

OFFICE SPACE FOR LEASE

**3443 Agler Road
Columbus, Ohio 43219**



16,404 +/- SF Office Space Available



Appraisal Brokerage Consulting Development

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Property Description

PERFECT OFFICE SPACE FOR LEASE!

11,965 +/- SF office space on the 1st floor will be available in October 2022. ADA compliant. Additional 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

Location: Between Cassady Ave
and Stelzer Rd

PID: 010-240052-00

Building Size: 45,426 +/- SF

Space Available:

1st Floor:

Suite # 1: 6,365 +/- SF } Available
Suite # 2: 5,600 +/- SF } in October 2022

2nd Floor: 4,439 +/- SF

Lease rate: \$15.75/SF FSG



Photos



1st Floor Plan



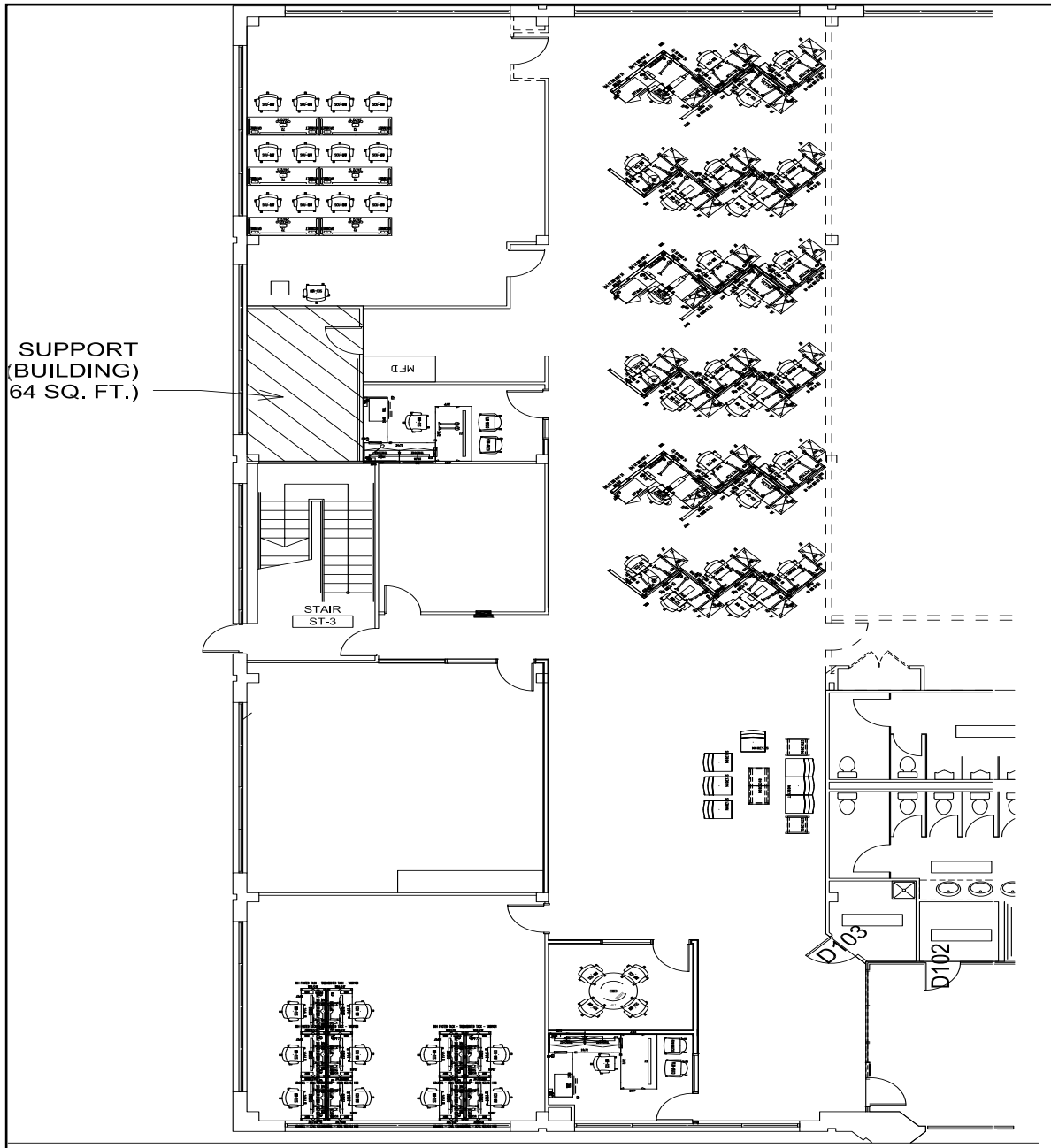
11,965 +/- SF
AVAILABLE OCTOBER 2022



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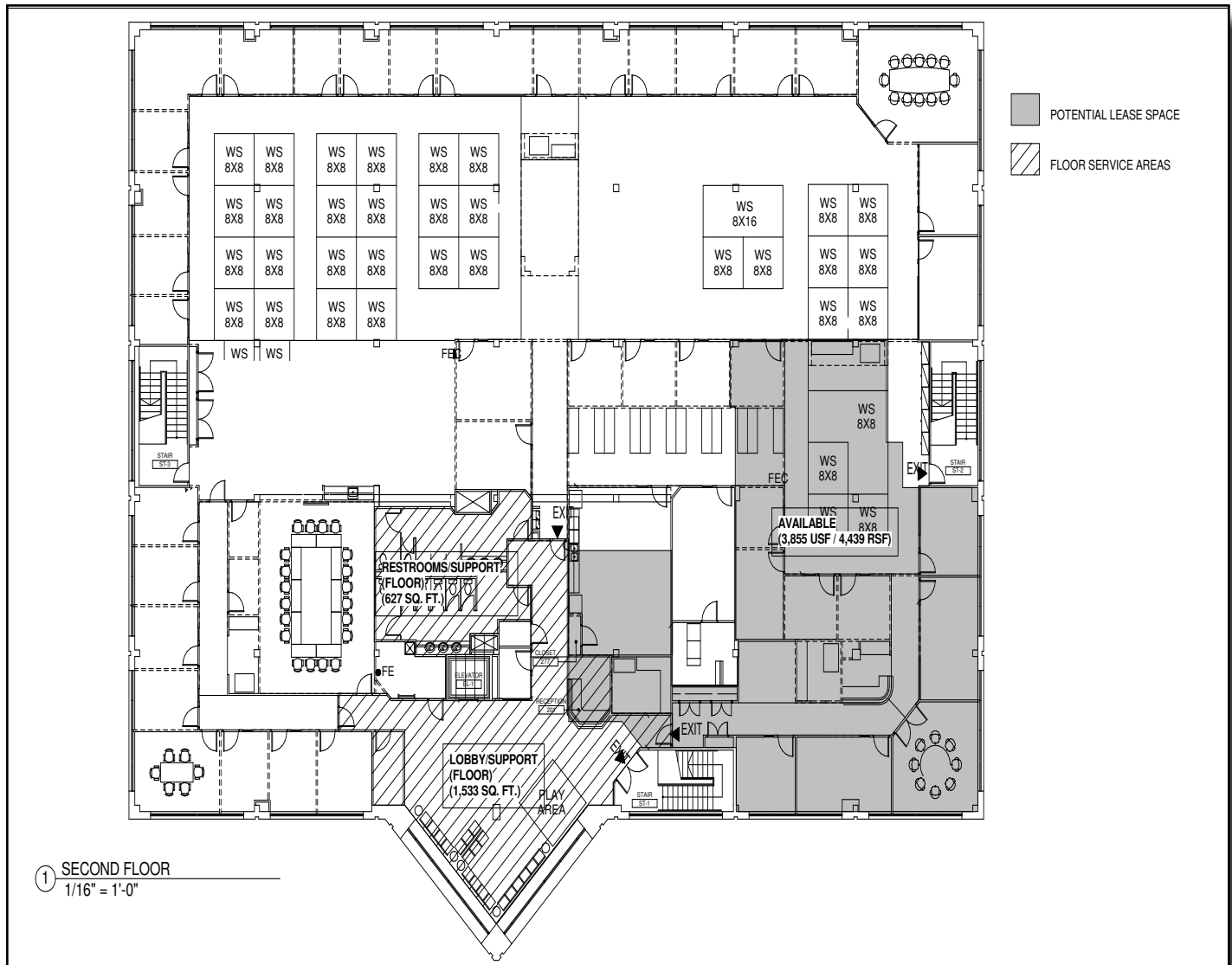
Suite # 1 - Furniture Plan



