

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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THE ROBERT
WEILER
COMPANY

Appraisal Brokerage Consulting Development

OFFICE SPACE FOR LEASE

3443 Agler Road, Columbus, OH 43219

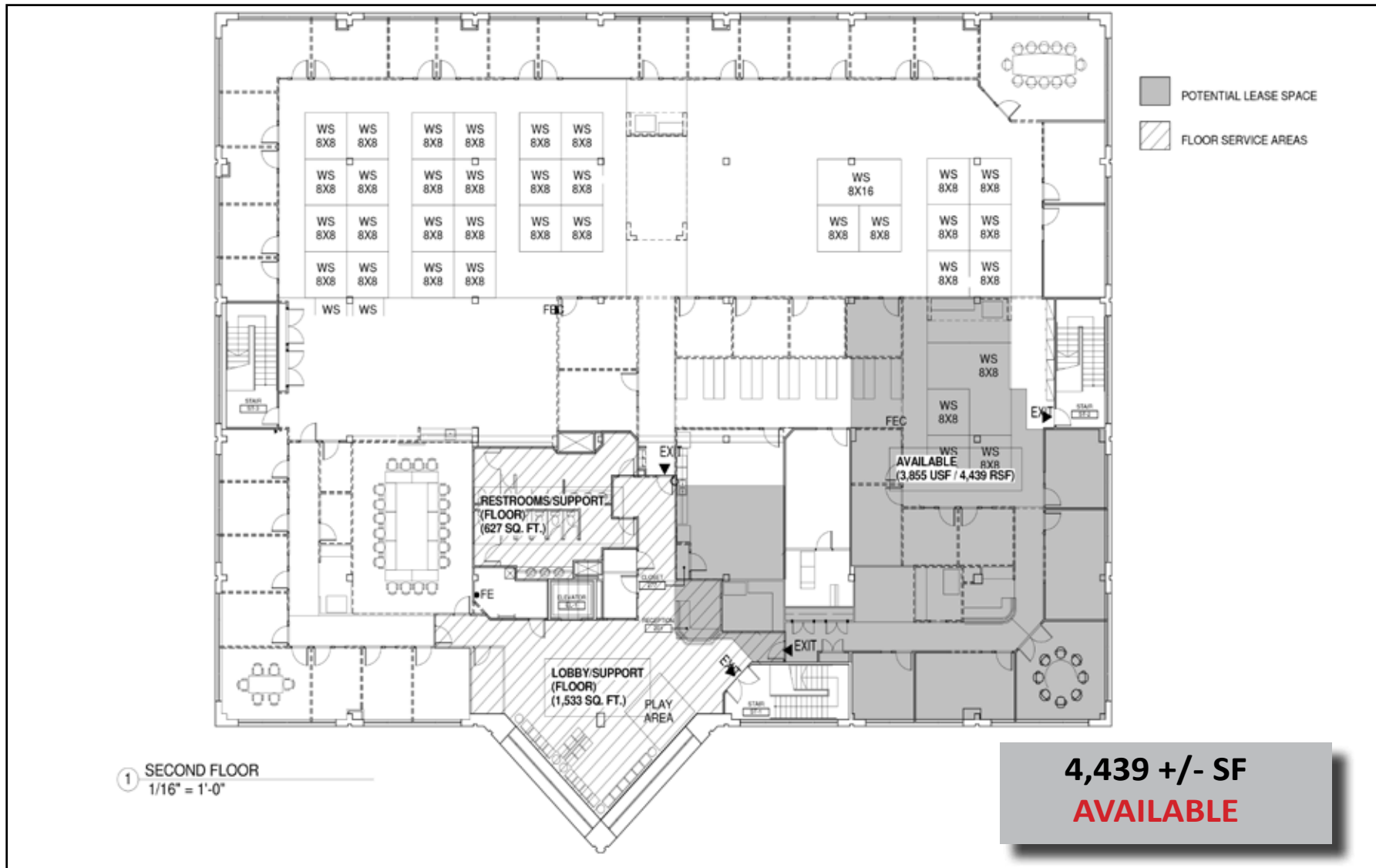
PRIME OFFICE SPACE FOR LEASE!

