

TRUE EXCELLENCE
TRUE PRESENCE
TRUE POINTE

equity CBRE
Commercial Real Estate Solutions

A transformational
mixed-use lifestyle
destination development.
Built by Equity.
Built for Hilliard.



TRUE POINTE
MIXED USE DEVELOPMENT
TRUMAN BLVD., HILLIARD, OH 43026

AN URBAN OASIS IN HILLIARD

This isn't another day at the office—**this is something new.** A true lifestyle destination, TruePointe is the pulse point of a **walkable urban environment** within the idyllic suburban city of Hilliard. With 27 acres of pedestrian-friendly space, **TruePointe is the real deal:** day-to-night, work-to-weekend—**the best of both worlds.**

live. work. play.

New master-planned
MIXED-USE DEVELOPMENT

250,000+ SF
OF TOP-OF-THE-LINE
OFFICE SPACE

35,000+ SF
OF PREMIER EXPERIENTIAL
RETAIL AND FOOD & BEVERAGE

400 high-end
MULTI-FAMILY UNITS

State-of-the-art
HEALTH AND WELLNESS
AMENITIES FOR OFFICE AND
RESIDENTIAL TENANTS

Strategic
LOCATION ON I-270
PROVIDES UNPARALLELED
ACCESS FOR COMMUTERS
AND RESIDENTS

Tranquil
MULTI-USE TRAILS AND
OUTDOOR GREEN SPACE

Incredible visibility
FROM I-270 FOR OFFICE TENANTS; THIS IS THE
FINAL OPPORTUNITY FOR PROMINENT SIGNAGE
ALONG THE I-270 CORRIDOR



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YOUR OPPORTUNITY

Final location

FOR HIGH-VISIBILITY
SIGNAGE FRONTING I-270

Up to 168,900 SF

CLASS A OFFICE
REMAINING FOR LEASE

±\$30.00

RENTAL RATE
(NNN)

1,627

PARKING
SPACES

Advanced Drainage Systems, Inc. (ADS), a leading manufacturer of high performance thermoplastic corrugated pipe and one of the largest plastic recycling companies in North America, is moving its international headquarters to TruePointe and will occupy 100,000 SF of office space.

