



One Campusview Blvd
Columbus, OH 43235

OFFICE BUILDING FOR LEASE



JACKSON N. PULLIAM, SIOR
614.545.4097
jpulliam@AlterraRE.com

RICHARD CONIE
614.545.4099
rconie@AlterraRE.com

AlterraRE.com



Property Highlights

- Three story 60,000 SF office building just north of I-270 off of US 23 with restaurants on the first floor.
- Lobby and common areas renovated.
- Fiber optics available, janitorial service 5 days a week, mail delivered directly to suites.
- Fully sprinklered
- Numerous amenities nearby
- Easy access to I-270, I-71 and SR 315

Offering Summary

| | |
|---------------|------------------------------|
| Lease Rate | \$9.95 - \$12.95 SF/yr (Net) |
| CAM | \$9.99 / SF |
| Available SF | 1,055 - 6,345 SF |
| Building Size | 60,000 SF |

| Demographics | 1 Mile | 5 Miles | 10 Miles |
|-------------------|-----------|-----------|-----------|
| Total Households | 4,093 | 113,560 | 347,940 |
| Total Population | 8,809 | 276,581 | 848,714 |
| Average HH Income | \$103,515 | \$117,667 | \$123,327 |

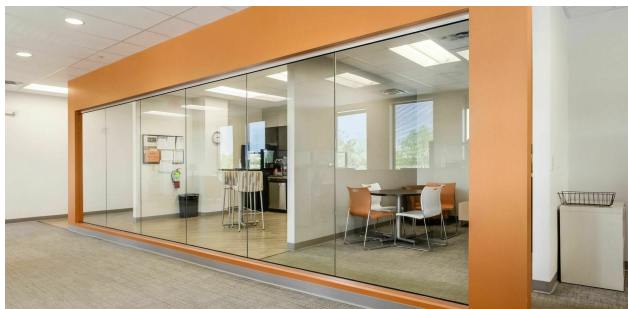
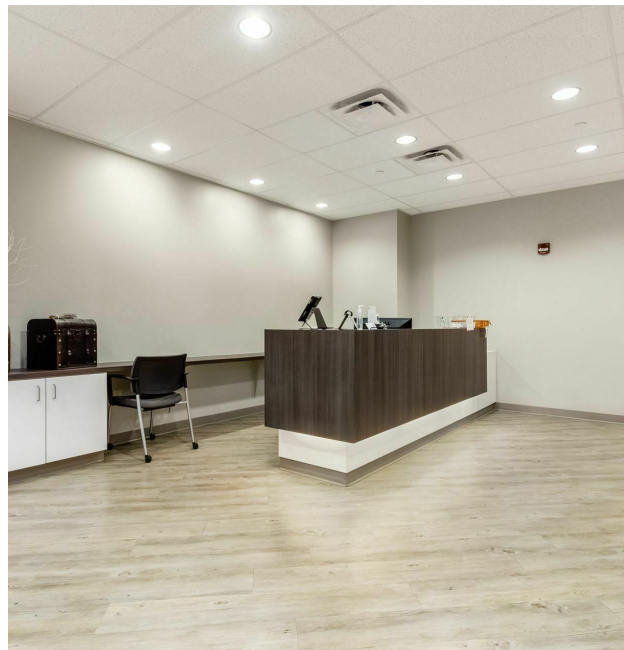


