

# TRUEPOINTE EAST

## OFFICE FOR LEASE

4640 TRUEMAN BOULEVARD, HILLIARD, OHIO 43026



**S. AUSTIN WATHEN** EXEC. VICE PRESIDENT

MOBILE 614.679.9639 | DIRECT 614.334.7792  
AWATHEN@EQUITY.NET

**KYLE BURRIER** ADVISOR

MOBILE 614.440.9127 | DIRECT 614.334.7866  
KBURRIER@EQUITY.NET



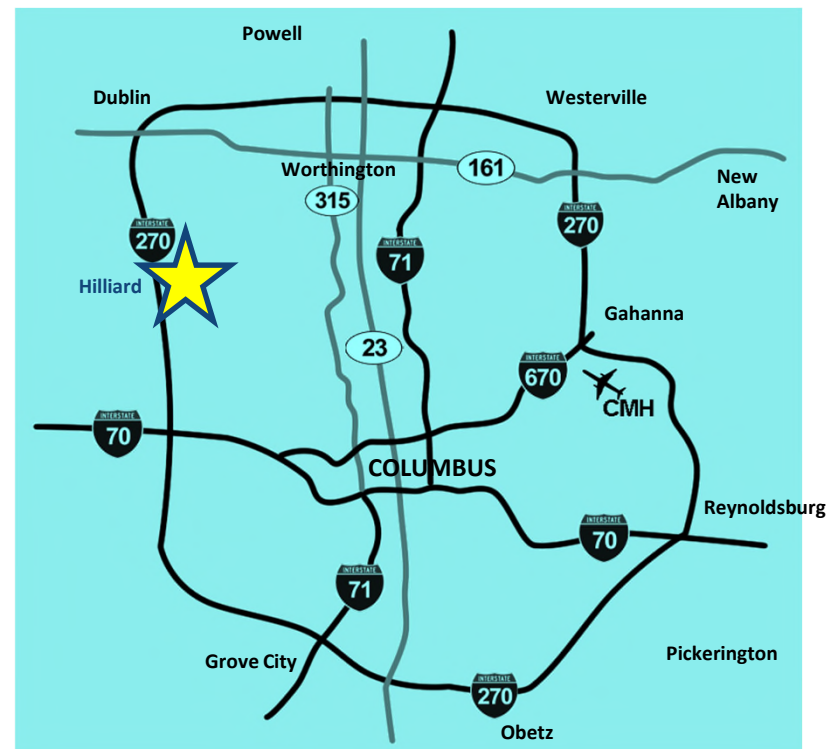
# PROPERTY HIGHLIGHTS

- +/- 32,519 SF two-story office building available now
- Divisible to +/- 5,000 SF
- Significant renovations completed in 2022
- Located in the TruePointe Community Entertainment District which offers over 60,000 SF of restaurants and retail amenities
- The TruePointe West Campus features coworking space, a Hilton Home2 Suites hotel, and 360 high-end apartments (Tempo by Milhaus)
- Quick access to I-270 via the Cemetery Road interchange with possible Interstate 270 signage visible to over 43 million vehicles per year
- Nearby big box retail locations at both Mill Run and Tuttle Crossing Mall
- Prominent, lighted monument signage facing Trueman Boulevard
- Lease rate: \$22.00 psf NNN

