



CONFIDENTIAL OFFERING MEMORANDUM

6700 NORTH HIGH STREET | COLUMBUS, OH MSA

CORPORATE CAMPUS REDEVELOPMENT | **HOTEL OPPORTUNITY**



OFFERING MEMORANDUM DISCLAIMER

The material contained in this Offering Memorandum is confidential and for the purpose of considering the purchase of the Property described herein. It is subject to the terms and provisions of the Confidentiality Agreement signed by the recipient of this material, and is not to be used for any purpose or made available to any other person without the express written consent of Cushman & Wakefield, Inc. (“Broker”).

This Offering Memorandum was prepared by Broker solely for the use of prospective purchasers of **6700 N High Street (Site 2-3)** (the “Property”). Neither Broker, the “Seller” nor any of their respective officers, employees or agents, make any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this package or any of its contents. Seller reserves the right to eliminate any portion or all of the Property from any offer for sale at any time prior to the completion of a binding contract of sale executed by both Seller and a prospective purchaser.

Prospective purchasers of the Property are advised (i) that changes may have occurred in the condition of the Property since the time of this Offering Memorandum or the financial statements therein were prepared and that (ii) all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Broker and the Seller and, therefore, are subject to material variation. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Seller and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement satisfactory to the Seller has been fully executed, delivered, and approved by the Seller and any conditions to the Seller thereunder have been satisfied or waived.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of Broker and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to the interest of the Seller or Broker.

The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing the Property at this time, kindly return this brochure to the Broker at your earliest possible convenience.

TABLE OF CONTENTS

03

INVESTMENT OVERVIEW

04

PROPERTY OVERVIEW

19

MARKET OVERVIEW

INVESTMENT CONTACTS

ZANE FRY

Director
+1 614 827 1723
zane.fry@cushwake.com

MICHAEL J. SULLIVAN, CCIM

Senior Director
+1 513 509 1156
mike.sullivan@cushwake.com



325 John H. McConnell Boulevard,
Suite 450
Columbus, OH 43215
cushmanwakefield.com

The Opportunity

Cushman & Wakefield is pleased to present the opportunity to develop the hotel component of a mixed use project located within the highly desirable Columbus submarket of Worthington. As Columbus's first suburb, the location is just minutes from Downtown and The Ohio State University. With Worthington being a well established and land locked community, opportunities for redevelopment are limited.

This offering is solely for the hotel portion situated on the South side of the site, which may be delivered either through adaptive re use of the existing South Building or as a new construction hotel on a dedicated pad. The larger multi building campus includes office (North), retail outparcel opportunities, and residential at the rear of the property—creating a unique, infill mixed use environment in a community eager for thoughtful new development.

PROPERTY OVERVIEW

Address	6700 N. High Street Worthington, OH 43085
Hotel Use Sites	Site 2 and Site 3
Parcel Size	±1.9-acres (building footprint, more acreage potentially available for things like parking)
Parcel IDs	100-002683, 100-002578
Tax Incentive	The City of Worthington approved a 75%, 10-year CRA for the development of office on the property in 2022.

