



THE Hayden

20 E Broad Street
Columbus, OH





A CAPITOL
SQUARE
ICON
RETURNS.

OWNED BY:

TOMKO
COMPANY

PROPERTY OVERVIEW

The Hayden is located on Capitol Square in downtown Columbus, directly across the street from the Ohio Statehouse and just blocks away from City Hall. The 82,103 square foot thirteen-story property is within walking distance of numerous dining, entertainment, and cultural options.

Historically, 16 E Broad St was the tallest building in Columbus when construction completed in 1901 and once housed the offices of the National Football League. 20 E Broad St, built in 1869, is the oldest building on Capitol Square.

1869



Original construction is completed at The Hayden. The oldest building on Capitol Square turns into Hayden-Clinton Bank.

1920



The Hayden becomes home of the National Football League (NFL) headquarters for nearly 20 years.

1940



The well-known Marzetti's Restaurant opens on the building's ground level.

2020



Construction at The Hayden completes and the building opens for occupancy, featuring renovated and restored, high-class office space.

OLD WORLD CHARM

MODERN AMENITIES

- > Rooftop patio
- > Community conference room
- > On-site concierge/security service
- > Valet now open
- > Bike storage room on-site
- > Potential building signage available
- > Exploring on-site restaurant / deli options
- > High-end finishes
- > Historically preserved features
- > *Free commute* to downtown for Tenants with

1,096 - 44,397 SF Available
\$20-\$23 MG





AVAILABILITY

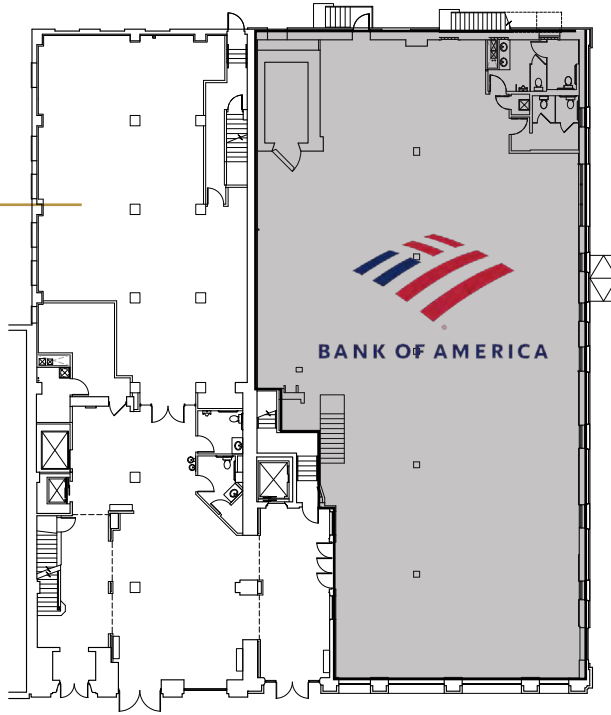
FLOOR/SUITE	RSF
Suite 100	2,481
Second Floor	2,601 - 11,082 (spec suite)
Suite 301*	7,823
Suite 302*	4,370 (spec suite)
<i>*Suites 301 & 302 can be combined for up to 12,193 SF</i>	
Suite 401**	7,823
Suite 402**	4,370
<i>**Suites 401 & 402 can be combined for up to 12,193 SF</i>	
Suite 550	2,101
Suite 700	2,603 (spec suite)
Suite 1010	1,744
Suite 1300	+/- 2,973

