

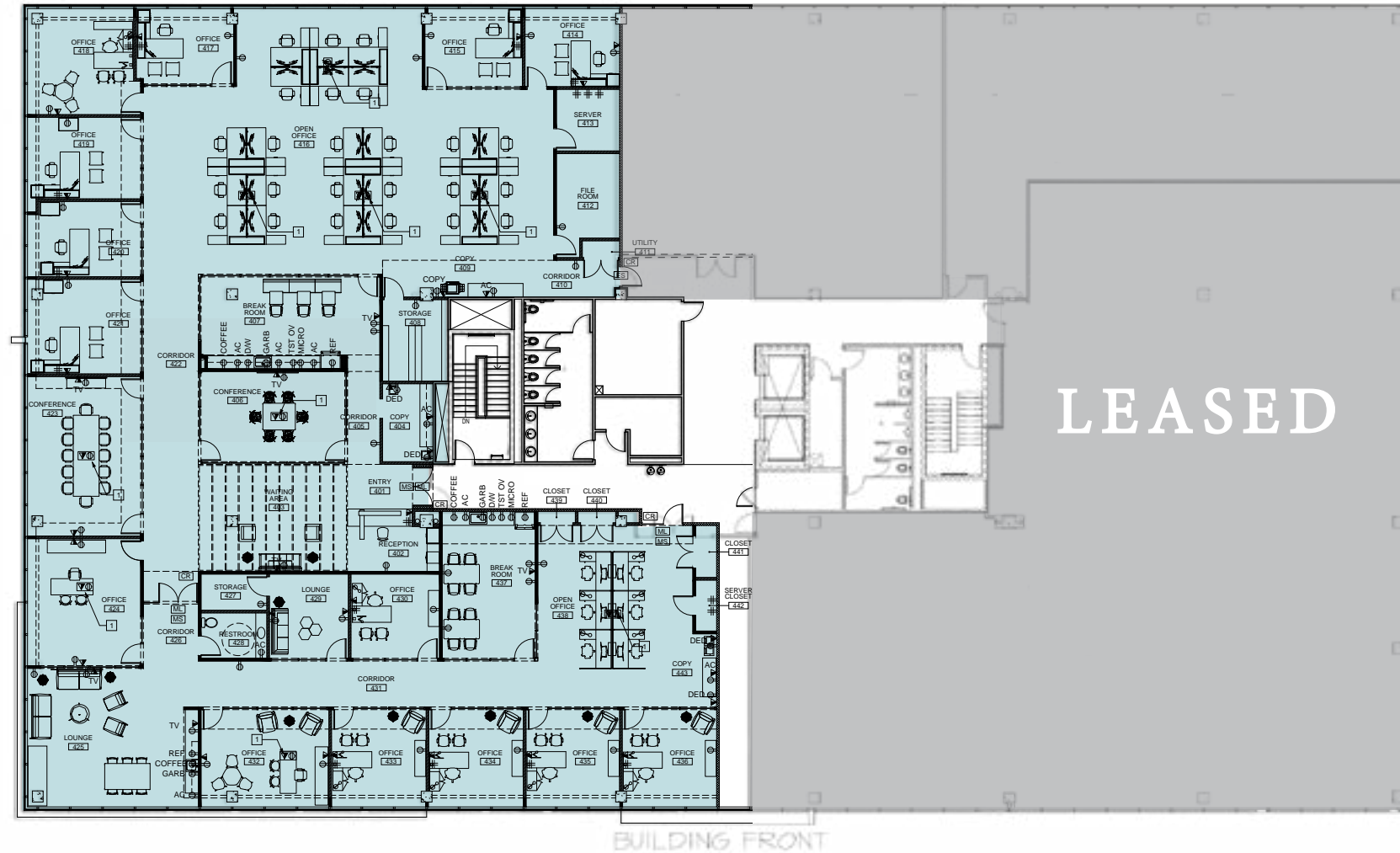
Office Space Available for Sublease

# THE OFFICES

at



Welcome to the innovative and state-of-the-art offices  
at 200 Park Avenue, Orange Village, Ohio.



SUITE 400 | 13,031 RSF

## SPACE FEATURES

- 13,031 RSF available
- 6 covered spaces included
- Furniture available
- Available immediately
- Term through 2/28/28



FURNITURE PLAN  
 SUITE 400 | 13,031 RSF

# SUITE 400





## PINECREST AT A GLANCE

**\$240MM**

**58 Acre Mixed-Use District**

**162K**

**SF of 'Class A' Office Space**

**145**

**Room AC Hotel by Marriott**

**87**

**Luxury Apartments**

## DOWNTOWN REDEFINED

Accessible. Pedestrian Friendly. Amenity-Rich.