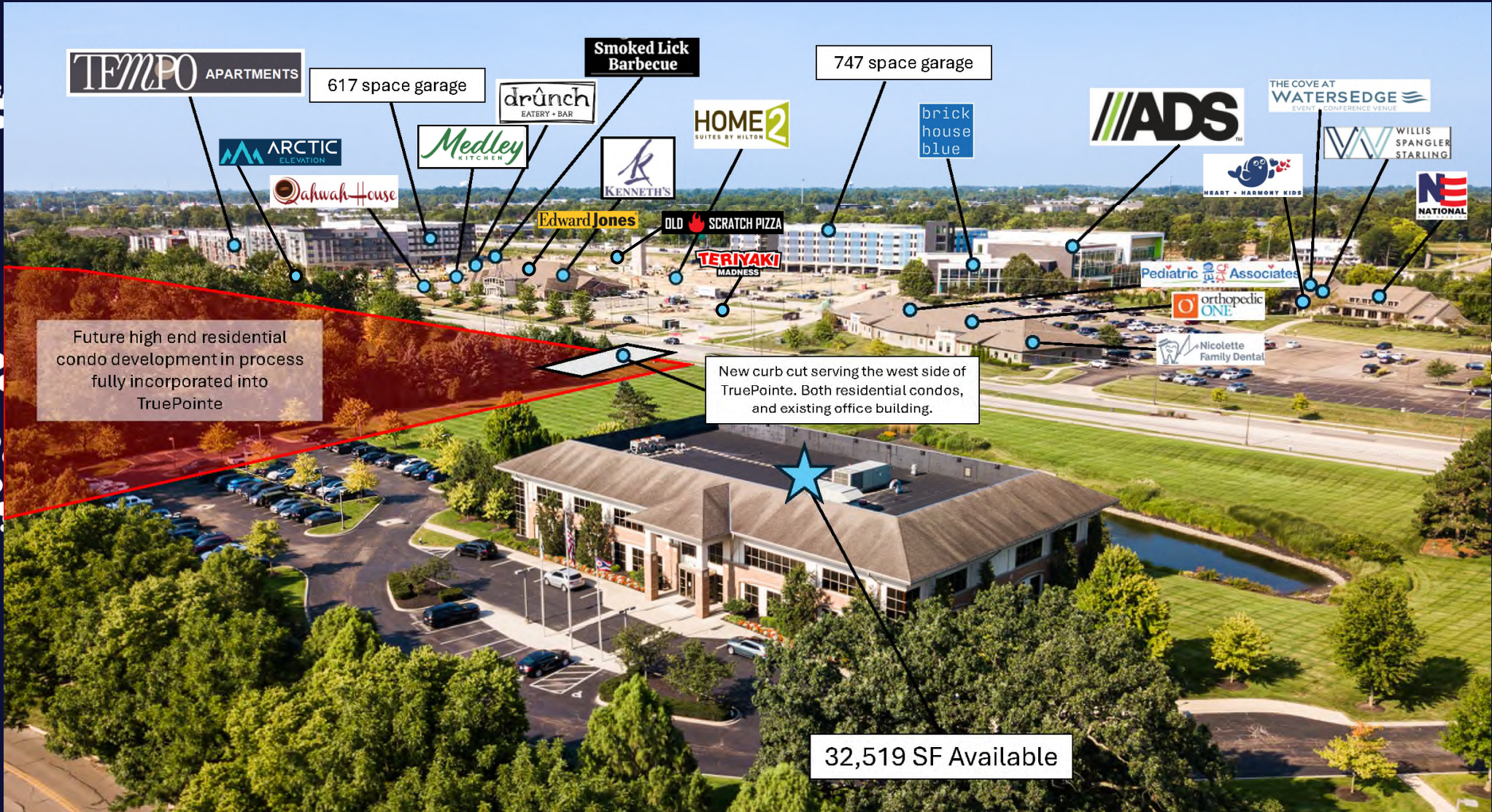
## TRUEPOINTE EAST

OFFICE FOR LEASE

4640 TRUEMAN BOULEVARD, HILLIARD, OHIO 43026



# OBLIQUE AERIALS



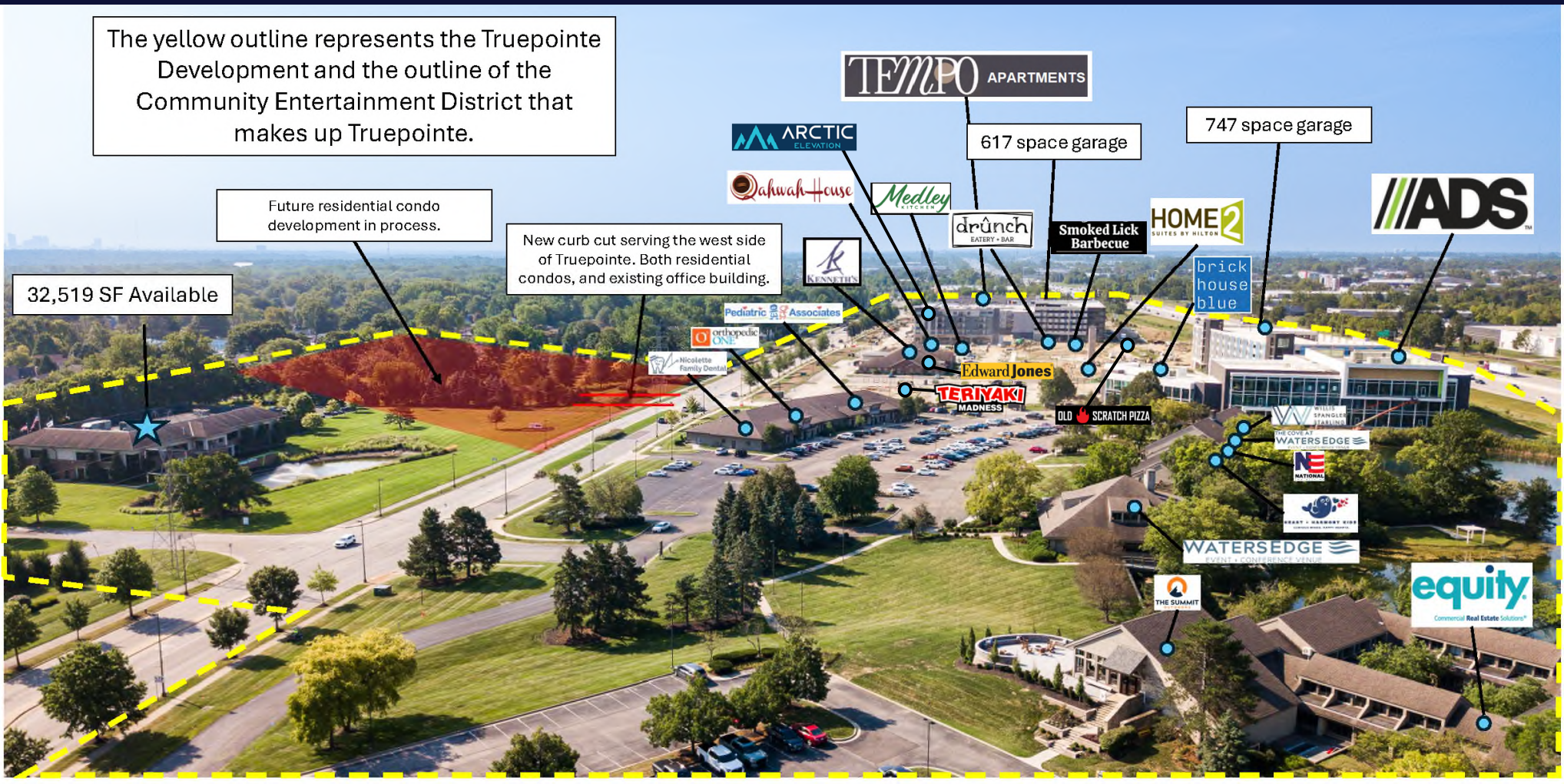
# OBLIQUE AERIALS

The yellow outline represents the Truepointe Development and the outline of the Community Entertainment District that makes up Truepointe.