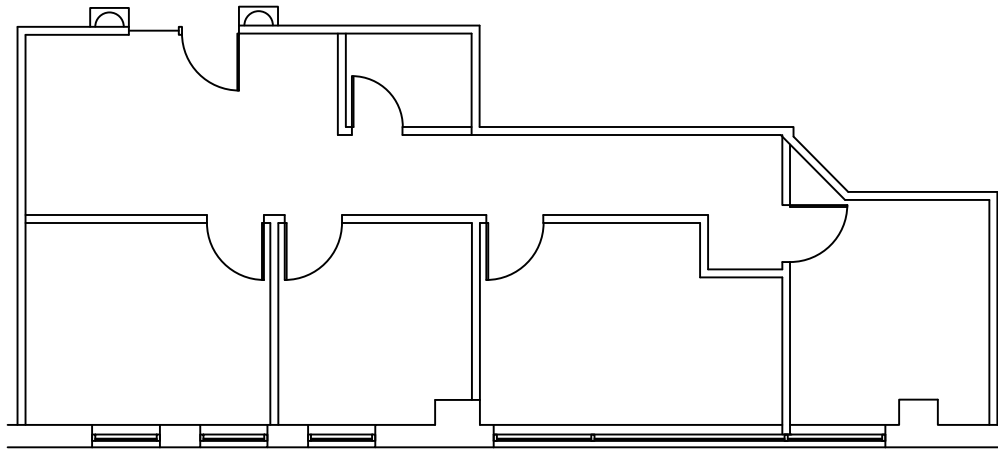
Lease Information

| | | | |
|--------------|------------------|-------------|------------------------|
| Lease Type: | Net | Lease Term: | Negotiable |
| Total Space: | 1,055 - 6,345 SF | Lease Rate: | \$9.95 - \$12.95 SF/yr |

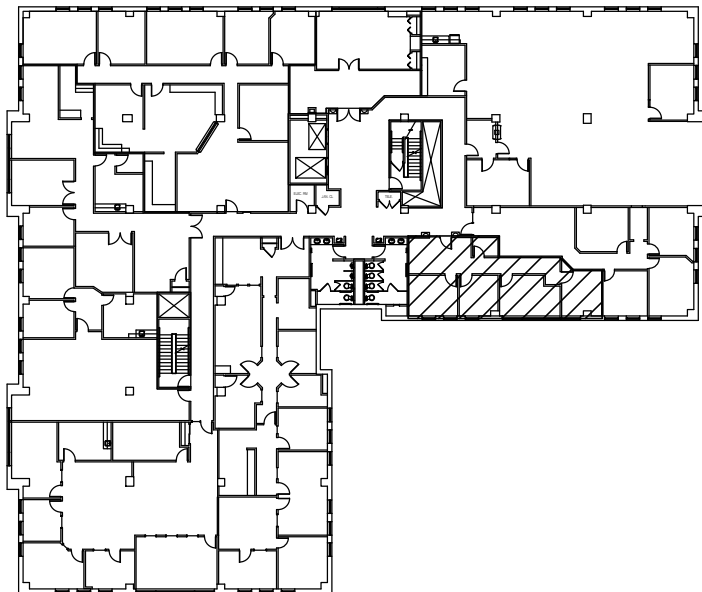
Available Spaces

| Suite | Tenant | Size (SF) | Lease Type | Lease Rate | Description |
|-----------|-----------|-----------|------------|------------------------|-------------|
| Suite 220 | Available | 1,055 SF | Net | \$9.95 - \$12.95 SF/yr | - |
| Suite 225 | Available | 2,914 SF | Net | \$9.95 - \$12.95 SF/yr | - |
| Suite 240 | Available | 2,154 SF | Net | \$9.95 - \$12.95 SF/yr | - |
| Suite 320 | Available | 6,345 SF | Net | \$9.95 - \$12.95 SF/yr | - |