INVESTMENT HIGHLIGHTS

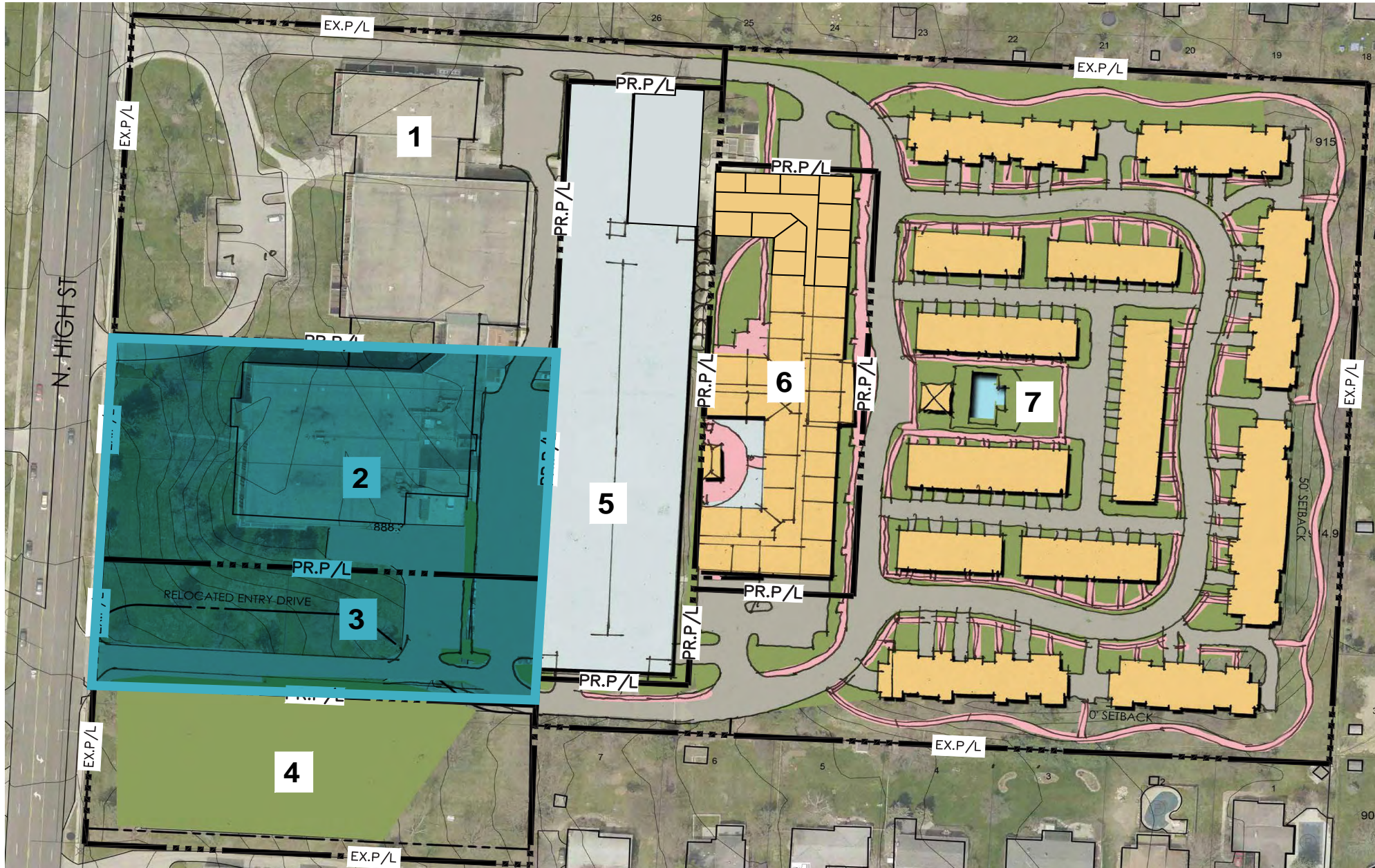
- **The Opportunity** - Acquire a ±1.9-acre parcel within framework of a mixed-use redevelopment with a 200,000 SF building ideally suited for conversion to hospitality use.
- **Former Corporate Headquarters** - Prime location just off I-270 in the heart of Worthington, featuring existing commercial kitchen and conference facilities ready for adaptive reuse or hotel pad site for new construction.
- **Desirable Community** - Worthington is a highly sought-after suburban market with top-tier schools and amenities, supporting a range of redevelopment options.
- **Infill Location** - Part of a larger 17.66-acre site in central Worthington, offering scale for a comprehensive redevelopment plan in a market focused on lot optimization and revitalization.
- **Diverse Real Estate Potential** - Hotel with frontage on High Street within the larger site, enabling future uses such as anchored retail, office, medical, multifamily, and senior housing.
- **Proximity to Class A Development** - Positioned near major projects including the Methodist Children's Home redevelopment, Holiday Inn conversion at 7007 N. High Street, and upgrades to The Shops at Worthington Place—creating strong momentum for this asset.



02

Property Overview

Site Plan



- 1 - OFFICE BUILDING
- 2 - HOTEL BUILDING
- 3 - RIGHT-OF-WAY
- 4 - OUT LOT
- 5 - PARKING GARAGE
- 6 - RESIDENTIAL APARTMENTS
- 7 - RESIDENTIAL TOWNHOUSES

PARCEL SUMMARY

Parcel ID	Acreage
100-002642	1.61
100-002579	2.11
100-002683	0.83
100-002578	1.07
100-002694	0.49
100-002459	1.37
100-002453	10.18
Total:	17.66

NORTH TO I-270

HIGH STREET

100-002642

100-002579

100-002683

100-002578

100-002694

100-002459

100-002453

Hotel Program

(adaptive re-use)

Total Number of Guest Rooms	120 Rooms
Meeting/Ballroom Capacity	350 Banquet 400 Conference
Restaurant	80 Indoor Seats 34 Terrace Seats
Bar/Cafe	20 Seats
Lobby	16 Seats
Gym	1,000 square feet
Courtyard	3,000 square feet





Worthington, Ohio. Established in 1803, it was envisioned as a planned community inspired by New England vernacular architecture. The use of brick was prevalent in the Federal Style during that period.

