

# OFFICE SPACE FOR LEASE

**3443 Agler Road  
Columbus, Ohio 43219**



**4,439 +/- SF Office Space Available**



Appraisal Brokerage Consulting Development

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# Property Description

## PERFECT OFFICE SPACE FOR LEASE!

4,439 +/- SF office space on the 2nd floor available. Lobby and restrooms have been recently remodeled. Free on-site parking. Aggressive lease rates. Easy access to I-270 and I-670. Close proximity to restaurants, banks, lodging and Easton Town Center. One mile from John Glenn International Airport. Professional business park environment.

**Address:** 3443 Agler Road  
Columbus, Ohio 43219

**County:** Franklin

**PID:** 010-240052-00

**Location:** Between Cassady Ave  
and Stelzer Rd

**Building Size:** 45,426 +/- SF

**Space Available:**

**2nd Floor:** 4,439 +/- SF

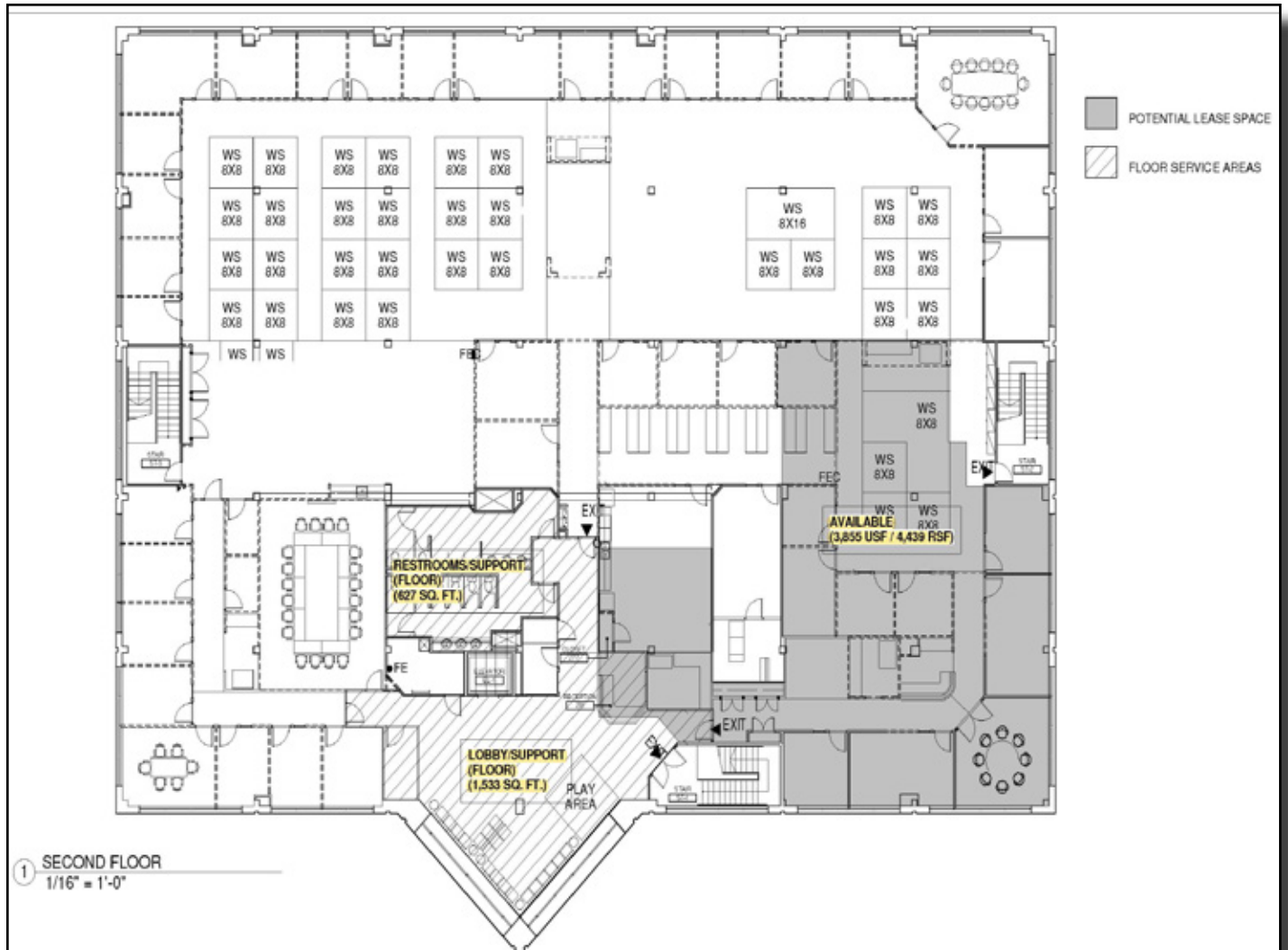