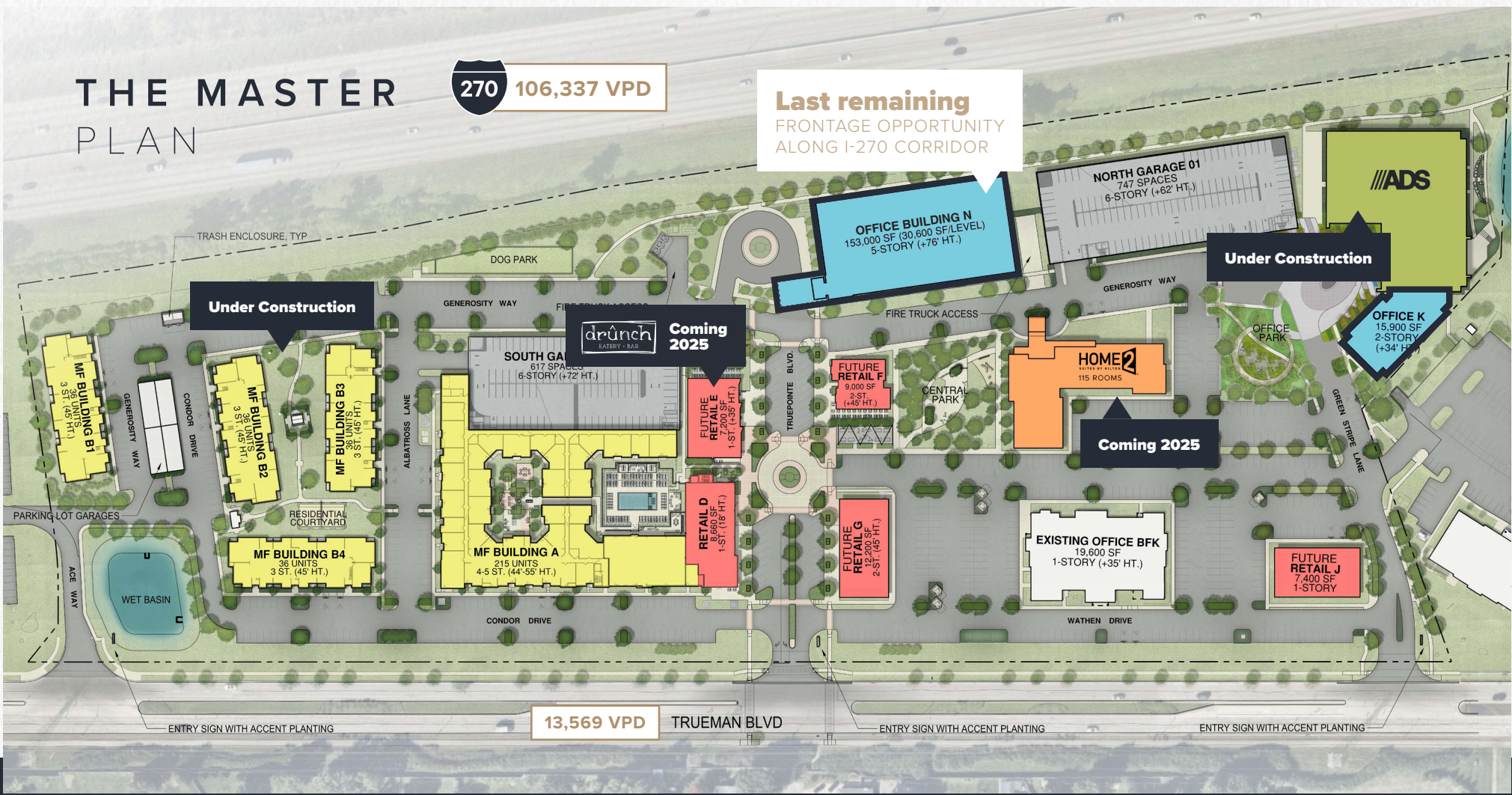
live . work . play .



