



OFFICE SPACE FOR LEASE

ONE MILL RUN

3455 MILL RUN DRIVE



An aerial photograph of a modern, multi-story office building with a white facade and numerous windows. The building is situated in a commercial area with a large parking lot filled with cars in the foreground and other commercial buildings in the background. The image is darkened to serve as a background for the text.

BE EXCEPTIONAL

It has been said that to stand out is to be known for something *outstanding*. The most remarkable businesses succeed by recognizing the importance of building a strong identity. It's not only important to be thought of but to be *remembered*. Exceptional ideas, brands, people, and companies come from exceptional *places*.

An unmissable landmark, One Mill Run's prominent and highly-visible location along I-270 in Hilliard contributes to the property's distinctive and powerful allure. Designed for users seeking to establish a strong corporate identity, the building presents a rare opportunity for tenants to differentiate themselves from the pack and become part of a rich history of excellence and significance. This nine-story, Class A office building provides 174,323 square feet of efficient, well-designed office space for business professionals seeking to make a name for themselves and eclipse the competition.

ONE
MILL RUN



PROPERTY HIGHLIGHTS



conference room



underground executive reserved parking



electronic tenant directory



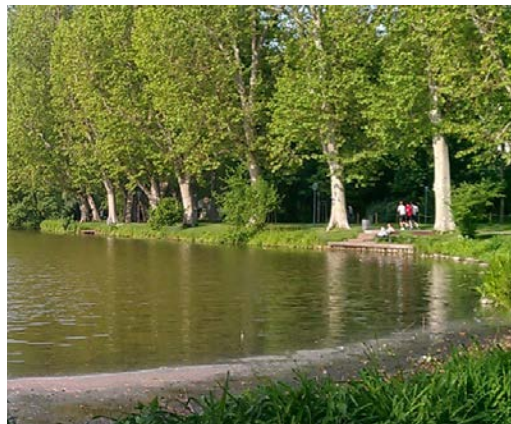
renovated lobby



Fooda catering service



locker room with showers



proximity to outdoor running trail



LEED Silver certified



Energy Star certified

YEAR BUILT: 1989

PROPERTY MANAGER: IMC Real Estate

PARKING: 4.2/1,000 SF above ground; 1/3,000 SF underground

FIBER OPTICS: Providers include Spectrum, Lucent, and Opticon

OPERATING EXPENSES: Estimated to be \$10.47/SF

LEASE RATE

\$12.50 NNN

AVAILABILITY

| SUITE | RSF | DESCRIPTION |
|-------|-------|--|
| 105 | 3,998 | First floor suite with great lobby visibility and lots of glass; <i>available 10.01.2022</i> |
| 312 | 2,098 | Private offices with conference room and open space |
| 450 | 8,138 | Perimeter hardwall offices |