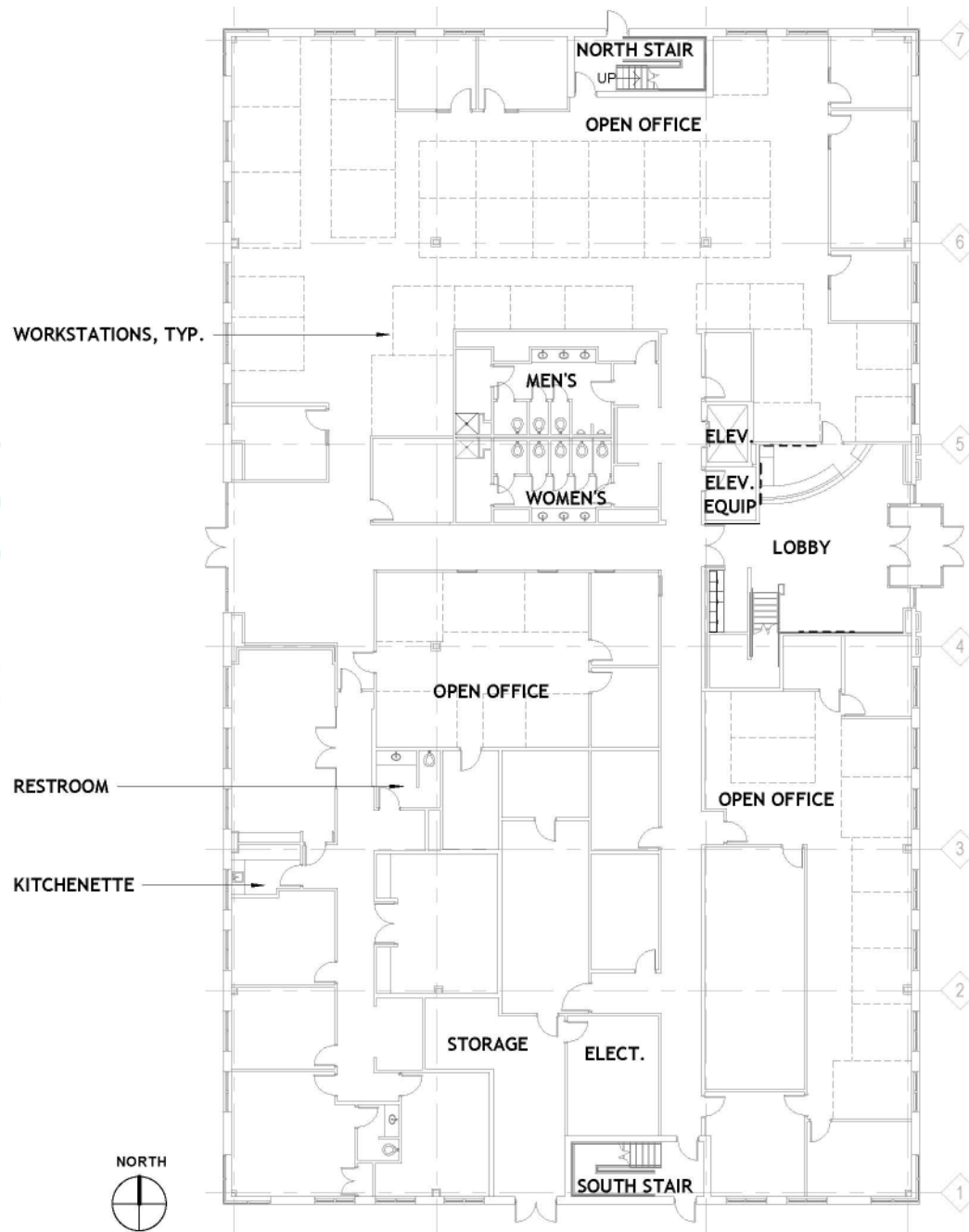
Future residential condo development in process.

New curb cut serving the west side of Truepointe. Both residential condos, and existing office building.

