

# THE CAMPUS AT SMITH'S MILL

8111 Smith's Mill Road, New Albany, OH 43054





## A VISION OF BUSINESS INNOVATION & LIFESTYLE CONVENIENCE

**The Campus at Smith's Mill** is a modern, Class A office campus designed to deliver innovative workplace solutions that support employee productivity with on-site amenity enhancements. Located in the desirable suburb of New Albany, OH. **The Campus at Smith's Mill** is an exceptional choice for businesses seeking an efficient office environment that promotes flexibility, performance and growth. Where employees are energized and inspired

Built in 2014, the campus includes 3 separate facilities consisting of 150,00 square feet of office space and 25,000 SF of shipping & receiving or storage space.





# KEY PROPERTY FEATURES

3 buildings, including; headquarters, warehouse and training/retreat center

Distinguished property with a modern look and feel

Unmistakable presence in size, quality and curb appeal

40 acre campus with walking trail

20,000 SF + suites available

On-site cafe & coffee shop

Security desk and common area lounge

High ceilings (10' to 16')

Multiple conference and meeting rooms

Outdoor patios and rooftop lounge areas

Executive suite

Commercial grade kitchen

Excellent window lines

Sought after submarket

Ample parking with the ability to expand

Access is excellent off Interstate 270 of the  
Columbus beltway and State Route 161

Less than 20 minutes to the John Glenn Columbus  
International Airport and downtown

Close proximity to numerous restaurants, hotels, banking,  
shopping venues and more

Back-up generator and solar panels

Furniture available



An aerial view of a campus building with a yellow overlay. A white location pin icon is in the top right corner.

CENTRAL.  
ACCESSIBLE.  
CONNECTED.

The Campus at Smith's Mill is just off Highway 161 with freeway visibility to 40,000 cars daily. The master planned campus is located in the highly sought after submarket of New Albany, less than 20 minutes from downtown Columbus, John Glenn Columbus International Airport and the numerous amenities Easton Town Center has to offer. The distinguished property is a perfect location for any metro business looking to attract talent and clients alike.



## ACHIEVE.

The office space at Smith's Mill Campus is anything but ordinary. The high ceilings, bright lighting, rustic decor, modern finishes, and exceptional window lines foster an environment of energy and excellence. The building features a mix of **open and private office space**, with several different types of meeting areas and **conference rooms** so users can work in the space best-suited to their needs.

## RECHARGE.

Meticulously designed, every inch of space expertly balances form with function to appeal to a wide-variety of users. From the well-oriented floor plans to the convenient amenities, both users and visitors alike are instilled with a sense of awe and appreciation the moment they step through the office doors. Grab a coffee or bite to eat at the **on-site coffee shop & cafe** or catch up with coworkers in one of many collaborative social areas.

