

THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

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Appraisal Brokerage Consulting Development

OFFICE SPACE FOR LEASE

3400 Morse Crossing, Columbus, OH 43219

HIGH-END OFFICE SPACE FOR LEASE

Easton Submarket

3400 Morse Crossing offers a rare opportunity to lease high-end office space in the heart of the highly sought-after Easton market—at operating costs well below those of competing properties. Now under new ownership, the building is undergoing a comprehensive renovation, including a modernized lobby and updated common areas, elevating the tenant experience to match the expectations of today's premier office users. Previously used as a call center, the property features critical infrastructure such as a backup generator, providing a true turn-key solution for businesses with essential power needs. The second floor is currently available and accessible via elevator, with abundant on-site parking. The building is just a short walk from Easton's renowned restaurants, retail, and entertainment, and offers close proximity to a COTA bus stop, ensuring convenient access for employees and visitors alike.

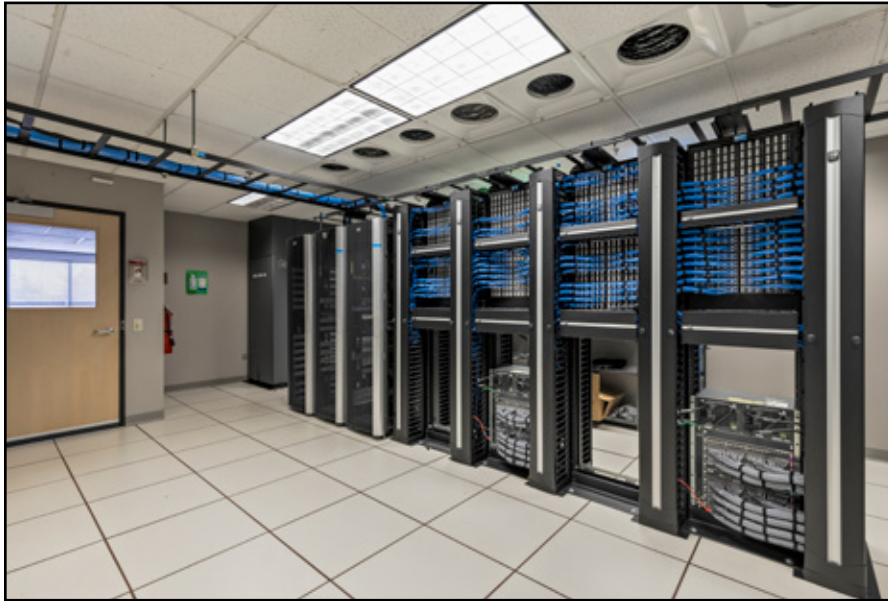


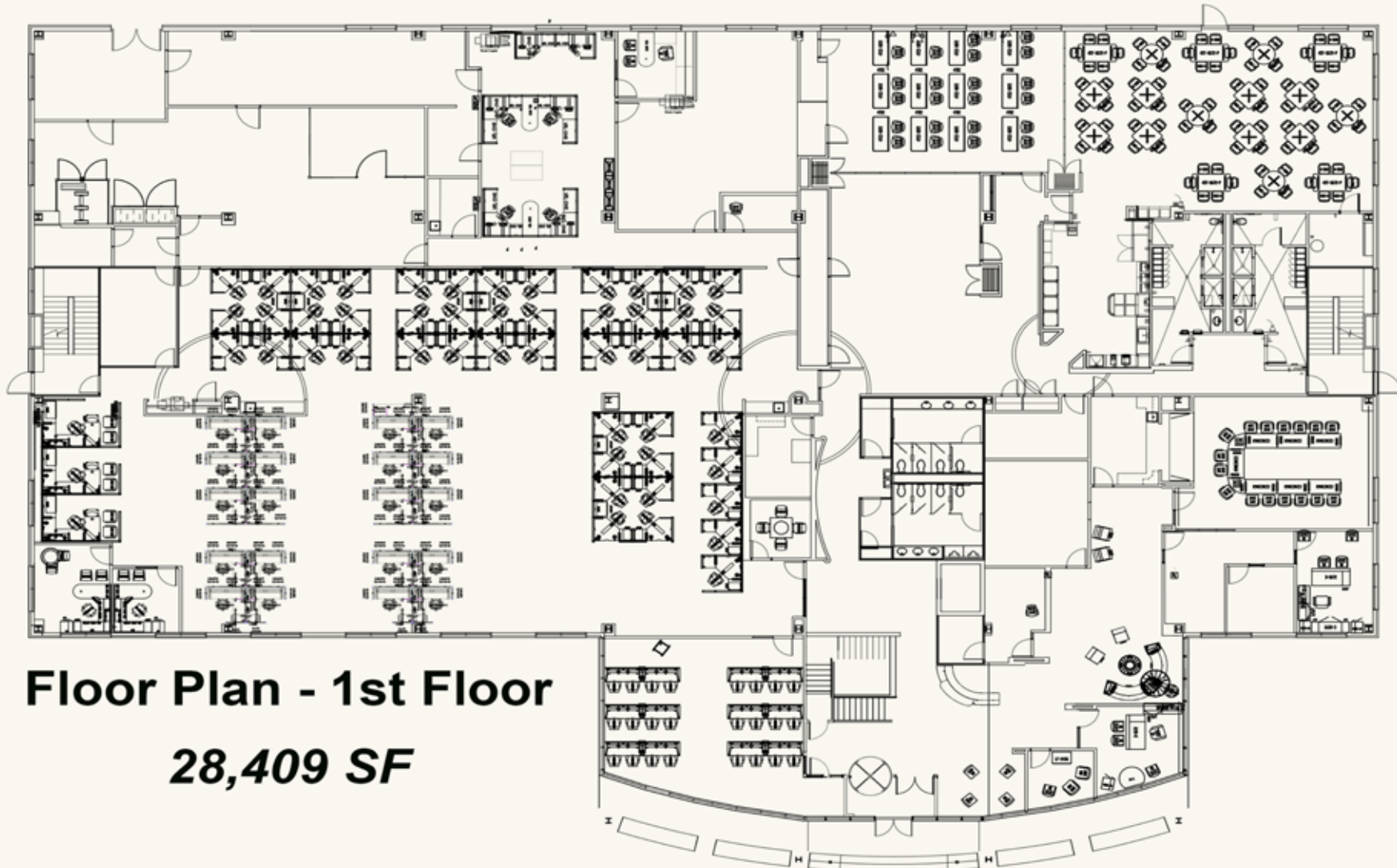
Property Highlights

Address:	3400 Morse Crossing Columbus, OH 43219
County:	Franklin
PID:	010-237385-00
Location:	South of Easton Way between I-270 and Sunbury Rd
Building Size:	49,256 +/- SF
Acreage:	5.551 +/- ac
Year Built:	1997
Year Remodeled:	2002
Levels:	2 Story
Available Space:	25,800 +/- SF (2nd Floor)
Lease Rate:	\$20.00/SF
Zoning:	M - Manufacturing