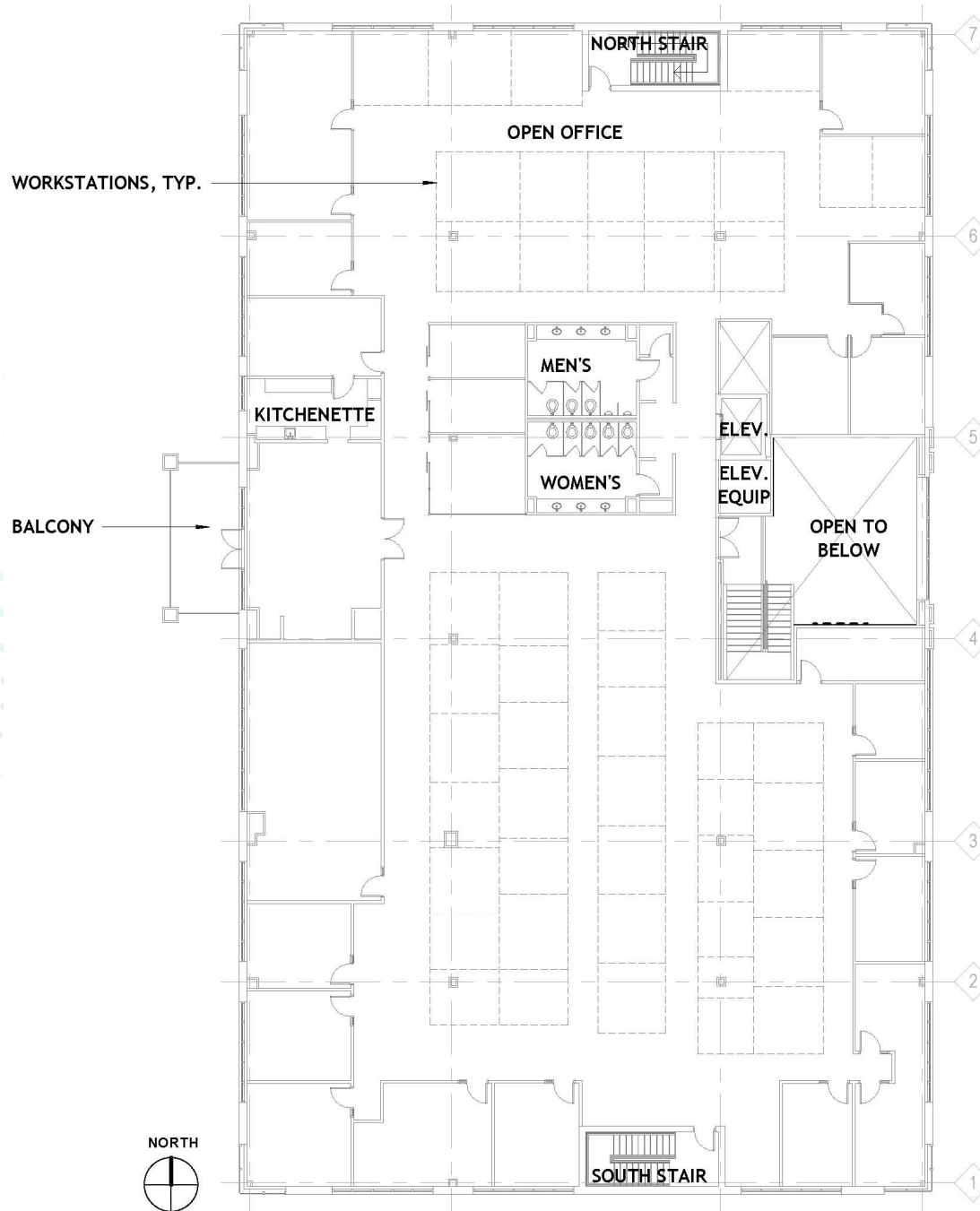
32,519 SF Available



# FIRST FLOOR



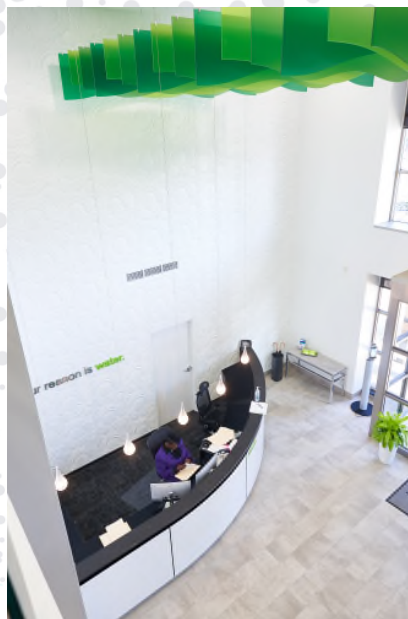
# SECOND FLOOR



# PHOTOS



# PHOTOS



**equity** | brokerage

[www.equity.net](http://www.equity.net)