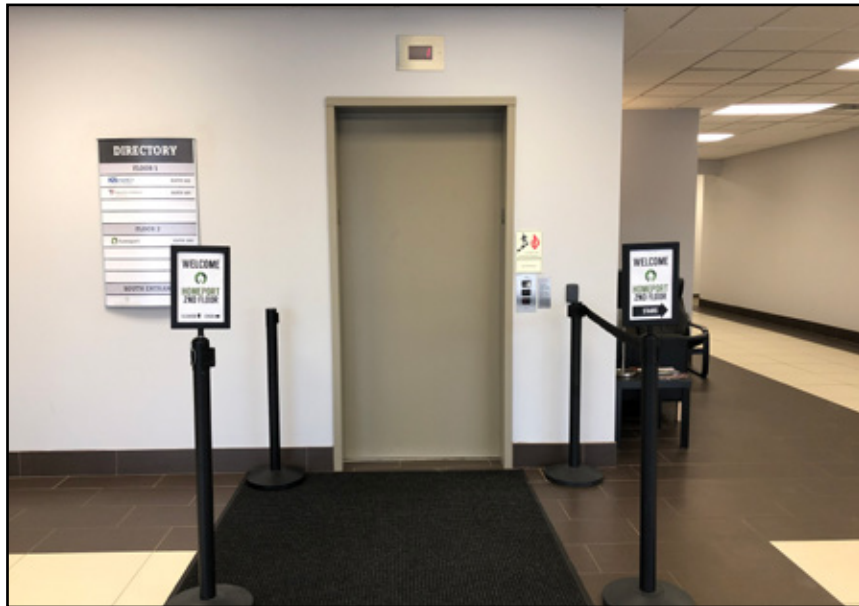
4,439+/- SF second-floor office suite available. The property features recently renovated common areas, including a modern lobby and updated restrooms, creating an excellent first impression for clients and employees alike. Enjoy the convenience of free on-site parking and aggressive, competitive lease rates. Ideally located with immediate access to I-270 and I-670, the property offers seamless connectivity throughout the Columbus metro area. Tenants benefit from proximity to a wide range of amenities, including Easton Town Center, restaurants, banking, and hotels, as well as being just one mile from John Glenn International Airport—perfect for businesses with traveling clients or staff. Situated within a well-maintained business park, this space provides a professional environment designed to support productivity and growth.