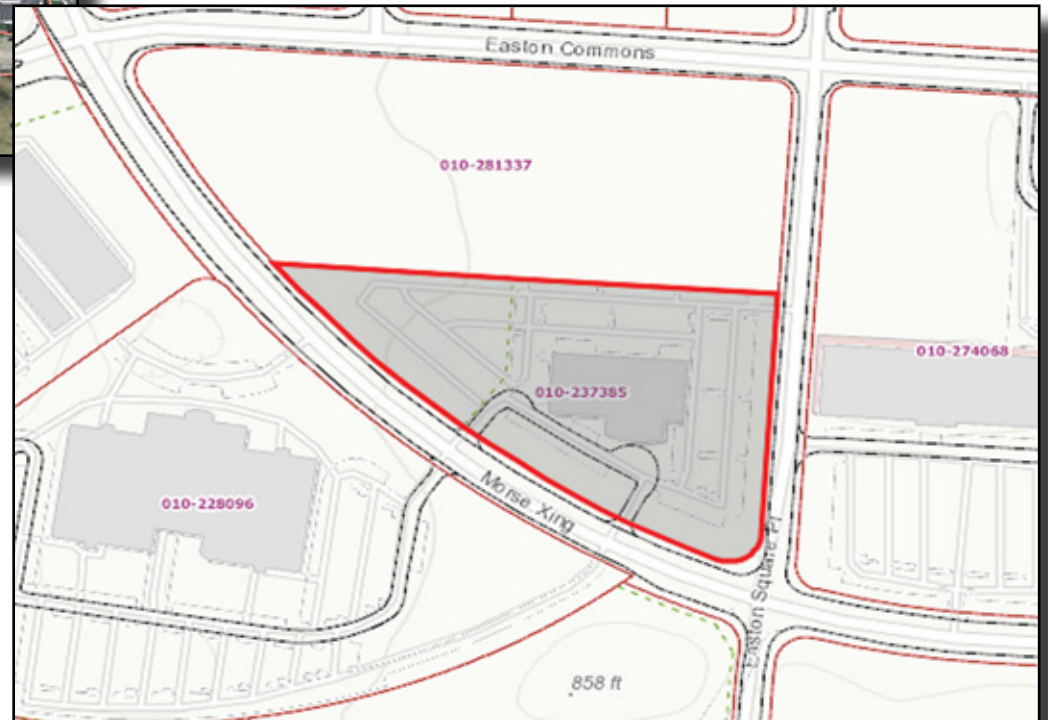


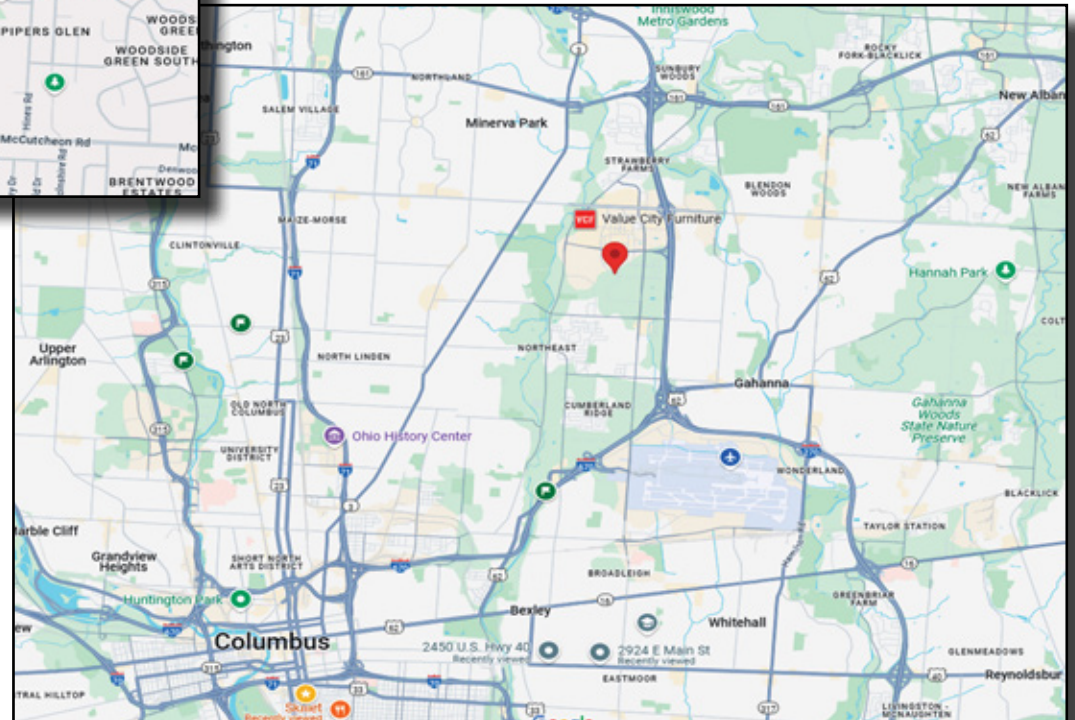
