

# News Release

For Immediate Release  
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## Ribbon Cutting at Wedgewood Office Park

Benchmark Offices has invited citizens of the greater Powell, Ohio community to come to a ribbon-cutting ceremony on Wednesday, September 16 at 5:00 p.m. to celebrate the completion of its Building C, the third of five buildings to be constructed at Wedgewood Office Park in Powell, Ohio. The event will include refreshments and the availability of model office units for viewing.

The addition of the 13,330 SF structure will bring Wedgewood Office Park's total area under roof to 37,324 SF. When finished, the 6.5 acre site will include five buildings totaling 63,984 SF. The construction project will have come to a successful conclusion just 90 calendar days following its ground breaking on June 15. "This construction project has been a good stimulus for the local economy," said Sean Beam, Project Manager. "Over the past summer, we have employed a total of 79 workers in 12 different trades to get the job done on time."

The interior of the building will be finished according to customer demand. Benchmark Offices' unique modular office designs are copyright protected. The designs provide for the creation of a variety of office layouts within the perimeter of the building shell. Preliminary plans for Building C call for two 667 SF "Half Units", four 1,333 SF "Single Units," two 2,000 SF "One and Half Units" and one 2,666 SF "Double Unit."

Despite the recession, leasing demand for space within Wedgewood Office Park has been relatively strong. Eighty percent of the space in the first two buildings has been leased during the first 12 months. Small businesses occupying space in Wedgewood Office Park include business, financial, legal, medical and wellness professionals. "We are experiencing an uptick in traffic right now," said Jami Householder, Marketing Director. "It's great to have the additional space available so we can provide options to potential customers."

Benchmark Offices ([www.benchmarkoffices.com](http://www.benchmarkoffices.com)) is a subsidiary of Amherst, N.Y.-based Benchmark Group ([www.benchmarkgrp.com](http://www.benchmarkgrp.com)), a mid-sized private real estate operating company with commercial and multi-family holdings in 12 eastern states. Wedgewood Office Park is Benchmark Offices' first project in the Columbus area. Plans for two other similar projects have been approved by municipalities in New Albany and Lewis Center. Benchmark Offices anticipates building 500,000 SF of office space in the Columbus area during the next five years.

Based on copyright designs developed by North Forest Office Providers ([www.nforest.com](http://www.nforest.com)), Benchmark Offices provides innovative, flexible and affordable private office space for both established professionals and entrepreneurs starting up new businesses. The offices are for lease only and will not be sold as condominiums. The interior office designs are modular. A single office "unit" can be easily joined to other adjacent office spaces to create larger space, or split in half to accommodate smaller space needs. The standard layouts are efficiently designed to maximize usable space while eliminating wasted space. The interior spaces are bright, efficient and quiet.

Each office includes a private entrance accessible directly from the adjacent parking area; reception area and waiting room; individual offices; conference room; ADA-compliant bathroom; kitchenette; storage closet; individual energy efficient hot water, air conditioning and heating units; energy efficient lighting; an exterior sign adjacent to the door; and ample parking. Features include six panel oak doors and trim; kitchenette with cabinets, countertop, microwave and refrigerator; drop ceiling; wall-to-wall carpeting; ceramic tile in the bathroom and kitchenette; and ample sound insulation between office units. Telephone, high speed internet and cable television services are all available and pre-installed.

The leasing process is designed to be user-friendly. Lease rates are highly competitive. Standard lease forms are short and straight forward. Short term leases are available for standard units. Taxes, water and common area maintenance costs are included in the lease rate to minimize variable expenses. The landlord handles office maintenance and repairs, including the maintenance of the heating and air conditioning equipment and the replacement of light bulbs. Customer service is an important part of the business plan for Wedgewood Office Park. By being flexible and responsive, Benchmark Offices hopes to retain businesses within the office park as they grow.

Wedgewood Office Park is located at 3751-3847 Attucks Drive (corner of Sawmill Road) in Powell, Ohio.