

TRUEPOINTE EAST

OFFICE FOR SALE/LEASE

4640 TRUEMAN BOULEVARD, HILLIARD, OHIO 43026



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PROPERTY HIGHLIGHTS

- +/- 32,519 SF two-story office building available Q4 2025
- Significant renovations completed in 2022
- Located in the TruePointe Community Entertainment District which offers over 60,000 SF of restaurants and retail amenities
- The TruePointe West Campus features coworking space, a Hilton Home2 Suites hotel, and 360 high-end apartments (Tempo by Milhaus)
- Quick access to I-270 via the Cemetery Road interchange
- Nearby big box retail locations at both Mill Run and Tuttle Crossing Mall
- Prominent, lighted monument signage facing Trueman Boulevard
- Sale price: \$6,503,800
- Lease rate: \$19.75 psf NNN

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OBLIQUE AERIAL

TRUEPOINTE

TEMPO APARTMENTS



ADS
Advanced Drainage Systems, Inc.

brick
house
blue

Nicolette Family Dental
Pediatric Associates
orthopedic ONE

WV
Sole Maison
Enrichment Center

equity ecs

WATERSEDGE
event & conference center at timberline

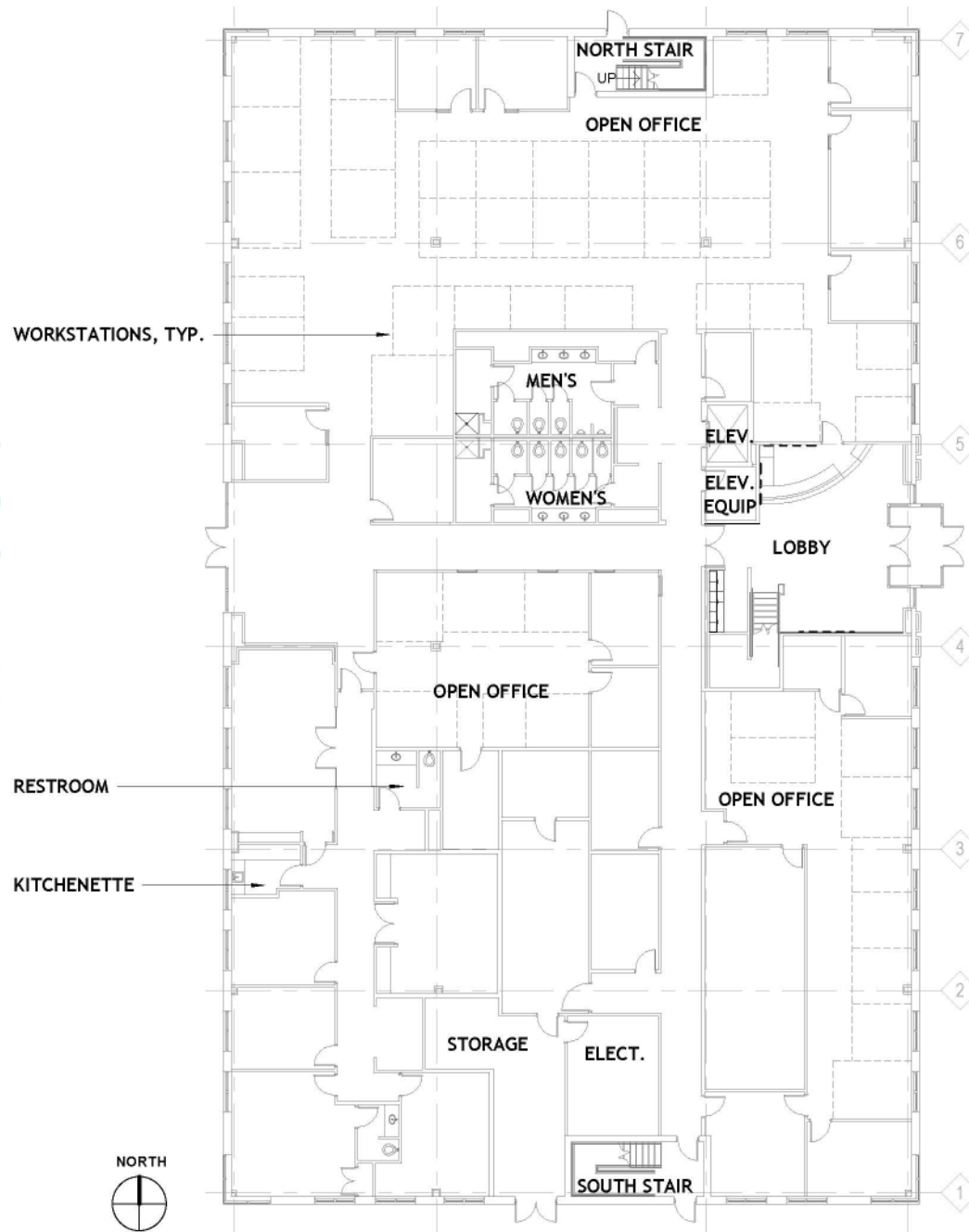
timberline

Trueman Boulevard

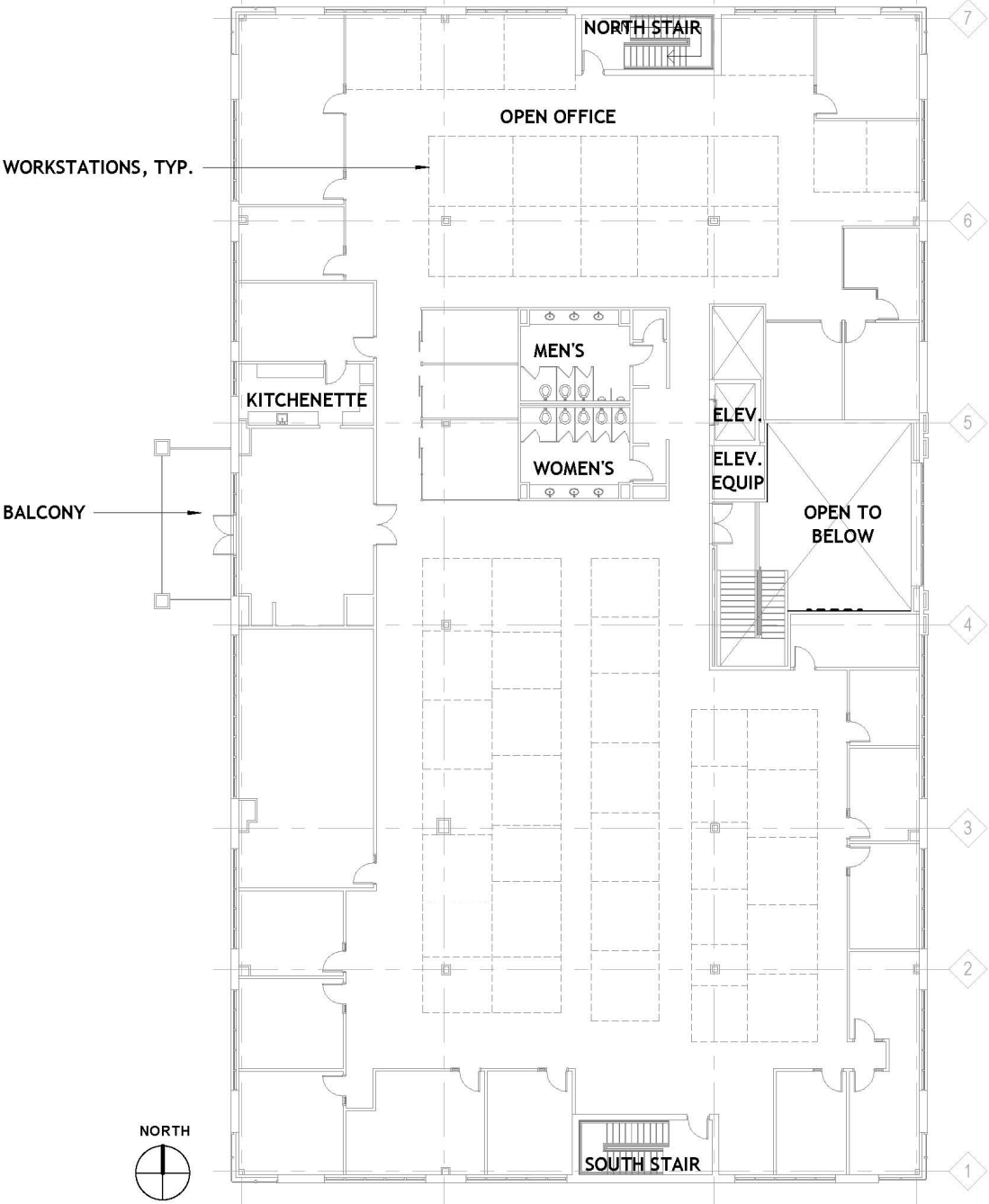
Schirzinger Road



FIRST FLOOR



SECOND FLOOR



