

CONFIDENTIAL OFFERING MEMORANDUM

Vibe® *Westerville*

579 Executive Campus Drive
Westerville, OH



NA Ohio Equities
www.ohioequities.com

DISCLAIMER

NAI Ohio Equities, LLC (“The Agent”) has been engaged by **ABB Campus, LLC** (“Seller”) for the sale of Vibe Westerville (“Property”).

The Property is being offered for sale in an “as-is, where is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principle provisions contained herein. Neither Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Properties. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from sale consideration at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of the Seller.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

NAIOhio Equities

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614.224.2400





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NAIOhio Equities

Executive Summary

📍 579 Executive Campus Drive



EXECUTIVE SUMMARY

+ THE OFFERING

NAI Ohio Equities is pleased to present the opportunity to acquire Vibe Westerville (the “Property”), a 109,650-square-foot, three-story office and flex asset situated on 8.89 acres at 579 Executive Campus Drive in Westerville, Ohio. Constructed in 2004 and recently renovated, the Property features upgraded common areas and new tenant-focused amenities, including a shared conference room and a Grab 'N Go vending area.

The Property is 95% occupied with a 3.0-year weighted average lease term and is anchored by ABB Inc., which occupies 48,583 square feet of built-to-suit, highly specialized flex space along with an additional 20,392 square feet of office space. Limited comparable flex inventory in the market significantly reduces ABB’s flight risk and supports strong backfill prospects at competitive rents.

Vibe Westerville offers investors a compelling combination of modern improvements, stable in-place cash flow, and strategic connectivity within one of Central Ohio’s most dynamic office corridors. Proximity to major highways, retail amenities, and a growing business base positions the Property to support sustained occupancy, reliable income, and long-term value creation.

ASSET OVERVIEW

Vibe Westerville
579 Executive Campus Drive, Westerville, OH

JANUARY 2027 PRO FORMA NOI	\$1,245,406
YEAR BUILT	2004
STORIES	Three (3)
RENTABLE AREA (RBA)	±109,650 SF
LAND AREA	±8.89 AC
OCCUPANCY	95%
PARKING	On-Site
# OF TENANTS	Nine (9)
AVERAGE TENANT SIZE	±11,516 SF
WEIGHTED AVG. REMAINING LEASE TERM	3.0 Years

±109,650 SF
Rentable Area (RBA)

±8.89 AC
Land Area



EAST VIEW



WEST VIEW



INVESTMENT HIGHLIGHTS

PRIME POLARIS / WESTERVILLE LOCATION

Strategically positioned along Polaris Parkway, Vibe Westerville offers direct connectivity to Interstate-71 and Interstate-270, linking tenants to Downtown Columbus, the metro suburbs, and John Glenn Columbus International Airport. Its location within one of Central Ohio's most dynamic office corridors ensures visibility, convenience, and long-term demand.

CLASS A OFFICE ENVIRONMENT

Built in 2004 and recently renovated, the Property delivers modern design elements, upgraded finishes, and institutionally maintained common areas. Tenants benefit from a professional setting that enhances both employee experience and client impressions.

ANCHOR TENANCY WITH ABB INC. & DIVERSE ROSTER

Anchored by ABB Inc., a global leader in electrification and automation technologies, the Property features a diversified tenant mix across professional services, technology, healthcare, and financial users—supporting credit stability and durable demand.

ROBUST 5-MILE DEMOGRAPHIC BASE

209,964

Population



155,240

Daytime Employees



\$122,533

Average Household Income



INVESTMENT HIGHLIGHTS

HIGH CURRENT OCCUPANCY WITH STEADY INCOME

At nearly 95% leased, the Property delivers reliable cash flow at acquisition with limited near-term vacancy risk, providing investors with immediate income stability.

VALUE-ADD POTENTIAL THROUGH RENT OPTIMIZATION

The Property offers embedded rent growth potential through the mark-to-market of below-market lease rates, allowing revenue to increase over time through renewals and new leasing at current submarket levels.

