THE

MERCHANT BUILDING

1876 2023

COLUMBUS, OH
TMB
N. MKT

REDEFINING THE DOWNTOWN OFFICE EXPERIENCE

NAI Ohio Equities

Edwards Companies

ROCKBRIDGE

DEVELOPMENT OVERVIEW

The Merchant Building is redefining the downtown office experience. The re-imagined Columbus landmark preserves the anchor of the historic North Market, while adding 32-stories of live-work-play amenities which features two floors totaling nearly 65,000 square feet of state-of-the-art offices with a refined, industrial design to attract Columbus' business innovators.

Located in the bullseye of downtown Columbus, The Merchant Building is at the center of the city's most prominent, culture-rich neighborhoods including the Short North, Italian Village, Victorian Village, Arena District, Franklinton/Scioto Peninsula, OSU and the Central Business District.

PROPERTY ADDRESS

475 N. Wall Street
Columbus, OH 43215

BUILDING TYPE

Mixed-Use

BUILDING SIZE

700,000 SF

CLASS A OFFICE SPACE

64,828 SF

BUILDING HEIGHT

32 Stories

PARKING

350-Space Parking Garage

BUILDING DELIVERY

2Q 2026

- Panoramic Views of Downtown Columbus
- One of a Kind Live-Work-Play Environment
- Refined Industrial Design
- 206-Room Luxury Boutique Hotel with 17,000 SF of Meeting Space
- Social Club Featuring Fitness Facilities, Destination Spa, Library Bar, Parlors and Billiards Room, Restaurant, and Pool Deck
- More Than 170 Luxury Residential Units
- North Market Expansion of 18,000 SF
- Activated Ground Floor Public Space Including Trade Room, Destination Restaurant, Cafe, Courtyard, Lobby Bar, and Outdoor Plaza

WWW.MERCHANTBUILDINGOFFICE.COM

BUILDING AMENITIES

The amenities of The Merchant Building are unparalleled and create a live-work-play experience like no other. With something for everyone, the Building's amenities are designed to bring people together on their own terms – from wellness, to dining and culture, to unique outdoor experiences such as farmer's markets and community events.

Featuring panoramic views of Downtown Columbus from its office terraces, elegant communal spaces, and luxurious, modern conveniences, The Merchant Building is also easily accessible with 350 spaces of secure, on-site, structured parking.

WORK WHERE YOU LIVE

Enjoying life begins with getting more out of your day. Our live-play-experience community offers amenities conducive to your busy lifestyle. Whether you want to squeeze in a quick workout during your lunch break or meet with friends for after work cocktails in the lounge or need to grab the finishing touch for your meal from the vendors at the North Market – it's all here at The Merchant Building, where living, working, and thriving all come together seamlessly.

SOCIAL CLUB

A modern day, inclusive social club providing members unique opportunities to recharge, connect, contribute and inspire. Club amenities will feature comprehensive fitness facilities, destination spa, living room parlors with comfortable areas to work or meet, intimate library bar with dramatic views of downtown, casual billiards and parlor room, a thoughtfully crafted restaurant, and multiple outdoor living spaces with rooftop pool.

17,000 SF OF CUSTOM DESIGNED EVENT AND MEETING SPACE

The 9th floor (immediately above the office floors) will include a 5,000 square foot glass and steel encased signature ballroom and adjoining terrace along with an additional junior ballroom, meeting rooms, and pre-function space. Office tenants will have the opportunity to rent all meeting and event space, which will act as premier on-site flex space to conveniently accommodate a tenant's meeting and event needs.

INDEPENDENT LUXURY BOUTIQUE HOTEL

A market-defining 206-room lifestyle hotel will provide guests an elevated, authentic, and immersive experience that celebrates the spirit of the North Market and complements the growing sophistication of the Columbus hospitality marketplace, providing an experiential, convenient lodging option for guests and clients of office tenants.

BUILDING AMENITIES

ACTIVATED GROUND FLOOR PUBLIC SPACES

The Trade Room will serve as the large, central gathering space welcoming office users and guests into the building including a grand fireplace and indoor / outdoor bar. Adjacent to the Trade Room will be an intimate outdoor courtyard, a destination restaurant, independent retail curated with local items as well as from around the world, boutique barber shop, and café.

