

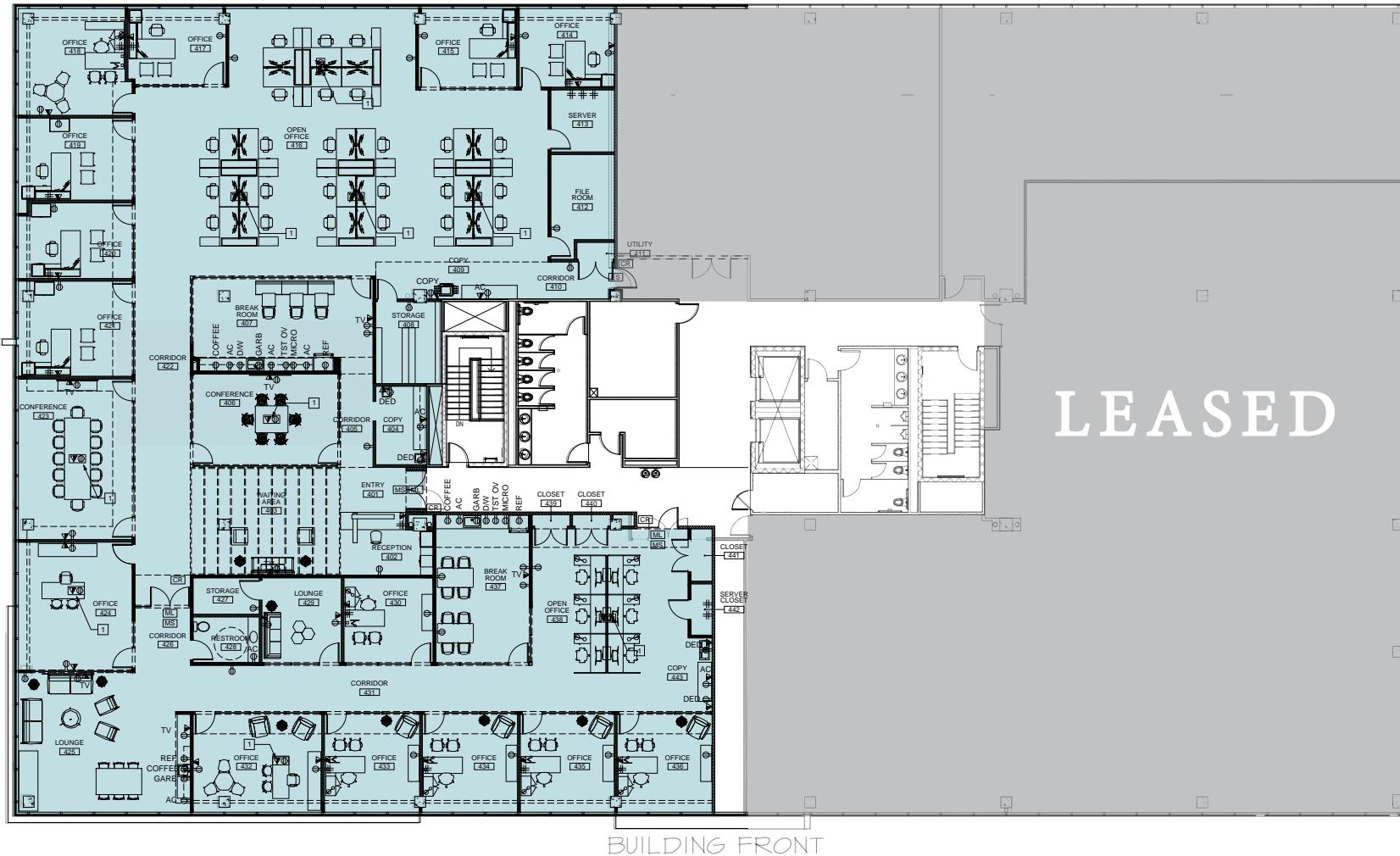
Office Space Available for Sublease

# THE OFFICES



at  
PINECREST