PHOTOS

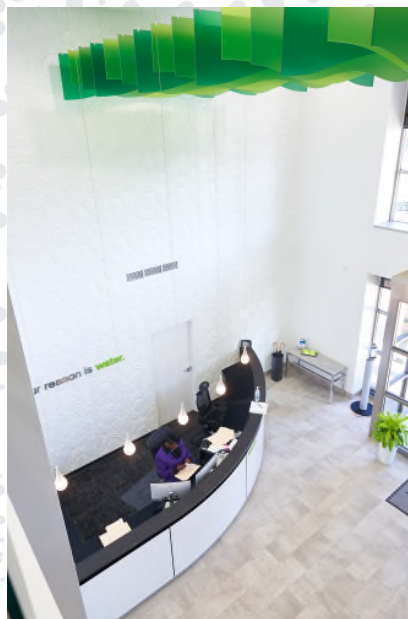


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www.equity.net

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

PHOTOS



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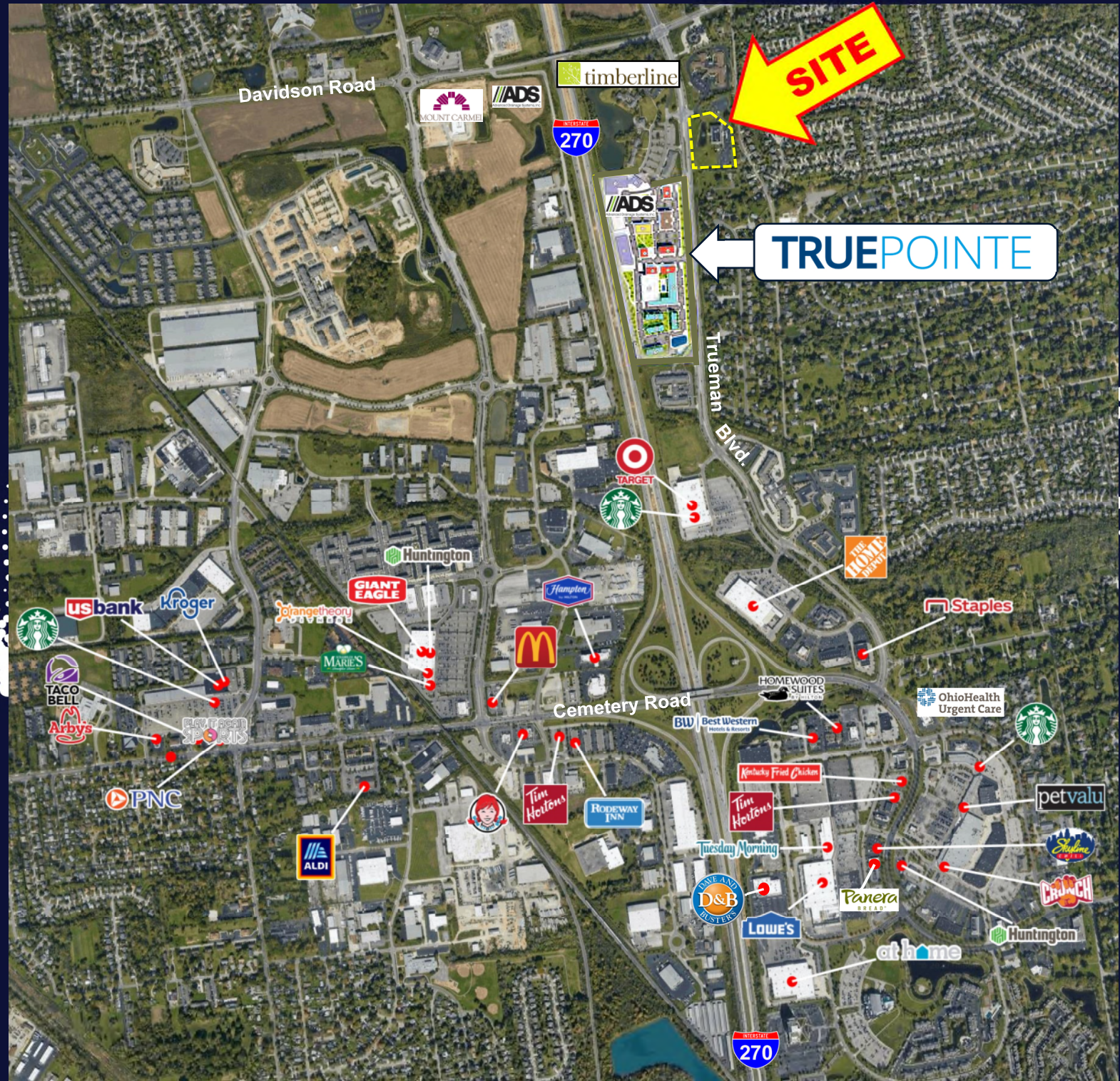
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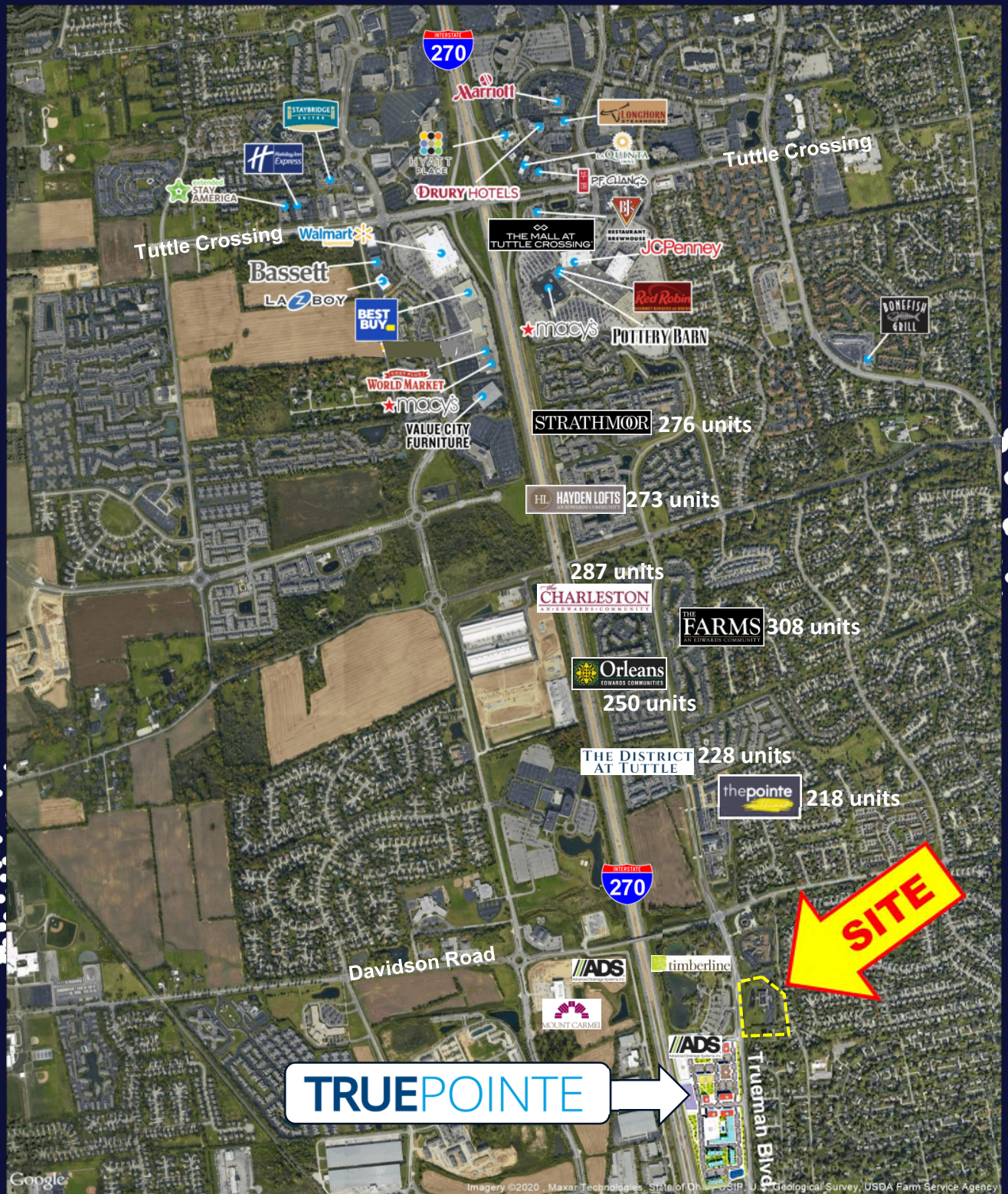
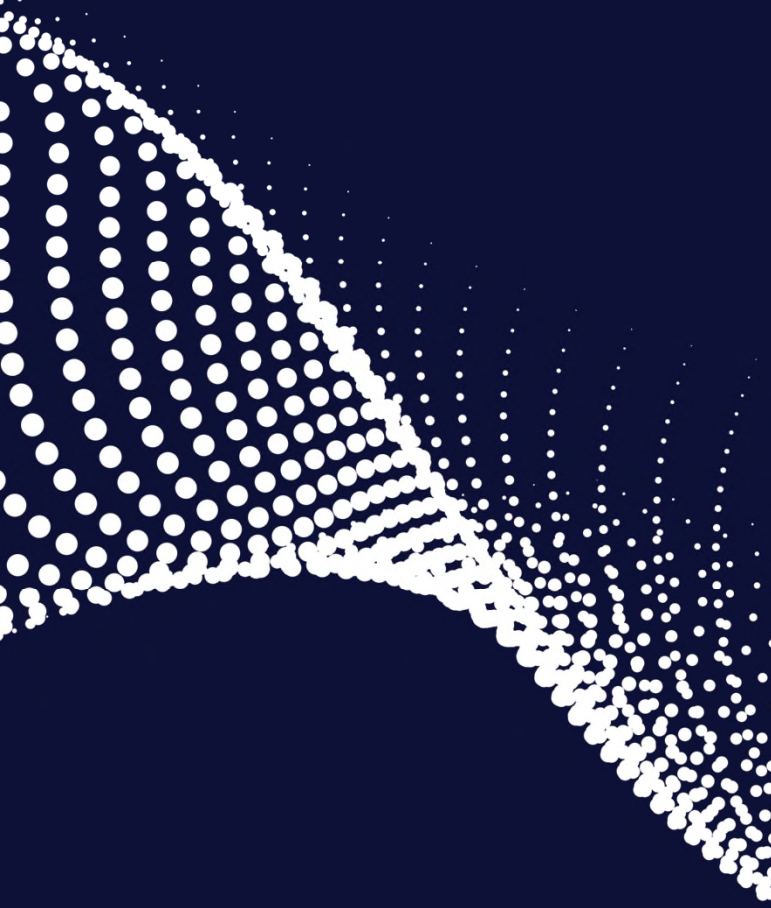
PHOTOS



