



timberline

OFFICE FOR LEASE

4635 - 4643 - 4653 TRUEMAN BOULEVARD, HILLIARD, OHIO



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PROPERTY HIGHLIGHTS

timberline is a resort-style office park with over 85,000 square feet of office and event space. It is situated around a 5-acre lake--affording opportunity for catch and release fishing for tenants, a boat dock, walking trail, and other amenities. The office park has the distinction of being originally constructed as the headquarters for Red Roof Inn. The buildings are cedar frame construction with distinctive vaulted ceilings on upper floors and cedar wall panels giving each building a resort-like interior. Add the lake and the occasional spotting of deer, fish jumping, and over 30 varieties of birds, and Timberline is an office destination like no other.

Immediately adjacent is the new mixed-use project TruePointe--a new development featuring high-end dining, retail, and office space at the heart of a thriving community.

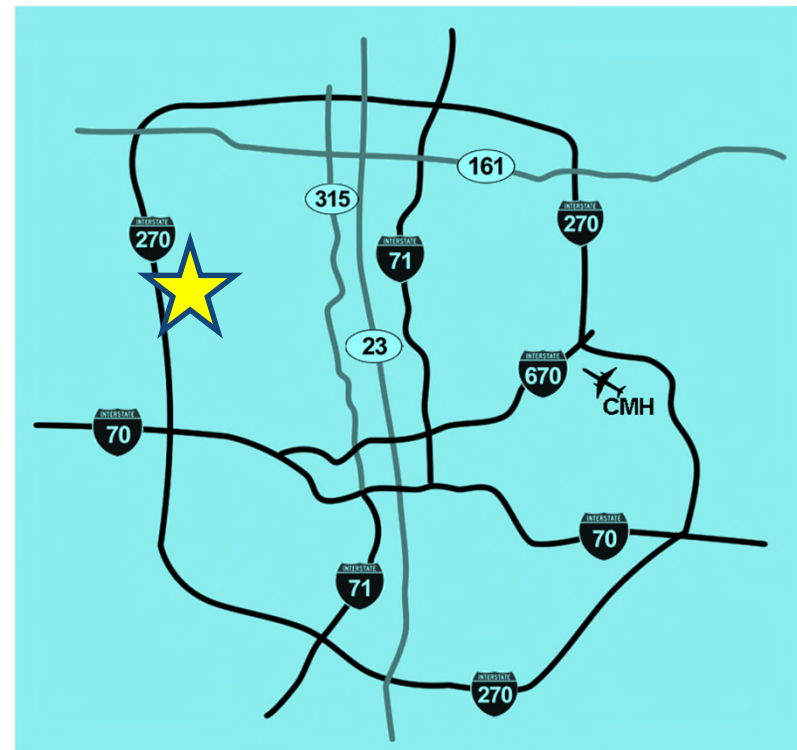
TRUEPOINTE



T I M B E R L I N E

OFFICE FOR LEASE

4635-4653 TRUEMAN BOULEVARD, HILLIARD, OHIO



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AVAILABLE

FIRST FLOOR:

