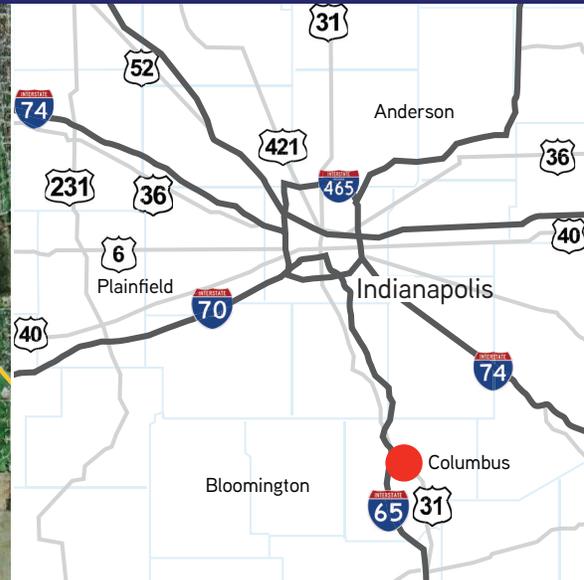
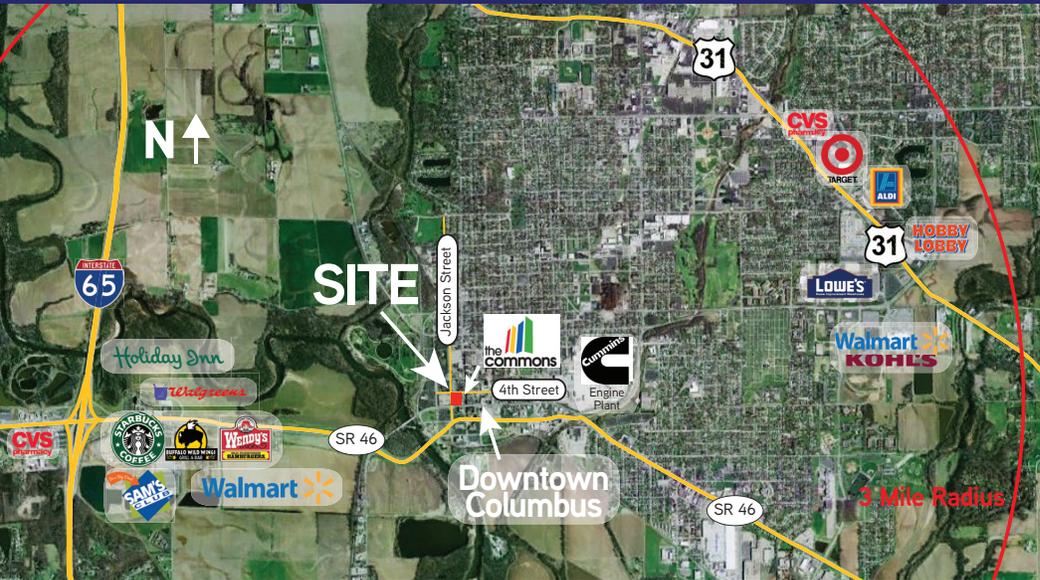


FOR LEASE > RETAIL CENTER

Commons Office Retail Shoppes

4TH AND JACKSON STREET, COLUMBUS, IN 47201



Commons Office Retail Shoppes

Located just 40 miles south of Indianapolis in Columbus, Indiana, the Commons Office Retail Shoppes are a part of the Commons Office Building expansion totaling 233,000 SF. The Commons building is 100% leased to Cummins Inc., a Fortune 500 company with corporate headquarters in Columbus. Cummins, the largest employer in the area with 3,300 employees, whose incomes average over \$70,000, will employ 1,400 in the Commons building. Cummins reported a net income of \$1.04 billion in 2010 and employs over 40,000 people worldwide.

The Commons Office Retail Shoppes offer 7,335 SF on the first floor of the office building, providing restaurant and other retail services for the growing downtown area, which employs more than 8,000 people. In addition, the building is connected to the The Commons Park and Recreation Center, a downtown attraction including an indoor playground/recreation center, meeting rooms and performance areas.

Property Details

- > 7,335 sf available
- > Building size: 233,000 SF
- > \$19.00/psf NNN
- > Delivery: Summer 2012 for Fall Opening
- > Outdoor seating available
- > On-street and garage parking

The Commons Office Retail Shoppes are attached to The Commons in downtown Columbus, which includes four event areas. Among them, the Nugent-Custer Performance Hall will accommodate up to 700 guests for theatre style productions.