DIRECT ACCESS TO HISTORIC NORTH MARKET

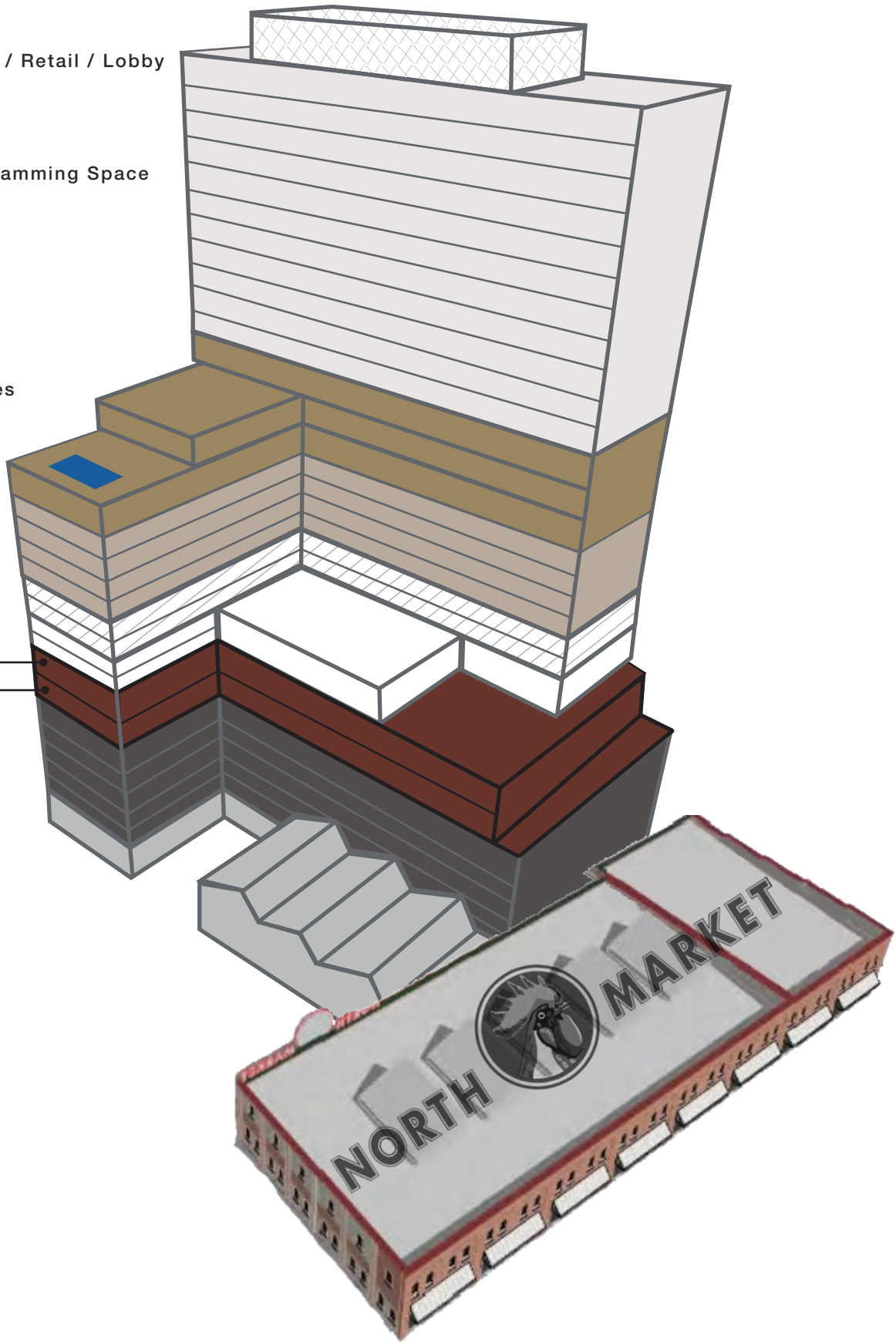
The building will be directly connected to the iconic North Market, a celebrated and historic cultural hub and its 18,000 square foot expansion that includes new and unique merchant, event, and outdoor spaces.

