



COLUMBUS' PREMIER MIXED-USE DESTINATION

# THE POINTE

## AT POLARIS

EXECUTIVE SUMMARY

**NEWMARK**





# THE POINTE AT POLARIS



## INVESTMENT SUMMARY

**Addresses** 8922-8958 Lyra Dr (Phase I)  
8890 Lyra Dr (Phase II)

**Location** Columbus, OH

**Year Built** 2017 (Phase I) & 2020 (Phase II)

Property Stats	Sq. Ft.	Occupancy	WALT	% of NRA
Office	212,366	100.0%	5.8	86.5%
Retail	33,071	100.0%	4.0	13.5%
Total	245,437	100.0%	5.5	100.0%





100,498 SF | 100.0% OCCUPANCY | 5.6-YEAR WALT



144,939 SF | 100.0% OCCUPANCY | 5.5-YEAR WALT

## Investment Highlights



Synergistic Mixed-Use Lifestyle Center with 13% Complementary Retail 100% Leased



100% Leased Trophy Office Complex with Highest Quality Construction & Finishes attract Top-Tier Tenancy



96% Leased Luxury Residential Complex Also Available & Hot Button for Office Tenants



100% of Office Tenancy Rightsized with All Commencements Post-2020



Secure NOI generated by Committed Roster of Blue-Chip Tenants



Extensive Area Amenities Along Polaris Parkway – Suburban Columbus' Premier Retail Corridor



Polaris Fashion Place is a Magnet for Real Estate Investment



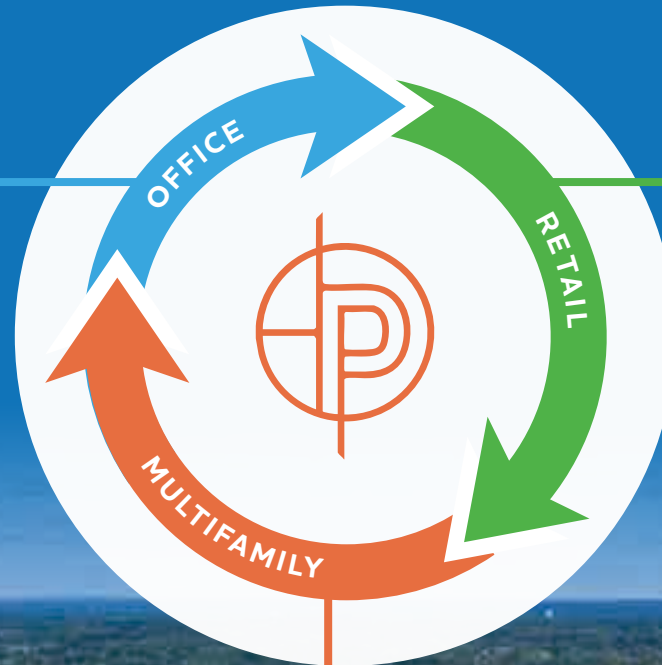
Exceptional Location Along I-71 Provides Seamless Access to Greater Columbus & High-Profile Visibility



# Synergistic Mixed-Use Lifestyle Center Unique in Suburbs

**Office Tenants** want access to **high-quality housing** & **on-site amenities**

**Retail Tenants** want to take advantage of built-in demand from **office users** and **residents**



**Multifamily Tenants** want to walk to **work** & to **dining and entertainment**



# Mixed-Use Properties Transcend The Market

## COMP SET A - TOP OF MARKET MIXED-USE PROPERTIES



Bridge Park & Easton achieve net rents of **\$24.00 with full tax & operating loads** – once the tax abatement at The Pointe at Polaris burns off, **gross rents will remain in line with top of market mixed-use properties**

Property	The Pointe at Polaris	Bridge Park	Easton	A Comp Set Average
Sample Address	8890 Lyra Dr	6620 Mooney St	4111 Worth Ave	-
City	Columbus	Dublin	Columbus	-
Year Built	2017 - 2020	2017 - 2024	2020	-
Size (SF)	245,347	691,553	258,120	-
% Leased	100%	97%	100%	97%
Asking Rent (Net)	\$23.00	\$24.00	\$24.00	\$24.00

