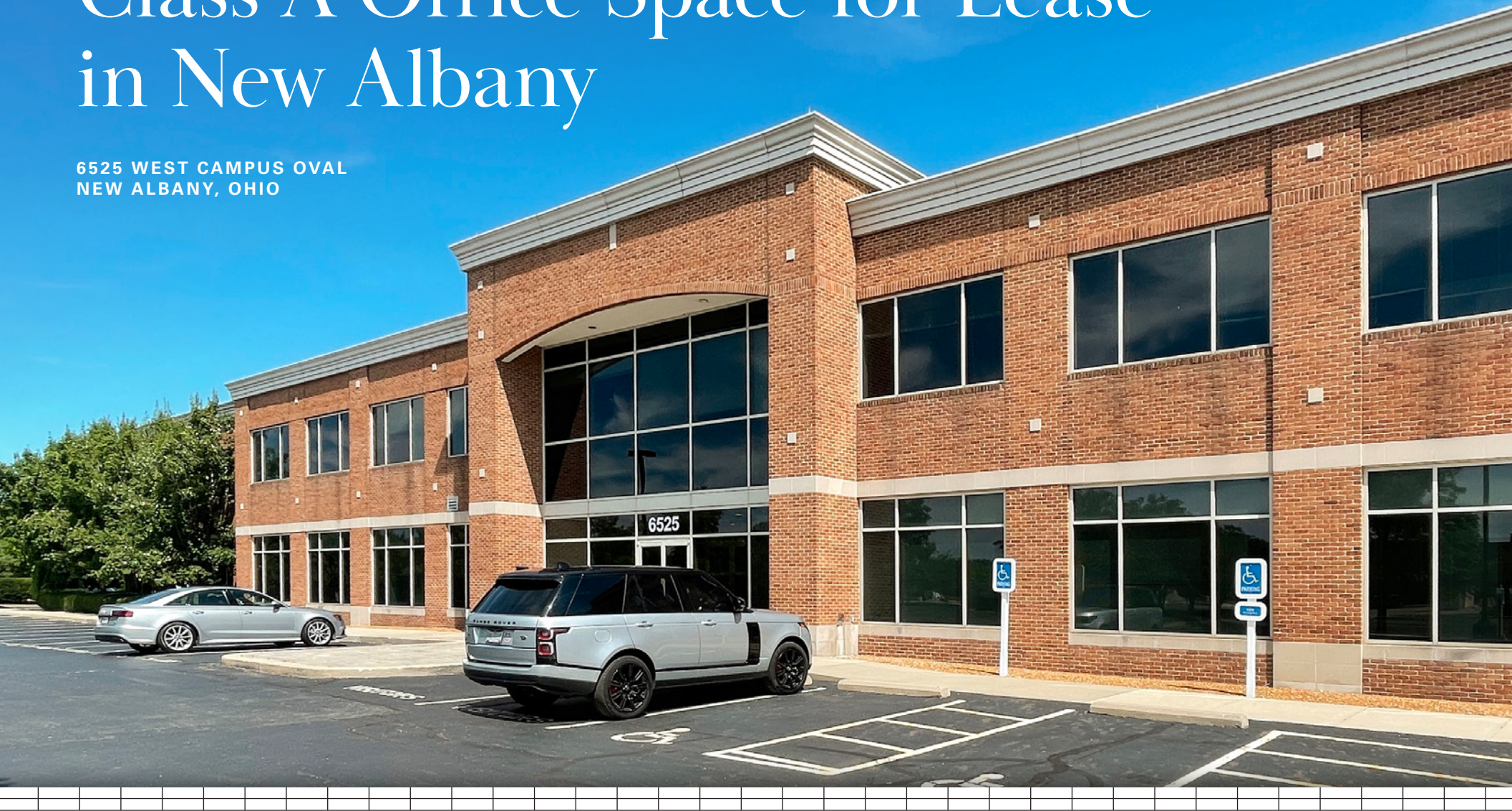


Class A Office Space for Lease in New Albany

6525 WEST CAMPUS OVAL
NEW ALBANY, OHIO



NEWMARK

6525 WEST CAMPUS OVAL

6525 West Campus Oval sits at an ideal spot within the New Albany Business Park, with great accessibility and amenities in walking distance. The building is comprised of two stories with approximately 68,000 square feet of Class A office space. The grounds are immaculately maintained and professionally landscaped, creating the ideal setting within the New Albany community.



