



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

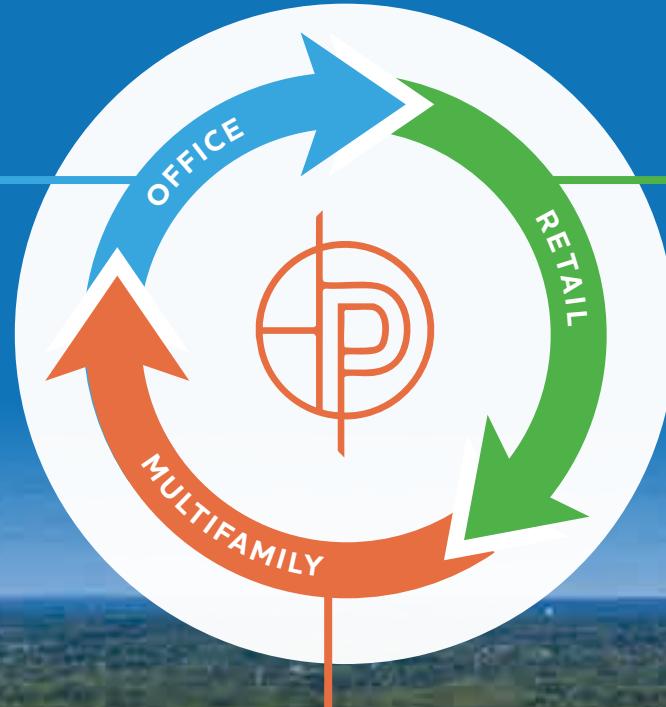


Exceptional Location Along I-71 Provides Seamless Access to Greater Columbus & High-Profile Visibility

