



**E.V. BISHOFF Co.**  
OWNER OPERATED PROPERTIES

**Office Leasing**  
**MADE SIMPLE.®**

[www.evbc.com](http://www.evbc.com)





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“Simply put, we manage and operate our buildings better than anyone else in the markets that we invest in. Our clients benefit as a result.”  
- *David W. Bishoff*, President

### **Columbus Office**

33 N. Third St.  
Columbus, Ohio 43215  
614-221-4736

### **Cleveland Office**

815 Superior Ave. Ste. 1325  
Cleveland, Ohio 44114  
216-619-1100

### **Pittsburgh Office**

355 Fifth Ave.  
Pittsburgh, Pa 15222  
412-471-6868

### **Cincinnati Office**

38 Triangle Park Dr.  
Cincinnati, Ohio 45219  
513-878-0824



## About Us

A Portfolio Company specializing in office space in Columbus, Cleveland, Cincinnati and Pittsburgh, E.V. Bishoff Company is an Owner-Operator of historic office buildings and is quite simply the best at managing and operating properties in the markets that it enters

## Lifetime Office Warranty

Committed to your satisfaction we demonstrate this by offering every one of our office clients a Lifetime Office Warranty against defects in the workmanship of your office suite. If your door sticks, call us and we'll fix it. If your lights fail to operate or your ceiling tile or grid isn't right, tell us and we'll fix it. This Lifetime Warranty covers any defect in our workmanship not related to abuse or accidents on the part of our client, their employees or any invitees. You focus on making money. We'll focus on your managing your office! This is just another way we are living up to our tag line of Office Leasing MADE SIMPLE. This warranty applies to office suites only.

### Office Features

Telephones

Internet

Complimentary Conference Rooms

Conference Room Reciprocity in All of our Cities

24-hour security

Access to our coworking locations

lifetime office warranty

Community Kitchens

Copy/Fax/Printing Services



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## Why Companies Locate Their Offices with E.V. Bishoff Co.

Lifetime Office Warranties

Complimentary Conference/Project rooms by the hour, day or week

The Easy Leasing Process

Simple Short Form Leases

Lay out and design services

Exterior Signage Programs

Fixed Op. Expense (no surprises)

24 hour manned Control Center

Scalable Building Internet Program

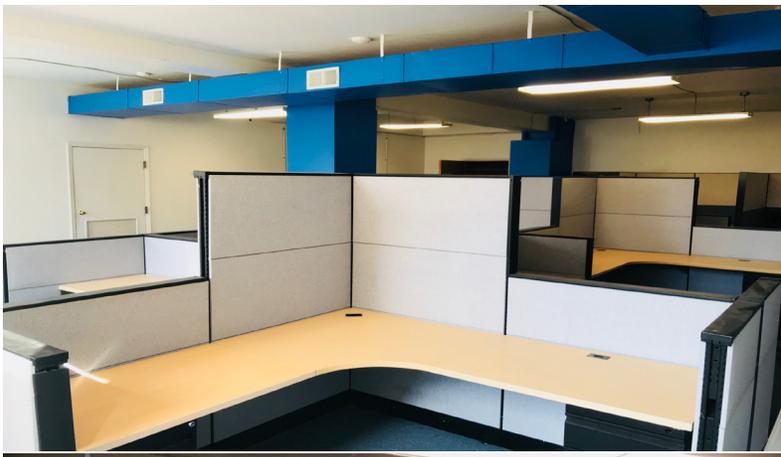
Move Management Assistance

Access to Club Level CoWorking Space for Projects and Increased Headcount

Community Kitchens and Breakout Areas

## Fairness Guarantee

The E.V. Bishoff Company has a long standing policy concerning its insistence of delivering competitive, fairly priced office solutions to all new clients. Our commitment to our new clients is this: If you feel that our pricing is not competitive, simply show us a written quote from a comparable building, for comparable space and we'll match it. It's that easy and illustrates our commitment to our customer to make office leasing SIMPLE.



## Presto Office Suites

**Designed for Corporate Expansion, Project Space and Immediate Office Space Needs**

Move into a fully furnished office suite from 1,000SF to 15,000SF without spending your capital on office furniture, the hassle of setting up and tearing down work stations and installing your network.

