



**Polaris  
Neighborhood  
Center IV**

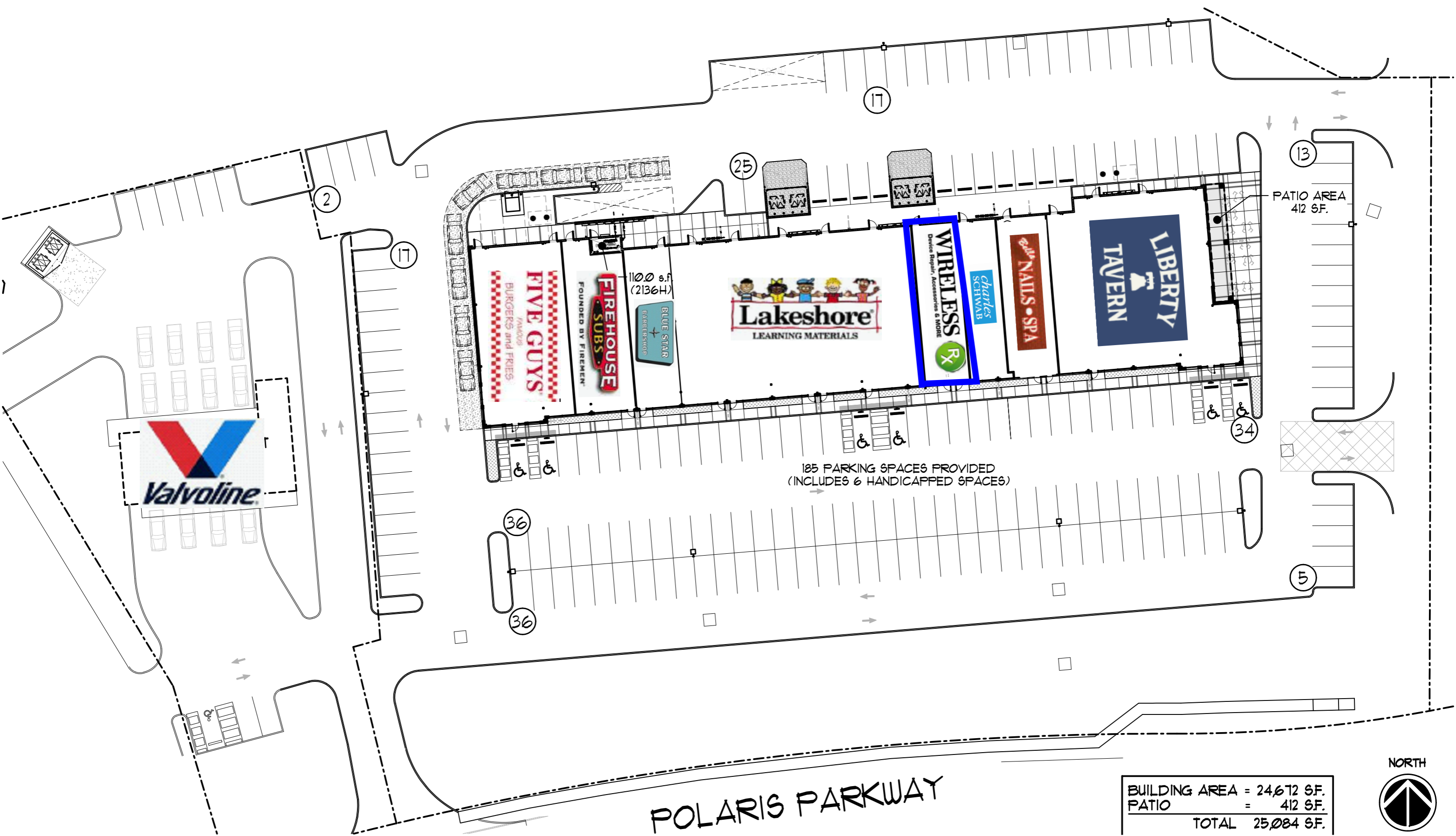
2 acre  
signed lease





**Polaris  
Neighborhood  
Center IV**

2 acre  
signed lease



**FIVE GUYS**  
BURGERS and FRIES

**FIREHOUSE SUBS**  
FOUNDED BY FIREMEN

1100 s.f.  
(2136H)

**BLUE STAR**  
BARBERSHOP

**Lakeshore**  
LEARNING MATERIALS

**WIRELESS**  
Device Repair, Accessories & MORE

charles  
SCHWAB

**NAILS & SPA**

**LIBERTY TAVERN**

PATIO AREA  
412 S.F.

185 PARKING SPACES PROVIDED  
(INCLUDES 6 HANDICAPPED SPACES)

POLARIS PARKWAY

BUILDING AREA	= 24,672 S.F.
PATIO	= 412 S.F.
<b>TOTAL</b>	<b>25,084 S.F.</b>



4"W x 4"D PREFINISHED METAL DOWNSPOUT (22 GA.) w/ MOUNTING STRAPS TO REMAIN.

EXISTING REAR SERVICE DOOR TO BE RE-HINGED AS SHOWN.

EXISTING GAS METER SET TO REMAIN.

LANDLORD TO PROVIDE (1) 4" ELECTRICAL CONDUIT w/ FULLSTRING. TENANT TO PROVIDE ALL CONDUCTIVE WIRING. (RELOCATED)

LANDLORD TO PROVIDE (1) 2" COMMUNICATIONS CONDUIT w/ FULLSTRING BACK TO RISER ROOM. (RELOCATED)

LINE OF EXISTING RTU ABOVE.

LANDLORD TO PROVIDE UNFINISHED REAR AND SIDE WALLS. TENANT TO PROVIDE AND INSTALL ALL FINAL FINISHES.

AREA OF FLOOR SLAB TO BE HELD OUT BY LANDLORD. TENANT TO PROVIDE CONCRETE SLAB UNDER TENANT BUILD-OUT DOCUMENTS.

**Lakeshore**

ADJACENT TENANT SPACE

TENANT TO PROVIDE (1) LAYER 5/8" GYP. BRD. ON TENANT SIDE OF 6" MTL. STUDS (20 GA.) @ 24" O.C.

EXISTING 6"x6" TUBE STEEL BUILDING COLUMN. (TYP.)

Space  
1348 SF  
POLARIS PARKWAY  
FIN. FLR. 12'-0" = 86'-10"

*charles SCHWAB*

*Bella*  
NAILS LOUNGE

**LIBERTY TAVERN**

EXISTING PARTITION TO REMAIN. TENANT TO PROVIDE (1) LAYER GYP. BRD. OVER EXISTING METAL STUDS. (FIELD VERIFY)

6"x6" TUBE STEEL COLUMN. (TYP.)

A4  
A3  
A2  
A1

55

6

6.5

7

7.5

EXISTING ALUMINUM STOREFRONT SYSTEM w/ 1" INSULATED GLASS TO REMAIN.

EXISTING STOREFRONT SYSTEM AND ENTRY DOOR TO BE RE-CONFIGURED AS SHOWN

A

# TENANT LEASE PLAN

SCALE: 1/16" = 1'-0"



MODIFES SHEET:  
PROJECT NUMBER: 07113.00

DATE: AUG 20, 2009

SHEET NO:

**LD-1**

## POLARIS NEIGHBORHOOD CENTER IV

2134-2164 POLARIS PARKWAY

For

POLARIS CENTERS OF COMMERCE / NP. LIMITED PARTNERSHIP  
8800 LYRA DRIVE, SUITE 550, COLUMBUS, OHIO 43240-2002

FORD & ASSOCIATES

ARCHITECTS

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