**Lease rate:** \$15.75/SF FSG



# Photos



# 2nd Floor Plan



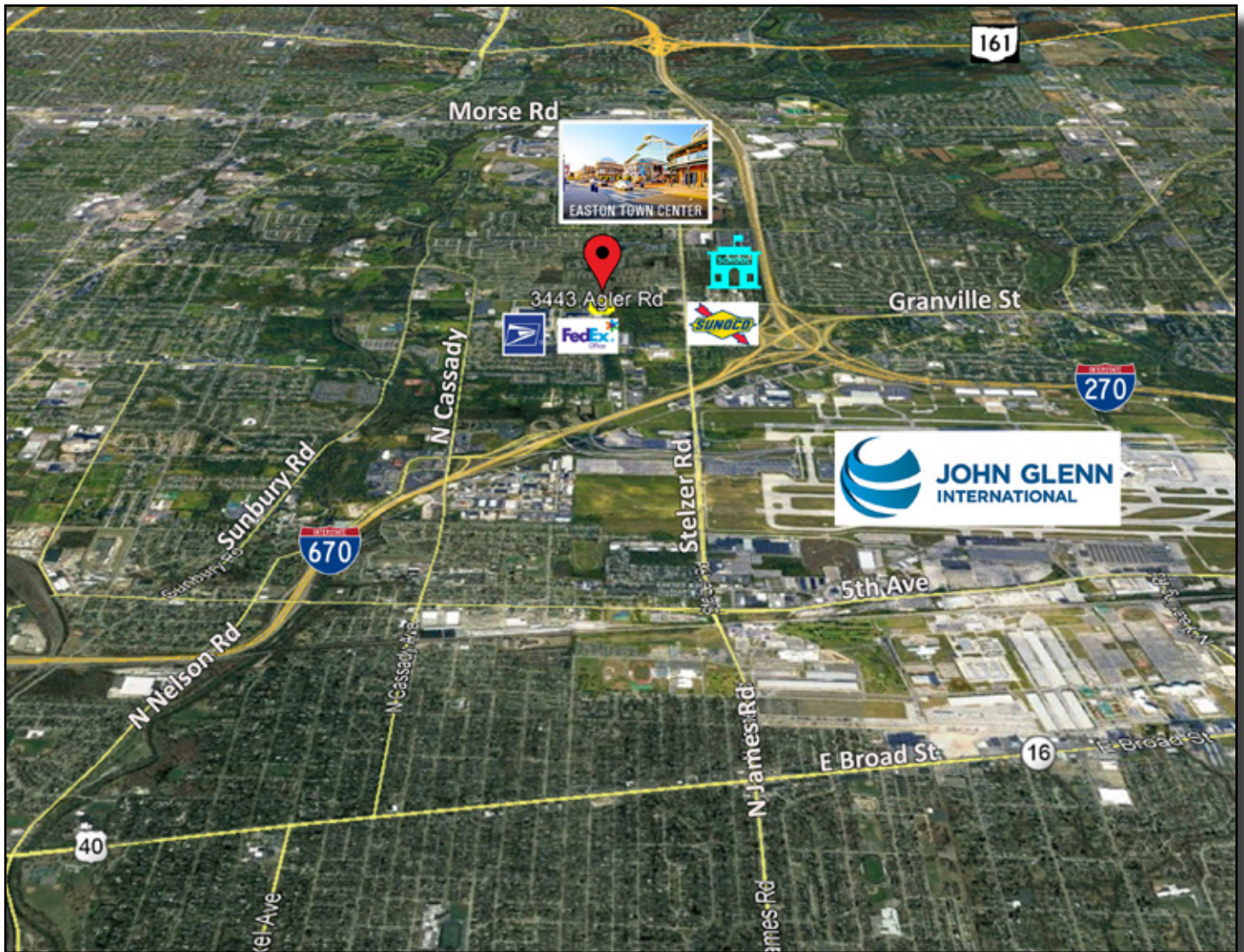
**4,439 +/- SF**  
**AVAILABLE**



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# Property Location



## Great Location!

5 minutes to Freeways

10 minutes to John Glenn International Airport & Easton

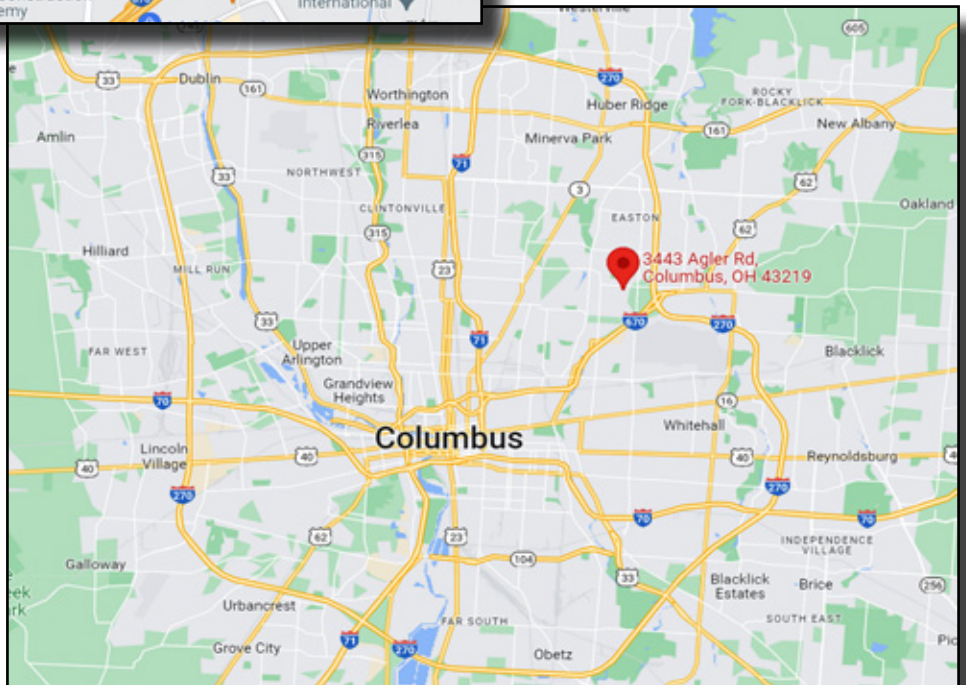
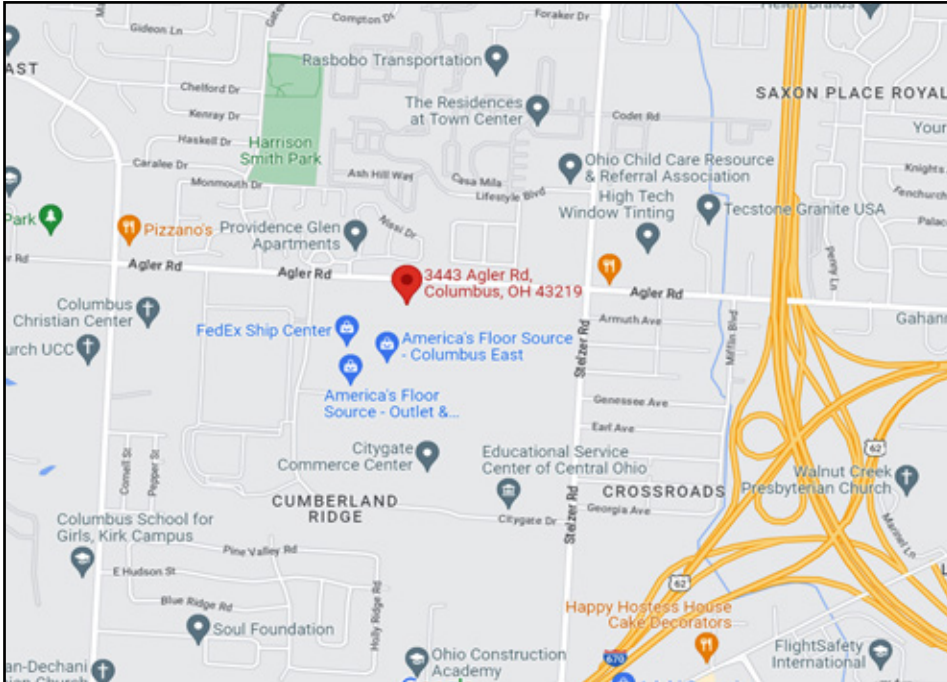
20 minutes to Polaris