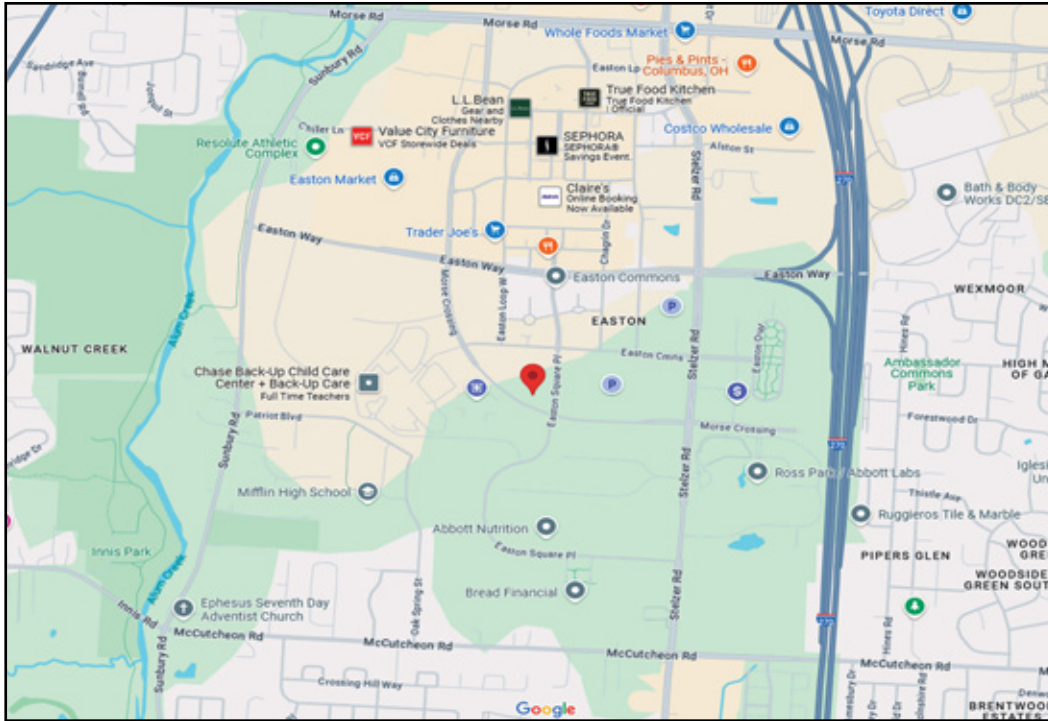


