



THE INNOVATION CAMPUS

AT LAKEHURST



workspace
property trust

CBRE



PROPERTY OVERVIEW



Ideally Located in
Dublin, Ohio



Abundant Parking



Unparallel Access at Tuttle
Crossing & Emerald Parkway



Amenity Rich Area

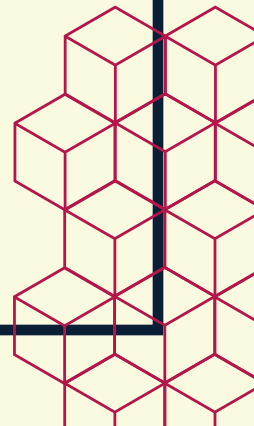


Exterior Signage
Opportunities



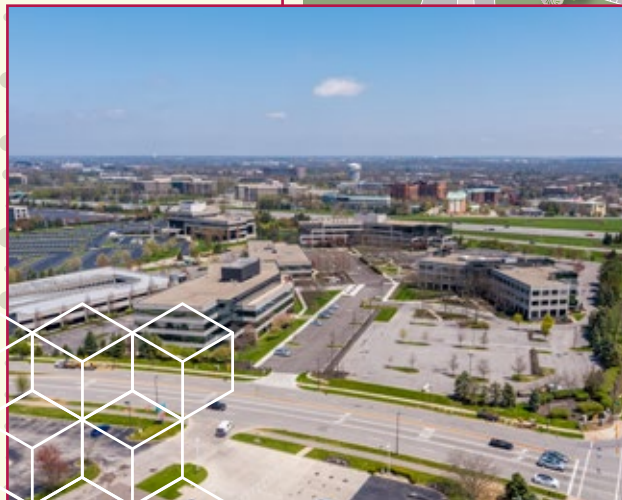
Interior & Exterior Updates

- ◆ Newly Remodeled Common Areas
- ◆ Fitness Center
- ◆ Indoor / Outdoor Coffee Bar





SITE PLAN





IDEAL LOCATION

IDEALLY LOCATED IN VIBRANT AND EVOLVING DUBLIN, OHIO

2 MIN TO I-270

3 MIN TO THE MALL AT TUTTLE CROSSING

8 MIN TO HISTORIC DUBLIN

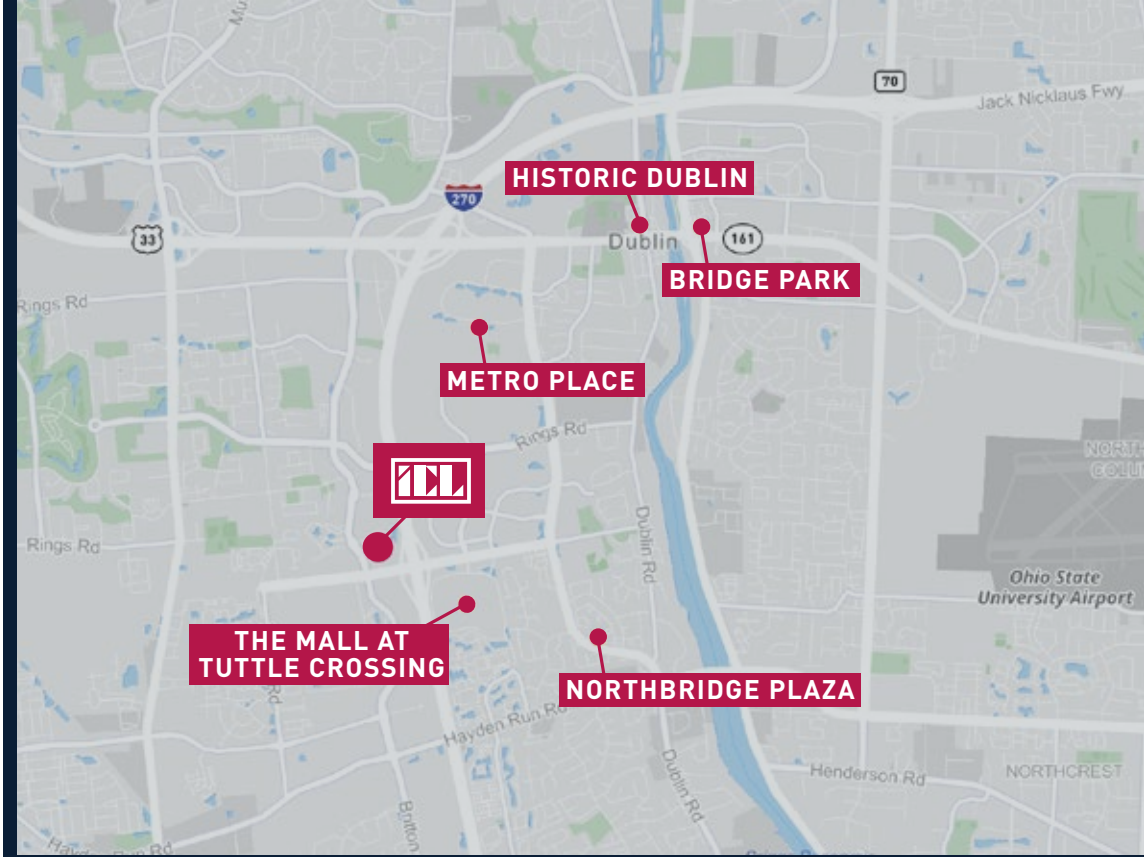
Seamlessly blending old and new, The Historic District of Dublin, Ohio features centuries-old buildings adjacent to new structures and upscale urban amenities. A diverse mix of homes and parks are walking distance to chic restaurants, eclectic shopping, and professional services.