REFINED ARRIVAL AND OUTDOOR EXPERIENCE

The surrounding outdoor experience will align with the project's refined industrial design and promote an active, dynamic district, including an enhanced Spruce Street Plaza that will host farmers' markets and other similar community events. Wall Street will be a focal point, re-imagined into a prominent urban avenue with cobblestone streets, lush landscaping, and beautification of the historic buildings – all creating an immersive background to the project's primary entrance and arrival experience.

BUILDING LAYOUT

- Available Office Space
- North Market Expansion / Retail / Lobby
- Parking Garage
- Ballroom / Event / Programming Space
- The Merchant Lofts
- The Merchant Hotel
- The Merchant Club
- The Merchant Residences



OFFICE OVERVIEW

CLASS A OFFICE

8,785 SF - 64,828 SF

TYPICAL OFFICE FLOOR PLATE

31,142 to 33,686 SF

BUILDING SIGNAGE

Opportunities Available for Full Floor Users

CEILING HEIGHT

13’5” Slab to Underside of Slab
(+Beams 36” Max)

DIRECT ACCESS

Destination Elevator System with Direct Access to Office and Amenities Floors

OUTDOOR OFFICE TERRACES

The seventh-floor office space offers two terraces totaling 2,800 square feet of inviting outdoor space with sweeping city views, providing an elevated amenity for tenants and their employees.

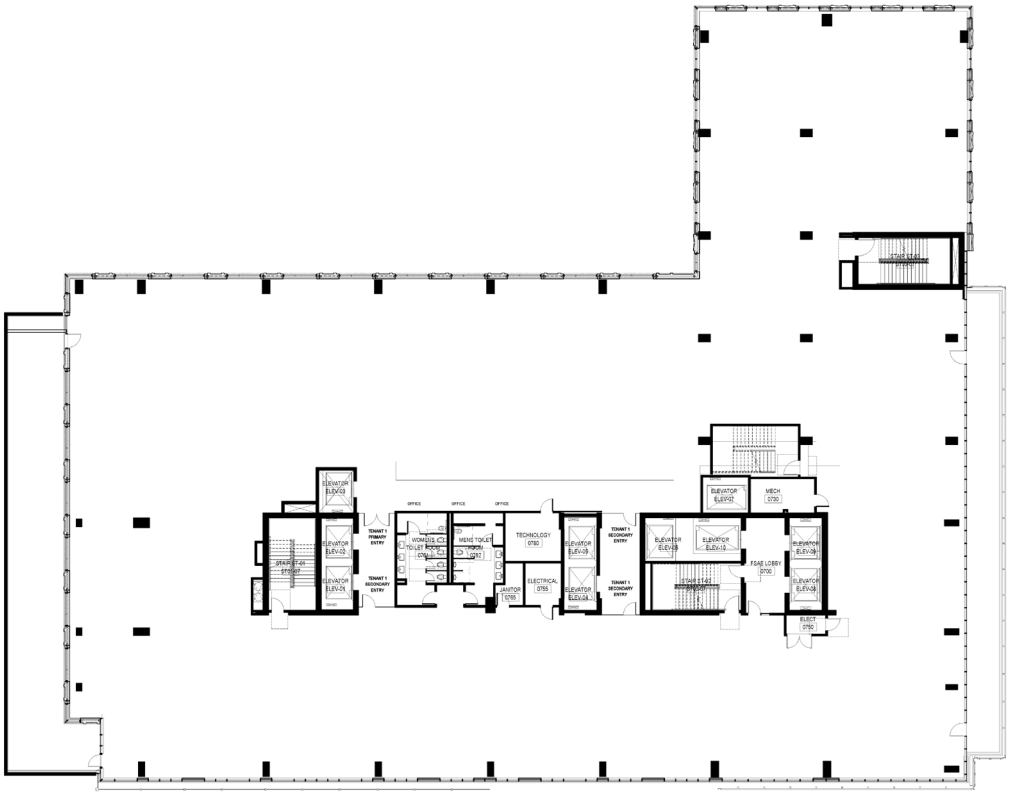
ON-SITE, SECURE STRUCTURED PARKING

The building includes an integrated 350-space parking garage, which will include secure spaces available to office tenants, their guests, and other users.