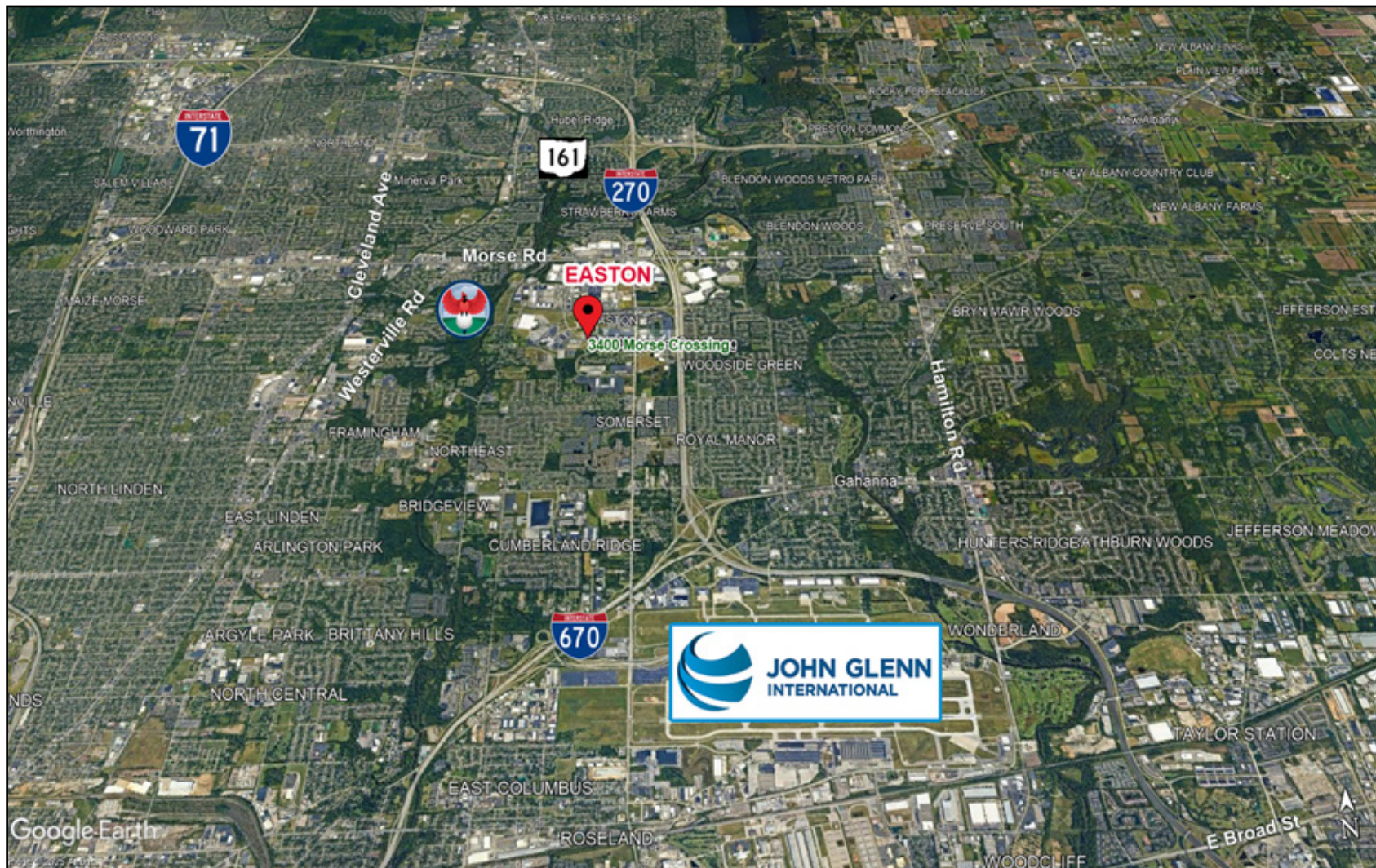
Available For Lease



Floor Plan - 2nd Floor
28,409 SF