### Amenities

- Dedicated 10mbps bandwidth
- Wifi Router
- Office Furniture
- Whiteboards
- Collaboration Workspaces
- Lifetime Office Warranty
- Lifetime Furniture Warranty
- Card Swipe Entry to Secured Areas
- Nightly Cleaning
- Additional Workstations Available
- Conference Room
- Kitchen
- Onsite Facility Assistance
- Private Offices

### Who Loves It

- Corporate America
- Startups
- Staffing Firms
- Advertising Agencies
- Marketing Firms
- Architectural and Engineering Firms

*Our Office Offerings*



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## Superior Office Suites

Superior Office Suites are beautifully appointed, fully equipped Executive Office Suites complete with a receptionist to greet you and your guests. The Executive Office Suites and Team Spaces are beautifully laid out with excellent views. All of the above are provided to the client at a deep discount of 50% - 70% when compared to National Executive Office Suite providers, as a result of E.V. Bishoff's ability to eliminate the middle man.

### Amenities

- Team spaces perfect for multiple people
- Virtual Offices
- 24-hour video surveillance
- Complimentary conference Rooms
- Secretarial Services
- Short-term leases available

### Who Loves It

- Corporate Back Office/Expansion Space
- Corporate Outplacement Services
- Attorneys
- Lobbyists
- Executives



**Club Level  
CoWorking**  
Columbus • Cleveland • Pittsburgh

## Club Level CoWorking

Club Level CoWorking brings an exciting community based coworking space to downtown Pittsburgh, Columbus and Cleveland and gives our members plenty of office space to share with other users, collaborate and socialize. We even offer private offices as well. Perfect for everyone from free lancers to any company with a fluctuating headcount. In addition, existing clients of our office enjoy a 71% discount (\$99 per month) off their membership rate to expand and contract when needed.

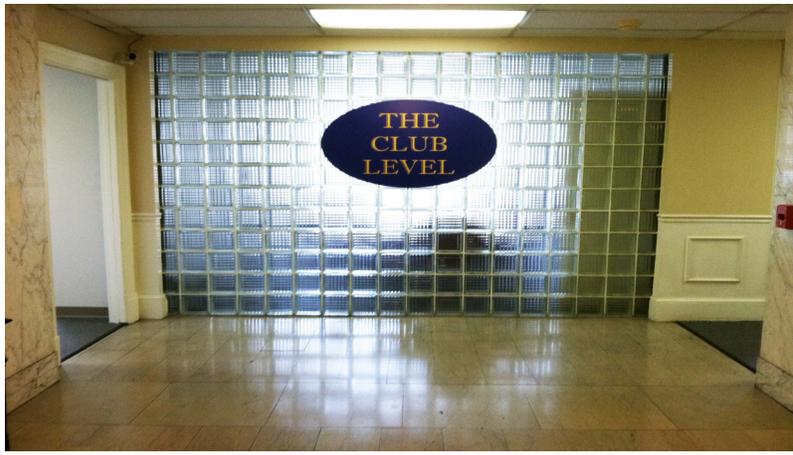
### Amenities

- Telephone rooms
- Conference rooms and event Space
- WiFi
- Access to Insomnia snack bar
- Copy and Print Program
- Fully equipped kitchen
- Casual living room environment
- Membership based no lease

### Who Loves It

- Free Lancers
- Entrepreneurs
- Corporate America
- Consultancies
- Companies with Fluctuating Headcounts
- Nonprofits