FLOOR PLANS

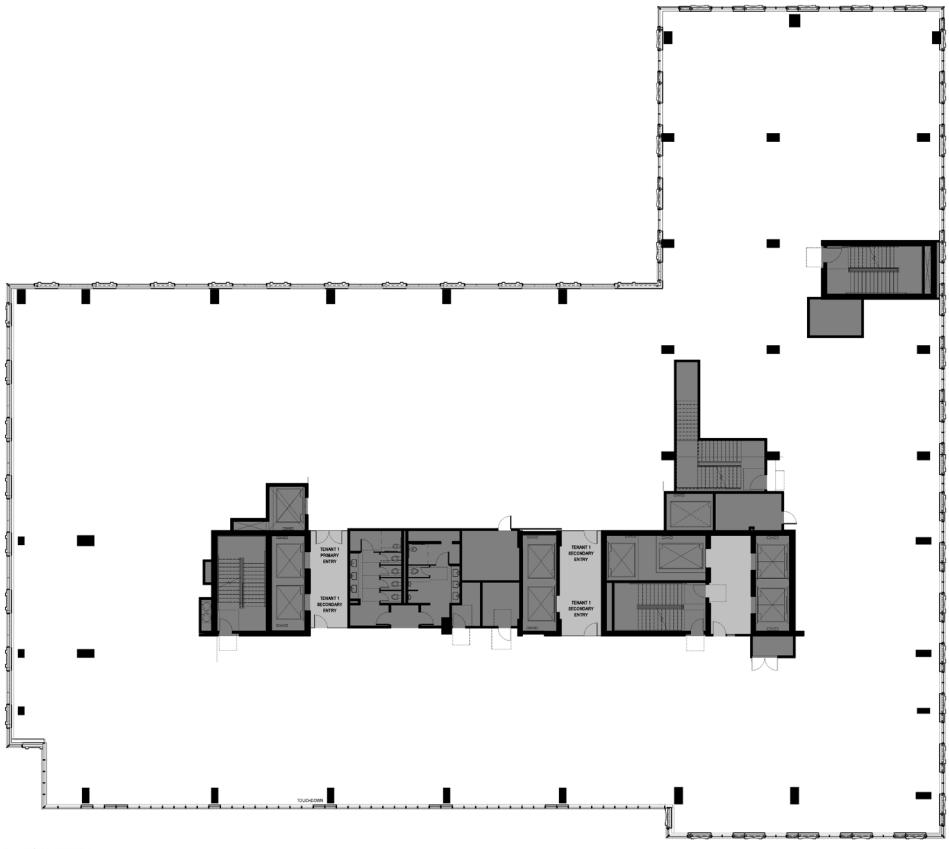
SEVENTH FLOOR SINGLE TENANT FLOOR PLATE

FLOOR 7 33,686 SF



EIGHTH FLOOR SINGLE TENANT FLOOR PLATE