TRADE AREA
LOCAL
AERIAL
SOUTH



TRADE AREA
**LOCAL
 AERIAL
 NORTH**



GREATER COLUMBUS, OHIO

Business diversity is the core strength of the Greater Columbus economy. Home to seven Fortune 500 companies including **Advanced Drainage Systems** (on the new **TruePointe** campus) and four Inc. 500 companies, Columbus thrives on a diverse mix of government, service, retail, and manufacturing. This base of industries has given Central Ohio economic prosperity and stability.

As the state capital, Columbus is one of the fastest growing cities nationally. The growth is evident not only through the **extensive development boom** the region has experienced since the early 1980's, but also by the number of new businesses that start here each year.

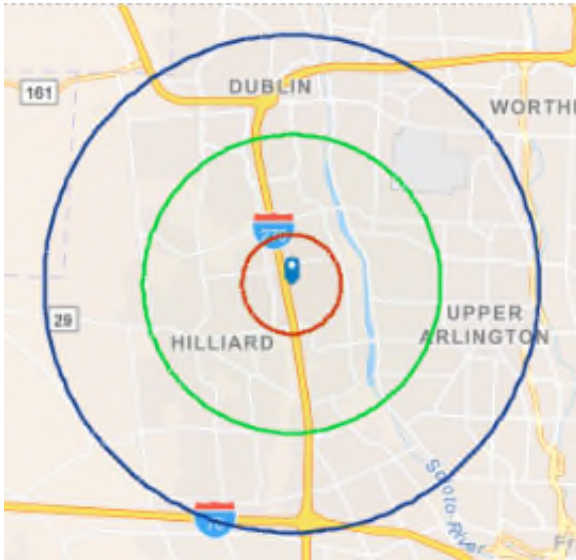
Modern Columbus has emerged as a technologically sophisticated city. It is home to the world's largest private research and development foundation, the **Battelle Memorial Institute and Ohio State University**, the nation's third largest campus. Along with Ohio State University, the city is home to several other institutions of higher learning including Columbus State Community College, Columbus College of Art and Design, and Franklin University.

