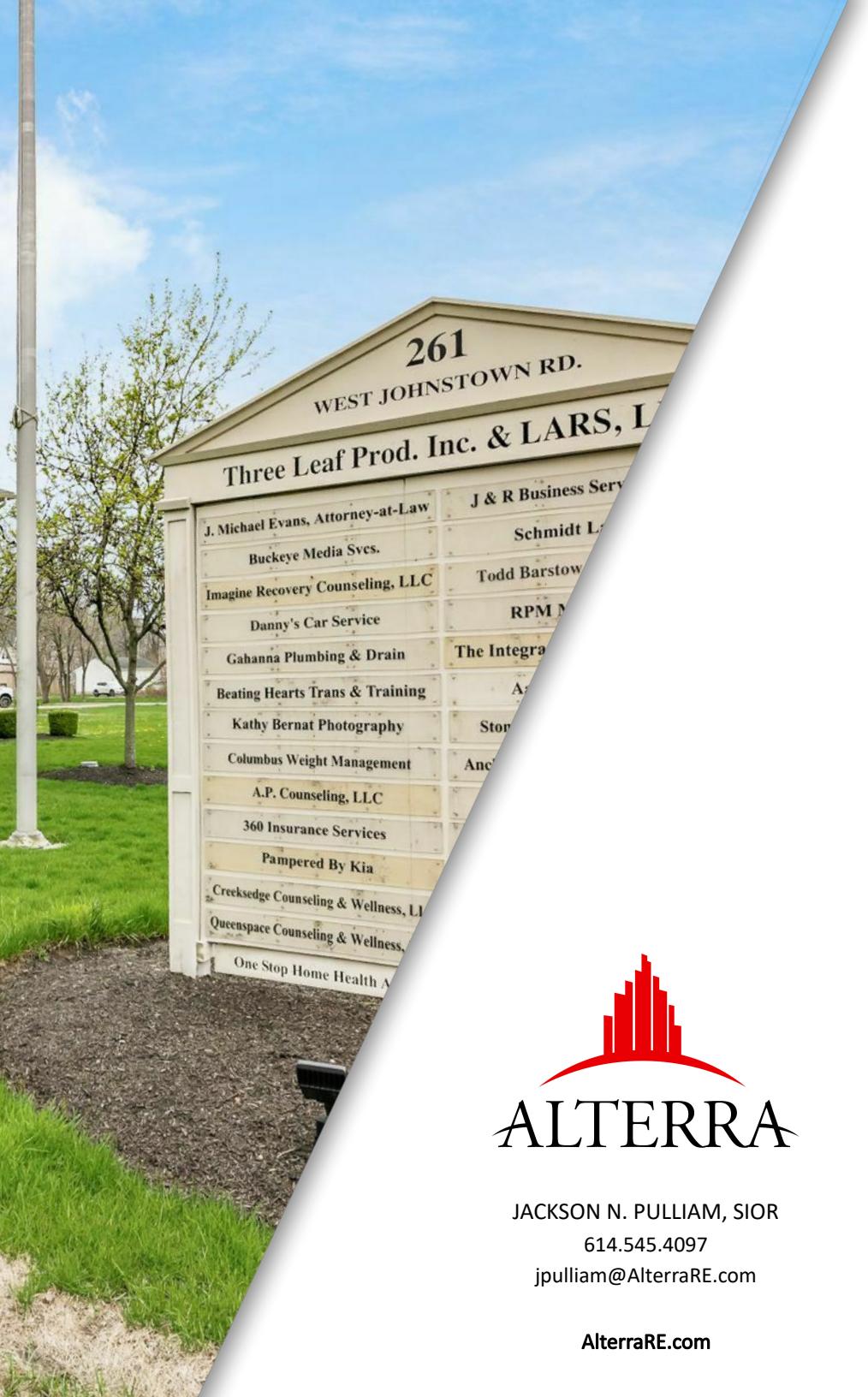




Executive Suites
261 Johnstown Rd.
Gahanna, OH 43230

OFFICE BUILDING FOR LEASE



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

AlterraRE.com



Property Highlights

- Updated colonial style brick office building with ample parking and signage
- Amenities include a shared conference room with full-room virtual call & centralized microphone, kitchenette, break area with flat screen TV, storage and a shared copier
- Minutes from Port Columbus Airport, Easton Town Center and access to I-270

Offering Summary

Lease Rate	\$600.00 - \$1,100.00 SF/yr (Gross)
Available SF	126 - 205 SF
Building Size	14,823 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	3,248	107,059	380,006
Total Population	7,811	268,459	919,015
Average HH Income	\$96,786	\$89,570	\$95,437





