

TRUEPOINTE EAST

OFFICE FOR LEASE

4640 TRUEMAN BOULEVARD, HILLIARD, OHIO 43026



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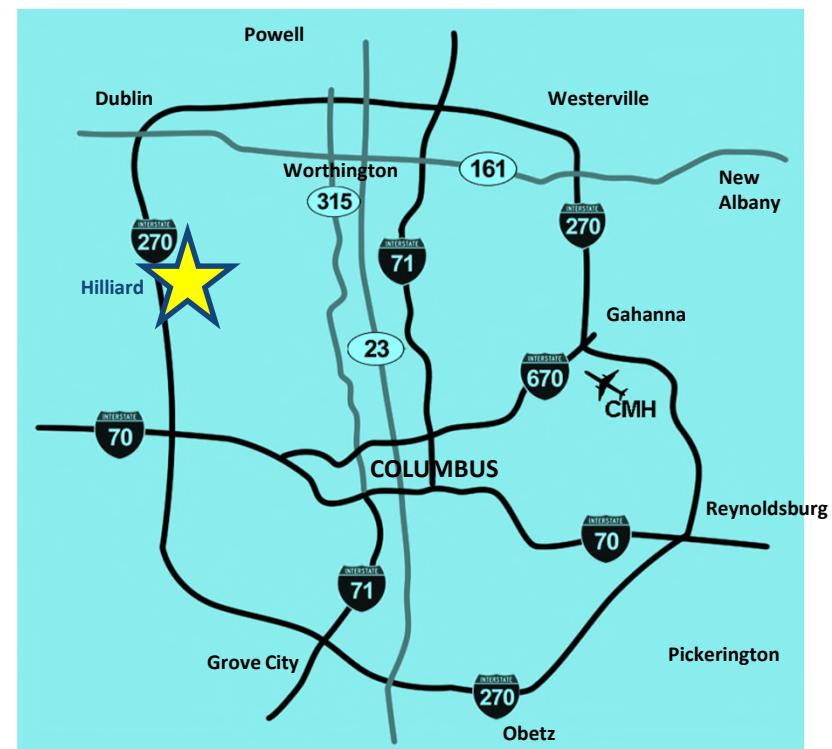
The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