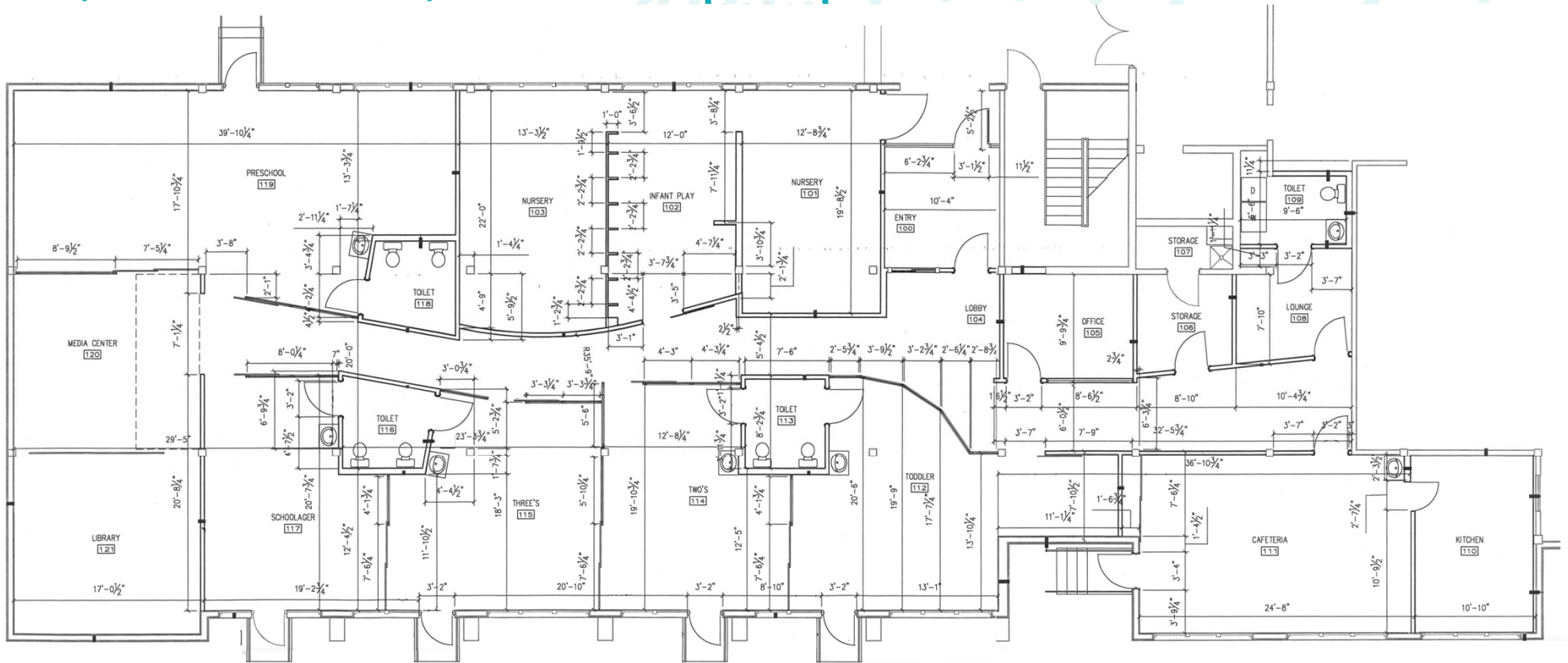
+/- 5,477 SF

ASKING RENT:

\$18.50 NNN + \$10.17 est. op. exp.

FEATURES:

- Dedicated close parking spaces
- 24-hour electronic key fob access
- Adjacent to the new TruePointe mixed-use development
- Configured for children's daycare



PHOTOS



PHOTOS



AVAILABLE

FIRST FLOOR:

THREE 150 SF OFFICES

ASKING RENT:

\$500.00 PER MONTH

FULL SERVICE GROSS

FEATURES:

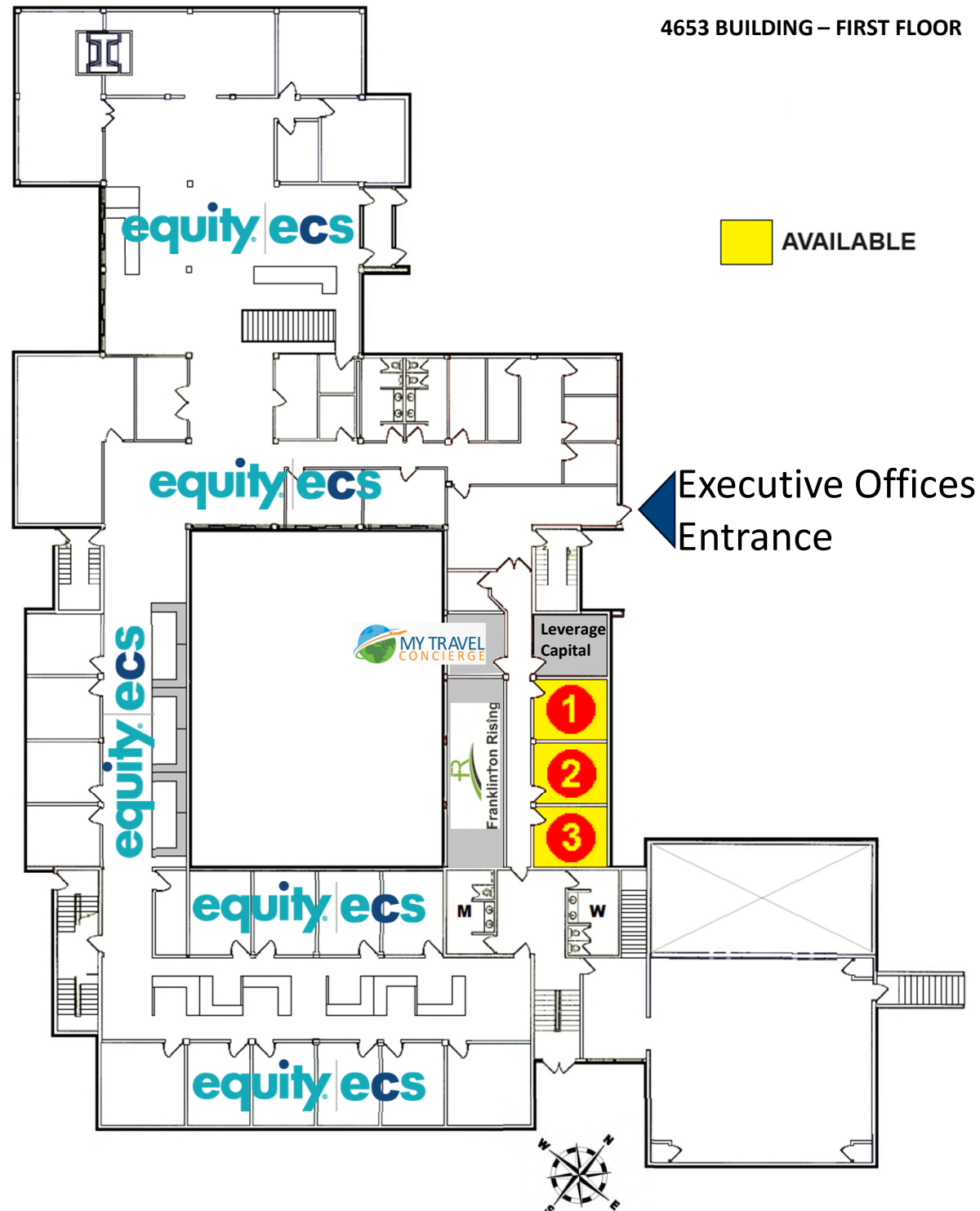
- Dedicated close parking spaces
- 24-hour electronic key fob access
- Adjacent to the new TruePointe mixed-use development
- FedEx and UPS drop boxes just steps from the entrance

