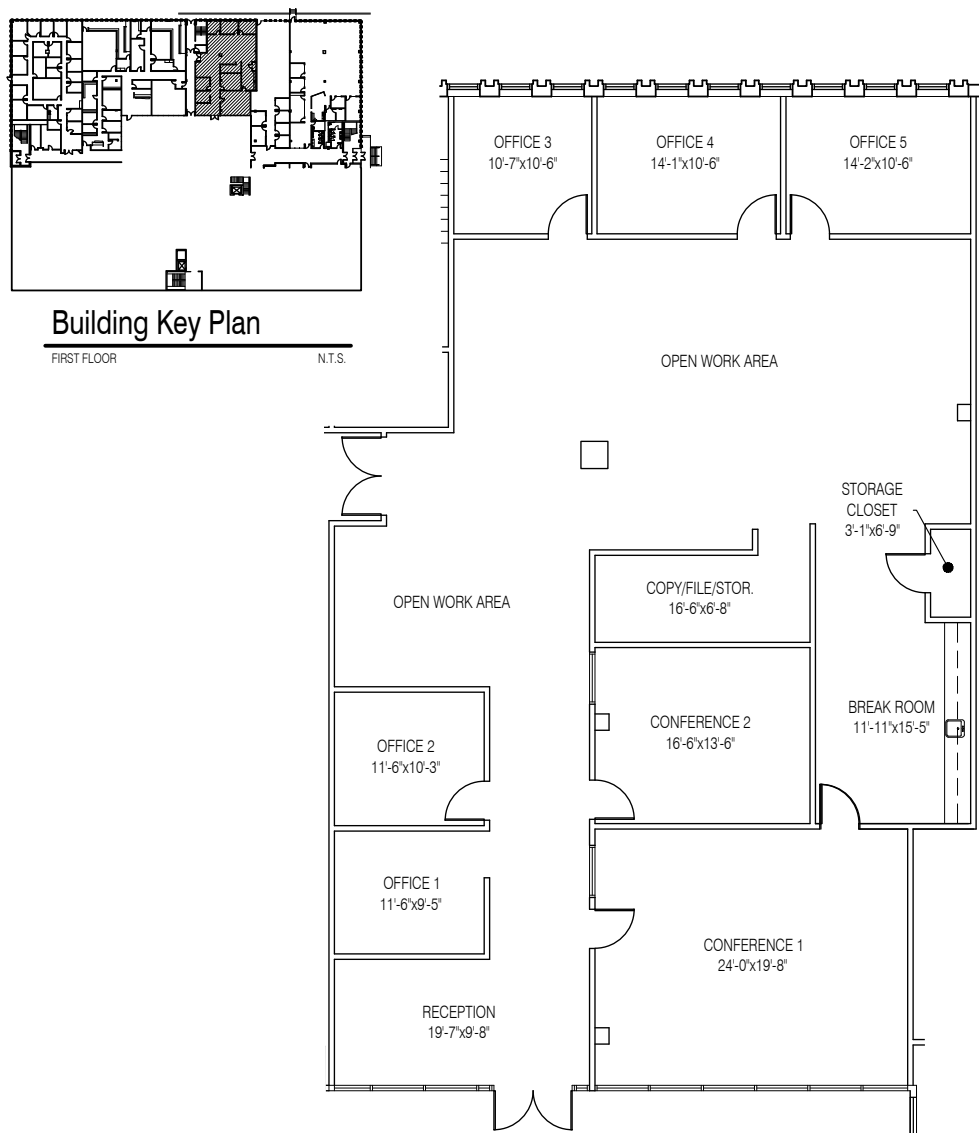
> Parking

5.0/1,000

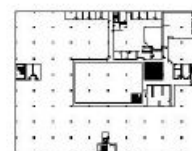
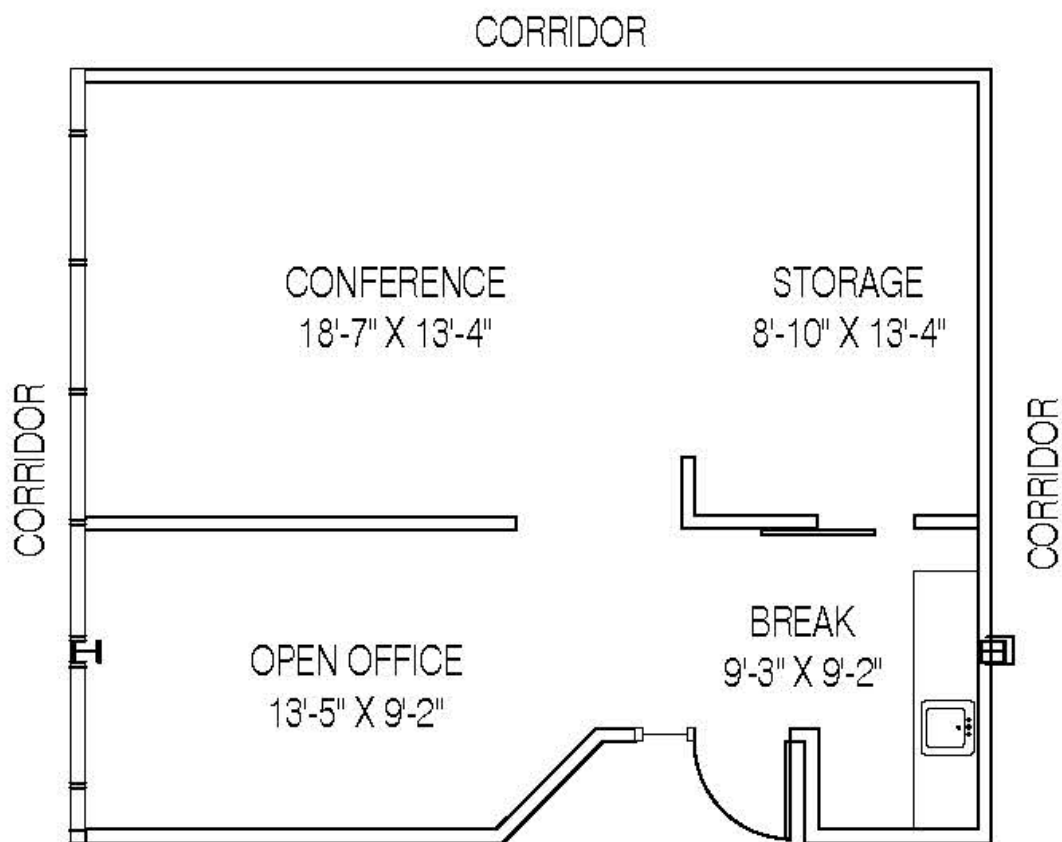
THE CLIFFS > AVAILABLE SPACE			
Suite	RSF	RATE/RSF	COMMENTS
140	3,664	\$15.95 FSG	1st floor space with large conference room, kitchen and nice mix of open space and private offices.
220	801	\$15.95 FSG	Efficient space on 2nd floor including open office, conference room & breakroom



# SUITE 140 - 3,664 RSF



# SUITE 220 - 801 RSF



 N KEY PLAN