



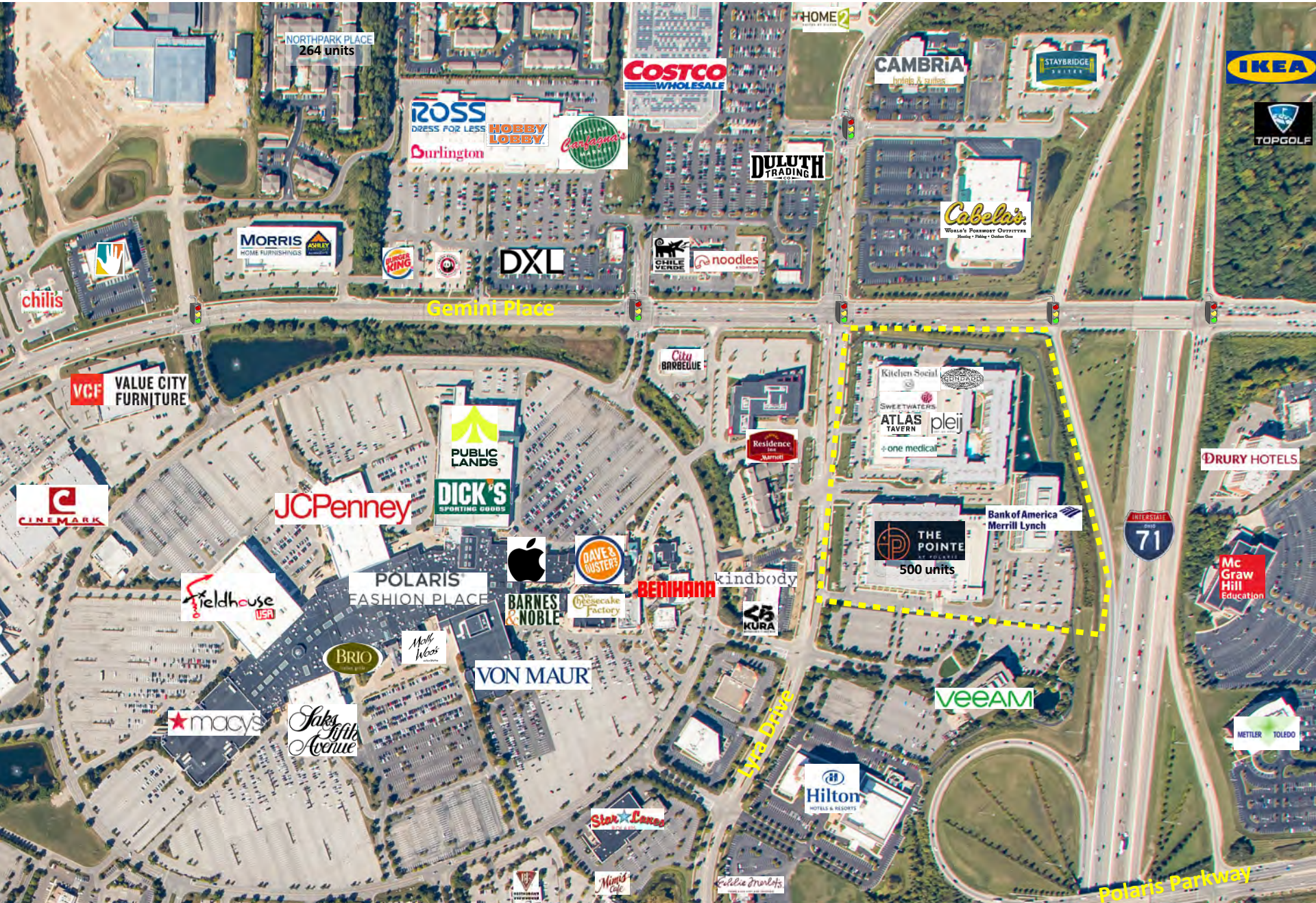
THE POINTE AT POLARIS

As Columbus' most exciting multi-use project, THE POINTE AT POLARIS, is the perfect blend of suburban convenience and urban amenities. Spread over more than 20 acres, THE POINTE AT POLARIS is master planned to boast modern office space, elegant residential units, as well as two hotel sites, all along Central Ohio's most dynamic retail corridor. Developed in partnership with Polaris and NP Limited, THE POINTE AT POLARIS is uniquely positioned to appeal to a vast array of companies, tenants and residents because of its prime location, its visibility and the surrounding high-end community.