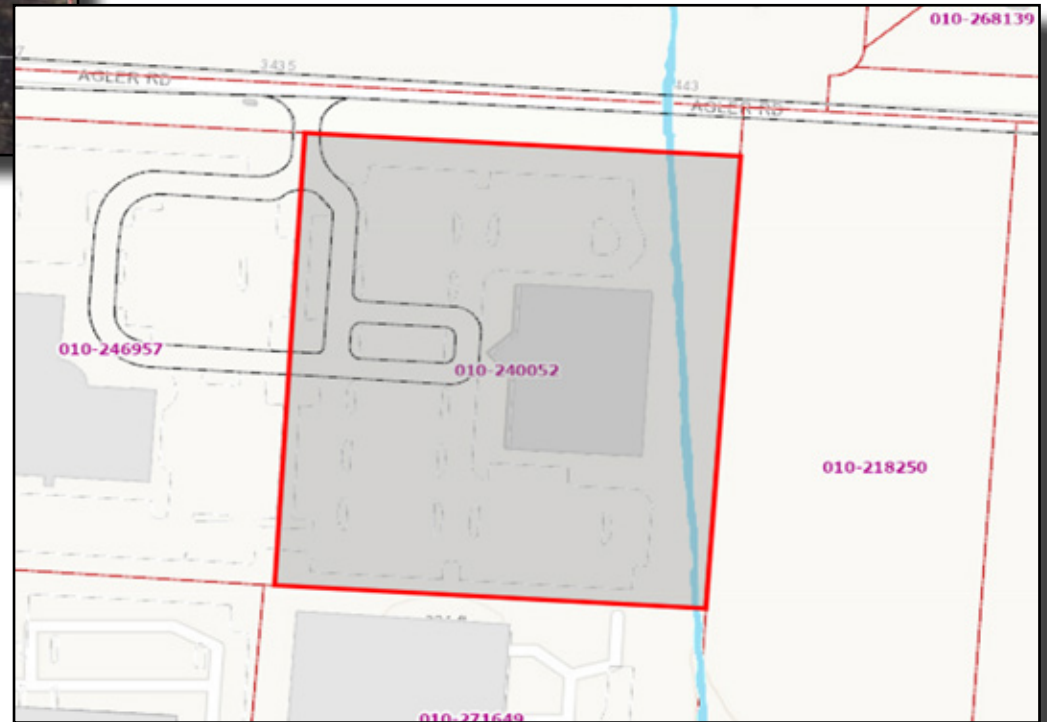


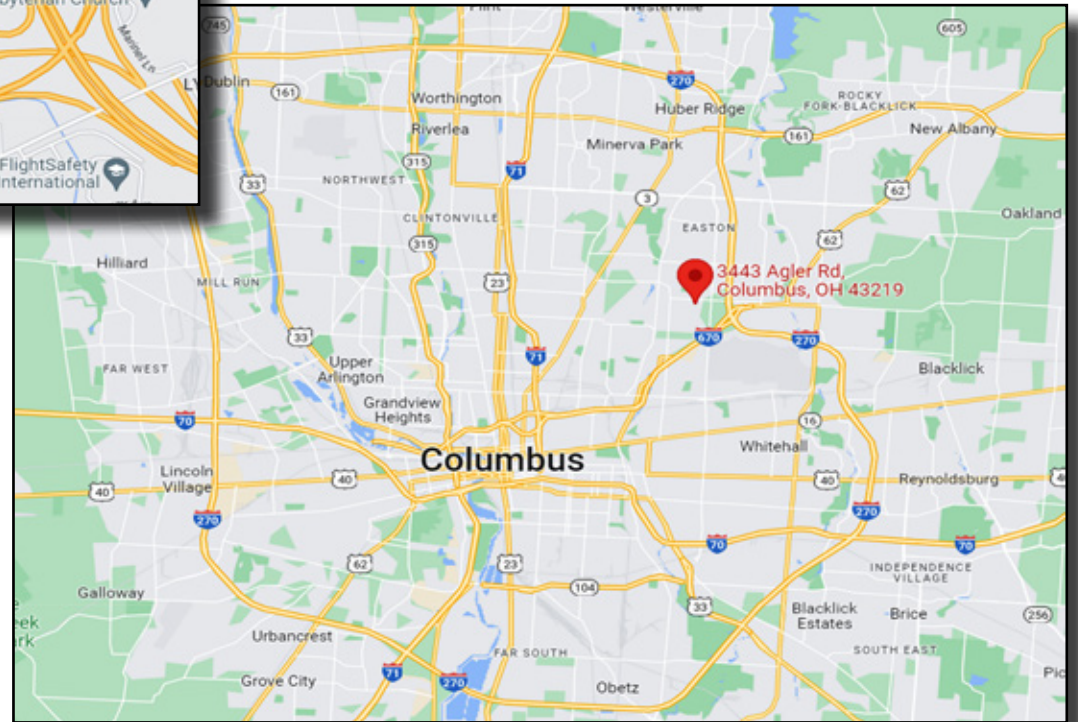