Top of Market Mixed-Use Properties Achieve **75% Higher Rents**

## COMP SET B - POLARIS SUBMARKET OFFICE PROPERTIES



Property	9200 Worthington	Mettler Toldeo	Office Pointe	Orion	The Microsoft Building	Westar	B Comp Set Average
Sample Address	9200 Worthington Ave	1900 Polaris Pky	470 Olde Worthington Rd	8720 Orion Pl	8800 Lyra Dr	380 Polaris Pky	-
City	Westerville	Columbus	Westerville	Columbus	Columbus	Columbus	-
Year Built	1999	1998	2000	2000 - 2003	2000	2002 - 2015	-
Size (SF)	136,000	160,002	301,086	154,037	162,000	672,773	-
% Leased	100%	100%	80%	84%	96%	91%	90%
Asking Rent (Net)	\$13.75	\$13.50	\$13.25	\$12.75	\$14.75	\$14.00	\$13.75



# Highest Quality Construction & Finishes Attract Top-Tier Tenancy

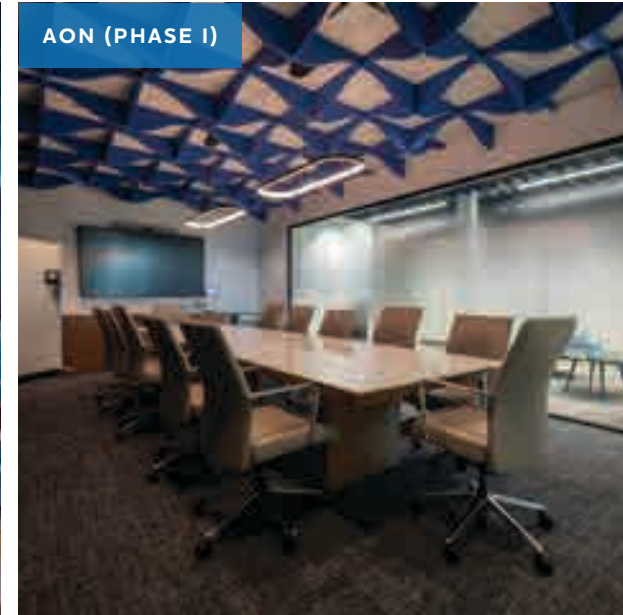
DWIGHT CAPITAL (PHASE I)



AON (PHASE I)



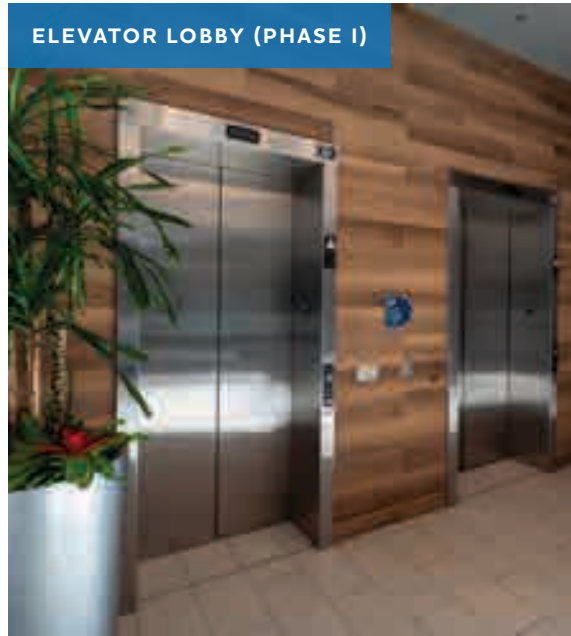
AON (PHASE I)



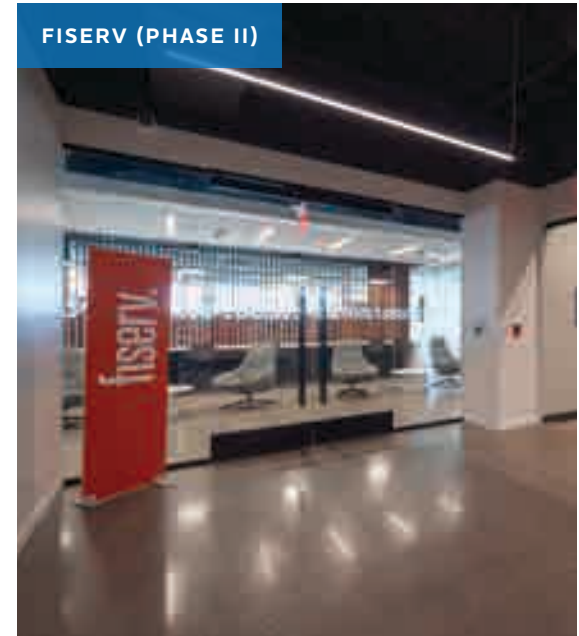
BANK OF AMERICA (PHASE II)