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

# PHOTOS



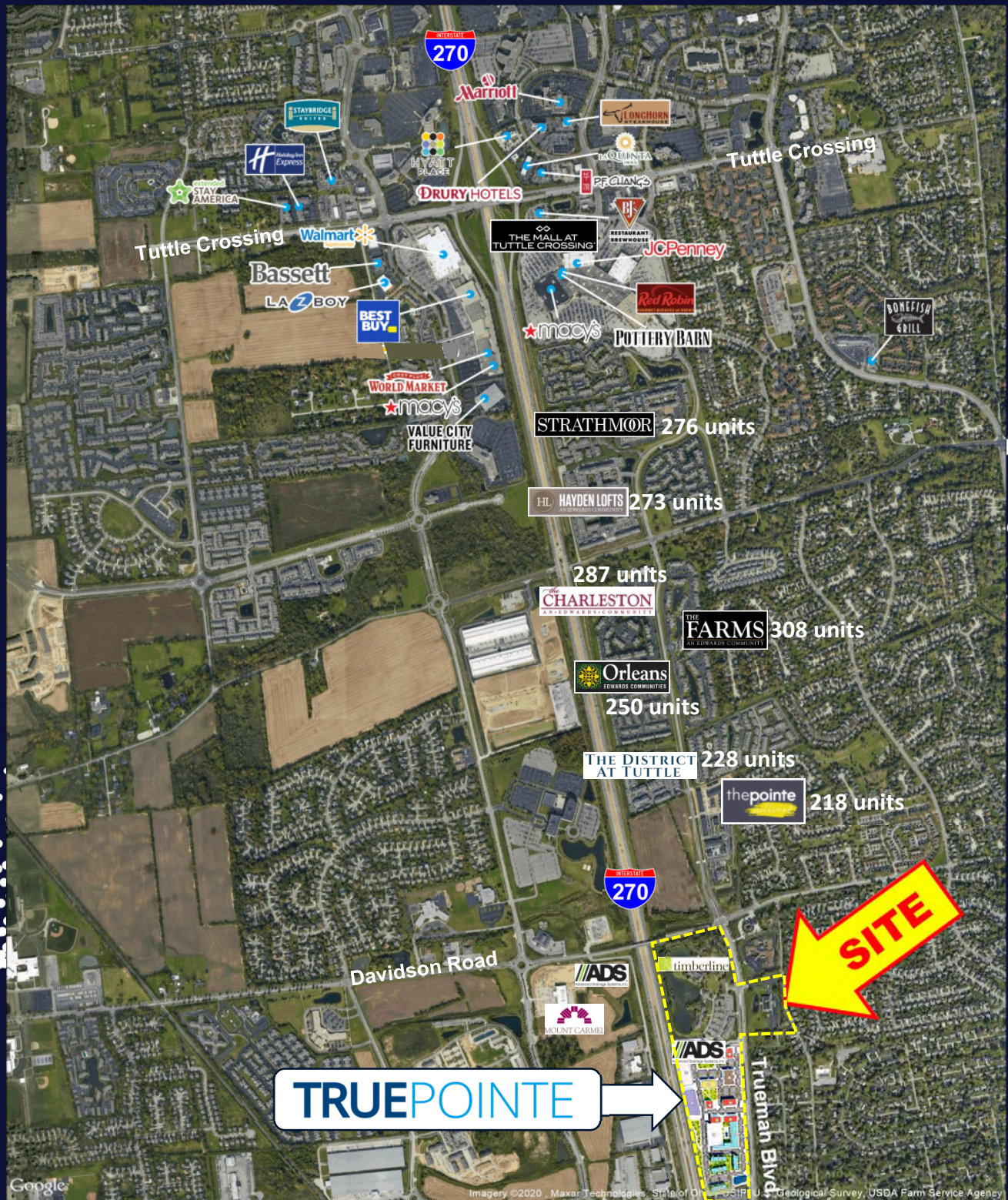
**equity** | brokerage

[www.equity.net](http://www.equity.net)

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.



TRADE AREA  
**LOCAL  
 AERIAL  
 NORTH**



# GREATER COLUMBUS, OHIO

Business diversity is the core strength of the Greater Columbus economy. Home to seven Fortune 500 companies including **Advanced Drainage Systems** (on the new **TruePointe** campus) and four Inc. 500 companies, Columbus thrives on a diverse mix of government, service, retail, and manufacturing. This base of industries has given Central Ohio economic prosperity and stability.

As the state capital, Columbus is one of the fastest growing cities nationally. The growth is evident not only through the **extensive development boom** the region has experienced since the early 1980's, but also by the number of new businesses that start here each year.