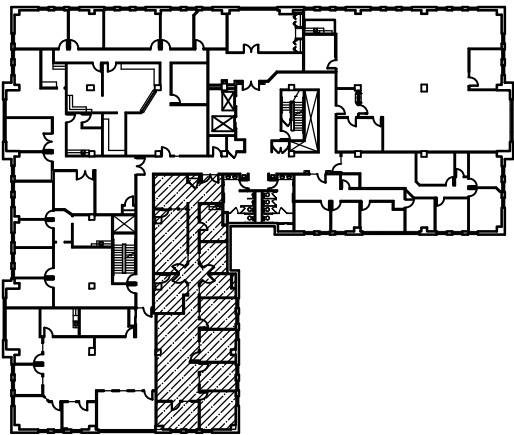




SUITE 220



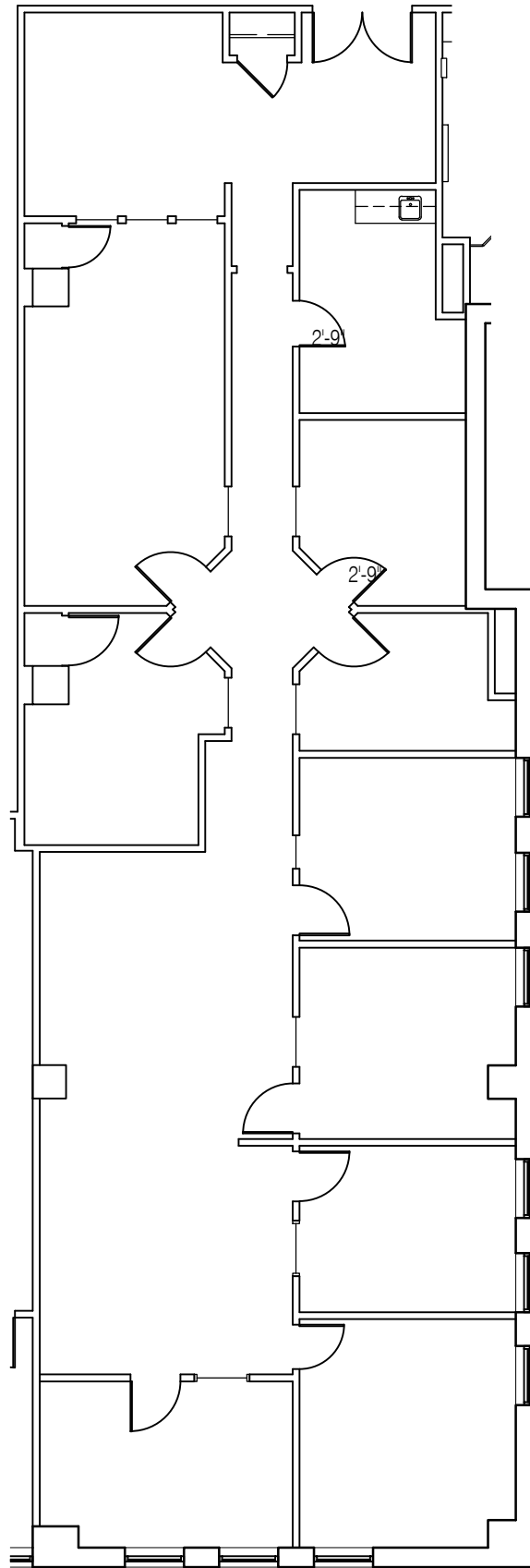
BUILDING KEY PLAN
SECOND FLOOR



N building key plan

Second Floor

N.T.S.



