

THE ROBERT WEILER COMPANY EST. 1938  
**OFFERING MEMORANDUM**

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**RW** THE ROBERT  
**WEILER**  
COMPANY  
Appraisal Brokerage Consulting Development

**OFFICE SPACE FOR LEASE**  
**3400 Morse Crossing, Columbus, OH 43219**

## HIGH-END OFFICE SPACE FOR LEASE - EASTON SUBMARKET

3400 Morse Crossing offers a rare opportunity to lease high-end office space in the heart of the highly sought-after Easton market—at operating costs well below those of competing properties. Now under new ownership, the building is undergoing a comprehensive renovation, including a modernized lobby and updated common areas, elevating the tenant experience to match the expectations of today's premier office users. Previously used as a call center, the property features critical infrastructure such as a backup generator, providing a true turn-key solution for businesses with essential power needs. The second floor offers flexible leasing opportunities, with suites available from approximately 3,500 +/- SF up to the entire 25,800 +/- SF floor, allowing tenants to accommodate a wide range of space needs. The space is accessible via elevator and features ample on-site parking for employees and visitors. The building is just a short walk from Easton's renowned restaurants, retail, and entertainment, and offers close proximity to a COTA bus stop, ensuring convenient access for employees and visitors alike.



### Property Highlights:

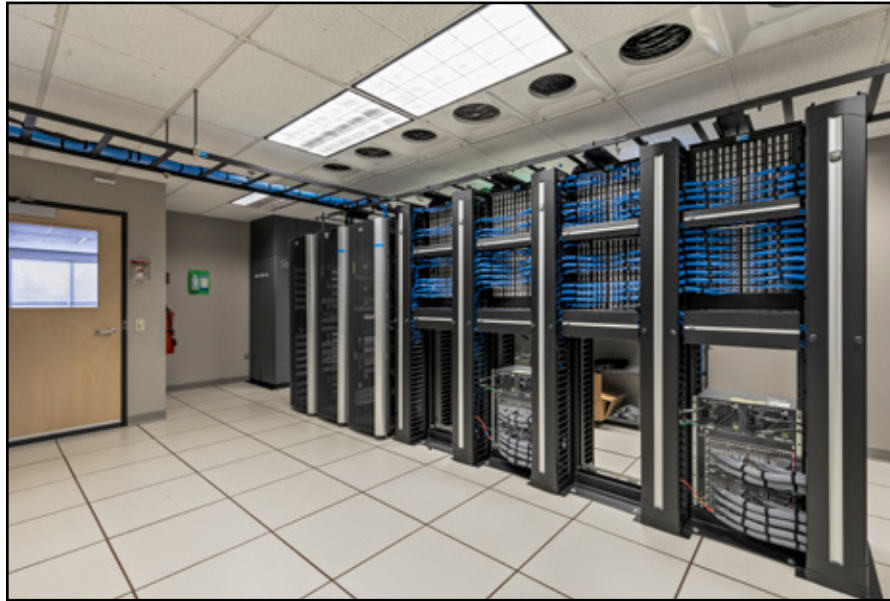
- Flexible suite sizes from 3,500 +/- SF
- Full-floor opportunity of 25,800 +/- SF
- Divisible second-floor space
- Recently renovated common areas and lobby
- Backup generator
- Ample on-site parking
- Walkable Easton location