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



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

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**

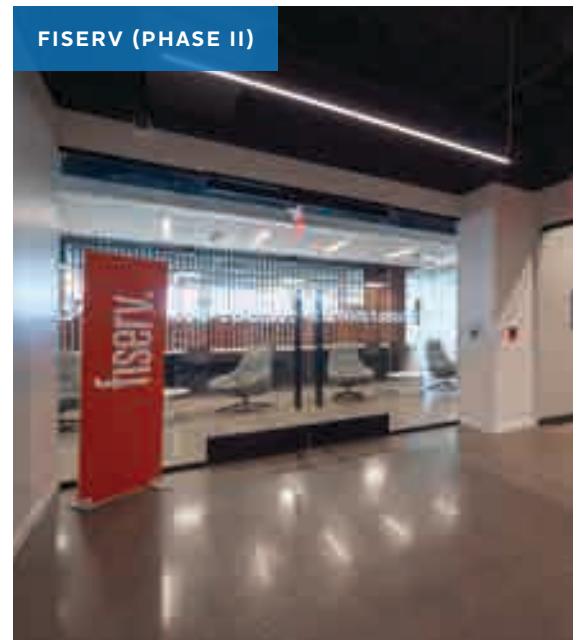
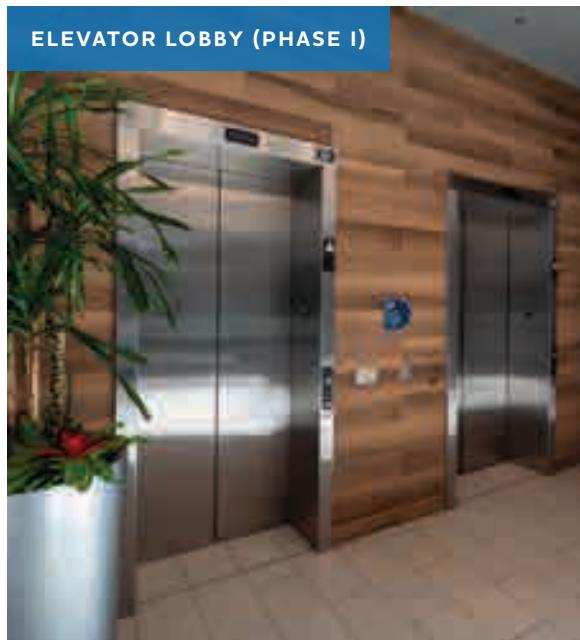
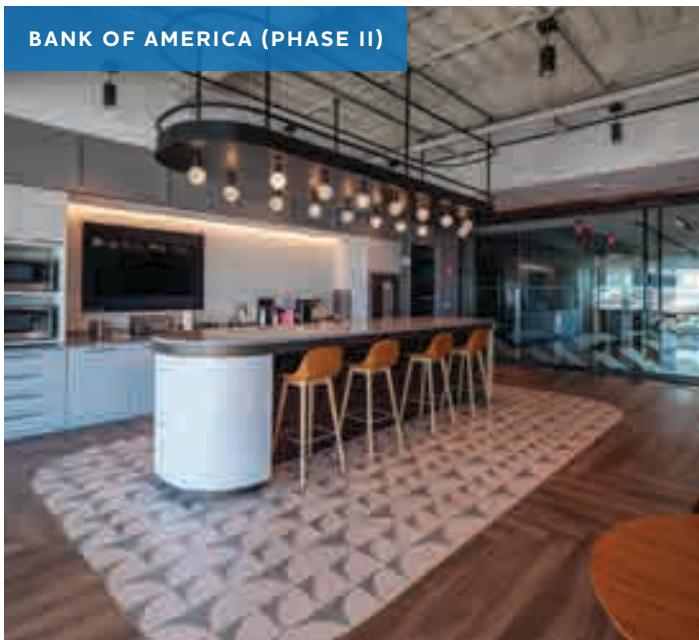
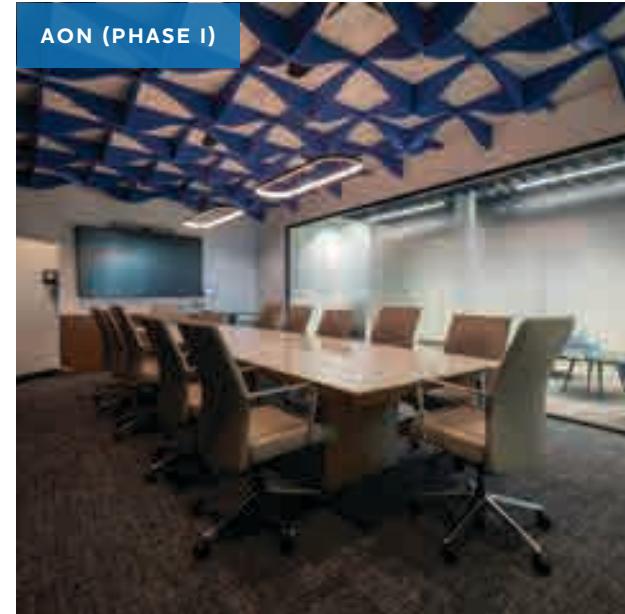
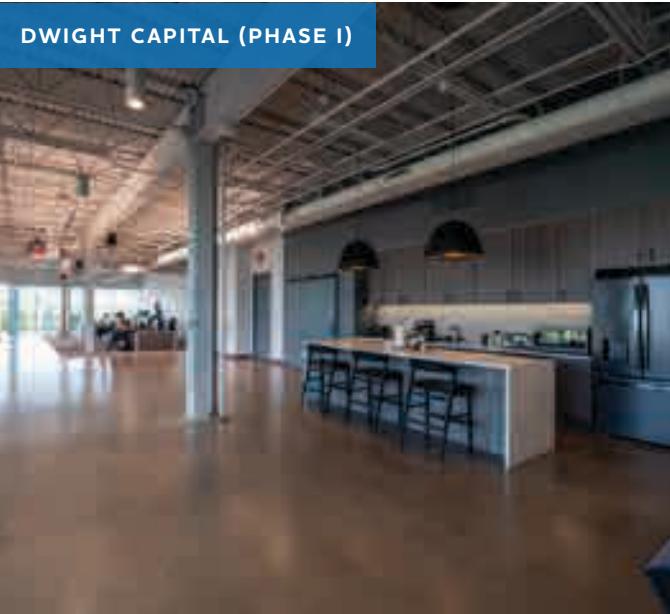
Top of Market Mixed-Use Properties Achieve **75% Higher Rents**