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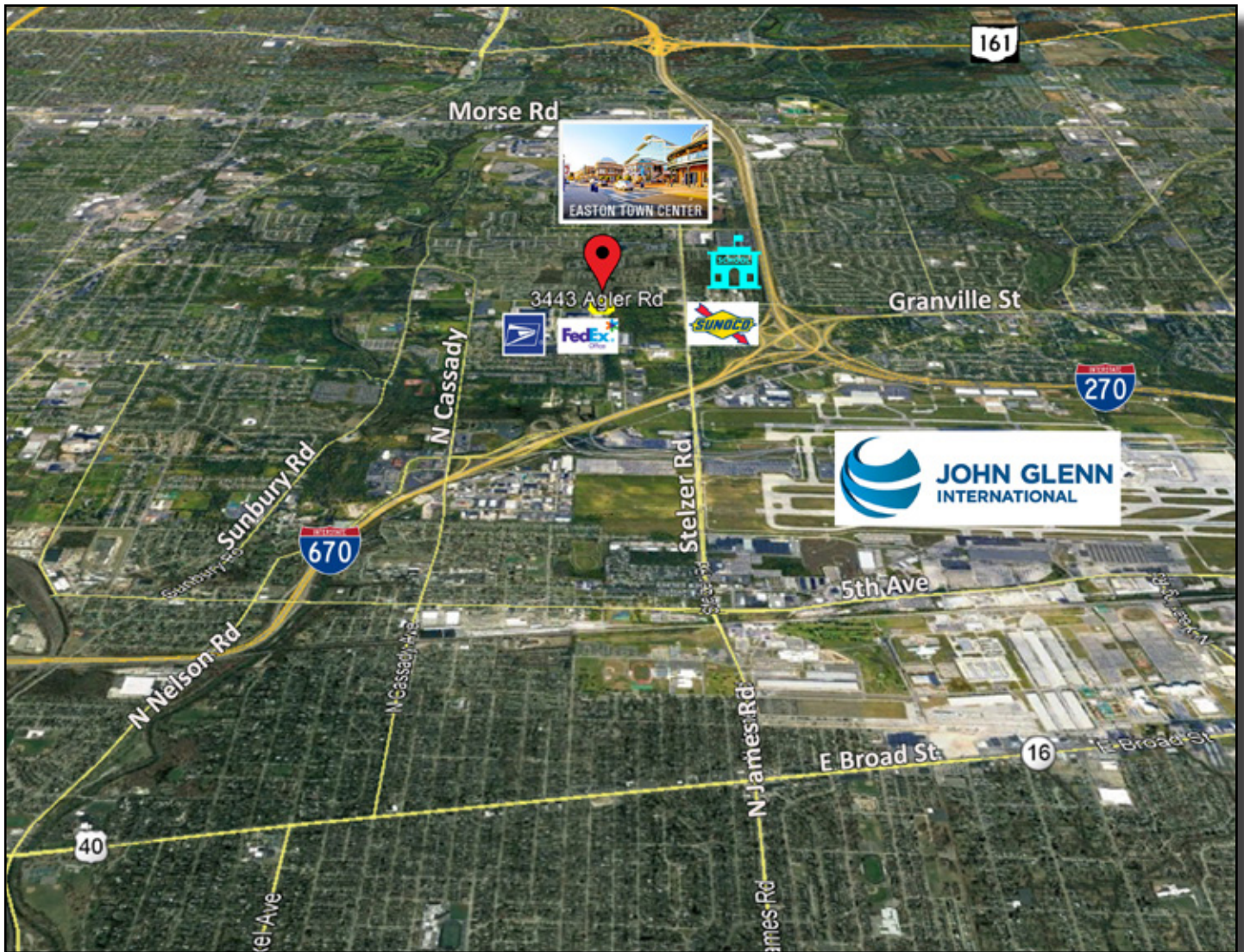
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2nd Floor Plan



4,439 +/- SF
AVAILABLE

Property Location



Great Location!