interior Inspiration

HOTEL CONCEPT - 6700 NORTH HIGH STREET WORTHINGTON, OHIO



Landscape inspiration



HOTEL CONCEPT - 6700 NORTH HIGH STREET WORTHINGTON, OHIO



HOTEL CONCEPT - 6700 NORTH HIGH STREET WORTHINGTON, OHIO

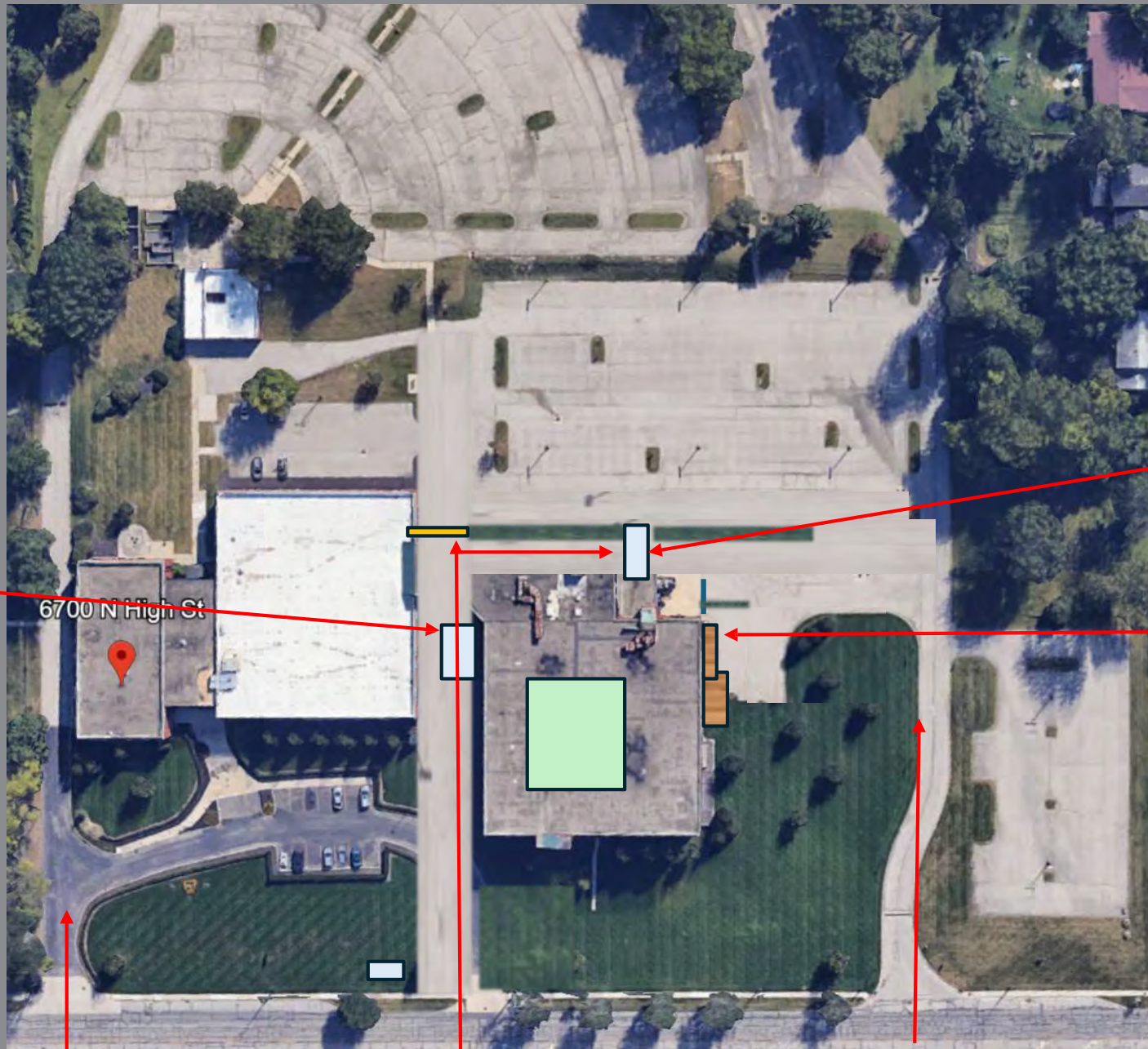


Conference Center façade inspiration

Meeting Rooms Entry Point Accessed from Hotel Entry Point.

