



Investment Opportunity
535 Lakeview Plaza Blvd., Worthington, OH 43085



Property overview

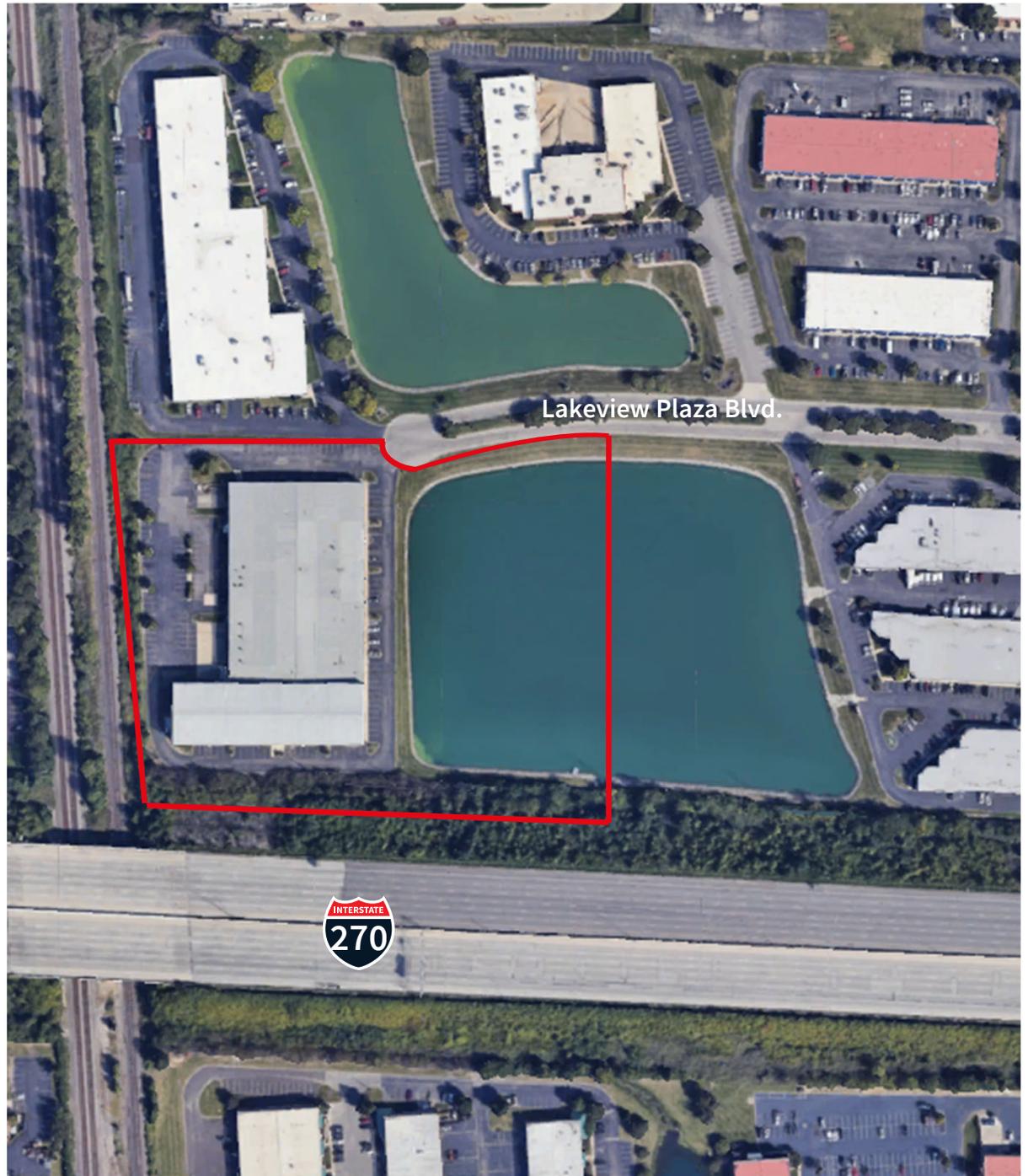
Asking Price: 12,930,000

Cap Rate: 6.50%

535 Lakeview Plaza Blvd. is strategically located in Worthington, one of Columbus's premier locations. The building's flexible design accommodates diverse uses including last-mile delivery, distribution, retail, flex, R&D, and light manufacturing, with prime retail exposure along I-270. The Worthington address is in the North submarket with access to outstanding transportation connections that make this an exceptional investment opportunity in today's high-demand warehouse market.