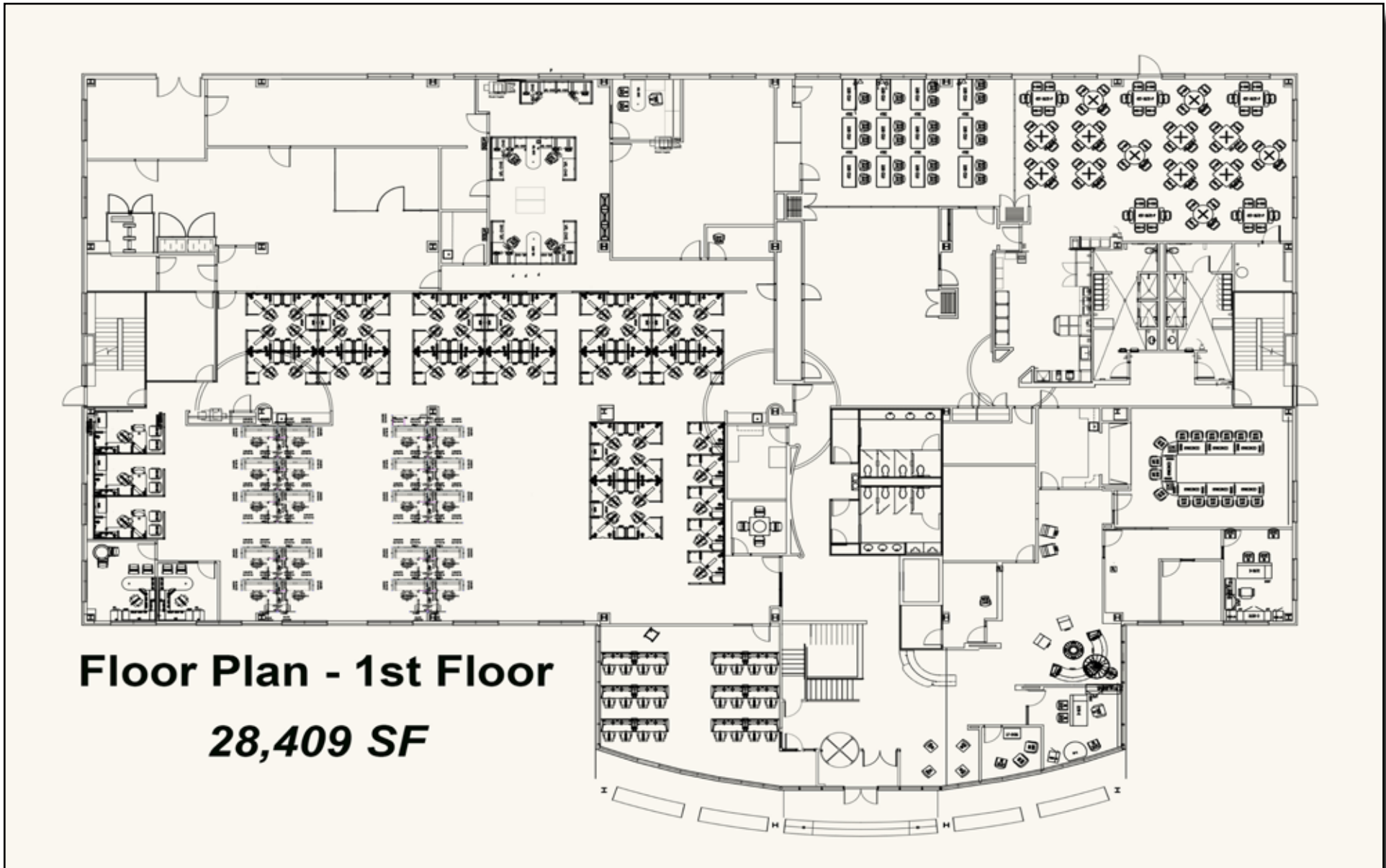
### Property Highlights

<b>Address:</b>	<b>3400 Morse Crossing Columbus, OH 43219</b>
<b>County:</b>	<b>Franklin</b>
<b>PID:</b>	<b>010-237385-00</b>
<b>Location:</b>	<b>South of Easton Way between I-270 and Sunbury Rd</b>
<b>Building Size:</b>	<b>49,256 +/- SF</b>
<b>Acreage:</b>	<b>5.551 +/- ac</b>
<b>Year Built:</b>	<b>1997</b>
<b>Year Remodeled:</b>	<b>2002</b>
<b>Levels:</b>	<b>2 Story</b>
<b>Available Space:</b>	<b>3,500 SF – 25,800 SF (2nd Floor – Divisible)</b>
<b>Lease Rate:</b>	<b>\$18.60/SF Gross Tenant pays utilities</b>
<b>Zoning:</b>	<b>M - Manufacturing</b>





