THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

Alex Marsh • amarsh@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.118 • www.rweiler.com

THE ROBERT WEILER COMPANY

Appraisal Brokerage Consulting Development

RENOVATED 2ND FLOOR OFFICE SUITES AVAILABLE

3400 Morse Crossing, Columbus, OH 43219

HIGH-END OFFICE SPACE FOR LEASE - EASTON SUBMARKET

3400 Morse Crossing offers a rare opportunity to lease high-end office space in the heart of the highly sought-after Easton market, at operating costs well below those of competing properties. Under new ownership, the building has recently undergone significant renovations, including a modernized lobby, upgraded common areas, and a fully renovated second floor, elevating the tenant experience to match the expectations of today's premier office users. Previously used as a call center, the property features critical infrastructure such as a backup generator, providing a true turnkey solution for businesses with essential power needs.

The newly renovated second floor offers three move-in-ready suites. Tenants may lease an individual suite of approximately 3,150 +/- SF, 5,700 +/- SF, or 11,900 +/- SF, or lease the entire second floor totaling approximately 25,800 SF.

This flexible layout accommodates a wide range of tenant requirements.

The space is accessible via elevator and features ample on-site parking for employees and visitors. The building is just a short walk from Easton's renowned restaurants, retail, and entertainment destinations and offers close proximity to a COTA bus stop, ensuring convenient access for employees and visitors alike.

Property Highlights:

- Three move-in-ready suites: 3,150 +/- SF, 5,700 +/-SF and 11,900 +/- SF
- Full-floor opportunity of 25,800 +/- SF
- Elevator access and ample parking
- Recently renovated second floor, lobby, and common areas
- Backup generator
- Walkable Easton location

Property Highlights

Address:	3400 Morse Crossing Columbus, OH 43219
County:	Franklin
PID:	010-237385-00
Location:	South of Easton Way, between I-270 and Sunbury Rd.
Building Size:	49,256 +/- SF
Acreage:	5.551 +/- ac
Year Built:	1997
Year Remodeled:	2002
Levels:	2 Stories
Available Space:	3,150 +/- SF – 25,800 +/- SF (3 Suites: 3,150 +/- SF, 5,700 +/- SF and 11,900 +/- SF)
Lease Rate:	$18.60/SF Gross Tenant pays utilities
Zoning:	M - Manufacturing

Aerial View Building Photos

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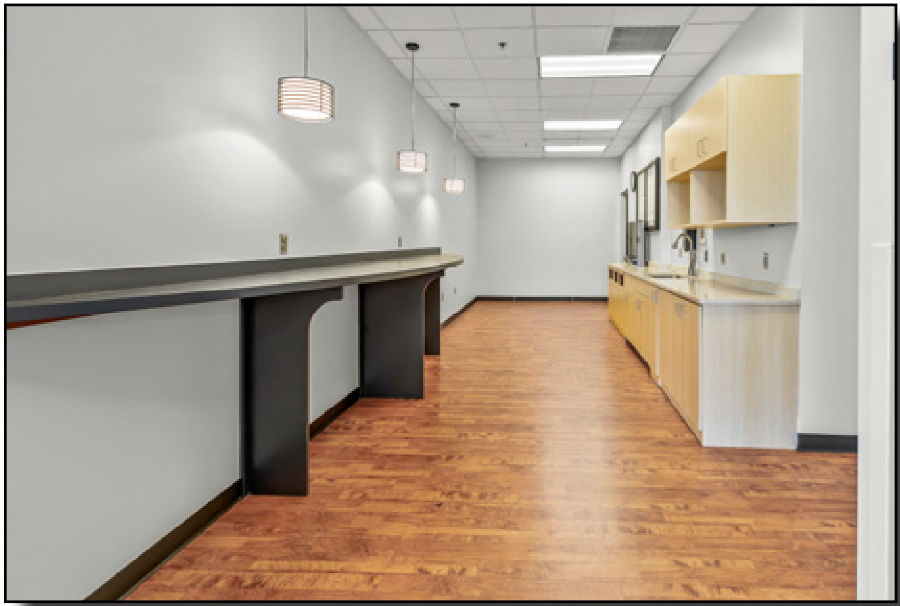
Interior Photos



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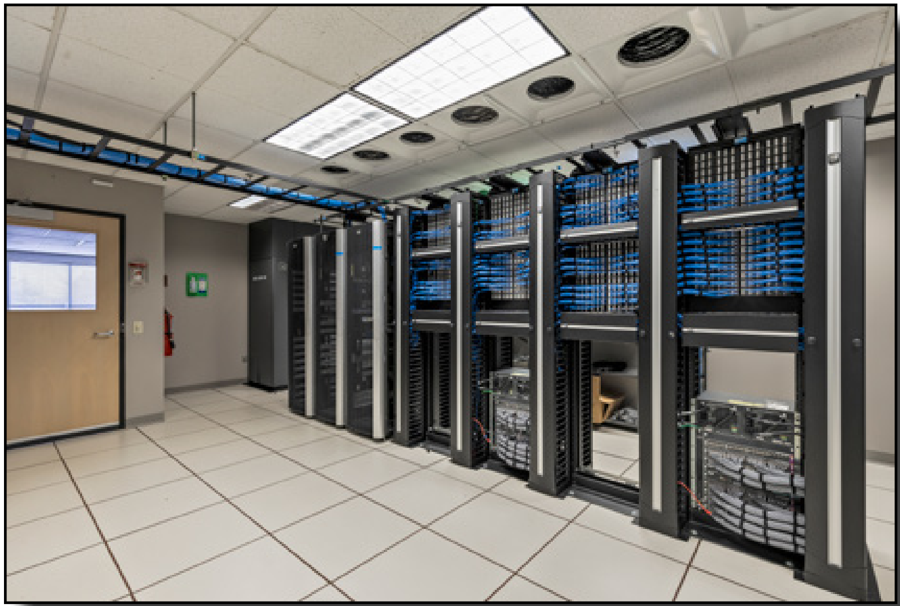