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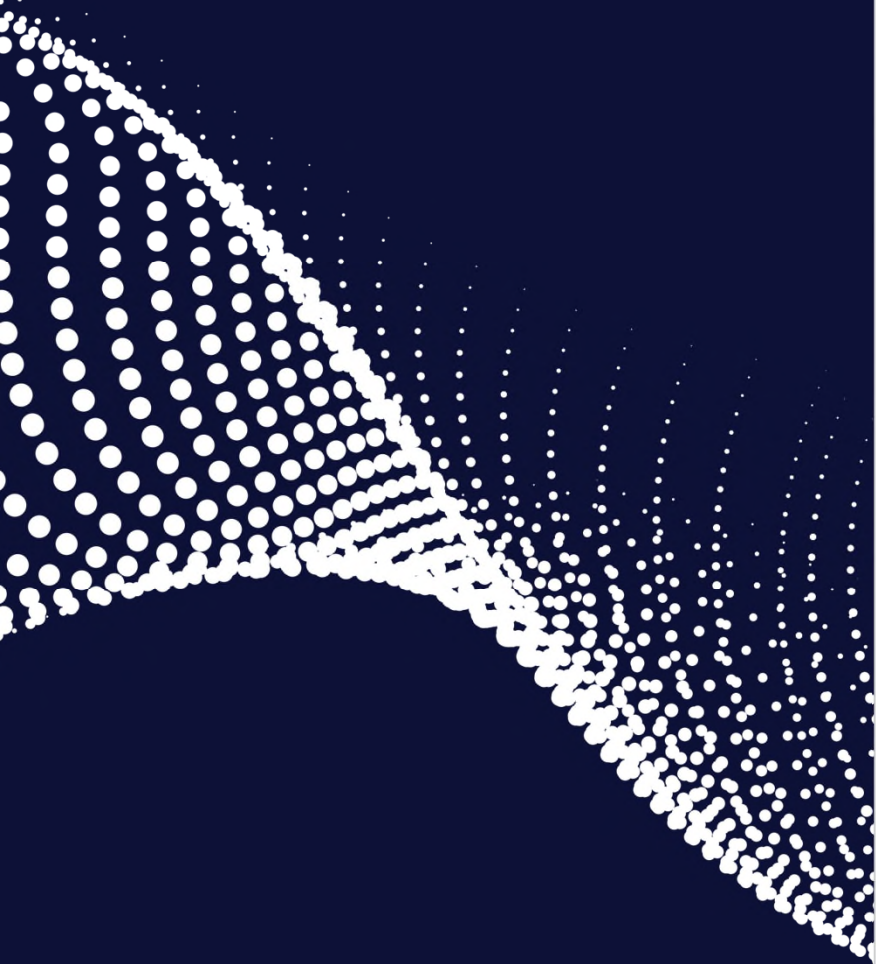
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4653 BUILDING – FIRST FLOOR



AERIAL: SOUTH





timberline

4653 BUILDING



Executive
Suites

equity

Commercial Real Estate Solutions®

ecs
equity construction solutions™

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4643 BUILDING



WATERSEGE 
EVENT + CONFERENCE VENUE

THE COVE AT
WATERSEGE 
EVENT + CONFERENCE VENUE

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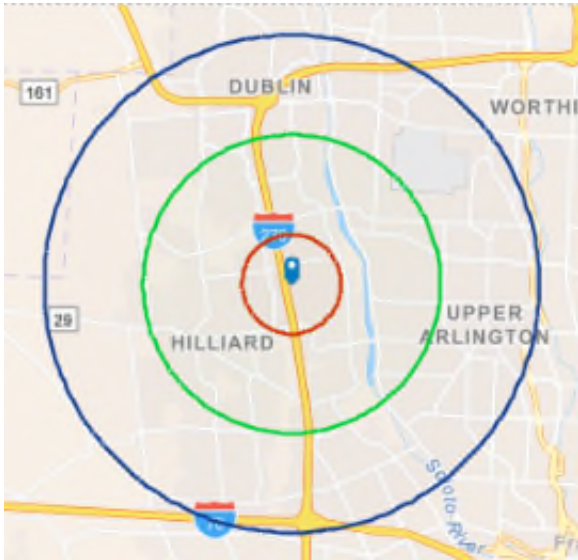
4635 BUILDING