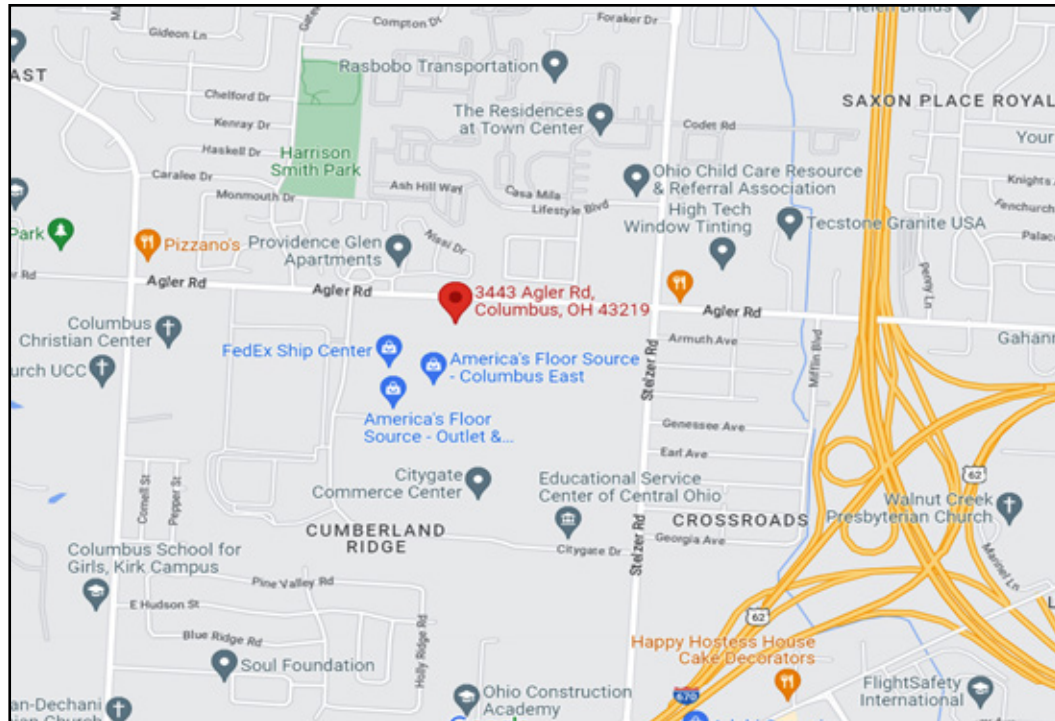
Property Highlights