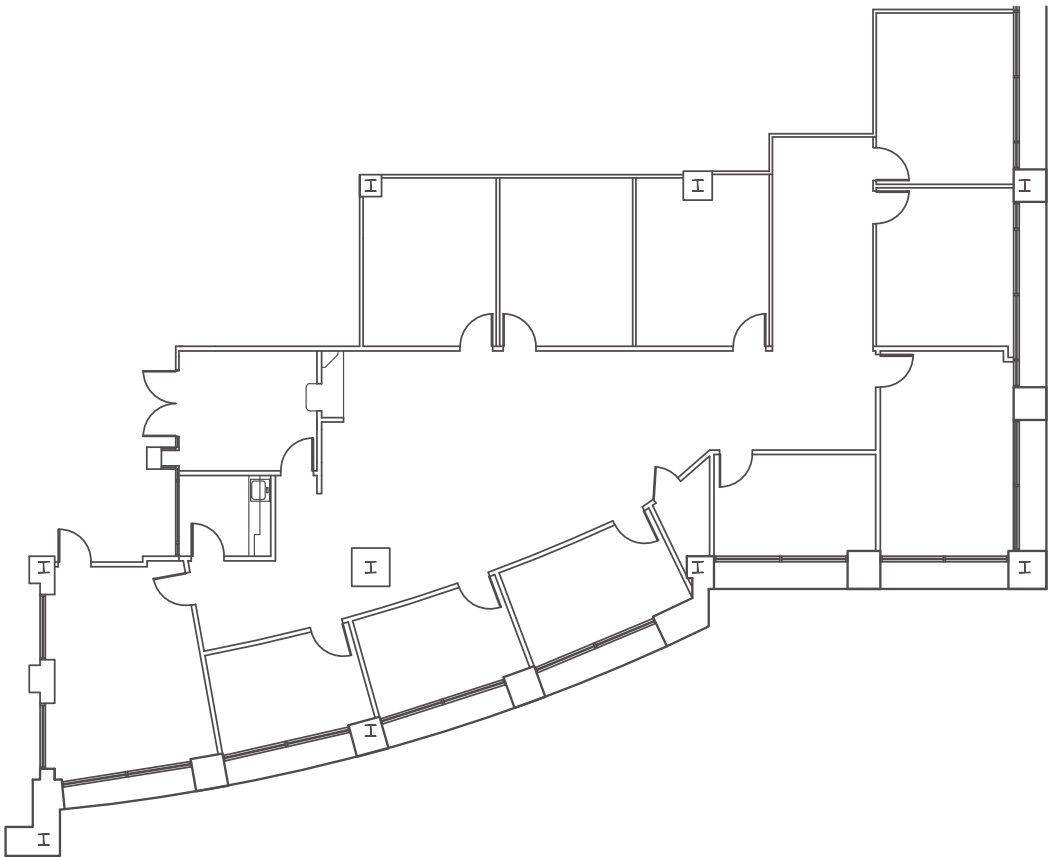
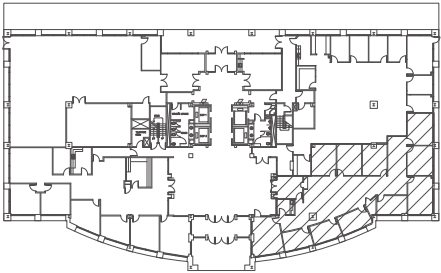
LEASE RATE

\$12.50 NNN

MAX CONTIGUOUS

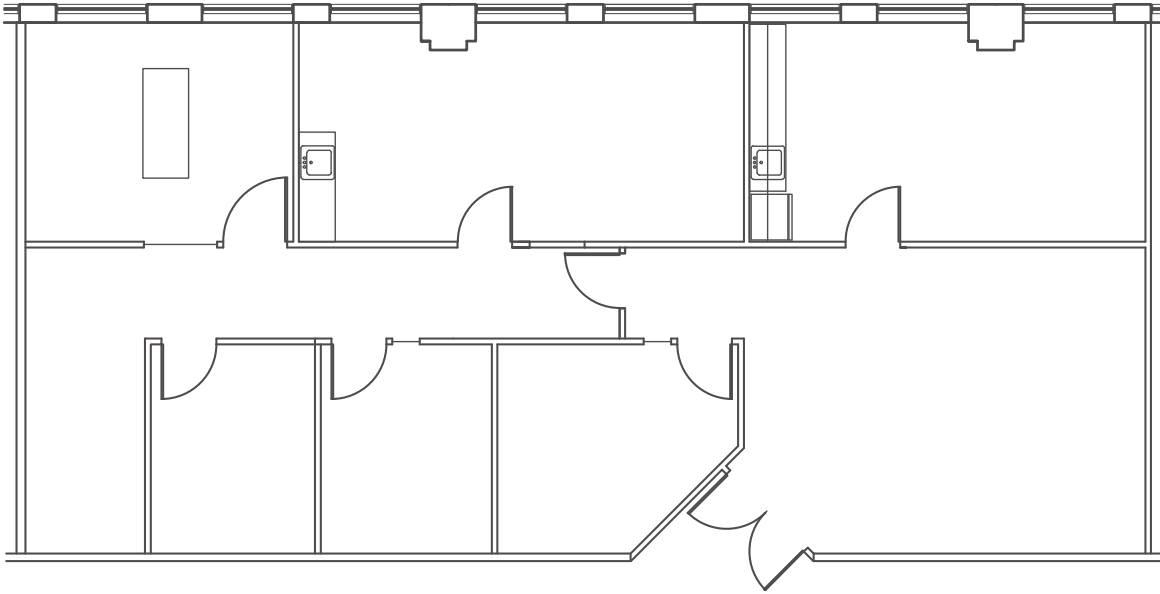
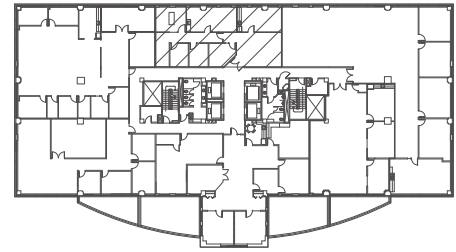
8,138 RSF