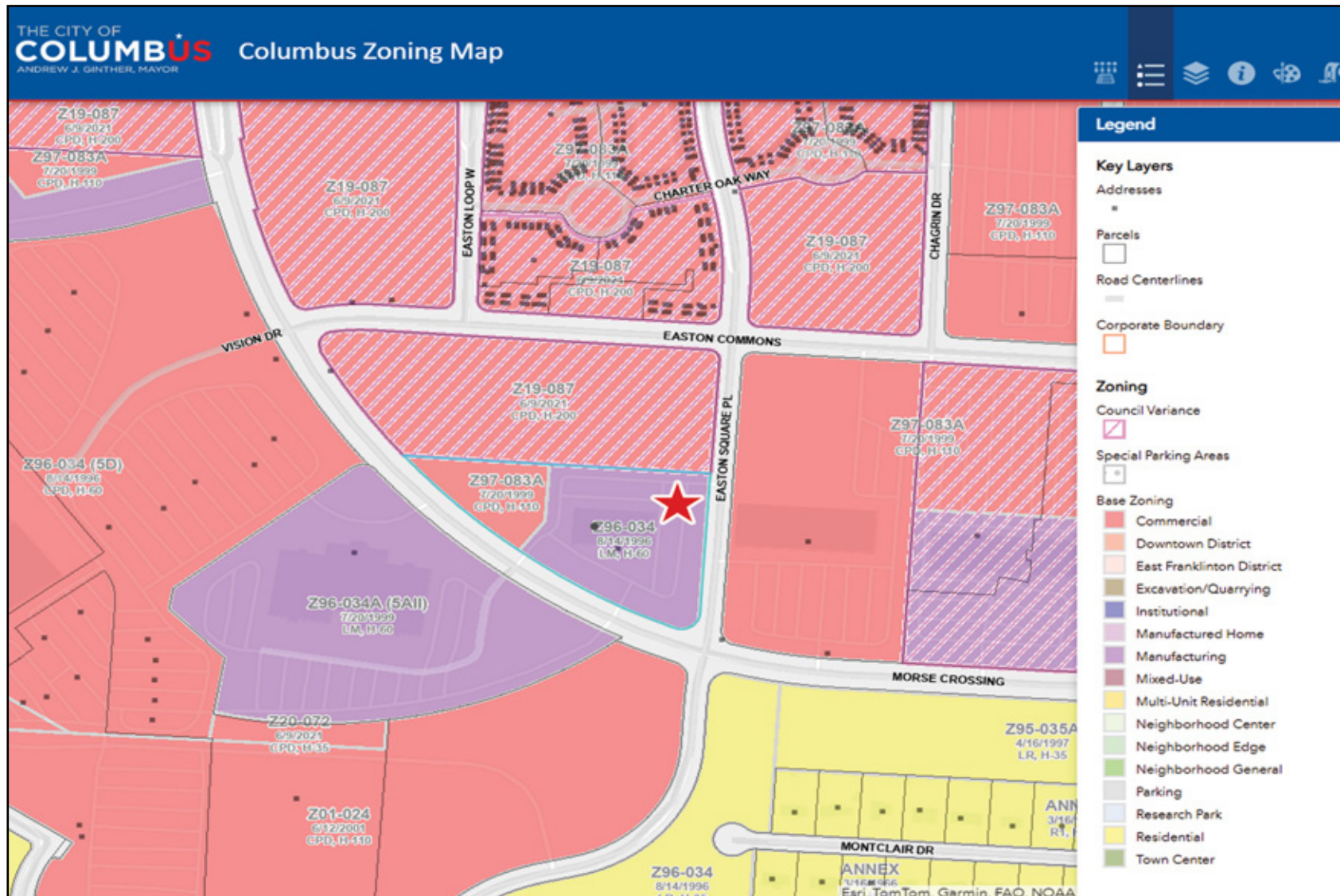




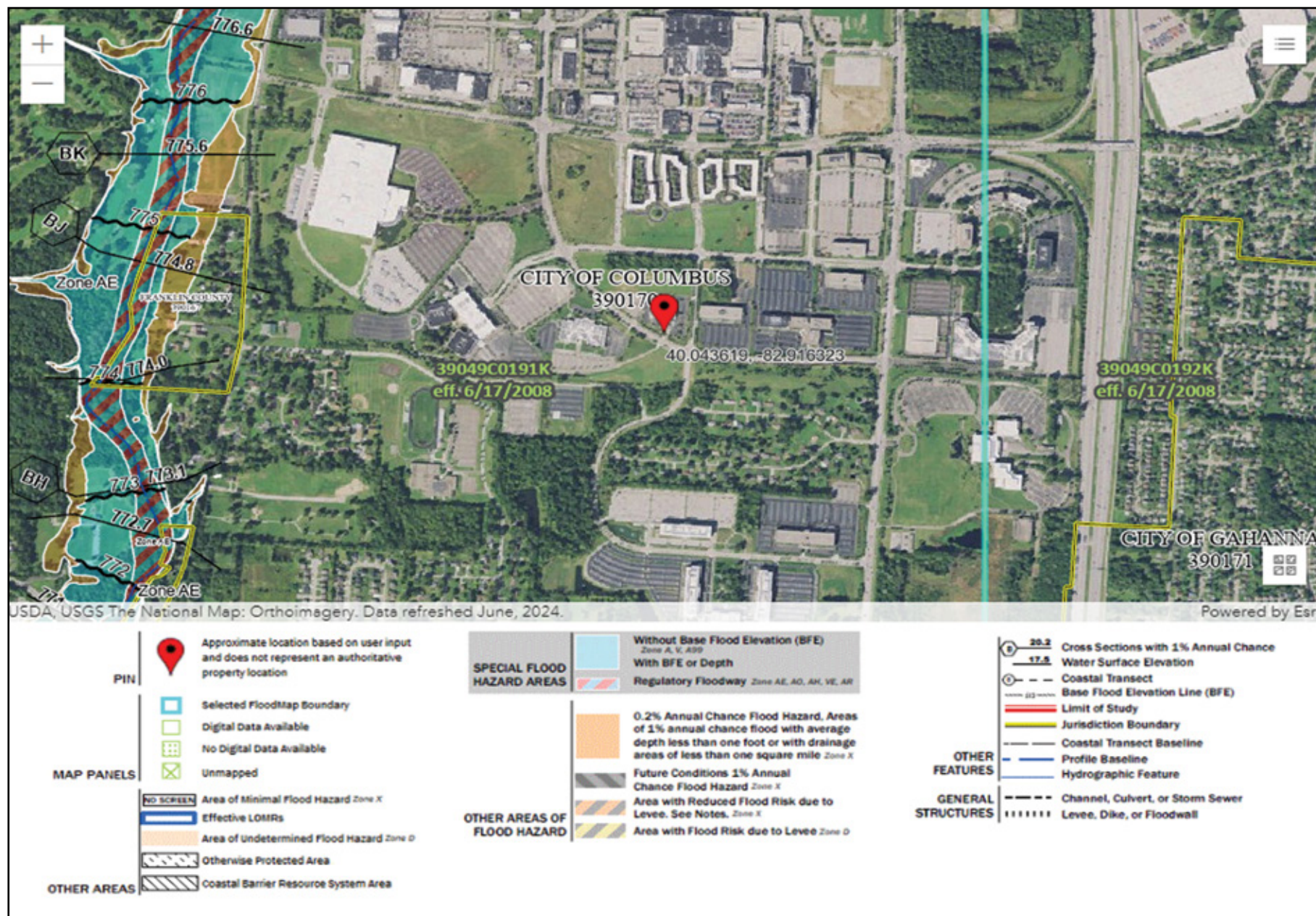


Great Location!


Easy access to major roads
Minutes to Easton Town Center and John Glenn
International Airport
15 minutes to Downtown Columbus

