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**Momentum Drives \$290 million Phase II of The Peninsula
New amenities include a first floor Grocery Store and 40,000 square foot Pins Mechanical Co.**

COLUMBUS, Ohio – Taking The Peninsula to spectacular new heights, the City of Columbus and master developer, the Columbus Downtown Development Corporation (CDDC), are excited to announce The Peninsula Phase II. Partnering with top-tier Phase I developers The Daimler Group, Flaherty & Collins and Rockbridge, Phase II will feature additional office, residential and hotel spaces, paired with key amenities.

After the successful opening of Phase I, which includes 230,000 square feet of premier Class A office, 330 top-of-the-line residential units and a 198 key world-class boutique hotel, the time is right to move forward with Phase II. The Peninsula's second phase will deliver:

- 150,000 sf of new Class A office space
- A minimum of 300 new residential units, featuring a 20-story tower
- A 120-key hotel
- A 40,000 square foot Pins Mechanical Co.
- A signature grocery store
- A 400-space City-owned parking garage

“Phase II of The Peninsula will be transformational in the continued development of this new urban district, furthering Downtown as an economic anchor for the city,” said Columbus Mayor Andrew J. Ginther. “In addition to the growth in jobs, residents and hotel rooms, The Peninsula will continue to flourish as a highly sought-after destination for visitors, residents and employers.”

The Class A office space included in Phase II will provide an unparalleled business environment for companies looking for a prime Downtown location. The facilities will feature best-in-class amenities like balconies, common areas and large floor plates that The Daimler Group is known for, attracting a diverse range of businesses and fostering growth. With this second phase, more than 750 new permanent jobs are anticipated along with an initial 1,800 construction jobs.

Anchoring the development will be a signature grocery store at the corner of Belle and Broad Street, offering a key amenity to residents, workers and visitors. The grocery tenant will be announced at a later date.

“This second phase at The Peninsula creates the prospect of exponential growth and transformation by raising Downtown Columbus' profile, furthering The Peninsula's position as a

premier 18-hour urban neighborhood to live and work in Downtown Columbus,” said Daimler CEO Robert C. White Jr. “We’re grateful to Mayor Ginther and Columbus City Council for their continued investment in Downtown. None of this happens without their leadership and vision.”

Residential developer Flaherty & Collins is set to bring a minimum of 300 additional residential units. These thoughtfully designed residences will redefine urban living with modern amenities, luxurious finishes, and breathtaking views of the city's skyline amidst the dynamic energy of The Peninsula, building upon One on the Peninsula.

“The resort-style living offered in the Phase II tower will be unlike anything available elsewhere Downtown as a healthful alternative to the suburban commuter lifestyle and will complement our initial product of 330 units in phase one,” said Dave Flaherty, Flaherty & Collins CEO. “We know there’s a strong market for more residential across the community and we’re bullish on Downtown Columbus.”

Key to moving the office and residential Phase II project forward is an application for tax credit funding from Ohio’s new Transformational Mixed-Use Development Program (TMUD). Award of the TMUD application is critical for allowing the \$290 million second phase to proceed as envisioned.

In addition, Rockbridge will develop a second project that will extend the energy and vibrancy of The Junto and The Peninsula.

“Our vision was to have The Junto be the heartbeat of the Peninsula. We have been humbled and thrilled to see the community embrace The Junto and are excited to extend the hospitality and entertainment components in this growing destination.” said Jim Merkel, CEO and Co-Founder of Rockbridge.

Rockbridge, in collaboration with Rise Brands, will bring a 40,000 square foot Pins Mechanical Co. integrated with a 120-room independent hotel above. The new Pins will incorporate all the entertainment and activities the brand is known for across multiple levels, with several bars, expansive outdoor space and a few new surprises. The hotel will be operated by The Junto and will be complementary to the existing business. The project will focus on further activating the neighborhood by designing inviting outdoor areas and extending the energy of The Junto into the heart of the overall Peninsula development.

“We are beyond excited to be bringing one of the largest and most entertaining Pins Mechanical Co. to The Peninsula,” said Troy Allen, Founder and CEO of Rise Brands. “Downtown Columbus is our home, it’s where Pins and 16-Bit both got their start – we are very thankful for the loyalty of our hometown and its continued support in the growth of our brands. We can’t wait to show Columbus what we have planned.”

“This incredible second phase of The Peninsula will elevate all of Downtown,” said Greg Davies, CEO of CDDC. “We heard from the community in the recent Downtown Strategic Plan that they wanted greater density, more activity and premier places to live, work and play. The Peninsula

Phase II will build on the strong momentum we're seeing in the market and will be a driver to advancing these concepts."

Daimler and Rockbridge, both of Columbus, and Flaherty & Collins of Indianapolis plan to begin Phase II construction in late 2024, with completion by 2027.

The grand opening celebration for Phase I of The Peninsula will take place on Thursday, September 14. Additional details to be announced.

More information on The Peninsula can be found [HERE](#). Images are available [HERE](#).