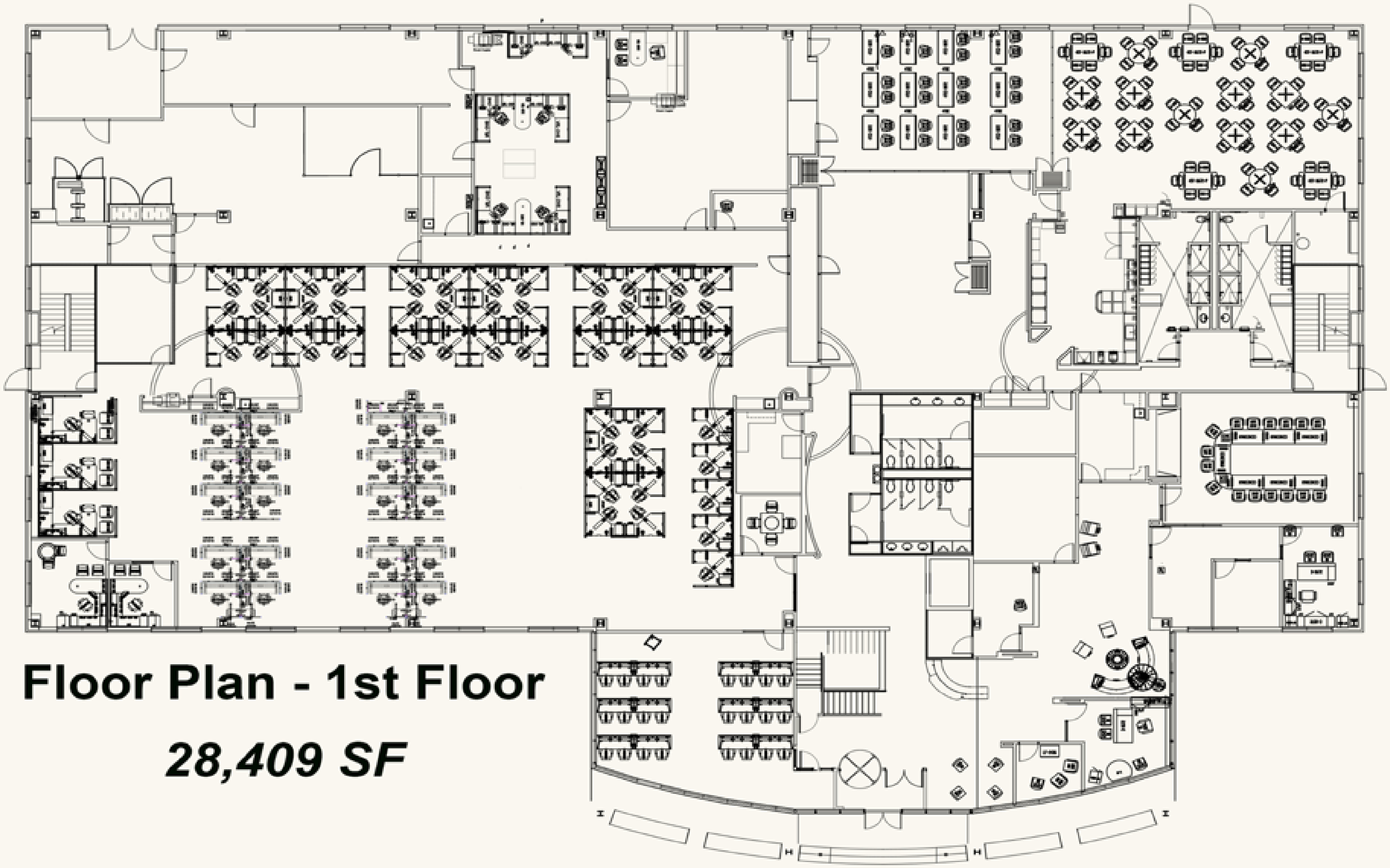

Floor Plan - 1st Floor

28,409 SF

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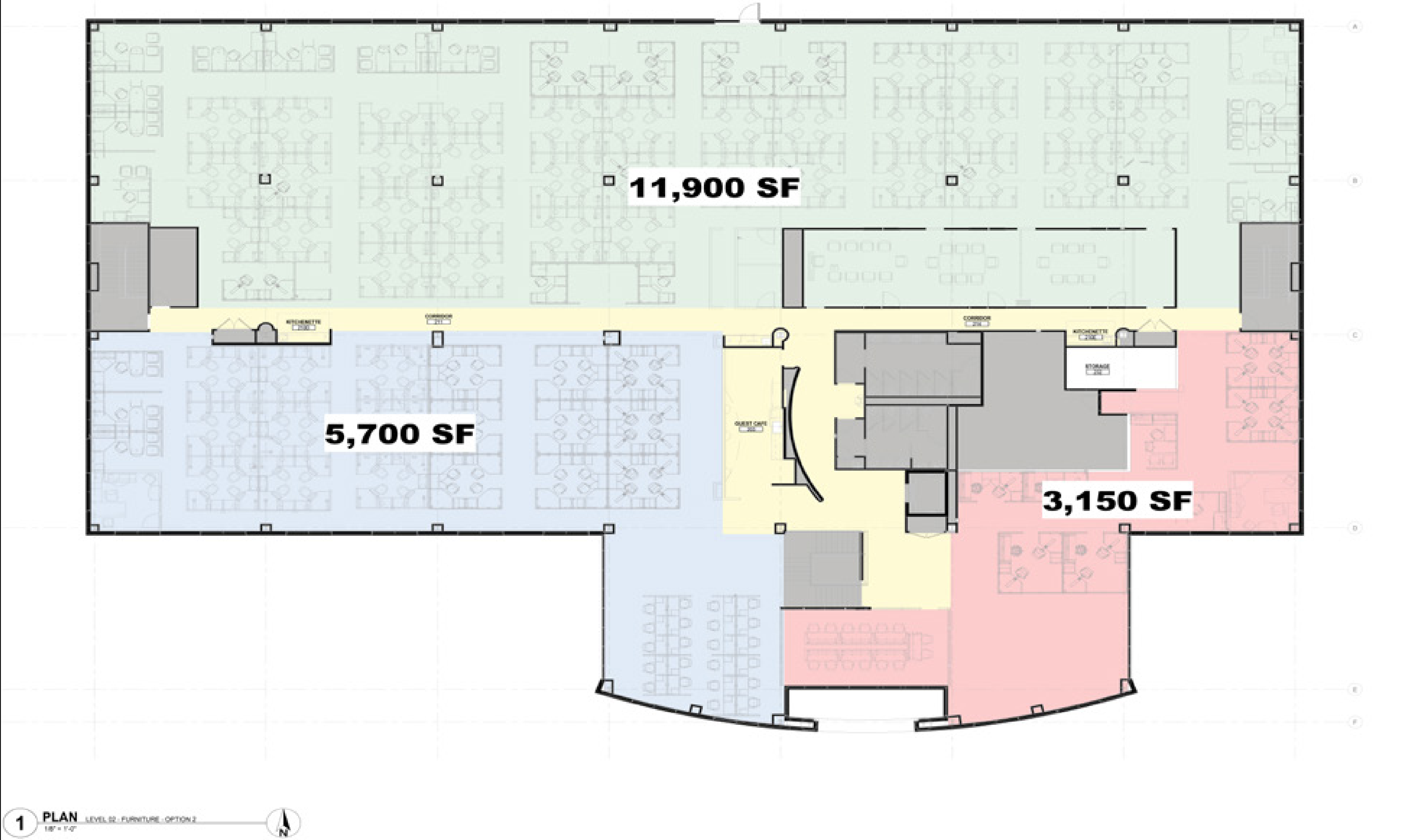
Available For Lease