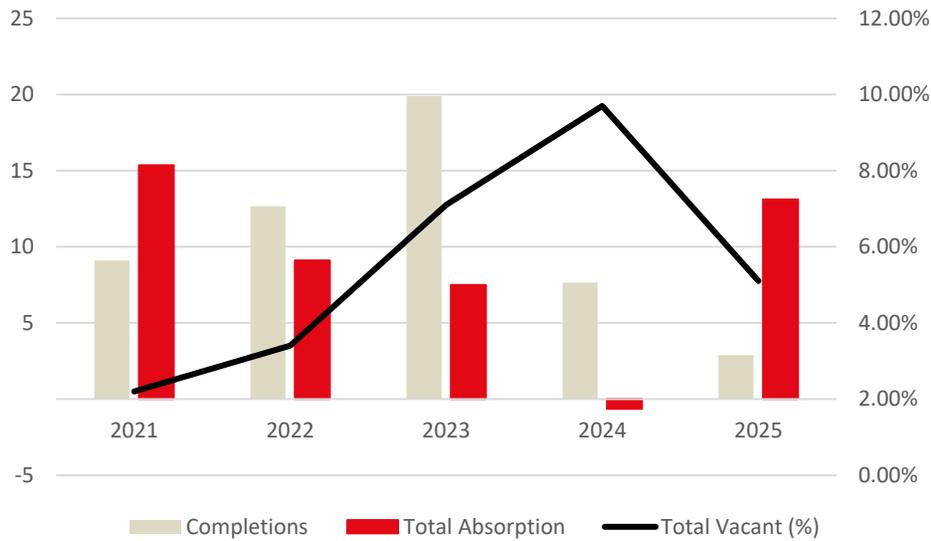
Property specifications

- 16' - 32' clear height
- 10 exterior docks
- 5 drive-in door(s) (14' x 16')
- 102 parking spaces (1.18 ratio)
- ESFR fire suppression
- 6.0+ Weighted Average Lease Term
- 3 Tenants in place
- \$844,658 Year 1 NOI