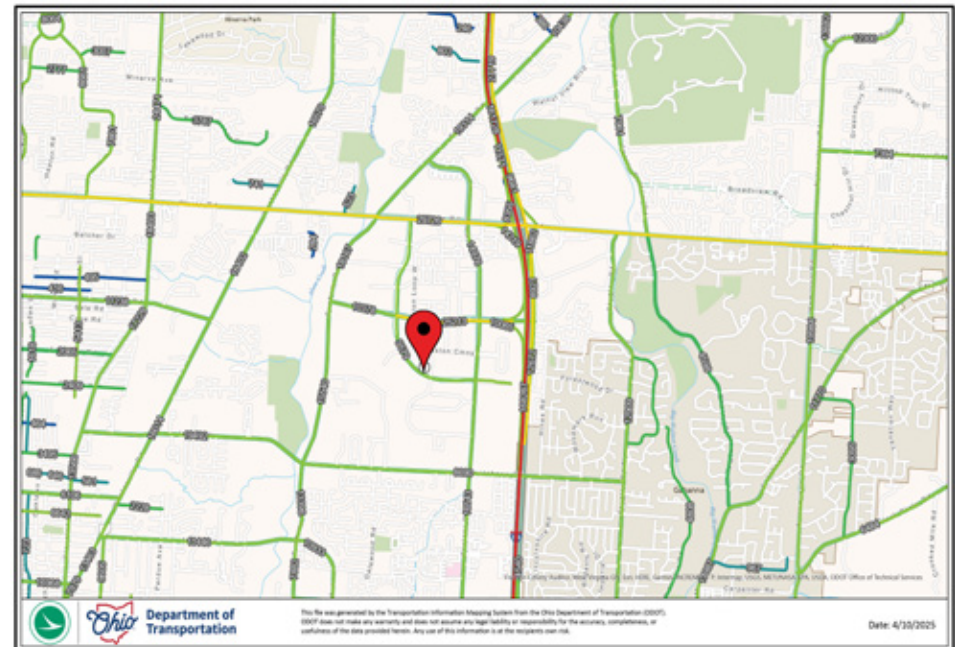



Click [here](#) to see zoning text



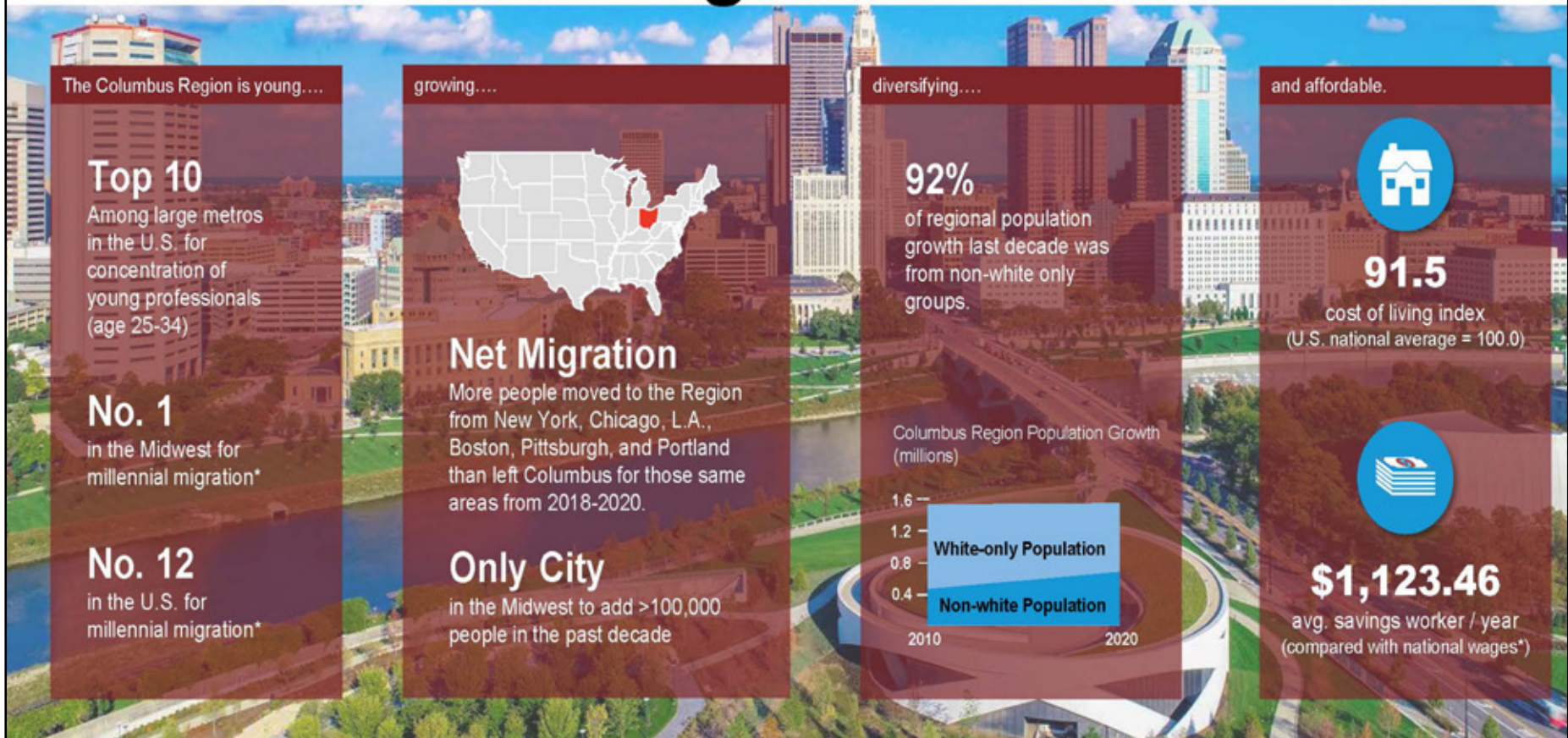
Demographic Summary Report

Easton Town Center 4000 Morse Xing, Columbus, OH 43219				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	5,836	113,464	285,883	
2024 Estimate	5,909	113,781	286,013	
2020 Census	6,336	116,439	289,204	
Growth 2024 - 2029	-1.24%	-0.28%	-0.05%	
Growth 2020 - 2024	-6.74%	-2.28%	-1.10%	
2024 Population by Hispanic Origin				
2024 Population	5,909	113,781	286,013	
White	1,808 30.60%	43,938 38.62%	134,530 47.04%	
Black	2,928 49.55%	46,731 41.07%	97,948 34.25%	
Am. Indian & Alaskan	24 0.41%	521 0.46%	1,385 0.48%	
Asian	468 7.92%	8,186 7.19%	15,283 5.34%	
Hawaiian & Pacific Island	1 0.02%	26 0.02%	78 0.03%	
Other	679 11.49%	14,379 12.64%	36,789 12.86%	
U.S. Armed Forces	8	68	129	
Households				
2029 Projection	2,299	43,112	115,129	
2024 Estimate	2,332	43,230	115,222	
2020 Census	2,525	44,204	116,653	
Growth 2024 - 2029	-1.42%	-0.27%	-0.08%	
Growth 2020 - 2024	-7.64%	-2.20%	-1.23%	
Owner Occupied	860 36.88%	20,563 47.57%	57,976 50.32%	
Renter Occupied	1,472 63.12%	22,667 52.43%	57,246 49.68%	
2024 Households by HH Income				
Income: <\$25,000	324 13.90%	7,677 17.76%	20,509 17.80%	
Income: \$25,000 - \$50,000	639 27.41%	9,702 22.44%	25,555 22.18%	
Income: \$50,000 - \$75,000	472 20.25%	9,174 21.22%	23,275 20.20%	
Income: \$75,000 - \$100,000	327 14.03%	5,273 12.20%	14,735 12.79%	
Income: \$100,000 - \$125,000	247 10.60%	4,648 10.75%	11,594 10.06%	