PROXIMITY TO LIFESTYLE & RETAIL AMENITIES

Located just two miles east of Polaris Fashion Place and surrounded by dining, retail, and entertainment options, the Property offers tenants convenient access to complementary uses that enhance employee satisfaction and client engagement.

STRONG REGIONAL GROWTH

Columbus is one of the fastest-growing metros in the Midwest, projected to reach 3 million residents by 2050. The region's expanding business base and talent pool continue to drive demand for high-quality office space.



PROPERTY OVERVIEW

Vibe Westerville is a 109,650 SF, three-story Class A office building located at 579 Executive Campus Drive in the highly desirable Westerville/Polaris submarket of Columbus, Ohio. Built in 2004 and situated on 8.89 acres, the Property has recently undergone lobby and common area renovations featuring modern design elements and upgraded finishes that enhance tenant appeal and visitor experience. Tenants benefit from newly added amenities including a shared conference room and Grab 'N Go vending area, along with access to high-speed fiber through WeConnect and additional providers. These improvements, combined with efficient floor plates and professional finishes, reinforce the building's positioning as a modern, institutionally maintained office environment.

Strategically positioned along Polaris Parkway, the Property offers direct connectivity to Interstate-71 leading into Downtown Columbus and Interstate-270, which provides access to the metro's suburbs and John Glenn Columbus International Airport. Vibe Westerville is located approximately two miles east of Polaris Fashion Place, a premier retail destination serving the broader Central Ohio region. The combination of strong access, recent capital improvements, and proximity to retail, dining, and transportation infrastructure positions the Property as a resilient office investment offering long-term tenant demand, visibility, and convenience.

Vibe Westerville
579 Executive Campus Drive, Westerville, OH

BUILDING SPECIFICATIONS

TYPE	Class A Office and Flex
YEAR BUILT	2004
STORIES	Three (3)
RENTABLE AREA (RBA)	±109,650 SF
LOT SIZE	±8.89 AC
PARKING	Ample On-Site Surface Parking
FLEX SPACE SPECS	3 Dock Doors, 1 Overhead Door
ACCESS	Two (2) Ingress/Egress
PARCEL	318-444-01-001-003
ZONING	PD/SWPO (Planned Development District with a Source Water Protection Overlay)
COUNTY	Delaware
MARKET	Columbus
SUBMARKET	Polaris