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# Street Maps



# Aerial & Plat Maps




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# Demographics

## Demographic Summary Report

Unity Resource Center 3443 Agler Rd, Columbus, OH 43219				
				
Radius	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2027 Projection	14,546	89,279	331,155	
2022 Estimate	13,841	85,224	316,177	
2010 Census	11,843	74,638	277,277	
Growth 2022 - 2027	5.09%	4.76%	4.74%	
Growth 2010 - 2022	16.87%	14.18%	14.03%	
<b>2022 Population by Hispanic Origin</b>	659	5,354	20,103	
<b>2022 Population</b>	13,841	85,224	316,177	
White	2,880 20.81%	33,046 38.78%	161,224 50.99%	
Black	9,848 71.15%	46,462 54.52%	130,147 41.16%	
Am. Indian & Alaskan	26 0.19%	282 0.33%	1,154 0.36%	
Asian	612 4.42%	2,323 2.73%	11,523 3.64%	
Hawaiian & Pacific Island	9 0.07%	39 0.05%	230 0.07%	
Other	465 3.36%	3,072 3.60%	11,900 3.76%	
U.S. Armed Forces	0	20	100	
<b>Households</b>				
2027 Projection	5,606	35,007	134,947	
2022 Estimate	5,341	33,434	128,970	
2010 Census	4,615	29,423	114,015	
Growth 2022 - 2027	4.96%	4.70%	4.63%	
Growth 2010 - 2022	15.73%	13.63%	13.12%	
Owner Occupied	2,129 39.86%	17,134 51.25%	61,614 47.77%	
Renter Occupied	3,212 60.14%	16,300 48.75%	67,356 52.23%	
<b>2022 Households by HH Income</b>	5,340	33,435	128,971	
Income: <\$25,000	1,311 24.55%	8,775 26.24%	31,580 24.49%	
Income: \$25,000 - \$50,000	1,293 24.21%	8,221 24.59%	30,782 23.87%	
Income: \$50,000 - \$75,000	968 18.13%	5,995 17.93%	23,699 18.38%	
Income: \$75,000 - \$100,000	816 15.28%	4,031 12.06%	14,301 11.09%	
Income: \$100,000 - \$125,000	382 7.15%	2,400 7.18%	10,653 8.26%	
Income: \$125,000 - \$150,000	267 5.00%	1,568 4.69%	6,230 4.83%	
Income: \$150,000 - \$200,000	275 5.15%	1,586 4.74%	6,554 5.08%	
Income: \$200,000+	28 0.52%	859 2.57%	5,172 4.01%	
<b>2022 Avg Household Income</b>	\$62,281	\$65,318	\$70,641	
<b>2022 Med Household Income</b>	\$51,425	\$48,926	\$52,010	

