



3 Easton Oval
Columbus, OH 43219

OFFICE BUILDING FOR LEASE



BRADFORD KITCHEN, SIOR

614.545.2155

bkitchen@AlterraRE.com

AlterraRE.com



Property Highlights

- Highly visible Easton gateway location directly off I-270
- 91,249 SF, Class A – 5 story office building
- Building signage opportunities – visibility on I-270 up to 158,000+ vehicles per day
- Redundant fiber and electric with “Clean Power” for no downtime; data center infrastructure in place
- 286 surface parking spaces and 20 climate-controlled underground spaces
- Fully updated building common areas, new building high efficiency mechanicals, roof and solar. Gym with showers and common conference room/event center.
- 5 minute walk to Easton Town Center with abundance of retail, services, restaurants, hotels and entertainment venues
- Located on 7 acre Easton Oval park for walking opportunities
- 2.5 miles to John Glenn International Airport

Offering Summary

Lease Rate	\$27.95 - \$36.95 SF/yr (Gross)
CAM	\$10.19 / SF
Available SF	2,756 - 32,906 SF
Building Size	91,249 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	2,252	109,400	391,210
Total Population	5,721	274,223	939,391
Average HH Income	\$114,189	\$91,219	\$100,726

Bradford Kitchen, SIOR | 614.545.2155 | bkitchen@AlterraRE.com



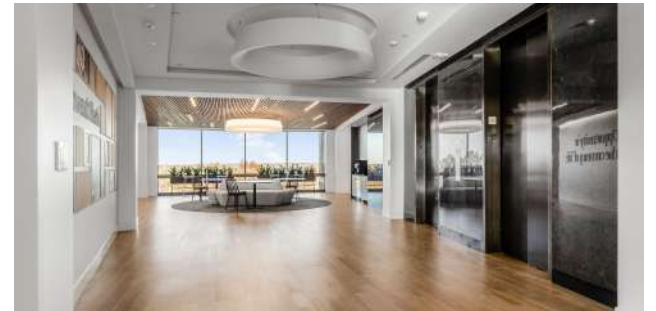
Lease Information

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	2,756 - 32,906 SF	Lease Rate:	\$27.95 - \$36.95 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
2nd Floor	Available	19,530 SF	Gross	\$27.95 - \$36.95 SF/yr	-
3rd Floor	Available	5,500 SF	Gross	\$27.95 - \$36.95 SF/yr	-
Contiguous Space Availability	Available	2,756 - 32,906 SF	Gross	\$27.95 - \$36.95 SF/yr	-







3 Easton oval

SECOND FLOOR

N.T.S.



3 Easton oval

THIRD FLOOR

N.T.S.



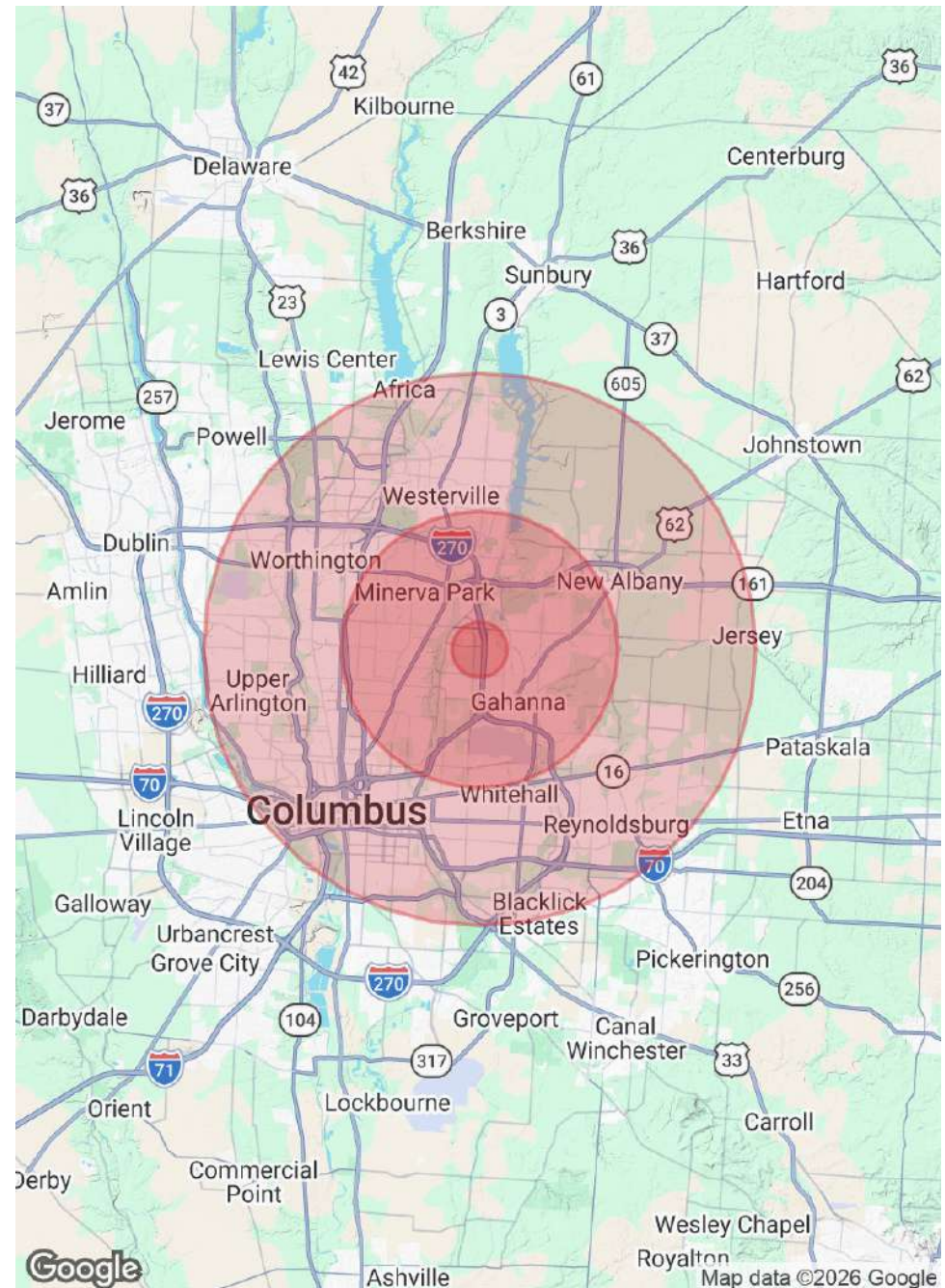
DARIN RANKER ARCHITECTS
+ INTERIOR DESIGNERS
5925 Wilcox Place, Suite E Dublin, OH 43016
Ph. 614-792-1002 Fax 614-792-1001
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Population	1 Mile	5 Miles	10 Miles
Total Population	5,721	274,223	939,391
Average Age	39	38	38
Average Age (Male)	38	37	37
Average Age (Female)	40	39	39

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,252	109,400	391,210
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$114,189	\$91,219	\$100,726
Average House Value	\$316,459	\$277,696	\$335,147

2020 American Community Survey (ACS)





Bradford Kitchen, SIOR

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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)

CCIIR (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

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Columbus, OH 43219

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