PROPERTY HIGHLIGHTS

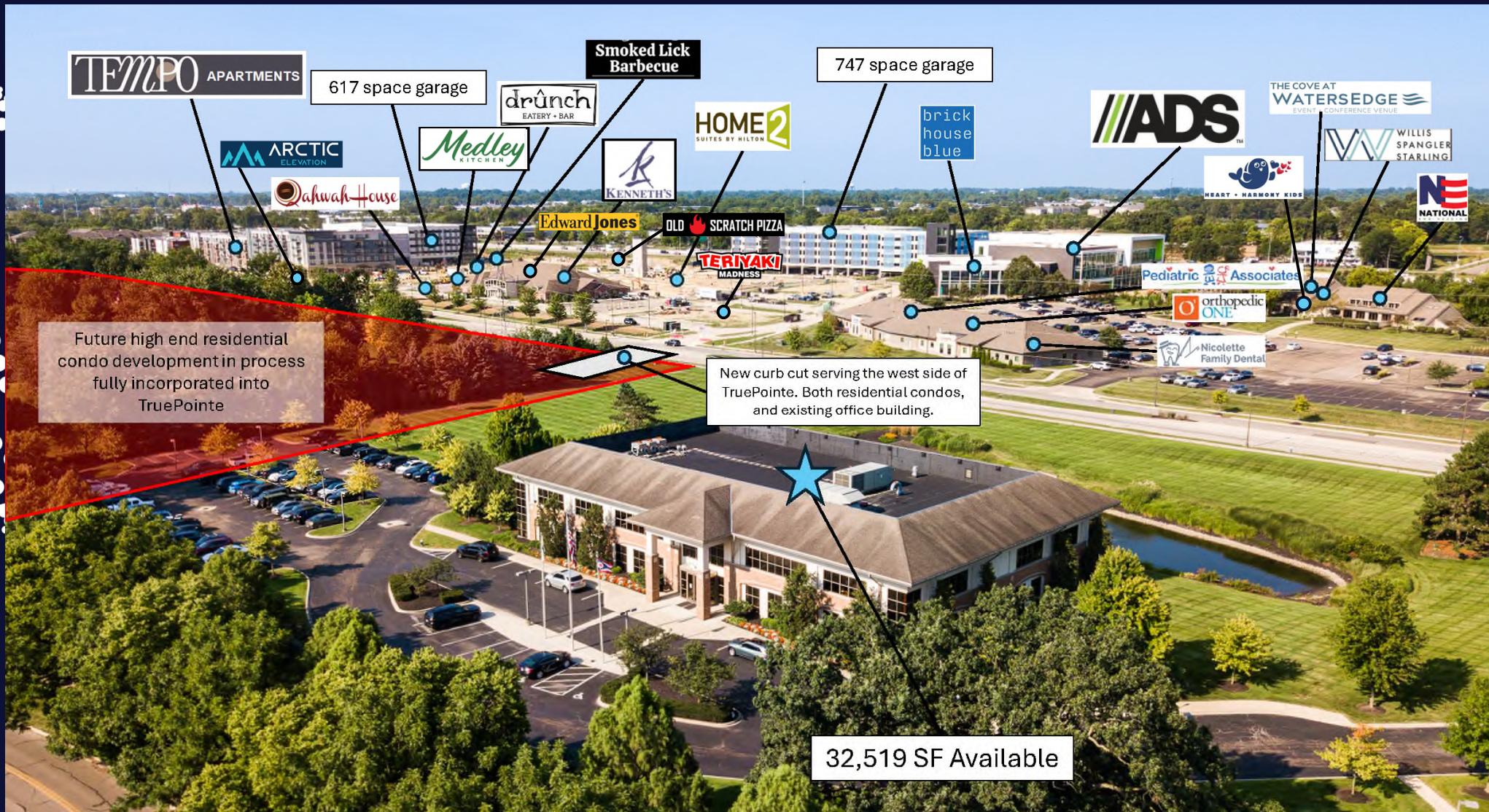
- +/- 32,519 SF two-story office building available now
- Significant renovations completed in 2022
- Located in the TruePointe Community Entertainment District which offers over 60,000 SF of restaurants and retail amenities
- The TruePointe West Campus features coworking space, a Hilton Home2 Suites 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

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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.

