

2185-2187 CITYGATE DR

Columbus, OH 43219

**Flex Office/Warehouse
Opportunity**

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

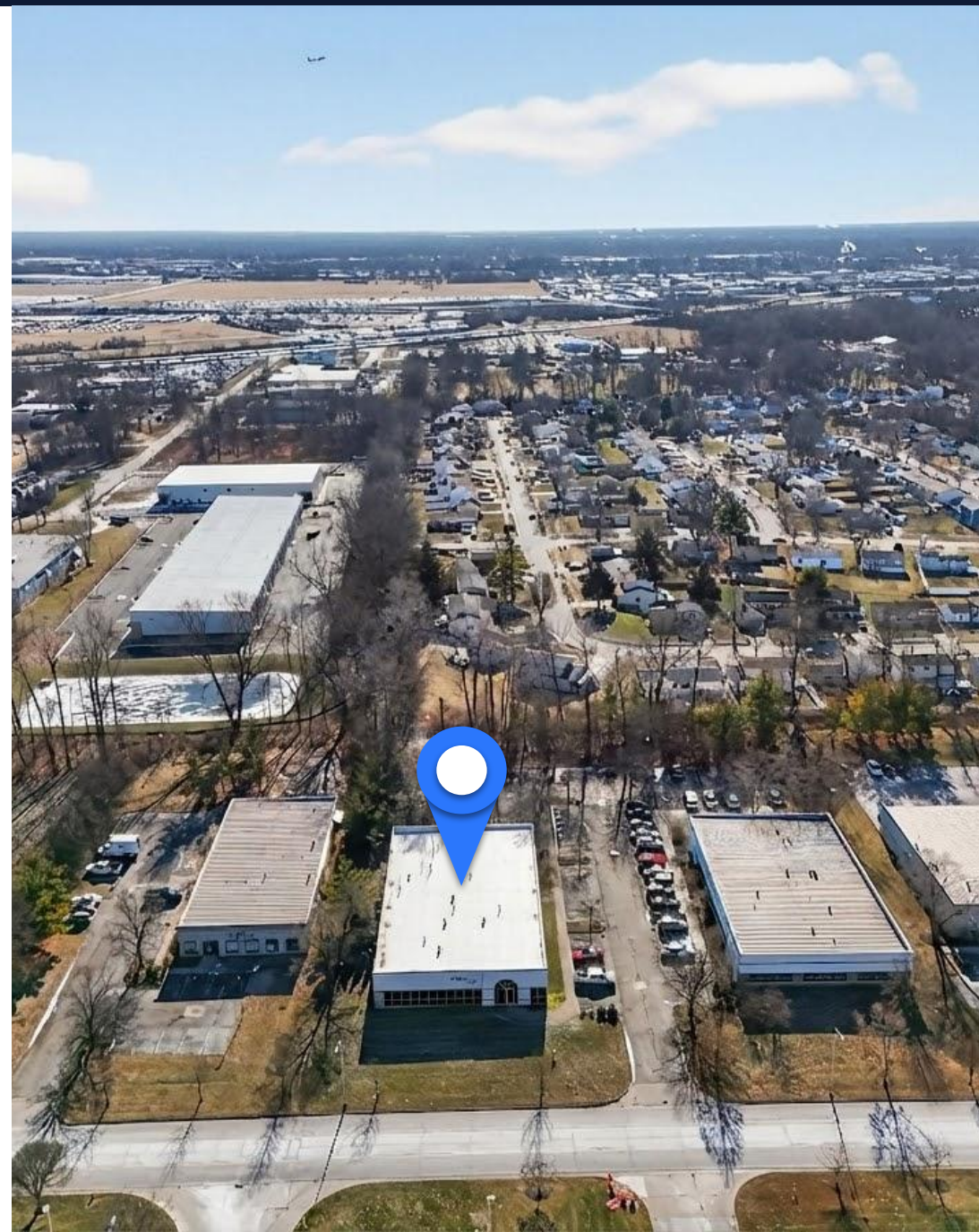
2185-2187 Citygate Dr
Columbus, OH 43219