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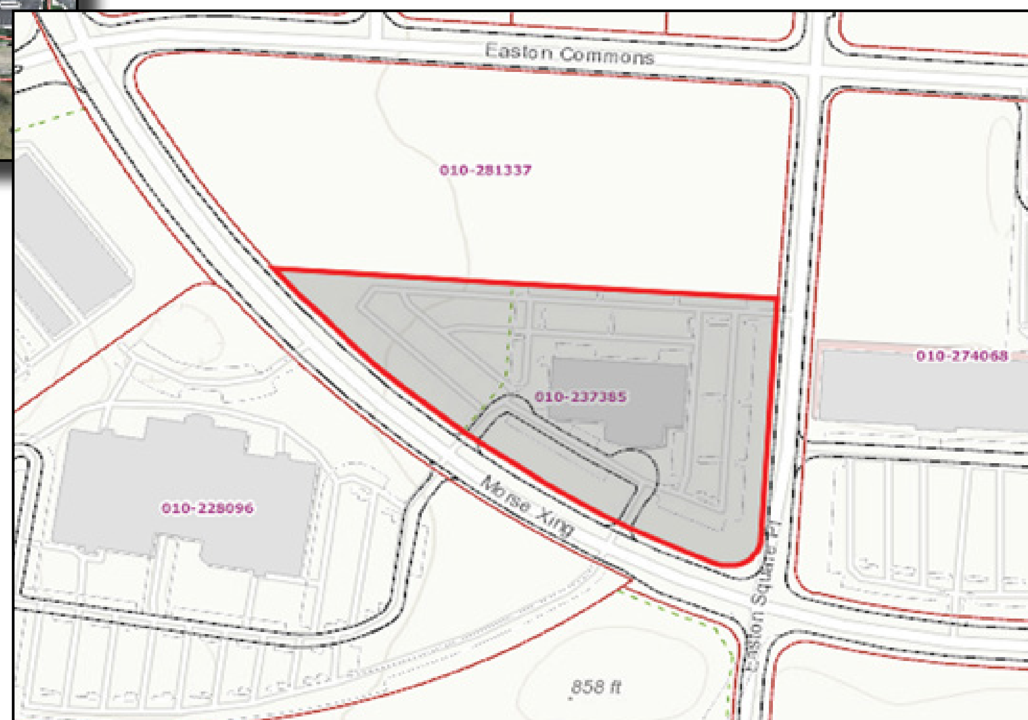
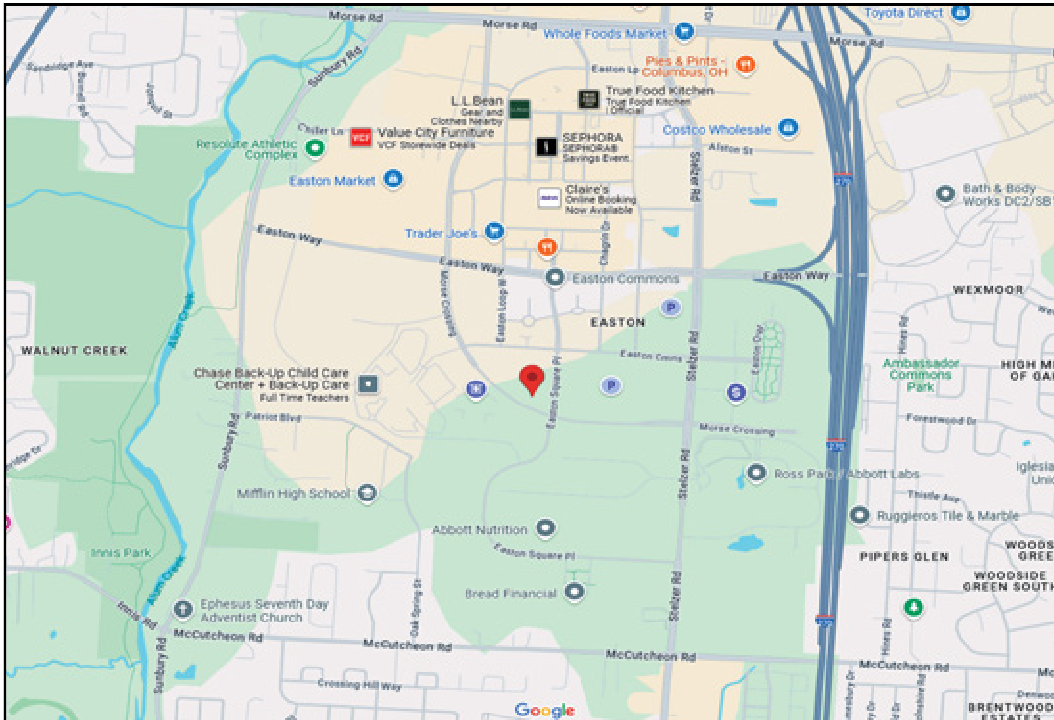
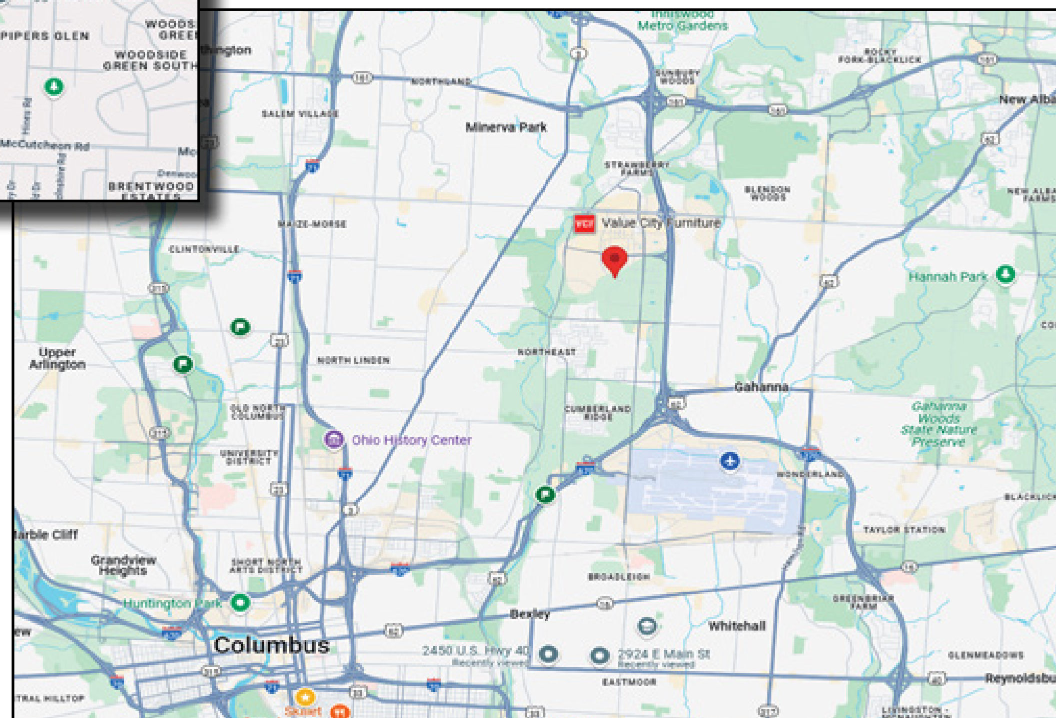
Aerial & Plat Map