32,519 SF Available

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

TEMPO APARTMENTS

ARCTIC ELEVATION

Qahwah House

Medley KITCHEN

drunch EATERY + BAR

617 space garage

747 space garage

HOME2 SUITES BY HILTON

ADS

KENNETHS

Pediatric Associates

orthopedic ONE

Nicolette Family Dental

Edward Jones

TERIYAKI MADNESS

OLD SCRATCH PIZZA

brick house blue

WILLIS STERLING STARLINE

THE COVE AT WATERS EDGE

NATIONAL

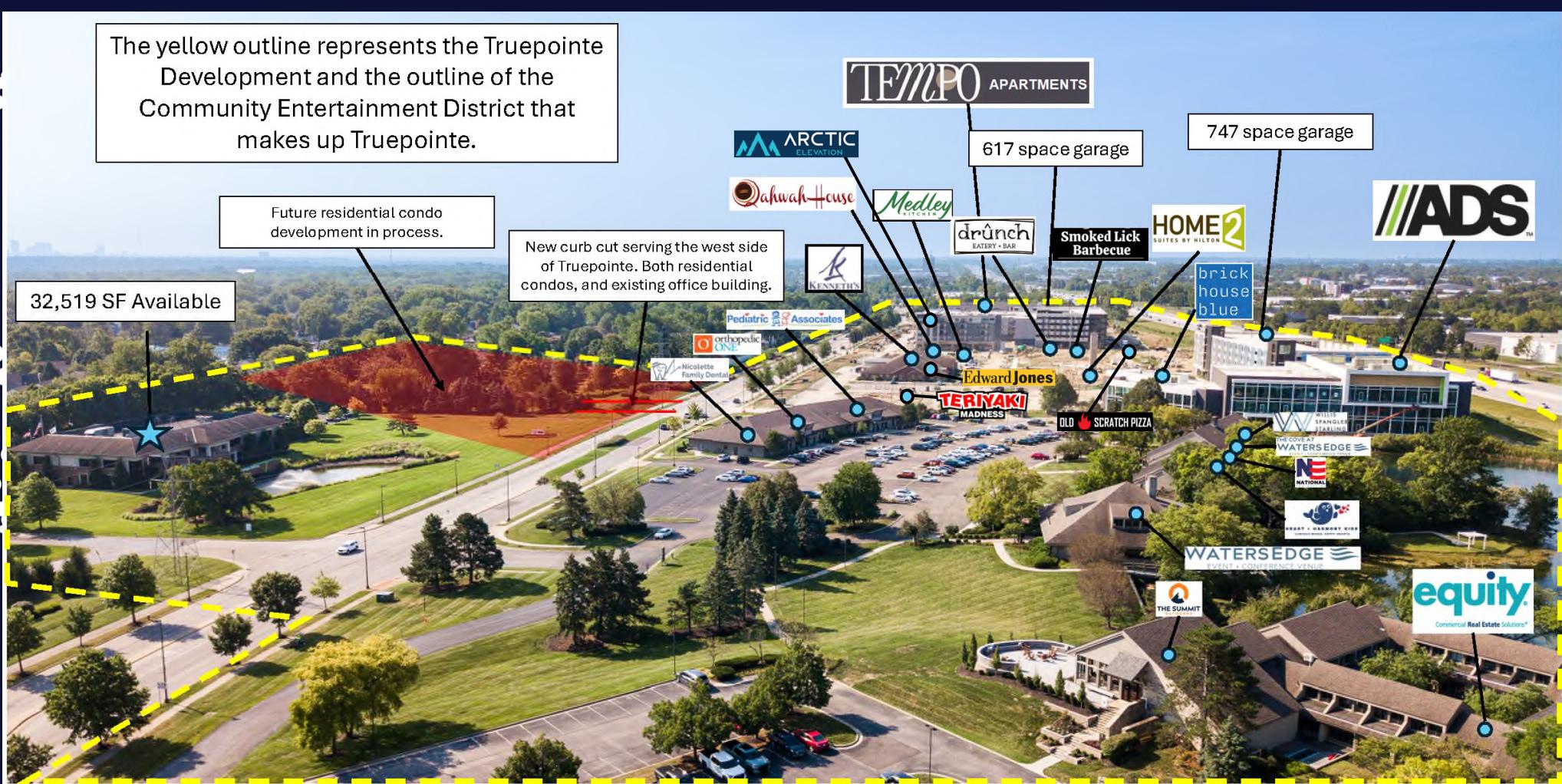
FRUIT & GARDEN MARKET

WATERS EDGE EVENT + CONFERENCE VENUE