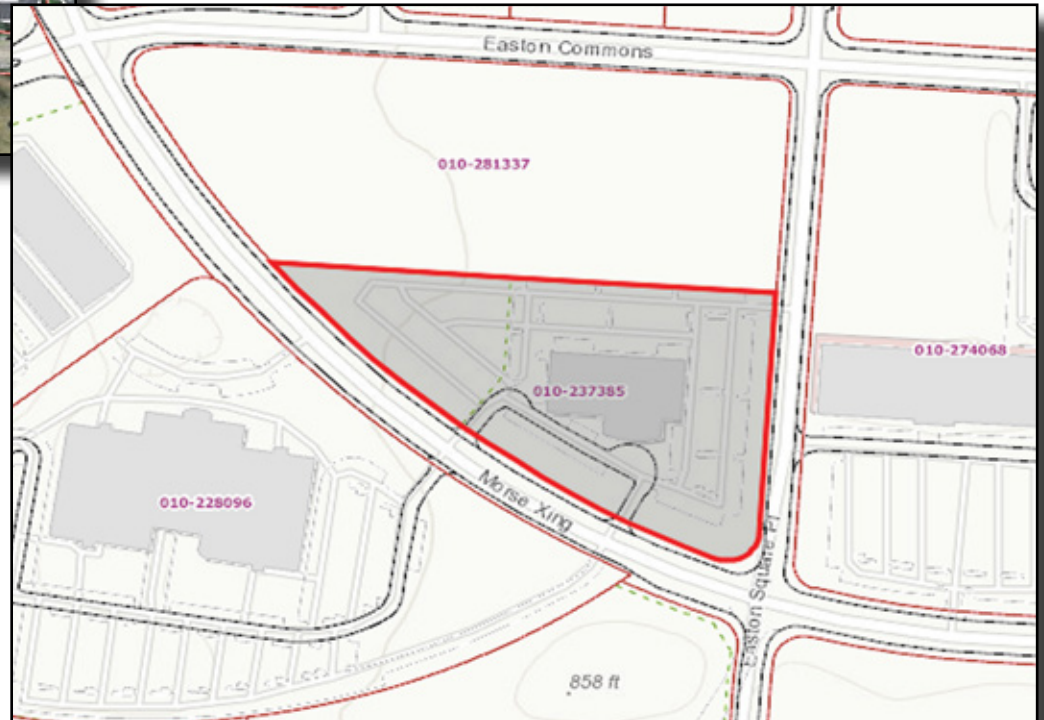


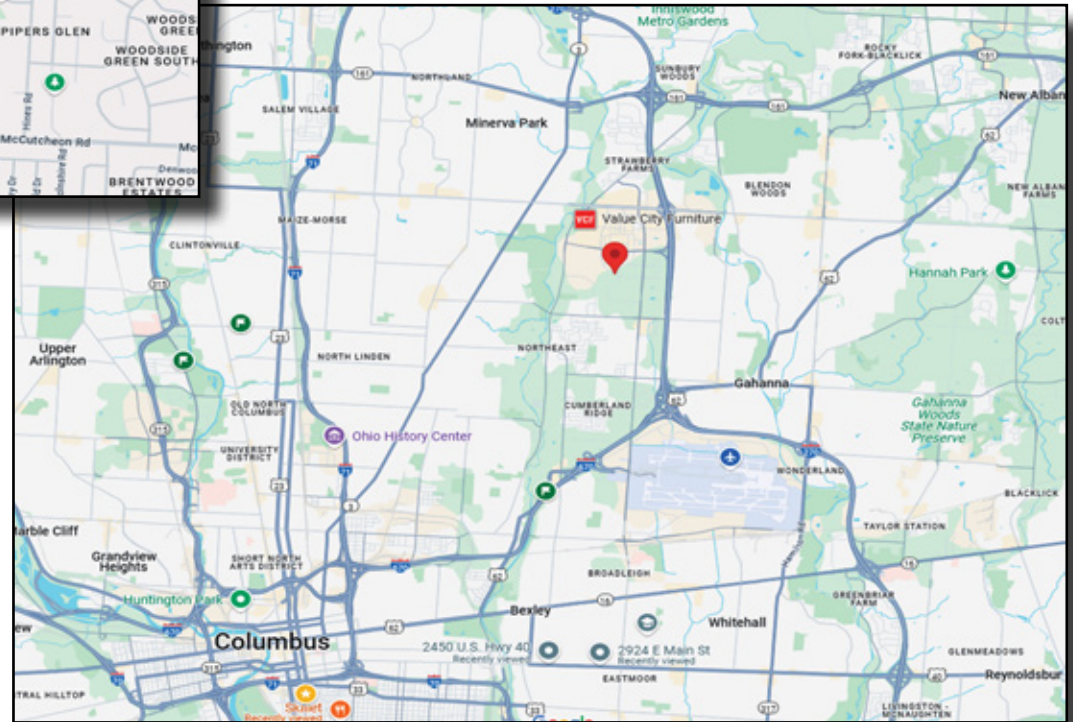
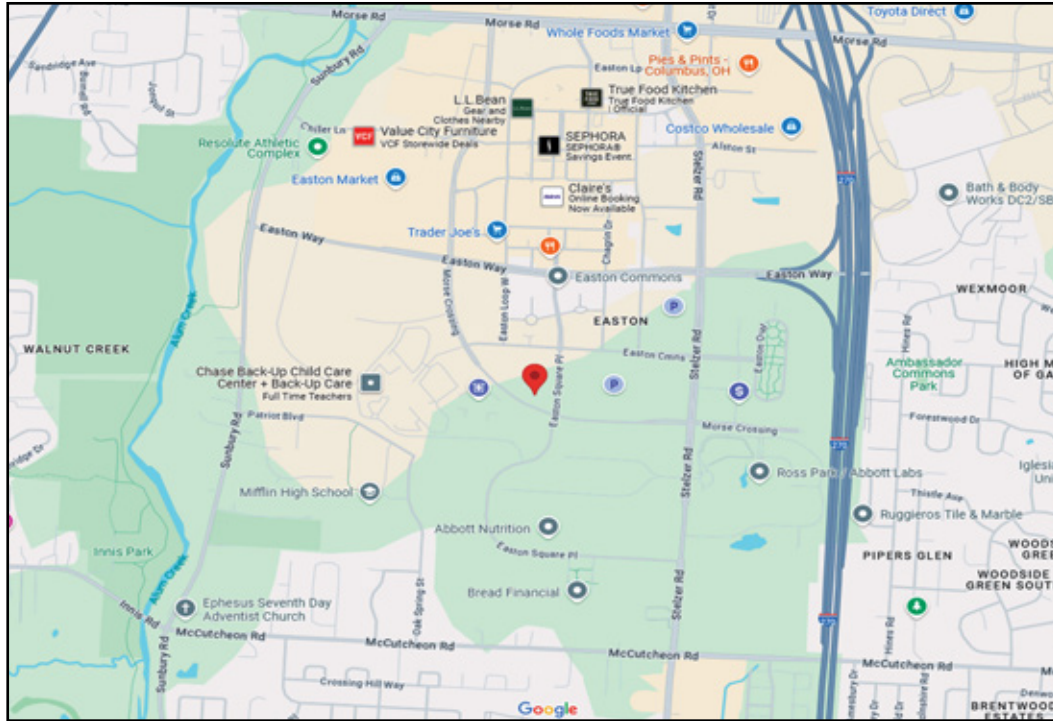