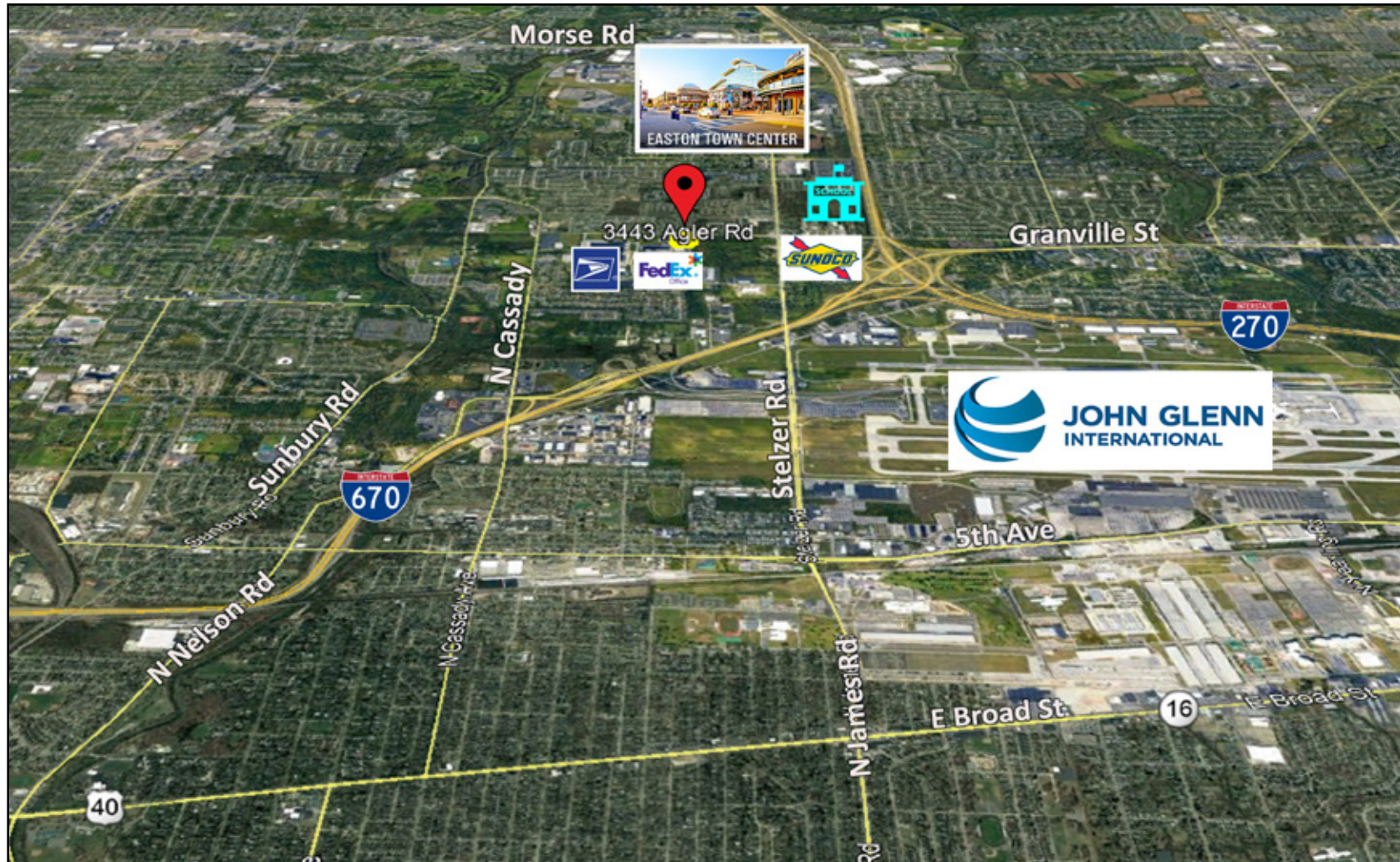
Address:	3443 Agler Road Columbus, Ohio 43219
County:	Franklin
PID:	010-240052-00
Location:	Between Cassady Ave and Stelzer Rd
Building Size:	45,426 +/- SF
<u>Space Available:</u>	<u>Lease Rate:</u>
2nd Floor: 4,439 +/- SF	\$15.75/SF FSG