Floors two, three, and four, can be combined for up to 35,468 SF

FLOORPLANS

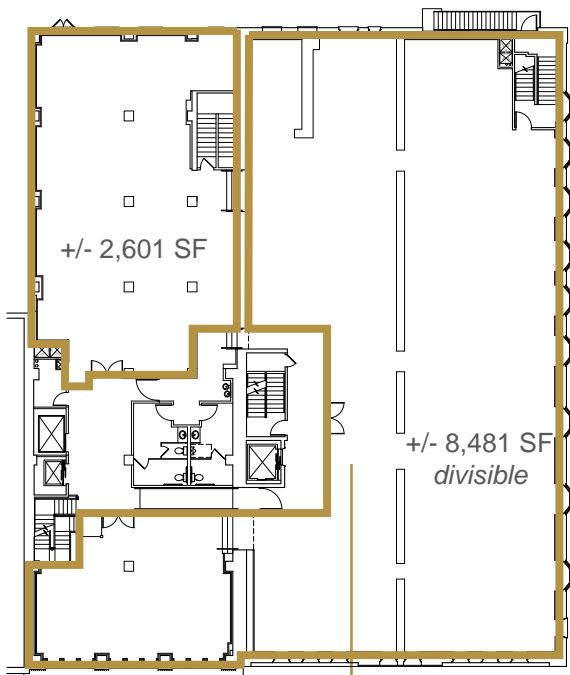
FIRST FLOOR

Suite 100
2,481 SF

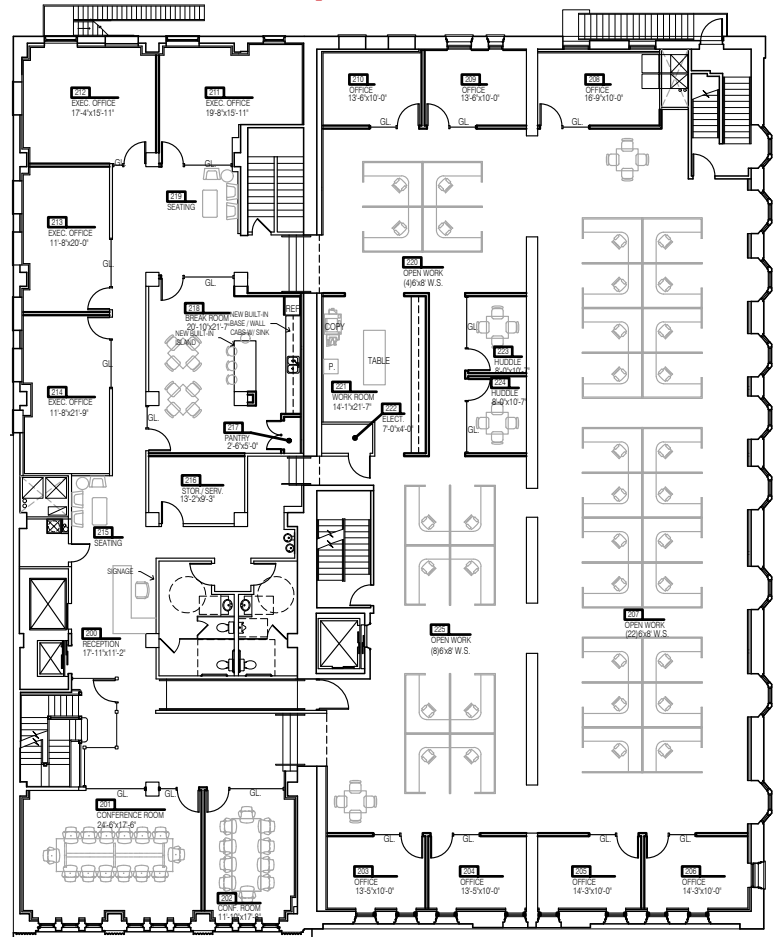


SECOND FLOOR

spec suite



11,082 SF total or divisible
down to 2,601 SF



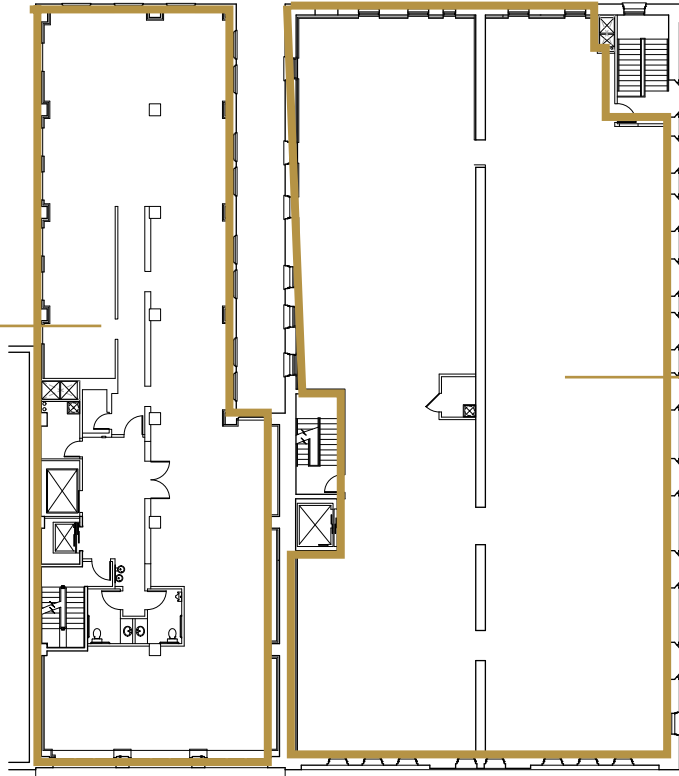
Floors 2, 3, and 4 can be
combined for up to 35,468 SF