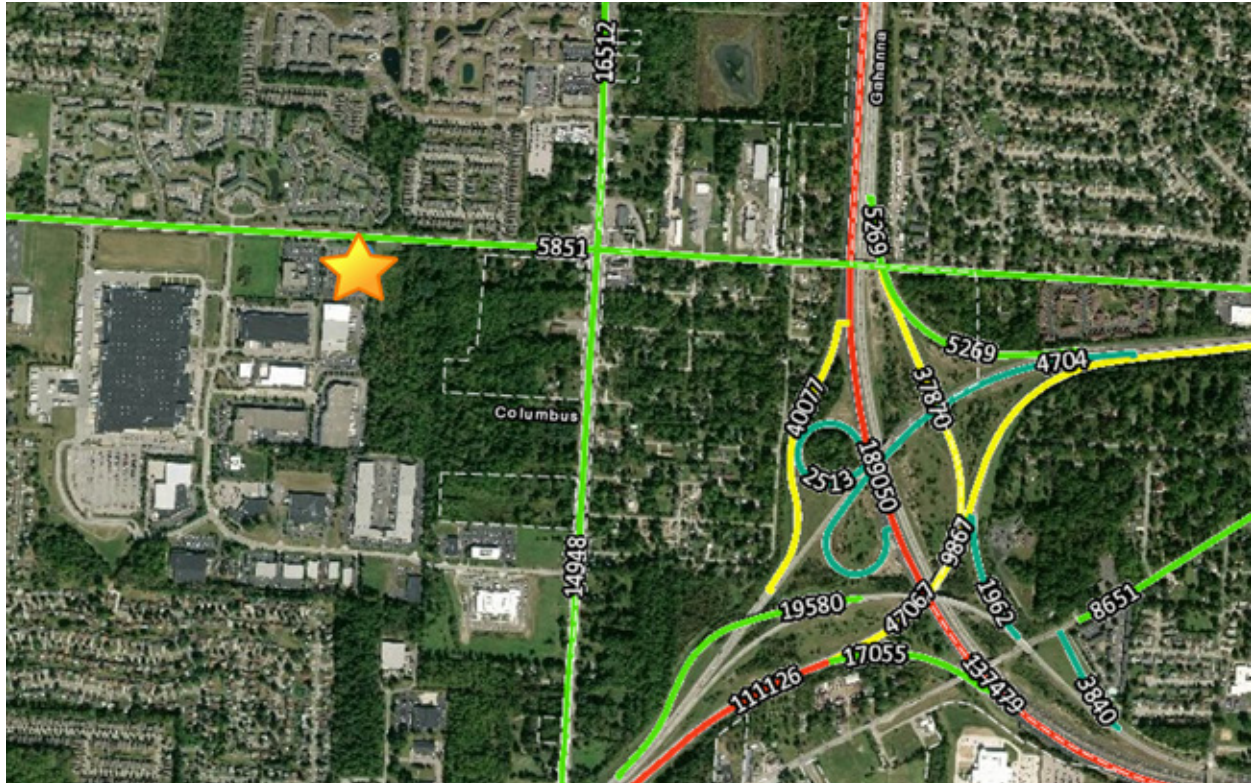


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# Traffic Map



Traffic Count Report

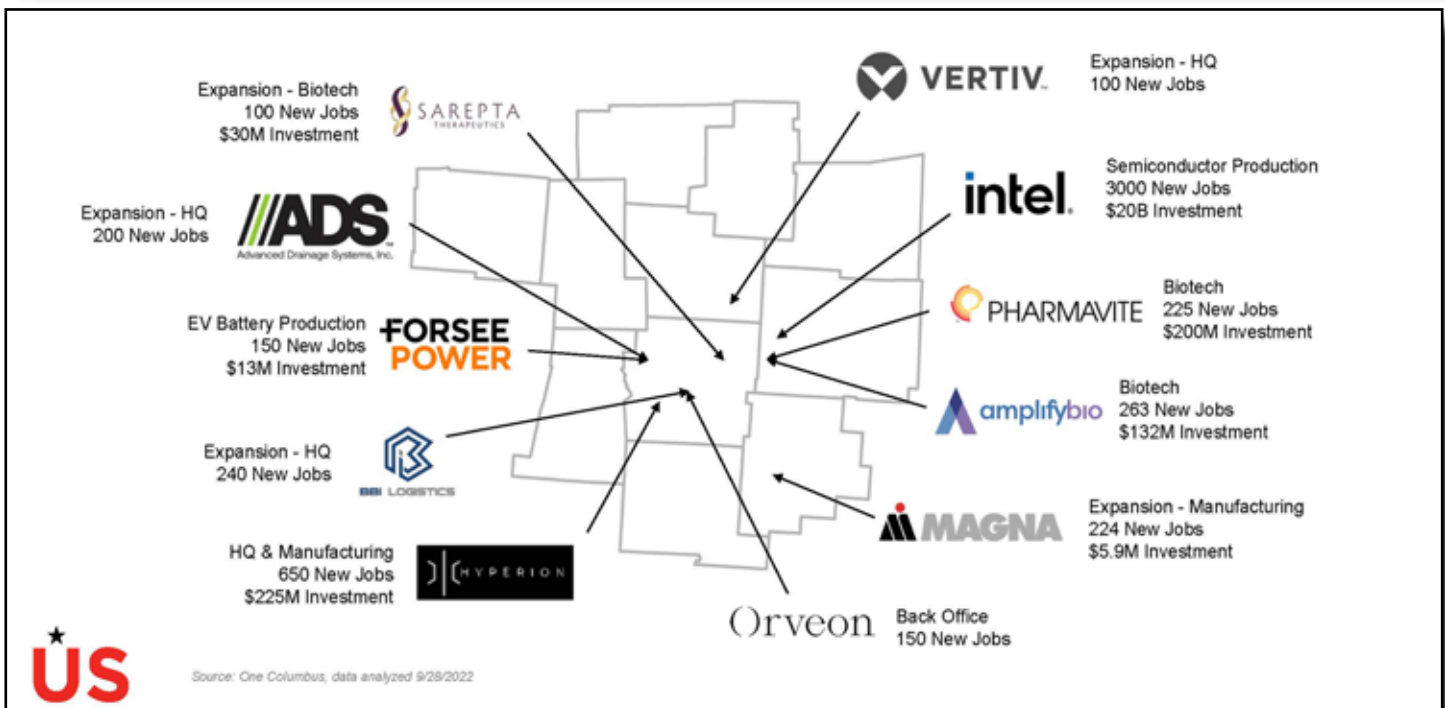
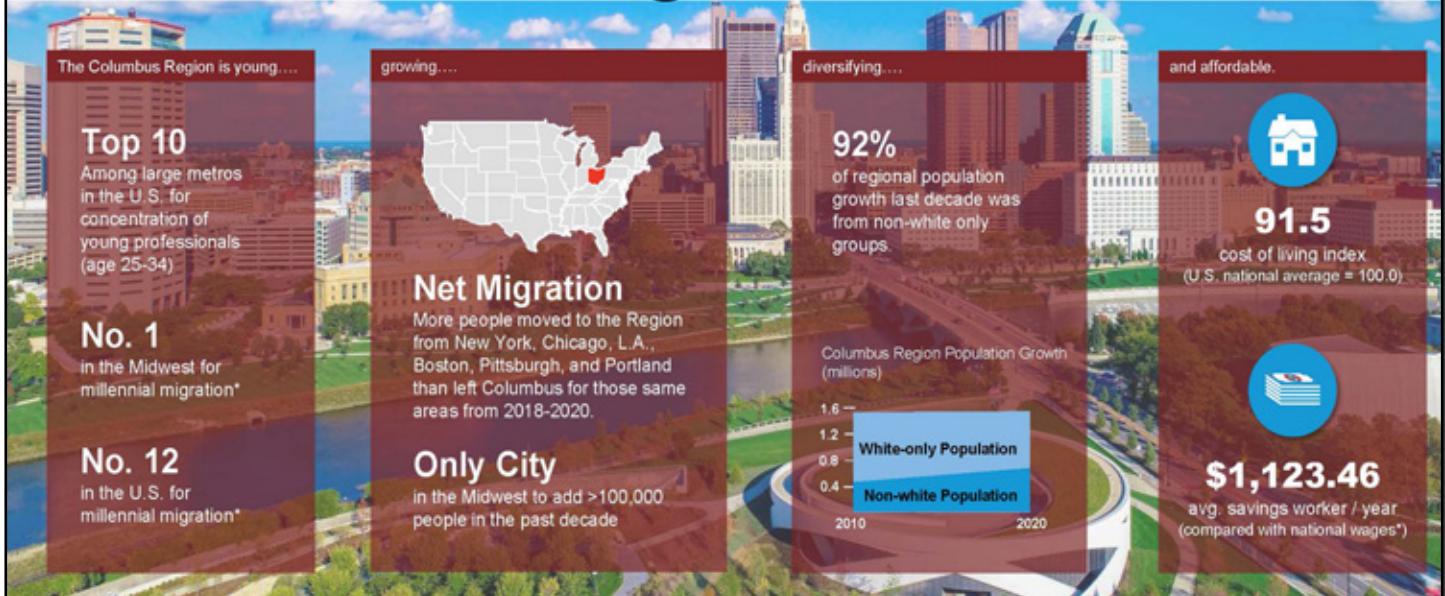


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# Region Highlights

## What's Driving Investment?



# Regional Overview

## REGIONAL OVERVIEW

### THE COLUMBUS REGION

The **Columbus Region** is an 11-county area comprising Delaware, Fairfield, Franklin, Knox, Licking, Logan, Madison, Marion, Morrow, Pickaway and Union counties.

The Columbus Region varies from the Columbus Metropolitan Statistical Area (MSA), which comprises 8 of the above 11 counties (excluding Knox, Logan and Marion) and an additional two (Hocking and Perry). The information and data in this document cover the 11-county region with City of Columbus highlights. Some data is only available at the MSA level and is identified as such in the text, title or source.