ELEVATOR LOBBY (PHASE I)



FISERV (PHASE II)





EMPLOYERS HEALTH (PHASE II)



HDR ENGINEERING (PHASE II)



POWER HOME REMODELING GROUP (PHASE II)



GRAB N GO (PHASE II)



POWER HOME REMODELING GROUP (PHASE II)



TRANSSYSTEMS-GANNETT FLEMING (PHASE II)



## NOI Secured by Committed Roster of Investment Grade Tenants



<b>Square Feet</b>	59,496	29,780	22,673	19,565	10,478
<b>% of NRA</b>	24%	12%	9%	8%	4%
<b>Lease Expiration</b>	3/31/31	2/28/30	11.0 Years	4/30/35	9/30/33
<b>Term Remaining</b>	5.3 Years	4.2 Years	N/A	9.3 Years	7.7 Years
<b>Credit Rating (Agency)</b>	Invest. Grade: AA- (Fitch)	Invest. Grade: BBB (S&P)	N/A	N/A	N/A
<b>Ticker (Exchange)</b>	BAC (NYSE)	FI (NYSE)	9%	N/A	N/A
<b>% of Total Revenue</b>	23%	12%	8%	8%	4%



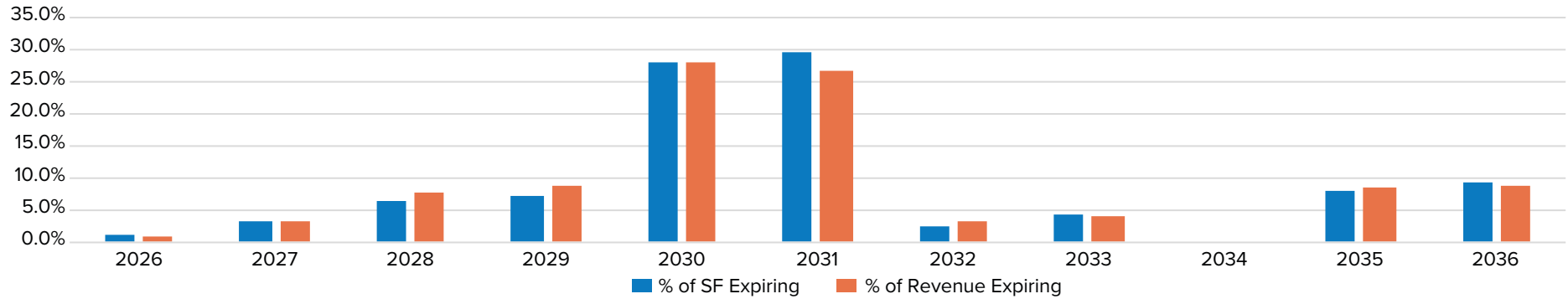
**HALF**  
of Tenant Revenue Derived From  
Investment Grade Tenants





## Diverse Mix of Credit Rated Office Tenants

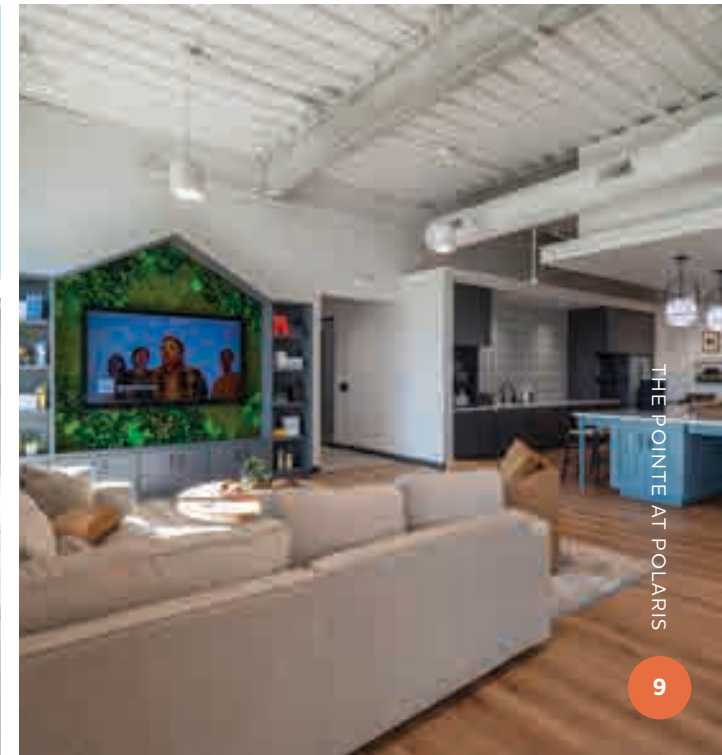
### NO TENANTS OVER 10,000 SF EXPIRE PRIOR TO 2030



Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
% of SF Expiring	1.3%	3.3%	6.4%	7.2%	28.1%	29.6%	2.6%	4.3%	0.0%	8.0%	9.2%
% of Revenue Expiring	0.9%	3.3%	7.6%	8.7%	28.1%	26.8%	3.2%	4.1%	0.0%	8.5%	8.7%



**82%**  
of Tenant Revenue Derived From  
Tenants Expiring 2030+





## Polaris Fashion Place is a Magnet for Real Estate Investment

The Pointe at Polaris is ideally located adjacent to Polaris Fashion Place, one of suburban Columbus' biggest demand drivers. The 1.3 million square foot mall is home to over 160 tenants, providing tenants at The Pointe at Polaris a truly irreplaceable amenity and offering a substantial advantage over competitive properties.

### DEVELOPMENTS SINCE 2010



**1.6 MM+**  
Commercial SF Built



**1.3 MM+**  
Retail SF Built



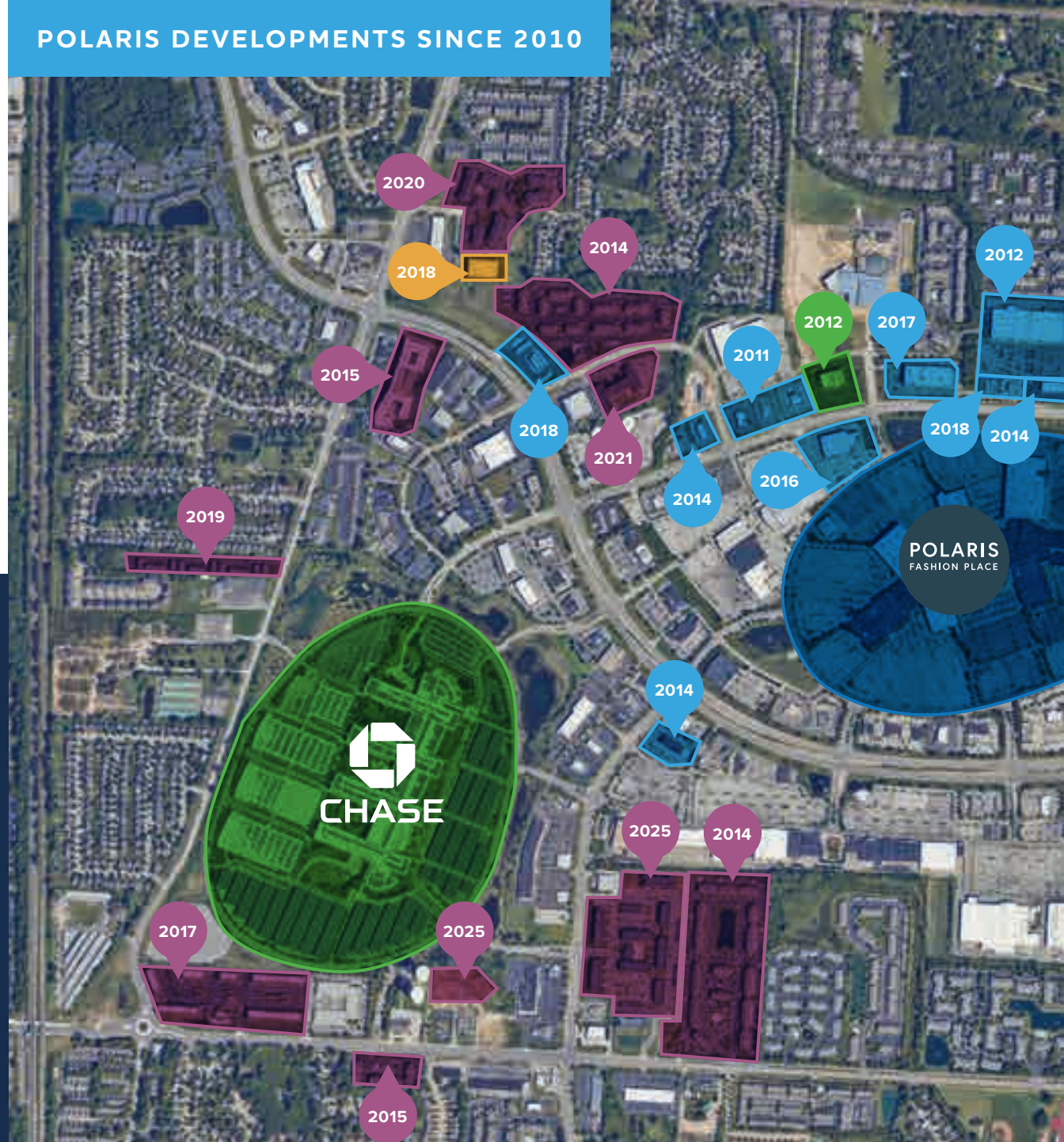
**300K**  
Office SF Built



**3,062**  
Residential Units Built



**741**  
Hotel Rooms Built

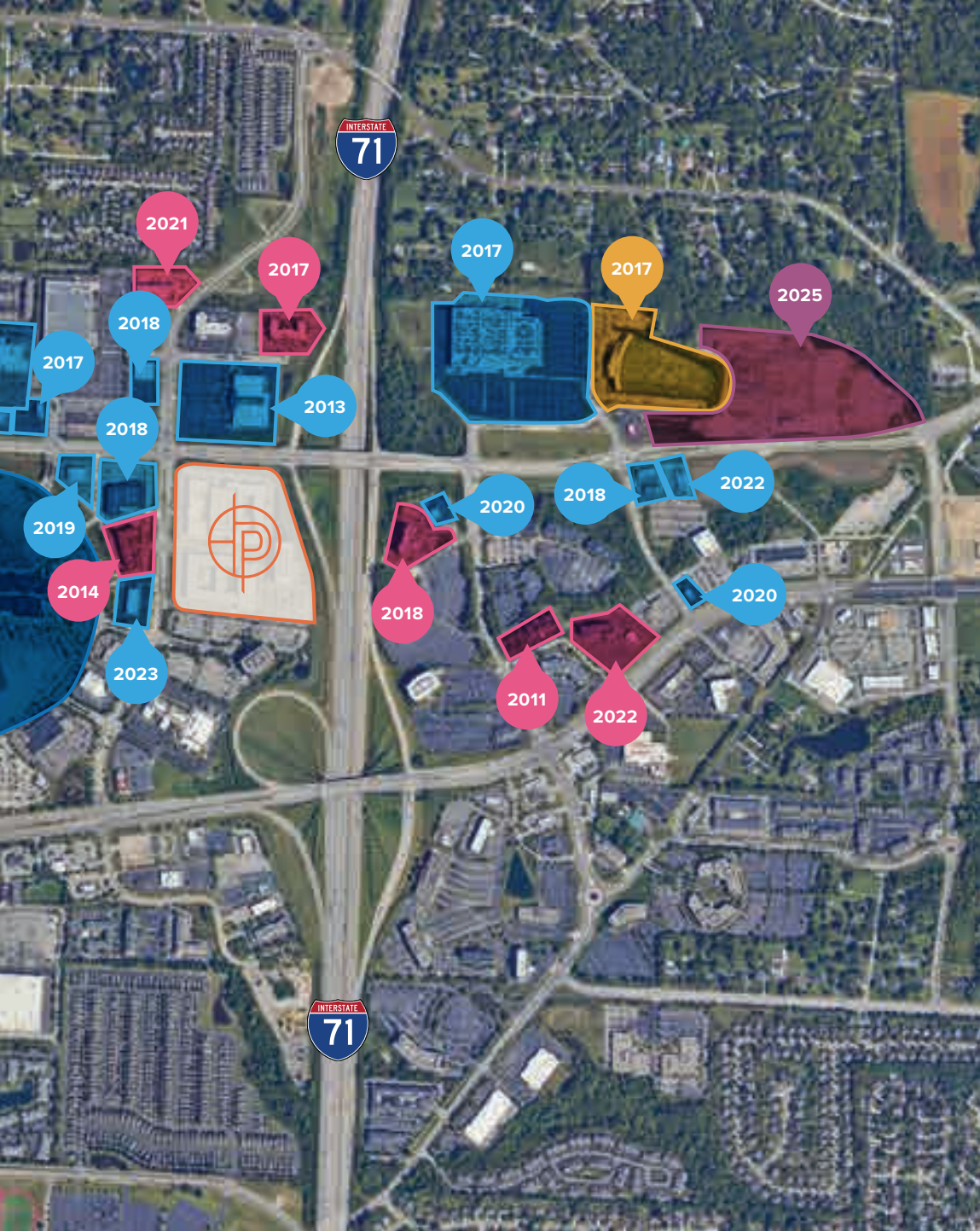


DEVELOPMENT TYPE:

OFFICE

RETAIL





O'Connor Capital Partners consolidated ownership from Washington Prime in July, 2025, extending its decade-long hold