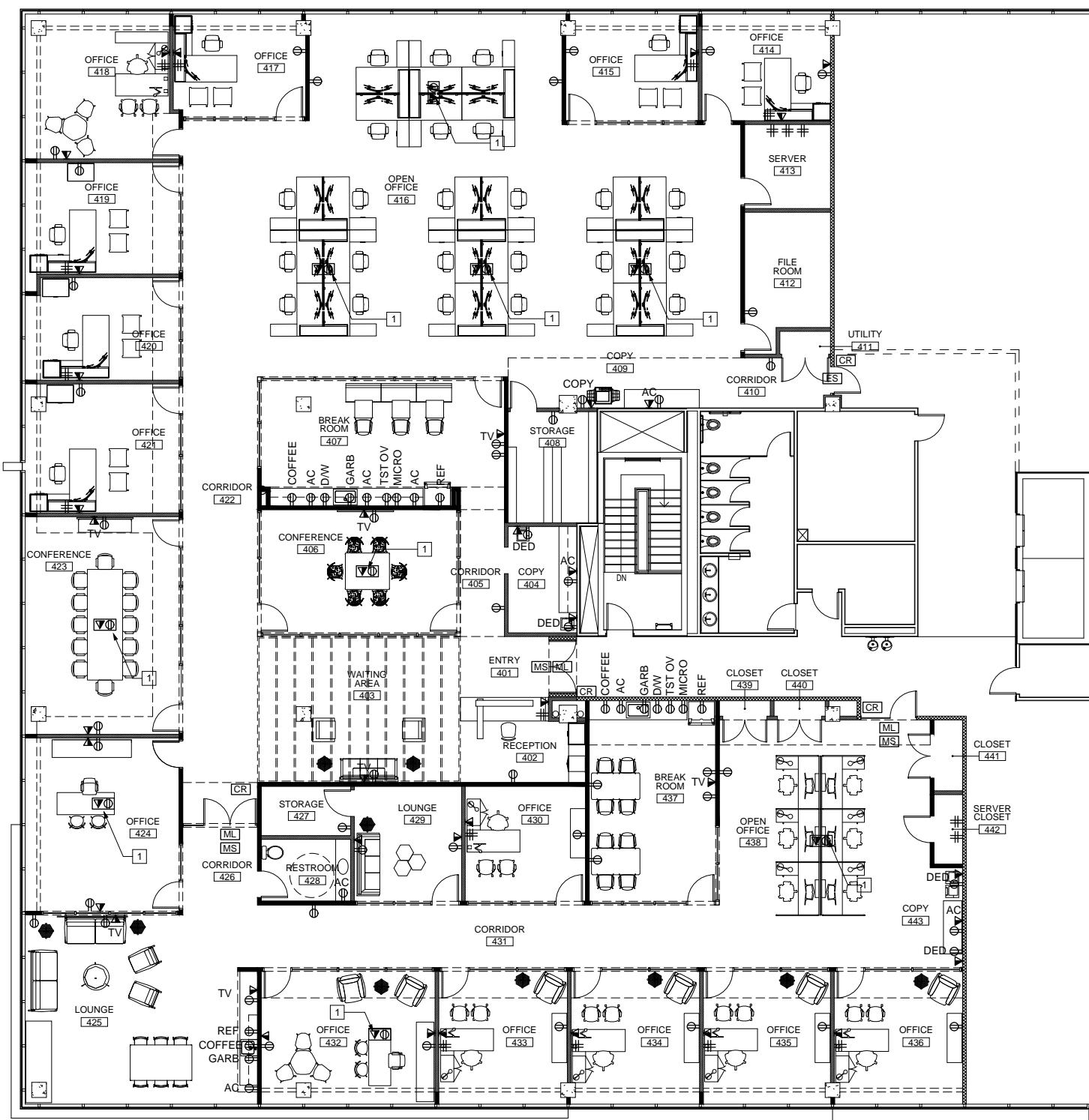
Welcome to the innovative and state-of-the-art offices  
at 200 Park Avenue, Orange Village, Ohio.