5 minutes to Freeways

10 minutes to John Glenn International Airport & Easton

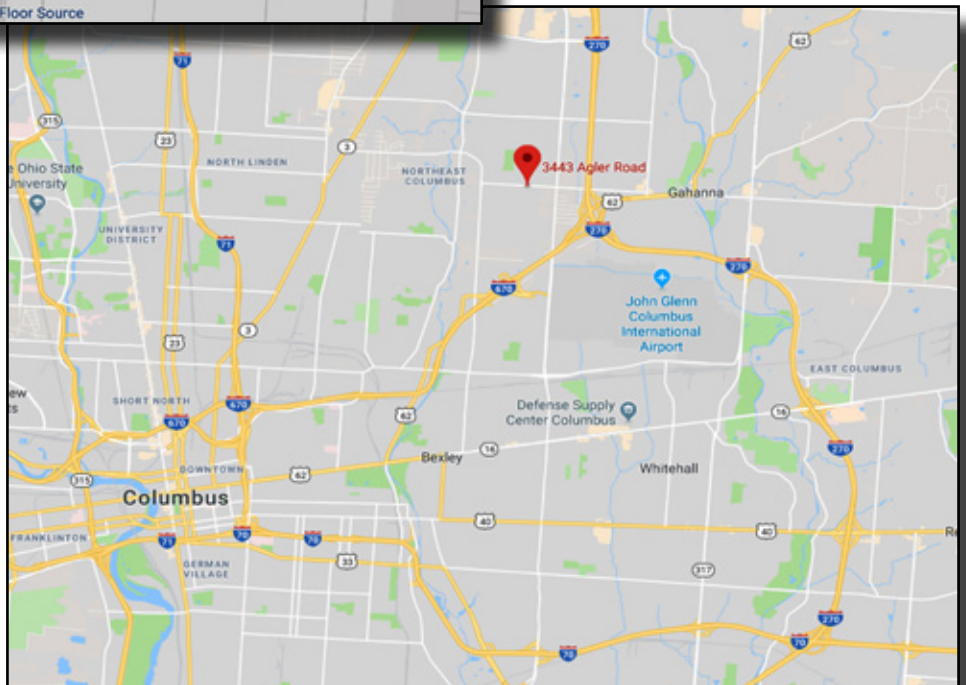
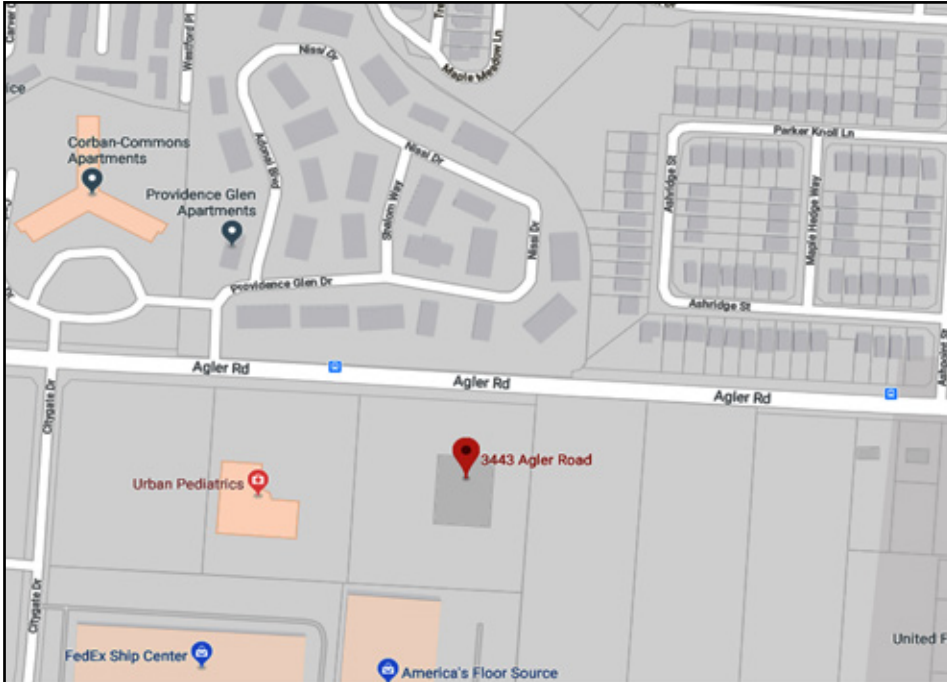
20 minutes to Polaris