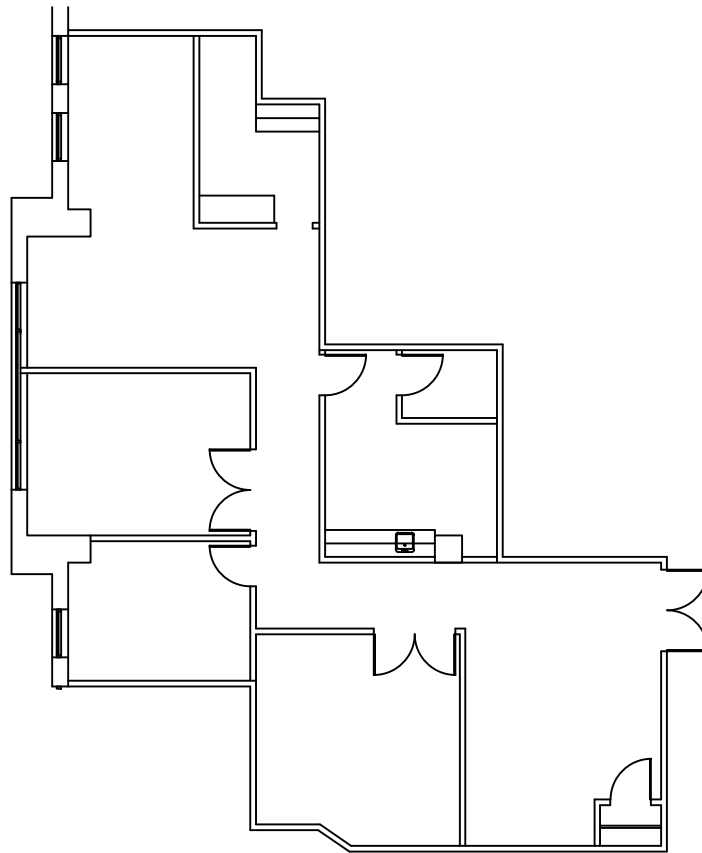
Suite 225

1 East Campus View

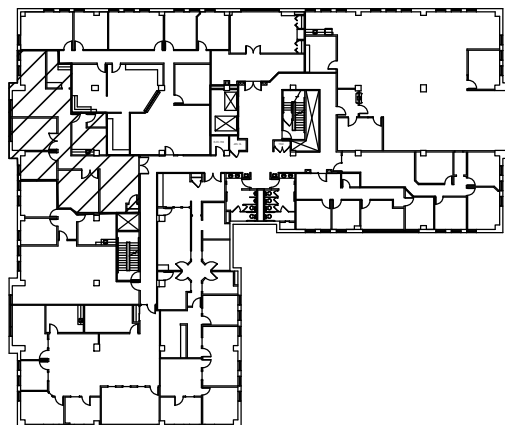
3/32" = 1'-0"



