



## Consider the Possibilities of a

- CORPORATE OFFICE CENTER
- MIXED USE DEVELOPMENT PROJECT
- A CONFERENCE OR TRAINING FACILITY
- AN APARTMENT COMPLEX
- YOUR SPACE NEEDS

Glenwood offers you the following advantages:

- A structurally sound surplus property from the state of Ohio, potentially available at a substantial write-down.
- A building listed on the National Register of Historic Places that is eligible for substantial preservation tax incentives.
- A structure with a unique and adaptable plan, and more than 500,000 square feet.
- A prime location just minutes from downtown Columbus with one of the best views of the Columbus skyline.
- A strategic location at the intersection of Interstate 70 and US Highway 40, minutes away from almost everything Ohio's capital city has to offer.
- A location in the largest city in the state of Ohio.

All of these factors make Glenwood an excellent development opportunity for you.

## A Fantastic Location

Glenwood is located on the near west side "Hilltop" area of Columbus. It sits on a promontory two miles west of the Ohio statehouse, and affords a most spectacular view of the Columbus skyline. Glenwood is located at the intersection of US Highway 40 and Interstate 70, and the completion of Interstate 670 will provide a fast and direct route to Port Columbus International Airport. This location and outstanding transportation network places Glenwood only 15 minutes away from all that the greater Columbus area has to offer.

Columbus is the largest city in the state of Ohio, and the only city in the northeastern United States to

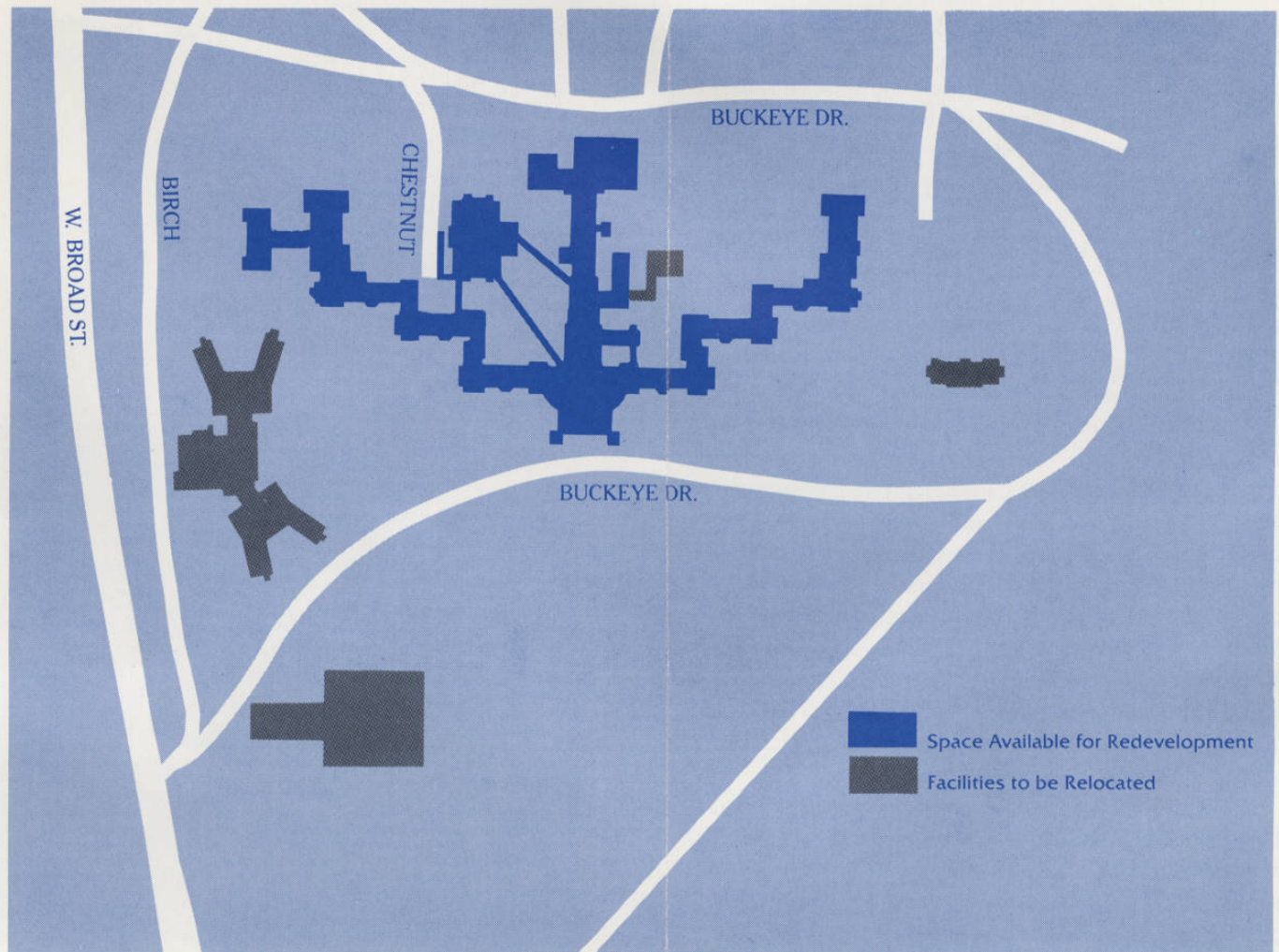
experience continuous growth over the past fifteen years. Columbus is the home of The Ohio State University, one of the largest universities in the United States, and Battelle Memorial Institute, the largest private research facility in the world. Columbus offers affordable housing in both distinguished suburban and revitalized inner-city neighborhoods.