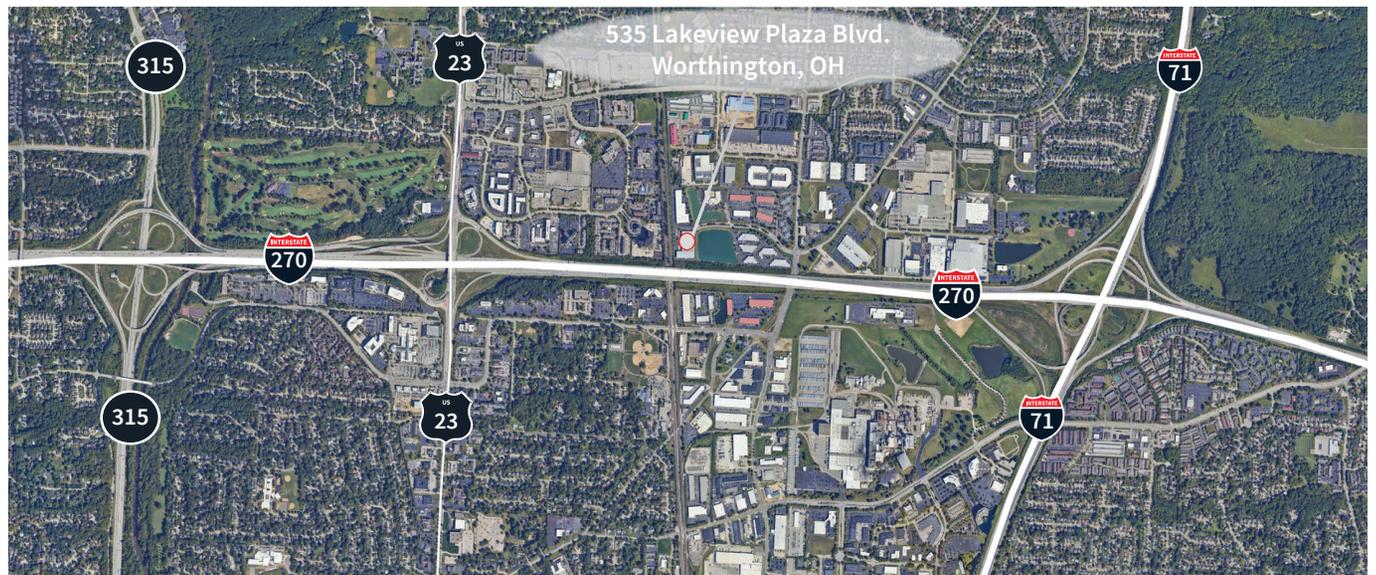
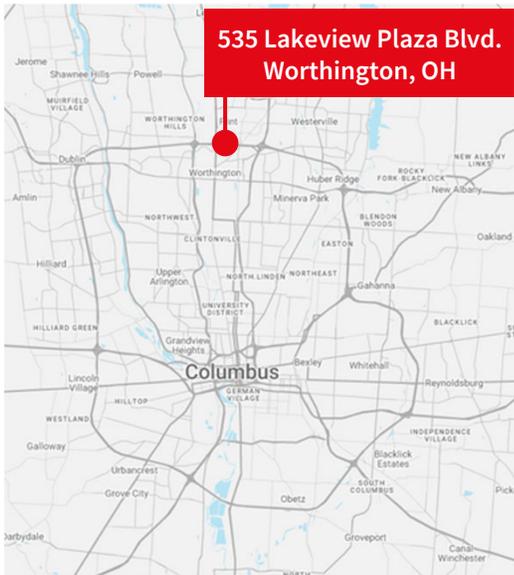
Columbus Market Statistics 2025 Q4

Historical Supply and Demand Trends
s.f. (millions)