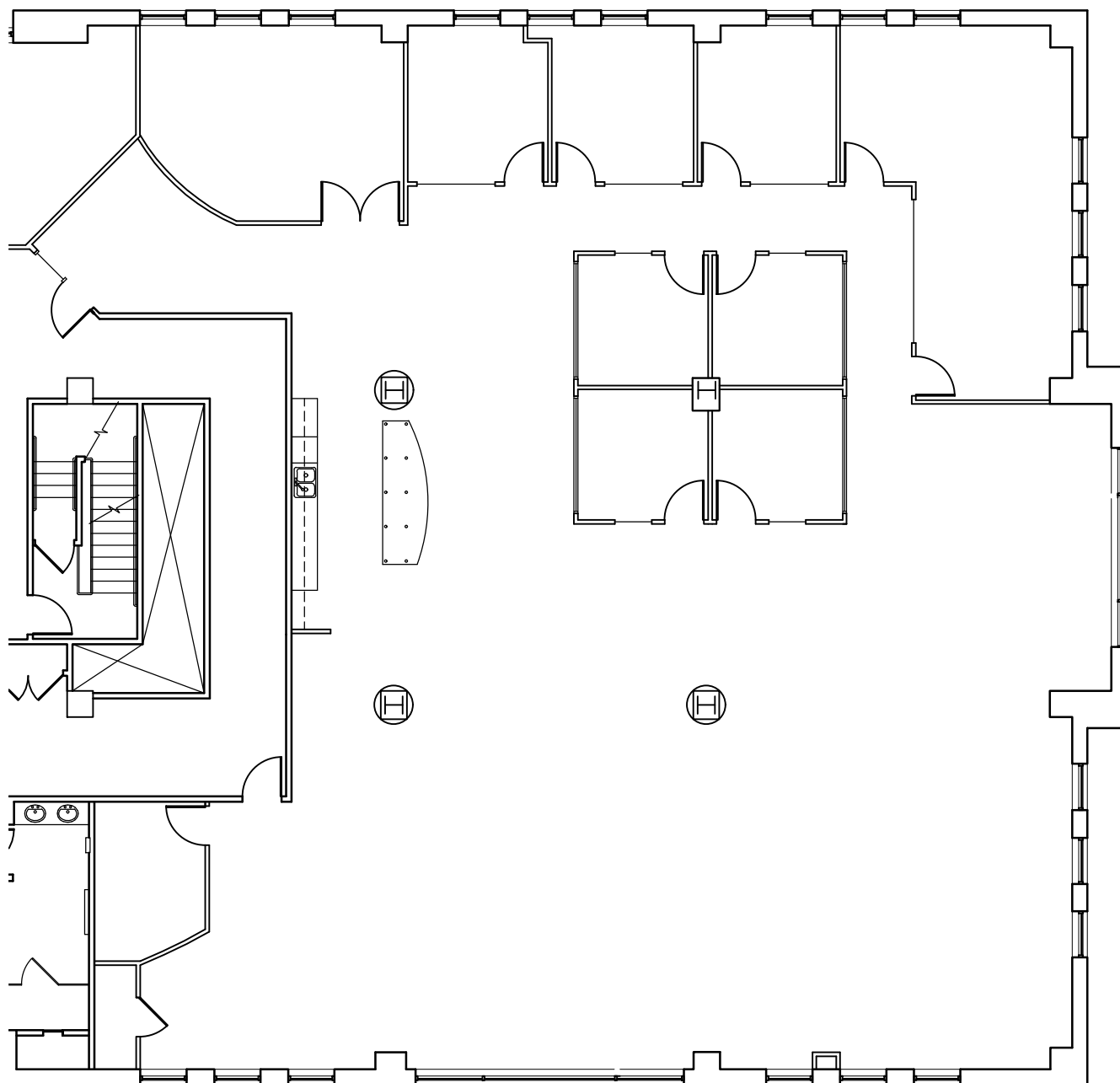
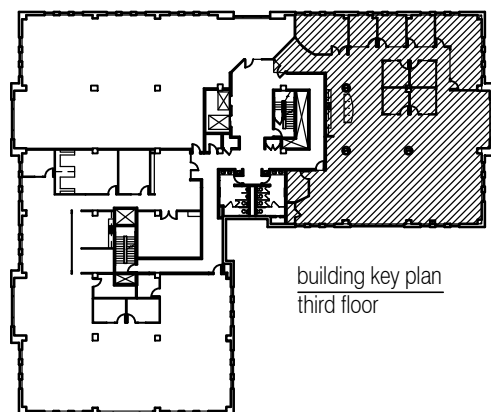
DARIN RANKER ARCHITECTS
 + INTERIOR DESIGNERS
 5925 Wilcox Place, Suite E Dublin, OH 43016
 Ph. 614-792-1002 Fax 614-792-1001
 admin@darinranker.com