AMENITIES

- Shared tenant conference facility
- Convenient on-site food/snack options



EXTERIOR PHOTOS



INTERIOR PHOTOS

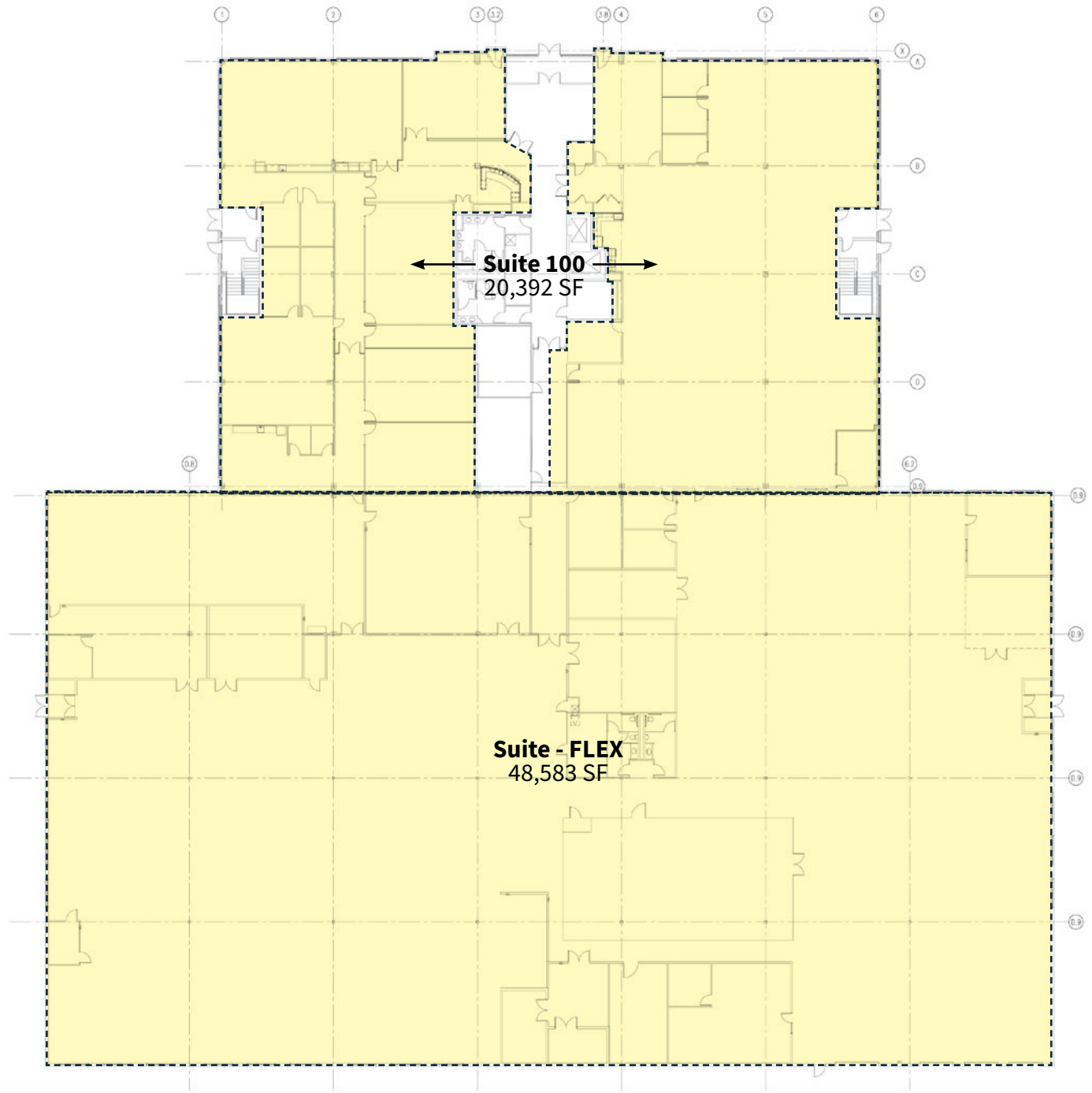


INTERIOR PHOTOS



FLOOR PLANS

+ 1ST FLOOR

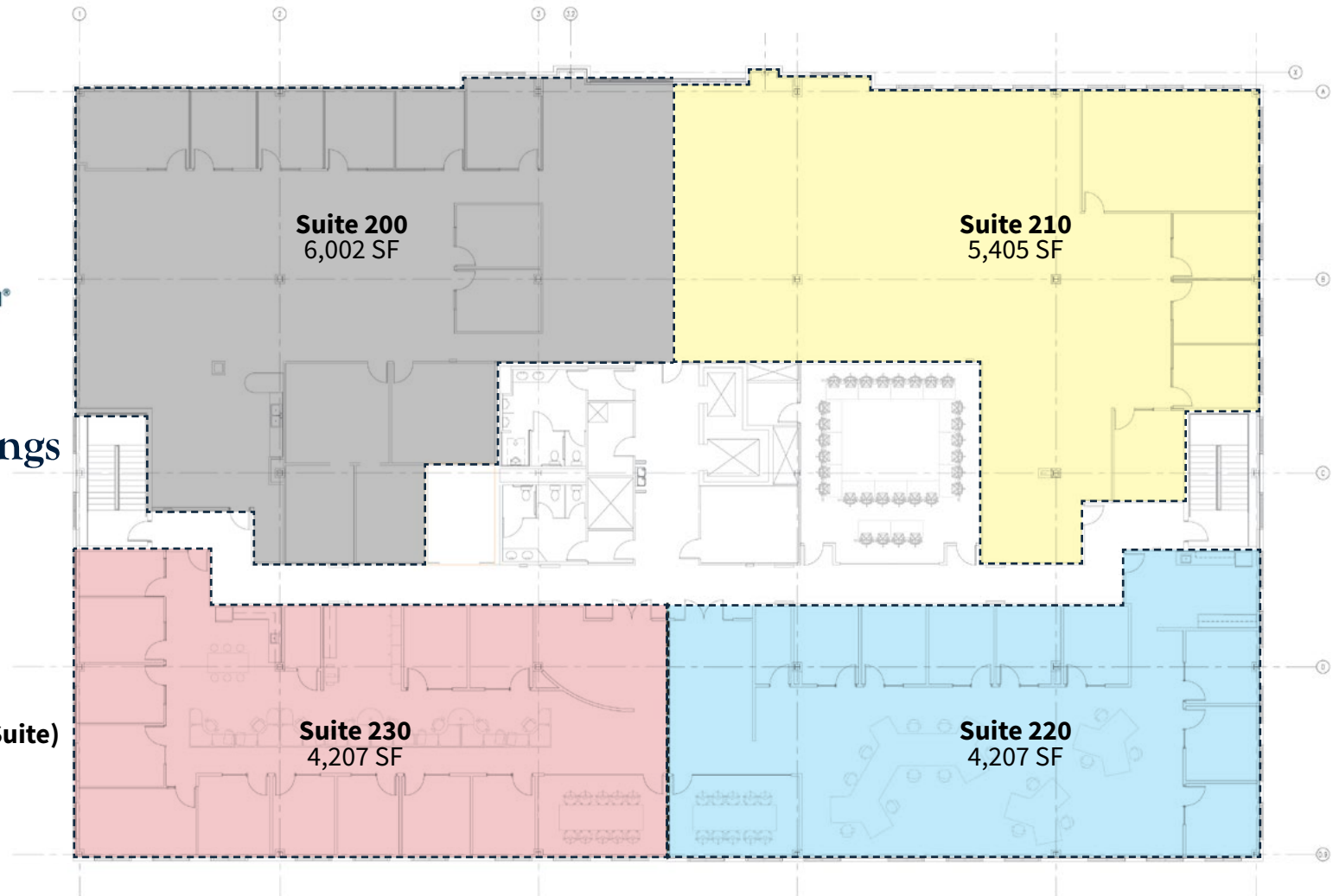