12,315 SF
Space Available



\$21.95/SF
Asking Rate (FS)



6,897 SF
Max Contiguous



240
Parking Spaces



67,170 SF
Total Size



Immediate
Availability



CLASS A OFFICE FOR LEASE IN NEW ALBANY | 6525 WEST CAMPUS OVAL



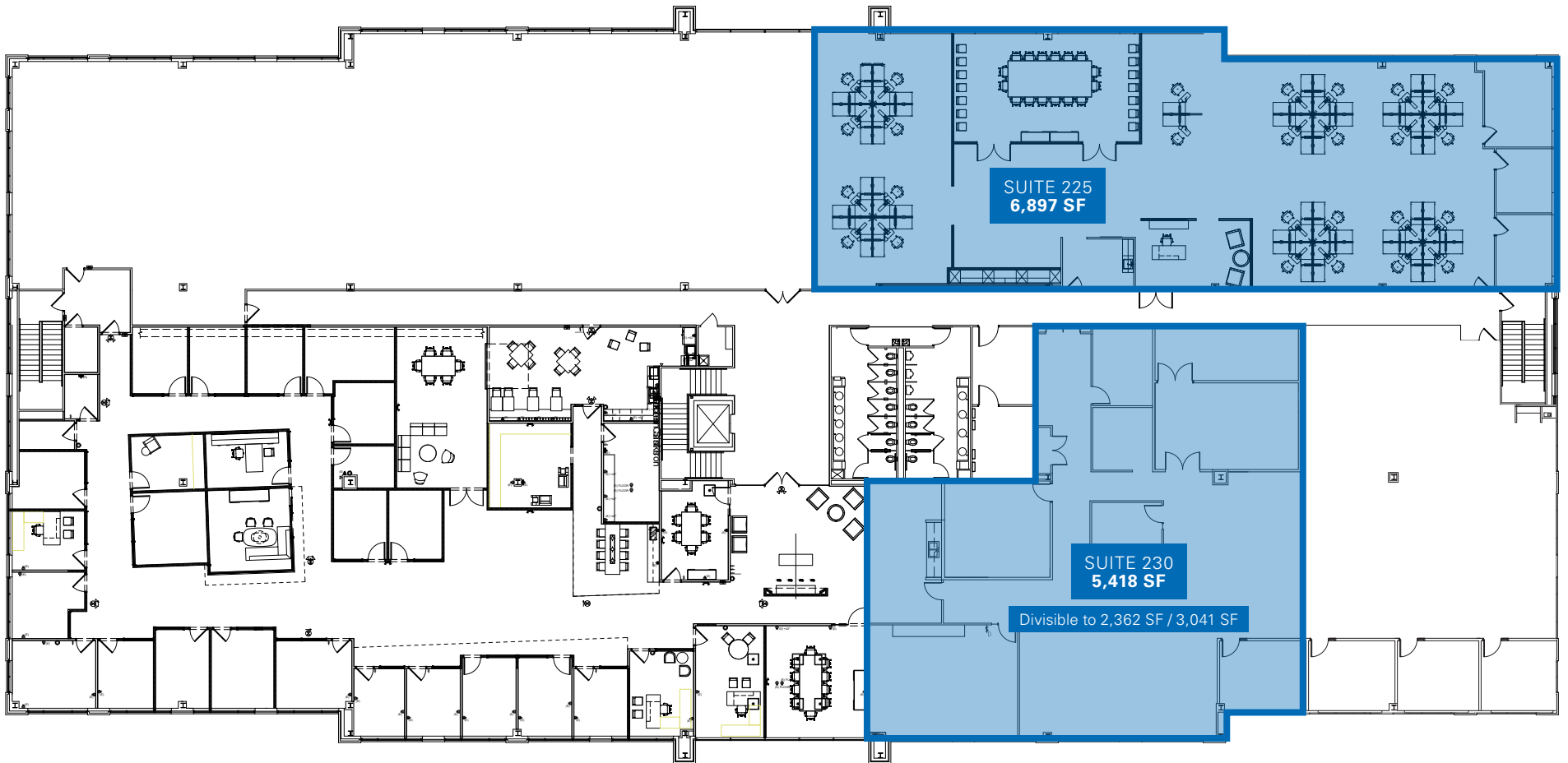
CLASS A OFFICE FOR LEASE IN NEW ALBANY | 6525 WEST CAMPUS OVAL



LOBBY AND RESTROOMS FULLY RENOVATED IN 2023



Second Floor - 12,315 SF Available



CLASS A OFFICE FOR LEASE IN NEW ALBANY | 6525 WEST CAMPUS OVAL





6525 WEST CAMPUS OVAL

Area Demographics

	1 Mile	3 Miles	5 Miles
Population	6,834	34,354	88,454
Projected Population	7,244	36,792	93,086
Population Growth	2.7%	3.6%	1.9%
Median Age	34	36.9	37.9
College Educated	59%	61%	55%
Daytime Employees	3,741	16,124	29,417
Households	3,319	14,351	36,689
Average Income	\$123,196	\$145,069	\$129,869
Median Home Value	\$288,306	\$306,629	\$280,522
Median Year Built	2005	2004	1997

Doing Business in New Albany

A strong entrepreneurial spirit, carefully engineered growth policies and attention to details that enhance the work environment are the principles that create energy, enthusiasm and collegiality within the New Albany International Business Park community. From large multi-national headquarters, data centers and mission-critical facilities and entrepreneurial ventures to clean manufacturing and distribution, New Albany allows business of all types and levels to thrive.

New Albany Net

For companies that require strong telecommunications for their site infrastructure, New Albany features one of the most robust and affordable fiber optic networks in the country. Developed through a public private partnership with American Electric Power and managed by WOW! Business, New Albany Net offers reliable, high-speed connectivity at affordable rates.

