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Hilliard developer planning \$130M mixed-use project on I-270 outerbelt

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One of Hilliard's longstanding developers is planning a major mixed-use project along the I-270 outerbelt.

Equity Inc. plans to develop a 22-acre site along the 4300 to 4500 block of Trueman Boulevard, just south of its own headquarters and east of the highway. Termed TruePointe, the project would be one of the largest efforts in Hilliard's recent history.

The developer plans 205,000 square feet of Class A office space, 16,000 square feet of retail space, 4,000 square feet of restaurant space and 334 multi-family units on the site, with a goal to create a walkable urban environment that hasn't been built in this part of the city, said [Austin Wathen](#), senior vice president of brokerage and business development.

Drawings show four-story buildings in the development. It would include 1,627 parking spaces – 750 in a garage and 877 surface spaces.

"This is some dirt we've been looking at forever," Wathen said. "Along this part of 270 there just isn't this kind of mixed-use development, instead it's more of the office buildings surrounded by a field of parking. Hilliard has been waiting for some



EQUITY INC.

A look at the envisioned office component of the TruePointe development Equity Inc. is planning near its headquarters in Hilliard.

good Class A office space so we wanted to link it with the residences and restaurants and just a walkable urban environment."

The project will entail about \$130 million in construction, said Andrew Johanni, senior vice president of development services for Equity Construction Solutions, the company's construction arm. The developer envisions a late 2021 groundbreaking and completion in late 2022 or early 2023.

The development site stretches from the building complex and pond around the company's headquarters to the south, roughly to the Hilliard Assisted Living & Memory Care facility building at 4303 Trueman. A future I-270 overpass has been envisioned at that line, which would connect roughly with Lyman Drive on the other side of the outerbelt.

The 22-acre plot of land is under contract now from Middletown-based Madison Tri-State Properties LLC, and is zoned commercial with a market value of about \$1.47 million according to the Franklin County Auditor's office. Equity's plan will incorporate the 4525 Trueman office building on a corner of the land as well, which is the home of the Battelle for Kids nonprofit.

Wathen and Jesse Shkolnik of Equity will manage leasing for the office portion and Aaron Heath is managing leasing for the retail component. They've had a few preliminary conversations with prospective tenants but feel confident about pushing ahead with the development now.

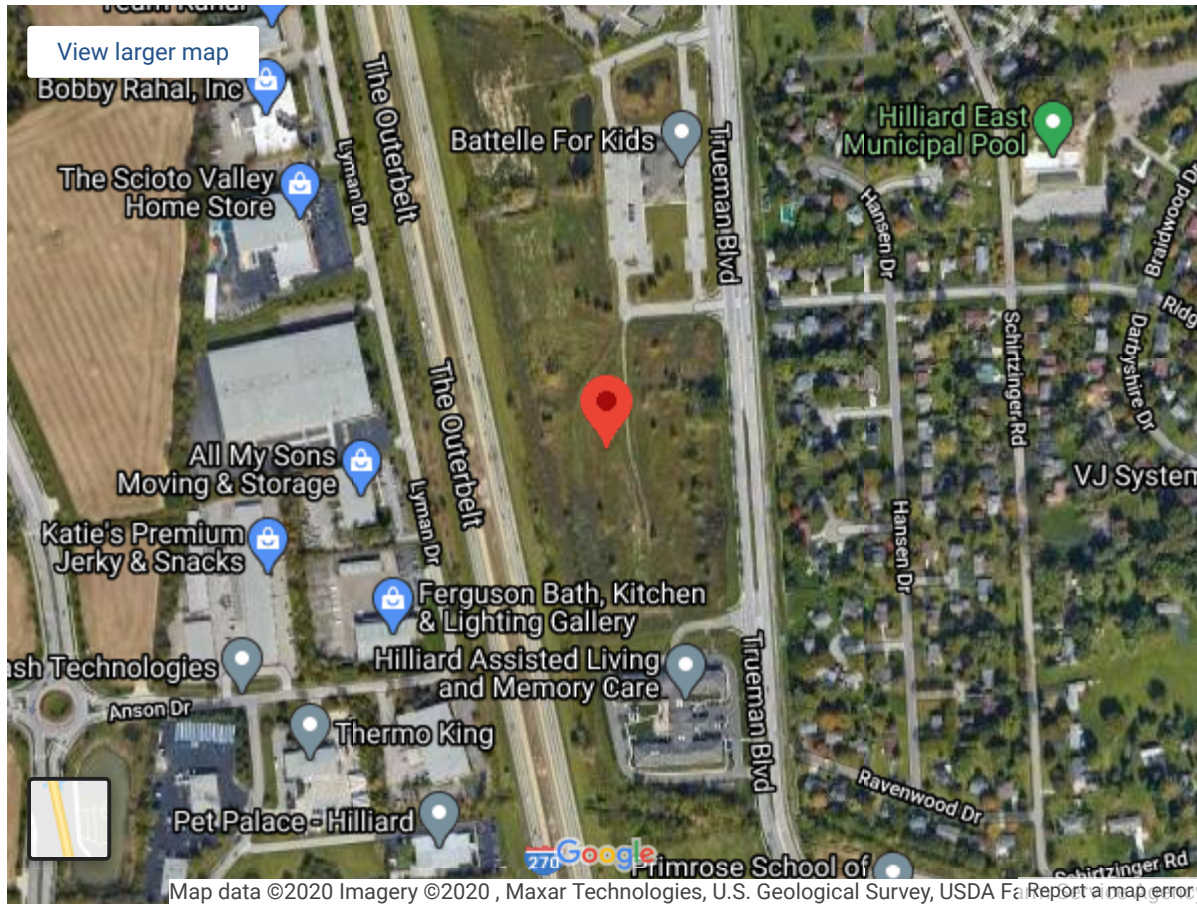
"There aren't many walkable environments in Hilliard outside of the downtown area, and in general I think walkable in suburban areas just helps everyone," said Wathen, who lives across the street from where the development will be.

It's a quiet parcel of land nestled between two major highway interchanges; the Mall at Tuttle Crossing is to the north and the Mill Run shopping center is to the south. According to Equity data, 9,600 people live in a 1-mile radius with a median household income of \$100,000. The office space would have a commanding view of the highway, where 116,000 vehicles a day travel.

Equity's existing campus – which is the former Red Roof Inn headquarters – features a pond with a walking trail that will also connect into the new development. Wathen said he envisions attracting large-block office users and

possibly some medical uses. For retail, he's hoping for a fine dining destination that's not easy to come by in this part of town.

"We've been thinking a lot about the possibilities for what could be there, and it could certainly add a lot," Wathen said.



Tristan Navera
 Staff reporter
Columbus Business First