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1-MILE RADIUS DEMOS



KEY FACTS

10,669
Population

2.3
Average
Household Size

38.6
Median Age

\$103,167
Median Household Income

BUSINESS

281

Total Businesses

4,852

Total Employees

EDUCATION

2%

No High School
Diploma

11%

High School
Graduate

16%

Some
College

71%

Bachelor's/Grad/Prof
Degree

INCOME



\$60,477
Per Capita
Income



\$103,167
Median
Household
Income



\$138,562
Average
Household
Income

EMPLOYMENT

81.0
White
Collar %

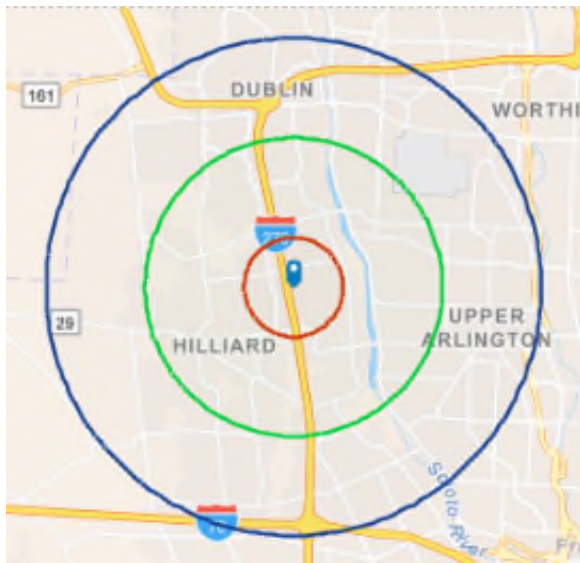
10.3
Blue
Collar %

8.6
Services
%

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3-MILE RADIUS DEMOS



KEY FACTS

94,195
Population

2.3
Average
Household Size

38.0
Median Age

\$88,339
Median Household Income

BUSINESS

3,051

Total Businesses

43,872

Total Employees

EDUCATION

3%
No High School
Diploma

15%
High School
Graduate

20%
Some
College

61%
Bachelor's/Grad/Prof
Degree

INCOME

\$51,391
Per Capita
Income

\$88,339
Median
Household
Income

\$119,609
Average
Household
Income

EMPLOYMENT

77.2
White
Collar %

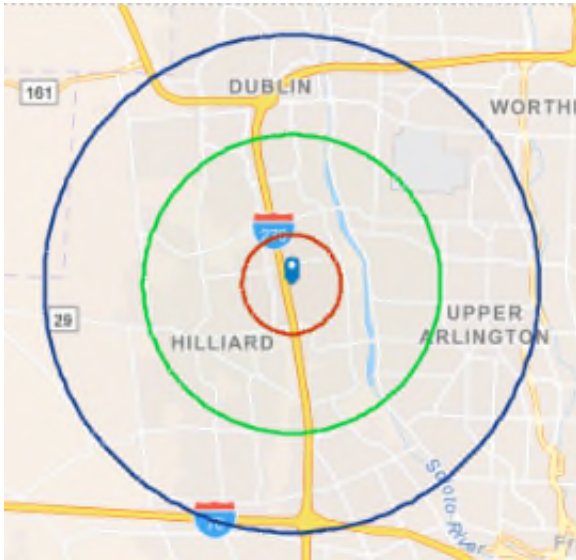
12.5
Blue
Collar %

10.3
Services
%

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5-MILE RADIUS DEMOS



KEY FACTS

221,953
Population

2.3
Average
Household Size

37.4
Median Age

\$91,068
Median Household Income

BUSINESS

8,811

Total Businesses

139,489

Total Employees

EDUCATION

3%
No High School
Diploma

14%
High School
Graduate

20%
Some
College

63%
Bachelor's/Grad/Prof
Degree

INCOME

\$53,503
Per Capita
Income

\$91,068
Median
Household
Income

\$125,127
Average
Household
Income

EMPLOYMENT

77.8
White
Collar %

11.6
Blue
Collar %

10.6
Services
%

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