Great Location!

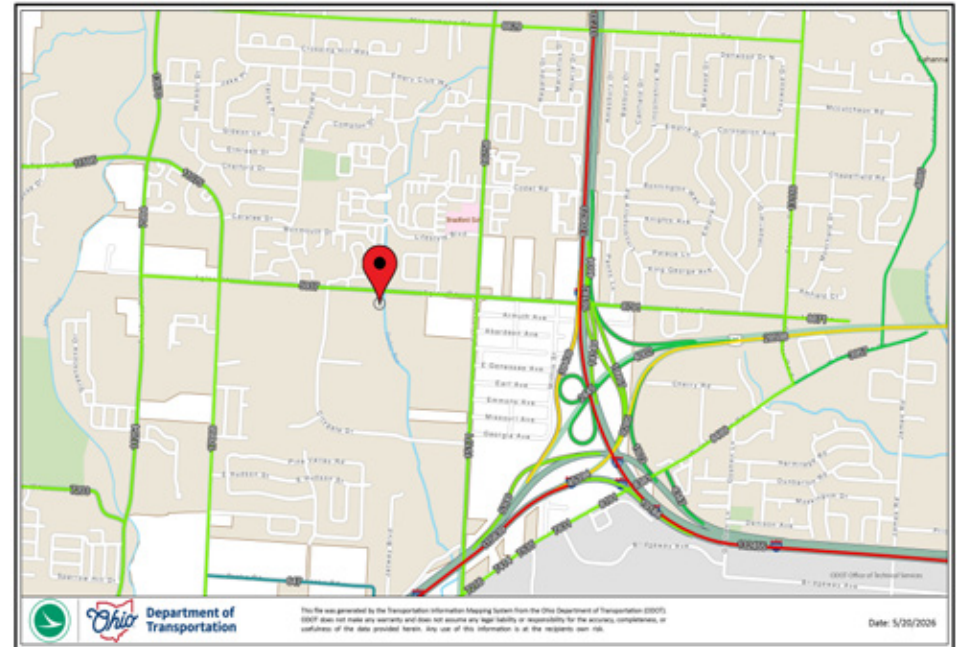
5 minutes to Freeways

10 minutes to John Glenn International Airport & Easton

20 minutes to Polaris

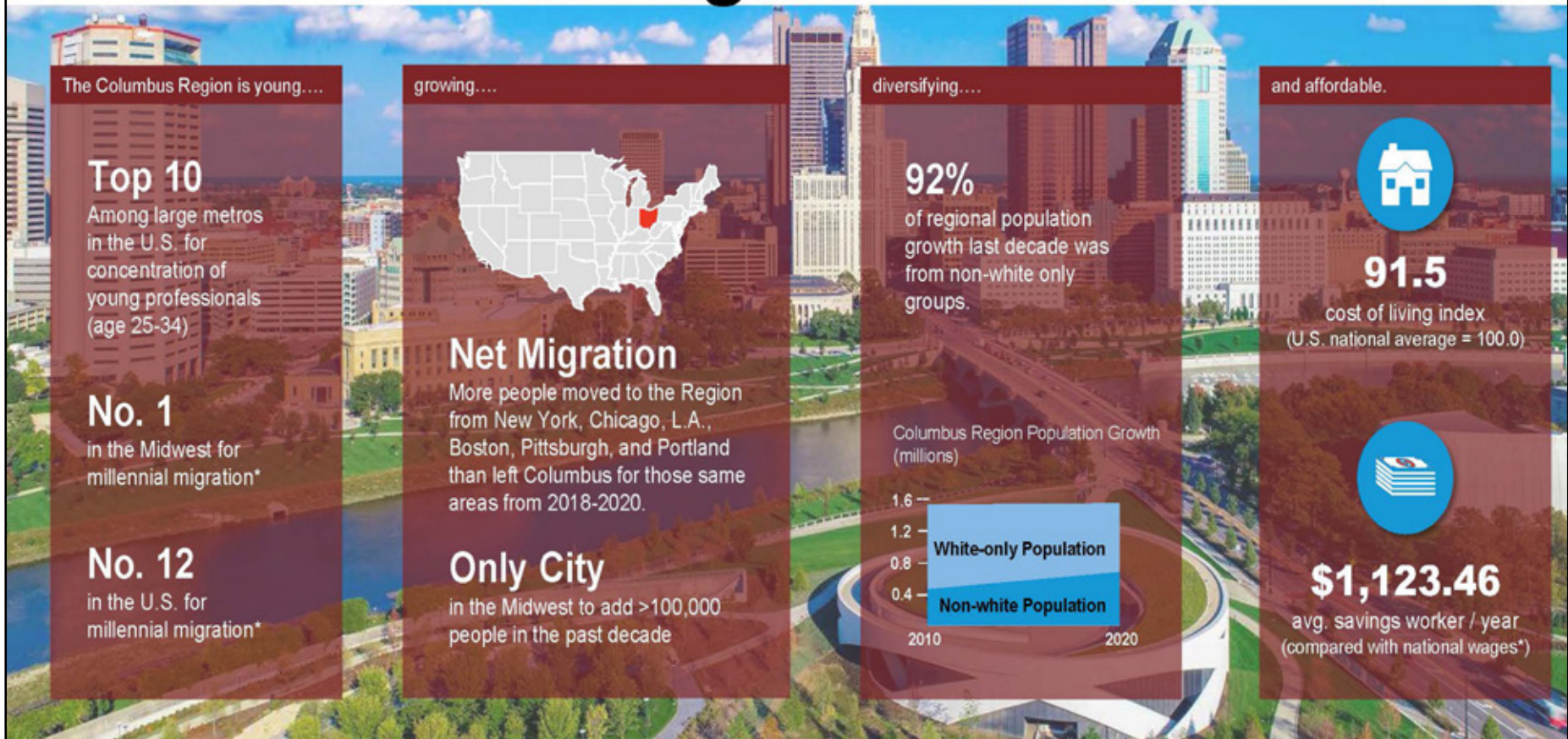
Demographic Summary Report

Unity Resource Center 3443 Agler Rd, Columbus, OH 43219				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2030 Projection	15,388	88,467	334,684	
2025 Estimate	14,783	85,477	323,740	
2020 Census	13,677	81,373	309,902	
Growth 2025 - 2030	4.09%	3.50%	3.38%	
Growth 2020 - 2025	8.09%	5.04%	4.47%	
2025 Population by Hispanic Origin				
2025 Population	14,783	85,477	323,740	
White	2,612 17.67%	28,304 33.11%	143,843 44.43%	
Black	9,685 65.51%	43,287 50.64%	123,993 38.30%	
Am. Indian & Alaskan	23 0.16%	286 0.33%	1,090 0.34%	
Asian	1,271 8.60%	2,897 3.39%	14,492 4.48%	
Hawaiian & Pacific Island	5 0.03%	46 0.05%	145 0.04%	
Other	1,187 8.03%	10,656 12.47%	40,177 12.41%	
U.S. Armed Forces	0	73	359	
Households				
2030 Projection	5,636	34,049	135,843	
2025 Estimate	5,417	32,866	131,182	
2020 Census	5,048	31,301	125,194	
Growth 2025 - 2030	4.04%	3.60%	3.55%	
Growth 2020 - 2025	7.31%	5.00%	4.78%	
Owner Occupied	2,233 41.22%	15,751 47.92%	57,486 43.82%	
Renter Occupied	3,184 58.78%	17,115 52.08%	73,696 56.18%	
2025 Households by HH Income				
Income: <\$25,000	1,003 18.51%	6,617 20.13%	26,576 20.26%	
Income: \$25,000 - \$50,000	1,211 22.35%	8,410 25.59%	29,652 22.60%	
Income: \$50,000 - \$75,000	1,090 20.12%	5,430 16.52%	21,763 16.59%	
Income: \$75,000 - \$100,000	485 8.95%	3,396 10.33%	15,434 11.77%	
Income: \$100,000 - \$125,000	730 13.47%	3,592 10.93%	11,931 9.09%	
Income: \$125,000 - \$150,000	314 5.80%	1,696 5.16%	8,070 6.15%	
Income: \$150,000 - \$200,000	368 6.79%	1,985 6.04%	8,862 6.76%	
Income: \$200,000+	217 4.01%	1,741 5.30%	8,896 6.78%	
