



CORPORATE OFFICE & R&D CLUSTER

NEW ALBANY. WE GET BUSINESS.

A strong entrepreneurial drive, collaborative culture and enduring public-private partnerships enable New Albany to provide best-in-class business services and unmatched lifestyle amenities that have attracted global players, game changers and innovators to the Corporate Office and R&D Cluster, ranging from Fortune 500 companies to startups.



SKILLED, LOWER COST WORKFORCE

- 1.2 million regional workforce
- 52 colleges and universities in region
- 22,000 annual college graduates
- Youthful talent pipeline
- Top 10 market for millennials

ATTRACTIVE LOCAL AND STATE TAX INCENTIVES

- 100% property tax abatement
- Green Building Incentive
- Ohio Job Creation Tax Credit
- Innovation Ohio Loan Fund
- 2nd lowest distribution center tax rate

HIGHLY ACCESSIBLE LOCATION

- Within 10-hour drive of 45% of U.S. population
- Four highway interchanges within park
- 20 minutes to John Glenn International Airport
- 35 minutes to Rickenbacker International Airport, cargo-dedicated
- Foreign Trade Zone 138, ranked among top ten busiest

“What is fascinating about the business park is that it’s an office park, a mixed-use park and a manufacturing and innovation center. The success of the park has been fantastic, probably unforeseen in size and scale across the United States. It’s an incredible asset when we are selling the entire region around the world.”

~ Kenny McDonald, President and CEO, Columbus Partnership

15 **MINUTE DRIVE**
POPULATION: 138,933
EMPLOYED: 81,521

30 **MINUTE DRIVE**
POPULATION: 1,244,114
EMPLOYED: 677,514

45 **MINUTE DRIVE**
POPULATION: 1,968,370
EMPLOYED: 1,049,546

NEW ALBANY INTERNATIONAL BUSINESS PARK

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REGION'S LARGEST STRATEGICALLY PLANNED PARK

- Technology- and shovel-ready sites
- 25% faster permitting
- Pre-zoned business sites
- One-stop planning support
- Complementary site planning
- Four freeway interchanges
- Express COTA bus service
- First/last mile transit service
- Technology incubator

RELIABLE ENERGY

- 765,000-volt transmission line in park
- Nation's largest line powered by AEP
- Triple-feed electric capabilities
- Redundant power systems
- More than 500 MW capacity
- AEP renewable energy programs

ROBUST FIBER OPTICS

- High-speed, 96 strand, secure, fiber
- Supports high bandwidth needs
- Carrier-neutral connects hundreds of providers
- Speeds up to 10Gbps
- Three points of presence
- 15.25 miles of backbone, 19.75 miles of loops and 4.5 miles of laterals



COLUMBUS METROPOLITAN REGION

One of the nation's fastest-growing metropolitan areas, the Columbus region boasts a young, well-educated population of 2.2 million with a median age of 35.9. In contrast to other Midwest cities, Columbus's working-age population has grown nine percent in just five years driven by an affordable cost

of living, vibrant communities, good schools and low crime rate. It's listed among the top 10 in CNBC's best cities for young families while Realtor.com rates it third best for new graduates to live, work and play. Home to The Ohio State University, Battelle Memorial Institute, academic medical centers and top-ranked liberal art schools, it offers a robust R&D ecosystem that promotes innovation. *Forbes* magazine ranked Columbus first among top 10 emerging cities for startups with a low cost of doing business. Smart Asset, Lending Tree and *Fortune* magazine rank Columbus first among top cities to work in technology.

"I just can't say enough about the location and what it has done for our associate engagement. The accessibility to the restaurants, shops and the walking trails has been fantastic for us. It's a great place to do business."

~ Paul Koehler, Chief Strategy & Information Officer, Wallick Communities

