



8740 Orion Place  
Columbus, OH 43240

100% LEASED OFFICE  
FOR SALE



BRADFORD KITCHEN, SIOR  
614.545.2155  
[bkitchen@AlterraRE.com](mailto:bkitchen@AlterraRE.com)

JACKSON N. PULLIAM, SIOR  
614.545.4097  
[jpulliam@AlterraRE.com](mailto:jpulliam@AlterraRE.com)

[AlterraRE.com](http://AlterraRE.com)

## Confidentiality & Disclaimer

All materials and information received or derived from Alterra Real Estate Advisors - OH its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Alterra Real Estate Advisors - OH its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Alterra Real Estate Advisors - OH will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Alterra Real Estate Advisors - OH makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Alterra Real Estate Advisors - OH does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Alterra Real Estate Advisors - OH in compliance with all applicable fair housing and equal opportunity laws.

## Table Of Contents

|                       |    |
|-----------------------|----|
| INVESTMENT HIGHLIGHTS | 3  |
| AREA OVERVIEW         | 6  |
| TENANT PROFILES       | 10 |
| INVESTMENT ANALYSIS   | 18 |
| SALE COMPARABLES      | 20 |
| LEASE COMPARABLES     | 22 |
| DEMOGRAPHICS          | 26 |





SECTION 1

# Investment Highlights







### Property Highlights

- 100% Leased Class A, three story multi-tenant office building located next to IKEA, Top Golf and Polaris Mall in very successful Polaris mixed use development off of interest I-71.
- New rooftop HVAC units with UV air buffer, newly installed LED lighting throughout the building and Solar Panels
- High quality tenant base (including Fresenius regional office) with a 44 month WALT and annual increases.
- Outstanding Highway connectivity with easy access to I-71 and 270.

### Offering Summary

|               |             |
|---------------|-------------|
| Sale Price    | \$8,695,000 |
| Building Size | 57,594 SF   |
| NOI           | \$689,814   |
| Cap Rate      | 8%          |

| Demographics      | 1 Mile    | 5 Miles   | 10 Miles  |
|-------------------|-----------|-----------|-----------|
| Total Households  | 3,177     | 74,643    | 266,344   |
| Total Population  | 6,952     | 192,430   | 670,901   |
| Average HH Income | \$122,514 | \$136,563 | \$124,892 |

# INVESTMENT HIGHLIGHTS

## Opportunity:

100% leased 57,597 SF office building in one of the top mixed use developments in Columbus, Ohio, one of the fastest growing cities in the the country. Recent improvements including new HVAC units make this a low maintenance stable investment for investors with upside through annual rent increases. The building's modern design and well-maintained facilities create an attractive and professional environment for tenants, while its ample floor space provides versatility for various business needs. The property's strategic location and high occupancy make it a secure and promising asset for office building investors looking to capitalize on the thriving commercial real estate market in Columbus.

## Sale Price:

**\$8,695,000**

## Current Occupancy:

**100%**

## WALT:

**44 months**

## Cap Rate:

**8% going in and increasing to 9% over time**

|                       | <u>2026</u>           |                     | <u>2027</u>        |
|-----------------------|-----------------------|---------------------|--------------------|
| Net Operating Income: | \$689,814             |                     | \$708,225          |
| Projected Returns:    | Annual Cash Flow      | \$272,955      16%  | \$260,129      15% |
|                       | Annual Debt Reduction | \$0              0% | \$113,396      7%  |
|                       | Tax Deduction         | \$132,685      8%   | \$130,533      8%  |
|                       | Annual Appreciation   | \$260,850      15%  | \$260,850      15% |
|                       | Total Annual Return   | \$666,491      44%  | \$764,908      44% |





SECTION 2

# Area Overview





## Area Overview - Polaris

Polaris, one of Central Ohio's most dynamic submarkets, has become a cornerstone for corporate growth and office investment. Strategically positioned along I-71 with direct access to I-270, Polaris offers excellent connectivity to downtown Columbus, John Glenn International Airport, and the rapidly growing suburbs of Delaware County. This accessibility, paired with a concentration of Fortune 500 and regional headquarters, has established Polaris as a premier office destination with sustained tenant demand.

The area boasts a diverse economic base anchored by JPMorgan Chase's 2+ million square foot operations campus, Nationwide Insurance, Mettler-Toledo International, and Bob Evans Restaurants' corporate headquarters. Nearby, Worthington Industries and Wendy's headquarters add to the corridor's corporate strength. With Class A office space surrounded by retail, residential, and hospitality amenities, Polaris has proven resilient in attracting both large employers and mid-sized professional firms seeking modern infrastructure and a live-work-play environment.

### Polaris Highlights:

**Corporate Hub:** Home to JPMorgan Chase, Nationwide Insurance, Mettler-Toledo, Bob Evans, Worthington Industries, and Wendy's headquarters.

**Accessibility:** Immediate access to I-71 and I-270; 15 minutes to downtown Columbus.

**Talent Attraction:** Surrounded by fast-growing residential communities in Delaware and Westerville.

**Mixed-Use Environment:** Office, retail, multifamily, and hospitality create a stable ecosystem.

**Growth Market:** Polaris vacancy rates remain competitive with consistent absorption driven by corporate expansions and regional relocations.





## Columbus Overview

Columbus, the state capital and 14th largest city in the United States, has evolved into one of the Midwest's premier growth markets for business and real estate investment. Its central location positions it within a one-day drive of half the U.S. population, making it a natural hub for logistics, finance, and corporate operations. A diversified economy across finance, insurance, education, healthcare, technology, and retail provides stability while supporting long-term growth.

The city is home to a concentration of major headquarters including Nationwide Insurance, Huntington Bancshares, American Electric Power (AEP), Bath & Body Works, Big Lots, and Abercrombie & Fitch. These firms are complemented by a robust base of regional headquarters, research centers, and growing technology firms. At the heart of the city, The Ohio State University—with over 60,000 students and a global research reputation—serves as both a talent pipeline and an economic engine. Combined with recent transformative investments such as Intel's \$20+ billion semiconductor project in nearby New Albany, Columbus offers one of the strongest long-term outlooks of any Midwestern metro.

### Columbus Highlights:

**Corporate Headquarters:** Nationwide Insurance, Huntington Bancshares, American Electric Power, Bath & Body Works, Big Lots, Abercrombie & Fitch.

**Academic & Research Hub:** The Ohio State University (60K+ students, major medical and research center) anchors workforce development and innovation.

