

# PREMIER MIXED-USE DEVELOPMENT

Grandview Heights, Ohio

GRANDVIEW  
**YARD**



Grandview Yard is a 125-acre mixed-use development featuring **OFFICE, RESIDENTIAL, RETAIL, AND HOSPITALITY WITH URBAN ARCHITECTURE, WALKABLE STREETS, PLENTIFUL GREEN SPACE, AND EASY ACCESS.**

Located in Grandview Heights, a first-ring suburb of Columbus, Grandview Yard is easily accessible from several major highways and just minutes from the Arena District, the Short North, The Ohio State University, and downtown Columbus. There are more than 300,000 residents within a five-mile radius; more than 100,000 professionals working in the adjacent downtown area; and more than 50,000 students at The Ohio State University less than 2 miles away.

When complete, Grandview Yard will feature 1.2 million square feet of commercial space and more than 1,300 residential units, along with a variety of restaurants, grocery, service retail, and hospitality. New community parks and significant infrastructure improvements have recently been completed.

Committed to the environment and smart growth, Grandview Yard is the first development in the Midwest to be pre-certified as a LEED-ND silver community, making it the highest rated neighborhood by US Green Building Council.

[GRANDVIEWYARD.COM](http://GRANDVIEWYARD.COM)



### 775 Yard Street

- Class A office
- Located at the intersection of Yard Street and Goodale Blvd.
- 3-story, 90,000 square foot building
- Convenient parking in adjacent 2-story parking deck
- Anchored by Willis Insurance and M+A Architects
- First floor retail tenants include Jason's Deli, Eddie George's Grille 27, and Massage Envy