8 MIN TO BRIDGE PARK

Dublin's newest urban, walkable neighborhood spans 30 acres along the Scioto River and is ushering in a new era as a social, commercial and entertainment destination. New parks along the river invite you to interact with nature, convenience of access to shops and services provide the opportunity to run errands and grab a quick bite, and the new library and public art displays provide a cultural experience.

20 MIN TO DOWNTOWN COLUMBUS

25 MIN TO JOHN GLENN INTERNATIONAL AIRPORT (CMH)





FIVE COMMON CONFERENCE ROOMS

UNRIVALED AV TECHNOLOGY AT NO COST





GRAB & GO

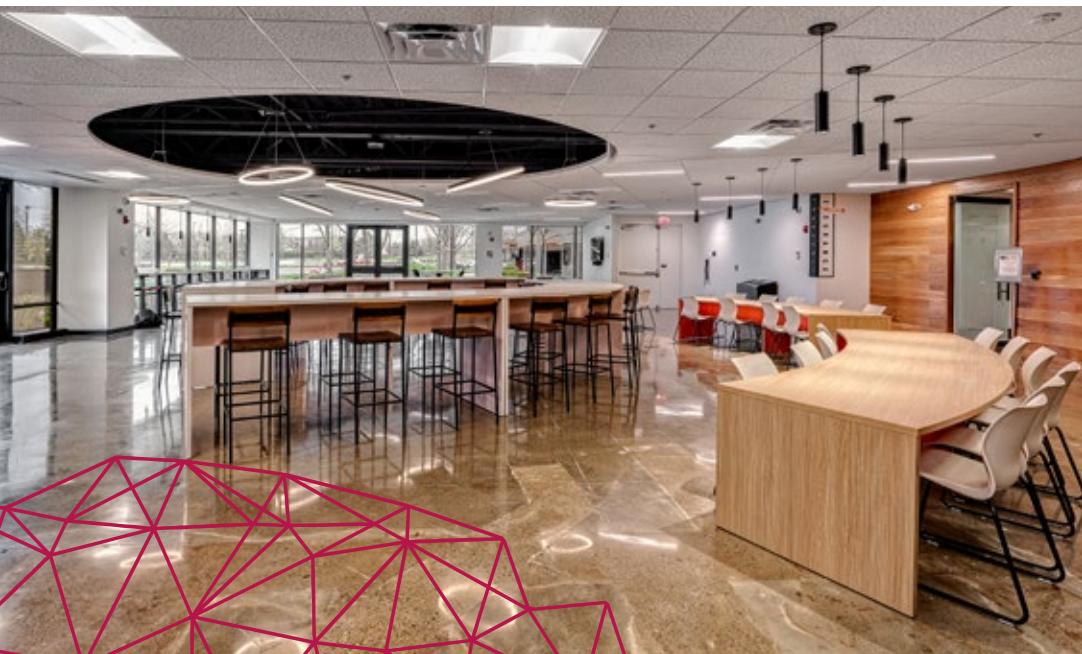
CONVENIENT VENDING ROOM WITH EASY SELF-PAY CAPABILITIES



**CONVERGE
MARKET LEADING TENANT AMENITIES
AND COMMON AREAS**



**STATE OF THE ART
FITNESS CENTER**





BUILDING SIGNAGE OPPORTUNITIES

FOOD TRUCK ALLEY



WI-FI ENABLED COURTYARD



EXTERIOR AMENITIES

ABUNDANT PARKING



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