Street Maps

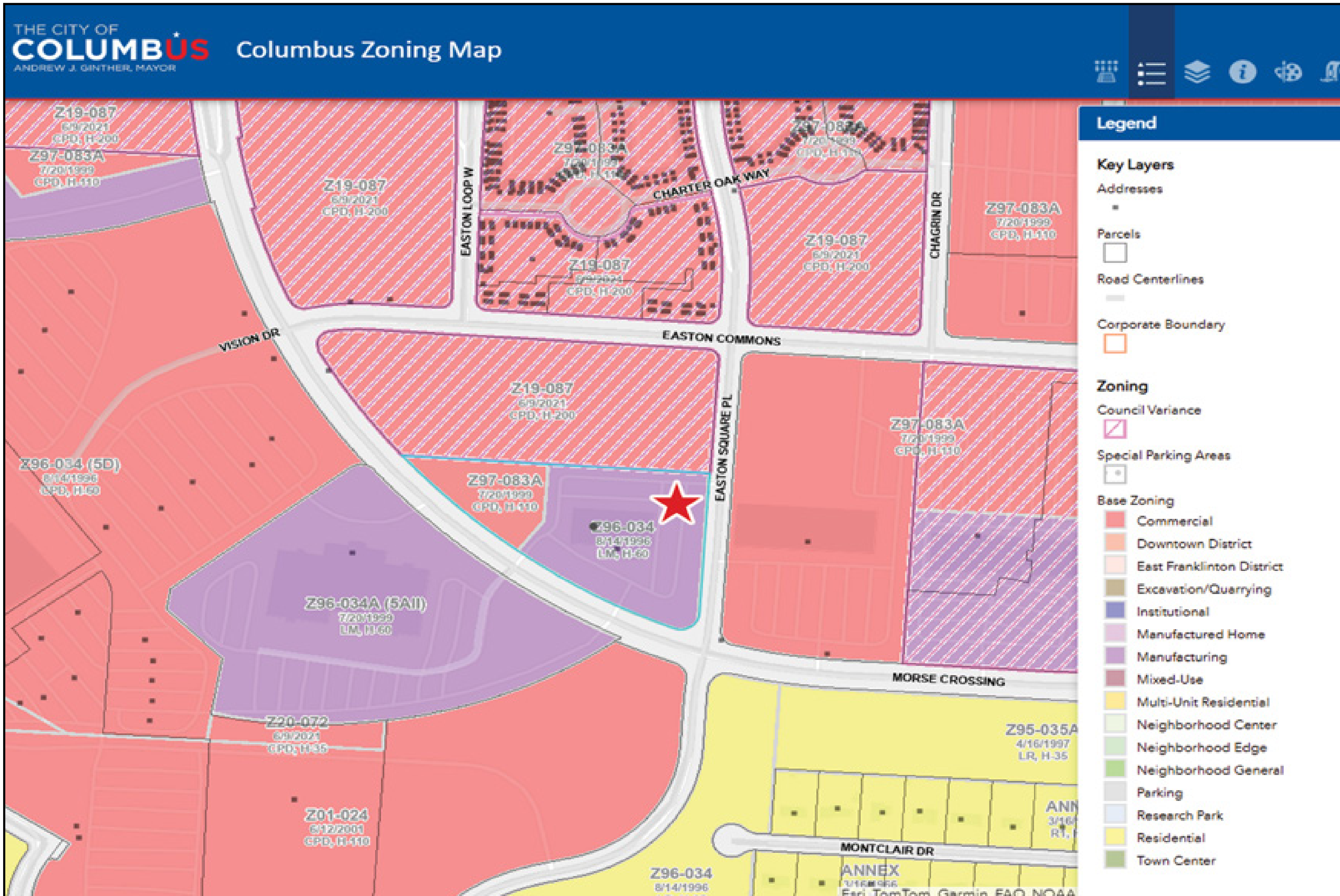

Morse Rd
Whole Foods Market
Toyota Direct
Pies & Pints - Columbus, OH
True Food Kitchen
L.L.Bean
Value City Furniture
SEPHORA
Costco Wholesale
Resolute Athletic Complex
Easton Market
Claire's
Bath & Body Works DC2/SB1
Trader Joe's
Easton Way
Easton Commons
WEXMOOR
EASTON
WALNUT CREEK
Chase Back-Up Child Care Center + Back-Up Care
Ambassador Commons Park
Morse Crossing
Stelzer Rd
Sunbury Rd
Ross Park / Abbott Labs
Mifflin High School
Ruggieros Tile & Marble
Abbott Nutrition
Innis Park
PIPERS GLEN
WOODSIDE GREEN SOUTH
Ephesus Seventh Day Adventist Church
Bread Financial
McCutcheon Rd