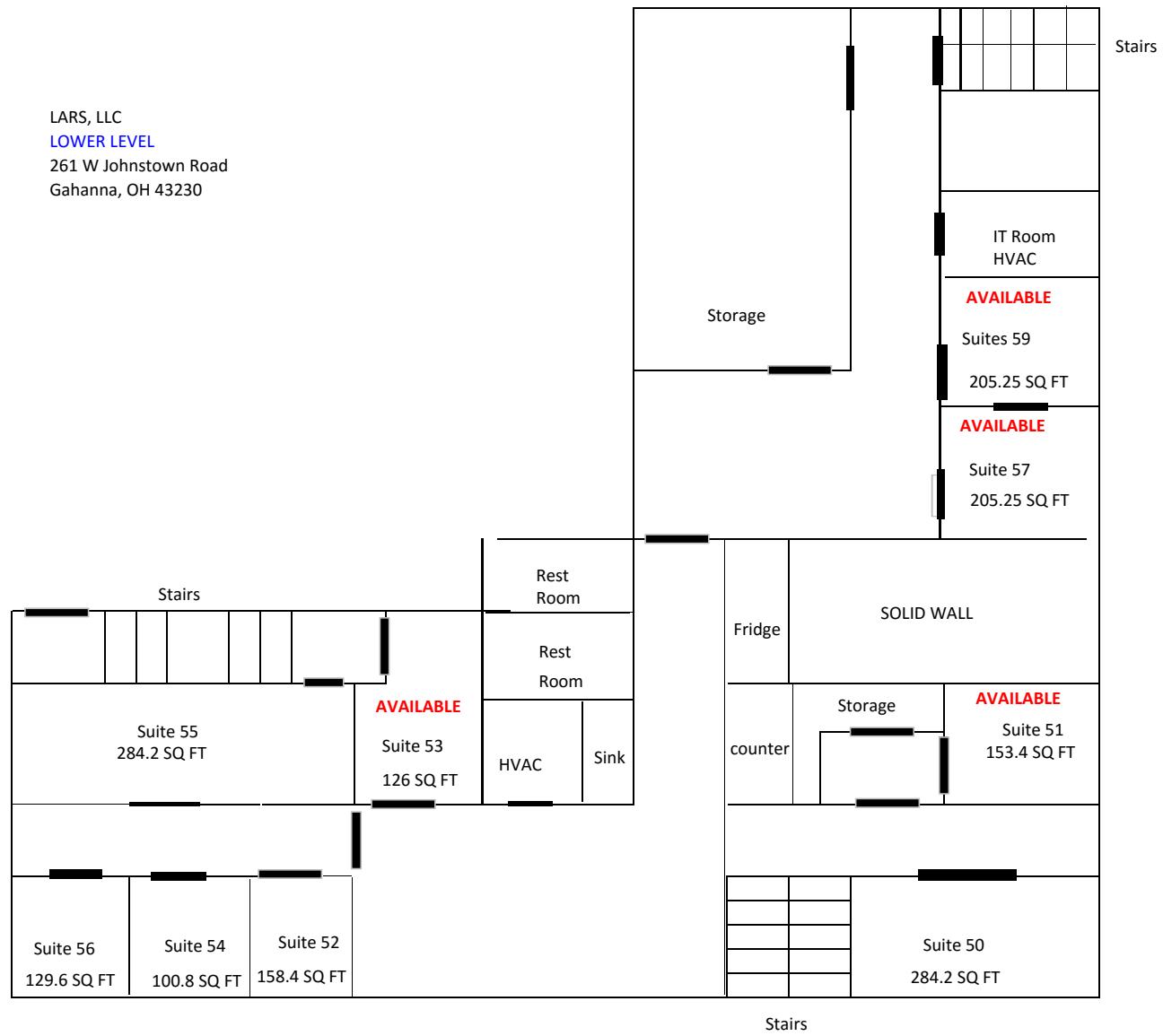
Lease Information

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	126 - 205 SF	Lease Rate:	\$600.00 - \$1,100.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 51	Available	153 SF	Gross	\$600.00 - \$1,100.00 SF/yr	-
Suite 53	Available	126 SF	Gross	\$600.00 - \$1,100.00 SF/yr	-
Suite 57	Available	205 SF	Gross	\$600.00 - \$1,100.00 SF/yr	-
Suite 59	Available	205 SF	Gross	\$600.00 - \$1,100.00 SF/yr	-