INVESTMENT HIGHLIGHTS

Property Highlights

- 10,050 SF office / flex industrial building on ± 1.16 acres, offering $\pm 6,050$ SF of office and $\pm 4,000$ SF of flex/warehouse space
- Functional interior buildout including a full kitchen, lecture-hall style training / conference room, and 7 private offices
- Consistent clear heights allow for office to be reconfigured or pulled back to expand warehouse area if desired
- 4,000 SF warehouse suite with 13'-14'8" clear height and one (1) 10' x 12' overhead door, ideal for light distribution or service users
- Prime infill location with immediate access to I-670 and I-270, minutes from CMH International Airport and Easton Town Center
- New pitched standing-seam metal roof installed in 2018
- All HVAC units replaced in 2021
- Attractive owner-user opportunity with flexible layout, excess land, and superior access





 **John Glenn Columbus International Airport**
±1.5 Miles Away



Built in 2025
 **Retreat at Citygate**
±228 Units



 **U.S. Hwy 62**
± 111,126 VPD



 **Subject Property**

2185-2187 Citygate Dr
Columbus, OH 43219

\$2,000,000

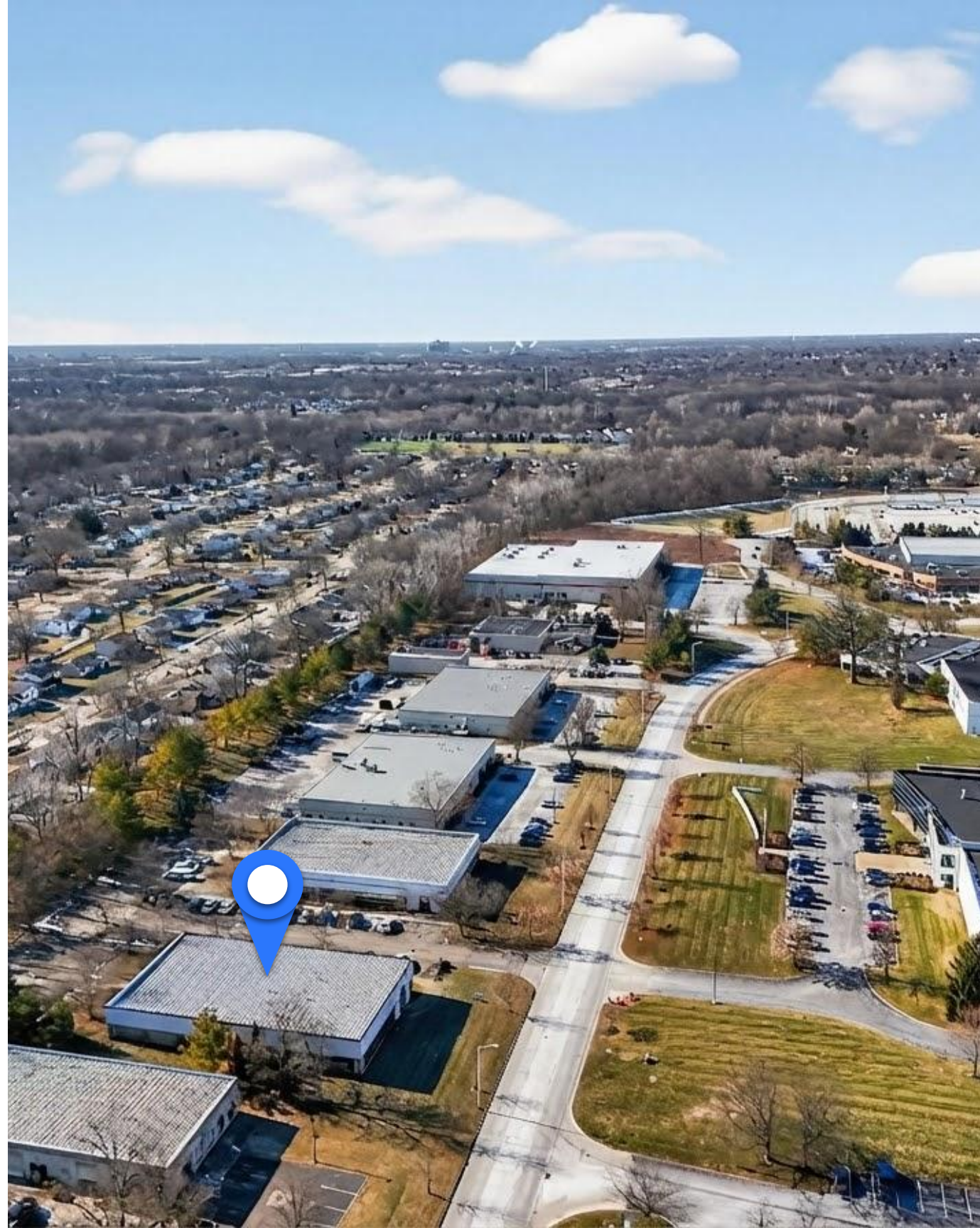
Price

±10,050 SF

GLA

±22,400

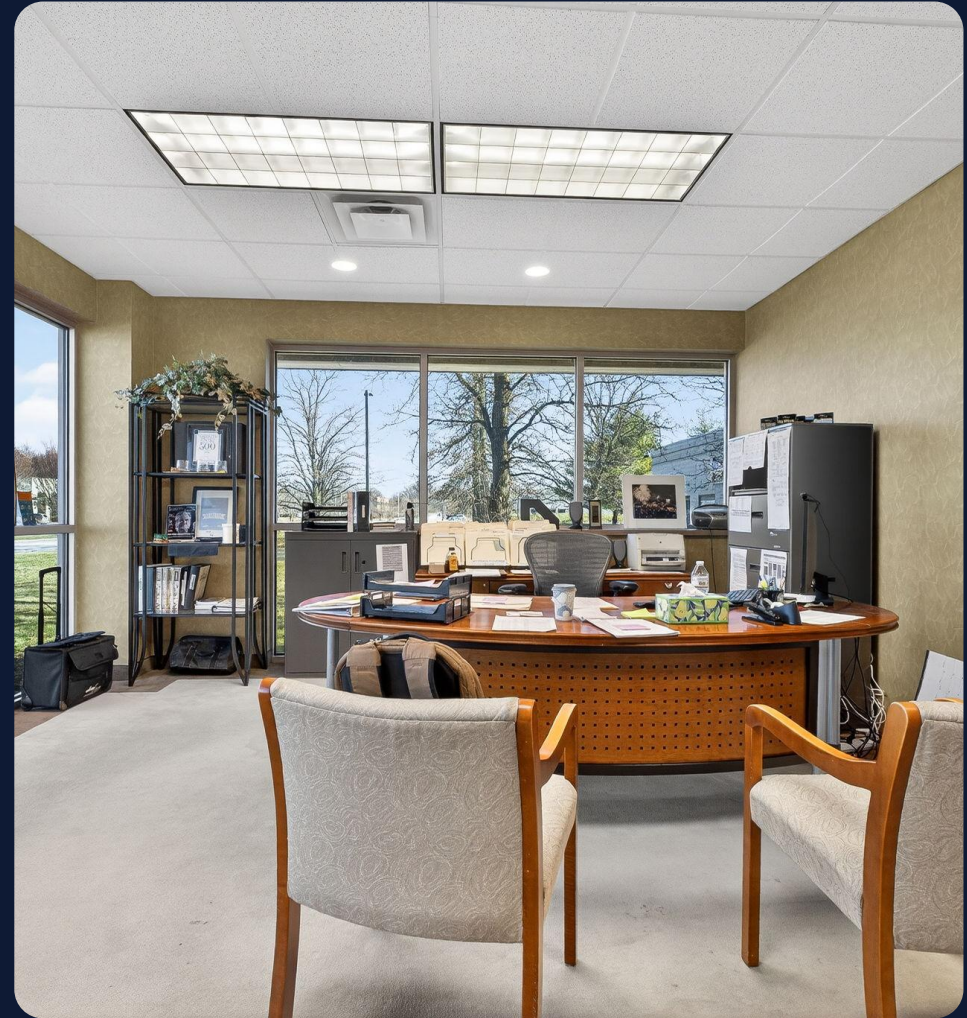
Vehicles Per Day



INTERIOR PHOTOS



INTERIOR PHOTOS



MARKET OVERVIEW

2185-2187 Citygate Dr
Columbus, OH 43219



COLUMBUS, OH

Market Demographics



906,000

Total Population

65,327

Median HH Income

392,000

of Households

37.1%

Homeownership Rate

63%

Employed Population

39.6%

% Bachelor's Degree

33

Median Age

\$240,000

Median Property Value

Local Market Overview

Columbus, Ohio is a high-performing Midwest metro supported by strong economic and demographic fundamentals. Continued population growth, relative affordability, and a diversified employment base have positioned the city as an attractive destination for both residents and retailers. With a median age in the early 30s and a growing share of educated workers, the market benefits from a stable and expanding consumer base.