FLOOR PLANS

+ 2ND FLOOR

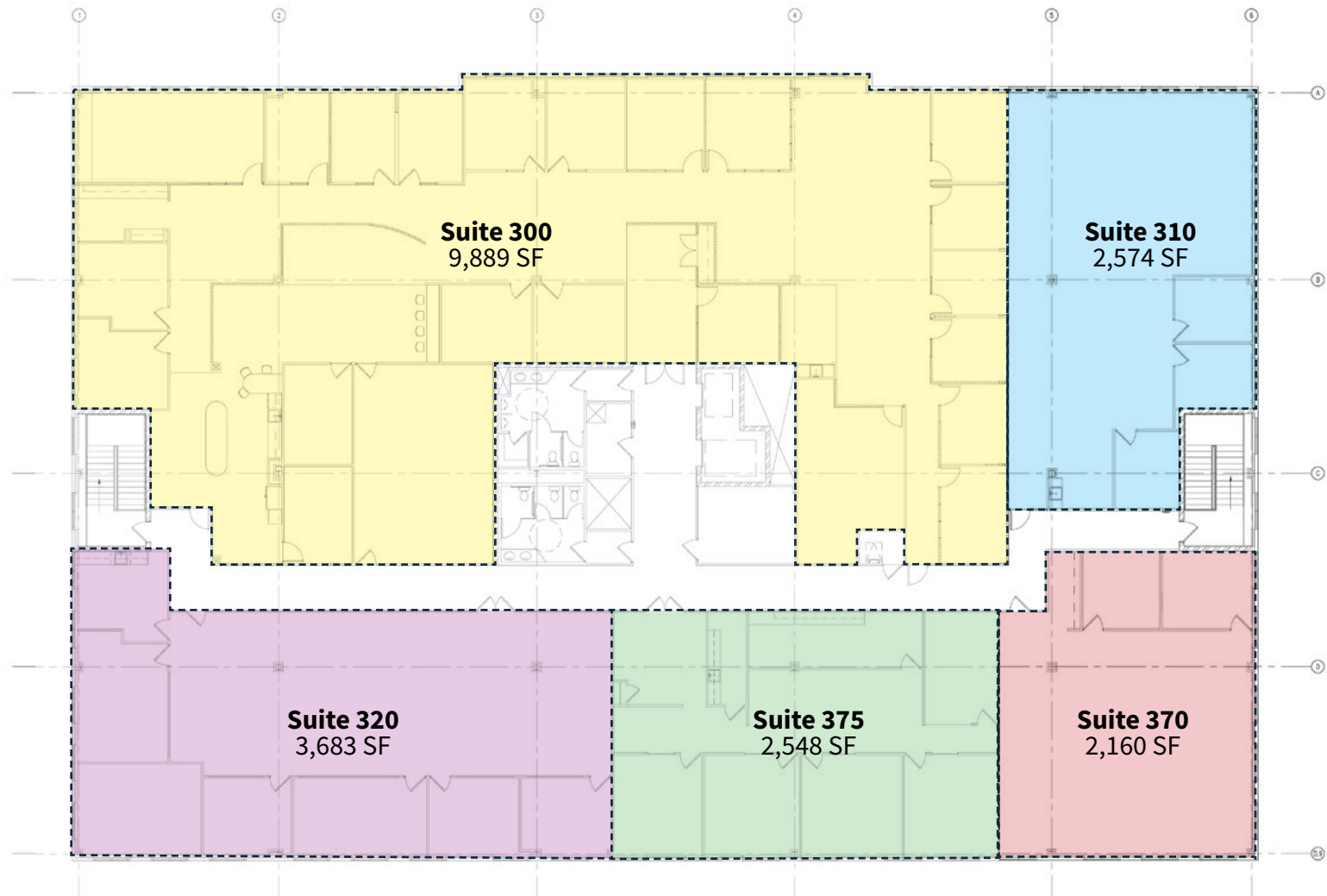


VACANT (Pending Spec Suite)

