

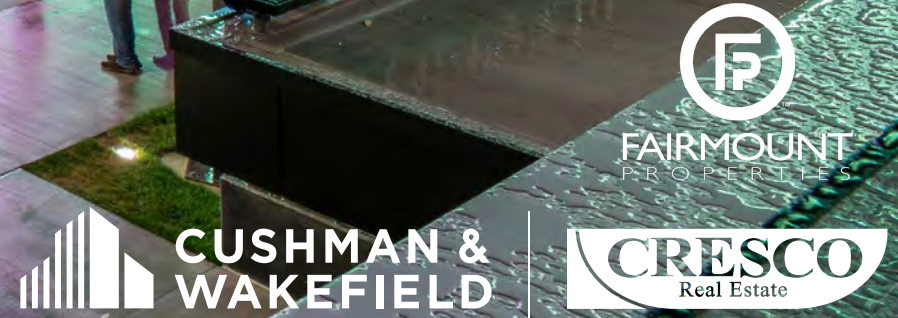


PINECREST



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THE OFFICES

*Orange Village,
Ohio*

at

PINECREST

Welcome to the innovative and state-of-the-art offices at
100 and 200 Park Avenue, Pinecrest.



FAIRMOUNT
PROPERTIES



CUSHMAN &
WAKEFIELD

CRESCO
Real Estate

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*Orange Village,
Ohio*

DOWNTOWN REDEFINED

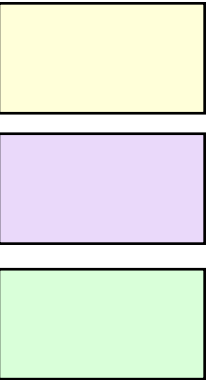
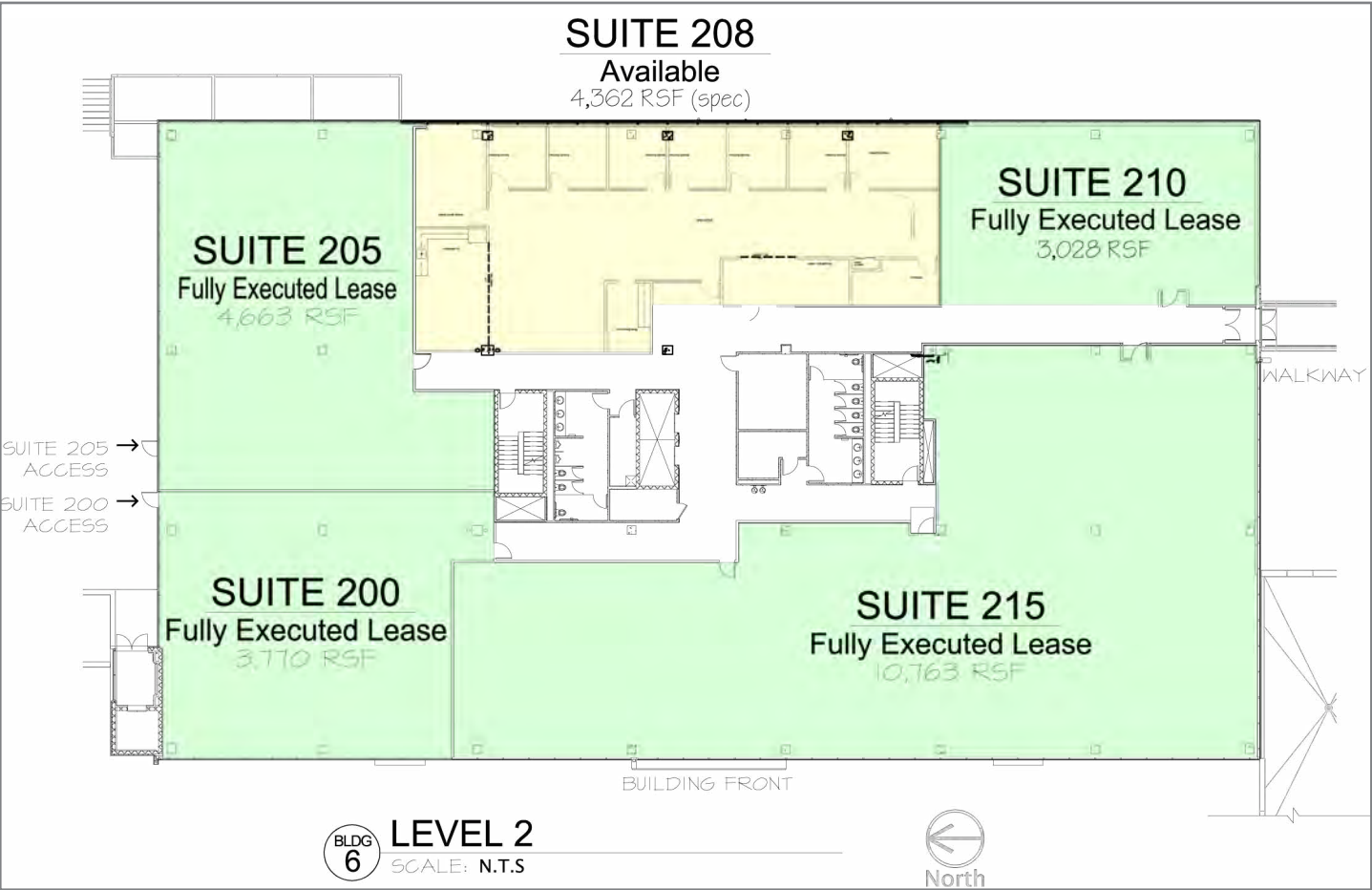
Accessible. Pedestrian Friendly. Amenity-Rich.