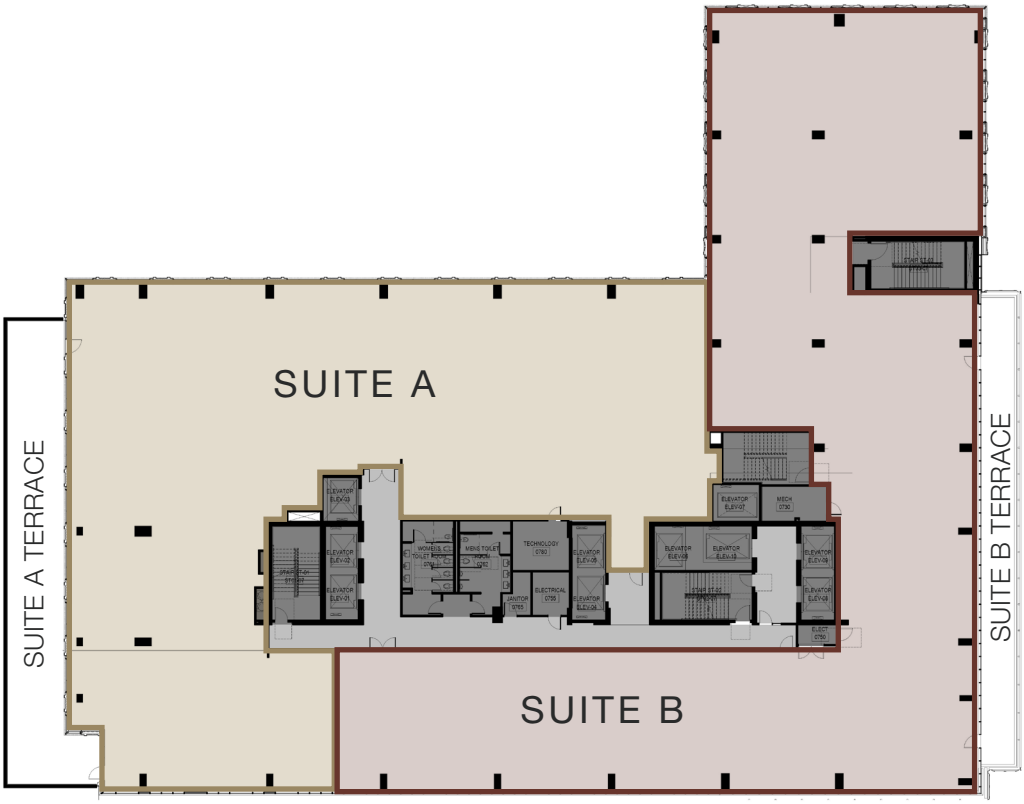
FLOOR 8 31,142 SF



FLOOR PLANS

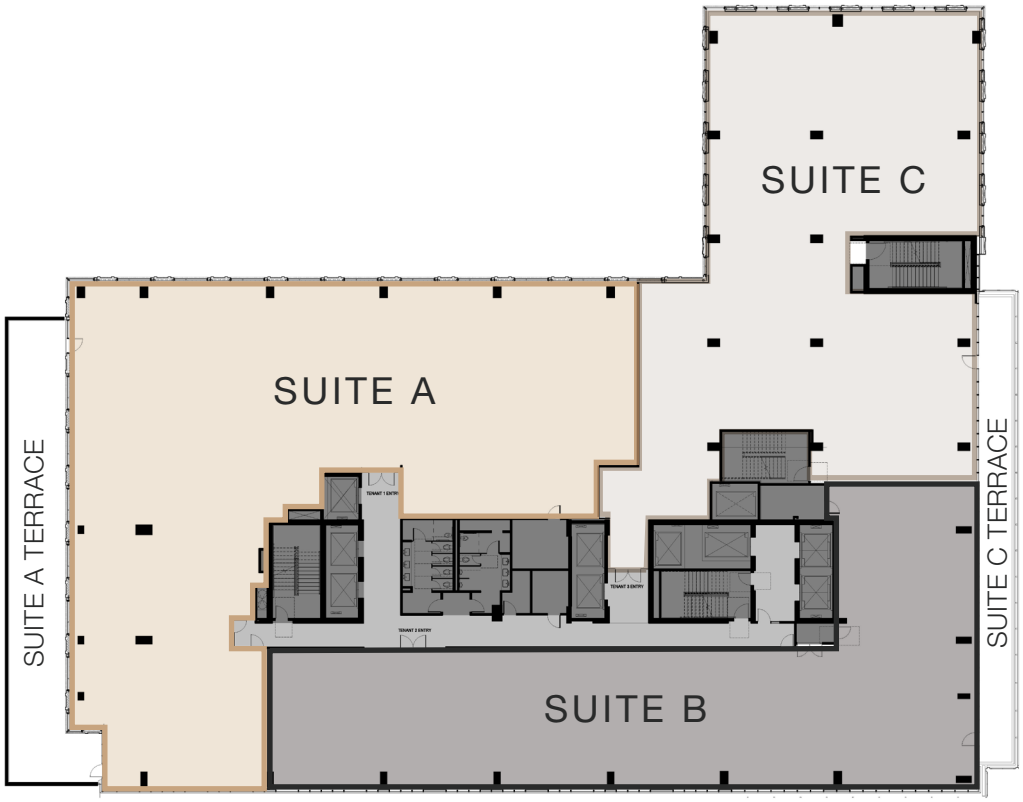
SEVENTH FLOOR TWO TENANT CONCEPTUAL SPLIT

SUITE A	16,521 SF