**Available For Lease**



**Floor Plan - 2nd Floor**  
**28,409 SF**



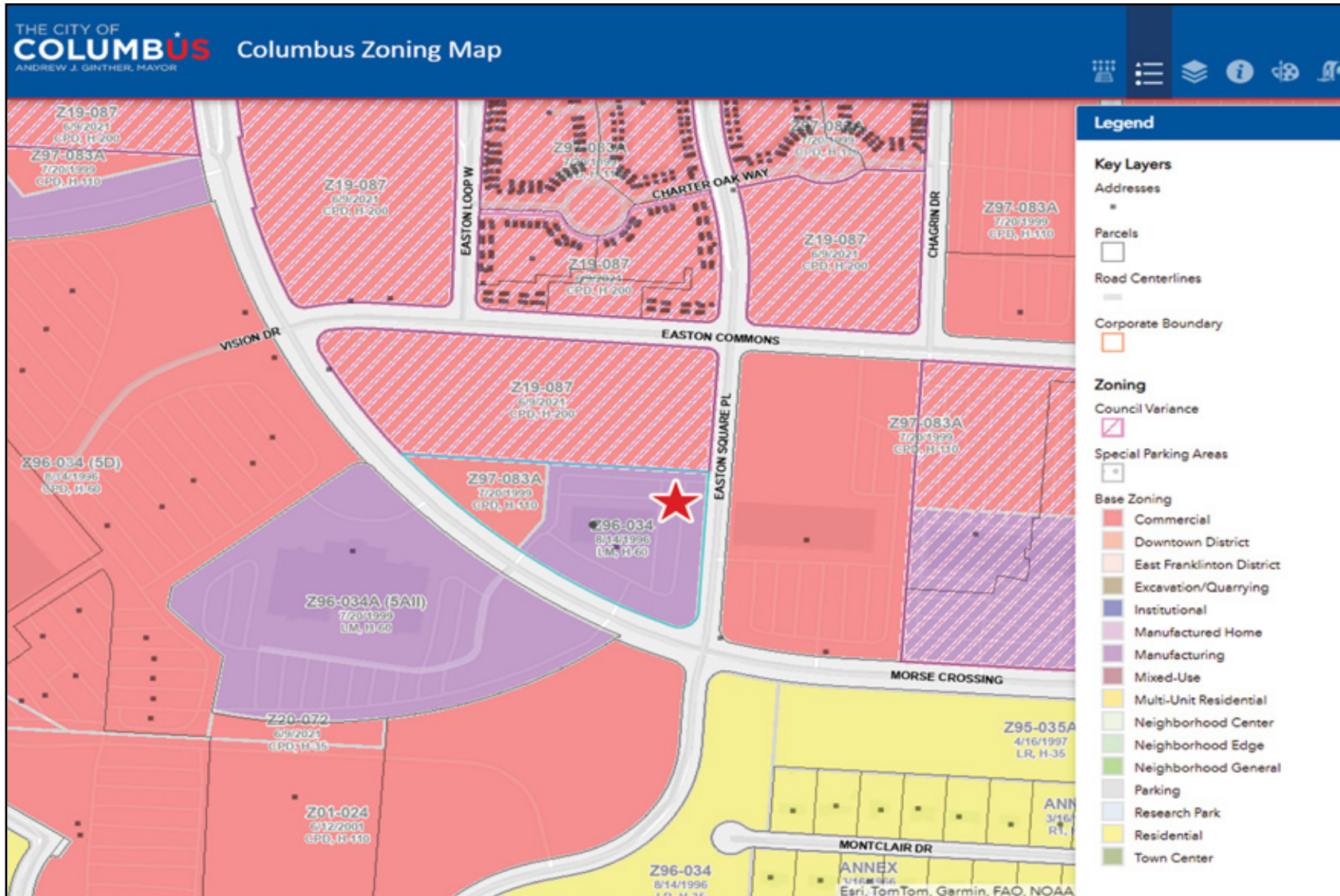


