



8111

SMITH'S MILL ROAD

New Albany, OH









# UNIQUE OPPORTUNITY

**Up to 175,000 SF headquarters campus available for purchase or lease**

Welcome to 8111 Smith's Mill Road; a one-of-a-kind office property offering an unmatched employee experience that will energize and inspire.

Located in New Albany, Ohio in the Columbus metropolitan area, this corporate campus, built in 2014, features expansive, modern Class A office space, stunning views and an array of on-site amenities for employees in three separate facilities on 41 acres:

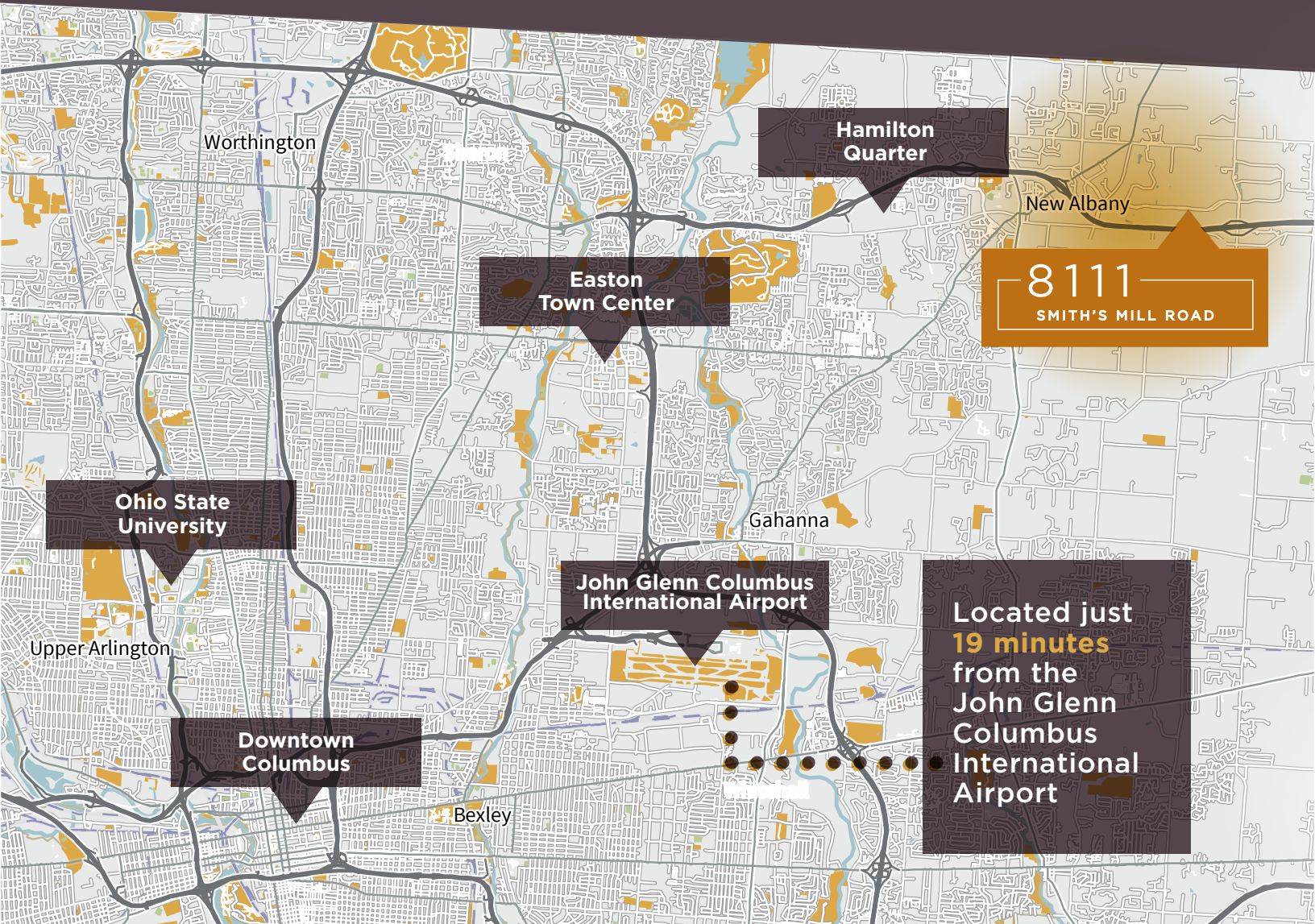
- 138,000 SF of exceptional, two-story corporate office space available in whole or in part to meet a company's space requirements
- 12,000 SF separate, two-floor office building
- 25,000 SF shipping & receiving facility for on-site storage of bulk items
- Sustainably designed with LEED® Gold Certification from the USGBC
- On-site fitness center, cafeteria and meeting rooms