The subject property is located within a well-established trade area offering convenient access to major employment centers, residential neighborhoods, and daily-need amenities. While Columbus has experienced significant new commercial development in recent years, much of it has been concentrated in higher-end or experiential retail formats. This creates opportunity for well-located, service- and necessity-oriented retail to capture demand from value-conscious consumers. Despite near-term pressure from new supply in select nodes, neighborhood and community retail centers in accessible submarkets have demonstrated resilience, reinforcing the property's competitive positioning in the current market cycle.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	82,972	327,468	1,033,061
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	32,377	134,435	436,806
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$93,472	\$96,919	\$114,559

ECONOMY AND ATTRACTIONS

Economic Drivers

The region's economic foundation is built on robust public-sector, research, and service-anchored industries, anchored by major institutions and headquarters operations. The City and Greater Columbus actively promote workforce development, technology, and infrastructure upgrades to support continued expansion. Growth in logistics, data infrastructure, and advanced manufacturing is layering additional diversification.



\$182B+
Regional Gross Domestic Product

±4.5 Miles
To Downtown Columbus

Lifestyle & Culture

Columbus offers a rich cultural landscape with diverse neighborhoods, each bringing its own character to the city. From the artistic energy of the Short North to the historic brick-lined streets of German Village, residents enjoy a wide selection of dining, boutique shopping, and local events. Popular attractions like the Columbus Museum of Art, Franklin Park Conservatory, and vibrant festival scene contribute to a dynamic lifestyle that appeals to a wide range of residents.

Entertainment & Recreation

The city provides endless entertainment opportunities, including professional sports, live music, and world-class attractions. Families and outdoor enthusiasts benefit from easy access to the Scioto Mile, extensive metro park systems, and the nationally acclaimed Columbus Zoo and Aquarium. Major venues such as Nationwide Arena and Ohio Stadium offer year-round events—from concerts and hockey games to Buckeye football—making the city a hub of activity.

Convenience & Connectivity

Columbus is known for its strong infrastructure and accessibility, offering residents quick connections to major highways, public transit routes, and key employment centers. With major employers in healthcare, finance, technology, and higher education, the city continues to experience stable growth and job creation. Essential conveniences—including grocery stores, retail centers, fitness facilities, and everyday services—are located throughout the metropolitan area, providing a highly livable and well-connected environment for residents.

HIGHER EDUCATION



THE OHIO STATE UNIVERSITY

The Ohio State University is one of the nation's largest and most respected public research institutions, recognized for its academic excellence, expansive campus, and strong community presence. Founded in 1870 and located in the heart of Columbus, OSU serves as a major anchor for the city through its educational programs, nationally ranked athletics, and world-class research initiatives. Its size, prestige, and continuous growth make it one of the most influential institutions in the Midwest, drawing students, faculty, and professionals from across the country.



67,000+
Total Enrollment

\$19.6B+
Ohio Economic Impact

100,000+
Visitors per Game

300+
Degrees & Programs

Impact on Real Estate & Investors

Proximity to The Ohio State University creates consistent, long-term demand across a wide range of real estate uses. The steady presence of students, faculty, medical professionals, and university employees supports sustained occupancy, strong utilization, and reliable traffic patterns throughout the year.

For investors, OSU provides:

- A stable and diverse demand base
- Resilient revenue performance across market cycles
- Strong absorption and sustained user demand
- Long-term appreciation potential driven by continued campus expansion and institutional investment

The university's ongoing growth continues to reinforce surrounding submarkets, making OSU one of the most influential drivers of real estate stability and value in the Columbus region.

Impact on the Local Community & Economy

OSU plays a central role in shaping Columbus' economic and cultural landscape. Its large population of students, employees, patients, and visitors fuels demand for local businesses, services, and infrastructure. In addition, the university's leadership in healthcare, research, and technology helps position Columbus as an emerging innovation hub.

Key impacts include:

- Significant job creation through the university and its medical center
- Year-round activity generated by academic, research, and athletic events
- Increased demand for retail, hospitality, transportation, and service-oriented uses
- Ongoing development and capital investment in and around the campus area

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2185-2187 Citygate Dr, Columbus, OH, 43219** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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