**Strategic Location:** Within a day's drive of 50% of the U.S. population; strong air, rail, and interstate access.

**Diversified Economy:** Balanced strengths in finance, insurance, education, healthcare, retail, and technology.

**Growth Market:** Among the fastest-growing metros in the Midwest, bolstered by Intel's historic investment and consistent corporate expansion.









SECTION 3

# Tenant Profiles





## TENANT PROFILES



### **Amigos on the Spectrum – 8,385 SF**

**Amigos on the Spectrum** specializes in the Respons·Ability Social Therapy™ (RST) program, which is a specialized, comprehensive initiative designed to support individuals in developing meaningful social connections. <https://www.amigosonthespectrum.com/>



### **Specialized Speech Technologies – 4,473 SF**

**Specialized Speech Technologies** specializes in speech, occupational and physical therapy that provides comprehensive assessments and treatment plans. <https://www.specializedspeech.com/>



### **Maxtech/Enderle Technology – 4,500 SF**

**Maxtech** provide virtual IT department for their clients, including technical support both on-site and remotely, projects managed by experienced system engineers and strategic planning led by virtual CIO. <https://maxtechagency.com/>



## TENANT PROFILES

### **SUFF Group – 1,776 SF**

**Suff Group** owns Tuffy Muffler's and other auto repair shops throughout the Midwest.



### **Fresenius Management Service – 6,151 SF**

**Fresenius Management Service** is the world's leading provider of products and services for people with chronic kidney failure. Fresenius has a regional office in this property, and this is not a clinical location. <https://freseniusmedicalcare.com/en-us/>



### **Dugan & Meyers – 3,009 SF**

**Dugan & Meyers** is a national construction company which specializes in General Construction, Construction Management, Design Build, Water and Wastewater Construction and Concrete Construction. They have been in business since 1935 and delivered a diverse portfolio of high-quality projects since then. <https://dugan-meyers.com/>



## TENANT PROFILES



### CareFactor – 6,572 SF

**CareFactor** was founded in 1959 and is one of the most respected benefit management companies in the Midwest. <https://mycarefactor.com/>



### AFSCME – 5,234 SF

**American Federation of State, County and Municipal Employees** is a national organization which was founded in 1932 and advocates for fairness in the workplace, excellence in public services, and prosperity and opportunity for all working families. <https://www.afscme.org/>



### Ring, Ltd. – 2,808 SF

**Ring** is a digital advertising company that specializes in data-driven, targeted advertising solutions. <https://www.ring.digital>



## TENANT PROFILES



### **Ennis Britton Co., LPA – 994 SF**

**Ennis Britton** provides proactive legal services to school districts and public agencies across Ohio and have more than 40 years experience. <https://ennisbritton.com/>



### **Law Firm of Truck Safety – 2,951 SF**

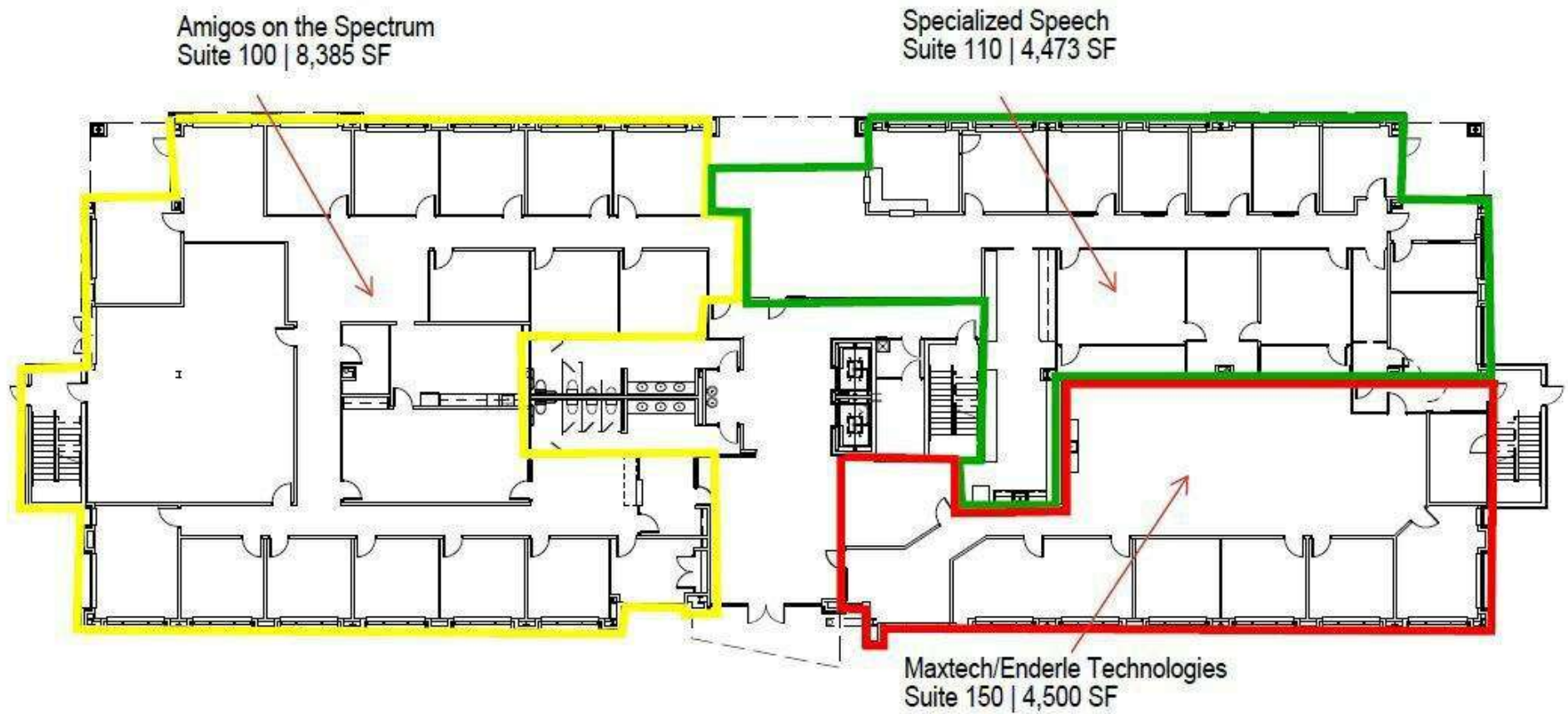
**Law Firm of Truck Safety** provides legal services for truck crash cases and deep knowledge in trucking laws and semi-truck safety for personal injury claims. <https://truckaccidents.com/>