COMP SET B - POLARIS SUBMARKET OFFICE PROPERTIES

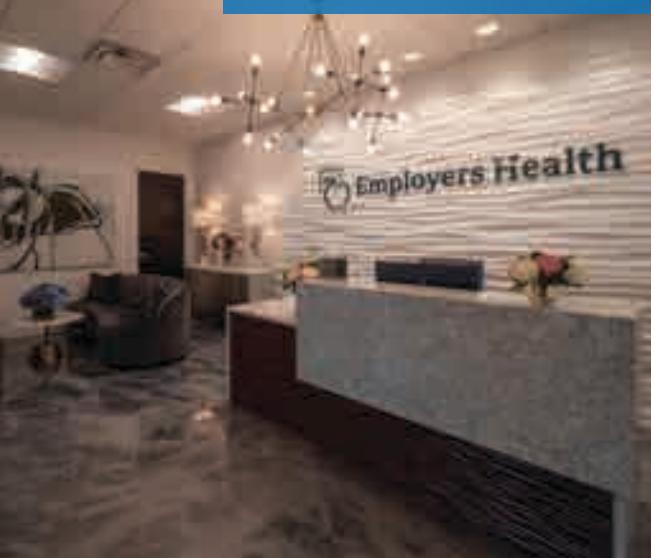


Property	9200 Worthington	Mettler Toledo	Office Pointe	Orion	The Microsoft Building	Westar	B Comp Set Average
Sample Address	9200 Worthington Ave	1900 Polaris Pky	470 Olde Worthington Rd	8720 Orion Pl	8800 Lyra Dr	380 Polaris Pky	-
City	Westerville	Columbus	Westerville	Columbus	Columbus	Columbus	-
Year 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



EMPLOYERS HEALTH (PHASE II)



HDR ENGINEERING (PHASE II)



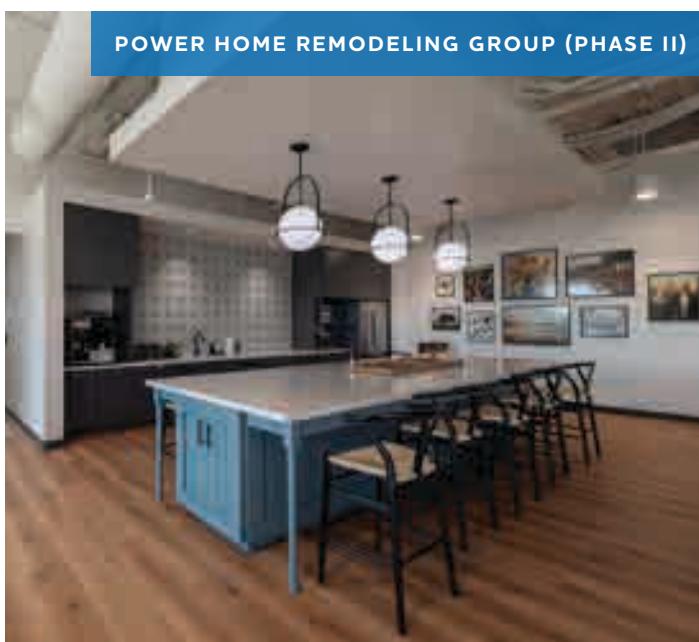
POWER HOME REMODELING GROUP (PHASE II)