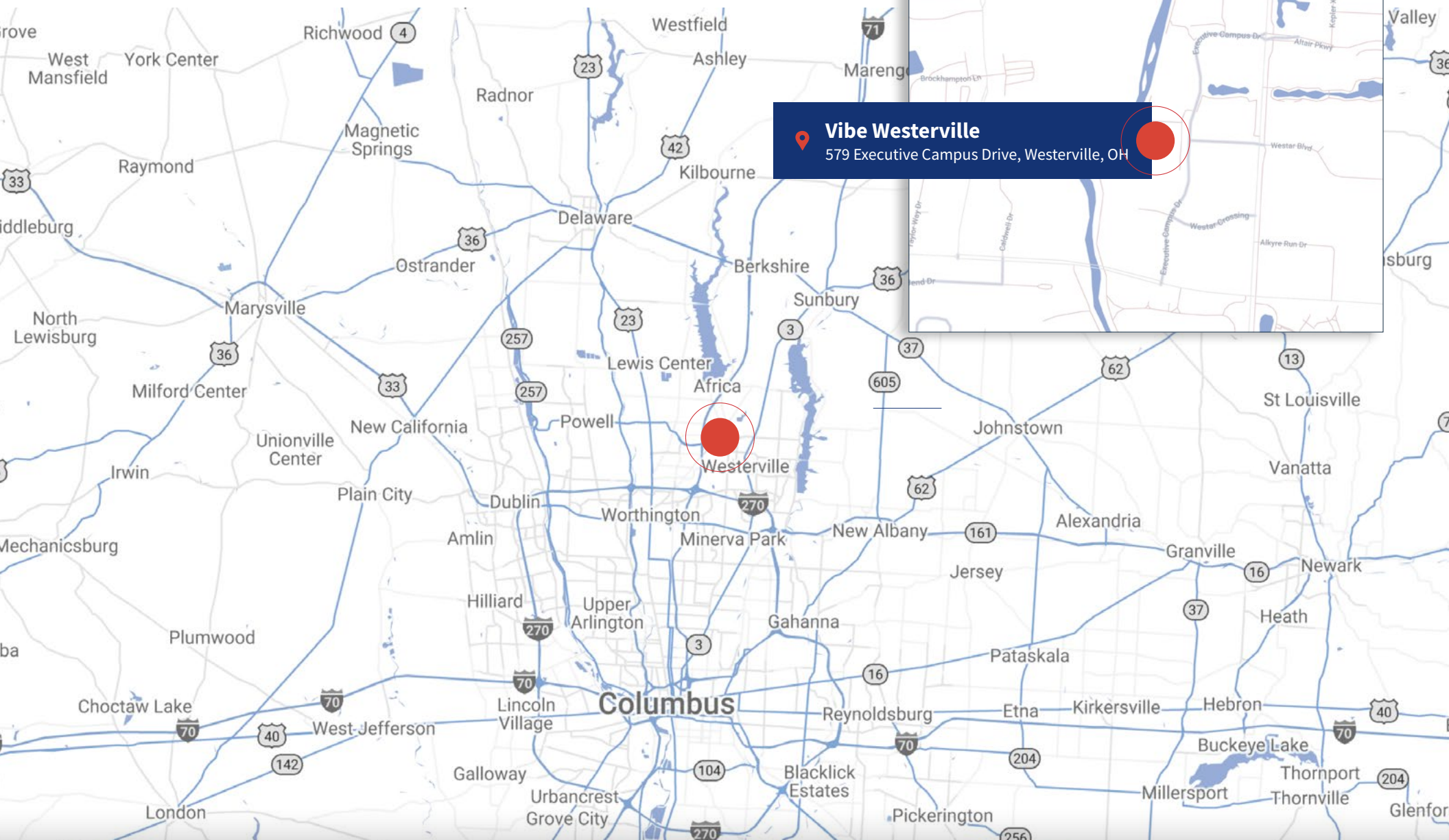


FLOOR PLANS

+ 3RD FLOOR



REGIONAL AREA



Vibe Westerville
579 Executive Campus Drive, Westerville, OH

IMMEDIATE AREA



EVOLVING DYNAMICS OF THE COLUMBUS OFFICE MARKET CONT.

+ INVENTORY, CONSTRUCTION RATES AND TRENDS

Office construction in Columbus remains near historically low levels as elevated financing costs and measured tenant demand continue to restrict new development. Approximately 214,000 square feet is currently under construction, representing just 0.2 percent of the market's 120 million-square-foot inventory compared with a 0.6 percent national construction rate. Construction starts over the past 12 months are approximately 70 percent below the pre-pandemic five-year average.

- Nearly 90% of office space delivered since 2020 has been successfully leased.
- Approximately 214,000 SF is currently under construction, equal to only 0.2% of total market inventory.
- Block J at Bridge Park, a 104,000-SF development scheduled for 2027, is already nearly 50% preleased.
- Amenity-rich suburban locations such as Bridge Park, Easton, and Polaris continue to benefit from tenant preference for location and surrounding amenities.

Source: CoStar, Columbus Office Market Report, accessed August 7, 2026.