- **Eleven-county** region located in Central Ohio
- Population of **2.2 million** people
- Population growth rate of 10 percent since 2010
- Ten-county Columbus MSA, **fastest growing** among Midwest metro areas with at least 1 million in population
- Driver of Ohio's population and economic growth
- Over **forty-nine** college and university campuses
- Nearly **132,000** college students
- Home to **15** Fortune 1000 headquarters

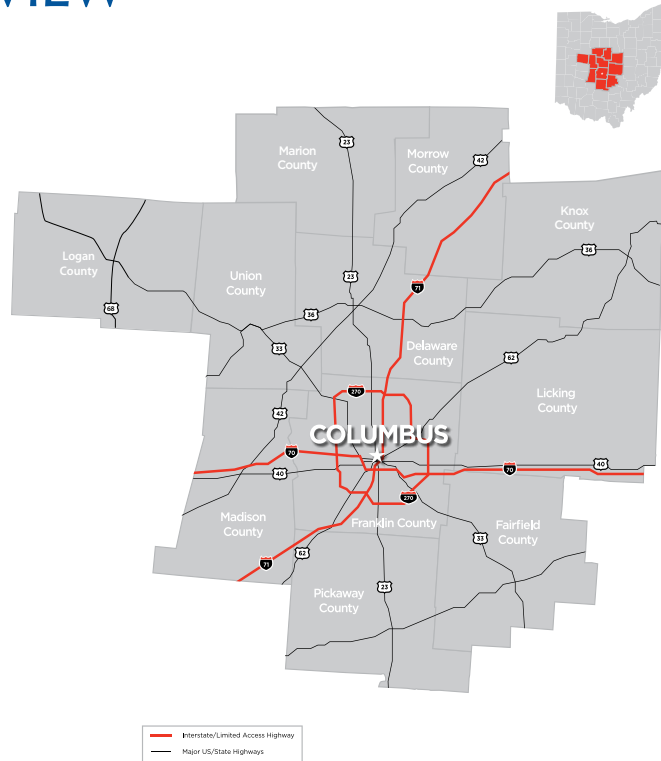
#### COLUMBUS AND FRANKLIN COUNTY

- State capital and **largest Ohio city**
- **Fourteenth largest city** in the U.S.

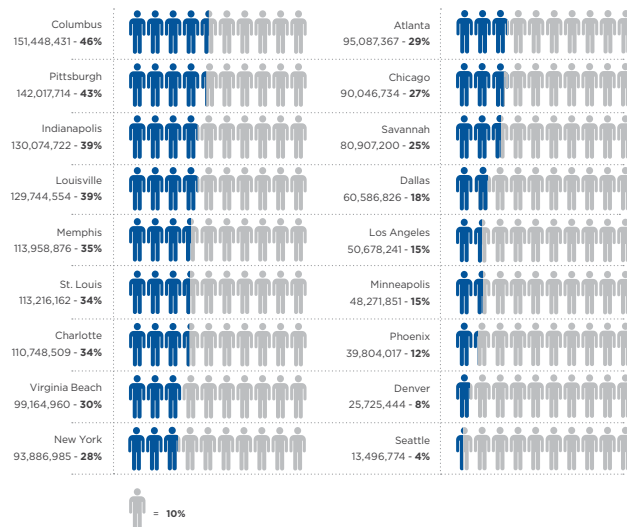
#### COLUMBUS IS WELL CONNECTED TO THE REST OF THE U.S. AND BEYOND

- John Glenn Columbus International Airport: Over **160** daily flights to more than **40** destinations
- Enhanced freight rail connections to East Coast ports in Norfolk, VA; Baltimore, MD; and Wilmington, NC
- Columbus is within a 10-hour drive of **151 million** people in the U.S., higher than other major distribution centers in the U.S.

Sources: ESRI Business Analyst 2018; 600 minute (10-hour) drive time from city center, U.S. Census, 2018 Population Estimates; Columbus 2020



#### U.S. population within 10-hour drive



# Offering Memorandum

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 lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, 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 to you 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. All potential tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Landlord or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective Tenant must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Landlord. The Landlord expressly reserves the right, at its sole discretion, to reject any offer to lease the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Lease, approved by Landlord, shall bind the property. Each prospective Tenant and/or Broker proceeds at its own risk.



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