BRENTWOOD ESTATES
Google


Minerva Park
New Albany
SALEM VILLAGE
NORTHLAND
STRAWBERRY FARMS
BLENDON WOODS
Value City Furniture
CLINTONVILLE
Hannah Park
Upper Arlington
NORTH LINDEN
NORTHEAST
Gahanna
Ohio History Center
CUMBERLAND RIDGE
Gahanna Woods State Nature Preserve
UNIVERSITY DISTRICT
Marble Cliff
Grandview Heights
SHORT NORTH ARTS DISTRICT
TAYLOR STATION
Huntington Park
Bexley
Whitehall
Columbus
2450 U.S. Hwy 40
2924 E Main St
Reynoldsburg

Great Location!

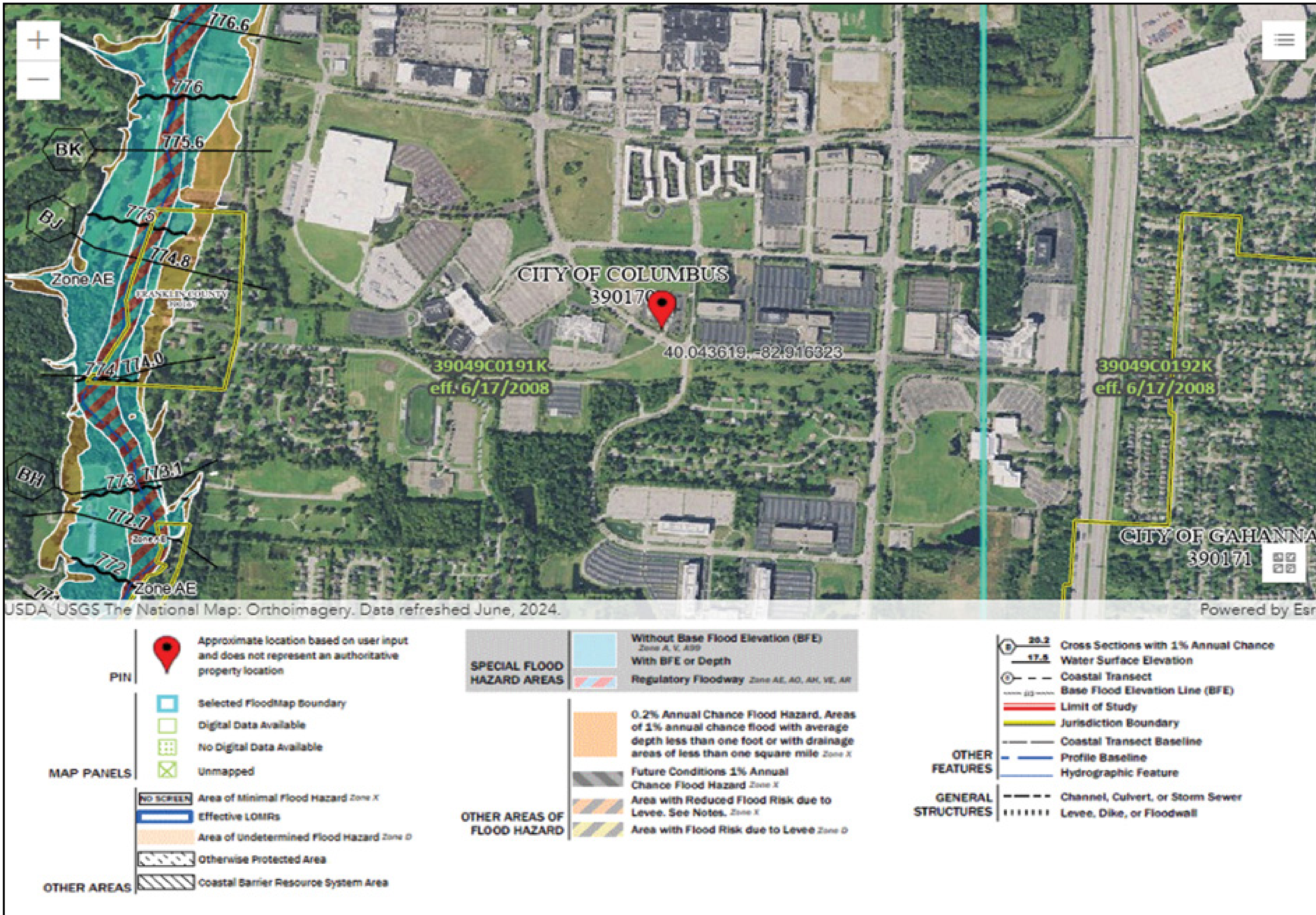
Easy access to major roads
Minutes to Easton Town Center and John Glenn International Airport
15 minutes to Downtown Columbus