### **Rate Mortgage – 2,271 SF**

**Rate Mortgage** formerly known as Guaranteed Rate is a residential mortgage company that provides both conventional and governmental-backed mortgage financing. They offer online and mobile mortgage applications and also have branches across the US. <https://www.rate.com/>



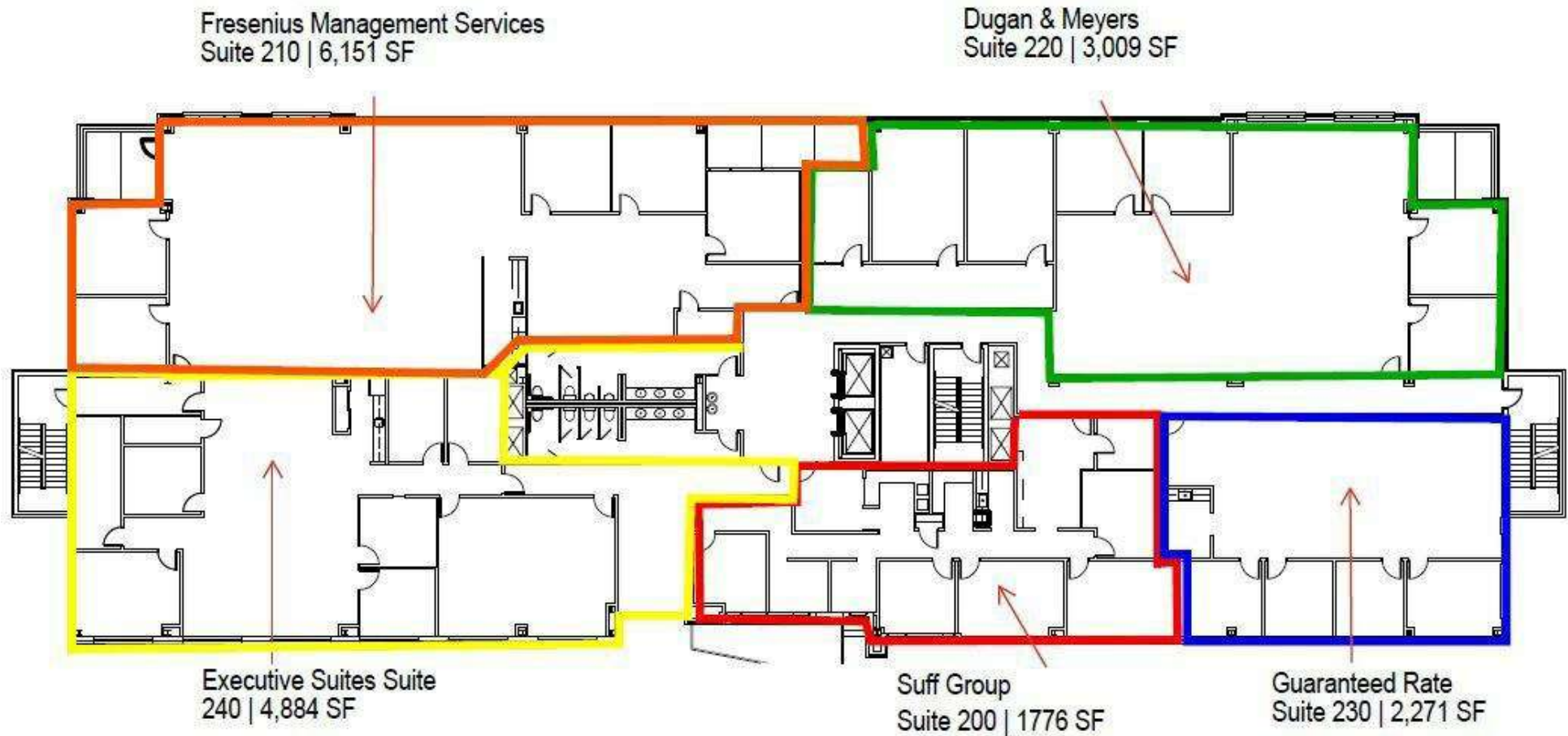


first floor plan

8740 ORION PLACE

N.T.S.