SUITE 240



BUILDING KEY PLAN
SECOND FLOOR



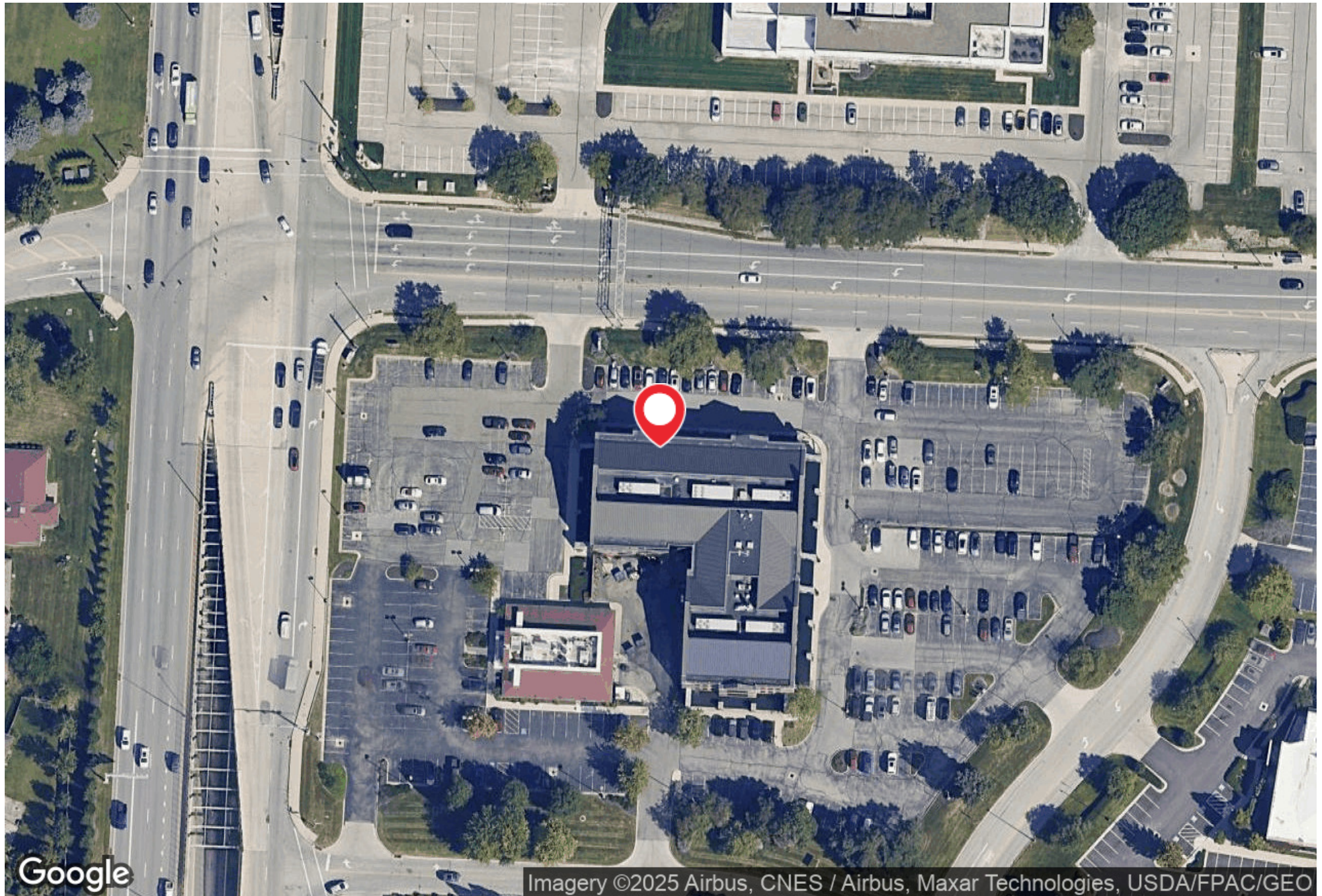
Suite 320

1 East Campusview Blvd

N.T.S.



DARIN RANKER ARCHITECTS
+ INTERIOR DESIGNERS
 5925 Wilcox Place, Suite E Dublin, OH 43016
 Ph. 614-792-1002 Fax 614-792-1001
 admin@darinranker.com