Restaurant Public entry point with ADA parking

PROPOSED ACCESS POINTS



Hotel Lobby/Porte Cochere

6700 N High St

Bank/Office Access Point

Hotel Access Point

Restaurant & Residential Access Point

HOTEL CONCEPT - 6700 NORTH HIGH STREET WORTHINGTON, OHIO



Inspiration

Hotel Lobby

HOTEL CONCEPT- 6700 NORTH HIGH STREET WORTHINGTON, OHIO



Inspiration



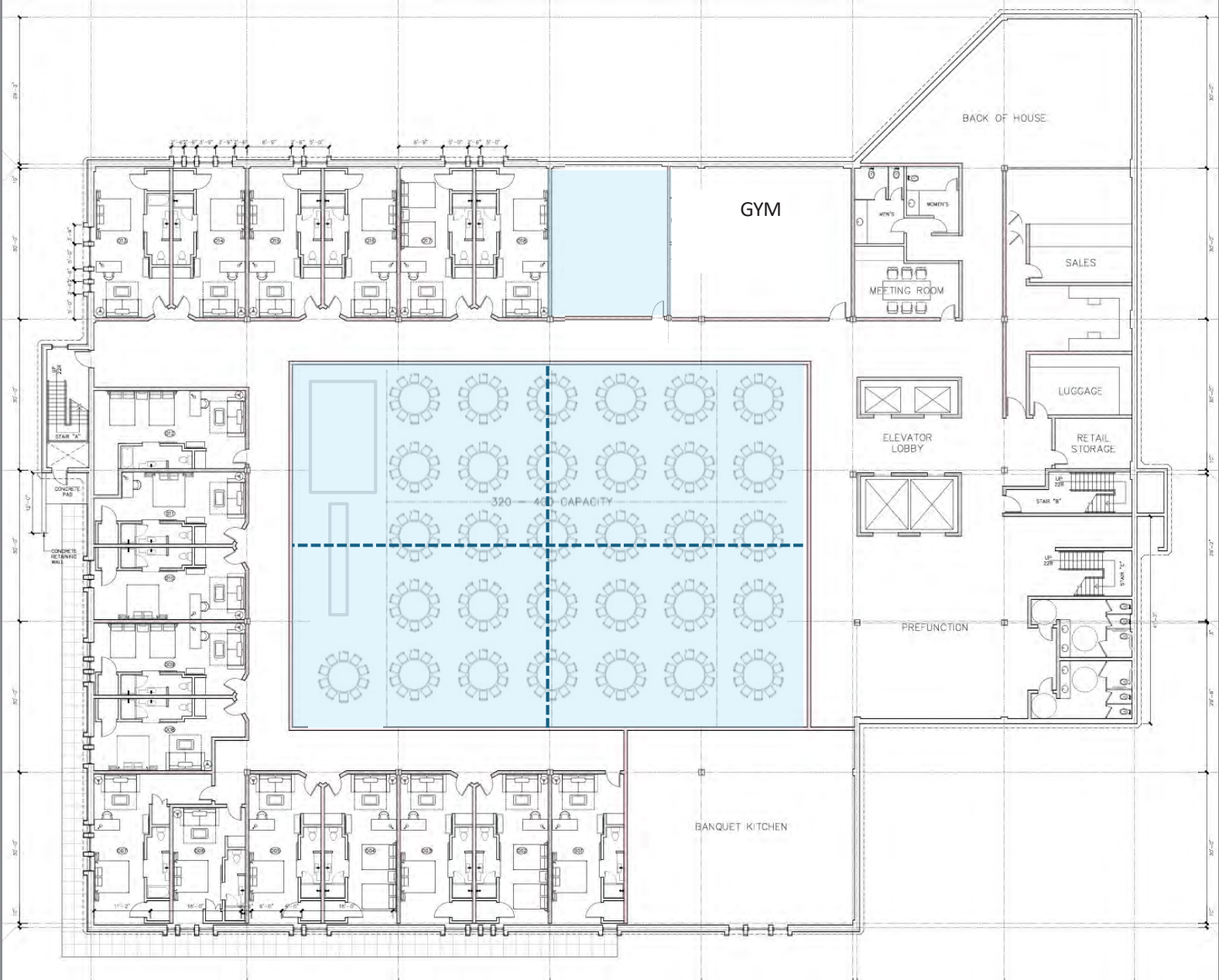
Ballroom

HOTEL CONCEPT - 6700 NORTH HIGH STREET WORTHINGTON, OHIO



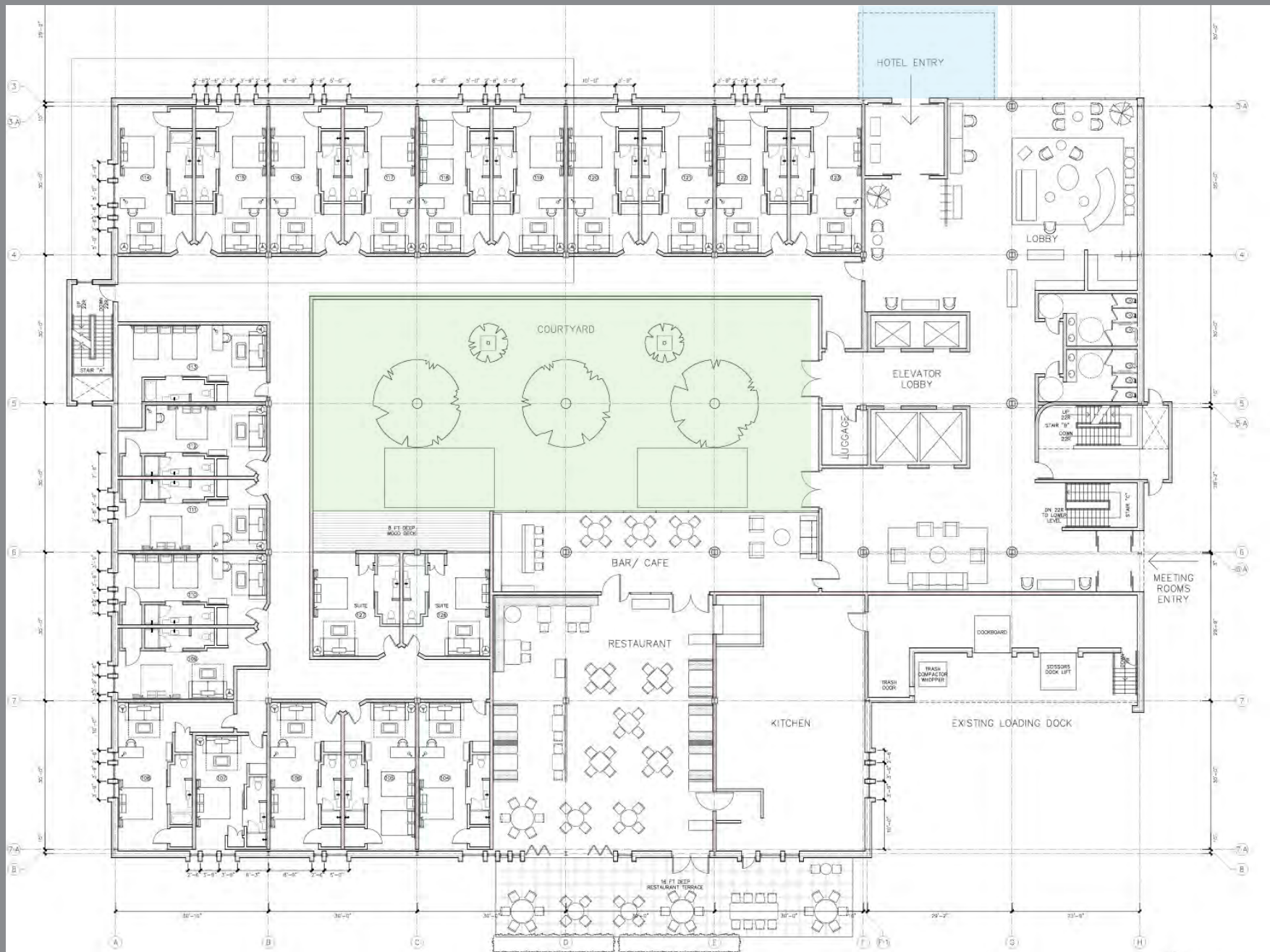
King Guestroom

HOTEL CONCEPT - 6700 NORTH HIGH STREET WORTHINGTON, OHIO



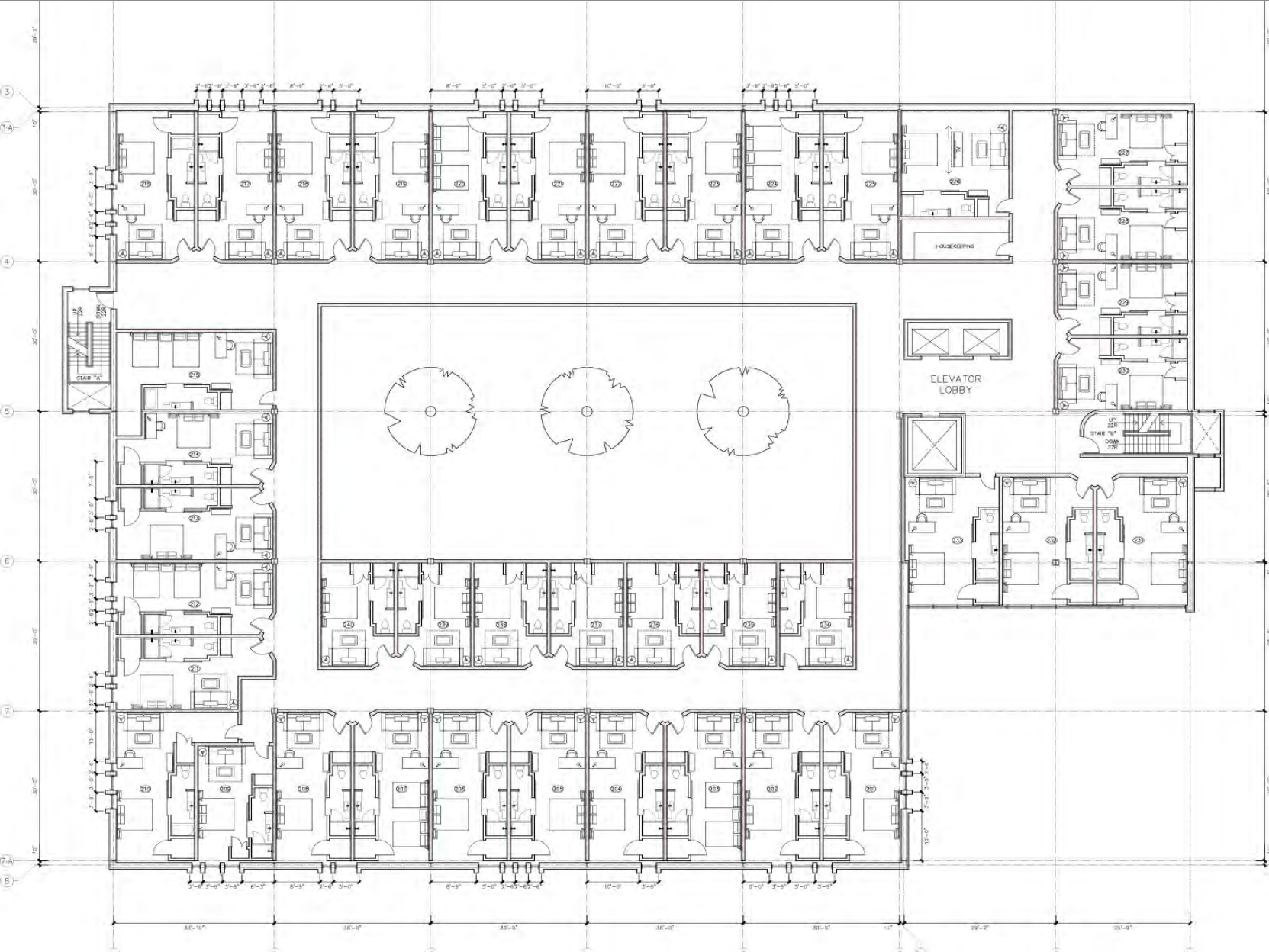
PROPOSED BASEMENT PLAN

HOTEL CONCEPT - 700 NORTH HIGH STREET WORTHINGTON, OHIO



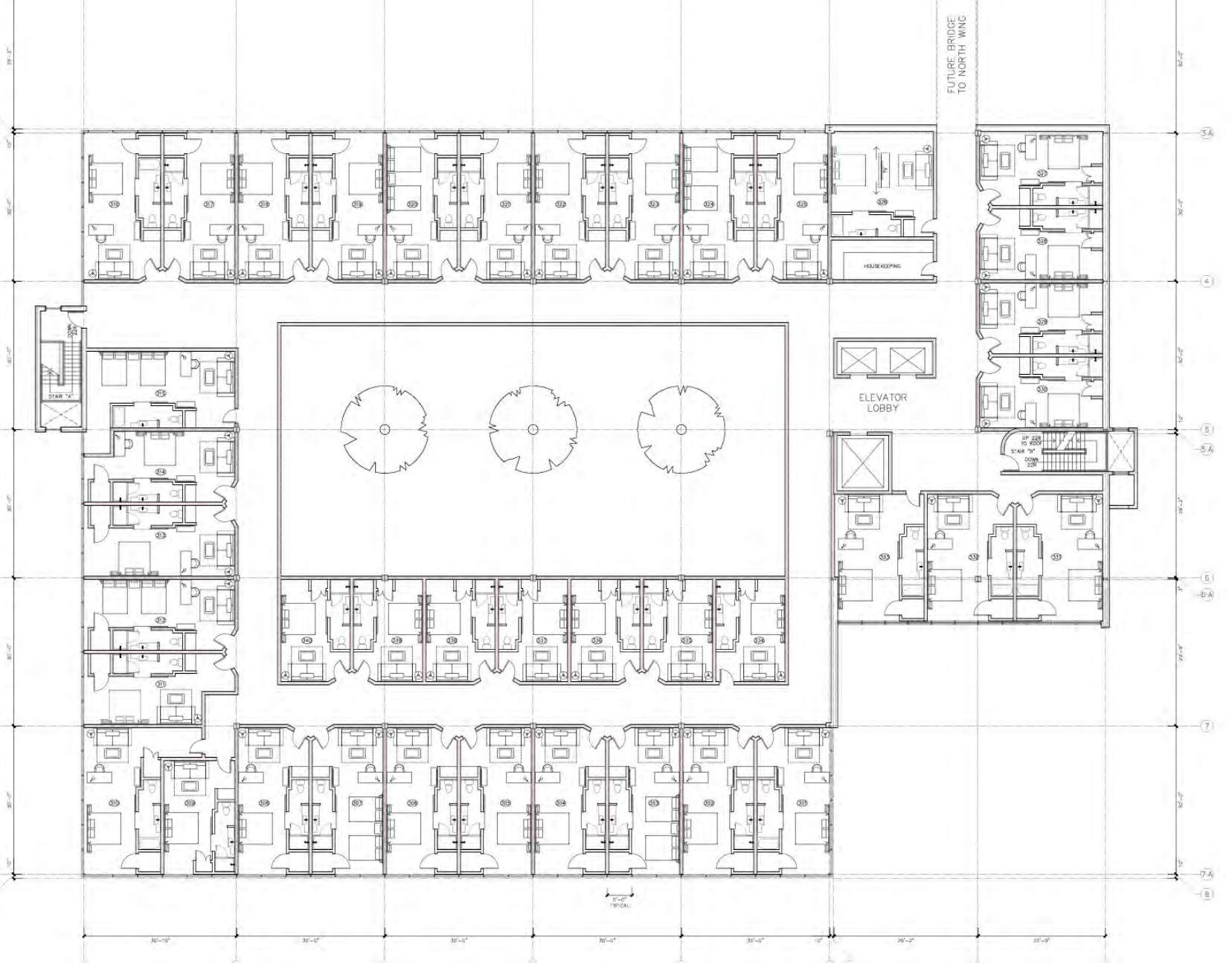
PROPOSED FIRST FLOOR PLAN

HOTEL CONCEPT - 6700 NORTH HIGH STREET WORTHINGTON, OHIO



PROPOSED SECOND FLOOR PLAN

HOTEL CONCEPT - 6700 NORTH HIGH STREET WORTHINGTON, OHIO



PROPOSED THIRD FLOOR PLAN

HOTEL CONCEPT - 6700 NORTH HIGH STREET WORTHINGTON, OHIO



03

Market Overview

Columbus Market Overview

COLUMBUS IS WHERE IT'S ALL HAPPENING