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# LOCATION



## New Albany community:

New Albany was named the **#1 suburb** in America by Business Insider based on:

- average commute times
- median household income
- crime rates
- public school ratings
- proximity to metropolitan areas

New Albany also boasts:

- over 36 miles of trails with more than 2,000 acres of parkland
- Rocky Fork Metro Park, a 1,200-acre community featuring New Albany's dog park, walking trails and horse trails

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# SITE FEATURES

Smith's Mill Road

SR 161



**551  
parking  
spaces**

**138,000 SF  
(two floors)**

**25,000 SF**

**12,000 SF  
(two floors)**



**Shipping &  
receiving facility**



**Corporate  
office**



**Office  
space**

**41 acre site**

**LEED® Gold Certification**

**New construction completed in 2014**

**Freeway visibility to 40,000 cars daily**

**Access to secure, fully redundant 96-strand, fiber network**







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# UNIQUE TO 8111

Full fitness facility with lockers and showers

Welcoming employee cafeteria and outdoor patio seating

Three shipping and receiving loading docks

On-site parking with ability to expand

Signage opportunity; visible from freeway

Expansive views

Unique setting in a picturesque landscape, with a fishing pond and walking trail





# THE SPACE

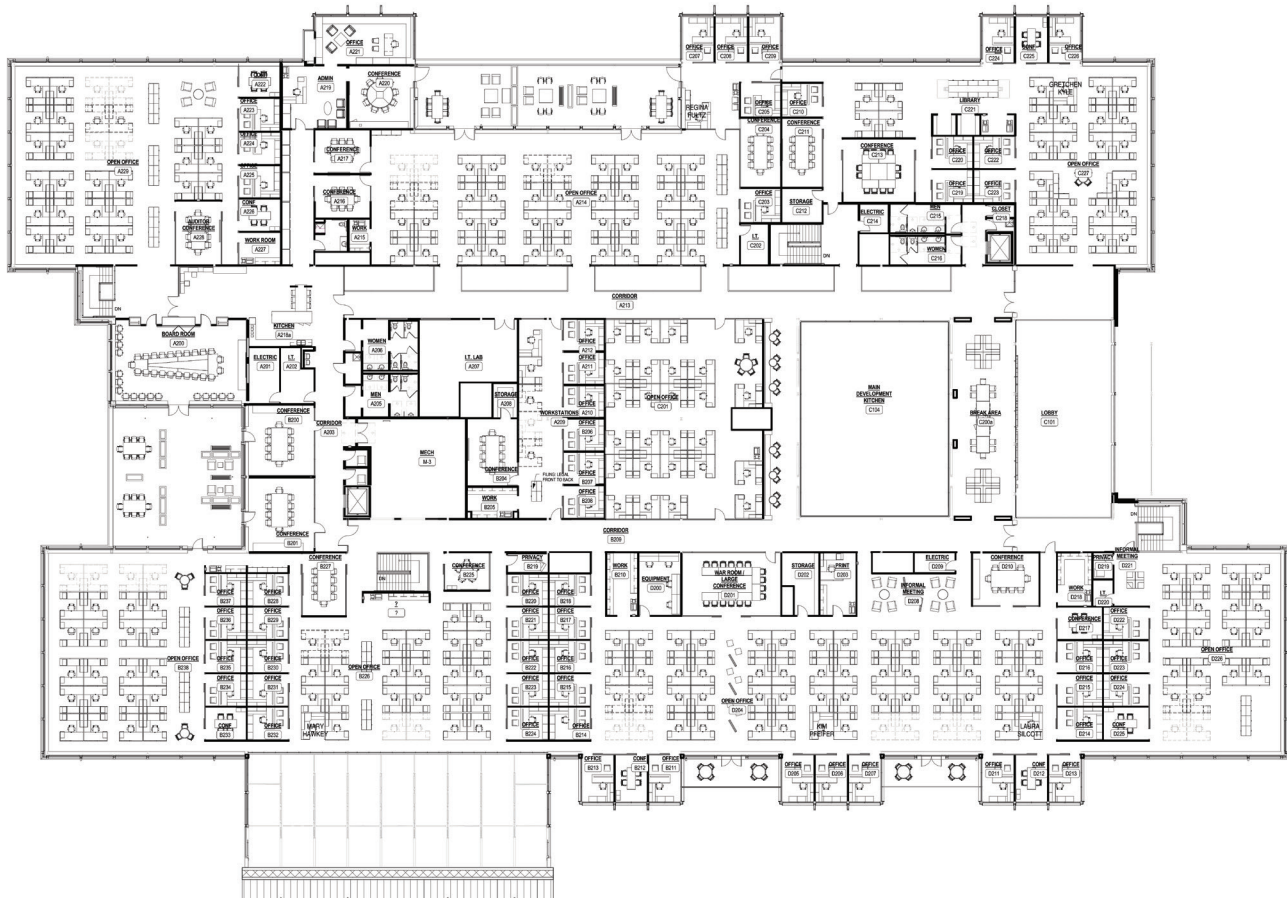
## CORPORATE OFFICE FLOOR PLANS

Existing Floor Plan (fully available):  