FLOORPLANS

FOURTH FLOOR

Floors 2, 3, and 4 can be combined for up to 35,468 SF

Suite 402
4,370 SF

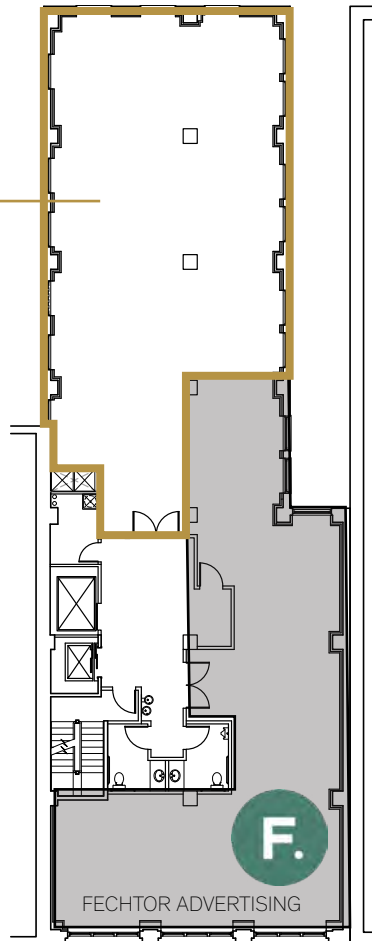


Suite 401
7,823 SF

Fourth floor is contiguous up to 12,193 SF

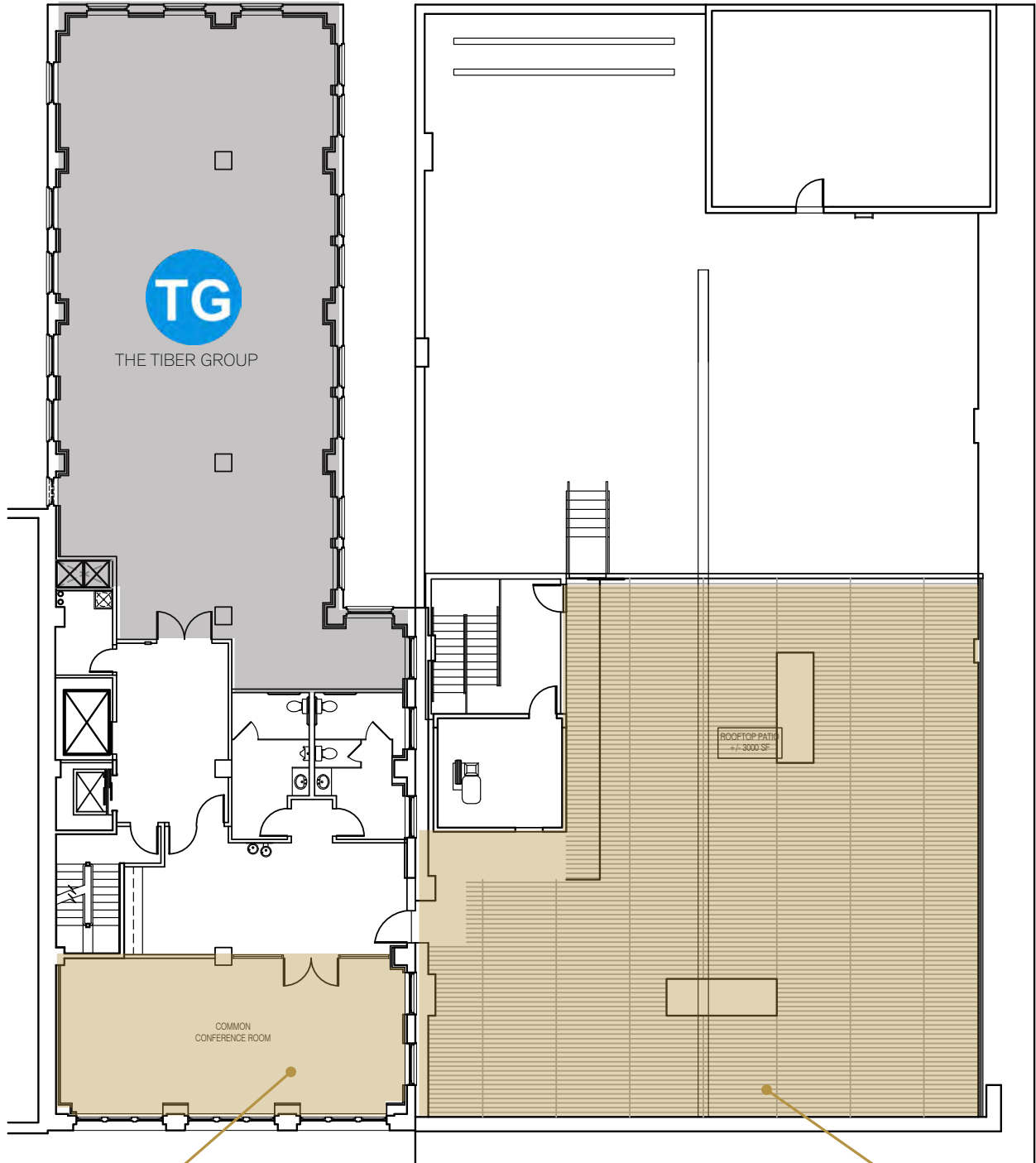
FIFTH FLOOR

Suite 550
2,101 SF



FLOORPLANS