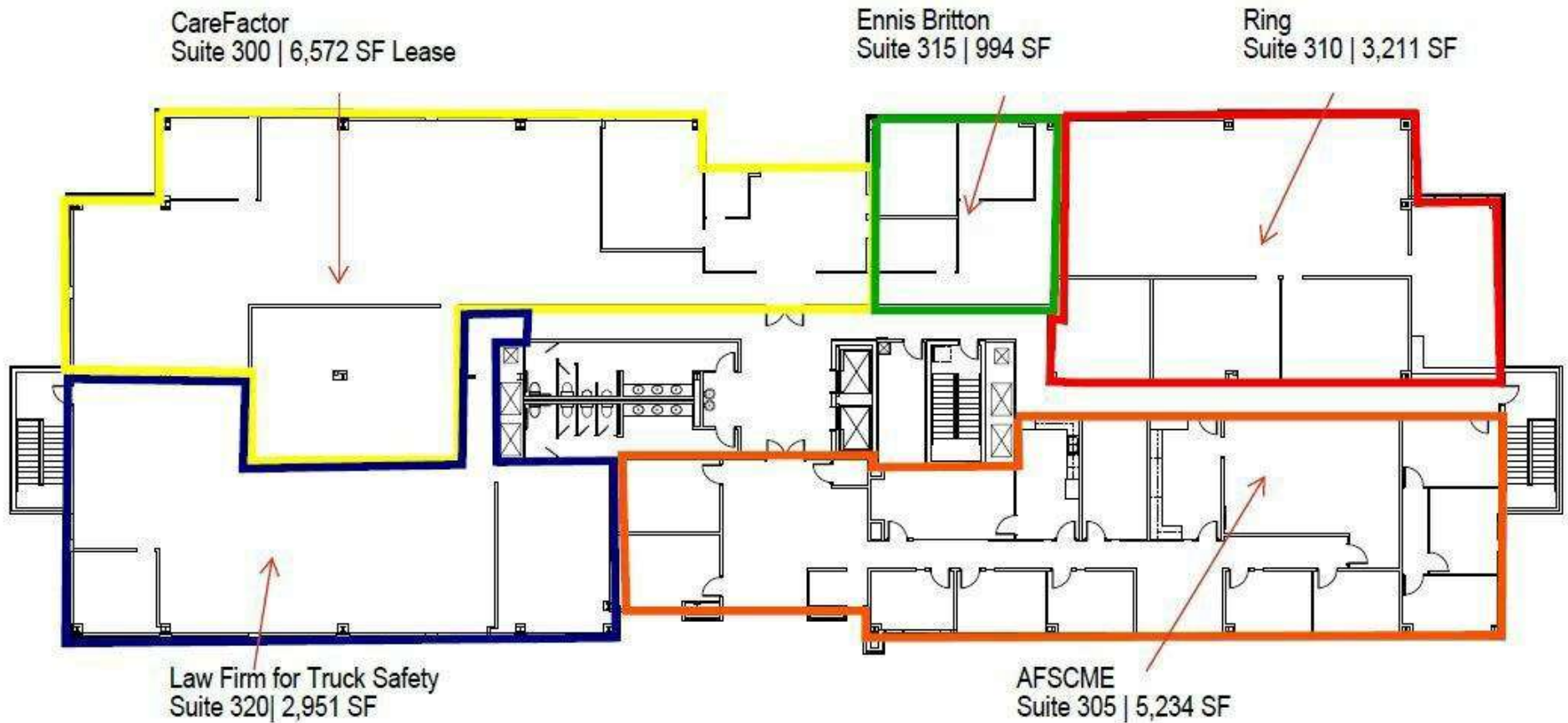


## second floor plan

8740 ORION PLACE

N.T.S.





### third floor plan

8740 ORION PLACE

N.T.S.





SECTION 3

# Investment Analysis



Investment Analysis

8740 Orion

Columbus, Ohio



57,594 Sq Ft Gross Building Size

54,411 Sq Ft Rentable Area

|  | Size          | 2026               | PSF        | 2027               | PSF        | 2028               | PSF        | 2029               | PSF        | 2030               | PSF        | 2031               | PSF        |
|--|---------------|--------------------|------------|--------------------|------------|--------------------|------------|--------------------|------------|--------------------|------------|--------------------|------------|
| Rental Revenue                         | 54,411        | \$703,419          | \$12.93    | \$721,830          | \$13.27    | \$741,654          | \$13.63    | \$762,265          | \$14.01    | \$785,141          | \$14.43    | \$809,984          | \$14.89    |
| Expense Reimbursement Revenue          |               | \$500,273          | \$9.19     | \$513,120          | \$9.43     | \$526,288          | \$9.67     | \$539,785          | \$9.92     | \$553,620          | \$10.17    | \$567,801          | \$10.44    |
| <b>EFFECTIVE GROSS REVENUE</b>         |               | <b>\$1,203,692</b> | 22.12      | <b>\$1,234,950</b> | 22.70      | <b>\$1,267,942</b> | 23.30      | <b>\$1,302,050</b> | 23.93      | <b>\$1,338,761</b> | 24.60      | <b>\$1,377,784</b> | 25.32      |
| OPERATING EXPENSES                     |               | (\$513,878)        | (\$9.44)   | (\$526,725)        | (\$9.68)   | (\$539,893)        | (\$9.92)   | (\$553,390)        | (\$10.17)  | (\$567,225)        | (\$10.42)  | (\$581,406)        | (\$10.69)  |
| <b>NET OPERATING INCOME</b>            |               | <b>\$689,814</b>   | 12.68      | <b>\$708,225</b>   | 13.02      | <b>\$728,049</b>   | 13.38      | <b>\$748,660</b>   | 13.76      | <b>\$771,536</b>   | 14.18      | <b>\$796,379</b>   | 14.64      |
| DEBT SERVICE                           | Rate          | 6.00%              |            | 5.00%              |            | 5.00%              |            | 5.00%              |            | 5.00%              |            | 5.00%              |            |
| Interest Payments                      |               | \$416,859          |            | \$334,700          |            | \$328,898          |            | \$322,800          |            | \$316,389          |            | \$309,651          |            |
| Principal Payments                     | Interest Only | \$0                |            | \$113,396          |            | \$119,198          |            | \$125,296          |            | \$131,706          |            | \$138,445          |            |
| TOTAL DEBT SERVICE                     |               | (\$416,859)        | (\$7.66)   | (\$448,096)        | (\$8.24)   | (\$448,096)        | (\$8.24)   | (\$448,096)        | (\$8.24)   | (\$448,096)        | (\$8.24)   | (\$448,096)        | (\$8.24)   |
| <b>NET CASH FLOW</b>                   |               | <b>\$272,955</b>   |            | <b>\$260,129</b>   |            | <b>\$279,953</b>   |            | <b>\$300,564</b>   |            | <b>\$323,440</b>   |            | <b>\$348,283</b>   |            |
| <b>Return From Cash Flow</b>           |               | \$272,955          | 16%        | \$260,129          | 15%        | \$279,953          | 16%        | \$300,564          | 17%        | \$323,440          | 19%        | \$348,283          | 20%        |
| <b>Return From Debt Reduction</b>      |               | \$0                | 0%         | \$113,396          | 7%         | \$119,198          | 7%         | \$125,296          | 7%         | \$131,706          | 8%         | \$138,445          | 8%         |
| <b>Return from Tax Deductions</b>      |               | \$132,685          | 8%         | \$130,533          | 8%         | \$128,270          | 7%         | \$125,892          | 7%         | \$123,392          | 7%         | \$120,764          | 7%         |
| <b>Return from Annual Appreciation</b> |               | \$260,850          | 15%        | \$260,850          | 15%        | \$260,850          | 15%        | \$260,850          | 15%        | \$260,850          | 15%        | \$260,850          | 15%        |
| <b>Total Annual Return</b>             |               | <b>\$666,491</b>   | <b>38%</b> | <b>\$764,908</b>   | <b>44%</b> | <b>\$788,271</b>   | <b>45%</b> | <b>\$812,602</b>   | <b>47%</b> | <b>\$839,389</b>   | <b>48%</b> | <b>\$868,342</b>   | <b>50%</b> |
| <b>Total Cumulative Return</b>         |               | \$666,491          | 66%        | \$1,431,399        | 110%       | \$2,219,670        | 156%       | \$3,032,272        | 202%       | \$3,871,661        | 251%       | \$4,740,002        | 300%       |

Purchase Price

\$8,695,000

\$150.97 PSF

5.00% Interest Rate

Prepared By: Bradford L. Kitchen, SIOR

Initial Investment

\$1,739,000

20% Down Payment

30 Year Loan Amortization

Alterra Real Estate Advisors

WALT

44.34 months

614-365-9000

Cap Rate

8%

8.1%

8.4%

8.6%

9%

Disclaimer:

The information presented herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrantee or representations about it.