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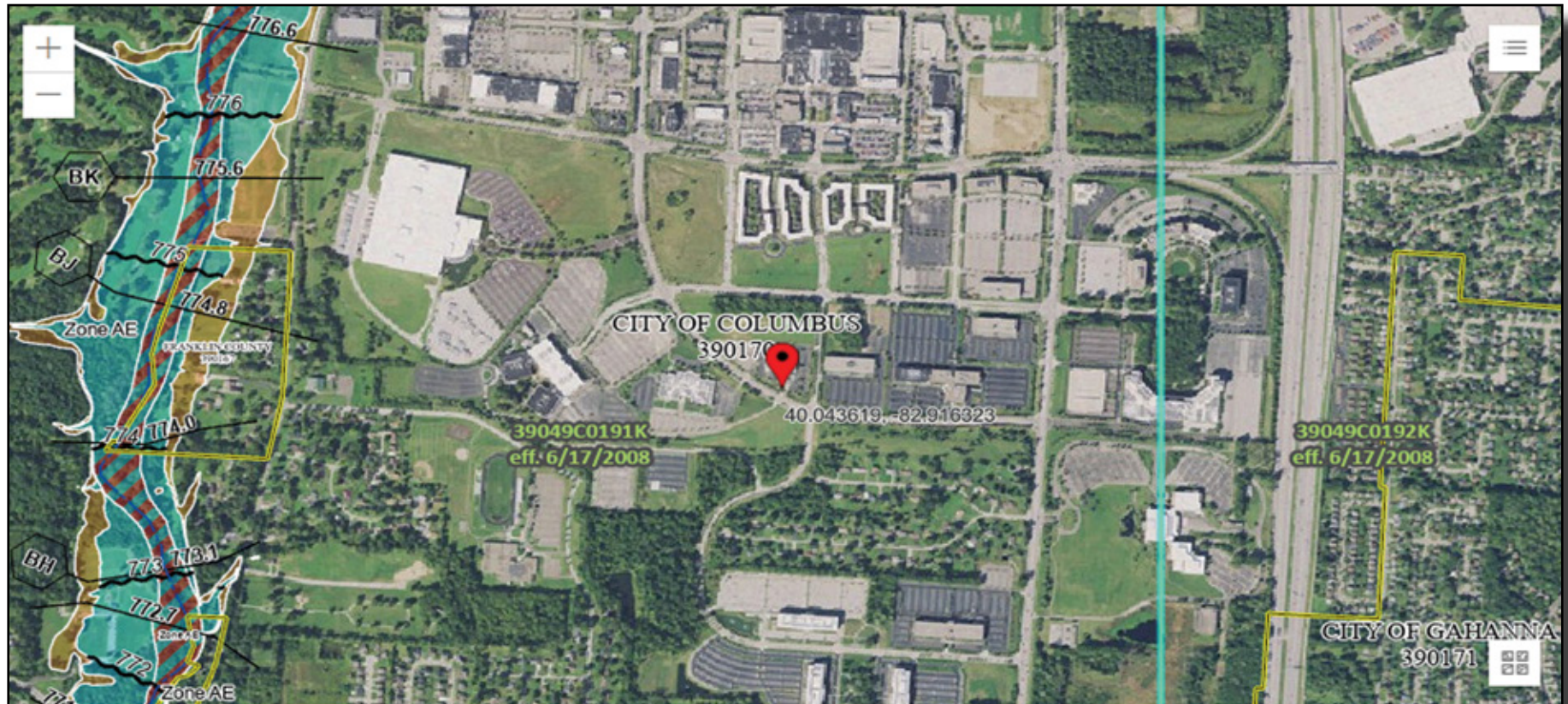