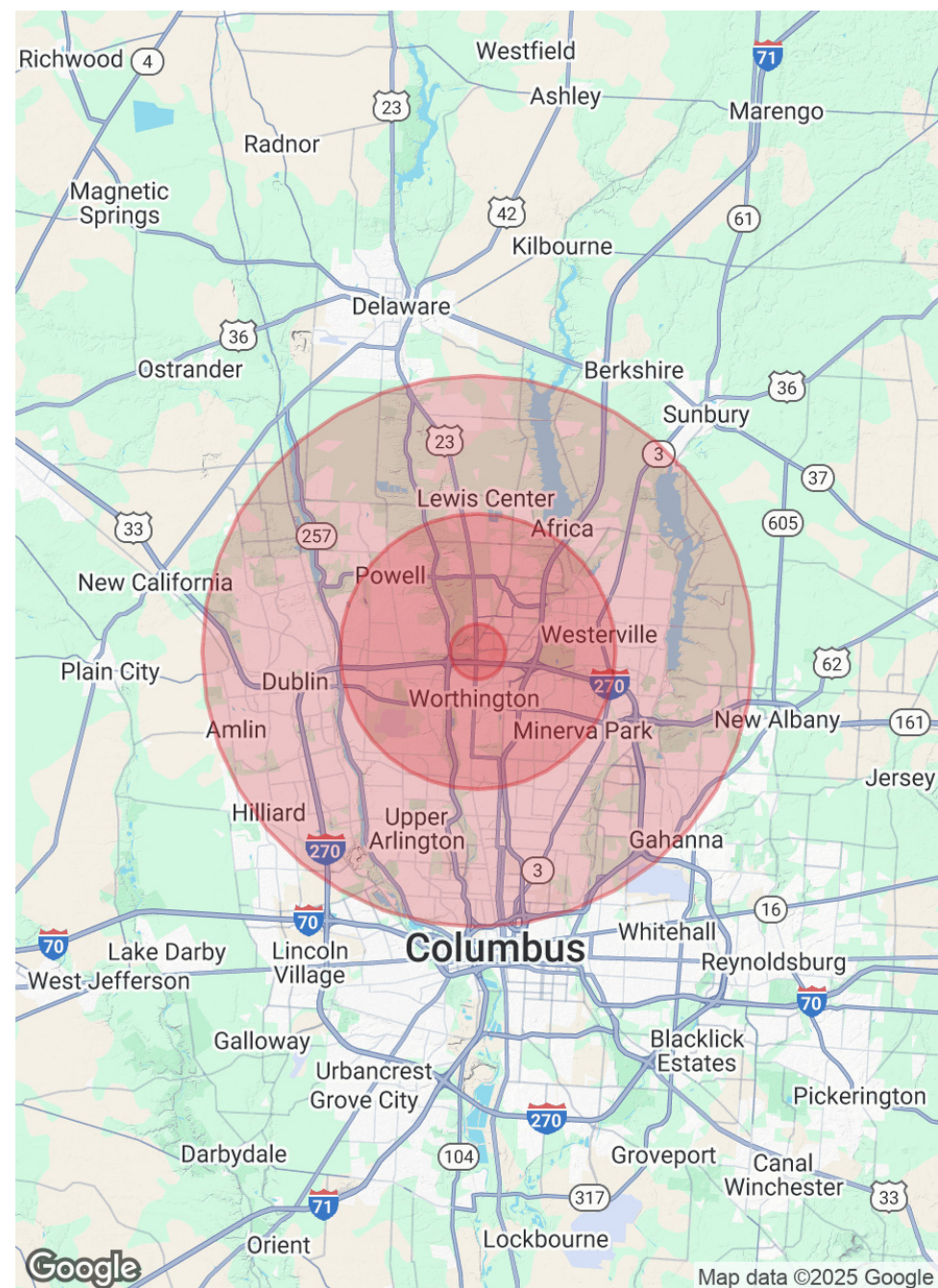




| Population | 1 Mile | 5 Miles | 10 Miles |
|----------------------|--------|---------|----------|
| Total Population | 8,809 | 276,581 | 848,714 |
| Average Age | 38 | 39 | 38 |
| Average Age (Male) | 37 | 37 | 37 |
| Average Age (Female) | 39 | 40 | 38 |

| Households & Income | 1 Mile | 5 Miles | 10 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,093 | 113,560 | 347,940 |
| # of Persons per HH | 2.2 | 2.4 | 2.4 |
| Average HH Income | \$103,515 | \$117,667 | \$123,327 |
| Average House Value | \$375,944 | \$366,538 | \$392,698 |

Demographics data derived from AlphaMap





Jackson N. Pulliam, SIOR

jpulliam@AlterraRE.com

Direct: 614.545.4097 | Cell: 614.285.7234

Professional Background

Accomplished Commercial Real Estate Agent

Award-winning, multi-faceted, and accomplished Commercial Real Estate Broker and Principal, renowned for superior opportunity identification abilities and exceptional negotiation skills. With a track record of over \$100,000,000.00 in total transactions since joining Alterra Real Estate in 2019, Jackson is an ROI-driven professional who remains at the forefront of industry trends.