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.

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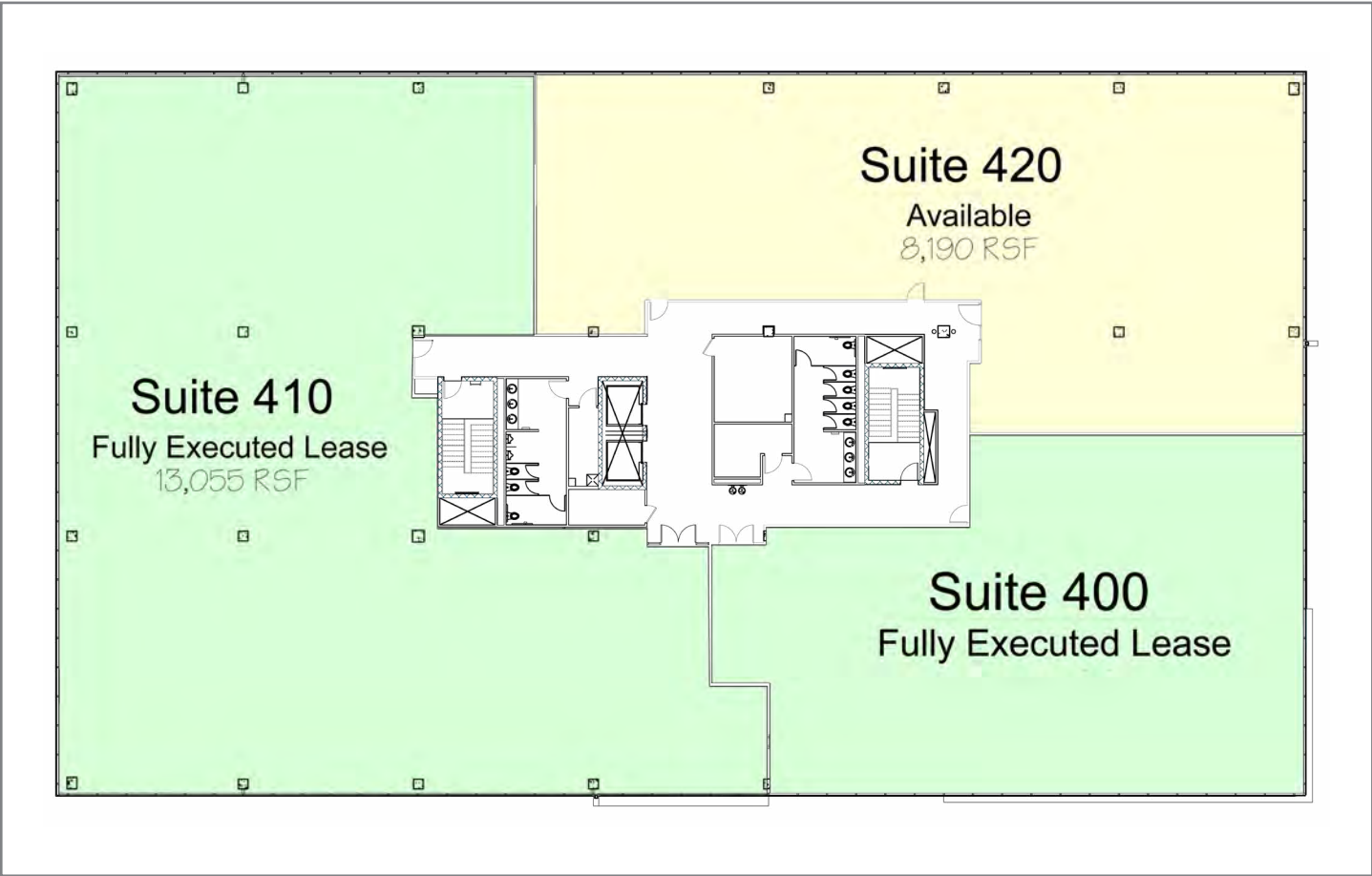
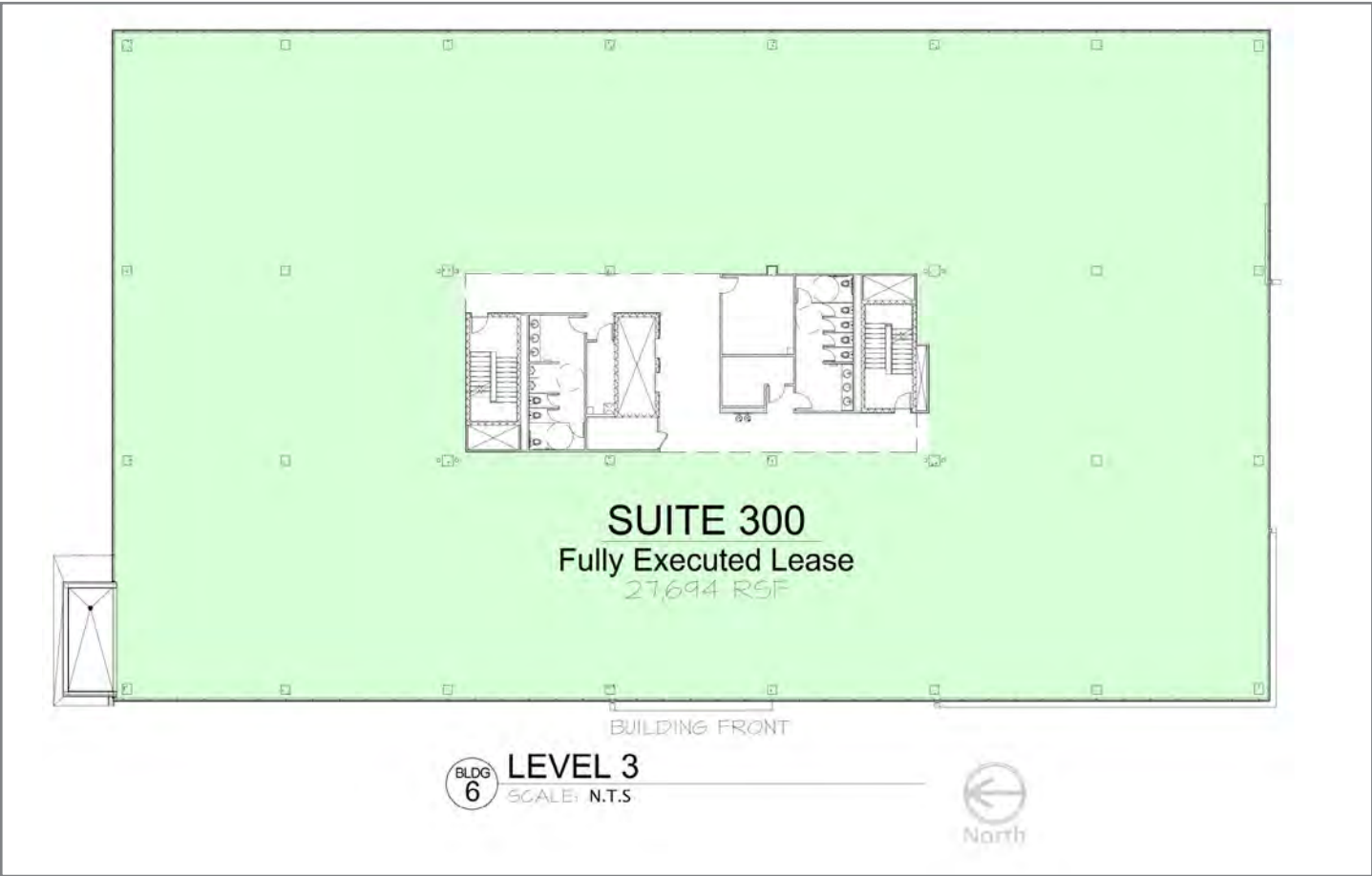
100 PARK AVENUE
THE OFFICES: FLOOR PLANS