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Street Maps



Aerial & Plat Maps




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Demographics

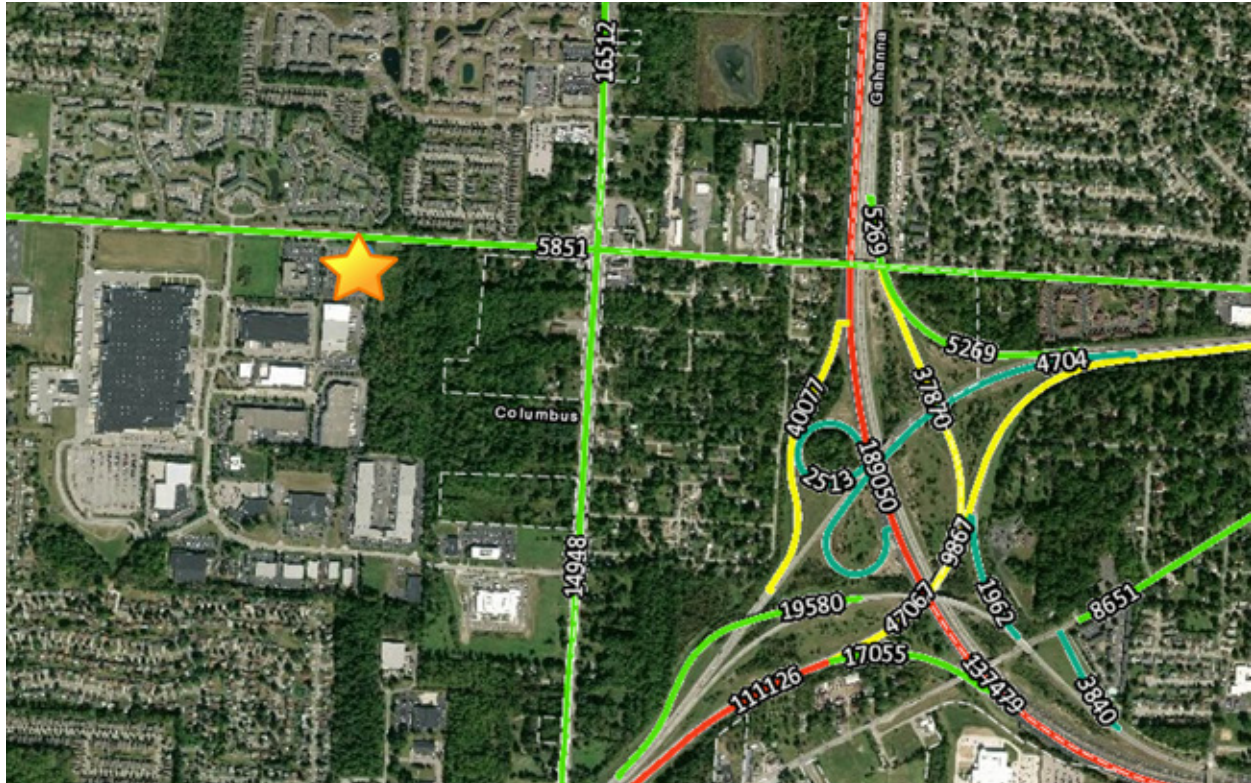
Demographic Summary Report

Unity Resource Center 3443 Agler Rd, Columbus, OH 43219				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2026 Projection	14,424	88,346	327,476	
2021 Estimate	13,804	84,843	314,645	
2010 Census	11,845	74,592	277,455	
Growth 2021 - 2026	4.49%	4.13%	4.08%	
Growth 2010 - 2021	16.54%	13.74%	13.40%	
2021 Population by Hispanic Origin	637	5,147	19,343	
2021 Population	13,804	84,843	314,645	
White	2,928 21.21%	33,340 39.30%	162,706 51.71%	
Black	9,788 70.91%	45,970 54.18%	128,025 40.69%	
Am. Indian & Alaskan	27 0.20%	278 0.33%	1,131 0.36%	
Asian	599 4.34%	2,249 2.65%	11,115 3.53%	
Hawaiian & Pacific Island	9 0.07%	37 0.04%	211 0.07%	
Other	453 3.28%	2,968 3.50%	11,456 3.64%	
U.S. Armed Forces	5	8	77	
Households				
2026 Projection	5,556	34,636	133,374	
2021 Estimate	5,324	33,280	128,270	
2010 Census	4,616	29,405	114,084	
Growth 2021 - 2026	4.36%	4.07%	3.96%	
Growth 2010 - 2021	15.34%	13.18%	12.43%	
Owner Occupied	2,119 39.80%	17,055 51.25%	61,386 47.86%	
Renter Occupied	3,205 60.20%	16,225 48.75%	66,884 52.14%	
2021 Households by HH Income	5,325	33,283	128,271	
Income: <\$25,000	1,251 23.49%	8,685 26.09%	31,053 24.21%	
Income: \$25,000 - \$50,000	1,143 21.46%	8,079 24.27%	30,289 23.61%	
Income: \$50,000 - \$75,000	1,063 19.96%	6,099 18.32%	24,278 18.93%	
Income: \$75,000 - \$100,000	800 15.02%	3,952 11.87%	14,125 11.01%	
Income: \$100,000 - \$125,000	475 8.92%	2,384 7.16%	10,349 8.07%	
Income: \$125,000 - \$150,000	241 4.53%	1,564 4.70%	6,434 5.02%	
Income: \$150,000 - \$200,000	331 6.22%	1,598 4.80%	6,381 4.97%	
Income: \$200,000+	21 0.39%	922 2.77%	5,362 4.18%	
2021 Avg Household Income	\$64,636	\$65,961	\$71,098	
2021 Med Household Income	\$54,645	\$49,532	\$52,494	