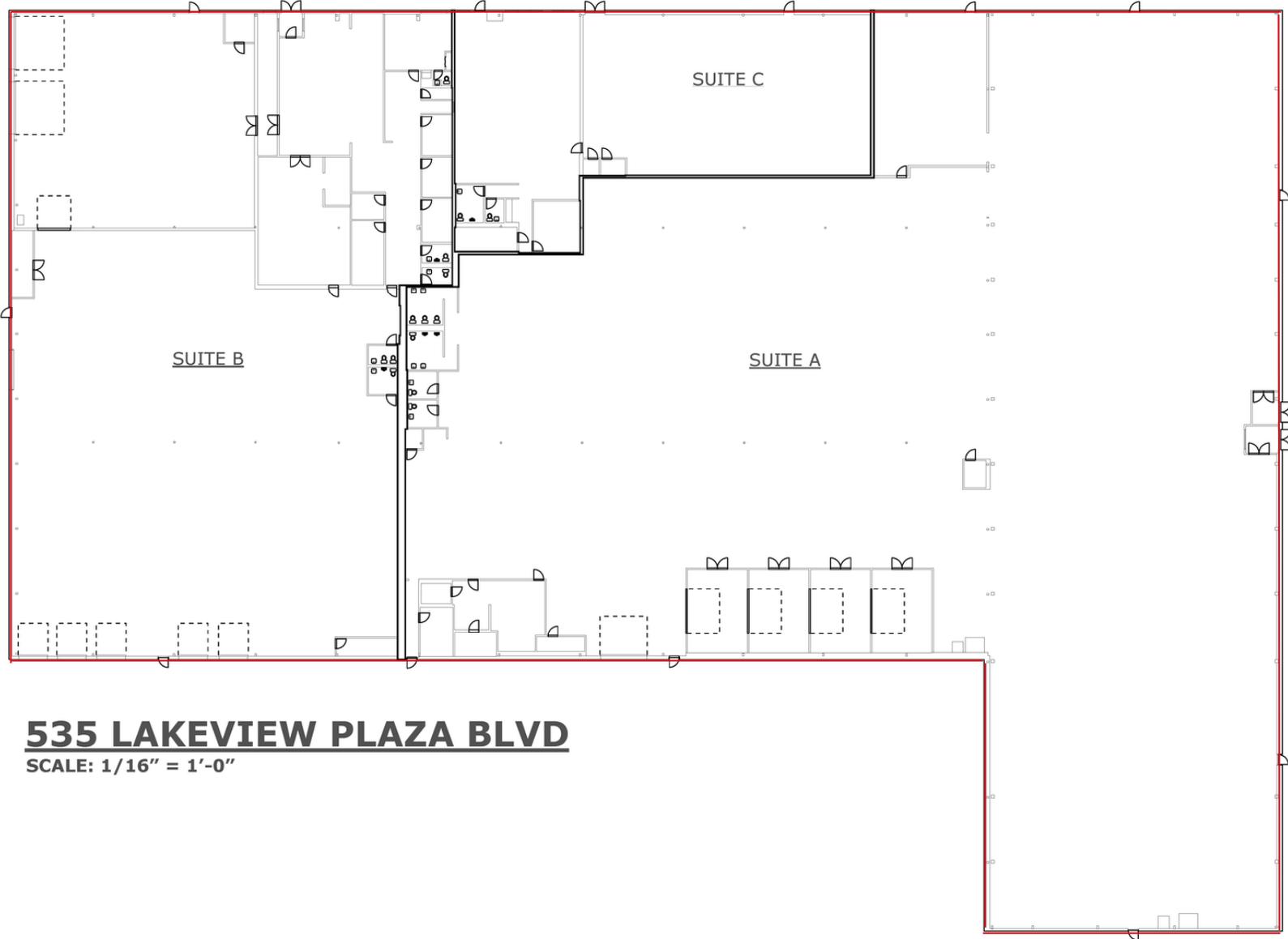


Fundamentals	YE 2025
--------------	---------

Supply (SF)	300,789,485
YTD Deliveries(SF)	2,882,139
Under Construction (SF)	5,636,633
Vacancy Rate	5.10%
YTD Net Absorption (SF)	13,103,279
Average Asking Rent PSF	\$6.07



Floorplan



535 LAKEVIEW PLAZA BLVD

SCALE: 1/16" = 1'-0"

Financial Summary

Global Analysis Assumptions

Analysis Start Date	6/1/2026
Building Square Footage	85,557
Annual Market Rent Inflation	3.00%
Annual Expense Growth	3.00%
Annual Capital Reserve	\$0.05

Market Leasing Assumptions

Tenant	Market Rent PSF	Annual Esc.	Term (Mos.)	Renewal Prob.	Downtime (Mos.)	Free Rent (N/R)	TIs (N/R)	LC (N/R)
Paddle Taps	\$9.00	3.00%	5 years	75%	6	2 / 0	\$3.00 / 1.00	6.0% / 3.0%
Soccer One, LLC.	\$9.00	3.00%	5 years	75%	6	2 / 0	\$3.00 / 1.00	6.0% / 3.0%
RoadRunner Sports, Inc.	\$25.00	3.00%	5 years	75%	6	2 / 0	\$3.00 / 1.00	6.0% / 3.0%
Total / Weighted Avg.	\$10.38							