2025 Avg Household Income	\$78,114	\$77,681	\$82,928	
2025 Med Household Income	\$59,446	\$55,120	\$58,148	



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Agler Rd	Providence Glen Dr	0.02 E	2025	11,467	MPSI	.14
2 Agler Rd	Ashpoint St	0.07 E	2024	7,607	MPSI	.14
3 Agler Rd	Ashpoint St	0.07 E	2025	7,560	MPSI	.14
4 Citygate Dr	Agler Rd	0.06 N	2025	3,860	MPSI	.18
5 Agler Rd	Gatewood Rd	0.05 W	2025	10,887	MPSI	.24
6 Agler Road	Ashpoint St	0.04 W	2023	7,633	MPSI	.25
7 AGLER RD	Ashpoint St	0.04 W	2025	7,559	MPSI	.25
8 Stelzer Road	Agler Rd	0.03 N	2024	22,325	MPSI	.35
9 Stelzer Road	Agler Rd	0.03 N	2025	22,253	MPSI	.35
10 Stelzer Rd	Minnesota Ave	0.02 S	2023	23,924	MPSI	.36

What's Driving Investment?



Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

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

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Learn more about us at
www.rweiler.com

The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 88 years in the business, we have a competitive advantage in the market... a value that clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



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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 sale/lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers/tenants, 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 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.

A prospective Buyer/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 Seller/Landlord. The Seller/Landlord expressly reserves the right, at its sole discretion, to reject any offer to purchase/lease the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Real Estate Purchase Agreement/Lease, approved by Seller/Landlord, shall bind the property. Each prospective Purchaser/Tenant and/or Broker proceeds at its own risk.