Zoning Map



Click here to see zoning text

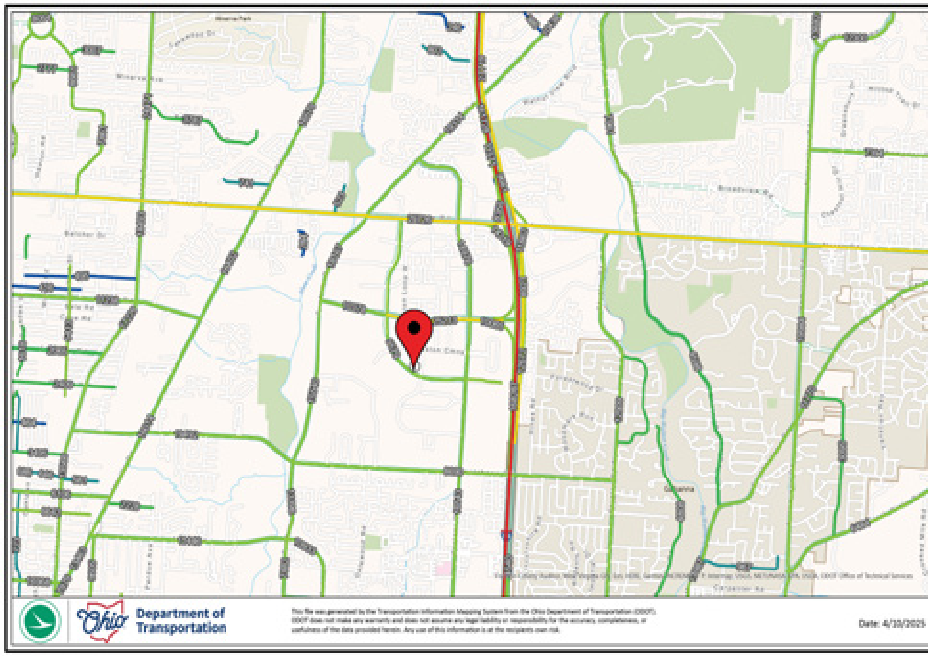
Flood Map


776.6
776
775.6
BK
BJ
775
774.8
Zone AE
774 774.0
BH
773 773.1
772.7
772
Zone AE
CITY OF COLUMBUS
390170
40.043619, -82.916323
39049C0191K
eff. 6/17/2008
39049C0192K
eff. 6/17/2008
CITY OF GAHANNA
390171
USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.
Powered by Esri
PIN
Approximate location based on user input and does not represent an authoritative property location
MAP PANELS
Selected FloodMap Boundary
Digital Data Available
No Digital Data Available
Unmapped
Area of Minimal Flood Hazard Zone X
Effective LOMRs
Area of Undetermined Flood Hazard Zone D
OTHER AREAS
Otherwise Protected Area
Coastal Barrier Resource System Area
SPECIAL FLOOD HAZARD AREAS
Without Base Flood Elevation (BFE) Zone A, V, A99
With BFE or Depth
Regulatory Floodway Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD
0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
Future Conditions 1% Annual Chance Flood Hazard Zone X
Area with Reduced Flood Risk due to Levee. See Notes. Zone X
Area with Flood Risk due to Levee Zone D
Cross Sections with 1% Annual Chance Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
OTHER FEATURES
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature
GENERAL STRUCTURES
Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