SIXTH FLOOR (LEASED),
COMMON CONFERENCE ROOM & TENANT LOUNGE,
& ROOFTOP PATIO



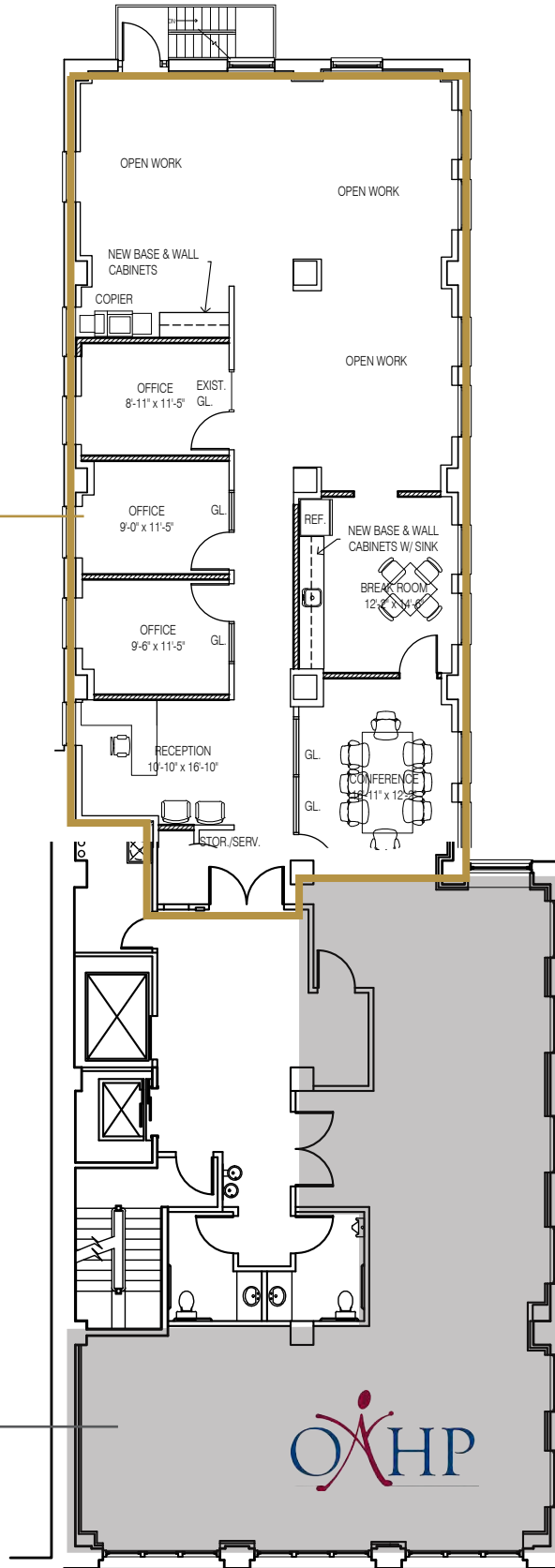
COMMON CONFERENCE
ROOM & TENANT LOUNGE

ROOFTOP PATIO

FLOORPLANS

SEVENTH FLOOR

Suite 700
2,603 SF
spec suite



Suite 701



FLOORPLANS

EIGHTH, NINTH, ELEVENTH,
& TWELFTH FLOORS
(LEASED)