THE MASTER PLAN

270 106,337 VPD

Last remaining
FRONTAGE OPPORTUNITY
ALONG I-270 CORRIDOR

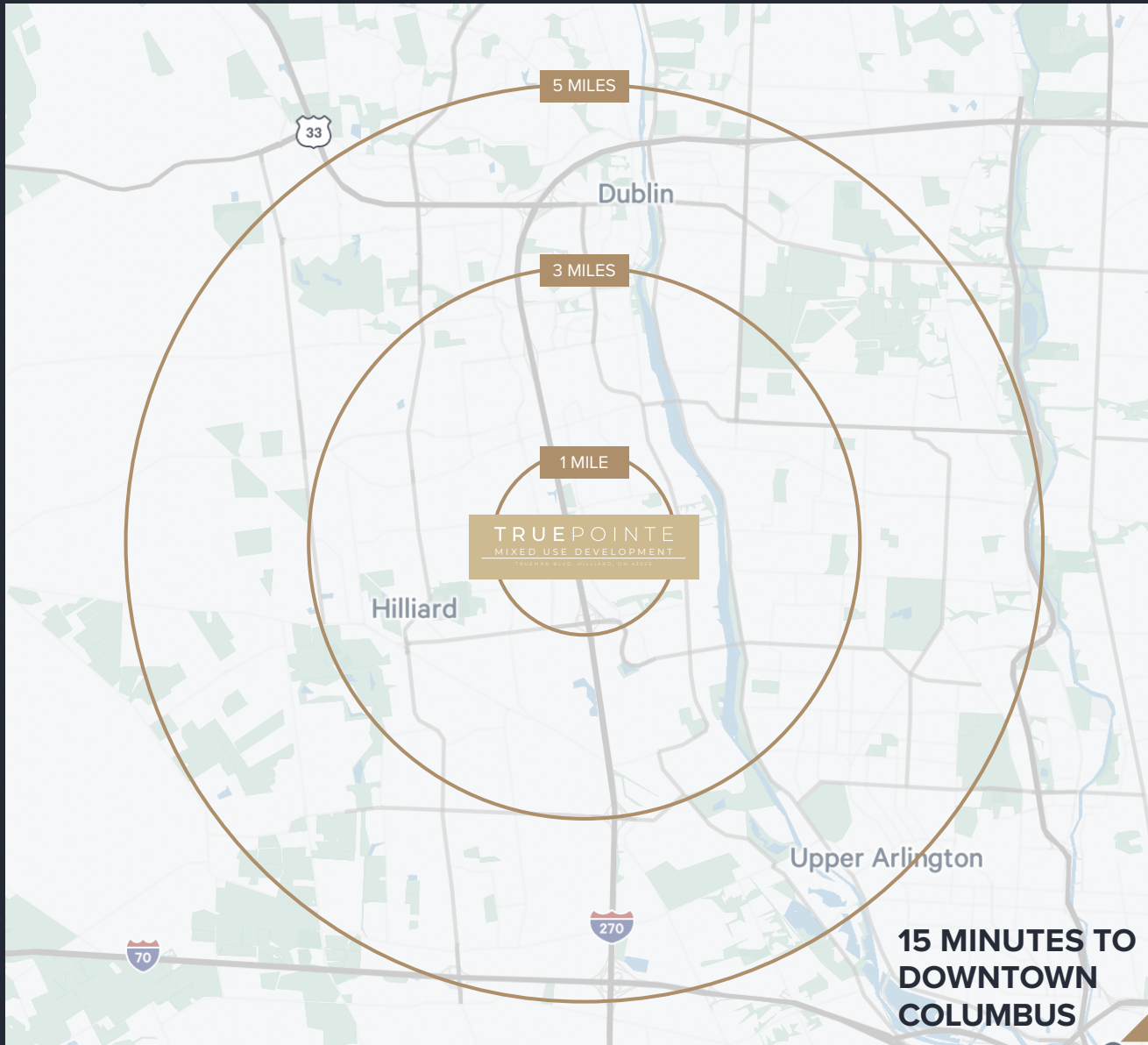


13,569 VPD TRUEMAN BLVD

- OFFICE ●
 - RESIDENTIAL ●
 - HOTEL ●
 - RETAIL ●
 - EXISTING ●
 - PARKING ●
- MULTIFAMILY BUILDINGS B1 - B4**
36 UNITS / 3 ST. (45' HT.)
Under Construction
 - MULTIFAMILY BUILDING A**
215 UNITS / 4-5 ST. (44'-56" HT.)
Under Construction
 - HOME2 BY HILTON**
115 Rooms / Coming 2025
 - RETAIL D**
8,100 SF
 - RETAIL E**
7,200 SF
 - RETAIL F**
9,000 SF
 - RETAIL G**
13,200 SF
 - RETAIL J**
7,475 SF
 - EXISTING OFFICE BFK**
19,600 SF
 - OFFICE K**
15,900 SF
 - OFFICE N**
2-3 Story, 100,000 - 200,000 SF
 - ADVANCED DRAINAGE SYSTEMS, INC, INTL. HQ**
3-Story, 100,000 SF / Under Construction
 - NORTH PARKING GARAGE**
6 Levels, 711 Spots
 - SOUTH GARAGE 02**
5 Levels, 480 Spots

live.
work.
play.

PERFECTLY POSITIONED IN HILLIARD



5 MILE RADIUS

211,186
POPULATION

\$81,828
MEDIAN HH INCOME

\$242,224
MEDIAN HOME VALUE

3 MILE RADIUS

91,584
POPULATION

\$83,522
MEDIAN HH INCOME

\$232,256
MEDIAN HOME VALUE

1 MILE RADIUS

9,621
POPULATION

\$100,721
MEDIAN HH INCOME

\$268,984
MEDIAN HOME VALUE

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equity **CBRE**
Commercial Real Estate Solutions®

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