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



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

Diverse Mix of Credit Rated Office Tenants

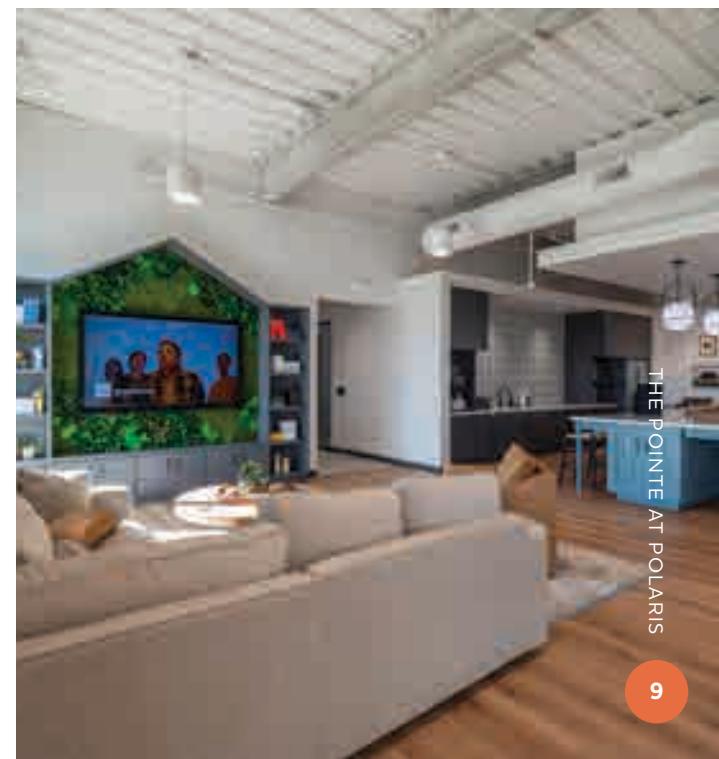
NO TENANTS OVER 10,000 SF EXPIRE PRIOR TO 2030