Live THE POINTE, work THE POINTE, play THE POINTE.
Life at the perfect location.



thepointeatpolaris.com



NORTH PARK PLACE
264 units

COSTCO
WHOLESALE

CAMBRIA
hotels & suites

STAYBRIDGE
SUITES

IKEA

TOPGOLF

ROSS
DRESS FOR LESS
HOBBY LOBBY
CarMax

DULUTH
TRADING CO.

Cabello's
Woman's Fashion Accessories
Handbag • Pillow • Outdoor Gear

MORRIS
HOME FURNISHINGS

DXL

nooodles

chilis

Gemini Place

VCF VALUE CITY FURNITURE

PUBLIC LANDS

DICK'S
SPORTING GOODS

Kitchen Social
SWEETWATERS
ATLAS TAVERN pleij
one medical

DRURY HOTELS

JCPenney

Apple

DAVE & BUSTERS

Residence Inn
Marriott
kindbody
CB KURA

THE POINTE
AT POLARIS
500 units

Bank of America
Merrill Lynch

Mc Graw Hill
Education

Fieldhouse USA

POLARIS
FASHION PLACE

BARNES & NOBLE

chesscake Factory

BENIHANA

BRIO

Molly Wobos

VON MAUR

VEEAM

macy's

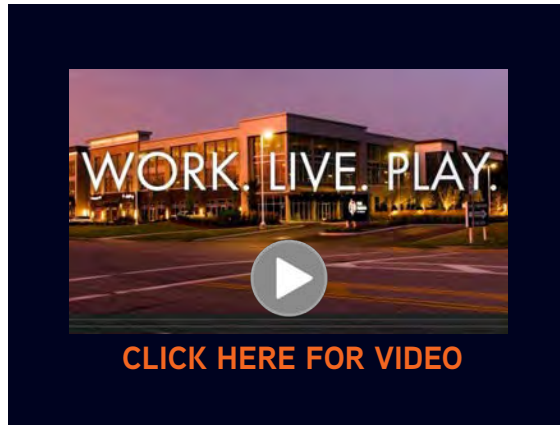
Saks Fifth Avenue

Starbucks

Hilton
HOTELS & RESORTS

Polaris Parkway





[CLICK HERE FOR VIDEO](#)



THE POINTE AT POLARIS

- Class A, 20 acre - office, retail, and residential development.
- Up to 300,000 square feet of office space.
- 35,000 square feet of retail space.
- 400 multifamily units.
- 2 hotel sites.
- Convenient structured parking of 5.0 spaces/1,000 square feet.
- Immediate occupancy.

LIFE @ THE PERFECT LOCATION

- Up to 35,000 SF floor plates - enhancing efficient tenant space design.
- First floor retail space aimed toward restaurant based amenities.
- Mechanical systems designed to accommodate open ceilings.
- 10' window lines enhance panoramic views.
- Central stairway at elevator lobby - glass walls & natural lighting.
- Excellent signage potential for office tenants.

POLARIS AREA AMENITIES

- Minutes from Polaris Fashion Place, a premier shopping destination offering over 150 retailers. Anchor retailers include; Saks Fifth Avenue, Dicks Sporting Goods, Swarovski, Field and Stream, The Limited, Barnes and Noble.
- Casual cuisine to upscale dining options including; Cheesecake Factory, BJ's Brewhouse, Benihanna, Mimi's cafe, Marcellas, Brio, Bar Louie, Mitchell's Steakhouse, and Eddie Merlot.
- Direct access to I-71 via Gemini Place or Polaris Parkway.