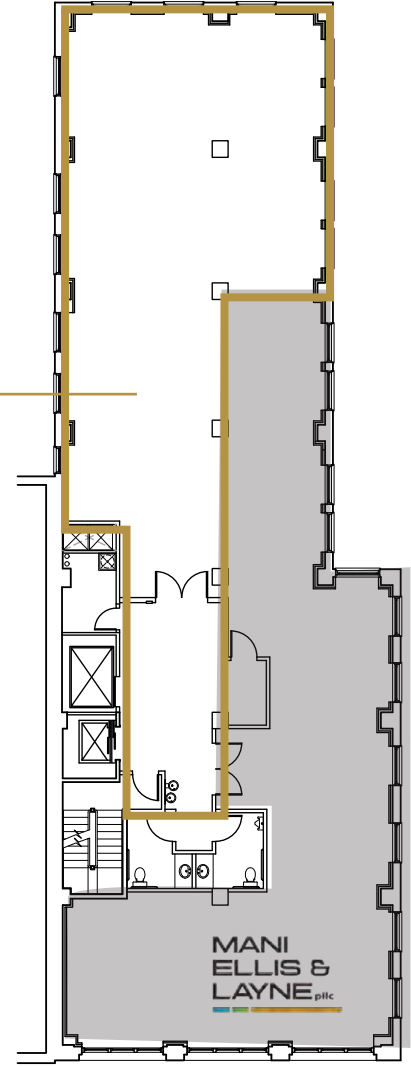


BRANCH
Suites 900 & 1200



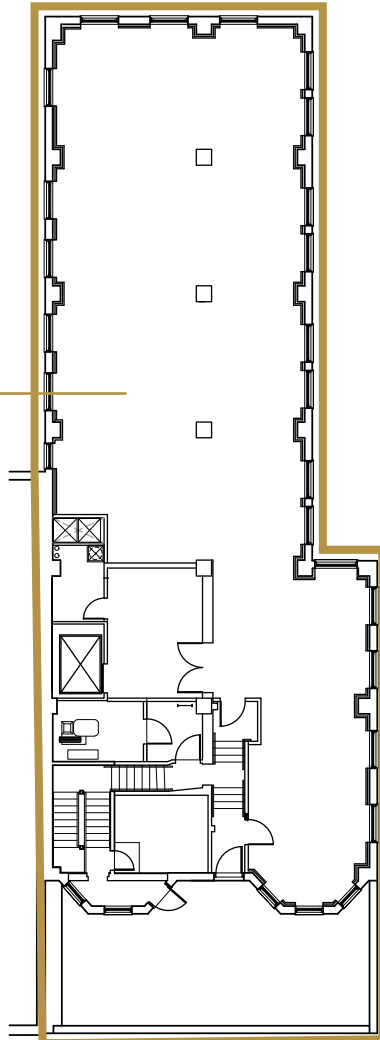
TENTH FLOOR

Suite 1010
1,744 SF



PENTHOUSE
THIRTEENTH FLOOR

Suite 1300
+/- 2,973 SF





SPEC SUITE





ROOFTOP PATIO





CONFERENCE ROOM





EXAMPLE FINISHES



PARKING OPTIONS



9,642
TOTAL SPACES

\$145
MONTHLY AVG.
(unreserved)

\$240
MONTHLY AVG.
(reserved)

\$3
DAILY AVG.
MINIMUM

\$14
DAILY AVG.
MAXIMUM

PARKING PROGRAM

The Hayden has partnered with Citrin to operate the property's valet parking services and assist prospective tenants develop a comprehensive parking program that meets their requirements. Citrin is located at 20 E. Broad street and provides valet parking Monday - Friday from 7 AM - 7 PM.

This includes, but is not limited to, validation programs for guests and visitors, executive valet parking, and subsidized and/or non-subsidized employee parking. Rates (depending on availability) range from \$130 for surface parking to \$215 for reserved covered parking.