Pinecrest is a vibrant east side destination featuring high-caliber and sought after retail, chef-driven restaurants, well respected businesses and entertainment venues. Pinecrest is perfectly positioned right off I-271 and near I-480 and U.S. 422, offering great brand visibility and broad regional accessibility.

**400K**

**SF of Retail and Restaurants**

**2,100+**

**Parking Spaces**

THE OFFICES at PINECREST

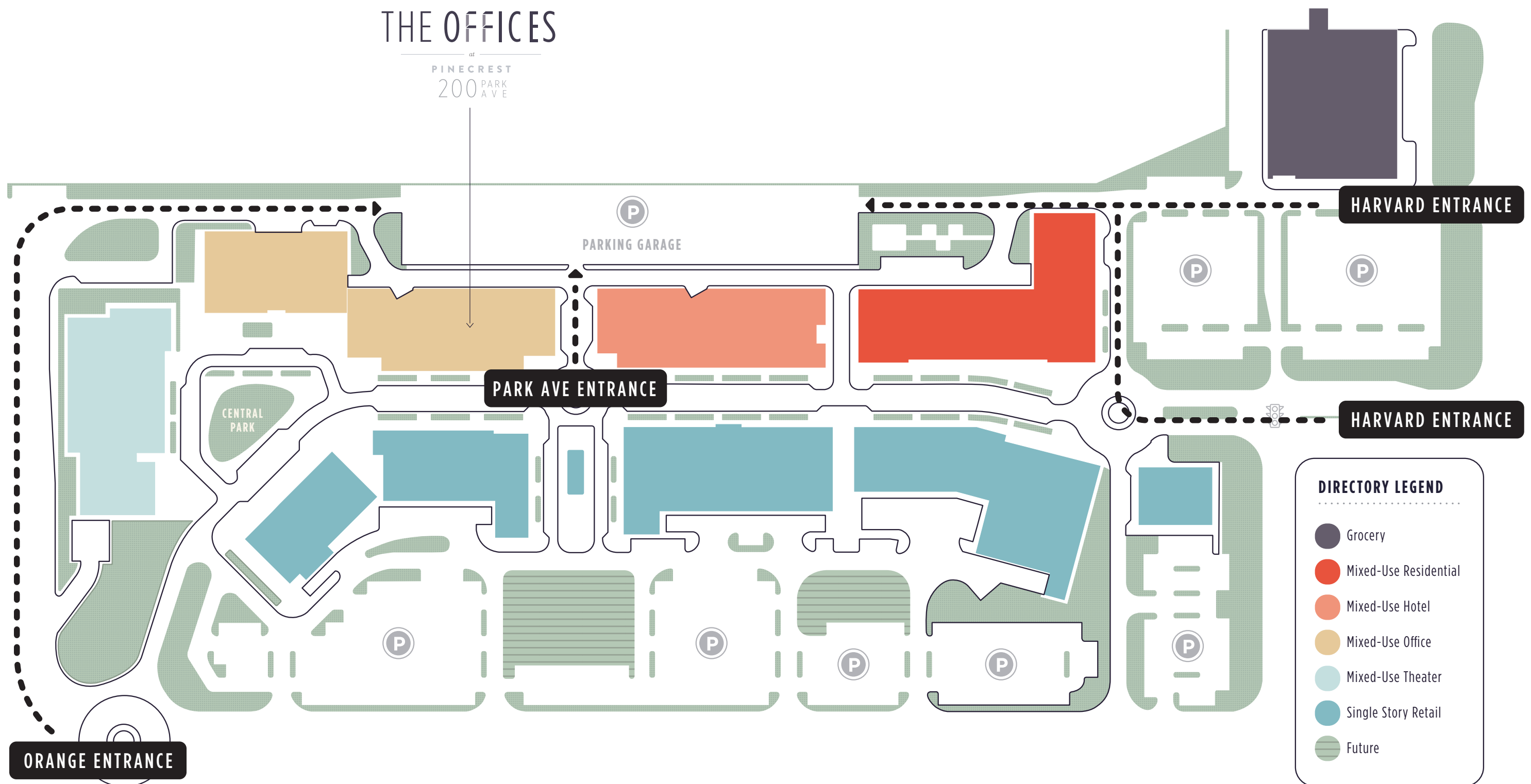
# AMENITIES

- On-site fitness facilities, including locker room and showers
- Two tech-forward conference facilities
- On-site building management
- Secure key card building access
- Attached heated parking garage