Multi-billion dollar projects such as Polaris, Easton, the Arena District, Grandview Yard, Bridge Park, and TruePointe are serving to redefine the city's landscape. The most recent example is the **\$20 Billion Intel Semi-Conductor Manufacturing Facility**.

The region is more than growth and economic prosperity. Greater Columbus is home to a symphony orchestra, a ballet troupe, several art museums and a thriving theatre scene. The city also boasts several professional sports teams including the NHL's Columbus Blue Jackets, major league soccer's Columbus Crew, and a AAA minor league baseball team. Columbus is home to the largest college in the country--the Ohio State University Buckeyes.



1-MILE RADIUS DEMOS



KEY FACTS

10,669
Population

2.3
Average
Household Size

38.6
Median Age

\$103,167
Median Household Income

BUSINESS

281

Total Businesses

4,852

Total Employees

EDUCATION

2%

No High School
Diploma

11%

High School
Graduate

16%

Some
College

71%

Bachelor's/Grad/Prof
Degree

INCOME



\$60,477
Per Capita
Income



\$103,167
Median
Household
Income



\$138,562
Average
Household
Income

EMPLOYMENT

81.0
White
Collar %

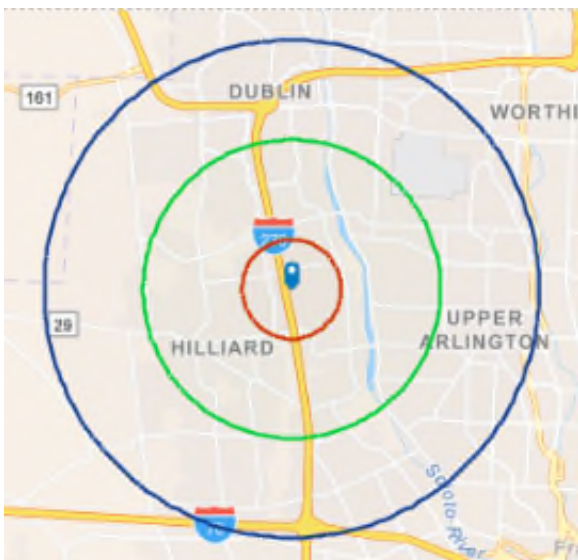
10.3
Blue
Collar %

8.6
Services
%

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3-MILE RADIUS DEMOS



KEY FACTS

94,195

Population



Average
Household Size



Median Age

\$88,339

Median Household Income

BUSINESS



Total Businesses

3,051



Total Employees

43,872

EDUCATION



3%

No High School
Diploma



15%

High School
Graduate



20%

Some
College



61%

Bachelor's/Grad/Prof
Degree

INCOME



\$51,391

Per Capita
Income



\$88,339

Median
Household
Income



\$119,609

Average
Household
Income

EMPLOYMENT



77.2

White
Collar %



12.5

Blue
Collar %



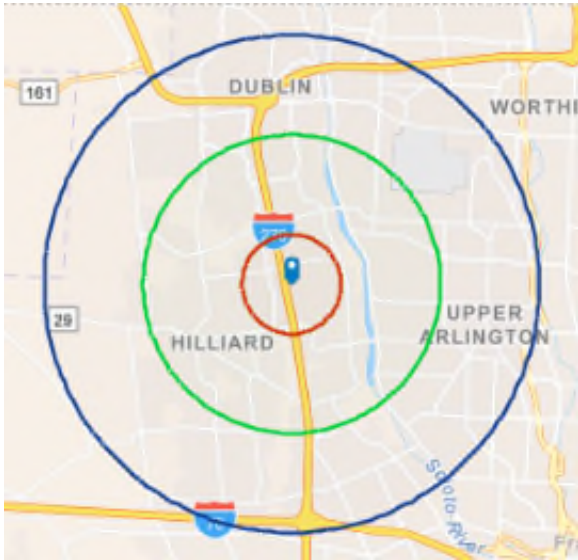
10.3

Services
%

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5-MILE RADIUS DEMOS



KEY FACTS

221,953
Population

2.3
Average
Household Size

37.4
Median Age

\$91,068
Median Household Income

BUSINESS

8,811

Total Businesses

139,489

Total Employees

EDUCATION

3%
No High School
Diploma

14%
High School
Graduate

20%
Some
College

63%
Bachelor's/Grad/Prof
Degree

INCOME

\$53,503
Per Capita
Income

\$91,068
Median
Household
Income

\$125,127
Average
Household
Income

EMPLOYMENT

77.8
White
Collar %

11.6
Blue
Collar %

10.6
Services
%

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