SUITE 105
3,998 RSF



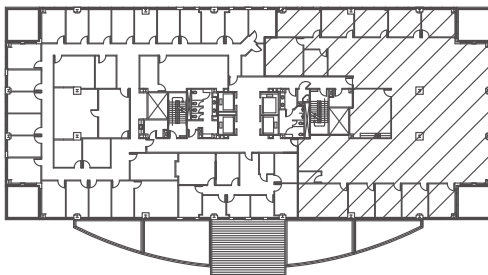
SUITE 312

2,098 RSF



SUITE 450

8,138 RSF







LOCAL AMENITIES

RESTAURANTS

Taj Palace
Pulp Juice and Smoothie Bar
Starbucks
Steak 'n Shake
Chipotle
Panera Bread
Skyline Chili
Hale's Ale & Kitchen
Dave & Buster's
Daruma Japanese Steakhouse
Lunada Mexican Grill

SHOPPING

At Home Store
Lowe's
Mill Run Square
Floor & Decor
Arhaus Loft
CVS
Staples
Target
Home Depot

BANKS

Huntington
Chase ATM
CME Federal Credit Union

HOTELS

Best Western
Homewood Suites

FITNESS

Power Train Sports and Fitness
Crunch Fitness
Power Shack Gym

NEIGHBORHOOD



Hilliard OH

One Mill Run is located in Northwest Columbus' exciting mixed use development, Mill Run. Mill Run is comprised of 350 acres ideally located on I-270 in the center of three vibrant communities (Hilliard, Dublin, and Upper Arlington).

Home to 1,600+ Businesses - Major Employers

- > Verizon
- > Hilliard City Schools
- > BMW Financial Services
- > Dish Network
- > Sedgwick Claims Management
- > Micro Center
- > Rich Products
- > Advanced Drainage
- > National Sign Systems

Sophisticated Workforce



Approximately 25 institutes of higher learning, including ITT Technical Institute and Ohio Business College

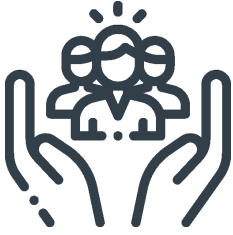


54% of residents 25 and older have a Bachelor's degree or higher

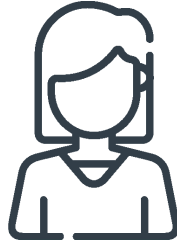


Unemployment rate of 3.6%

Area Demographics



Population: 36,414



Median Age: 36



Median Household Income:
\$95,742

Tax Incentives

- **Property Tax Abatement** - Reduces real property taxes on new commercial construction or rehabilitation of existing structures designated Community Reinvestment Areas
- **Tax Increment Financing (TIF)** - Redirects a portion of new real estate taxes from commercial property improvements to finance public infrastructure
- **Job Growth Incentive** - Companies adding high-wage jobs may be eligible to receive an annual payment or refundable tax credit equal to portion of the new employees' City of Hilliard income tax withholdings

Sustainability

- **AEP Energy Savings Program** - Business customers who install energy efficient products can reduce their investment payback period, energy consumption and costs. Visit www.aepohio.com/save/business/programs for more information.
- **Columbia Gas Innovative Energy Solutions Program** - Offers rebates for energy audits and facility improvements that reduce natural gas usage. Visit www.columbiagasohio.com/business/save-energy-money for more information.
- **Property Assessed Clean Energy (PACE)** - Financing program for qualifying energy and water efficiency improvements that allow projects to be financed through assessments on a property owner's real estate tax bill.
- **SWACO Business Recycling Program** - Offers resources, incentives and recognition to help businesses establish sustainable materials management practices. Visit www.swaco.org for more information.

Workforce Development

- **Franklin County PeopleWorks** - Up to \$500,000 will be invested annually through 2021 to create workforce opportunities for area businesses based on individual needs. Visit www.development.franklincountyohio.gov/people-works for more information.

Other incentives may be available based on the company's needs and the project details. For more information, contact:

City of Hilliard Economic Development (<http://hilliardohio.gov/work/economic-development>)

3800 Municipal Way Hilliard, Ohio, USA 43026

Phone: 614 334 2357

Email: dmeadows@hilliardohio.gov

Please note - each negotiation is unique based on company needs, and yields different outcomes. All incentives require approval.



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