The thriving 11-county area in Central Ohio isn't just home to 2.2 million people—it's also home to some of the world's most recognizable brands, innovative small businesses, powerhouse research hubs, and top-notch academic institutions.

COLUMBUS IS AMONG THE TOP 10 METROS IN THE UNITED STATES FOR CONCENTRATION OF YOUNG PROFESSIONALS & IS THE ONLY METRO WITH THIS DISTINCTION LOCATED IN THE EASTERN HALF OF THE COUNTRY.

COLUMBUS BY THE NUMBERS

Columbus MSA Population 2024	2,230,960
Fortune 500 Headquarters	5
Fortune 1000 Headquarters	16
Companies that employ more than 1000 people	50+

Source: columbusregion.com



Unmatched Strategic Location

GLOBALLY CONNECTED

The Columbus Region's infrastructure is built to sustain a high volume of goods, whether it's goods en route to a final destination or parts and components fulfilling a supply chain.

EPICENTER OF U.S. POPULATION AND INDUSTRY

The Columbus Region's geographic location gives companies access to more of the U.S. population and employment base than any other major metro. Columbus is located within a one-day drive or one-hour flight from more than half of the U.S. Population.

ACCESS BY AIR

The Columbus Region has two international airports: John Glenn Columbus International Airport (CMH) and Rickenbacker International Airport (LCK). Rickenbacker International Airport is the nation's only cargo-focused airport, with onsite warehouses and distribution spaces and no nighttime noise restrictions. John Glenn International Airport is located just 15 minutes from downtown Columbus, and provides business travelers daily flights to major cities including New York, Chicago, Atlanta, and Washington, D.C.

NATIONAL RAIL HUB

Norfolk Southern and CSX, two of the nation's largest rail providers, provide coast-to-coast rail service for double-stacked freight trains via the Heartland and Gateway corridors. Four intermodal terminals handle 800,000 container lifts annually as they make their way to world markets and seaports.

FOREIGN-TRADE ZONE 138

Ranked a top 10 FTZ in the nation for warehousing and distribution for the past eight years in a row, FTZ 138 encompasses the entire Columbus Region. 150,000 tons of air freight pass through FTZ 138 each year.