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 DEVELOPMENTS SINCE 2010

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



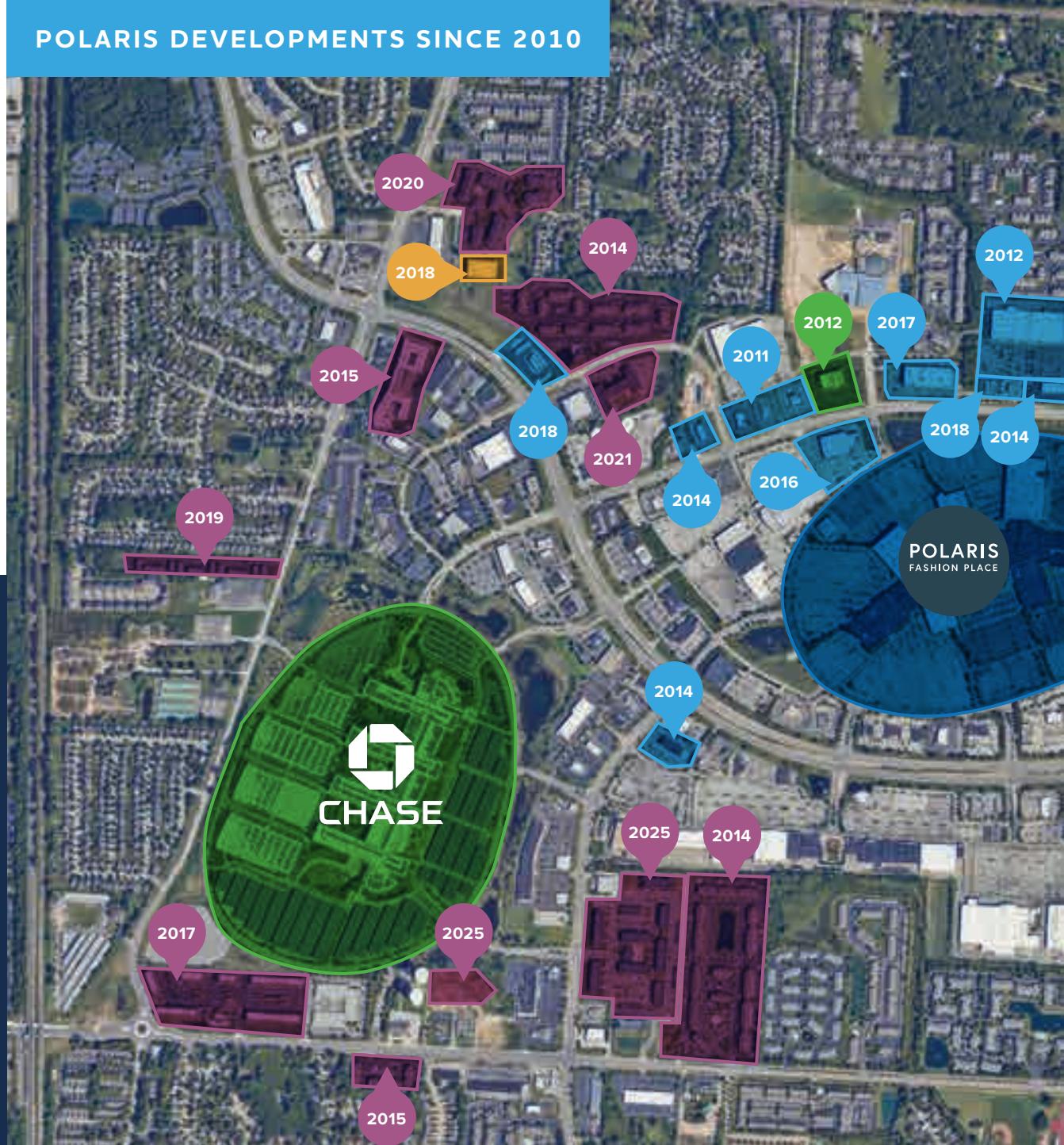
300K
Office SF Built



3,062
Residential Units Built



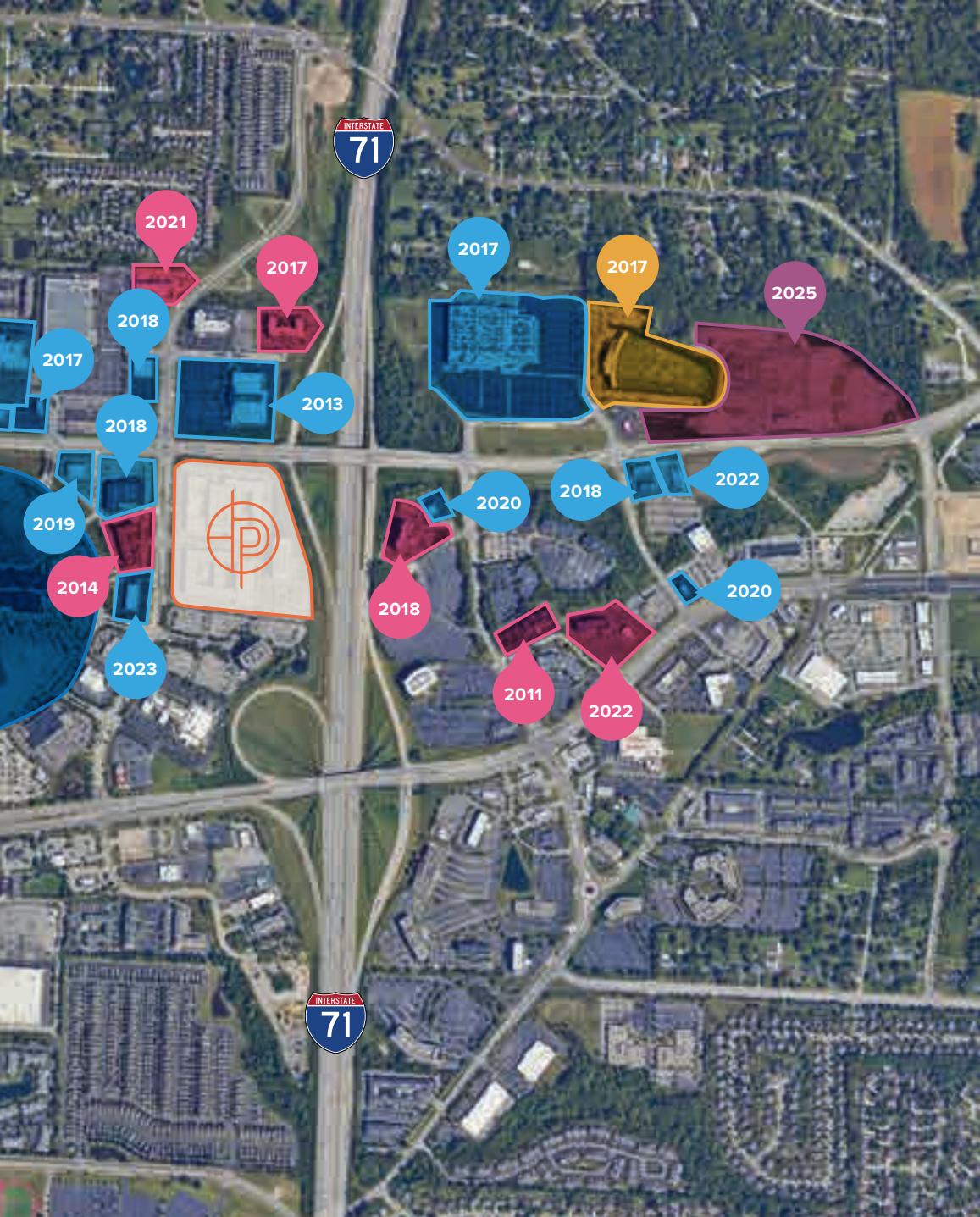
741
Hotel Rooms Built



DEVELOPMENT TYPE:

OFFICE

RETAIL



MULTI-FAMILY

HOSPITALITY

SPECIALTY



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



Saks Fifth Avenue

CHASE

ZALES
THE DIAMOND STORE

The Cheesecake Factory

Chick-fil-A

DICK'S HOUSE OF SPORT

H&M

HOLLISTER

LOVESAC
Designed for Life Furniture Co.

PANDORA

SWAROVSKI
VON MAUR

MITCHELL'S
STEAKHOUSE



   SEPHORA

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





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



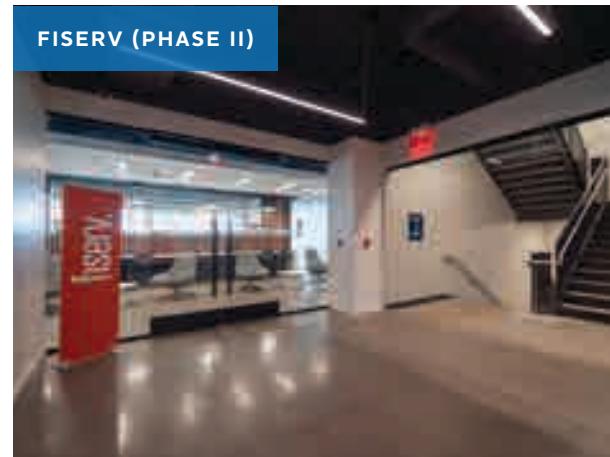


CONVENIENT DRIVE TIMES THROUGHOUT MARKET

	16 Mins	To Arena District (CBD)
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	16 Mins	To John Glenn Int'l Airport
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	16 Mins	To Ohio State University Campus
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	16 Mins	To Short North Arts District

THE POINTE AT POLARIS

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



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

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



Ample On-Site Parking Including Two 4-Story Garages



Also Available for Acquisition Multifamily Component



**THE POINTE
AT POLARIS**

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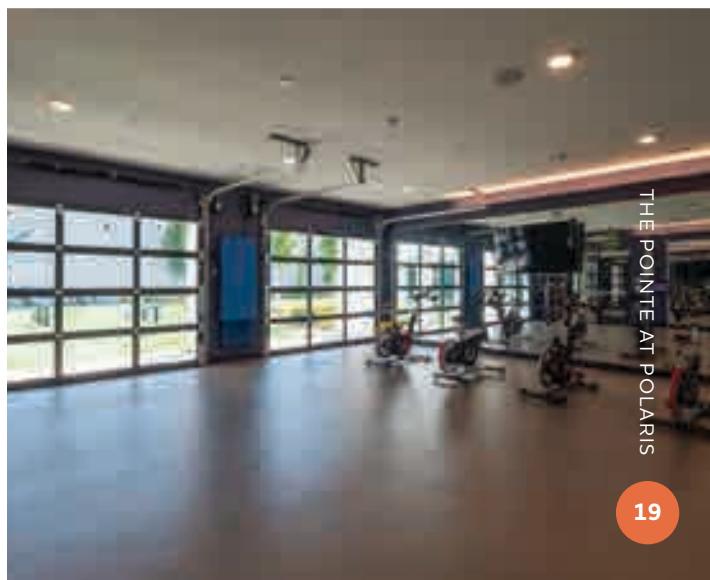
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Office tenant decision makers are totally enamored with the apartments. While tenants are attracted to the trophy nature of the office space, the C Suite and HR teams we tour spend equal time touring and understanding the multifamily options and amenities.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

-Brett Cisler, Office Leasing



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THE POINTE AT POLARIS

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EXECUTIVE SUMMARY

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