S U I T E   4 0 0 | 1 3 , 0 3 1   R S F

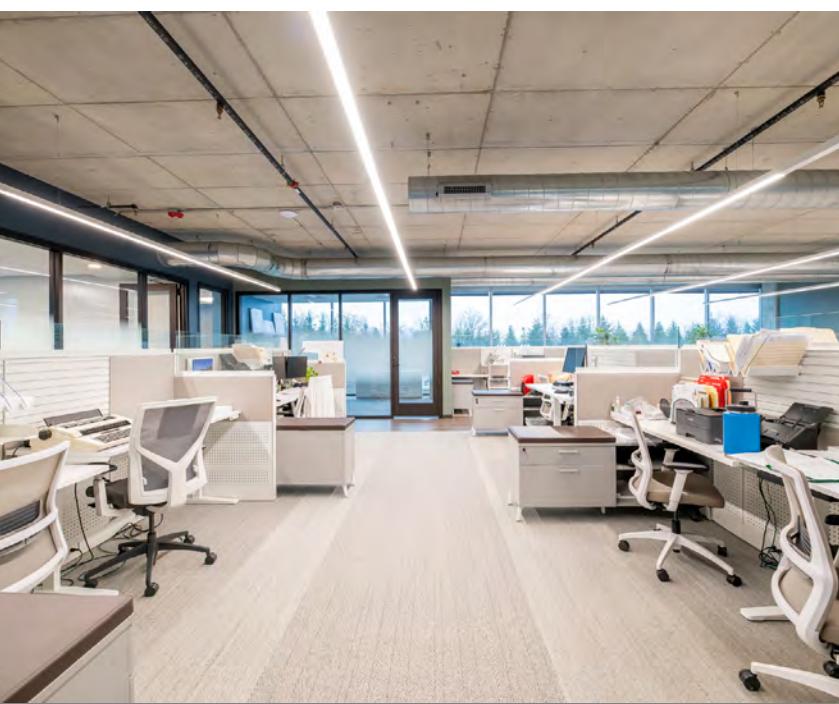
## SPACE FEATURES

- 13,031 RSF available
- 6 covered spaces included
- Furniture available
- Available immediately