150

Daily
Flights

4

Intermodal
Terminals

151M

People within a Day's
Drive

**COLUMBUS TOPS THE LIST OF THE QUICKEST COMMUTES
WHEN OVERALL TRAVEL TIME AND SPEED ARE
FACTORED IN ACCORDING TO HARRIS POLL
AND LYFT DATA**

QUICKEST COMMUTES

CITY	AVERAGE COMMUTE TIME (MIN.)	TRAFFIC (MPH)	SPEED SCORE
Columbus, OH	22.0	24.3	100.0
Las Vegas, NV	25.6	24.7	99.9
Memphis, TN	22.0	27.1	97.6
Fresno, CA	22.9	26.2	97.6
El Paso, TX	24.4	27.0	95.1
Detroit, MI	23.9	27.3	95.0
San Diego, CA	24.2	27.1	93.8
Milwaukee, MN	21.7	22.5	90.8
Tucson, AZ	24.0	23.5	89.7
Jacksonville, FL	24.0	26.8	89.3

Source: American Census Survey, Lyft

Key Industries

Whether you're joining one of these established communities or breaking ground on a new industry for the Region, the economy is the perfect business catalyst. The Columbus Region leads the market in these key advanced industries:



AUTOMOTIVE AND MOBILITY

The regional economic output for the automotive industry exceeds \$2.7 billion annually, and the region produces nearly 650,000 cars annually.



Bath & Body Works

FASHION AND RETAIL

Ranking 4th among large U.S. cities for concentration of retail headquarters, the Region is a brand-friendly market.



FINANCE AND FINTECH

The Columbus Region houses JPMorgan Chase's second-largest employment market in the world, with over 20,000 employees based here.



Bob Evans Headquarters

FOOD AND BEVERAGE

Ohio's complete food value chain, coupled with a versatile infrastructure, abundant fresh water, and a competitive business climate, gives companies like G&J Pepsi, Anheuser-Busch InBev, and Mars the ability to produce goods and deliver products to market with greater efficiency.



INSURANCE & INSURTECH

Each year, nearly 40 academic and vocational institutions in the Columbus Region graduate over 4,000 people primed for jobs in the insurance industry with degrees in business, finance, communications and more.



Nationwide Hospital

LIFE SCIENCES

A diverse life sciences community includes the world's largest contract research organization, a Fortune 14 healthcare services company, and Ohio's first healthcare unicorn.



Intel's Semiconductor Chip Plant (Rendering)

SEMICONDUCTOR SUPPLY CHAIN

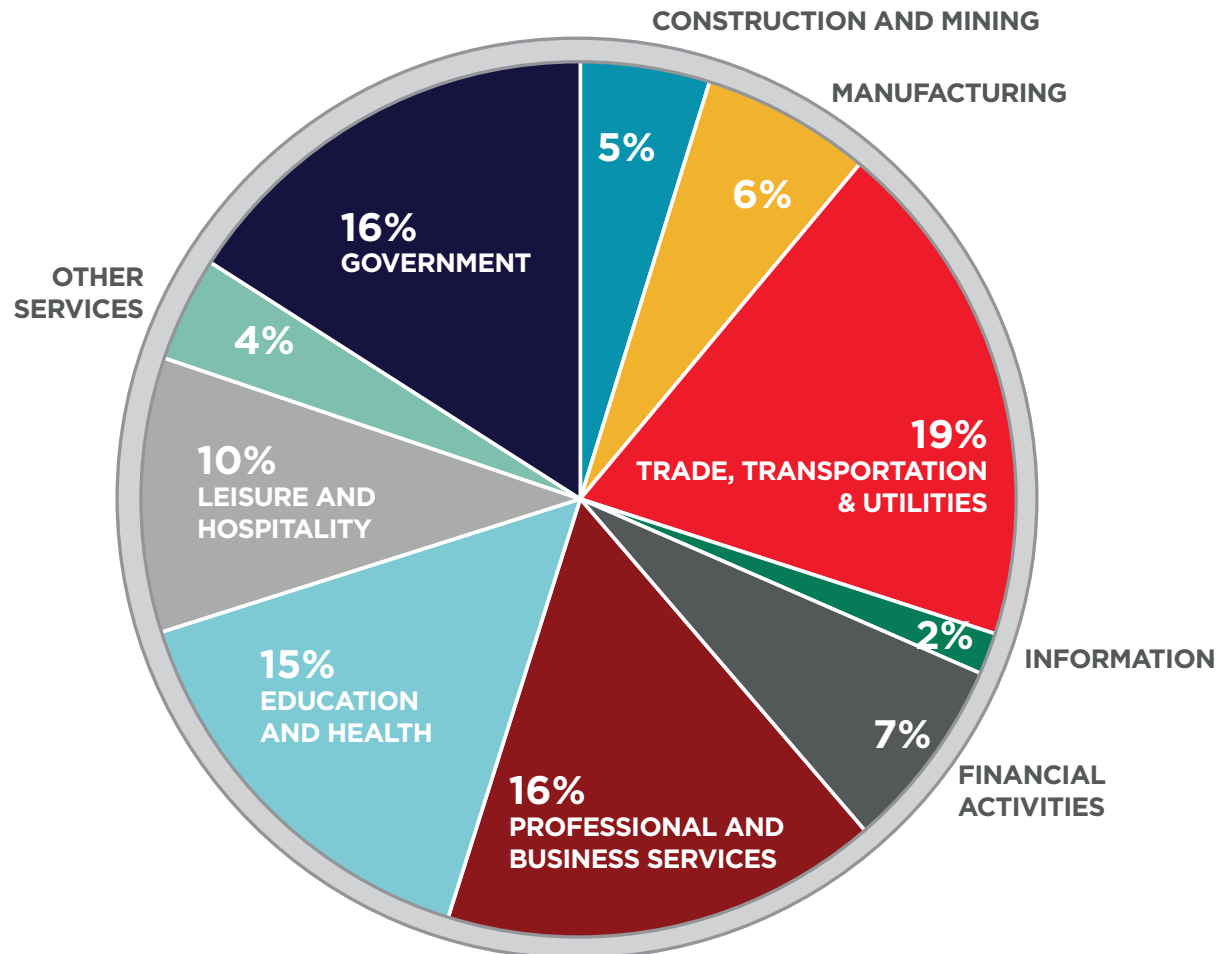
The Region's education entities are already crafting custom programs to help fill the 3,000 new direct jobs that will result from Intel's \$20 billion investment in the chip manufacturing site.