Key Attributes:

ROI-Driven Expertise: Proven success as a take-charge leader, leveraging sharp business acumen and management expertise to drive growth with minimal client risk. **Strategic Vision:** Known for strong expertise in investment analysis, contract development and negotiation, and strategic commercial business partnerships. **Innovative Leadership:** Progressive, innovative and provides decisive leadership to achieve business goals.

Background:

Before transitioning to commercial real estate, Jackson spent nearly a decade as a finance manager in the greater Columbus area. During this period, he honed his skills in financial analysis, risk management, and stakeholder engagement. His tenure in finance equipped him with a deep understanding of market dynamics, fiscal responsibility, and the importance of fostering long-term client relationships.

Jackson's journey from finance to real estate was driven by a passion for leveraging his financial expertise to create tangible value in the built environment. His transition seamlessly integrated his financial acumen with the complexities of commercial real estate transactions, allowing him to offer clients a unique blend of strategic foresight and financial stewardship.

Specialties:

1031 Exchanges, Lead Generation, Sales Management, Strategic Partnerships, Sales Staff Training & Development, Market Research & Analysis, Data-Driven Decision Making, Consultative Sales Skills, Strong Negotiation Skills, P&L Management, Risk Management, Stakeholder Management.

Memberships

SIOR (Society of Industrial and Office Realtors)

CCIR (Columbus Commercial, Industrial & Investment Realtors)

Costar Power Broker

Alterra Real Estate Advisors - OH

3 Easton Oval, Suite 120

Columbus, OH 43219

614.365.9000



Richard Conie

rconie@AlterraRE.com

Direct: 614.545.4099 | Cell: 614.915.2512

Professional Background

Richard is an ambitious and dedicated professional specializing in commercial real estate. With a background in urban planning and development, Richard brings a unique perspective to the table, ensuring that his clients receive the most comprehensive and strategic advice for their real estate needs.

A proud graduate of Miami University of Ohio, where he majored in Urban Planning and Development, Richard has always possessed a deep fascination with the intricate dynamics of urban landscapes. His education provided him with a solid foundation in understanding the complexities of zoning regulations, land use, and the economic factors that shape real estate markets.

But Richard's expertise extends far beyond the classroom. Over the years, he has honed his skills through hands-on experience, successfully running and starting multiple companies centered around negotiation. These ventures have not only allowed him to fine-tune his business acumen but have also provided him with invaluable insights into the art of deal-making. Richard understands the power of effective negotiation and utilizes this skill to secure optimal outcomes for his clients.

While Richard may be relatively new to the commercial real estate scene, his ambition and passion for helping clients set him apart. He possesses a tireless work ethic and an unwavering commitment to excellence, always going above and beyond to ensure his clients' satisfaction. Richard approaches each transaction with a fresh perspective, seeking innovative solutions that maximize his clients' investments and align with their long-term goals.

Clients who work with Richard can expect a highly personalized and collaborative experience. He listens attentively to their unique needs and aspirations, tailoring his approach accordingly. Richard believes that successful real estate transactions are built on trust, open communication, and transparent guidance. With his exceptional interpersonal skills, he fosters strong relationships with clients, ensuring that they feel supported and informed throughout the entire process.

Whether you're a seasoned investor seeking to expand your commercial portfolio or a newcomer to the real estate market, Richard is dedicated to providing you with unparalleled service. By leveraging his expertise in urban planning, his astute negotiation abilities, and his unwavering ambition, Richard is ready to guide you towards your real estate goals, turning your vision into reality.

In his free time, Richard enjoys automotive racing at Mid-Ohio Raceway, playing with his dog Jerry, and meeting new people in the greater Columbus area.

Alterra Real Estate Advisors - OH

3 Easton Oval, Suite 120

Columbus, OH 43219

614.365.9000