ABOUT THE DEVELOPMENT



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AERIAL



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PROJECT AERIAL



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 RESIDENTIAL

 OFFICE

 GARAGE

1st floor retail space, 2 floors office space

4-story Parking Garage

4-story Apartments

4-story Office buildings

5-story Hotel

4-story Parking Garage

3-story Apartments



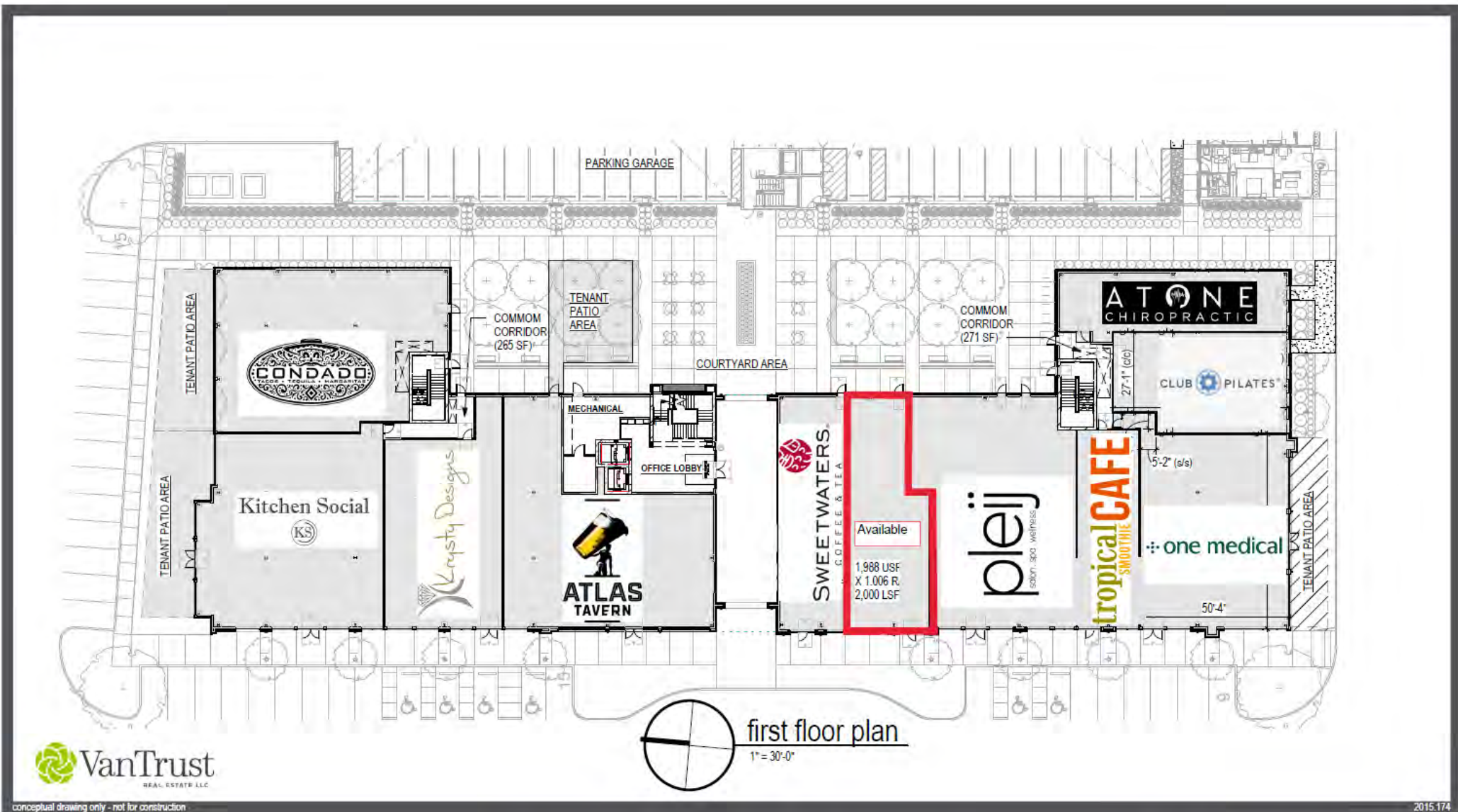
SITEPLAN





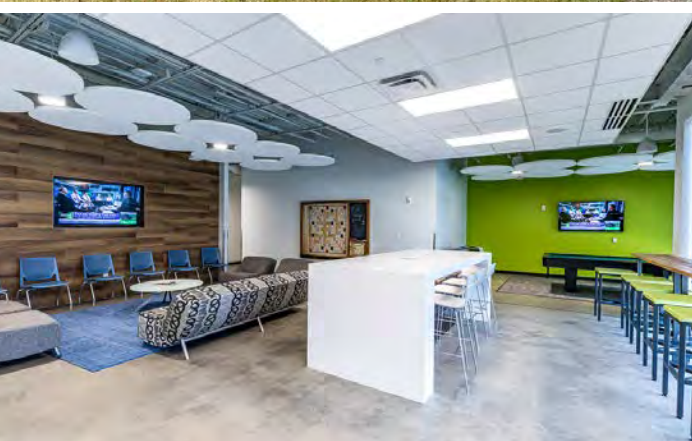
PHASE I: RETAIL





LEASE PLAN- AVAILABLE SPACE





PHASE I: OFFICE BUILDING





PHASE II: OFFICE BUILDING



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MULTI-FAMILY



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RETAIL COURTYARD



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DEVELOPMENT BRANDING



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DEVELOPMENT BRANDING



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Polaris Area Improvements

I-71/GEMINI RAMP ACCESS MODIFICATION/WIDENING OF 270 WEST RAMP

- I-71 barrier wall will be opened up.
- Gemini southbound traffic to immediately enter I-71 without merging/funneling down to the Polaris Parkway southbound ramp.
- 270 westbound ramp will be widened to two lanes at I-71 and 270.
- Relieve evening traffic from the Gemini on-ramp and greatly improve commute on 270 west.
- Projected completion Q4, 2020.

POLARIS PARKWAY AND ORION WIDENING