## SELECT FASHION PLACE TENANTS

Abercrombie & Fitch  
AMERICAN EAGLE

Apple

**BENIHANA**  
THE JAPANESE STEAKHOUSE

**BARNES & NOBLE**



**CHASE**

**ZALES**  
THE DIAMOND STORE

**The Cheesecake Factory**



**HOLLISTER**

**LOVESAC**  
Designed for Life Furniture Co.

**PANDORA**

**SWAROVSKI**  
**VON MAUR**

**MITCHELL'S**  
STEAKHOUSE



★ **MACY'S**

**SEPHORA**

MULTI-FAMILY

HOSPITALITY

SPECIALTY



# Ideally Located Along Highly Amenitized Polaris Parkway

The Pointe at Polaris is strategically located between Gemini Place and Polaris Parkway. This ideal location provides convenient access to Polaris Fashion Place, a premier shopping destination with 160+ retailers that draws patrons from throughout Columbus. In addition to Polaris Fashion Place, tenants at The Pointe at Polaris enjoy proximity to Polaris Parkway, one of Columbus' premier retail corridors. The map shown on this page is just a sampling of the amenities offered along Polaris Parkway and demonstrates how businesses recognize the value of Polaris locations. In addition to the impressive on-site amenities at The Pointe at Polaris, tenants are spoiled for choice when factoring in the diverse range of offerings available within just a short drive.

## POLARIS – CENTRAL OHIO'S MIXED-USE DESTINATION

**4.1 MM+**

SF of Class A Office Space

**2,000+**

Acres of Land

**250+**

Retail Establishments

**14+**

Area Hotels

**30K+**

SF of Hotel Conference Facilities

**40 MM+**

Regional Visitors Per Year

**4 MM+**

SF of Retail Space

**258K+**

Area Travelers Each Day

**90+**

Diverse Restaurants

**1,500+**

Hotel Rooms

**2,000+**

Residential Units

**30K+**

Trade Area Employees

### KEY:

- Shopping
- Food / Dining
- Entertainment / Other
- Lodging







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DRESS FOR LESS®

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HOME2  
SUITES BY HILTON

CAMBRIA®  
hotels

STAYBRIDGE  
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COSTCO  
WHOLESALE

DULUTH  
TRADING  
COMPANY

IKEA

TOPGOLF

ASHLEY

Costco's  
ITALIAN MARKET

POLARIS  
FASHION PLACE

City  
BARBQUE

Residence INN  
BY IHG HOTELS

Stylized P logo

Gemini Place

Panera  
BREAD®

DRURY HOTELS

LA|FITNESS.