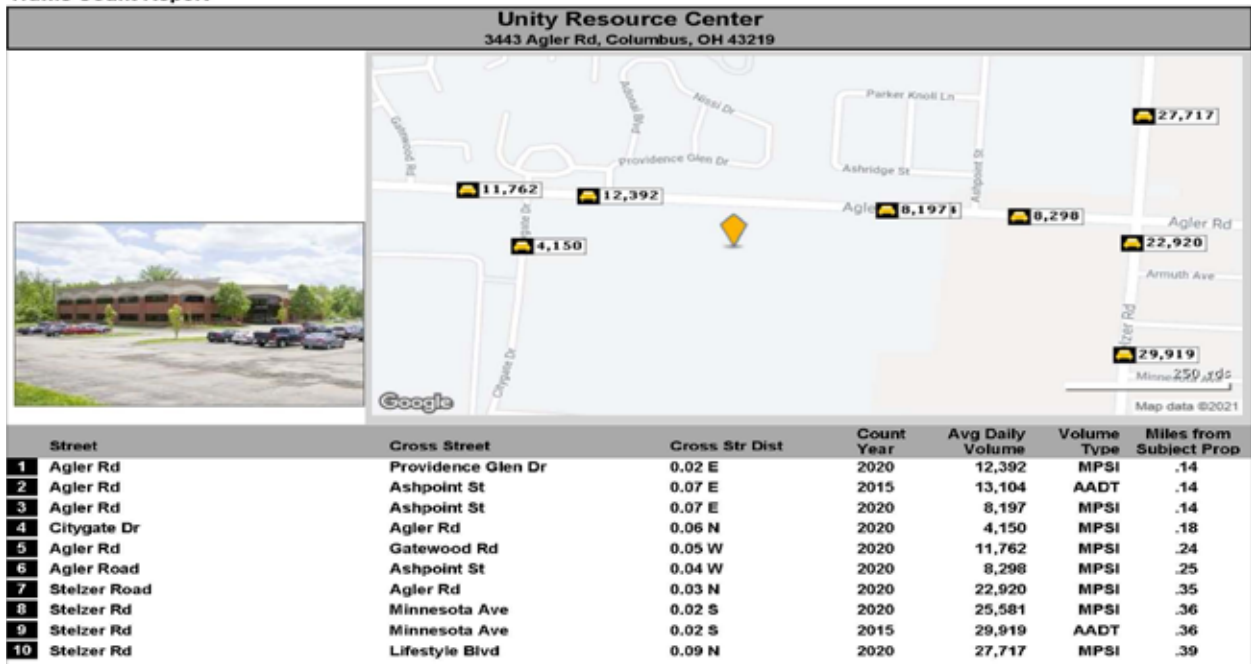


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Traffic Map



Traffic Count Report



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City Highlights

Welcome to Columbus

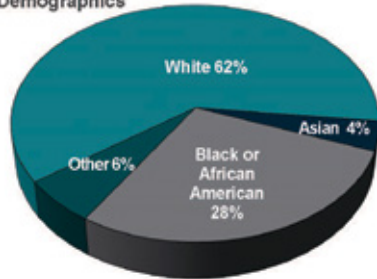
Columbus was founded in 1812 and has been the capital of the State of Ohio for 200 years. As the 15th largest populated city in the United States, covering 228 square miles, the city is recognized nationwide for its historic neighborhoods, booming downtown arts and sporting district, open attitude, and notably affordable quality of life. The city's economy is very diverse and the community prides itself on being at the forefront of education reform, fiscal responsibility, and public safety. Economic investments in the future of Columbus have created jobs and spurred major initiatives focused on improving neighborhoods, community health, and the environment.



Demographic

The population of Columbus is diverse, young, and has a growth rate double the national average. The city's population is well educated, with over 33 percent having earned a bachelor or advanced degree compared to the national average of 29 percent. City Observatory ranked Columbus 11th nationwide for increase in college educated young adults by percentage of population.

Racial Demographics



Population 5-Year Trend



Columbus Housing

The City of Columbus' housing market is booming with trendy and desirable neighborhoods, affordable housing options, and a thriving local economy. In Nationwide's Health of Housing Markets 2016 Q2 report, the Columbus housing market was ranked 35th nationwide. Columbus is known for its vibrant, unique neighborhoods. Throughout the city, there are a variety of living options with many neighborhoods consisting of smaller communities within its borders. Residents are able to live in areas that range from historically preserved German Village, to the popular Short North, or newly developed downtown condominiums.

Columbus Employment

Columbus serves as headquarters to major national and multinational corporations, including Nationwide Mutual Insurance, L Brands, Huntington Bancshares, American Electric Power (AEP), and Big Lots. In recent years, the healthcare industry has emerged as a growth sector, with the city boasting four nationally recognized health system employers; each employ thousands of healthcare workers and contribute billions of dollars to the local economy.

Employer Name	Central Ohio Employees
The Ohio State University	30,963
State of Ohio	23,859
OhioHealth Corp	19,936
JPMorgan Chase & Co.	19,200
Nationwide Mutual Insurance Co.	12,200
Kroger Co.	10,242
Mount Carmel Health System	8,818
Nationwide Children's Hospital	8,508
City of Columbus	8,254
Honda North America, Inc.	7,800
Franklin County	6,959
Columbus City Schools	6,488
L Brands, Inc.	6,090
Huntington Bancshares, Inc.	4,661
Cardinal health, Inc.	4,635

Source: Columbus 2020; OSU 2015 Statistical Summary

Downtown Development

Downtown remains essential to the overall economic health of the city. With only 1 percent of the city's land area, downtown employers house over 17 percent of all jobs in Columbus. As a business location, the city is booming with office vacancy rates near historic lows. A critical part of the city's efforts to ensure downtown remains the premier employment center in the region is to invest in and grow the residential population. Investments in public amenities are also critical to the long-term health of downtown.

