

## PNC Plaza lands more commitments from OhioHealth Group and Medical Group of Ohio - Columbus - Columbus Business First

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The PNC Plaza at 155 E. Broad St. is filling back up.

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The PNC Plaza office tower downtown will have another 10 percent of its space occupied by February.

[Columbus City Council](#) Monday night approved a Downtown Office Incentive for OhioHealth Group Ltd., a managed-care services partnership between hospital operator [OhioHealth Corp.](#) and the [Medical Group of Ohio](#) physician services organization, which plans to take 10,410 square feet on the full 15th floor of the 155 E. Broad St. property and another 5,067 square feet of the 16th floor.

The incentive will prompt relocation of 41 OhioHealth Group employees from the Community Corporate Center at 445 Hutchinson Ave. at Crosswoods in north Columbus and the expected creation of another 65 jobs in the next few years.

But that really is not quite half of it.

Building marketers at [NAI Ohio Equities Inc.](#) tell me Medical Group of Ohio, which also has its offices in the Crosswoods office tower, has committed to lease the entire 10,410-square-foot 17th floor for its staff of 25 to 30 employees.

And OhioHealth, which [moved](#) into the Continental Plaza at 180 E. Broad St. about seven years ago, also will expand onto the 10,410-square-foot 18th floor.

The three health-care organizations expect the co-location to improve interaction on their Health4 medical quality and value-based cost program.

“We were trying to find a location where we could better collaborate the Health4 clinically integrated network,” said [Kathy Savenko](#), OhioHealth Group’s chief administrative officer.

The relocation could return \$276,635 to the joint venture based on the approved 50 percent Downtown Office Incentive on the personal city income taxes generated through the new positions over five years.

Ohio Equities agent [Matt Gregory](#) tells me the combined leases mark the heaviest activity since he and colleague [Andy Dutcher](#) took over leasing of the 24-story office tower four years ago. He said they also rival the lease for the [Isaac Wiles](#) law firm, which [moved into 42,000 square feet](#) of the Two Miranova Place office high-rise this year.

The 360,000-square-foot PNC property, which includes the Galleria stump at 20 S. Third St., now has

90,000 square feet available, for an occupancy of 75 percent. The building had fallen to 50 percent occupancy in early 2010 after the Deloitte LLP accounting firm [moved to Continental Plaza](#).

The PNC landlord [cut its rates in late 2010](#) after paying off its mortgage.

Office leasing specialist [Andy Jameson](#) at [Colliers International](#) represented the three tenants in negotiations for the PNC Plaza space.

Brian R. Ball covers commercial real estate and development for Columbus Business First.

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