TRANSACTION GUIDELINES

+ DUE DILIGENCE AND OFFERS

Vibe Westerville is being marketed exclusively by NAI Ohio Equities to a select group of investors. The prospective investor will be selected by Seller in its sole and absolute discretion based on a variety of factors including, but not limited to:

- Offer price
- Financial strength
- Level of discretion to invest funds
- Ability to close in a timely fashion
- Experience in closing similar transactions
- Absence of contingencies
- Level of Property due diligence completed
- Thoroughness and conveyance of Property underwriting
- Time-frame and amount of non-refundable earnest money deposit
- Strength of commitment from lender and terms of debt, if any

NAI Ohio Equities will be available to assist prospective investors to arrange on-site inspections and to answer any questions related to information in this Offering Memorandum.

+ OFFERING PROCEDURE

NAI Ohio Equities hereby solicits offers to purchase Vibe Westerville through an offer process in accordance with the terms and provisions of this Offering Memorandum, which Seller may, in its sole discretion, amend or update.

- Investors must sign the necessary Confidentiality Agreements.

- All due diligence materials will be provided upon execution of the Confidentiality Agreement and review of the Investor by the Agent.
- All offers must be presented in writing.
- All offers must include the amount of earnest money deposit and time-frame to non-refundable status, an outline of the proposed schedule for due diligence and closing, a description of any physical or environmental assumptions which affect the price being offered, a list of any contingencies, including committee approvals, required to close the transaction.

+ TOURS

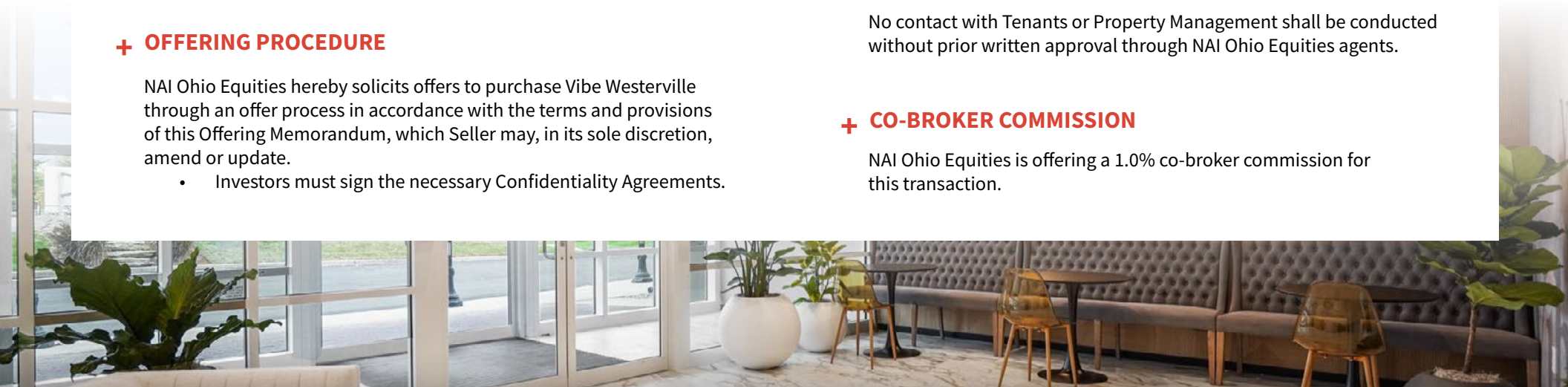
Private tours will be offered by appointment only. Please schedule your site visit as soon as possible by contacting the NAI Ohio Equities sales team.

+ NO CONTACT WITH TENANT AND PROPERTY MANAGEMENT

No contact with Tenants or Property Management shall be conducted without prior written approval through NAI Ohio Equities agents.

+ CO-BROKER COMMISSION

NAI Ohio Equities is offering a 1.0% co-broker commission for this transaction.





Vibe

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