SUITE B	17,165 SF



SEVENTH FLOOR THREE TENANT CONCEPTUAL SPLIT

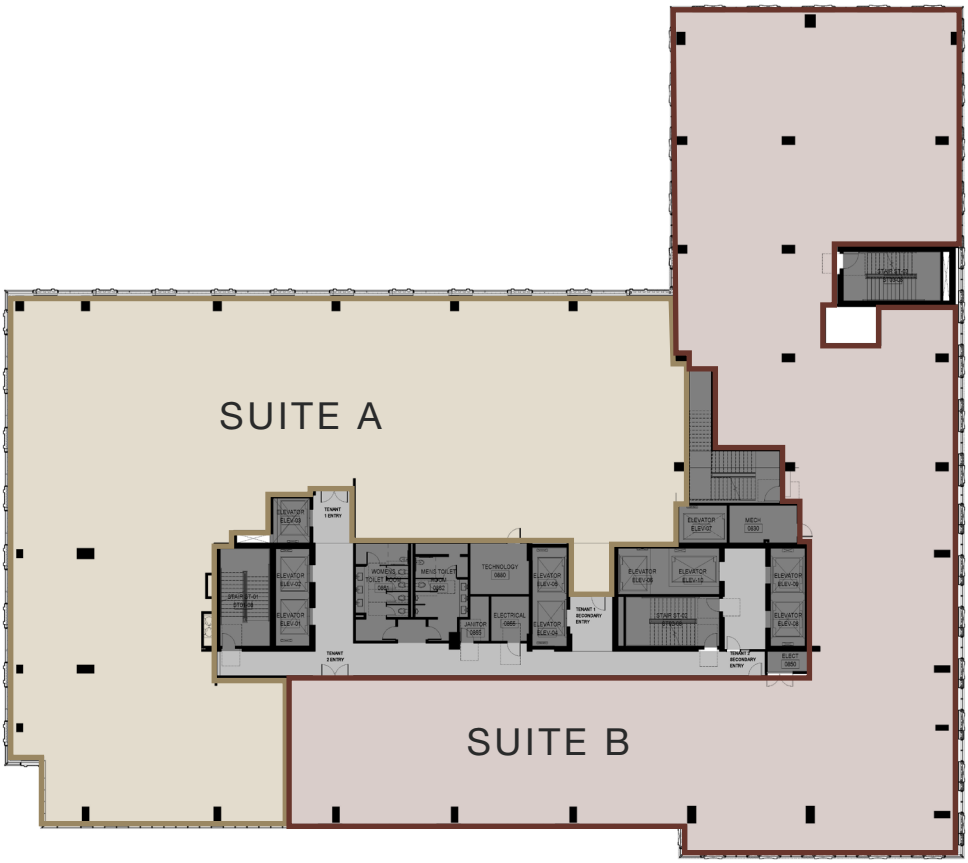
SUITE A	14,167 SF
SUITE B	8,785 SF
SUITE C	10,876 SF