Income: \$125,000 - \$150,000	122 5.23%	2,905 6.72%	6,810 5.91%	
Income: \$150,000 - \$200,000	157 6.74%	2,378 5.50%	6,920 6.01%	
Income: \$200,000+	43 1.84%	1,473 3.41%	5,822 5.05%	
2024 Avg Household Income	\$74,276	\$76,146	\$80,039	
2024 Med Household Income	\$60,963	\$60,045	\$60,718	



Easton Town Center 4000 Morse Xing, Columbus, OH 43219						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Gramercy St	Easton Loop W	0.10 E	2022	7,846	MPSI	.03
2 Morse Xing	Easton Market	0.03 S	2022	16,267	MPSI	.03
3 Easton Market	Morse Xing	0.04 E	2022	9,583	MPSI	.08
4 New Bond St	Easton Loop W	0.03 E	2022	2,666	MPSI	.12
5 Morse Xing	Easton Way	0.09 S	2022	15,498	MPSI	.13
6 Morse Xing	New Bond St	0.07 S	2022	20,661	MPSI	.19
7 Easton Loop W	Townsfair Way	0.02 N	2022	11,514	MPSI	.22
8 Easton Way	Morse Xing	0.06 W	2022	16,869	MPSI	.23
9 New Bond St	The Strand W	0.02 SW	2022	721	MPSI	.24
10 Seton St	Morse Xing	0.02 E	2022	7,451	MPSI	.26

What's Driving Investment?



Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **87** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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With 87 years in the business, we have a competitive advantage in the market... a value that clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



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Learn more about us at
www.rweiler.com



Appraisal Brokerage Consulting Development

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