LARS, LLC
LOWER LEVEL
261 W Johnstown Road
Gahanna, OH 43230

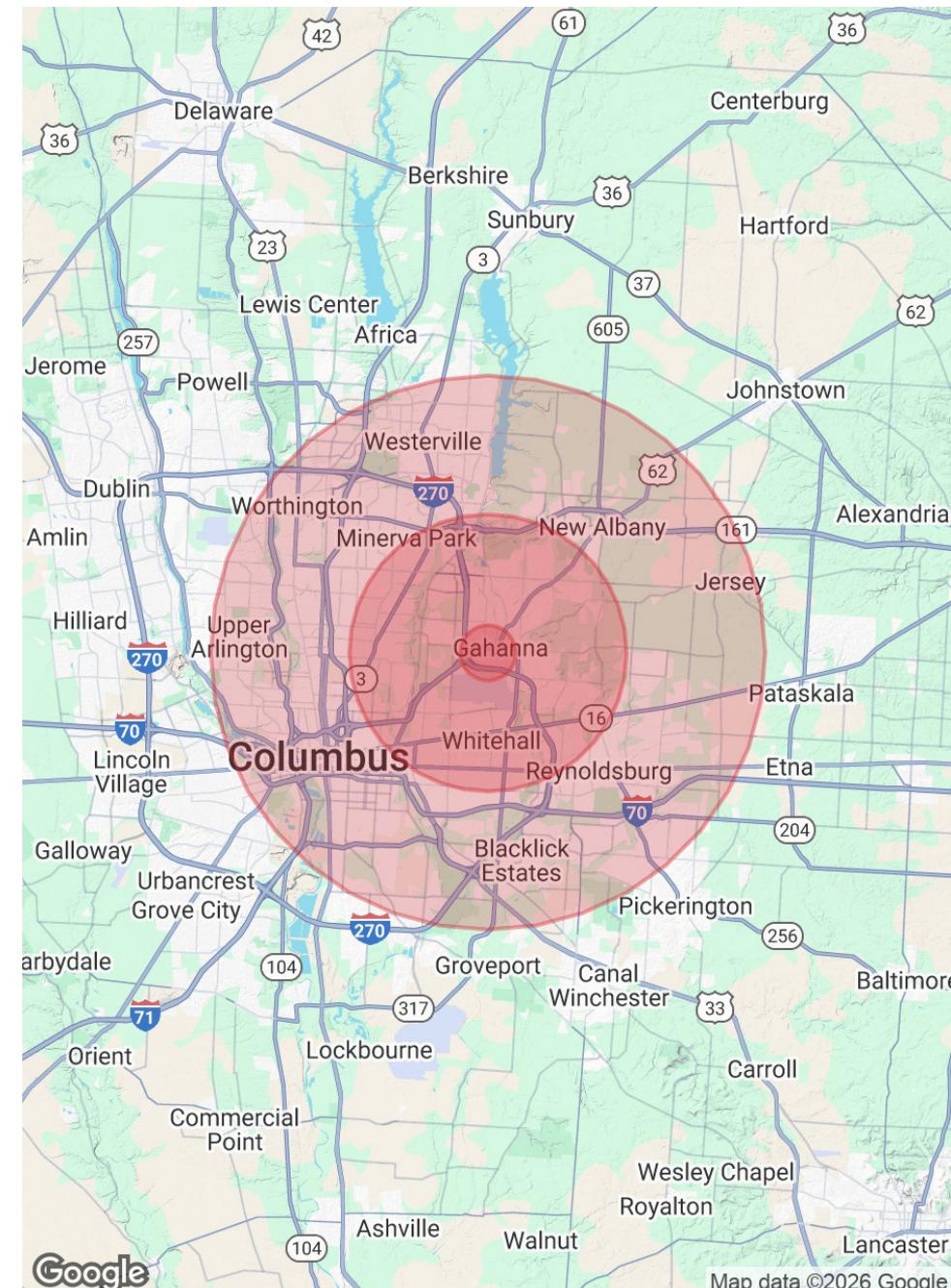




Population	1 Mile	5 Miles	10 Miles
Total Population	7,811	268,459	919,015
Average Age	41	38	38
Average Age (Male)	38	37	37
Average Age (Female)	43	39	38

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	3,248	107,059	380,006
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$96,786	\$89,570	\$95,437
Average House Value	\$276,598	\$278,552	\$315,417

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 \$51,000,000.00 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

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