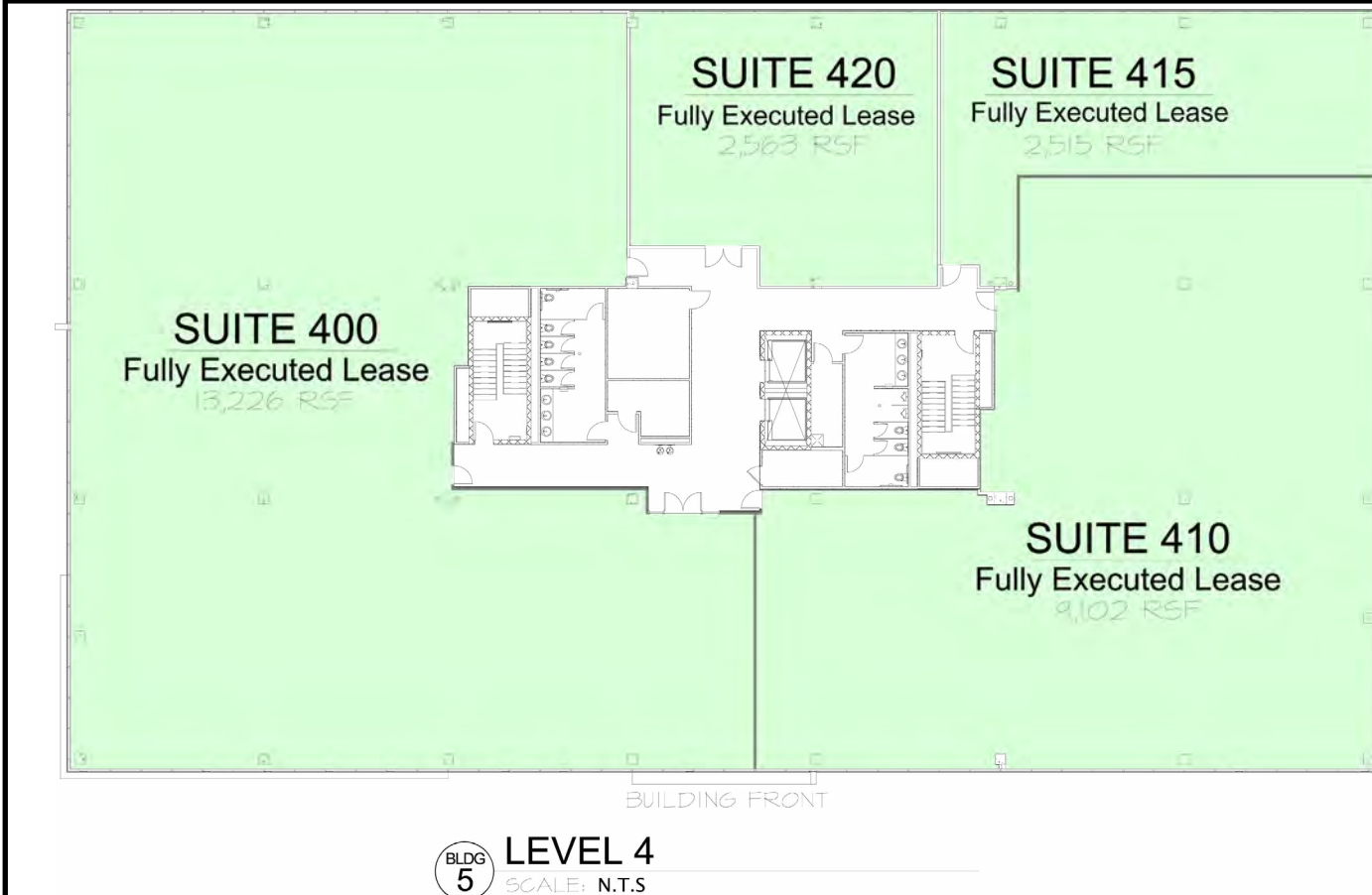
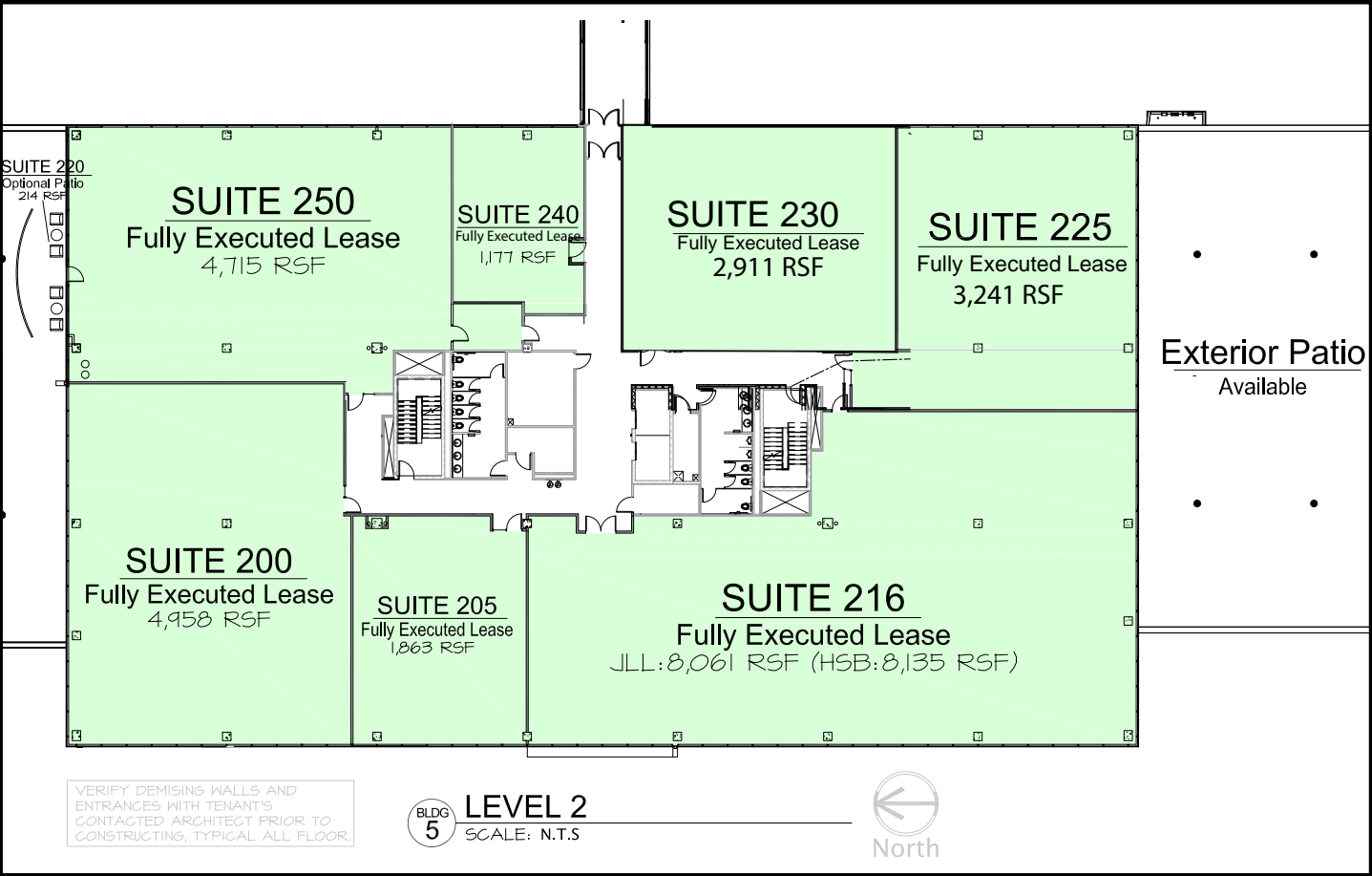
AVAILABLE