It is your responsibility to independently confirm its accuracy and completeness.





SECTION 5

# Sale Comparables





Sold 12/28/2023



1

**6005 Nacot Place**

6005 Nacot Place, New Albany, OH 43054

|            |              |
|------------|--------------|
| Price:     | \$10,500,000 |
| Bldg Size: | 67,500 SF    |
| Price/SF:  | \$155.56     |

Sold 12/10/2024



2

**5200 Rings Rd**

5200 Rings Rd, Dublin, OH 43017

|            |             |
|------------|-------------|
| Price:     | \$8,000,000 |
| Bldg Size: | 49,950 SF   |
| Price/SF:  | \$160.16    |

Sold 2/23/2024



3

**112 Jefferson Avenue**

112 Jefferson Avenue, Columbus, OH 43215

|            |             |
|------------|-------------|
| Price:     | \$5,500,000 |
| Bldg Size: | 24,795 SF   |
| Cap Rate:  | 7%          |
| Price/SF:  | \$221.82    |

Sold 1/25/2024



4

**540 Offcenter Place**

540 Offcenter Place, Gahanna, OH 43230

|            |             |
|------------|-------------|
| Price:     | \$6,125,000 |
| Bldg Size: | 39,746 SF   |
| Price/SF:  | \$154.10    |

Sold 12/28/2023



5

**7525 W Campus Road**

7525 W Campus Road, New Albany, OH 43054

|            |             |
|------------|-------------|
| Price:     | \$7,500,000 |
| Bldg Size: | 50,000 SF   |
| Price/SF:  | \$150.00    |

Sold 4/4/2025



6

**3400 Morse Crossing**

3400 Morse Crossing, Columbus, OH 43219

|            |             |
|------------|-------------|
| Price:     | \$7,300,000 |
| Bldg Size: | 49,258 SF   |
| Price/SF:  | \$148.20    |






SECTION 6

# Lease Comparables



# Lease Comparables

1


**16,642 SF Office Lease Signed Oct 2024 for \$12.81 Triple Net (Effective)**  
**8800 Lyra Dr - Partial 1st Floor Direct, Leased by NVR Settlement Services**  
Columbus, OH 43240 - Polaris Submarket


★★★★★

|                                    |                             |                                  |                             |                                      |
|------------------------------------|-----------------------------|----------------------------------|-----------------------------|--------------------------------------|
| Asking Rent:                       | Start Date: <b>Apr 2025</b> | Free Rent: <b>5 Mos at Start</b> | Deal Type: <b>New Lease</b> | Property Type: <b>Office Class A</b> |
| Starting Rent: <b>\$13.50/NNN</b>  | Term: <b>6 Years...</b>     | Escalations:                     | On Market:                  | Building Area: <b>163,358 SF</b>     |
| Effective Rent: <b>\$12.81/NNN</b> | Exp. Date: <b>Oct 2031</b>  | TI Allowance:                    | Build-Out:                  | Built/Renov: <b>2000/</b>            |
| Amenities:                         |                             |                                  |                             |                                      |

Landlord: **Polaris Real Estate Company**  
Tenant SIC: **Title Companies**

Lease Notes:

ID# 272152101

2


**22,866 SF Office Lease Signed Aug 2024 for \$14.00 Triple Net (Asking)**  
**8800 Lyra Dr - 3rd Floor Direct, Leased by Civil & Environmental Consultants**  
Columbus, OH 43240 - Polaris Submarket

★★★★★

|                                 |                             |               |                             |                                      |
|---------------------------------|-----------------------------|---------------|-----------------------------|--------------------------------------|
| Asking Rent: <b>\$14.00/NNN</b> | Start Date: <b>Apr 2025</b> | Free Rent:    | Deal Type: <b>New Lease</b> | Property Type: <b>Office Class A</b> |
| Starting Rent:                  | Term: <b>10 Years</b>       | Escalations:  | On Market:                  | Building Area: <b>163,358 SF</b>     |
| Effective Rent:                 | Exp. Date: <b>Mar 2035</b>  | TI Allowance: | Build-Out:                  | Built/Renov: <b>2000/</b>            |
| Amenities:                      |                             |               |                             |                                      |

Landlord: **Polaris Real Estate Company**  
Tenant SIC: **Engineering Services**

Lease Notes: A new tenant has leased 28,360 SF on the 3rd floor at 8800 Lyra Drive. The building consists of 162,000 SF and 6 floors.

ID# 268244151

3


**20,028 SF Office Lease Signed Jun 2024 for \$13.50 Triple Net (Starting)**  
**8415 Pulsar Pl - 2nd Floor Direct, Leased by IntelliGuard**  
Columbus, OH 43240 - Polaris Submarket

★★★★★

|                                   |                             |               |                             |                                      |
|-----------------------------------|-----------------------------|---------------|-----------------------------|--------------------------------------|
| Asking Rent: <b>\$13.50/NNN</b>   | Start Date: <b>Nov 2024</b> | Free Rent:    | Deal Type: <b>New Lease</b> | Property Type: <b>Office Class A</b> |
| Starting Rent: <b>\$13.50/NNN</b> | Term: <b>5 Years</b>        | Escalations:  | On Market:                  | Building Area: <b>99,520 SF</b>      |
| Effective Rent:                   | Exp. Date: <b>Nov 2029</b>  | TI Allowance: | Build-Out:                  | Built/Renov: <b>1998/Jun 2018</b>    |
| Amenities:                        |                             |               |                             |                                      |


Landlord: **Tempus Realty Partners**  
Tenant SIC: **Measuring Devices**

Lease Notes: IntelliGuard leased 20,028 SF of space at 8415 Pulsar Place. The property consists of 97,605 SF. IntelliGuard is a leading provider in intelligent inventory solutions for healthcare.