FLOOR PLANS

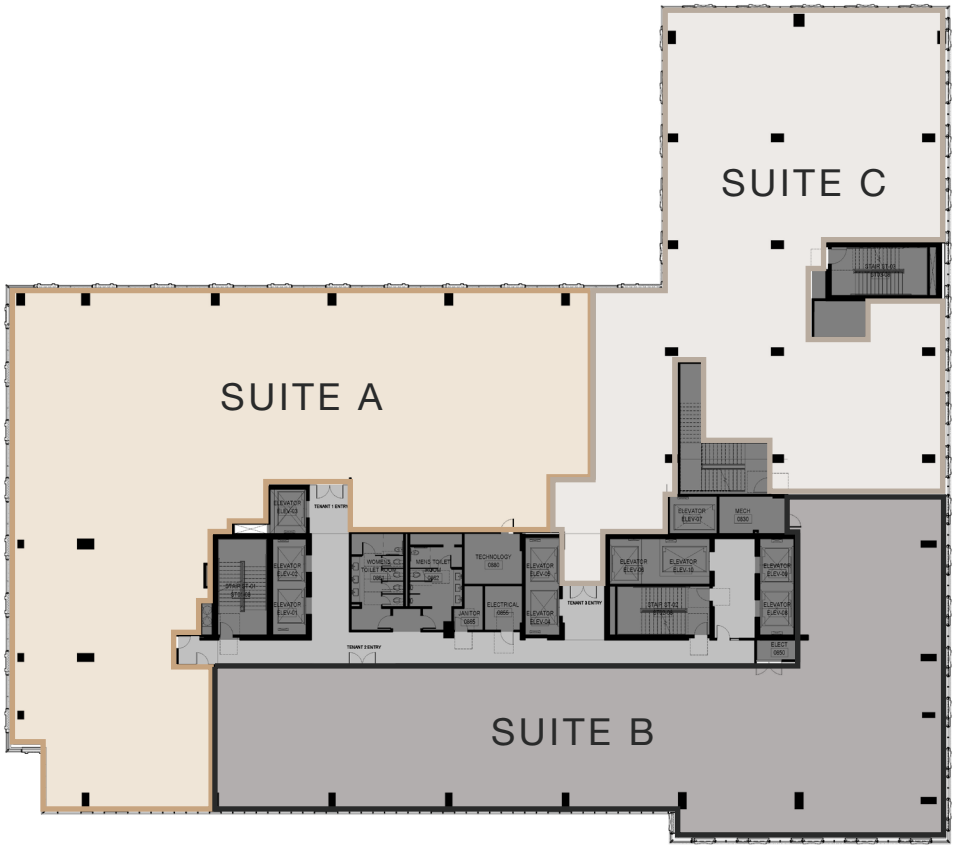
EIGHTH FLOOR TWO TENANT CONCEPTUAL SPLIT

SUITE A	14,590 SF
SUITE B	16,552 SF



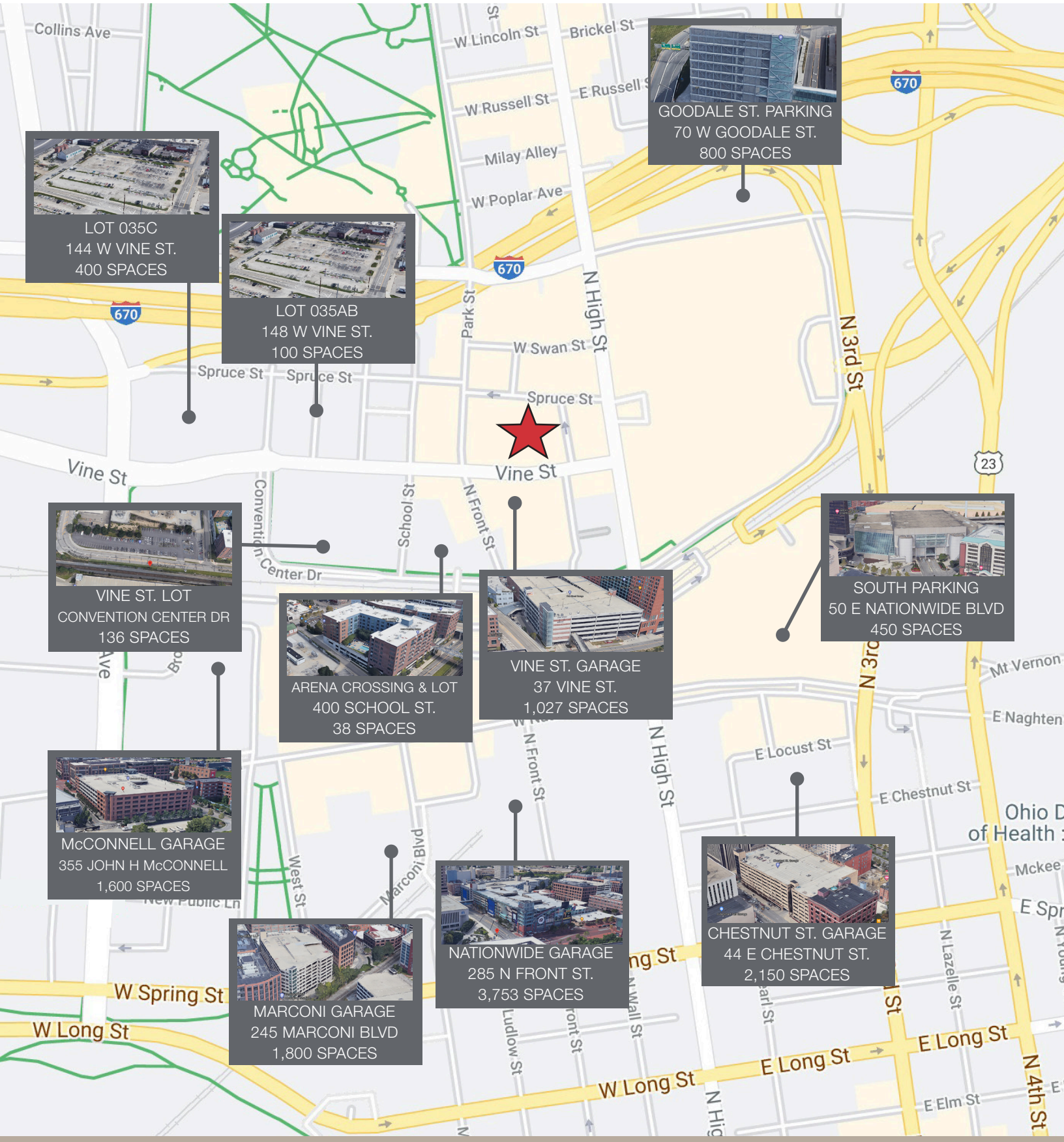
EIGHTH FLOOR THREE TENANT CONCEPTUAL SPLIT

SUITE A	12,195 SF
SUITE B	9,374 SF
SUITE C	9,685 SF



OFFICE FLOOR VIEWS

ADDITIONAL PARKING



For additional parking information and rates please visit: https://downtowncolumbus.com

SURROUNDING SUB-MARKETS

SURROUNDING SUB-MARKETS

SHORT NORTH ARTS DISTRICT

With N. High Street as its main artery, the Short North Arts District is known for its diversity, as well as for being a trendy, arts neighborhood that features more than 100 galleries, restaurants, boutiques, and new mixed-use and residential development. With N. High Street as the heart of the district, it is bordered to the north by the University District, Victorian Village to the east and Italian Village to its west and the Arena District to its South.

ITALIAN VILLAGE

Once an immigrant neighborhood, Italian Village is a mix of old and new, featuring historic homes and modern condominiums and apartments. Italian Village has a burgeoning food and bar scene. Located just north of downtown Columbus and just east of the Short North Arts District.

VICTORIAN VILLAGE

Victorian Village, which runs along Neil Avenue south of The Ohio State University and northwest of downtown Columbus, is one of central Ohio's cores of fine residential architecture. The area is known for its Victorian houses, which were built when a streetcar line first ran along Neil Avenue around 1900.

Often referred to as the hub of Victorian Village, Goodale Park is a 32-acre park at the southern tip of Victorian Village. As Columbus's oldest planned park, it was established after land was gifted to the city by Lincoln Goodale in 1851. Today, Goodale Park is known as the host for ComFest, a major annual festival.