*Our Office Offerings*



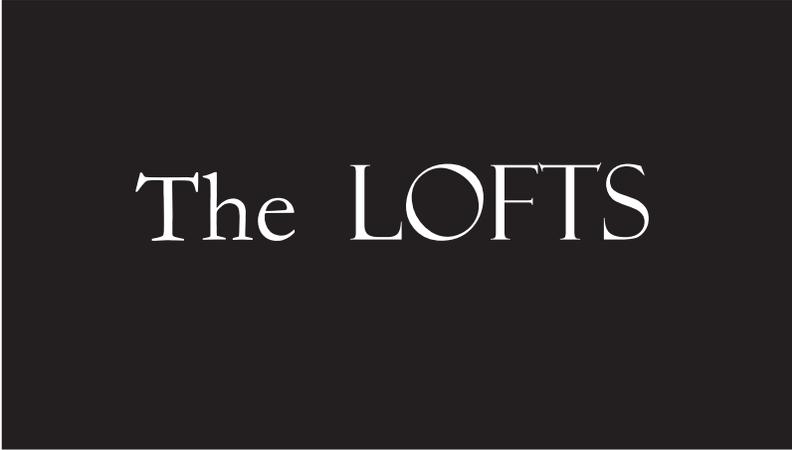
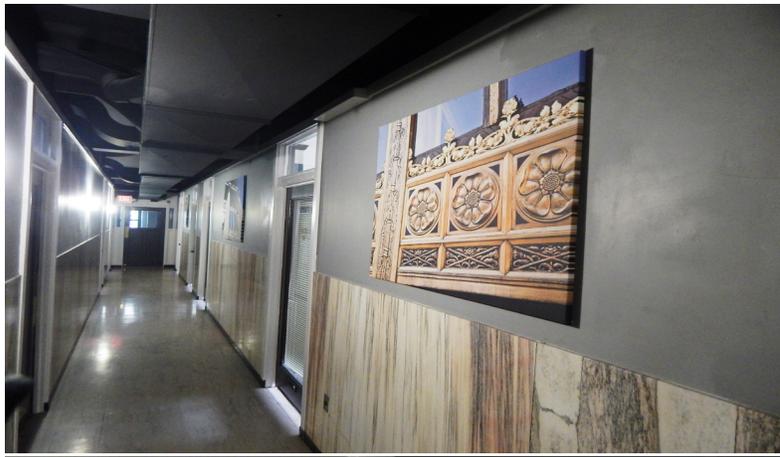
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## The Club Level

The Club Level was developed by E.V. Bishoff Company to offer a relaxed office environment. The Club Level is the perfect place to start your new business or to locate your existing business. Business networking is at its best when you locate your business in The Club Level, known for its convenience and simple elegance. For those who are seeking comfort in a relaxed but professional environment, Club Level suites start as low as \$200 per month.

### Amenities

- Shared kitchen
- Electronic key card access
- 24-hour video surveillance
- Complimentary conference room
- Free WiFi
- Fully furnished business lounge



## The LOFTS

E.V. Bishoff Company has pioneered the concept of the Central Business District office LOFTS in Columbus, Cleveland and Pittsburgh. What is The LOFTS? Loft style offices typically are only available in fringe areas to the downtowns, popping up in what historically were warehouse districts that were later converted to office districts. With our vast experience of providing offices to mid-size businesses, we found many businesses prefer to be in the Central Business District, but shy away from having an office that is “typical”. Instead, they want the high ceilings, decorative lighting, hardwood floors, and exposed ductwork to be creative. They want brightly colored accent walls and exposed bricks - this is what The LOFTS is all about.

### Amenities

- Exposed ductwork
- Exposed brick
- Brightly painted accent walls
- Complimentary conference rooms
- Internet
- Hardwood floors



**THE  
PENTHOUSE  
SUITES**

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## The Penthouse Suites

Some companies simply want and need the best. This is where The Penthouse Suites comes in. E.V. Bishoff Company has created the Penthouse Suites on the Penthouse level in many of its buildings to satisfy the need for a high-end, executive office environment

This ultra high end, low density, office environment, catering to only the most distinguished companies, is fully equipped with the common use of all office equipment, conference room, kitchenette and WiFi. If only the best will do, The Penthouse Suites is right for you!