Rent Roll

Tenant	SF	PRS	Suite	LCD	LXD	LXD (w/ Ext.)	Rent Start	Rent End	Annual Rent	Annual Rent PSF	Annual Esc.	Lease Type	Renewal Option
Paddle Taps	52,838	61.58%	A	02/01/24	01/31/32	01/31/37	02/01/26	01/31/27	\$444,632	\$8.42	-	NNN	One 5-year option at 3% annual increase
							02/01/27	01/31/28	\$453,524	\$8.58	2.00%		
							02/01/28	01/31/29	\$462,595	\$8.75	2.00%		
							02/01/29	01/31/30	\$471,847	\$8.93	2.00%		
							02/01/30	01/31/31	\$481,284	\$9.11	2.00%		
							02/01/31	01/31/32	\$490,909	\$9.29	2.00%		
Soccer One, LLC	25,722	29.84%	B	01/01/26	02/29/36	02/28/41	01/01/26	02/28/26	\$0	\$0.00	-	NNN	One 5-year option at 2.5% annual increase
							03/01/26	02/28/27	\$225,068	\$8.75	-		
							03/01/27	02/29/28	\$230,726	\$8.97	2.50%		
							03/01/28	02/28/29	\$236,385	\$9.19	2.50%		
							03/01/29	02/28/30	\$242,301	\$9.42	2.50%		
							03/01/30	02/28/31	\$248,475	\$9.66	2.50%		
							03/01/31	02/29/32	\$254,648	\$9.90	2.50%		
							3/1/2032	2/28/2033	\$261,078	\$10.15	2.50%		
							3/1/2033	2/28/2034	\$267,509	\$10.40	2.50%		
							3/1/2034	2/28/2035	\$274,197	\$10.66	2.50%		
3/1/2035	2/29/2036	\$281,141	\$10.93	2.50%									
RoadRunner Sports, Inc.	7,396	8.58%	C	05/01/19	01/31/29	01/31/29	05/01/25	04/30/26	\$190,770	\$25.79	-	Gross	None



Cash Flow

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
For Fiscal Year Ending May	Year 1 PSF	May-2027	May-2028	May-2029	May-2030	May-2031	May-2032	May-2033	May-2034	May-2035	May-2036
Rental Revenue											
Potential Base Rent	\$10.06	864,848	879,459	898,071	921,892	943,657	988,224	1,055,231	1,085,502	1,115,573	1,153,950
Absorption & Turnover Vacancy	\$0.00	0	0	-33,674	0	0	-94,637	0	-39,038	0	-51,852
Free Rent	\$0.00	0	0	-8,419	0	0	-23,659	0	0	-9,759	-13,206
Total Expense Recoveries	\$2.64	226,695	233,496	240,500	247,715	255,147	232,833	270,685	278,806	287,170	279,365
Total Rental Revenue	\$12.70	1,091,543	1,112,955	1,096,479	1,169,608	1,198,804	1,102,761	1,325,917	1,325,271	1,392,984	1,368,257
Effective Gross Revenue	\$12.70	1,091,543	1,112,955	1,096,479	1,169,608	1,198,804	1,102,761	1,325,917	1,325,271	1,392,984	1,368,257
Operating Expenses											
NNN Expenses	\$2.87	246,885	254,292	261,921	269,778	277,872	286,208	294,794	303,638	312,747	322,129
Total Operating Expenses	\$2.87	246,885	254,292	261,921	269,778	277,872	286,208	294,794	303,638	312,747	322,129
Net Operating Income	\$9.83	844,658	858,663	834,558	899,830	920,932	816,553	1,031,122	1,021,633	1,080,237	1,046,127
Leasing Costs											
Tenant Improvements	\$0.00	0	0	12,123	0	0	94,637	0	0	14,054	51,852
Leasing Commissions	\$0.00	0	0	39,910	0	0	112,162	0	0	46,267	62,607
Capital Reserve	\$0.05	4,331	4,461	4,595	4,733	4,875	5,021	5,172	5,327	5,487	5,651
Total Leasing & Capital Costs	\$0.05	4,331	4,461	56,628	4,733	4,875	211,820	5,172	5,327	65,807	120,110
Cash Flow Before Debt Service	\$9.78	840,326	854,201	777,931	895,097	916,057	604,733	1,025,951	1,016,306	1,014,430	926,017

*Analysis start date of 6/1/2026





JLL

Matthew Collins

matthew.collins@jll.com

+1 (740) 815 7986

Ross Bratcher

ross.bratcher@jll.com

+1 (312) 228 2839

Jones Lang LaSalle Americas, Inc. License #:
CO508577000

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2025 Jones Lang LaSalle IP, Inc. All rights reserved.