ID# 266379481



## Lease Comparables

**4**  **5,698 SF Office Lease Signed Feb 2024 for \$14.00 Triple Net (Asking)**  
**8800 Lyra Dr - 6th Floor Direct, Leased by 3SG Plus**  
 Columbus, OH 43240 - Polaris Submarket




|                                 |                             |               |                             |                                      |
|---------------------------------|-----------------------------|---------------|-----------------------------|--------------------------------------|
| Asking Rent: <b>\$14.00/NNN</b> | Start Date: <b>May 2024</b> | Free Rent:    | Deal Type: <b>New Lease</b> | Property Type: <b>Office Class A</b> |
| Starting Rent:                  | Term: <b>5 Years</b>        | Escalations:  | On Market:                  | Building Area: <b>163,358 SF</b>     |
| Effective Rent:                 | Exp. Date: <b>Apr 2029</b>  | TI Allowance: | Build-Out:                  | Built/Renov: <b>2000/</b>            |
| Amenities:                      |                             |               |                             |                                      |

Landlord: **Polaris Real Estate Company**  
 Tenant SIC: **Business Consulting, NEC**

Lease Notes: 3SG Plus leased out 5,698 SF in the building located at 8800 Lyra Drive.

ID# 262357061

**5**  **5,555 SF Office Lease Signed Oct 2022 for \$12.75 Triple Net (Starting)**  
**1900 Polaris Pky - 3rd Floor Direct, Leased by Allied Automation, Inc.**  
 Columbus, OH 43240 - Polaris Submarket




|                                   |                             |               |                                  |                                      |
|-----------------------------------|-----------------------------|---------------|----------------------------------|--------------------------------------|
| Asking Rent: <b>\$12.50/NNN</b>   | Start Date: <b>Dec 2022</b> | Free Rent:    | Deal Type: <b>New Lease</b>      | Property Type: <b>Office Class A</b> |
| Starting Rent: <b>\$12.75/NNN</b> | Term: <b>5 Years</b>        | Escalations:  | On Market:                       | Building Area: <b>160,002 SF</b>     |
| Effective Rent:                   | Exp. Date: <b>Dec 2027</b>  | TI Allowance: | Build-Out: <b>Full Build-Out</b> | Built/Renov: <b>1998/</b>            |
| Amenities:                        |                             |               |                                  |                                      |

Landlord: **City of Columbus -Land Redev...**  
 Tenant SIC: **Industry Mach And Equip**

Lease Notes:

ID# 209292091

**6**  **1,161 SF Office Lease Signed Feb 2022 for \$10.50 Triple Net (Starting)**  
**8720 Orion Pl - 3rd Floor Direct, Leased by Division Seven Roofing**  
 Columbus, OH 43240 - Polaris Submarket



|                                   |                             |               |                                  |                                      |
|-----------------------------------|-----------------------------|---------------|----------------------------------|--------------------------------------|
| Asking Rent: <b>\$10.50/NNN</b>   | Start Date: <b>Feb 2022</b> | Free Rent:    | Deal Type: <b>New Lease</b>      | Property Type: <b>Office Class A</b> |
| Starting Rent: <b>\$10.50/NNN</b> | Term: <b>1 Year</b>         | Escalations:  | On Market:                       | Building Area: <b>52,005 SF</b>      |
| Effective Rent:                   | Exp. Date: <b>Feb 2023</b>  | TI Allowance: | Build-Out: <b>Full Build-Out</b> | Built/Renov: <b>2000/</b>            |
| Amenities:                        |                             |               |                                  |                                      |

Landlord: **Kelly Company**  
 Tenant SIC: **Business Associations**

Lease Notes:

ID# 201028561

## Lease Comparables

**7**

**4,675 SF Office Lease Signed Oct 2019 for \$11.50 Triple Net (Starting)**  
**470 Olde Worthington Rd - 3rd Floor Direct, Leased by Hyosung USA**  
 Westerville, OH 43082 - Polaris Submarket



|                 |                    |             |                 |               |  |            |                       |                |                       |
|-----------------|--------------------|-------------|-----------------|---------------|--|------------|-----------------------|----------------|-----------------------|
| Asking Rent:    | <b>\$12.00/NNN</b> | Start Date: | <b>Jan 2020</b> | Free Rent:    |  | Deal Type: | <b>New Lease</b>      | Property Type: | <b>Office Class B</b> |
| Starting Rent:  | <b>\$11.50/NNN</b> | Term:       | <b>5 Years</b>  | Escalations:  |  | On Market: |                       | Building Area: | <b>101,600 SF</b>     |
| Effective Rent: |                    | Exp. Date:  | <b>Dec 2024</b> | TI Allowance: |  | Build-Out: | <b>Full Build-Out</b> | Built/Renov:   | <b>2000/</b>          |
| Amenities:      |                    |             |                 |               |  |            |                       |                |                       |

Landlord: **DRK and Company Realty**  
 Tenant SIC: **Durable Goods, Nec**

Lease Notes:

ID# 168642601

**8**

**2,523 SF Office Lease Signed Oct 2019 for \$11.52 Triple Net (Effective)**  
**470 Olde Worthington Rd - Partial 4th Floor Direct, Leased by Polaris Financial Partners LLC**  
 Westerville, OH 43082 - Polaris Submarket



|                 |                    |             |                   |               |                      |            |                |                |                       |
|-----------------|--------------------|-------------|-------------------|---------------|----------------------|------------|----------------|----------------|-----------------------|
| Asking Rent:    |                    | Start Date: | <b>Nov 2019</b>   | Free Rent:    | <b>1 Mo at Start</b> | Deal Type: | <b>Renewal</b> | Property Type: | <b>Office Class B</b> |
| Starting Rent:  | <b>\$11.75/NNN</b> | Term:       | <b>5 Years...</b> | Escalations:  | <b>Steps</b>         | On Market: |                | Building Area: | <b>101,600 SF</b>     |
| Effective Rent: | <b>\$11.52/NNN</b> | Exp. Date:  | <b>Nov 2024</b>   | TI Allowance: |                      | Build-Out: |                | Built/Renov:   | <b>2000/</b>          |
| Amenities:      |                    |             |                   |               |                      |            |                |                |                       |

Landlord: **DRK and Company Realty**  
 Tenant SIC: **Investment Advice**

Lease Notes:

ID# 170861741

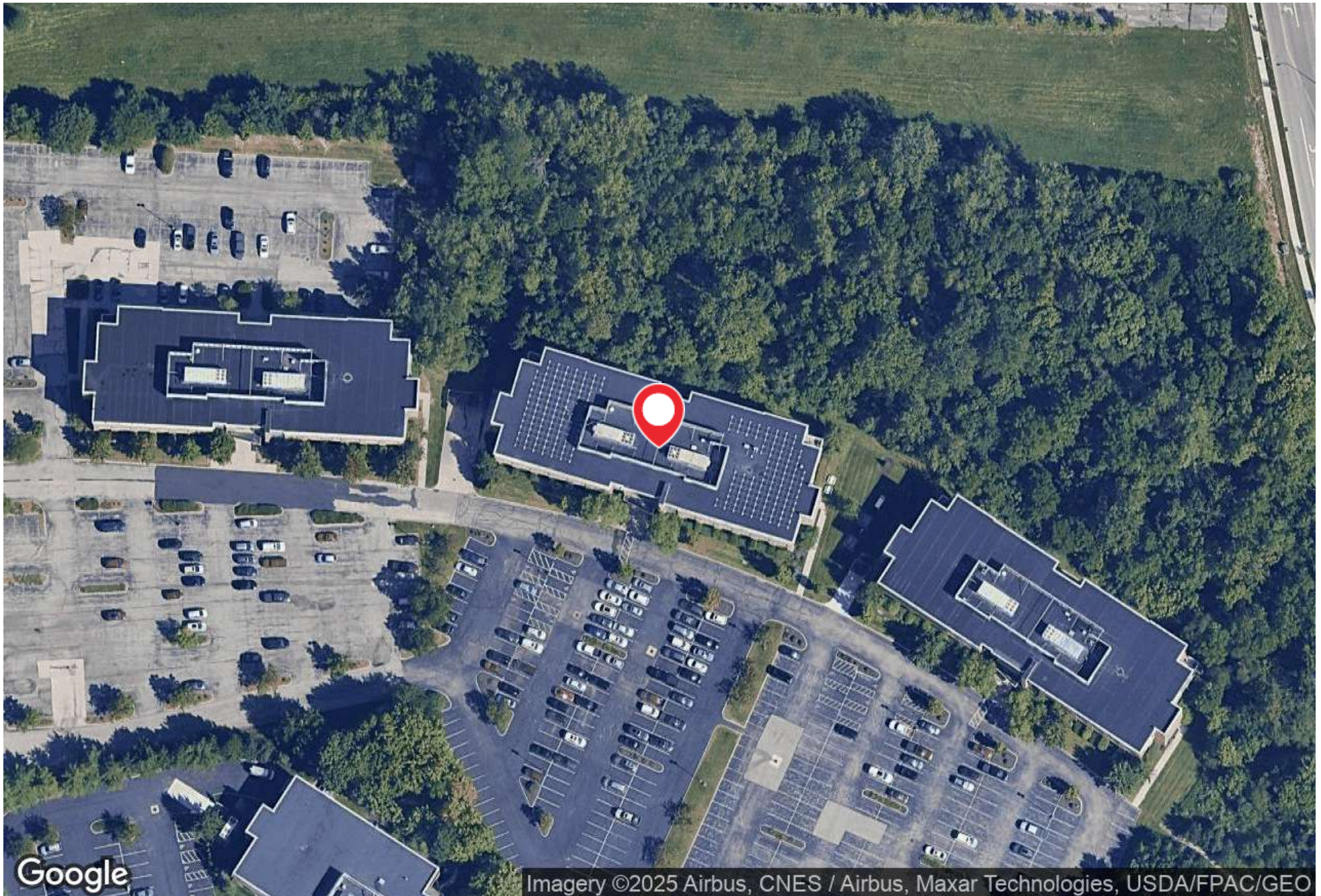




SECTION 7

# Demographics







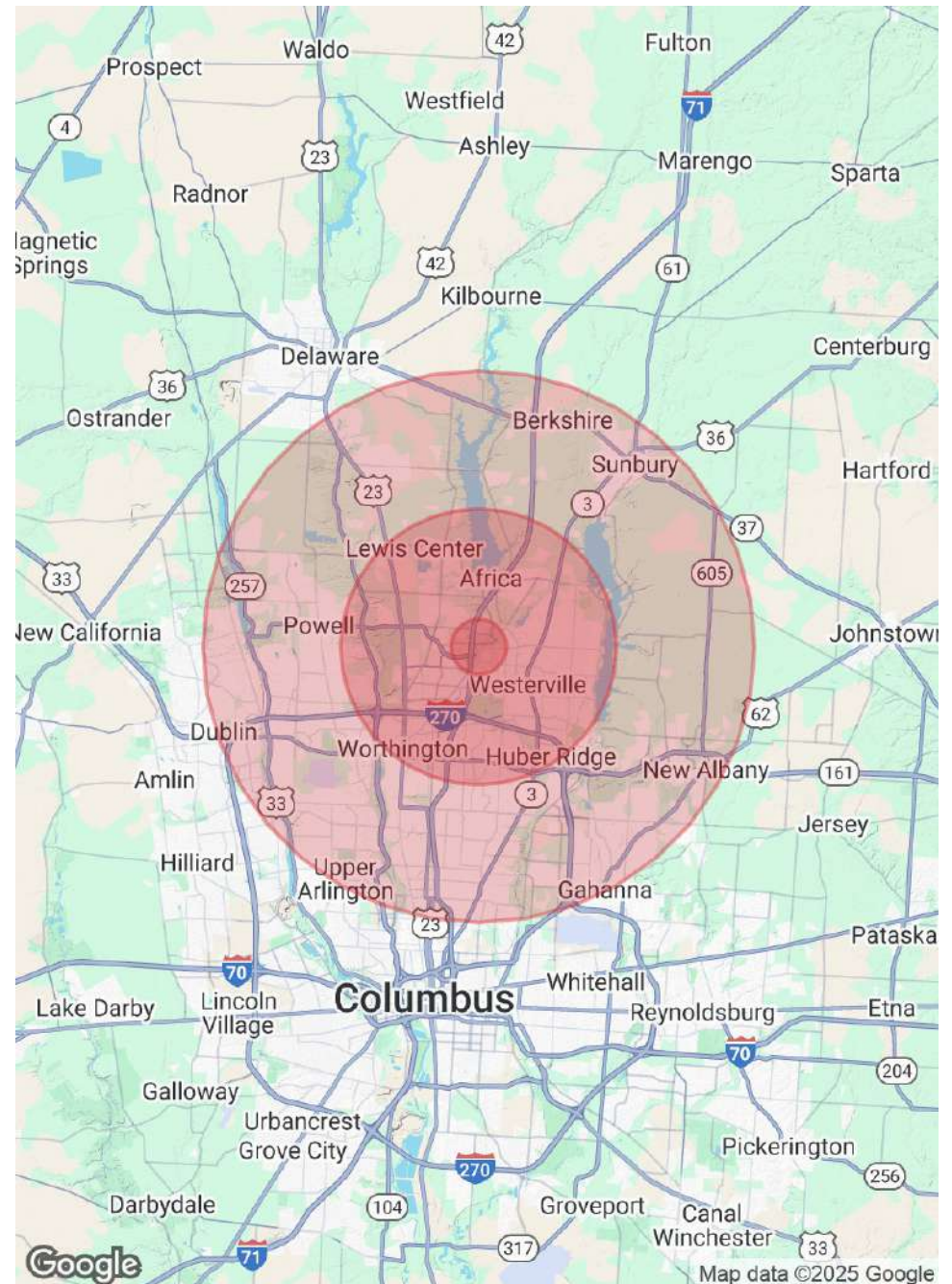




| Population           | 1 Mile | 5 Miles | 10 Miles |
|----------------------|--------|---------|----------|
| Total Population     | 6,952  | 192,430 | 670,901  |
| Average Age          | 38     | 39      | 38       |
| Average Age (Male)   | 37     | 38      | 37       |
| Average Age (Female) | 38     | 39      | 39       |

| Households & Income | 1 Mile    | 5 Miles   | 10 Miles  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,177     | 74,643    | 266,344   |
| # of Persons per HH | 2.2       | 2.6       | 2.5       |
| Average HH Income   | \$122,514 | \$136,563 | \$124,892 |
| Average House Value | \$392,035 | \$383,804 | \$373,255 |

Demographics data derived from AlphaMap







### Bradford Kitchen, SIOR

bkitchen@AlterraRE.com

Direct: 614.545.2155 | Cell: 614.327.4366

## Professional Background

When Brad Kitchen incorporated Alterra Real Estate Advisors in late 1999, he wanted to provide the best service to his clients by providing a consultative versus transactional approach to buying, selling and managing commercial real estate. Focusing on personal service, communication with clients, intelligently structuring deals, and paying greater attention to the details, he believed he could help investors maximize their return on investment and help clients minimize their commercial real estate costs. Two decades later, the concept clearly works, and Brad and Alterra have the awards, satisfied clients and results to prove it.

During his career, Brad has performed services for clients including managing the acquisition and disposition of facilities nationally, asset management, investment advisory, strategic portfolio analysis, facility planning and much more. Brad's degrees in both Finance and Real Estate from The Ohio State University, coupled with his experience in commercial real estate, have allowed him to represent a wide range of notable clients including BMW Financial, Data General, General Electric, Huntington National Bank, LCI International (Qwest), U.S. Health and numerous others.

He also has the unique perspective of being a property owner which makes him much more effective at understanding the needs of landlords and tenants and implementing effective solutions. Brad has led the acquisition of over \$50 million worth of commercial real estate properties and is the managing investor of most of these real estate ventures.

Brad and his team of hands-on agents assess client needs and then work harder and smarter to make the best deal possible for their clients. Alterra is consistently listed as one of the top commercial real estate producers by CoStar Group and it is that drive, determination and engagement that placed Alterra in the # 4 spot on Business First's 2009 Fast 50 list (fastest growing 50 companies in Central Ohio), and #23 on the 2010 list, as well as Business First naming Brad one of the top 40 business people in Columbus under the age of 40 in 2003. Brad also has the distinction of having the largest commercial real estate transaction in Columbus in 1996.

He developed and instructed several commercial real estate courses at the Columbus Board of Realtors, including a required course titled "The Basics of Commercial Real Estate: Procedures and Practices". He also served as Chairman of the national SIOR Education Committee and on many committees in the commercial division of the Columbus Board of Realtors. Other real estate related organizations Brad is associated with include:

Brad is actively engaged in charitable and community organizations including the Columbus Chamber of Commerce Logistics Council, Capital Square Rotary, Columbus Museum of Art and Columbus Humane.

"We're on it!" is more than advertising to Brad Kitchen. It's the way he lives life and takes care of business.

## Memberships

SIOR (Society of Industrial and Office Realtors)

CCIR (Columbus Commercial, Industrial & Investment Realtors)

ARC (Association of I-270 Corridor Realtors)

The achievement of the SIOR designation demonstrates that Brad has obtained a superior level of knowledge and has extensive experience in the commercial real estate industry. Only 3,000 commercial real estate brokers worldwide have been recognized with the designation.

### Alterra Real Estate Advisors - OH

3 Easton Oval, Suite 120

Columbus, OH 43219

614.365.9000





### Jackson N. Pulliam, SIOR

jpulliam@AlterraRE.com

Direct: 614.545.4097 | Cell: 614.285.7234

## Professional Background

Accomplished Commercial Real Estate Agent

Award-winning, multi-faceted, and accomplished Commercial Real Estate Broker and Principal, renowned for superior opportunity identification abilities and exceptional negotiation skills. With a track record of over \$100,000,000.00 in total transactions since joining Alterra Real Estate in 2019, Jackson is an ROI-driven professional who remains at the forefront of industry trends.

### Key Attributes:

ROI-Driven Expertise: Proven success as a take-charge leader, leveraging sharp business acumen and management expertise to drive growth with minimal client risk. Strategic Vision: Known for strong expertise in investment analysis, contract development and negotiation, and strategic commercial business partnerships. Innovative Leadership: Progressive, innovative and provides decisive leadership to achieve business goals.

### Background:

Before transitioning to commercial real estate, Jackson spent nearly a decade as a finance manager in the greater Columbus area. During this period, he honed his skills in financial analysis, risk management, and stakeholder engagement. His tenure in finance equipped him with a deep understanding of market dynamics, fiscal responsibility, and the importance of fostering long-term client relationships.

Jackson's journey from finance to real estate was driven by a passion for leveraging his financial expertise to create tangible value in the built environment. His transition seamlessly integrated his financial acumen with the complexities of commercial real estate transactions, allowing him to offer clients a unique blend of strategic foresight and financial stewardship.

### Specialties:

1031 Exchanges, Lead Generation, Sales Management, Strategic Partnerships, Sales Staff Training & Development, Market Research & Analysis, Data-Driven Decision Making, Consultative Sales Skills, Strong Negotiation Skills, P&L Management, Risk Management, Stakeholder Management.

## Memberships

SIOR (Society of Industrial and Office Realtors)

CCIR (Columbus Commercial, Industrial & Investment Realtors)

Costar Power Broker

### Alterra Real Estate Advisors - OH

3 Easton Oval, Suite 120

Columbus, OH 43219

614.365.9000