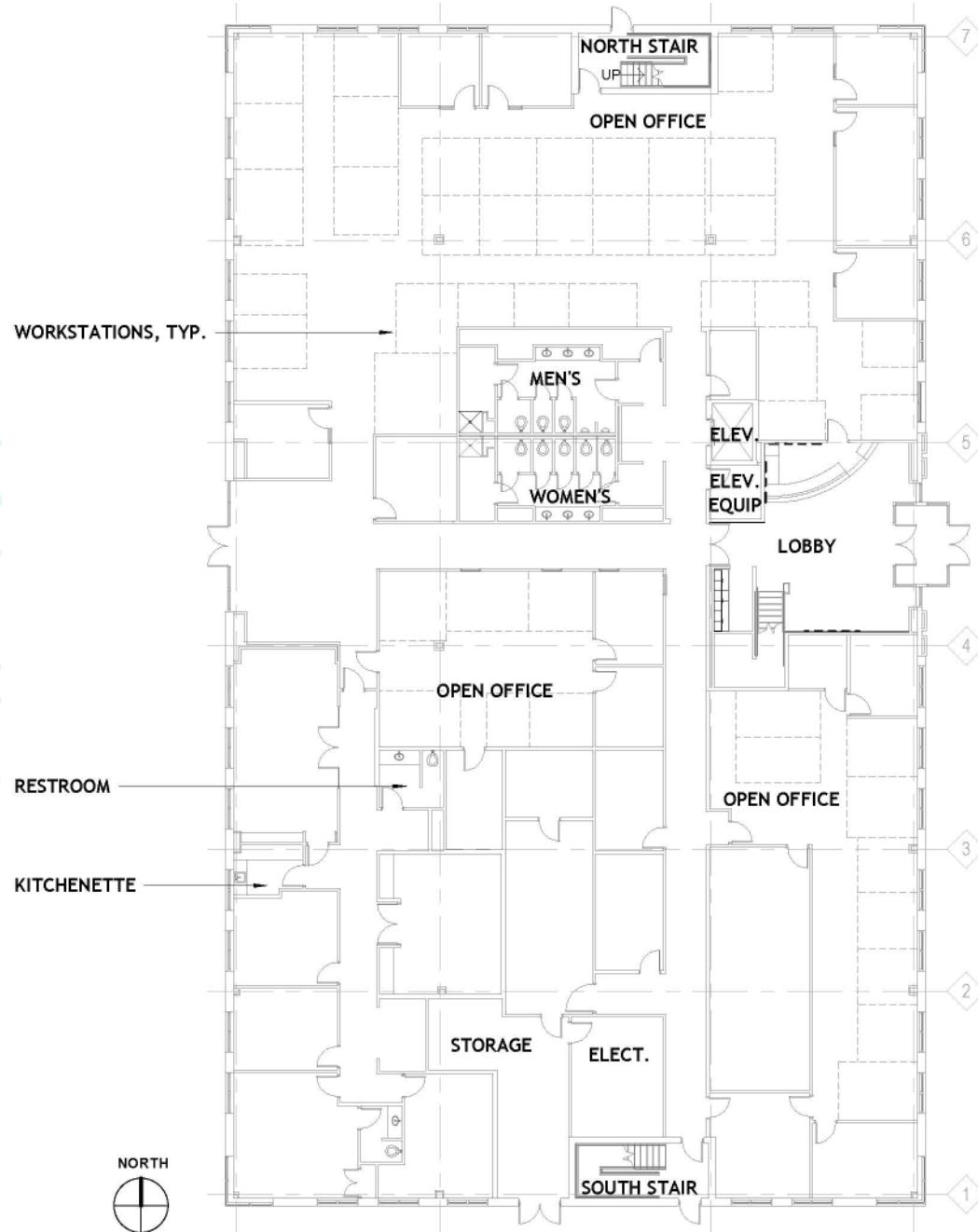
THE SUMMIT

equity

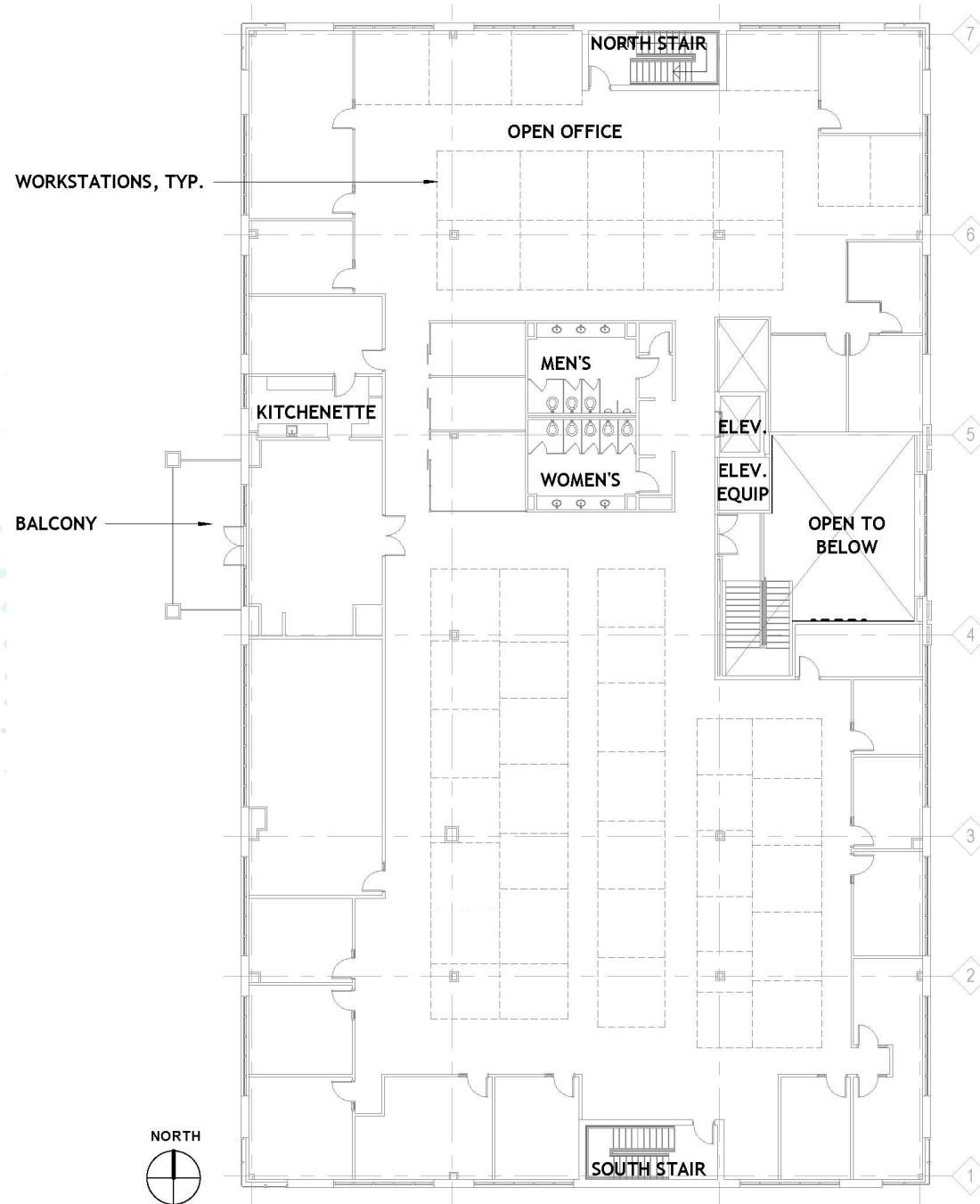
Commercial Real Estate Solutions



FIRST FLOOR



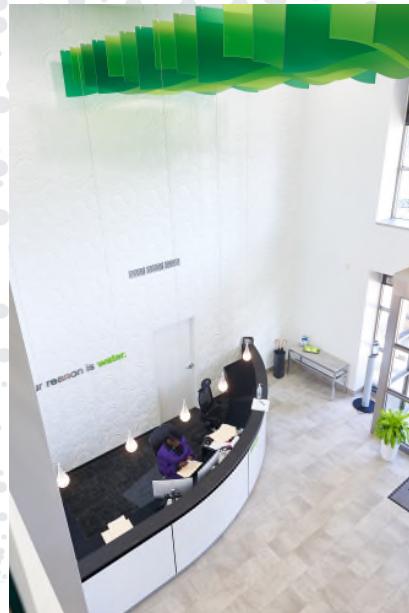
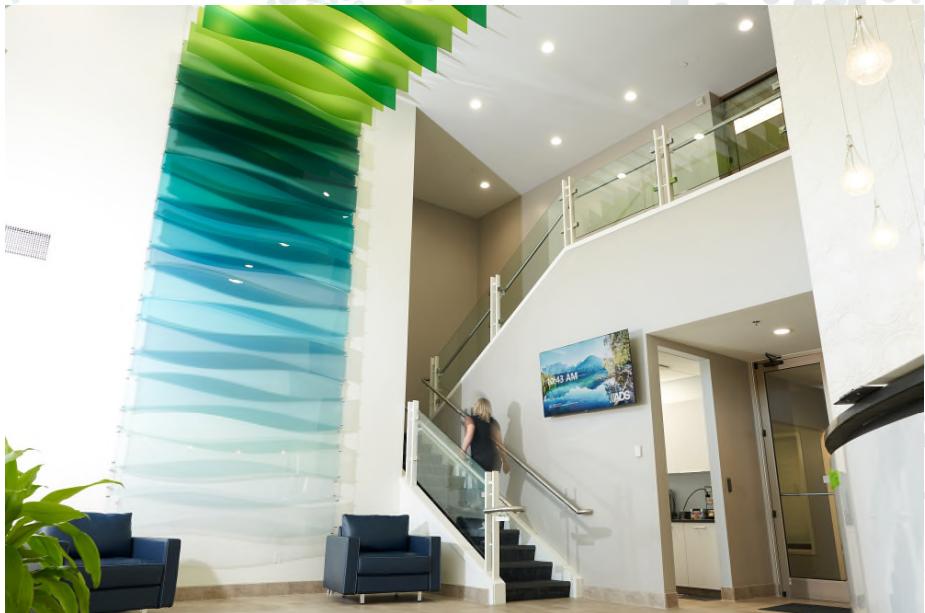
SECOND FLOOR