First Floor - 75,632 SF





Existing Floor Plan (fully available):  
Second Floor - 61,910 SF

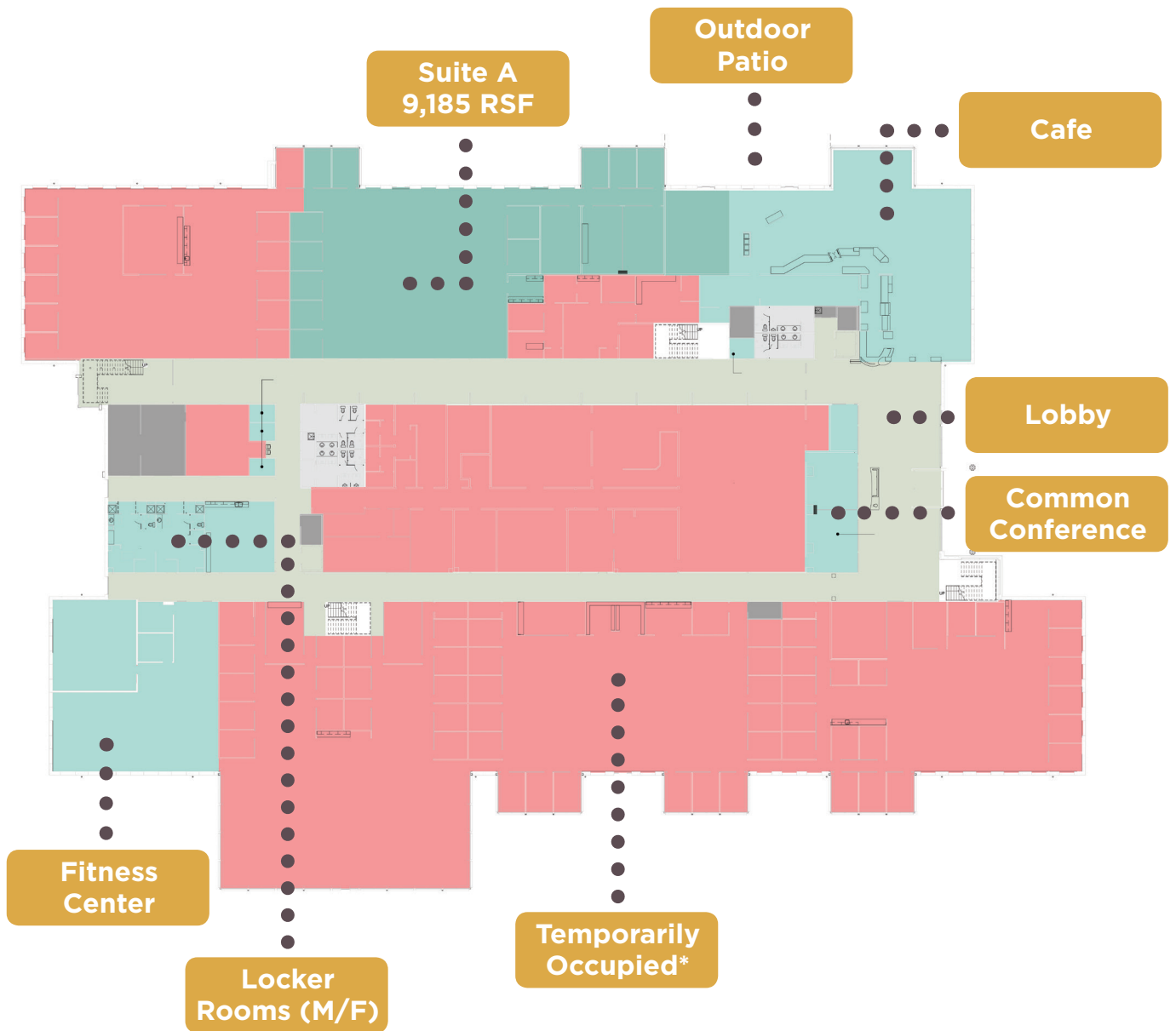




# THE SPACE

## CORPORATE OFFICE FLOOR PLANS

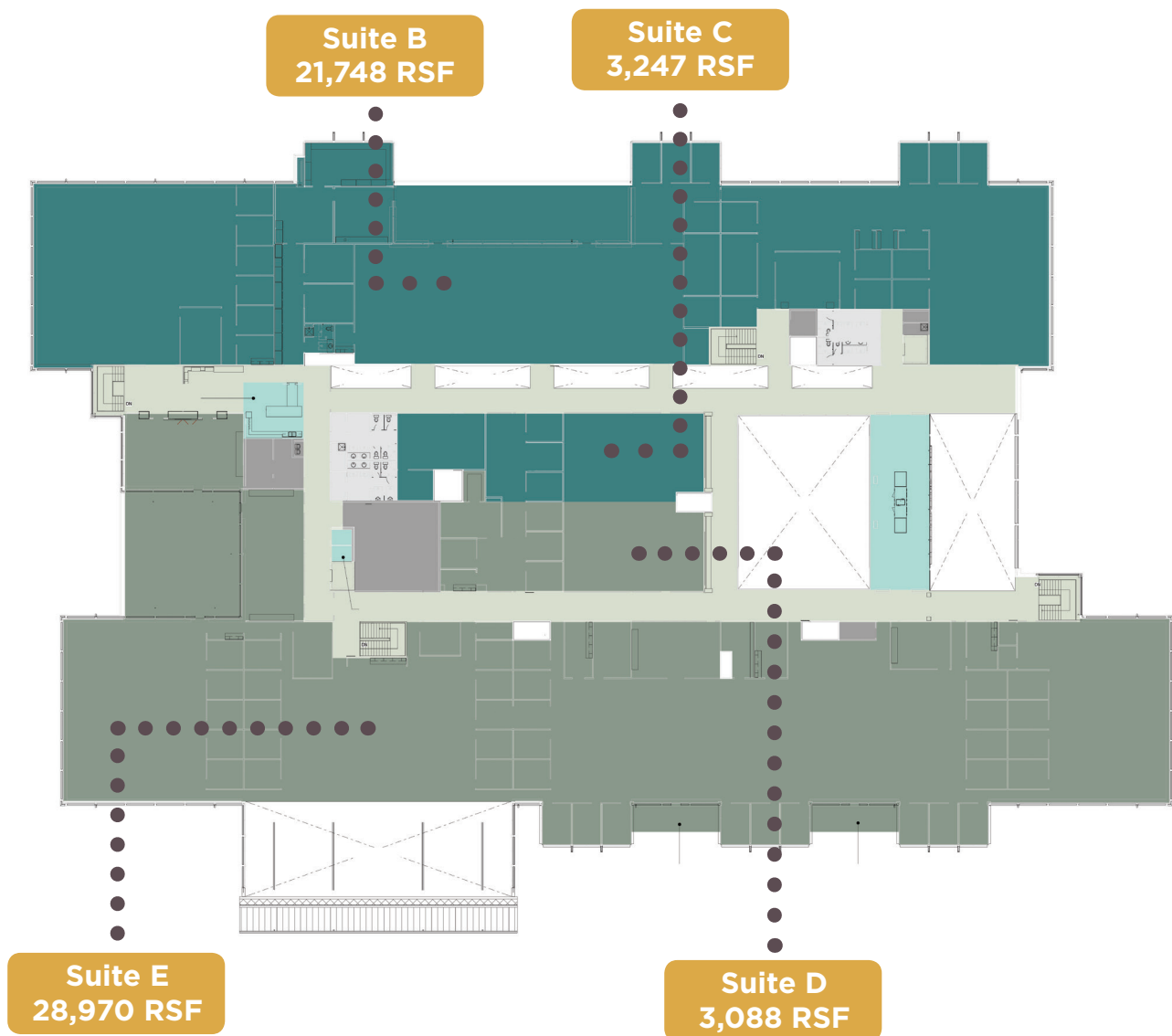
Although the entire building is available, the floors can be demised as follows:  
First Floor



\*Note: Can be made available and combined with Suite A.



## Demising Option\*: Second Floor



\*Note: Full floor is available to a single user or suites can be further demised/combined per tenant requirement.



# CAMPUS









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8111 Smith's Mill Rd | New Albany, OH 43054

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