### Amenities

- Hardwood floors and decorative crown molding
- Private bath and showers
- Private conference room
- Private kitchen
- Video surveillance
- 24/7/365 access



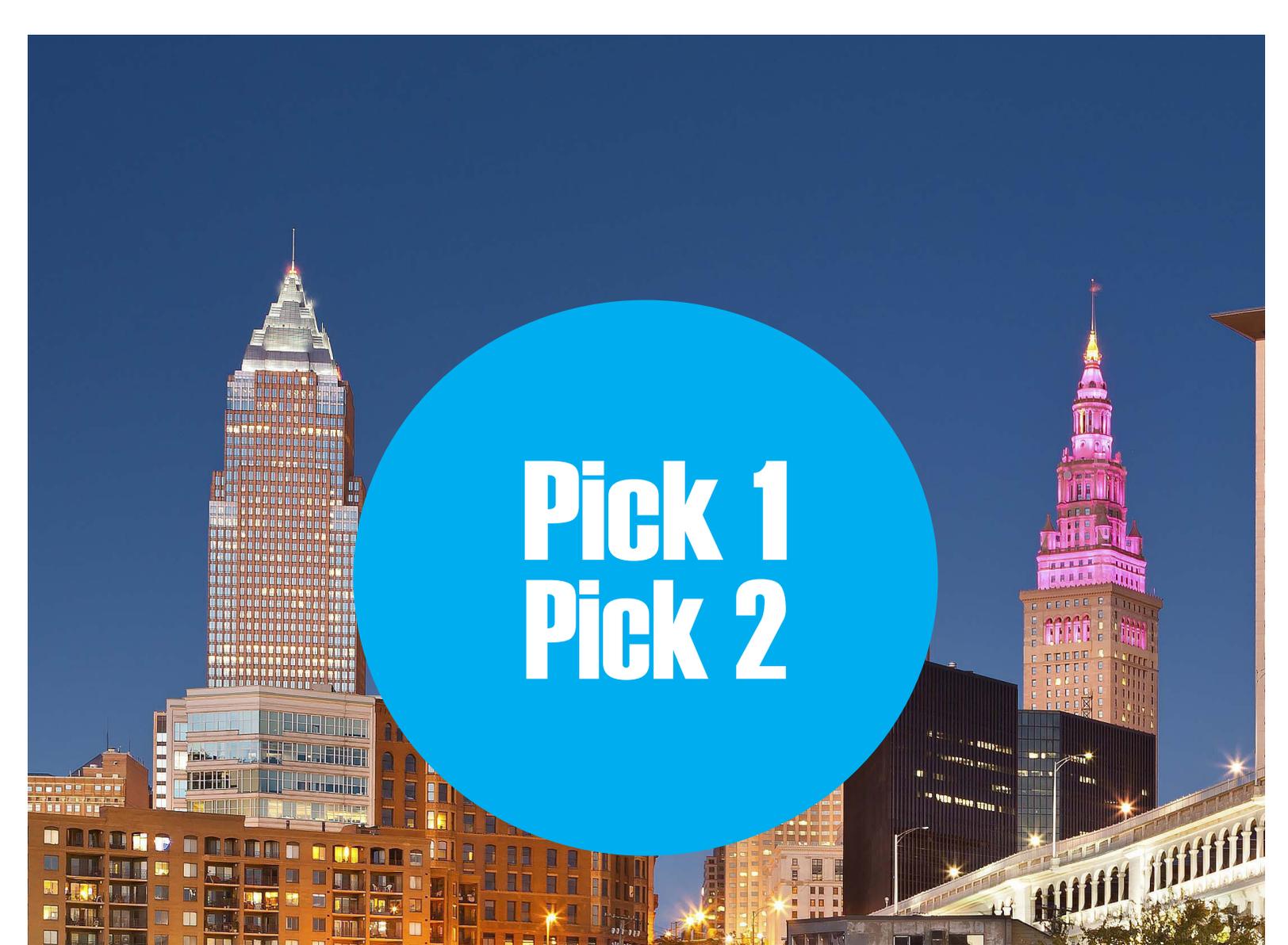
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## Traditional Office Space

Specializing in the ownership of office space rentals in Columbus, Cleveland, Cincinnati and Pittsburgh, E.V. Bishoff Company is one of the few owner-operators. Through the use of our Five-Star Management process, we can assure you your experience in an E.V. Bishoff Company office building and your relationship with its management staff will be unlike any experience you've ever had. Like staying in a five-star hotel, your questions will be answered and your issues will be handled. You are our customer, not our tenant and you'll feel it from the moment you contact our office.