BUFFALO  
WILD WINGS

Stylized circular logo

Holiday Inn  
Express

HYATT  
PLACE®

Stylized diamond logo with 'Giant' and 'Inn'

Star★Lanes  
POLARIS

Hilton

BONEFISH  
GRILL®

HOMEWOOD  
SUITES by Hilton®

planet  
fitness

FRESH  
MAYNE

JOJO'S  
SANDWICHES

CAVA

MITCHELL'S  
STEAKHOUSE

FOGO  
DE CHÃO

Chick-fil-A

Wendy's

CARRABBA'S  
ITALIAN GRILL

TEXAS  
BROCCOLI

FOUR POINTS  
BY SHERATON

LOWE'S

TARGET

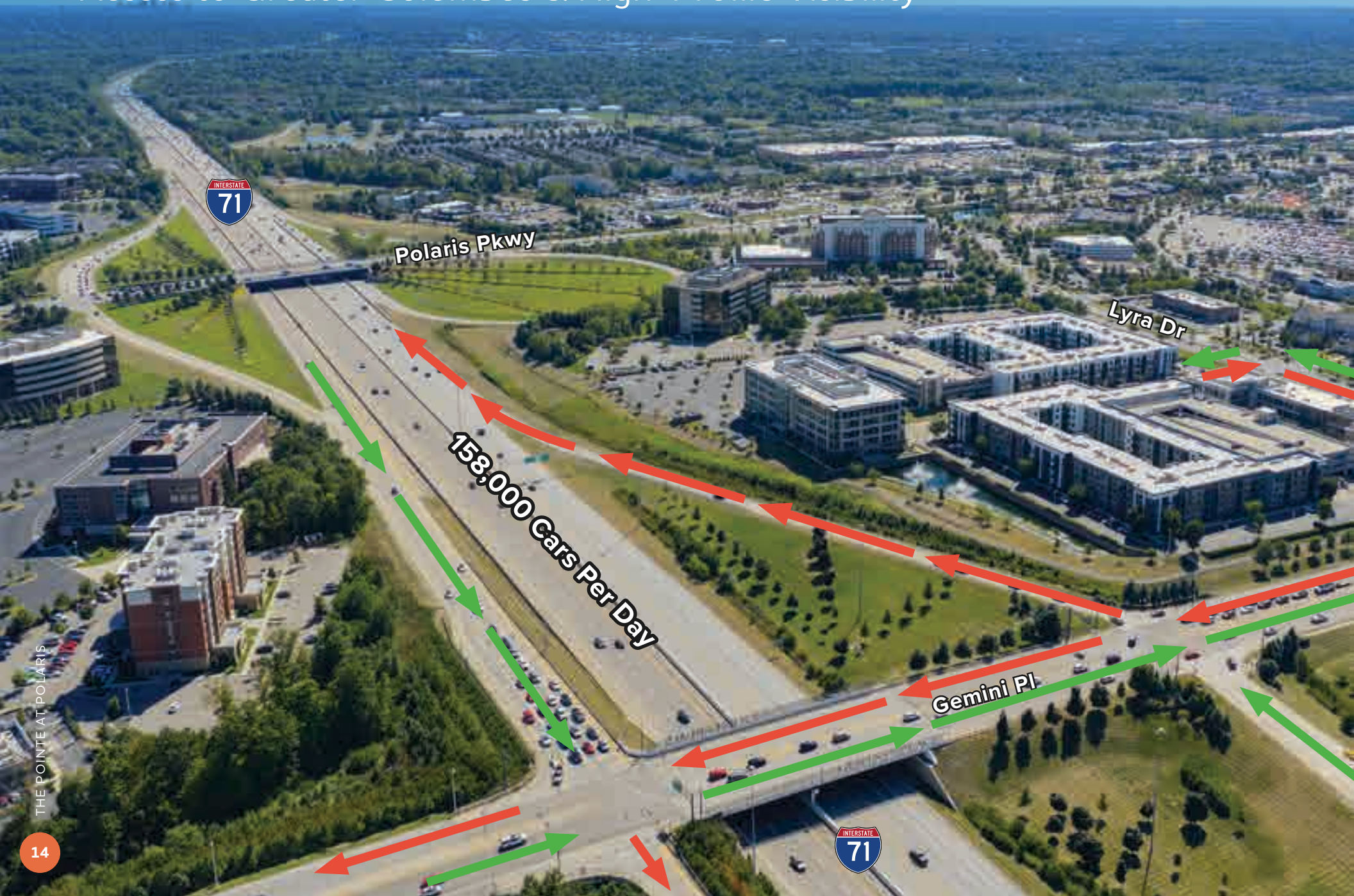
Comfort  
INN

Hampton  
by Hilton

FAIRFIELD  
INN & SUITES®  
Marriott



# Exceptional Location Along I-71 Provides Seamless Access to Greater Columbus & High-Profile Visibility







**158,000  
Cars Per Day**

### CONVENIENT DRIVE TIMES THROUGHOUT MARKET



**16 Mins**

To Arena District (CBD)