PHOTOS



PHOTOS



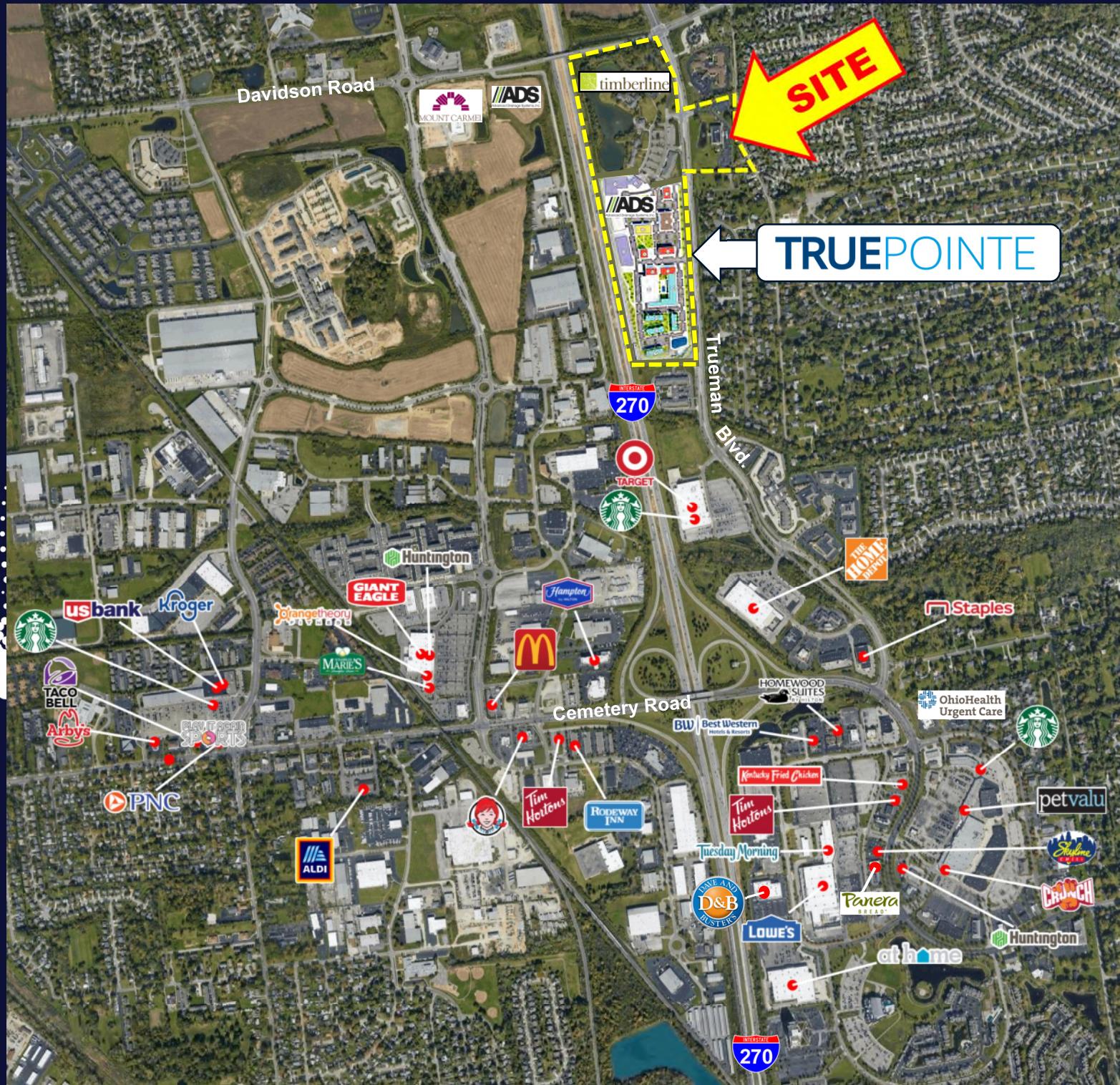
PHOTOS



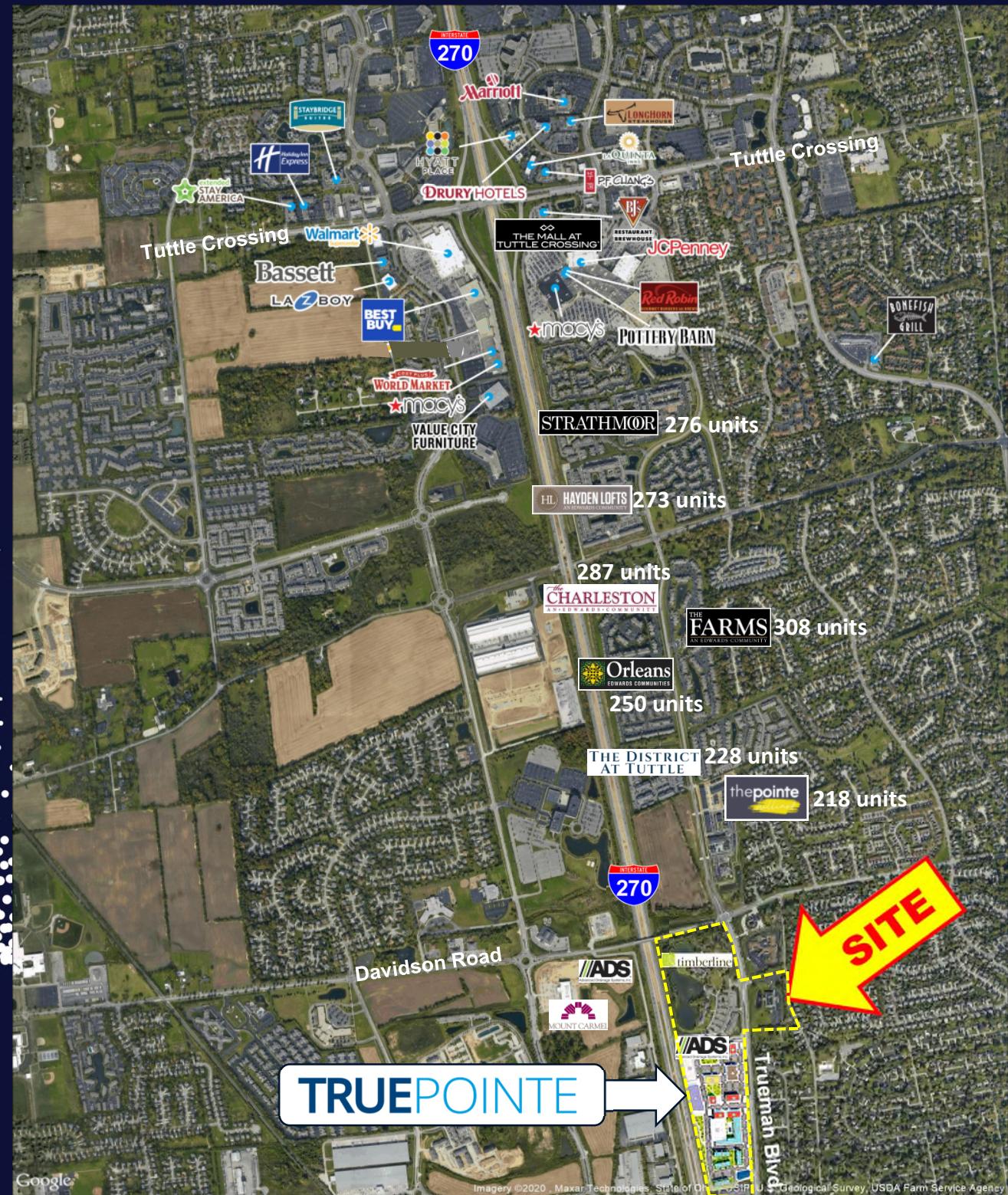
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TRADE AREA LOCAL AERIAL SOUTH



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.