# THE OFFICES

at  
PINECREST  
200 PARK AVE



HARVARD ENTRANCE

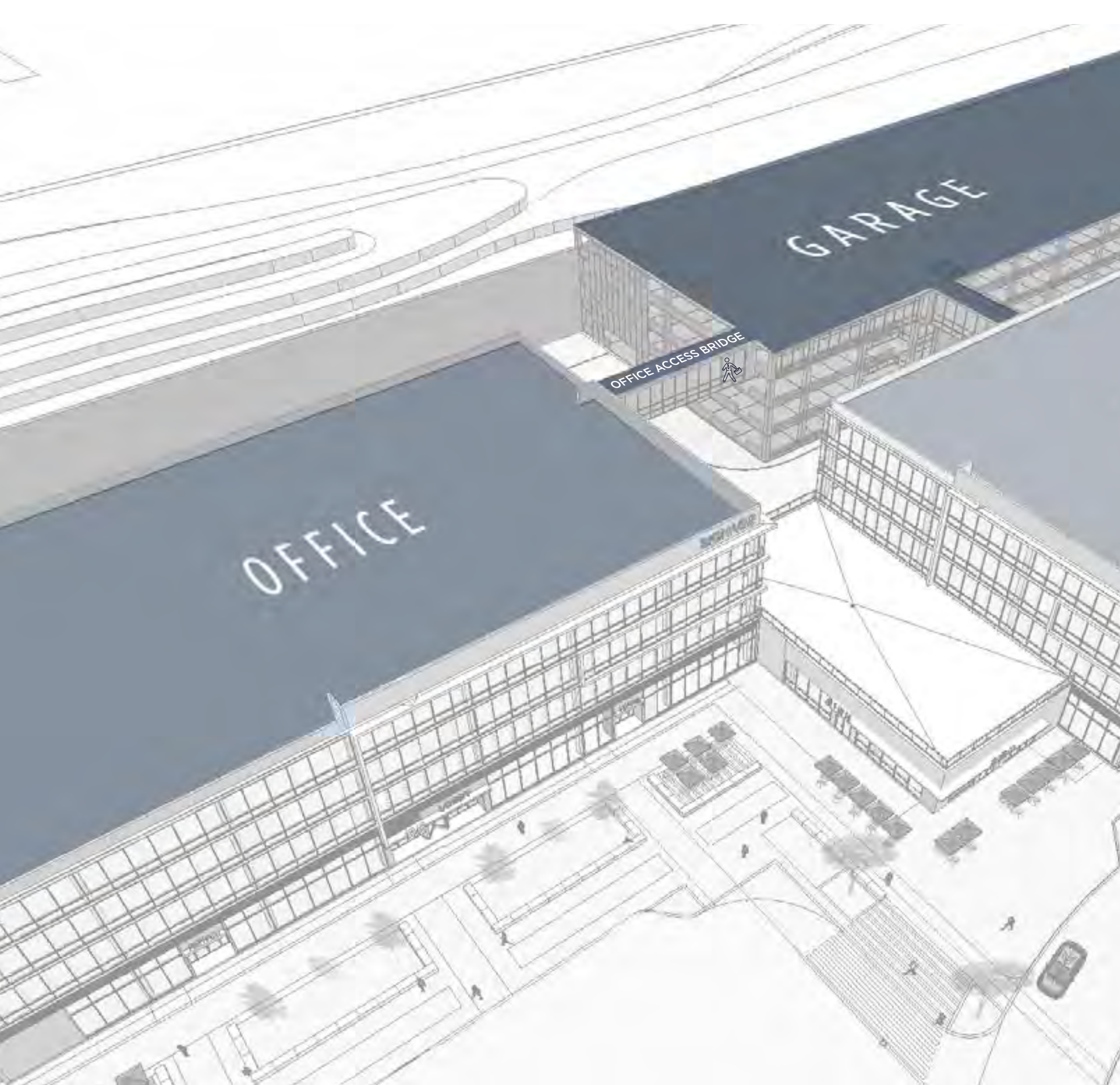
PARK AVE ENTRANCE

HARVARD ENTRANCE

ORANGE ENTRANCE

## DIRECTORY LEGEND

- Grocery
- Mixed-Use Residential
- Mixed-Use Hotel
- Mixed-Use Office
- Mixed-Use Theater
- Single Story Retail
- Future



THE OFFICE: PARKING

# CONVENIENCE

A 754 car attached parking garage with direct building access and conditioned temperatures is available in addition to 1,415 surface spaces.

# SHOP

Pinecrest has a mix of alternative & trendy boutique shops as well as a variety of high-end, new-to-market home goods, recreation and specialty stores.



west elm



Vernacular

WILLIAMS  
SONOMA

POTTERY  
BARN

Laura of Pembroke  
*Est. Magnifique*

# DINE

Pinecrest has a mix of cafés, fast-casual, full-service dining, and chef-driven restaurants.