## Great Location!

Easy access to major roads  
Minutes to Easton Town Center and John Glenn  
International Airport  
15 minutes to Downtown Columbus



[Click here to see zoning text](#)




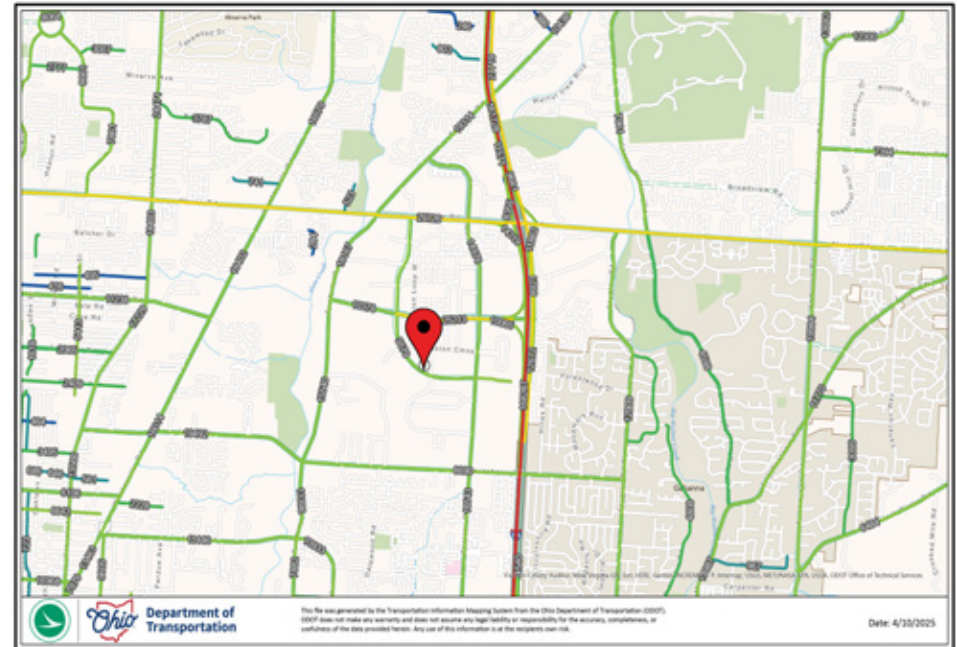
USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