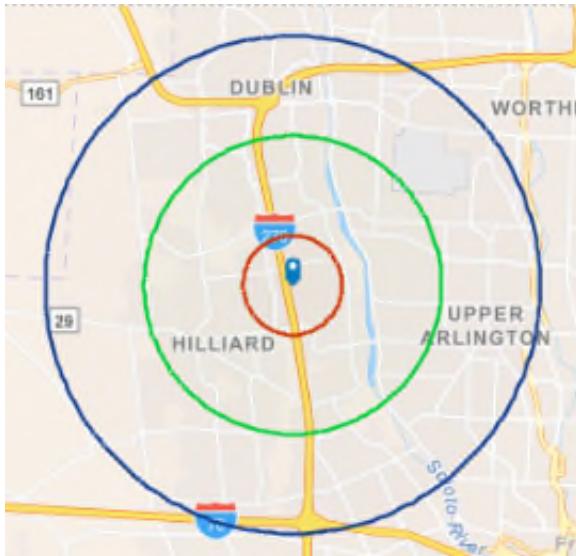
Modern Columbus has emerged as a technologically sophisticated city. It is home to the world's largest private research and development foundation, the **Battelle Memorial Institute** and **Ohio State University**, the nation's third largest campus. Along with Ohio State University, the city is home 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



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KEY FACTS

10,669
Population



Average
Household Size

38.6

Median Age

\$103,167

Median Household Income

BUSINESS



Total Businesses



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 %

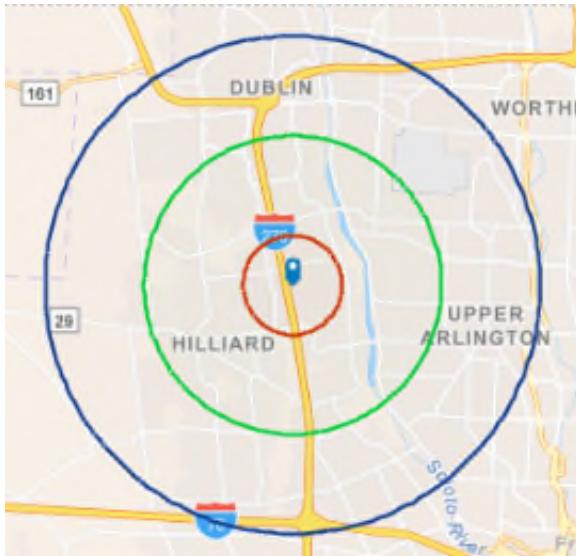


10.3
Blue
Collar %



8.6
Services
%

3-MILE RADIUS DEMOS



KEY FACTS

94,195
Population



Average
Household Size

38.0

Median Age

\$88,339

Median Household Income

BUSINESS



3,051

Total Businesses



43,872

Total Employees

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 %



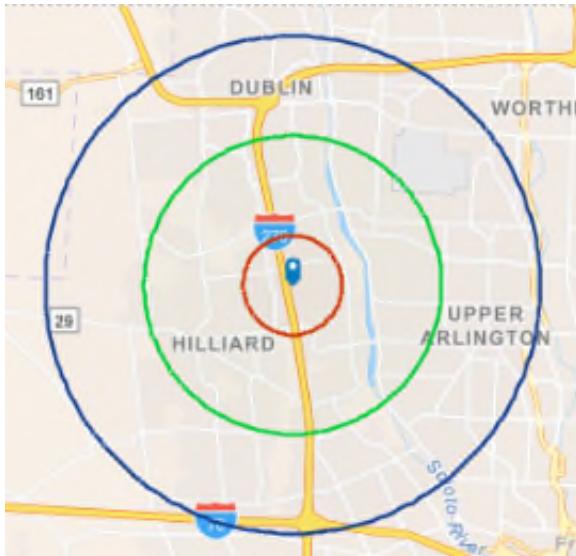
10.3

Services
%

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5-MILE RADIUS DEMOS



KEY FACTS

221,953

Population



Average Household Size

37.4

Median Age

\$91,068

Median Household Income

BUSINESS



Total Businesses

8,811



Total Employees

139,489

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 %

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