### Amenities

- Internet
- Conference Rooms
- Phones
- 24-hour security
- Lifetime office warranty
- Kitchens
- Breakout areas

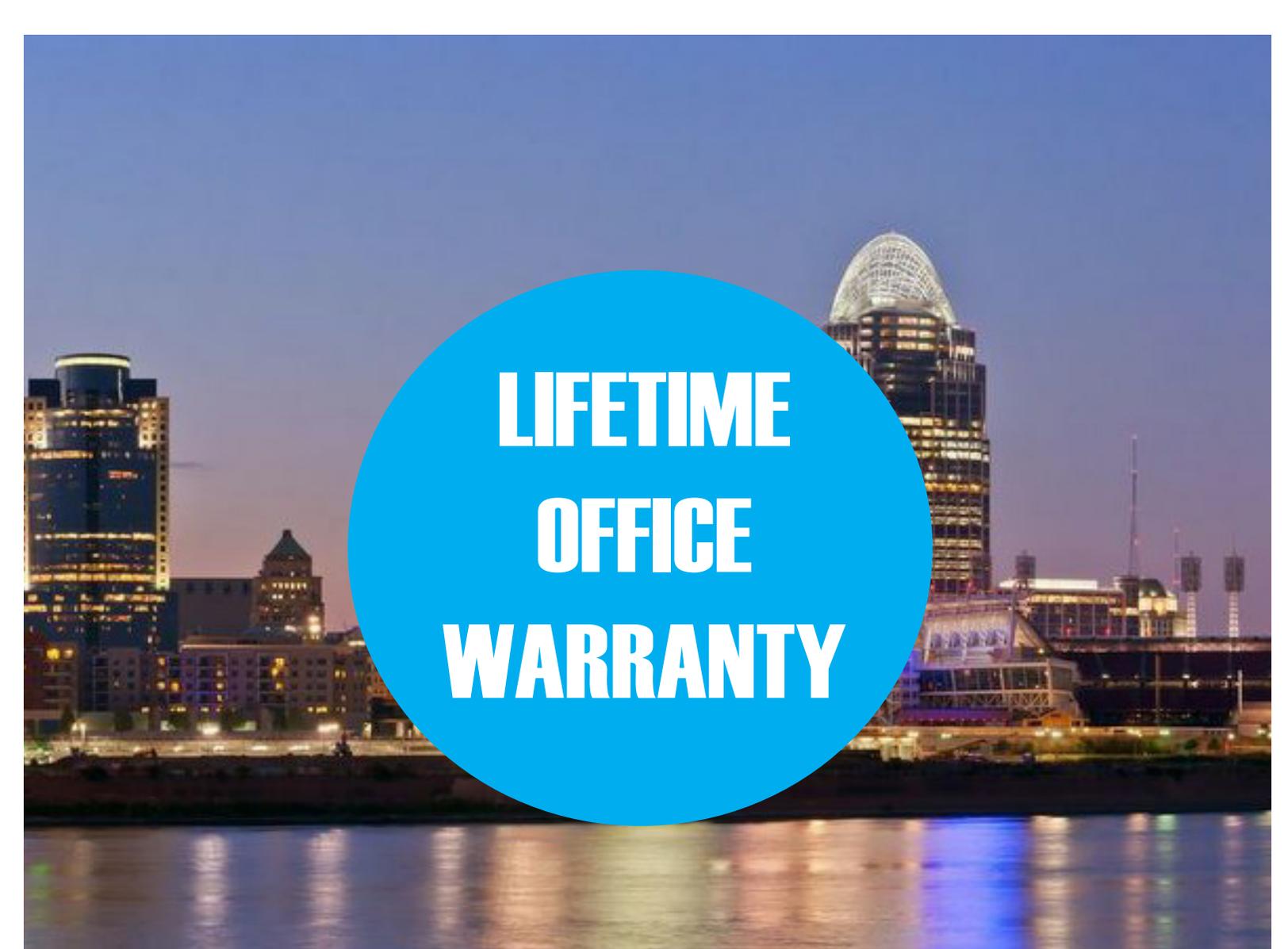


**Pick 1  
Pick 2**

**Sign a 37 Month Lease and Pick One Item from the list below!  
Sign a 61 month lease and Pick Two Items from the list below!**