Features include a secure, fully-redundant 96-strand, fiber network, carrier neutral access to more than 200 carriers, speeds ranging from 10Mbps to 10Gbps and fiber diversity through two POPs (Points of Presence) in New Albany. The network is also MPLS-capable offering cloud computing, data storage and colocated infrastructure hosted within a secure data center.

SmartRide New Albany

SmartRide New Albany is a transit alternative designed to bring workers to and from the New Albany International Business Park, along with a new bus line that transports residents to and from downtown Columbus.

A partnership between the city and COTA, Central Ohio's transit authority, the program has quickly gained ridership among business park employees attracted to the less expensive, hassle-free commute. SmartRide New Albany features COTA runs between Columbus and New Albany weekday mornings and evenings with free shuttle service from the bus stop that takes riders to and from companies in the business park. The COTA Park and Ride bus stop is located across from the Courtyard by Marriott providing a convenient transportation option to visitors.



6525 WEST CAMPUS OVAL

6525 West Campus Oval is minutes away from the heart of the New Albany Business Park. Amazon, Google and Meta have facilities just down the road on 161. Intel has also announced two new semiconductor plants to be built in the same vicinity which will completely transform the surrounding area in the next few years.

8

MINUTES TO
EASTON TOWN CENTER

14

MINUTES TO JOHN GLENN
INTERNATIONAL AIRPORT

18

MINUTES TO
DOWNTOWN COLUMBUS



Class A Office Space for Lease in New Albany

For more information, please contact:

Brent Stamm, CCIM
Executive Managing Director

t 614-883-1141
brent.stamm@nmrk.com

Ken Isenbarger, SIOR
Managing Director

t 614-883-1044
kenneth.isenbarger@nmrk.com

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

NEWMARK