Powered by Esri

<p><b>PIN</b></p> <ul style="list-style-type: none"> <li> Approximate location based on user input and does not represent an authoritative property location</li> </ul> <p><b>MAP PANELS</b></p> <ul style="list-style-type: none"> <li> Selected FloodMap Boundary</li> <li> Digital Data Available</li> <li> No Digital Data Available</li> <li> Unmapped</li> </ul> <p><b>OTHER AREAS</b></p> <ul style="list-style-type: none"> <li> Area of Minimal Flood Hazard Zone X</li> <li> Effective LOMRs</li> <li> Area of Undetermined Flood Hazard Zone D</li> <li> Otherwise Protected Area</li> <li> Coastal Barrier Resource System Area</li> </ul>	<p><b>SPECIAL FLOOD HAZARD AREAS</b></p> <ul style="list-style-type: none"> <li> Without Base Flood Elevation (BFE) Zone A, V, A99</li> <li> With BFE or Depth</li> <li> Regulatory Floodway Zone AE, AO, AH, VE, AR</li> </ul> <p><b>OTHER AREAS OF FLOOD HAZARD</b></p> <ul style="list-style-type: none"> <li> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X</li> <li> Future Conditions 1% Annual Chance Flood Hazard Zone X</li> <li> Area with Reduced Flood Risk due to Levee. See Notes, Zone X</li> <li> Area with Flood Risk due to Levee Zone D</li> </ul>	<p><b>OTHER FEATURES</b></p> <ul style="list-style-type: none"> <li> Cross Sections with 1% Annual Chance</li> <li> Water Surface Elevation</li> <li> Coastal Transect</li> <li> Base Flood Elevation Line (BFE)</li> <li> Limit of Study</li> <li> Jurisdiction Boundary</li> <li> Coastal Transect Baseline</li> <li> Profile Baseline</li> <li> Hydrographic Feature</li> </ul> <p><b>GENERAL STRUCTURES</b></p> <ul style="list-style-type: none"> <li> Channel, Culvert, or Storm Sewer</li> <li> Levee, Dike, or Floodwall</li> </ul>
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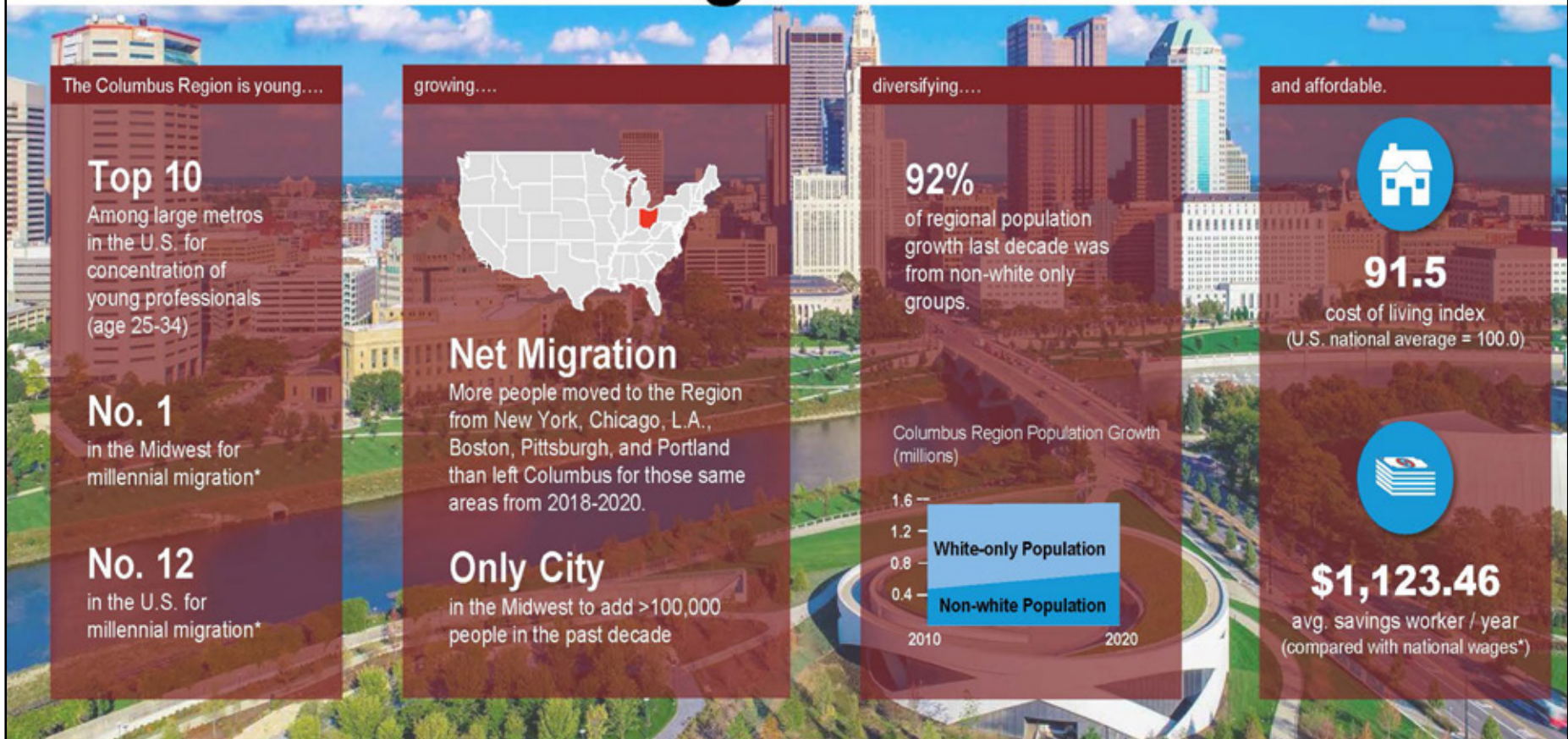
**Demographic Summary Report**