FURNITURE PLAN  
SUITE 400 | 13,031 RSF

# SUITE 400





## 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.

## 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**

**400K**

**SF of Retail and Restaurants**

**2,100+**

**Parking Spaces**

THE OFFICES at PINECREST

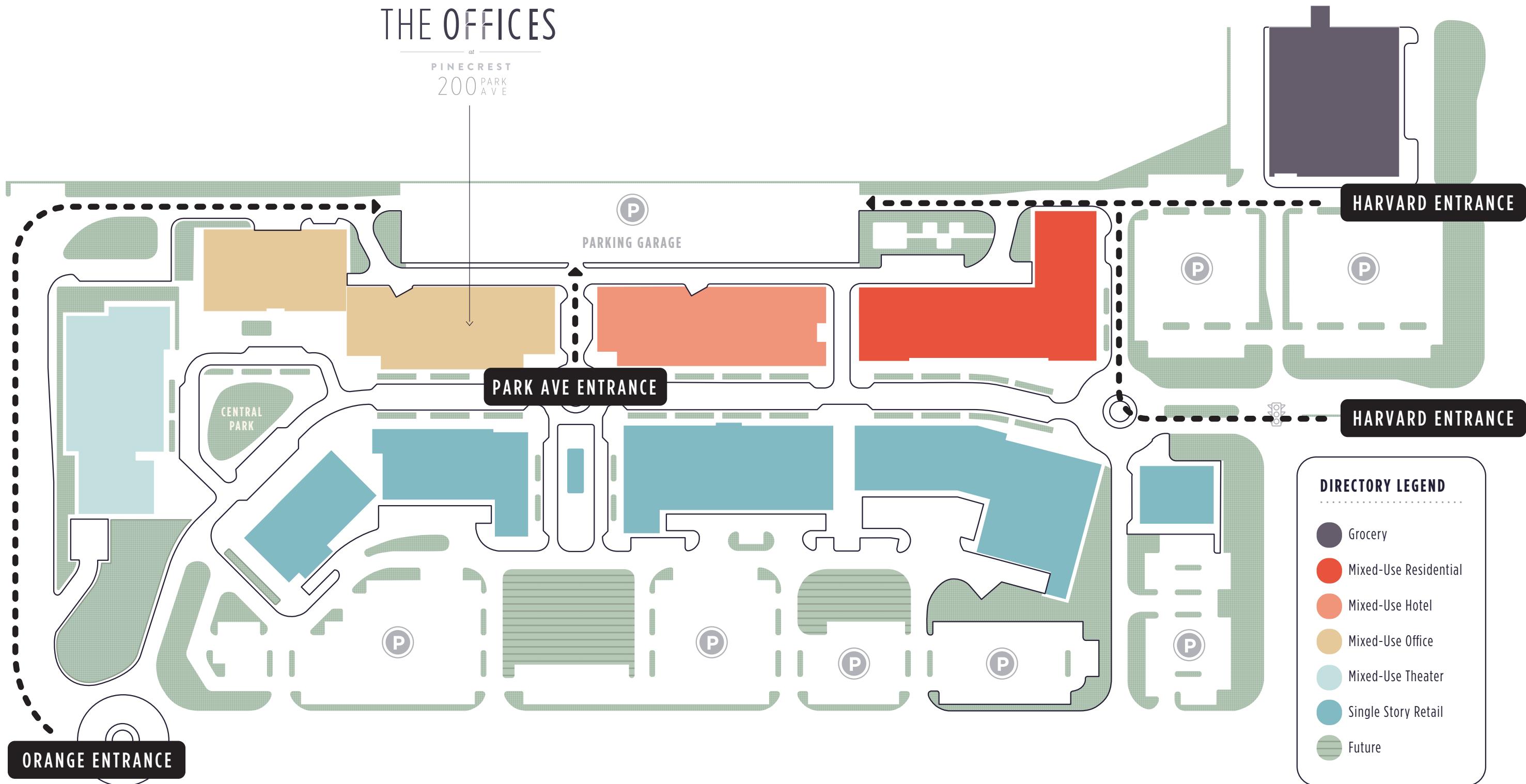
# AMENITIES

- 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



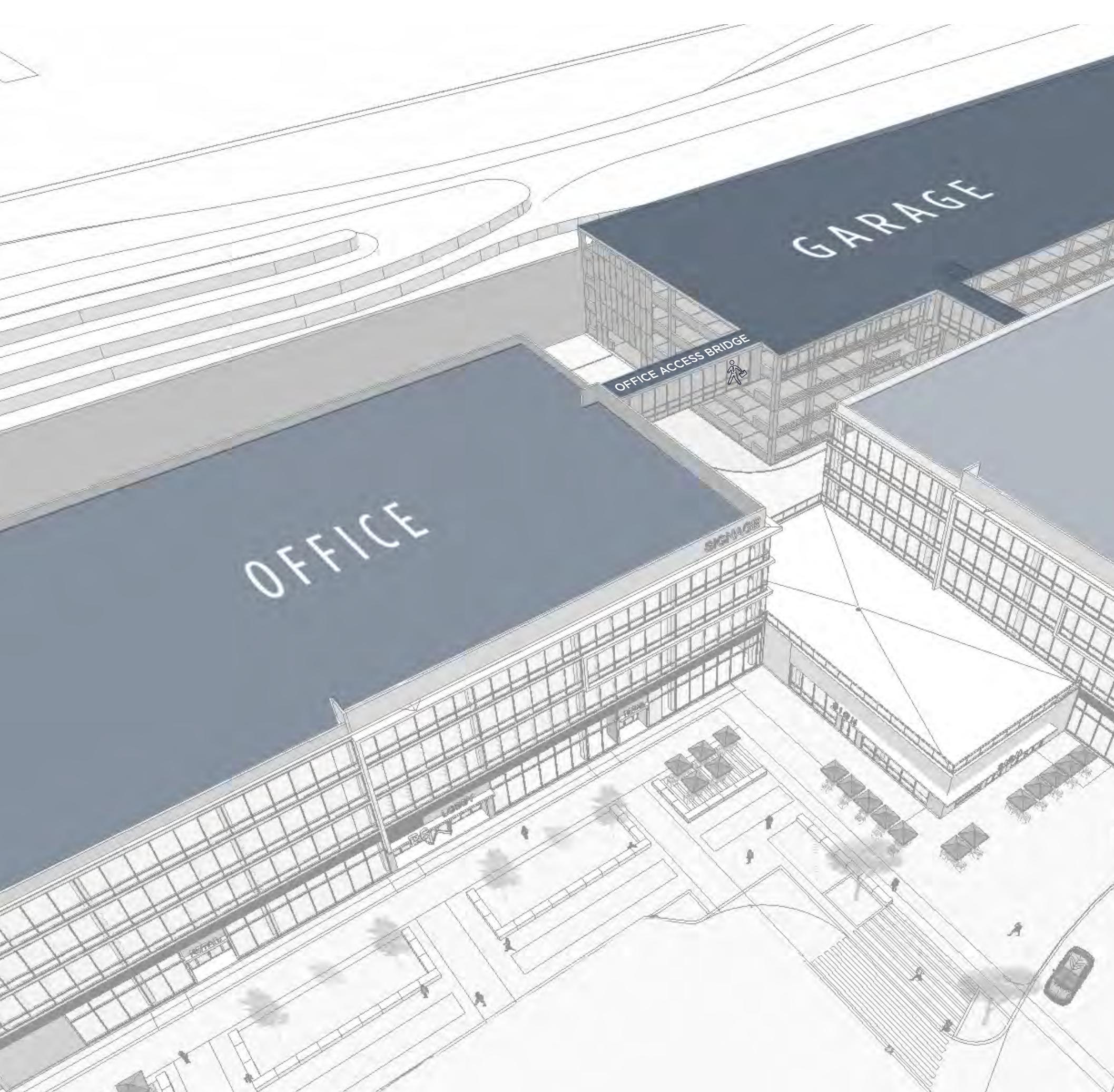
# THE OFFICES

at  
PINECREST  
200 PARK AVE



## DIRECTORY LEGEND

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



THE OFFICE: PARKING

## CONVENIENCE

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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



vineyard vines®

Vernacular

POTTERY  
BARN

Laura of Pembroke  
*C'est  
Magnifique*

WILLIAMS  
SONOMA

# DINE

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

RED  
PINECREST

SHAKE  
SHACK®



BIBIBOP  
asian grill.