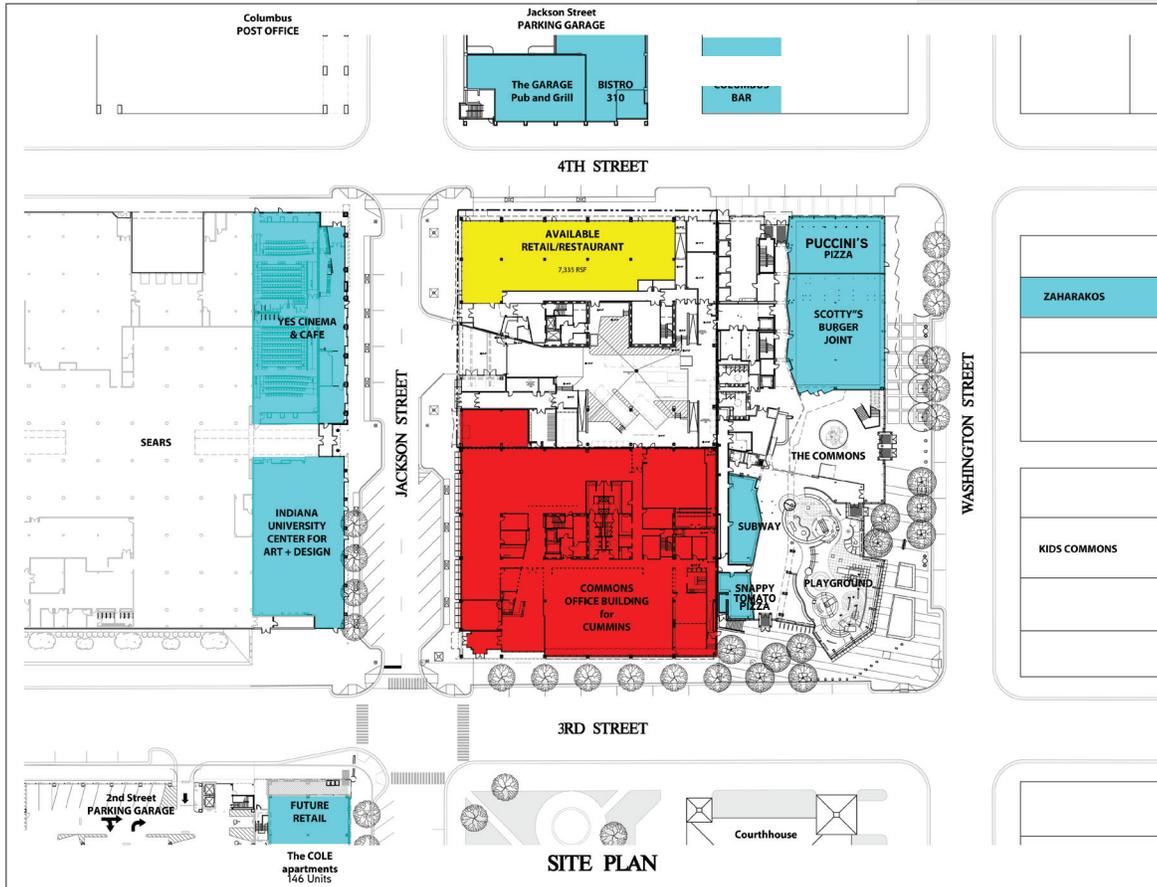


The Commons in downtown Columbus

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Commons Office Retail Shoppes > Rendering & Site Plan

The rendering at right depicts the Commons Office Retail Shoppes and office building from the Northwest at the corner of 4th and Jackson Streets.



Columbus is located in Bartholomew County, which attracts 3.2 million visitors annually.

In November 2010, Forbes magazine selected Columbus as one of the top ten best small cities to raise a family, saying Columbus is one of the cities that “sweep our ranking of quiet, prosperous, and family-friendly places . . . these places boast solid average incomes, good educational prospects, low costs, short commute times, and high rates of home ownership.”

Demographics

	3 Miles	5 Miles
Median Age	37.2	37.8
Population	30,504	50,909
Med. Income (\$)	\$43,010	\$46,012
Avg. HH Income (\$)	\$57,605	\$60,114
Total Households	12,489	20,395
Daytime Population	8,000*	

*Within immediate downtown area

Contact

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