SPACE PLAN ISSUED

FULLY EXECUTED LEASE




200 PARK AVENUE
THE OFFICES: FLOOR PLANS



OFFICE BUILDINGS

HARVARD RD.

I-271



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

2100+

Parking Spaces



NOW OPEN

SHOP

AT PINECREST

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


KREI®

Laura of Pembroke
*C'est
Magnifique*

WILLIAMS
SONOMA

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NOW OPEN

DINE

AT PINECREST

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



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NOW OPEN

PLAY

AT PINECREST

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

PINSTRIPES™

SILVERSPOT

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*THE OFFICES at
PINECREST*

**BLOCKBUSTER
MEETINGS**

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

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.

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.

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.

THE OFFICES: PARKING

DOOR-TO-DOOR YOUR COMMUTE MADE EASY



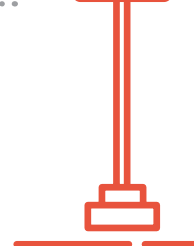
1. Leave house and drive to Pinecrest.



1. Enter Pinecrest off Harvard Road (south entrance) and drive to parking garage.
2. Enter Pinecrest off Orange Place Road (north entrance) and drive to parking garage.



1. Access the office buildings via an enclosed, conditioned, private bridge from level three of the garage to the second level of the office building.
2. Office tenants will have electronic card access into the building.
3. Office visitors will access in the same manner but will have to utilize a building directory to dial tenant and gain access.