BARBECUE, BOURBON AND BEER  
OAK AND EMBERS  
TAVERN

WHOLE  
FOODS  
MARKET

FIREBIRDS®  
WOOD FIRED GRILL

# PLAY

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

PINSTRIPESTM

SILVERSPOT

BLOCKBUSTER  
MEETINGS

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

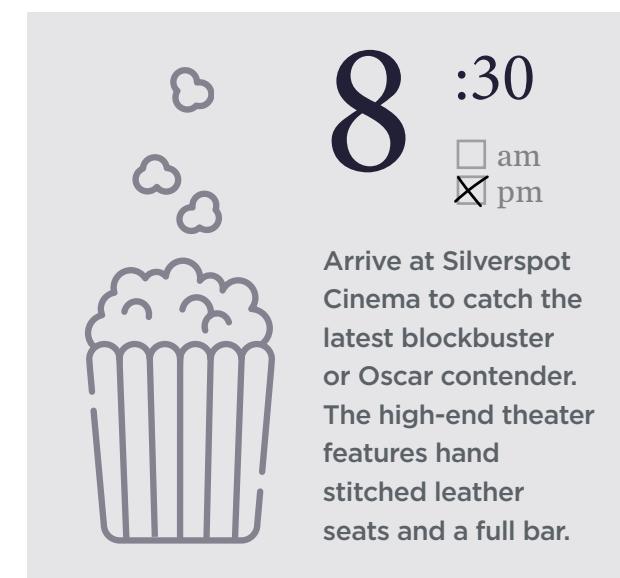
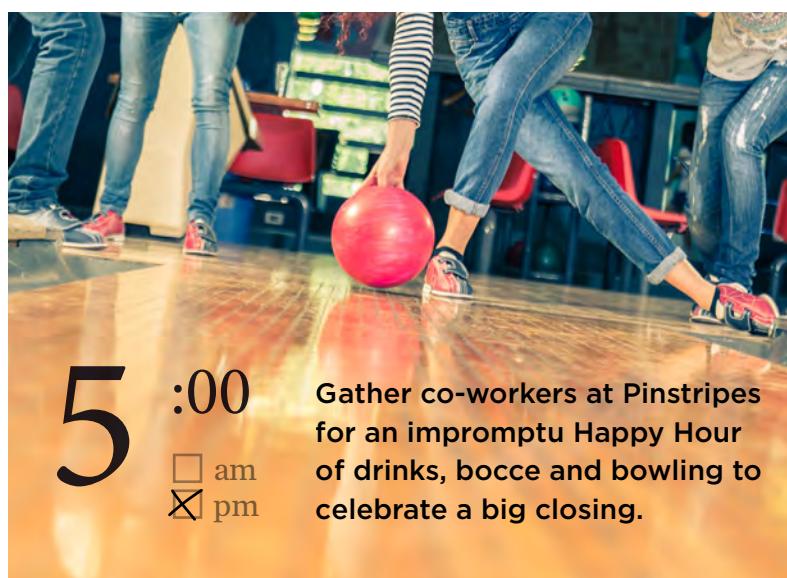
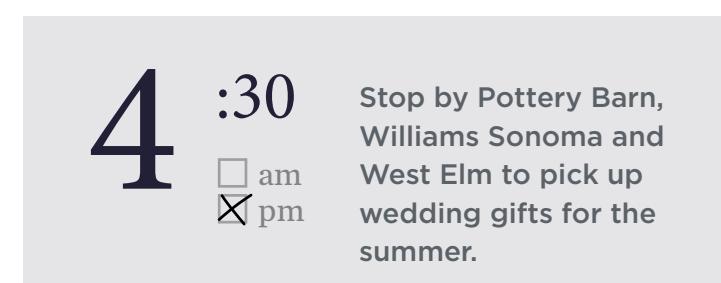
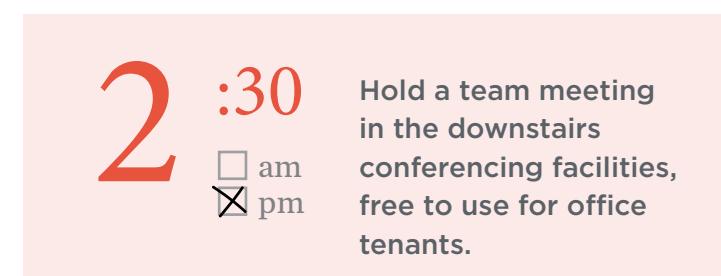
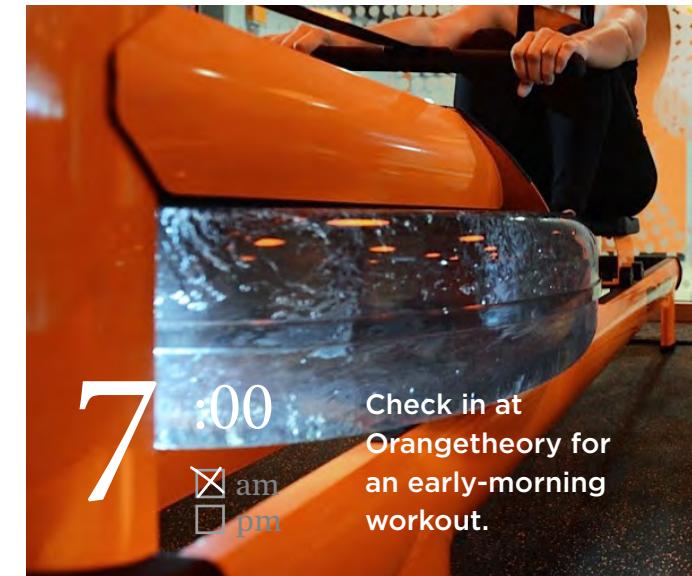
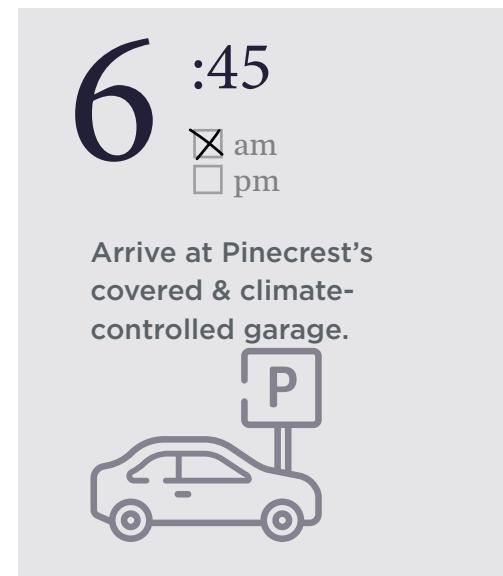


OFFICE BUILDINGS

HARVARD RD.



I-271



# 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.



PINECREST

PRESENTS

# THE OFFICES

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

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Real Estate