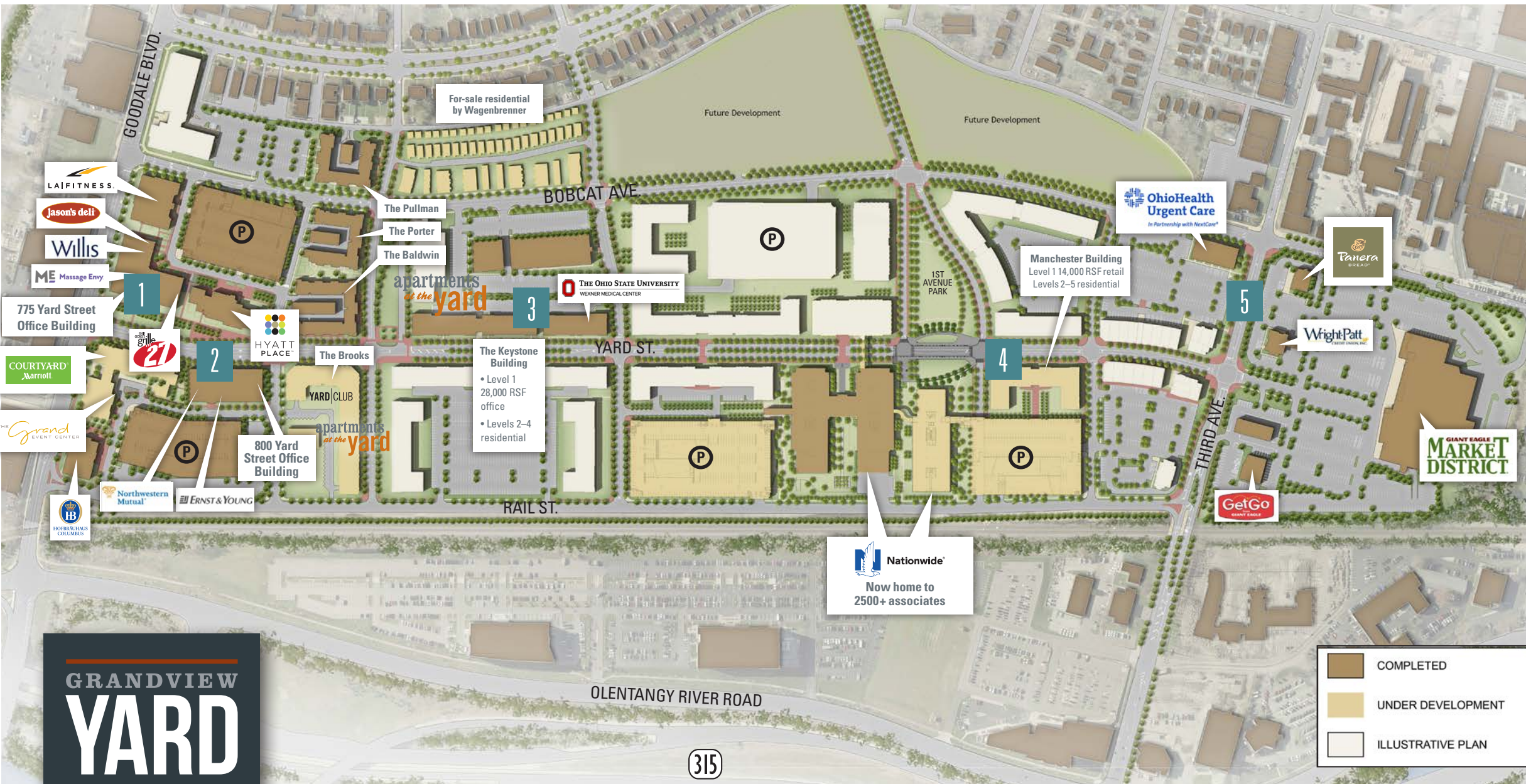
### 800 Yard Street

- Class A office
- Located at the intersection of Yard Street and Goodale Blvd.
- 3-story, 75,000 square foot building
- Convenient parking in adjacent 2-story parking deck
- Anchored by Ernst & Young and Northwestern Mutual
- Completed Spring 2015



### Keystone Building

- First floor Class A office space
- Three inter-connected buildings with 28,000 square feet on 1st floor
- Anchored by OSU Internal Medicine & Pediatrics
- Located on Yard Street with the opportunity for exterior signage
- Residential units on top floors



# GRANDVIEW YARD



### Manchester Building

- Prime retail/restaurant space available in +/- 14,000 SF on first floor
- Premier location on Yard Street with easy access from Third Ave
- Adjacent to new Nationwide corporate campus with 2500+ associates.
- Convenient on street parking and dedicated spots available on ground level of adjacent garage
- Exterior signage opportunities available
- Anticipated completion in early 2017



### Retail Opportunities along Yard Street

- Retail and restaurant opportunities available including limited outparcels
- Located off main arteries of Third Avenue and Yard Street
- Adjacent to Nationwide corporate campus
- Variety of sizes and configurations available
- Ample parking in adjacent surface lots, on-street on Yard, and in nearby garages

## OFFICE

Class A offerings include single- and multi-tenant buildings in a range of sizes. These quality commercial spaces are highly visible and easily accessible, with ample parking nearby and opportunities for exterior signage. Commercial tenants include Willis Insurance, Northwestern Mutual, and Ernst & Young. The new 500,000 square foot Nationwide corporate campus is home to more than 2500 Nationwide associates.

## RETAIL/RESTAURANTS

Traditional retailers, restaurants, and health and beauty services line the pedestrian-friendly walkways at Grandview Yard. Current tenants serve Grandview Yard and the surrounding areas including Giant Eagle Market District, Hyatt Place, LA Fitness, Hofbrauhaus, Eddie George's Grille 27, Jason's Deli, Panera Bread, Ohio Health Urgent Care, and more.

## RESIDENTIAL

Grandview Yard is a rare opportunity to experience upscale urban living in a community revered for its superior school system and eclectic charm. Residents can choose from a variety of for-sale and for-lease residential opportunities with plentiful green space, convenient parking, urban architecture and walkable streets.



Grandview Yard is owned and developed by Nationwide Realty Investors (NRI), the real estate development affiliate of Nationwide. NRI specializes in large, complex mixed-use projects such as the Arena District in Columbus, Ohio and Rivulon in Gilbert, Arizona. Directly and through joint ventures, NRI owns more than \$1.8 billion in real estate investments across the country.



Grandview Yard is owned and developed by Nationwide Realty Investors

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