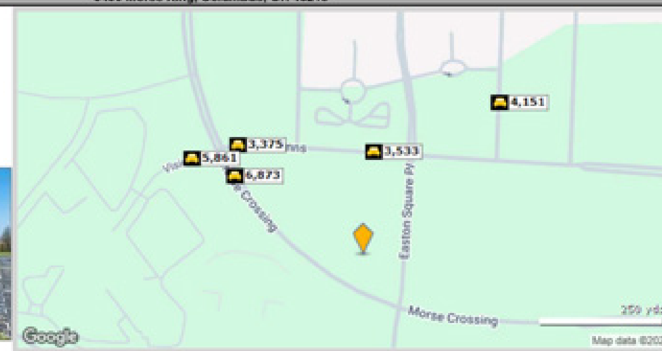
Demographic Summary Report

Easton
3400 Morse Xing, Columbus, OH 43219

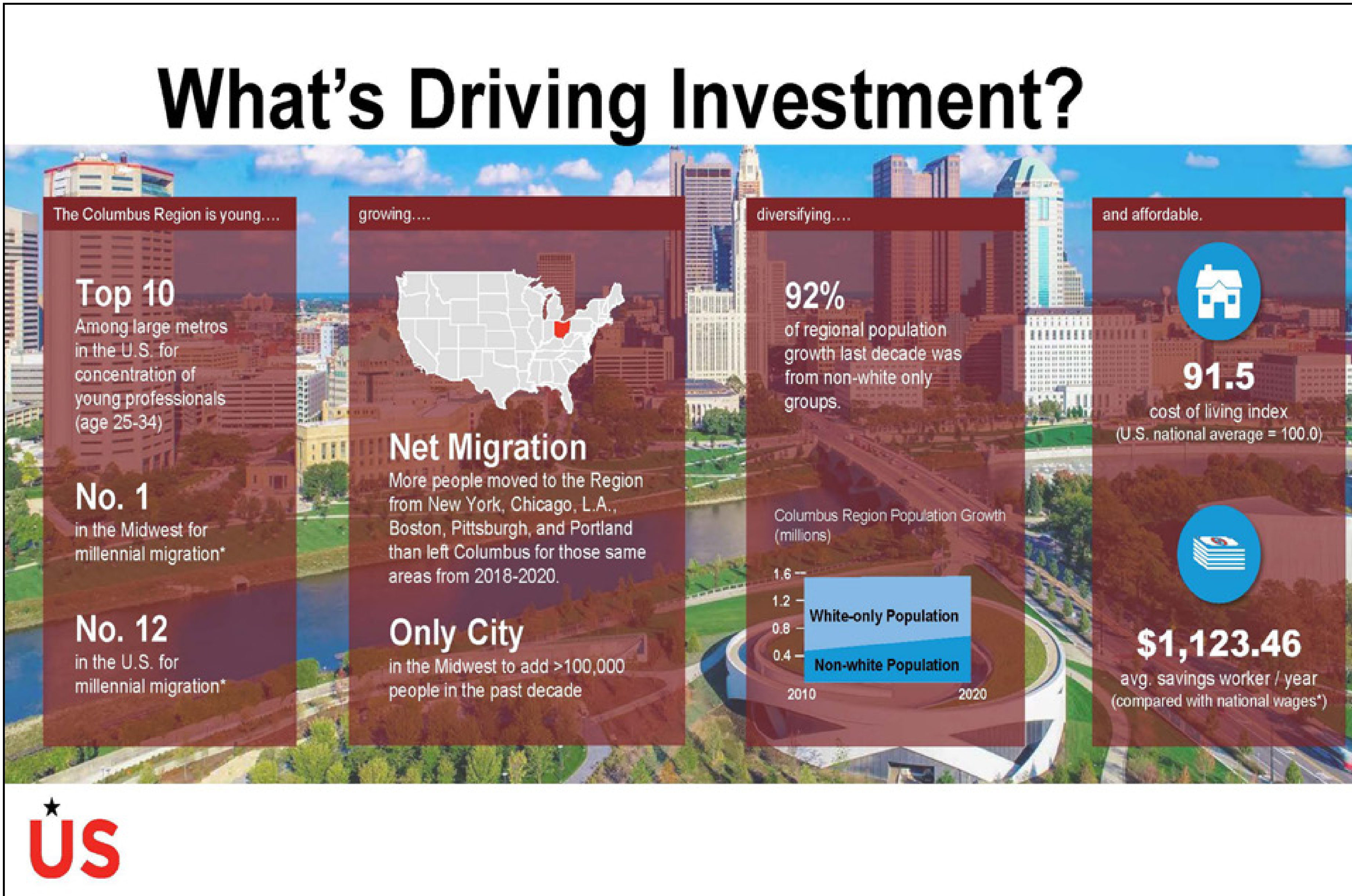
Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	5,237		107,129		295,915	
2025 Estimate	5,138		104,060		287,497	
2020 Census	5,251		101,623		281,054	
Growth 2025 - 2030	1.93%		2.95%		2.93%	
Growth 2020 - 2025	-2.15%		2.40%		2.29%	
2025 Population by Hispanic Origin	254		8,181		23,000	
2025 Population	5,138		104,060		287,497	
White	1,729	33.65%	39,073	37.55%	128,805	44.80%
Black	2,472	48.11%	46,491	44.68%	107,848	37.51%
Am. Indian & Alaskan	11	0.21%	342	0.33%	1,007	0.35%
Asian	432	8.41%	5,731	5.51%	14,345	4.99%
Hawaiian & Pacific Island	2	0.04%	33	0.03%	97	0.03%
Other	493	9.60%	12,390	11.91%	35,397	12.31%
U.S. Armed Forces	8		151		267	
Households						
2030 Projection	2,187		40,735		119,242	
2025 Estimate	2,146		39,539		115,727	
2020 Census	2,210		38,685		113,123	
Growth 2025 - 2030	1.91%		3.02%		3.04%	
Growth 2020 - 2025	-2.90%		2.21%		2.30%	
Owner Occupied	950	44.27%	19,743	49.93%	57,621	49.79%
Renter Occupied	1,196	55.73%	19,796	50.07%	58,106	50.21%
2025 Households by HH Income	2,148		39,538		115,727	
Income: <$25,000	276	12.85%	6,138	15.52%	19,229	16.62%
Income: $25,000 - $50,000	410	19.09%	8,945	22.62%	25,845	22.33%
Income: $50,000 - $75,000	453	21.09%	6,887	17.42%	20,332	17.57%
Income: $75,000 - $100,000	304	14.15%	4,768	12.06%	14,090	12.18%
Income: $100,000 - $125,000	250	11.64%	4,514	11.42%	12,246	10.58%
Income: $125,000 - $150,000	116	5.40%	2,817	7.12%	7,933	6.85%
Income: $150,000 - $200,000	230	10.71%	3,124	7.90%	8,207	7.09%
Income: $200,000+	109	5.07%	2,345	5.93%	7,845	6.78%
2025 Avg Household Income	$89,313		$86,433		$86,758	
2025 Med Household Income	$71,161		$64,900		$63,651	