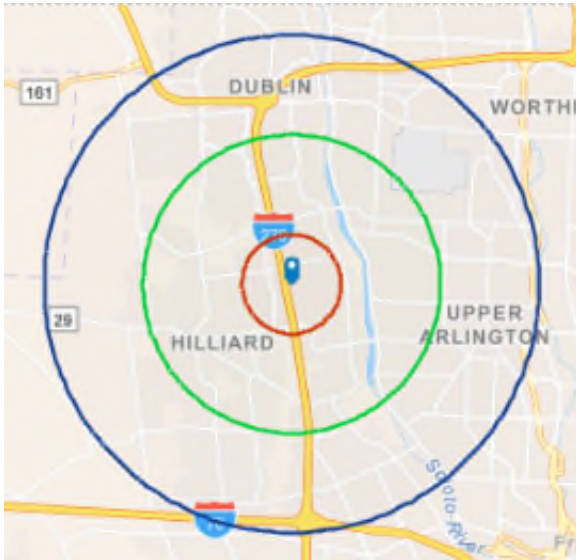
Modern Columbus has emerged as a technologically sophisticated city. It is home to the world's largest private research and development foundation, the **Battelle Memorial Institute and Ohio State University**, the nation's third largest campus. Along with Ohio State University, the city is home to several other institutions of higher learning including Columbus State Community College, Columbus College of Art and Design, and Franklin University.

Multi-billion dollar projects such as Polaris, Easton, the Arena District, Grandview Yard, Bridge Park, and TruePointe are serving to redefine the city's landscape. The most recent examples are the **\$20 Billion Intel Semi-Conductor Manufacturing Facility** and the **\$900 Million Anduril Defense manufacturing campus**.

The region is more than growth and economic prosperity. Greater Columbus is home to a symphony orchestra, a ballet troupe, several art museums and a thriving theatre scene. The city also boasts several professional sports teams including the NHL's Columbus Blue Jackets, major league soccer's Columbus Crew, and a AAA minor league baseball team. Columbus is home to the largest college in the country--the Ohio State University Buckeyes.



# 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 %

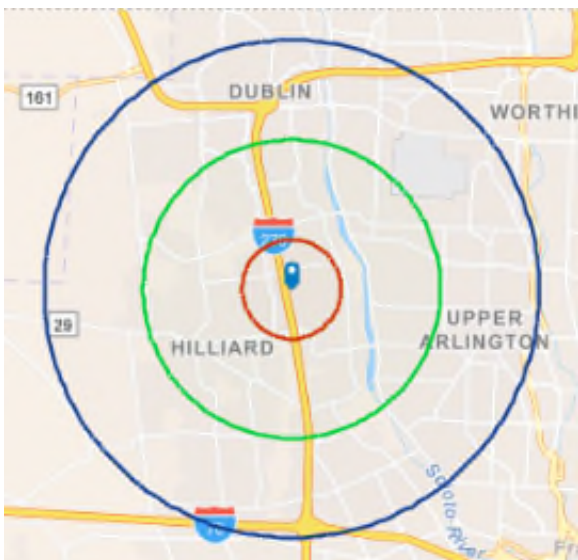
**10.3**  
Blue  
Collar %

**8.6**  
Services  
%

**equity** | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

# 3-MILE RADIUS DEMOS



## KEY FACTS

**94,195**

Population



Average  
Household Size



Median Age

**\$88,339**

Median Household Income

## BUSINESS



Total Businesses

**3,051**



Total Employees

**43,872**

## 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 %



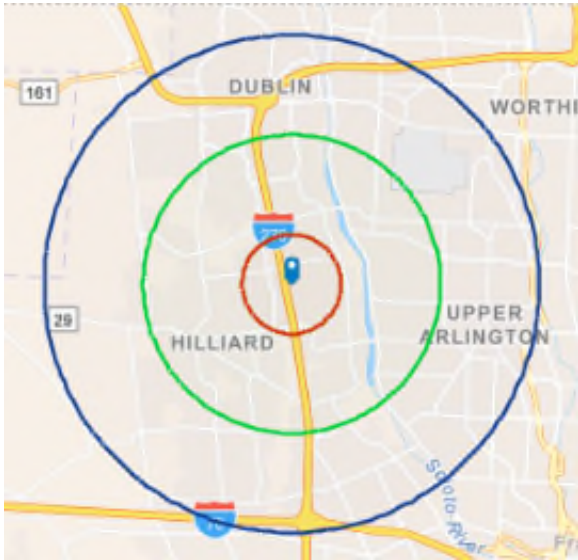
**10.3**

Services  
%

**equity** | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

# 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  
%

**equity** | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.