COLUMBUS COMMUNITY PROFILE



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County Highlights

FRANKLIN COUNTY

DEMOGRAPHICS



1,264,597
RESIDENTS



33.8
MEDIAN AGE



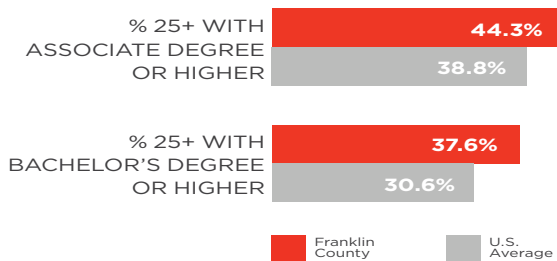
480,946
HOUSEHOLDS



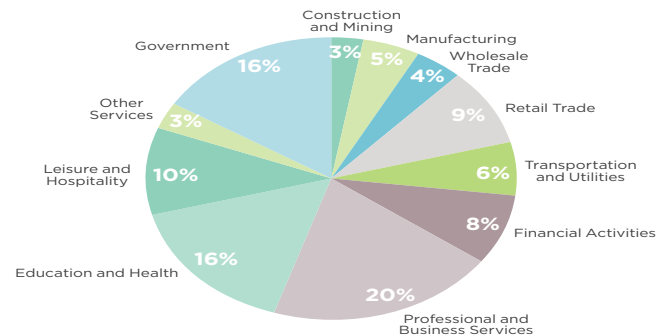
\$52,341
MEDIAN HOUSEHOLD INCOME

WORKFORCE

4.1% UNEMPLOYMENT RATE



EMPLOYMENT BY INDUSTRY



LARGEST PRIVATE SECTOR EMPLOYERS

COMPANY	FTE	OPERATIONS
Nationwide	13,400	HQ, software development, analytics, data center
Cardinal Health, Inc.	5,058	HQ, distribution of pharmaceuticals and medical devices, radiopharmaceutical production
JPMorgan Chase & Co.	4,700	Major back office, software development, card manufacturing, data center
American Electric Power Company, Inc.	3,627	Utilities HQ, R&D, smart grid technology, transmissions, data center
Alliance Data Systems Corporation	3,057	Card services unit HQ, transactions processing, data center
Defense Supply Center Columbus	3,000	HQ of the Land and Maritime Supply Chain, distributin of supplies
Express Scripts	2,441	Pharmaceuticals distribution, customer service
Verizon Communications Inc.	2,406	Telecommunications back office, customer service, switching operations, data center
Gap, Inc.	2,200	Distribution and fulfillment of apparel, customer service
Abercrombie & Fitch Co.	2,200	HQ, distribution and fulfillment of apparel, software development

Source: U.S. Census Bureau, 2016 Population Estimates; U.S. Census Bureau, American Community Survey 2015; EMSI, 2017; Bureau of Labor Statistics, LAUS, seasonally adjusted by Columbus 2020 (2016 average)



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Region Highlights

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. This Region represents the coverage area of Columbus 2020's economic development activities.

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). Wherever possible, the information and data in this document covers the 11-county region. However, some data is only available at the MSA level and is identified as such in the text, title or source.

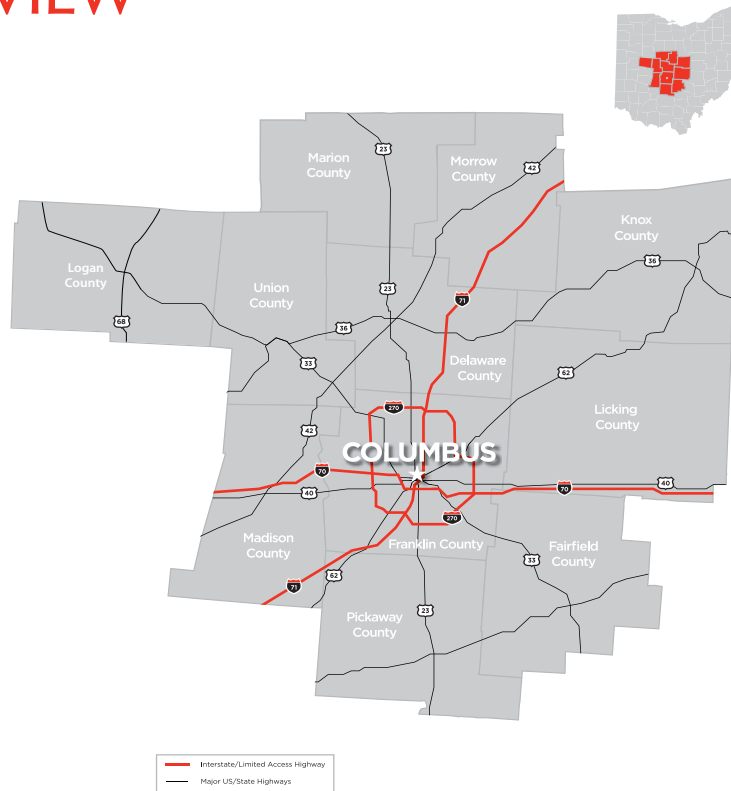
- **Eleven-county** region located in Central Ohio
- Population of **2 million** people
- Population growth rate of 1.3 percent annually
- Ten-county Columbus MSA, **2nd fastest growing** among Midwest metro areas with at least 1 million in population
- Driver of Ohio's population and economic growth
- **62** college and university campuses
- More than 140,000 college students
- Home to **15** Fortune 1000 headquarters

COLUMBUS AND FRANKLIN COUNTY

- State capital and **largest Ohio city**
- **15th largest city** in the U.S.