# PLAY

A state-of-the-art Silverspot Cinema joins forces with Pinstripes to create a dynamic entertainment district.

PINSTRIPES™



BLOCKBUSTER  
MEETINGS

Weekday theater rental with 38 134 deluxe chairs and state-of-the-art video capabilities at Silverspot Cinema.

OFFICE BUILDINGS



HARVARD RD.

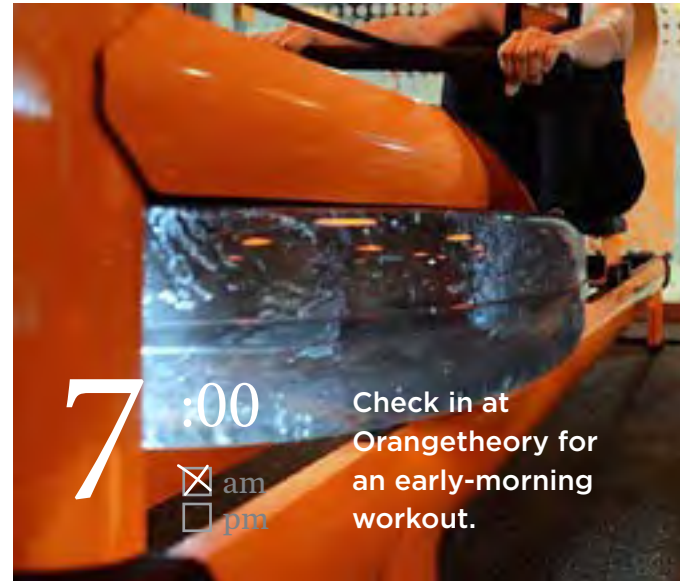
I-271



6 :45

am  
 pm

Arrive at Pinecrest's covered & climate-controlled garage.



7 :00

am  
 pm

Check in at Orangetheory for an early-morning workout.

8 :00

am  
 pm

Grab a Restore Cold Pressed organic juice or smoothie to start your day off right and keep your energy high all morning.



# a day in the life

WORKING @ PINECREST

The vision and commitment for Pinecrest is to create a vibrant, pedestrian-friendly office, retail and entertainment district for firms seeking an optimum blend of best-in-class office product, upscale retailers, as well as highly sought after restaurant venues, ranging from fast-casual concepts to high-end dining to sports bars and entertainment establishments. Pinecrest's walkable streetscapes and event components will ensure the development's sustained growth and vitality. Pinecrest is not just an office, it's a better way to work.



11 :00

am  
 pm

Quick trip to Vineyard Vines to grab a winning client gift for business closing.

12 :00

am  
 pm

Walk to the AC Hotel by Marriott to meet your out-of-town clients and stroll to City Works for a lunch that meets everyone's tastes.



2 :30

am  
 pm

Hold a team meeting in the downstairs conferencing facilities, free to use for office tenants.

4 :30

am  
 pm

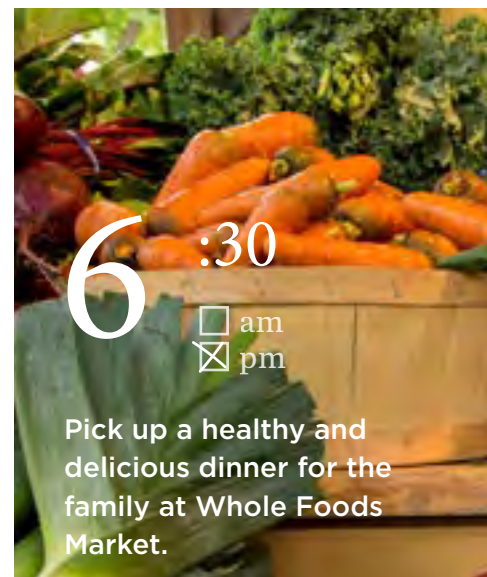
Stop by Pottery Barn, Williams Sonoma and West Elm to pick up wedding gifts for the summer.



5 :00

am  
 pm

Gather co-workers at Pinstripes for an impromptu Happy Hour of drinks, bocce and bowling to celebrate a big closing.



6 :30

am  
 pm

Pick up a healthy and delicious dinner for the family at Whole Foods Market.

8 :30

am  
 pm

Arrive at Silverspot Cinema to catch the latest blockbuster or Oscar contender. The high-end theater features hand stitched leather seats and a full bar.





**PINECREST**

PRESENTS

# THE OFFICES

Creating state-of-the-art, efficient and successful work environments through quality and innovation.

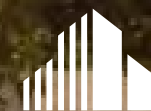
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Real Estate