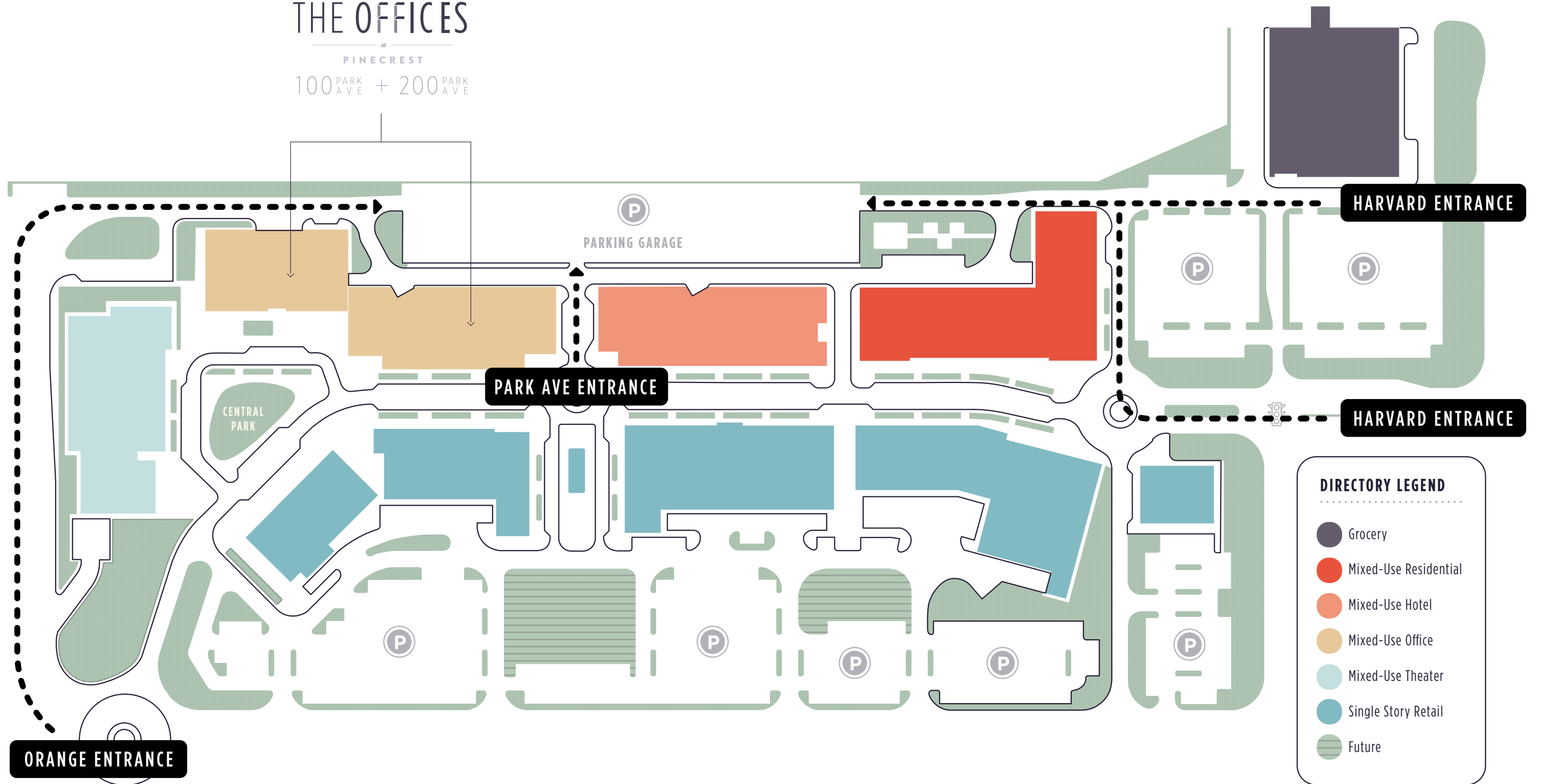
1. Enter garage at one of three access points – one at each end of the garage and one in the center. Parking garage has 754 spots.
2. For enclosed parking, drive to the third level of the garage. Tenants parking on the third level will have secure access, via a proximity reader, to heated parking.
3. For general covered parking, utilize levels one and two.