**16 Mins**

To Ohio State University Campus



**16 Mins**

To John Glenn Int'l Airport



**16 Mins**

To Short North Arts District

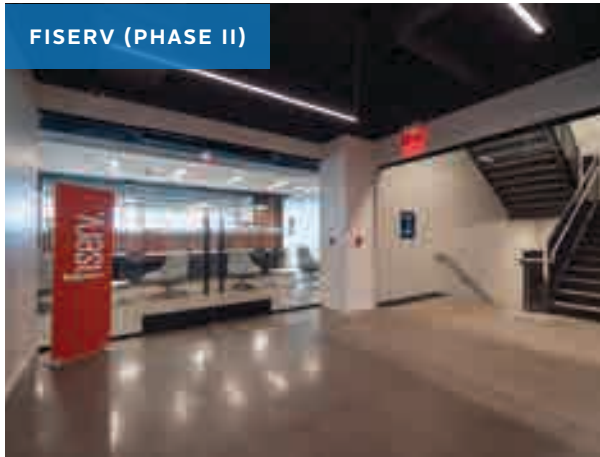


# 100% of Office Tenancy Rightsized With All Commencements Post-2020

AON (PHASE I)



FISERV (PHASE II)



BANK OF AMERICA (PHASE II)



BANK OF AMERICA (PHASE II)



Leases / Amendments Have  
Commenced **2020 or Later**  
For **100% of Office Tenants**

All Tenants at The Property  
Are **Right Sized**

AON (PHASE I)



POWER HOME REMODELING GROUP (PHASE II)



HDR ENGINEERING (PHASE II)



TRANSSYSTEMS / GANNETT FLEMING (PHASE II)





# Ample On-Site Parking Including Two 4-Story Garages

## Surface Parking

	Phase I	Phase II	Total
Commercial	103	268	230
Residential	111	119	371
<b>Total</b>	<b>214</b>	<b>387</b>	<b>601</b>

## Phase II Garage

Commercial / Public Spaces	396
Residential Spaces	100
<b>Total Parking Spaces</b>	<b>496</b>

## Phase I Garage

Commercial / Public Spaces	373
Residential Spaces	216
<b>Total Parking Spaces</b>	<b>589</b>

**Commercial Parking Ratio**  
4.32 Spaces / 1,000 SF

The CC&Rs provide for shared easements across surface parking areas, including the multifamily lots, allowing the commercial to achieve in excess of a 5.0 / 1,000 SF parking ratio during business hours.



## Also Available for Acquisition Multifamily Component



Year Built	2017/2020
Units	473
Average Unit Size	875 SF
Residential Rentable SF	413,728
Average Rent/Unit	\$1,666
Average Rent/PSF	\$1.90
Occupancy:	96.4%

[Link to Multifamily Offering](#)

## Investment Snapshot



Trophy Asset in Irreplaceable  
Live-Work-Play Location



Exceptional, Top-of-Market Community  
Amenity Package



High-End Luxury Unit Finishes



Within the Top 10 Rated School  
District in Ohio



Rare Mixed-Use, Walkable Experience  
in a Suburban Setting



Affluent Tenant Base with Average  
HHI of \$137K



Adjacent to Polaris - One of  
Central Ohio's Premier Employment  
+ Lifestyle Destinations



Less than 2 Miles from JPMorgan  
Chase's McCoy Center, Home of the  
Largest Private Employer in Ohio



Outstanding Multifamily Fundamentals

**For further information, please contact:**

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Office tenant decision makers are totally enamored with the apartments. While tenants are attracted to the trophy nature of the office space, the C Suite and HR teams we tour spend equal time touring and understanding the multifamily options and amenities. Attracting employees is critical to these decision makers and these luxury apartments are a huge draw.

*-Brett Cisler, Office Leasing*







8922-8958 & 8990 LYRA DR, COLUMBUS, OH

# THE POINTE AT POLARIS

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EXECUTIVE SUMMARY **NEWMARK**