- Polaris Parkway east of I-71 is being widened to 3 lanes in both directions.
- Orion is being widened from Lazelle-Worthington Road up to Ikea Way.
- This will improve flow of traffic and reduce ramp wait times which have already been reduced by Ikea Way.
- Projected completion Q4, 2020.

WIDENING OF LAZELLE ROAD

- Lazelle is being widened from Worthington Road over to State Route 23.
- The railroad via duct will be widened with a round-a-bout constructed.
- Continuous traffic, eliminating awkward intersection near Chase.
- Important east-west connector Route 23.
- Projected completion Q4, 2020.

EXTENSION OF LYRA DRIVE TO POWELL ROAD

- Lyra will be extended from Cabela's northbound to Powell Road.
- Will create a more direct north-south connector road for easier local commute to Polaris and I-71.
- Projected completion Q4, 2020.

WIDENING OF SOUTH OLD STATE

- North-south connector through the heart of Orange Township
- Project completed.

CONSTRUCTION OF FERMI DRIVE

- Between Polaris Parkway and Ikea Way
- North-south connector between Polaris Parkway and Ikea Way.
- Project completed.

Widening of S Old State

Extension of Lyra Drive to Powell Rd

E. Powell Rd

I-71/Gemini Ramp Access Modification

Gemini Pl

Ikea Way

Construction of Fermi Dr.

S. Old State Rd

Polaris Pkwy

Lyra Dr.

Orion Pkwy

Fermi Dr.

Polaris Parkway & Orion Widening

Lazelle Road

Widening of Lazelle Road

Worthington Rd

Widening of 270 West Ramp



POLARIS AREA IMPROVEMENTS





LYRA DRIVE EXTENSION