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

- Port Columbus International Airport: **31** destination airports with more than **140** daily flights
- Enhanced freight rail connections to East Coast ports in Norfolk, VA, Baltimore, MD, and Wilmington, NC
- Columbus is within 500 miles of 44 percent of the U.S. population, higher than other major distribution centers in the U.S. (Source: ESRI Business Analyst, 2013)



U.S. Population within 500 miles



Market Highlights

COLUMBUS ECONOMIC MARKET FORTUNE 1000 HEADQUARTERS

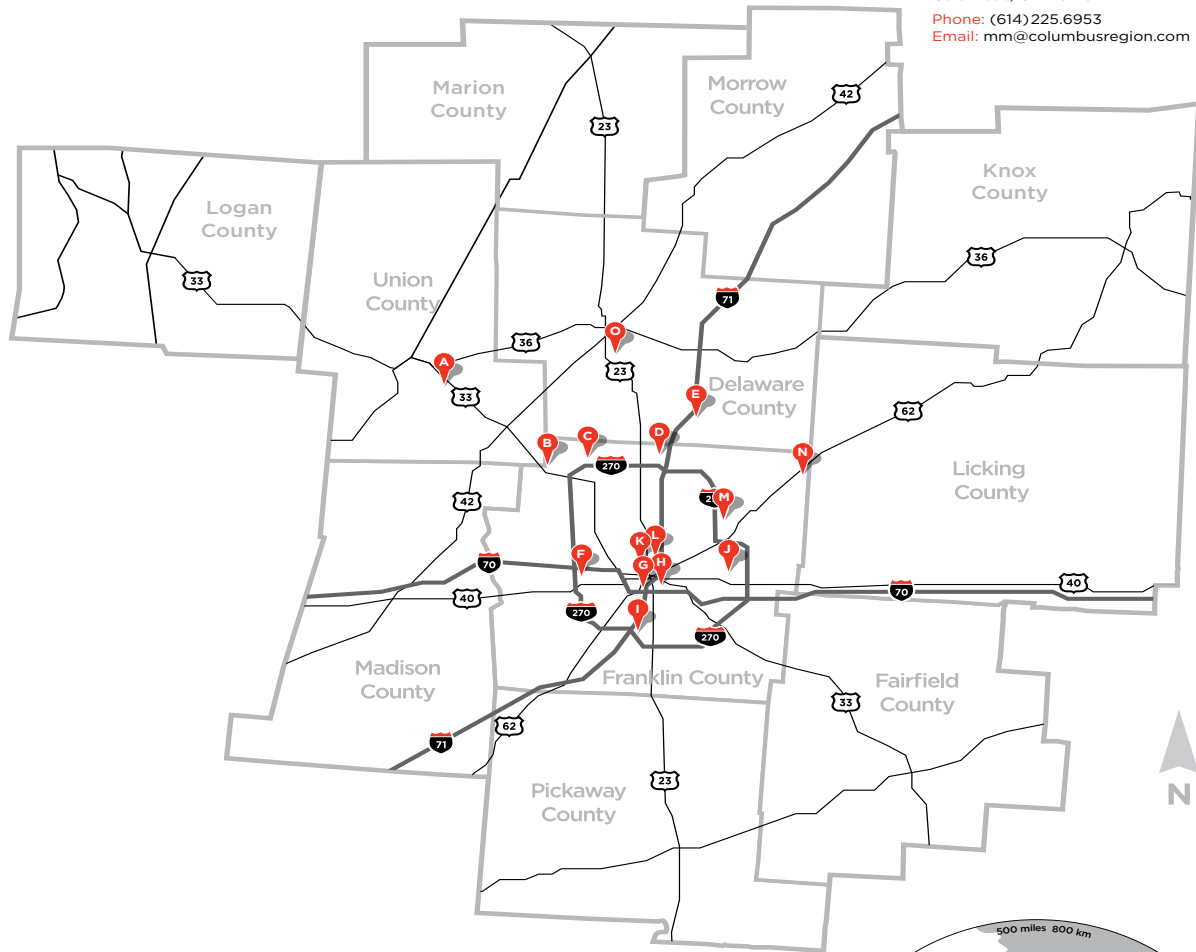
THE COLUMBUS REGION

MATT McCOLLISTER

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150 South Front ST, Suite 200
Columbus, OH 43215

Phone: (614) 225.6953

Email: mm@columbusregion.com



- | | |
|--|-----------------------------|
| A - Scotts Miracle-Gro Co. | I - Bob Evans Farms |
| B - Pacer | J - Retail Ventures Inc. |
| C - Cardinal Health | K - American Electric Power |
| D - Worthington Industries | L - Nationwide |
| E - Mettler-Toledo International, Inc. | M - Limited Brands |
| F - Big Lots | N - Abercrombie & Fitch |
| G - Huntington Bancshares | O - Greif |
| H - Hexion Specialty Chemicals/Momentive Performance Materials | |



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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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