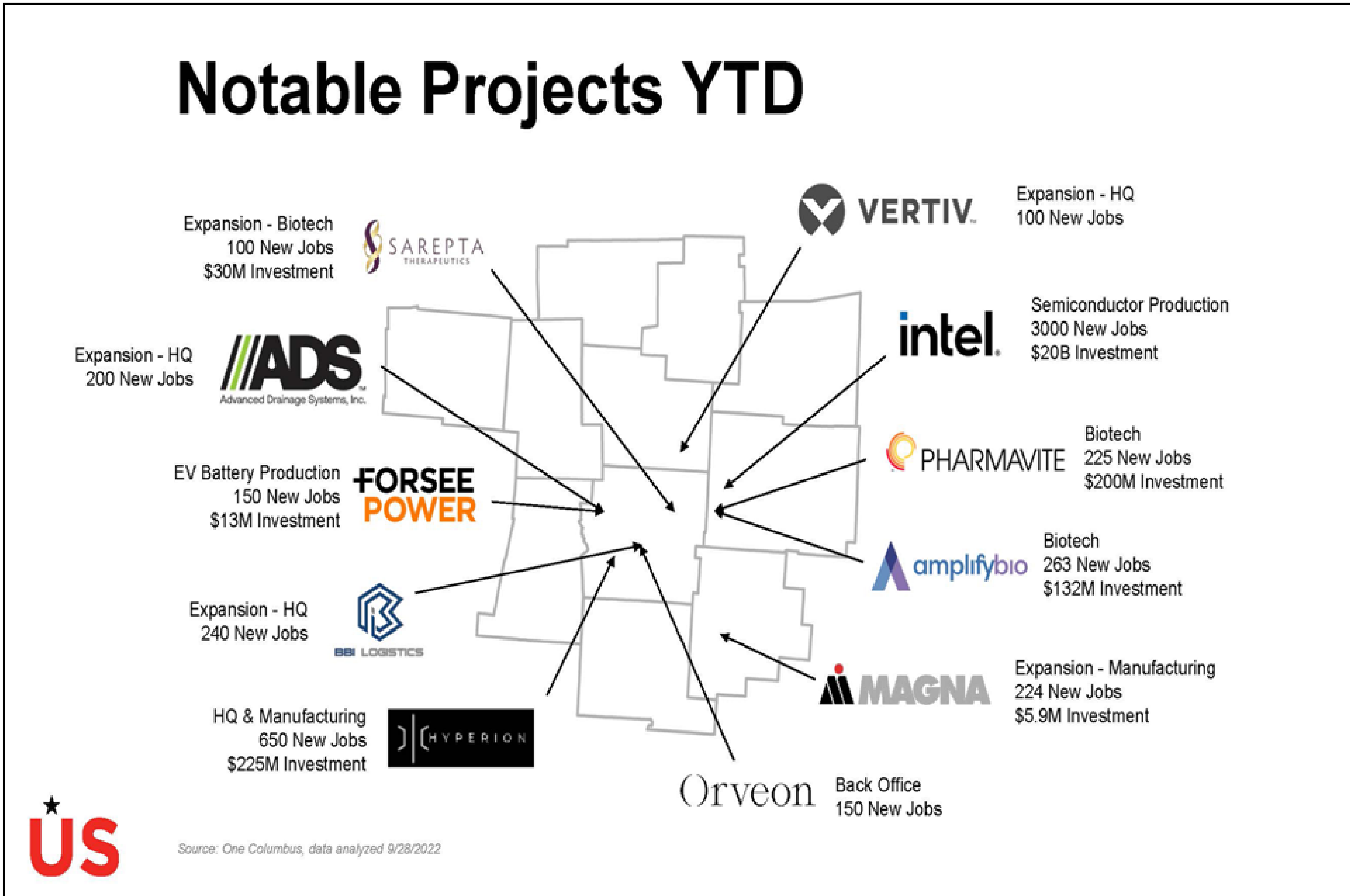


Easton
3400 Morse Xing, Columbus, OH 43219



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Easton Cmns	Easton Square Pl	0.04 E	2024	3,528	MPSI	.12
2	Easton Cmns	Easton Square Pl	0.04 E	2025	3,533	MPSI	.12
3	Morse Xing	Victorias Secret	0.03 NW	2024	6,915	MPSI	.18
4	Morse Xing	Victorias Secret	0.03 NW	2025	6,873	MPSI	.18
5	Easton Cmns	Easton Loop W	0.07 E	2024	3,395	MPSI	.20
6	Easton Cmns	Easton Loop W	0.07 E	2025	3,375	MPSI	.20
7	Victorias Secret	Morse Xing	0.04 E	2024	5,908	MPSI	.23
8	Victorias Secret	Morse Xing	0.04 E	2025	5,861	MPSI	.23
9	Chagrin Dr	Easton Cmns	0.07 S	2025	4,131	MPSI	.24
10	Chagrin Dr	Easton Cmns	0.07 S	2024	4,151	MPSI	.24


What's Driving Investment?
The Columbus Region is young....
Top 10
Among large metros in the U.S. for concentration of young professionals (age 25-34)
No. 1
in the Midwest for millennial migration*
No. 12
in the U.S. for millennial migration*
growing....
Net Migration
More people moved to the Region from New York, Chicago, L.A., Boston, Pittsburgh, and Portland than left Columbus for those same areas from 2018-2020.
Only City
in the Midwest to add >100,000 people in the past decade
diversifying....
92%
of regional population growth last decade was from non-white only groups.
Columbus Region Population Growth (millions)
1.6
1.2
0.8
0.4
White-only Population
Non-white Population
2010
2020
and affordable.
91.5
cost of living index
(U.S. national average = 100.0)
$1,123.46
avg. savings worker / year
(compared with national wages*)
US


Notable Projects YTD
Expansion - Biotech
100 New Jobs
$30M Investment
SAREPTA THERAPEUTICS
Expansion - HQ
200 New Jobs
ADS
Advanced Drainage Systems, Inc.
EV Battery Production
150 New Jobs
$13M Investment
FORSEE POWER
Expansion - HQ
240 New Jobs
BBI LOGISTICS
HQ & Manufacturing
650 New Jobs
$225M Investment
HYPERION
VERTIV
Expansion - HQ
100 New Jobs
intel
Semiconductor Production
3000 New Jobs
$20B Investment
PHARMAVITE
Biotech
225 New Jobs
$200M Investment
amplifybio
Biotech
263 New Jobs
$132M Investment
MAGNA
Expansion - Manufacturing
224 New Jobs
$5.9M Investment
Orveon
Back Office
150 New Jobs
US
Source: One Columbus, data analyzed 9/28/2022

Celebrating **88** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

THE ROBERT WEILER COMPANY EST. 1938

The Robert Weiler Company is a full-service commercial real estate and appraisal firm, but what truly sets us apart is our commitment to relationships, integrity, and results.

For nearly nine decades, we have helped clients navigate the complexities of commercial real estate by taking the time to understand their unique goals and delivering solutions tailored to their needs.

Our experienced team combines deep market knowledge, strategic insight, and a client-first approach to create opportunities and maximize value.

Having been around since 1938, we offer a competitive advantage built on local expertise, long-standing relationships, and a reputation for excellence. This legacy allows us to deliver a level of service and market intelligence that clients will not find from any other commercial real estate firm in Columbus, Central Ohio, or beyond.

Alex Marsh
Vice President
614-937-3658
amarsh@rweiler.com

Learn more about us at
www.rweiler.com

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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 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 buyers/tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Seller/Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers/tenants 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 Seller/ Landlord or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

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