**ITEMS TO CHOOSE FROM \***

- Complimentary moving
- Harwood upgrade over 25% of suite
- Complimentary internet for a year
- Complimentary telephone service for a year
- Complimentary parking space for a year (Cleveland Only)
- Complimentary storage for a year
- Complimentary in office safe
- Complimentary copying services for a year ( up to 100 copies/mo)
- Complimentary access to Club Level Coworking
- Two complimentary press releases



# LIFETIME OFFICE WARRANTY

The E.V. Bishoff Company is so committed to your satisfaction and its Five Star Management approach that it offers every one of our office clients a Lifetime Office Warranty against defects in the workmanship of your office suite. If your door sticks, call us and we'll fix it. If your lights fail to operate or your ceiling tile or grid isn't right, tell us and we'll fix it. This Lifetime Warranty covers any defect in our workmanship not related to abuse or accidents on the part of our client, their employees or any invitees. You focus on making money. We'll focus on your managing your office! This is just another way we are living up to our tag line of **Office Leasing MADE SIMPLE.**

**This warranty applies to office suites only.**

*E.V. Bishoff Company Owner Operated Properties*



**DEDICATION  
TO THE  
500 SF - 5,000 SF  
CLIENT**

There is always a company that breaks from the pack and delivers a better way to do something.

**UBER DID IT FOR RIDE SHARING.  
AMAZON DID IT FOR SHOPPING  
ZAPPOS DID IT FOR SHOES**

**E. V. BISHOFF COMPANY HAS DONE SO IN CREATING A BETTER OFFICE ENVIRONMENT FOR THE 500SF-5,000SF OFFICE USERS. Through its staffing, its rigid and unbending standards along with its electronically monitored operations process that is employed portfolio wide, we can assure you that your experience in an E.V. Bishoff Company office building and your relationship with its staff will be unlike any office rental experience you've ever had. Will mistakes happen? Will equipment fail? Certainly. The difference lays in the fact that when these inevitable events take place, we are in a position to handle them on an immediate basis. Like staying in a five-star hotel, your questions will be answered and your issues will be handled. We are not merchant owners that buy to sell. You are our customer, not our tenant. You'll feel the difference from the moment you contact our office and you will appreciate the fact that you have the weight of this company behind you as you run your business.**

**THERE IS NO COMPARISON.**

*[www.evbco.com](http://www.evbco.com)*



# Good Neighbor Program

The Good Neighbors Program is an exclusive offer to the current tenants of any building located within a two block radius of an E.V. Bishoff Company building. And, because we know how stressful moving can be, the E.V. Bishoff Co. will even pay the cost to move your belongings. So if you're a neighbor and you want to upgrade to an E.V. Bishoff Company building, it doesn't get any easier than that. Call us and we'll move you into an E.V. Bishoff Company building.\*

# Office Upgrades



## Standard Office Features

- Lifetime Office Warranty
- 24-hour Security
- Conference Room Use
- Trash Removal
- 24-hour Emergency Maintenance

## Upgrades and Pricing

NEW LED LIGHTING:  
12 months \$14.25 per light  
24 months \$8.00 per light  
36 months \$6.00 per light

NEW SOLAR SHADES  
12 months \$14.25 per shade  
24 months \$8.00 per shade  
36 Months \$6.00 per shade

HARD WOOD ENTRY WAY  
(UP TO 100 S.F.)  
12 months \$66.50  
24 months \$38.00  
36 months \$29.00

## Additional Upgrades and Pricing

INTERNET  
\$69/month for 10Mbps shared  
\$150/month for 10 Mbps dedicated  
\$225/month for 20 Mbps dedicated

TELEPHONES  
Starting at \$35/month per line

In Office Safe \$15/month  
Granite Floors (See your Account Executive)  
Times Square Program  
(Prices start at \$250/month)

## Wood Barn Doors with Rail



Option 1    Option 2    Option 3

## Price Per Month

12 months    \$95 per door  
24 months    \$54 per door  
36 month    \$41 per door

## Carpet Selections

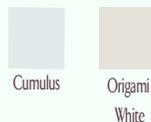
Carpet selections change based on inventory  
Please see your Account Executive for details.

## Paint Selections

Wall



Trim



Accent