THE OFFICES

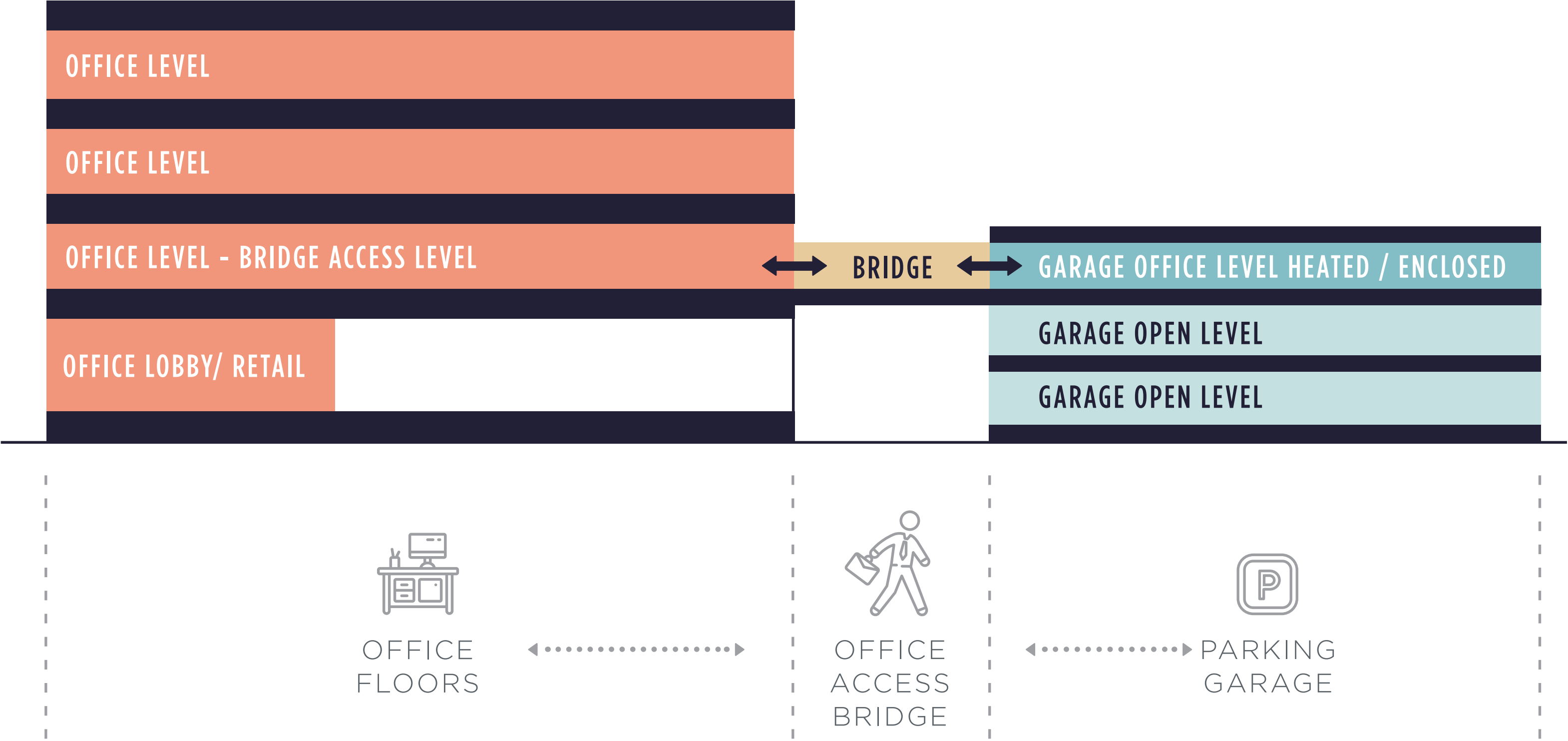
at
PINECREST

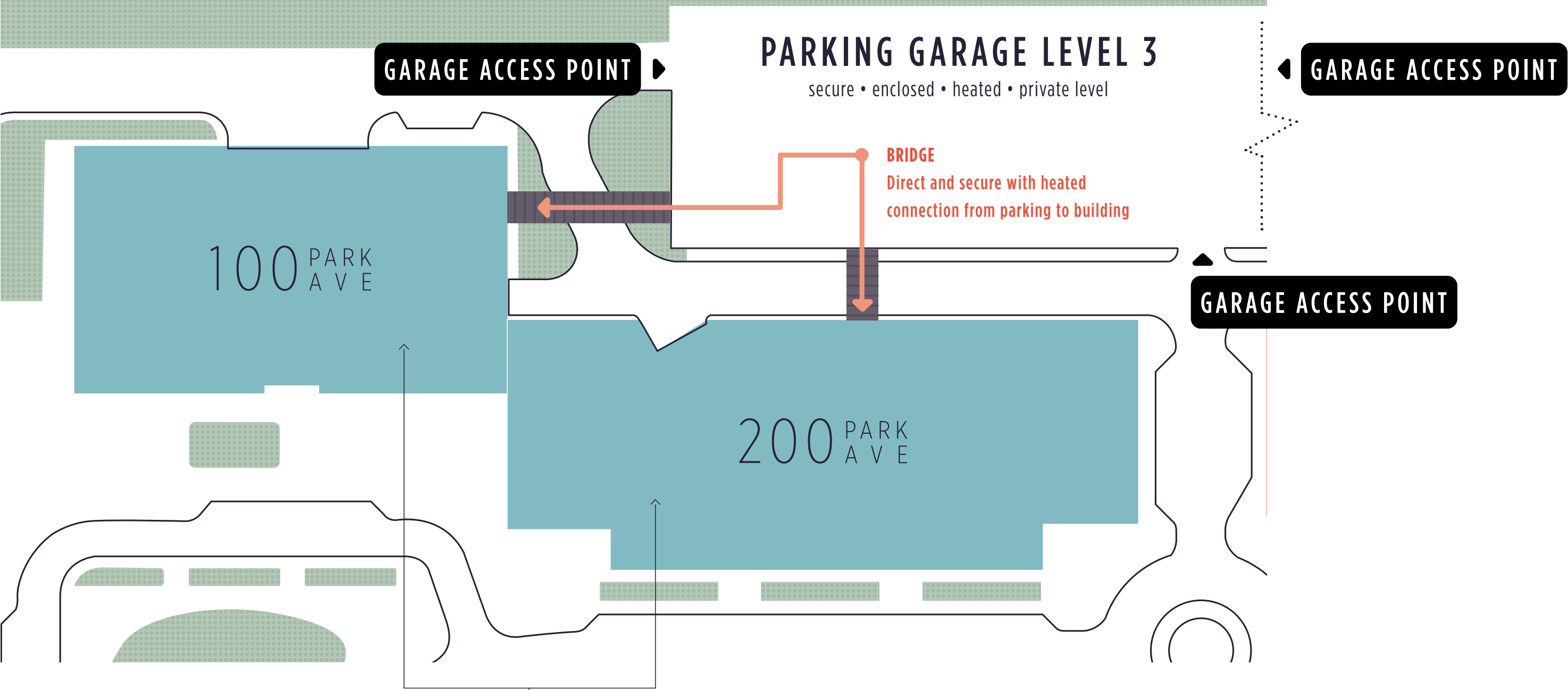
100 PARK AVE + 200 PARK AVE



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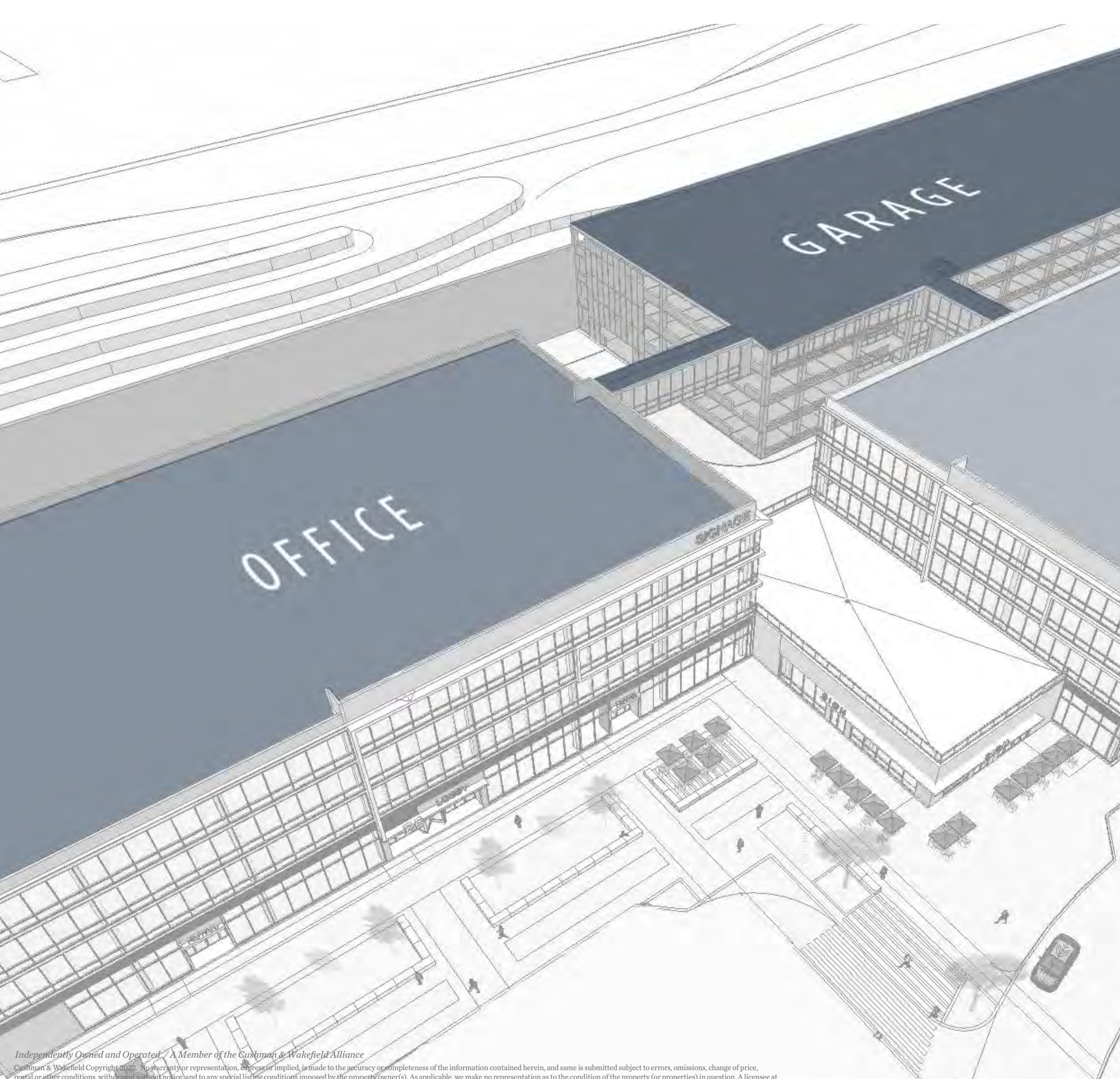




THE OFFICES

at

PINECREST



***THE OFFICES:
PARKING***

CONVENIENCE

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





PINECREST

PRESENTS

THE OFFICES

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

Orange Village, Ohio

discoverpinecrest.com

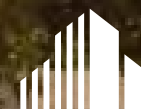
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**FAIRMOUNT
PROPERTIES**



**CUSHMAN &
WAKEFIELD**

CRESCO
Real Estate