For large groups, the Landlord and Citrin will consider longer term agreements, potentially coinciding with tenant's lease terms.

EXAMPLE 50-SPACE PROGRAM

- 10 valet parking users (executives/directors - \$215/month)
- 25 non-reserved single spaces in Long Street Garage (\$170/month)
- 15 single spaces in 3rd/Long Street Parking Lot (\$140/month)
- Client/visitor parking: validated valet parking (tracked online, billed monthly at \$8/vehicle)

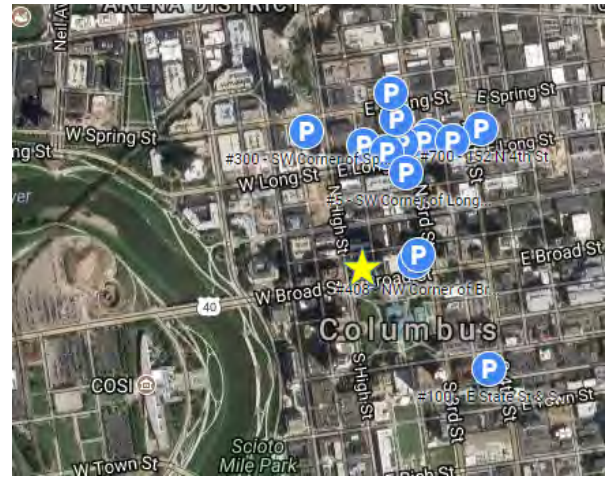
Rates subject to change due to market factors & availability.

COMMUTE FOR FREE

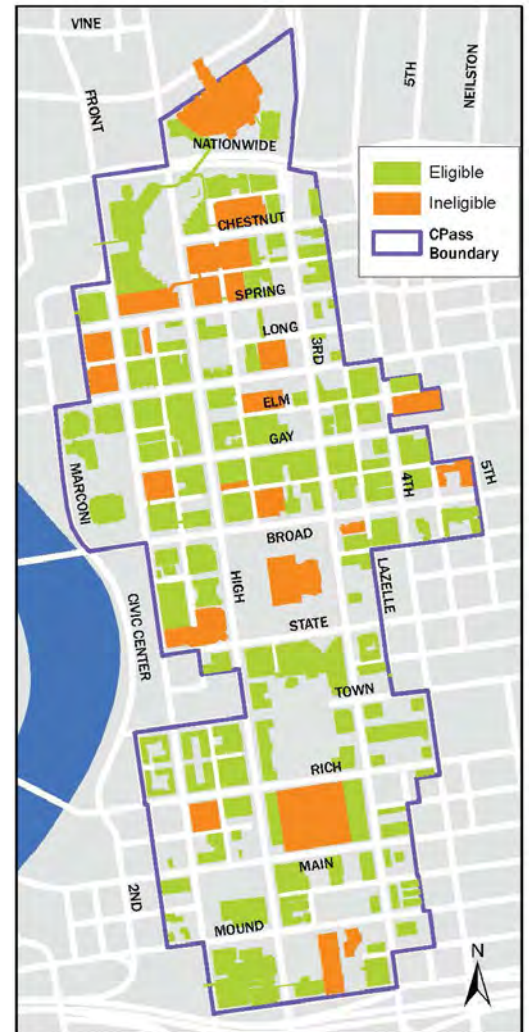
Thanks to Downtown property owners, the Downtown C-pass offers a free commute into Downtown. Downtown C-pass is a new program available to companies in the Capital Crossroads Special Improvements District.

- Eligible employees can receive a *free bus pass*, good on any COTA route on any day at any time.
- *There is no cost to the company or employee.*
- Enrollment and administration are easy through a secure online member portal.

Citrin manages over 1,200 spaces within walking distance of the property:



CITRIN		Rates
TENANT Monthly Parking		\$225.00 / Month
NON-TENANT Monthly Parking		\$245.00 / Month
Daily Parking (Non-Monthly)		\$18.00 / Day
Please inquire about validation program!		



Broad Street, Columbus, Ohio.



Capitol Savings and
Trust Co. and The
Hayden Buildings,
Columbus, Ohio

*D. F. Kelly, from Columbus - Ohio
Dear letter and beautiful
card. Many thanks.
Am visiting here, will write
soon,
% 462 Kellton Ave,
L.C.O.*



BECOME PART OF HISTORY.

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