FRANKLINTON / SCIOTO PENINSULA

Located just west of Downtown Columbus, Franklinton is being revitalized as an urban creative district. Franklinton is home to numerous new mixed-use developments including The Peninsula and Gravity. Franklinton is a mix of quiet residential streets and a revitalized industrial area with galleries, brewery taprooms, and event spaces. In a striking riverfront structures, the COSI science museum and the National Veterans Memorial act as the gateway into Franklinton.

ARENA DISTRICT

Known as the Billion-Dollar Belt, the Arena District is driving $1 billion in new investment, and serves as an economic engine in downtown Columbus. Home to major league franchises, the Columbus Blue Jackets and Columbus Crew, as well as the AAA Columbus Clippers. The arena district is a major destination for concerts and events and is adjacent to The Merchant Building.

CENTRAL BUSINESS DISTRICT

Centered around the intersection of Broad and High, the Central Business District is the business hub of the downtown Columbus area. The Central Business District is home to several Fortune 500 organizations, including Nationwide Insurance, American Electric Power (AEP) as well as State and County agencies.

THE OHIO STATE UNIVERSITY

Columbus is home to The Ohio State University, which is consistently ranked as one of the top 3 largest university campuses in the nation in terms of enrollment. Located less than three miles from The Merchant Building, the school ranks #16 among the nation's best public universities and is #1 among Ohio public institutions (U.S. News and World Reports). The school also boasts an impressive football team, which has won eight National Championships, and a recent hospital expansion totaling nearly $1 billion.

NAI Ohio Equities

Edwards Companies

ROCKBRIDGE

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