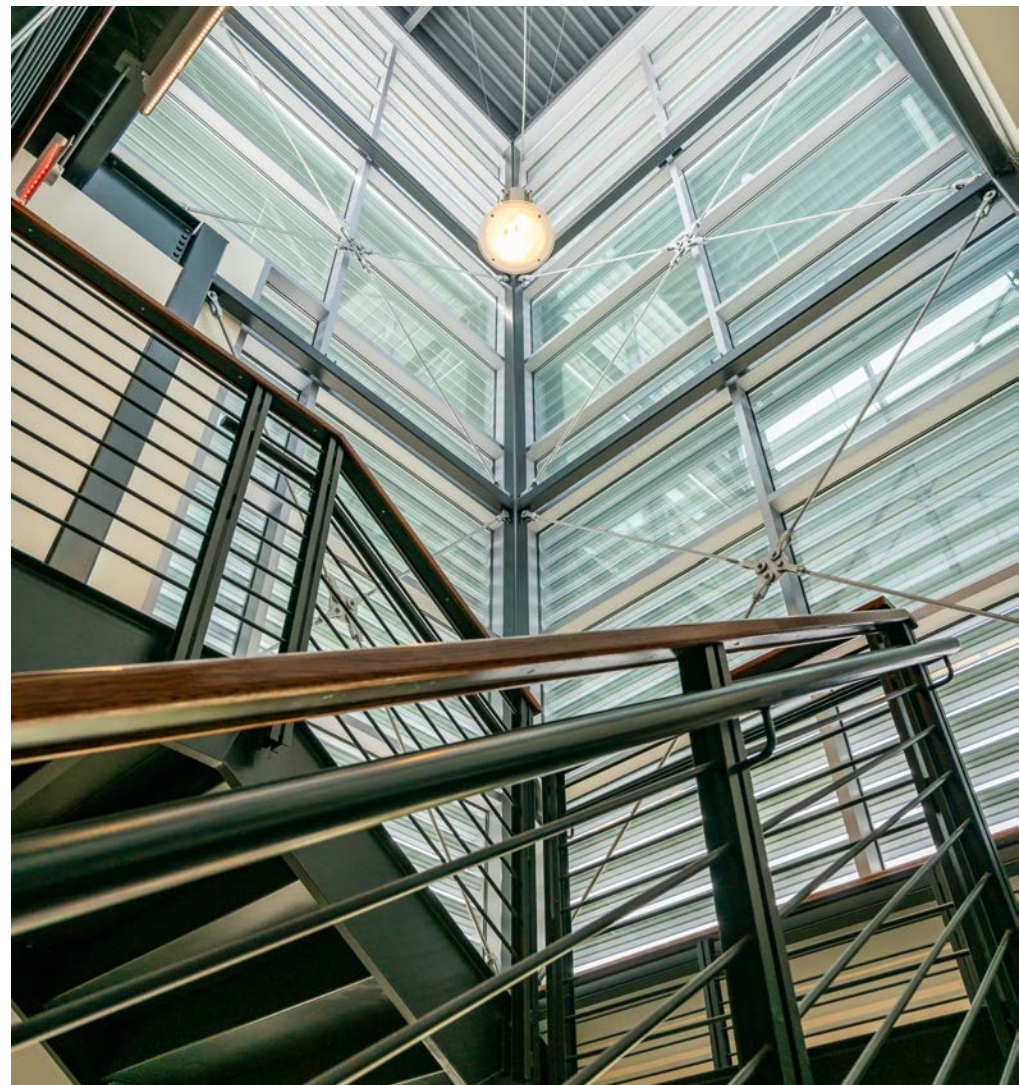
## UNWIND.

Break free from the hustle and bustle and allow yourself to **enjoy your environment**. Smith's Mill Campus is a breath of fresh air, situated on 41 acres of beautifully landscaped acres. Need to step away from your desk for a moment to stretch your legs and relieve stress? Take a stroll on the property's **mile-long walking path**. Want to bring new energy to your team meeting? Hold it outside on one of many **outdoor patios**.



# GREEN. CONSCIOUS. SUSTAINABLE.

The Campus at Smith's Mill is a LEED Gold certified property. Environmental responsibility is at the forefront of all aspects of the buildings including; initial design and construction as well as continued operation and maintenance. The campus is certified environmentally responsible, resource efficient and ecologically sustainable to ensure that the property maximizes it's operational efficiencies and environmental stewardship into the future.



**OFFICE SPACE AVAILABLE**

Headquarters/Main Building | 100,964 RSF

Training/Retreat Building | 14,397 RSF

**WAREHOUSE SPACE AVAILABLE**

Warehouse Building (Carriage House) | | 23,500 RSF

**RATE PSF/YR**

\$14.95 NNN

Operating Expenses estimated to be \$8.05 PSF

*Tax abatement through 2028*





- Call Center
- Core
- Exec
- Finance/ Legal
- Gives
- HR
- IT
- Loss Prevention
- Marketing
- Operations Support
- Product/ Planning/ Sourcing
- Sales/ Events
- Shared Space
- Strategy/ BI

# LEVEL ONE





- Call Center
- Core
- Exec
- Finance/ Legal
- Gives
- HR
- IT
- Loss Prevention
- Marketing
- Operations Support
- Product/ Planning/ Sourcing
- Sales/ Events
- Shared Space
- Strategy/ BI

# LEVEL TWO

WHERE EMPLOYEES  
ARE ENERGIZED AND  
INSPIRED.



SCHEDULE A TOUR:

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