## A 120 Year Old Landmark

Listed on the National Register of Historic Places, Glenwood has been an important Columbus landmark for more than 110 years. In 1870, the

Central Mental Hospital of the State of Ohio located at the site then known as "Glenwood". The mammoth facility opened in 1877, and has been in constant use up to now as the main building of the Central Hospital. The building is an outstanding example of the High Victorian Gothic Style, and exhibits many examples of fine details and craftsmanship such as carved woodwork, tile floors, Gothic windows, pressed metal ceilings and ornate brickwork.

The landscaping and building plan of Glenwood were inspired by Thomas Kirkbride, a nineteenth century expert on hospital design. The curved drives, woods and broad lawns of Glenwood give it a campus-like setting. The unique floorplan of the



building is divided into a series of smaller units, each of which features natural lighting, a long wide hallway and a series of rooms that feed into the main hallway. The distinctive floorplan could be adapted for a variety of uses. In all, the building is a finely designed and crafted structure whose quality of construction has allowed it to remain in use and good condition throughout its lifespan.

## A Development Boom Town

Columbus is viewed nationwide as a pro-development city. The city's support of development has generated more than \$400 million in downtown construction activity since 1980, and another \$500 million projected to be spent within the next 10 years. In 1986, Columbus Mayor Dana G. Rinehart challenged the local business community to undertake \$3.5 billion worth of new development construction before the end of 1992. The strength of the Columbus economy, quality of life and transportation system have made the city ripe for development.

## Incentives for Development

The Columbus Development Department can provide substantial technical assistance to any developer interested in Glenwood. The Department has experience working with major development projects on issues such as zoning, public improvements, financing and other concerns. The Divisions of Economic Development, Planning and Development Regulations (building permits and zoning) are strategically located in one department. Glenwood is owned by the State of Ohio. A substantial reduction in sale price may be negotiated, contingent upon approval by the State Legislature.

Because Glenwood is listed on the National Register of Historic Places, it qualifies as a certified historic structure, thus enabling a developer to receive a 20 percent tax credit for the rehabilitation of the building for income-producing purposes. The

tax incentives also include straight line depreciation for 27.5 years for residential purposes, and 31.5 years for commercial purposes.

## Submission of Proposals

Any proposed use falling within the categories of office, residential, commercial or multiple-use will be considered. Questions regarding the Glenwood should be referred to the Economic Development Division at (614) 222-8172, and developers interested in the building should request an information packet. Each packet contains information on touring the building, selection criteria, proposal format and additional details about the building. To obtain a packet, send your name, address and a check for \$25.00 to:

Economic Development Division  
Development Department  
City of Columbus  
140 Marconi Boulevard  
Columbus, Ohio 43215-2315

The deadline for receipt of proposals is November 30, 1987.

### Location Map