<b>Easton</b>				
3400 Morse Xing, Columbus, OH 43219				
				
Radius	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2030 Projection	5,237	107,129	295,915	
2025 Estimate	5,138	104,060	287,497	
2020 Census	5,251	101,623	281,054	
Growth 2025 - 2030	1.93%	2.95%	2.93%	
Growth 2020 - 2025	-2.15%	2.40%	2.29%	
<b>2025 Population by Hispanic Origin</b>				
2025 Population	254	8,181	23,000	
<b>2025 Population</b>				
White	1,729 33.65%	39,073 37.55%	128,805 44.80%	
Black	2,472 48.11%	46,491 44.68%	107,848 37.51%	
Am. Indian & Alaskan	11 0.21%	342 0.33%	1,007 0.35%	
Asian	432 8.41%	5,731 5.51%	14,345 4.99%	
Hawaiian & Pacific Island	2 0.04%	33 0.03%	97 0.03%	
Other	493 9.60%	12,390 11.91%	35,397 12.31%	
U.S. Armed Forces	8	151	267	
<b>Households</b>				
2030 Projection	2,187	40,735	119,242	
2025 Estimate	2,146	39,539	115,727	
2020 Census	2,210	38,685	113,123	
Growth 2025 - 2030	1.91%	3.02%	3.04%	
Growth 2020 - 2025	-2.90%	2.21%	2.30%	
Owner Occupied	950 44.27%	19,743 49.93%	57,621 49.79%	
Renter Occupied	1,196 55.73%	19,796 50.07%	58,106 50.21%	
<b>2025 Households by HH Income</b>				
Income: <\$25,000	276 12.85%	6,138 15.52%	19,229 16.62%	
Income: \$25,000 - \$50,000	410 19.09%	8,945 22.62%	25,845 22.33%	
Income: \$50,000 - \$75,000	453 21.09%	6,887 17.42%	20,332 17.57%	
Income: \$75,000 - \$100,000	304 14.15%	4,768 12.06%	14,090 12.18%	
Income: \$100,000 - \$125,000	250 11.64%	4,514 11.42%	12,246 10.58%	
Income: \$125,000 - \$150,000	116 5.40%	2,817 7.12%	7,933 6.85%	
Income: \$150,000 - \$200,000	230 10.71%	3,124 7.90%	8,207 7.09%	
Income: \$200,000+	109 5.07%	2,345 5.93%	7,845 6.78%	
<b>2025 Avg Household Income</b>	\$89,313	\$86,433	\$86,758	
<b>2025 Med Household Income</b>	\$71,161	\$64,900	\$63,651	



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Easton Cmns	Easton Square Pl	0.04 E	2024	3,528	MPSI	.12
2 Easton Cmns	Easton Square Pl	0.04 E	2025	3,533	MPSI	.12
3 Morse Xing	Victorias Secret	0.03 NW	2024	6,915	MPSI	.18
4 Morse Xing	Victorias Secret	0.03 NW	2025	6,873	MPSI	.18
5 Easton Cmns	Easton Loop W	0.07 E	2024	3,395	MPSI	.20
6 Easton Cmns	Easton Loop W	0.07 E	2025	3,375	MPSI	.20
7 Victorias Secret	Morse Xing	0.04 E	2024	5,908	MPSI	.23
8 Victorias Secret	Morse Xing	0.04 E	2025	5,861	MPSI	.23
9 Chagrin Dr	Easton Cmns	0.07 S	2025	4,131	MPSI	.24
10 Chagrin Dr	Easton Cmns	0.07 S	2024	4,151	MPSI	.24

# What's Driving Investment?



# Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022



Appraisal Brokerage Consulting Development

Celebrating **88** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

## THE ROBERT WEILER COMPANY EST. 1938



The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 88 years in the business, we have a competitive advantage in the market... a value that clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



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This confidential Offering Memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible sale/lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers/tenants, and to establish only a preliminary level of interest in the subject property/space. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property/space for your needs.

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