Business Operations

The Columbus Region's economy is built on a highly diversified base of companies, with no single industry representing more than 19% of employment. With many advantages for business operations, from strategically sound location to logistics infrastructure, the Columbus Region makes doing business easy.

REGIONAL EMPLOYMENT BY SECTOR

Source: U.S. BLS, Current Employment Statistics. July 2024



INFORMATION TECHNOLOGY

Technology operations are deep and diverse, spanning industries such as retail, finance, and headquarter operations. Many of the Columbus Region's key industries and top employers rely on IT expertise to deliver great results—and they find the right people in the Region.



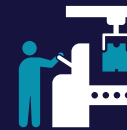
HEADQUARTERS AND OFFICES

Some of the world's most recognizable brands choose the Columbus Region for their headquarters and back-office operations. Companies operating in the Columbus Region relentlessly pursue innovation, testing new processes and products.



LOGISTICS AND E-COMMERCE

The Columbus Region is a global logistics hub that supports some of the world's largest brands and top logistics service providers, making it a critical link in industrial and consumer supply chains. The Region's location gives companies access to more of the U.S. population and employment base than any other major metro, providing unmatched accessibility.



MANUFACTURING

The Columbus Region represents the future of manufacturing. Alongside longtime industry giants, the next generation of visionary leaders is emerging with new goods and solutions for the modern consumer. A strong tradition of manufacturing continues to be one of the driving forces of the Columbus Region's community and economy.



RESEARCH AND DEVELOPMENT

The Columbus Region was built for innovation, and businesses answer the call. R&D is the common denominator across all industries. The Columbus Region's can-do culture and collaborative community combine to create an environment where innovation is the expectation.

A Business-Forward Economy

The Columbus Region's economy is built on a highly diversified base of companies. Some of the world's most recognizable brands—including ScottsMiracle-Gro, Bath & Body Works, JPMorgan Chase, Nationwide and Abercrombie & Fitch—thrive alongside innovative startups and unique small businesses. With support from top-ranked educational and research institutions, and an ever-growing venture capital community, the Columbus Region offers a stable environment for companies looking to grow in a variety of sectors.

FORTUNE 1000 HEADQUARTERS (2024)


CardinalHealth
 No. 14 | \$205,012


Nationwide[®]
 No. 75 | \$54,609


**AMERICAN
 ELECTRIC
 POWER**
 No. 217 | \$18,982


Huntington
 No. 375 | \$10,837


**Bath
 & Body
 Works**
 No. 481 | \$7,429


VERTIV[™]
 No. 517 | \$6,863


**VICTORIA'S
 SECRET**
 No. 556 | \$6,182


GREIF
 No. 628 | \$5,218


bread financial.
 No. 631 | \$5,168


**WORTHINGTON
 INDUSTRIES**
 No. 652 | \$4,916


**BIG
 LOTS!**
 No. 666 | \$4,722


**Abercrombie
 & Fitch**
 No. 709 | \$4,281


M | HOMES
 No. 741 | \$4,033


METTLER TOLEDO
 No. 775 | \$3,788


ScottsMiracle-Gro
 No. 810 | \$3,551


**DESIGNER
 BRANDS**
 No. 879 | \$3,075

Fortune Ranking
 Revenues (\$M)

Source: www.fortune.com

LARGEST CENTRAL OHIO EMPLOYERS (2024)


**THE OHIO STATE
 UNIVERSITY**
 No. 1 | 36,433


OhioHealth
 No. 2 | 24,662


THE GREAT SEAL OF THE STATE OF OHIO
 No. 3 | 24,217



**JPMORGAN
 CHASE & CO.**
 No. 4 | 18,600


**NATIONWIDE
 CHILDREN'S**
 No. 5 | 14,037


Kroger
 No. 6 | 14,006


Nationwide[®]
 No. 7 | 11,000


amazon
 No. 8 | 9,262


**THE CITY OF
 COLUMBUS**
 No. 9 | 9,150


MOUNT CARMEL
 A Member of Trinity Health
 No. 10 | 8,200


HONDA
 No. 11 | 8,000


CardinalHealth
 No. 12 | 4,353

Source: www.bizjournals.com/Columbus

Columbus Awards & Accolades

2.2 MILLION
POPULATION
GROWTH RATE OF MORE THAN
12% BETWEEN 2010 AND 2020



Top 10
FOR MILLENNIAL
CONCENTRATION
according to Site Selection



46% of the U.S. Population
48% of Headquarter Operations
46% of Manufacturing Capacity
WITHIN A 10-HOUR DRIVE



42%
COLLEGE
GRADUATES

0%
CORPORATE
INCOME TAX

Top 10
FOREIGN-TRADE
ZONE IN THE U.S.



10% Lower
COST OF LIVING IN THE
COLUMBUS REGION COMPARED
TO NATIONAL AVERAGE

#1 METRO FOR
HIRING IN
THE MIDWEST
according to Forbes



#2 METRO FOR
HIRING IN
THE COUNTRY
according to Forbes



#5 CITY FOR
COLLEGE
GRADS
according to SmartAsset



#5 CITY FOR
WORK-LIFE
BALANCE
according to SmartAsset

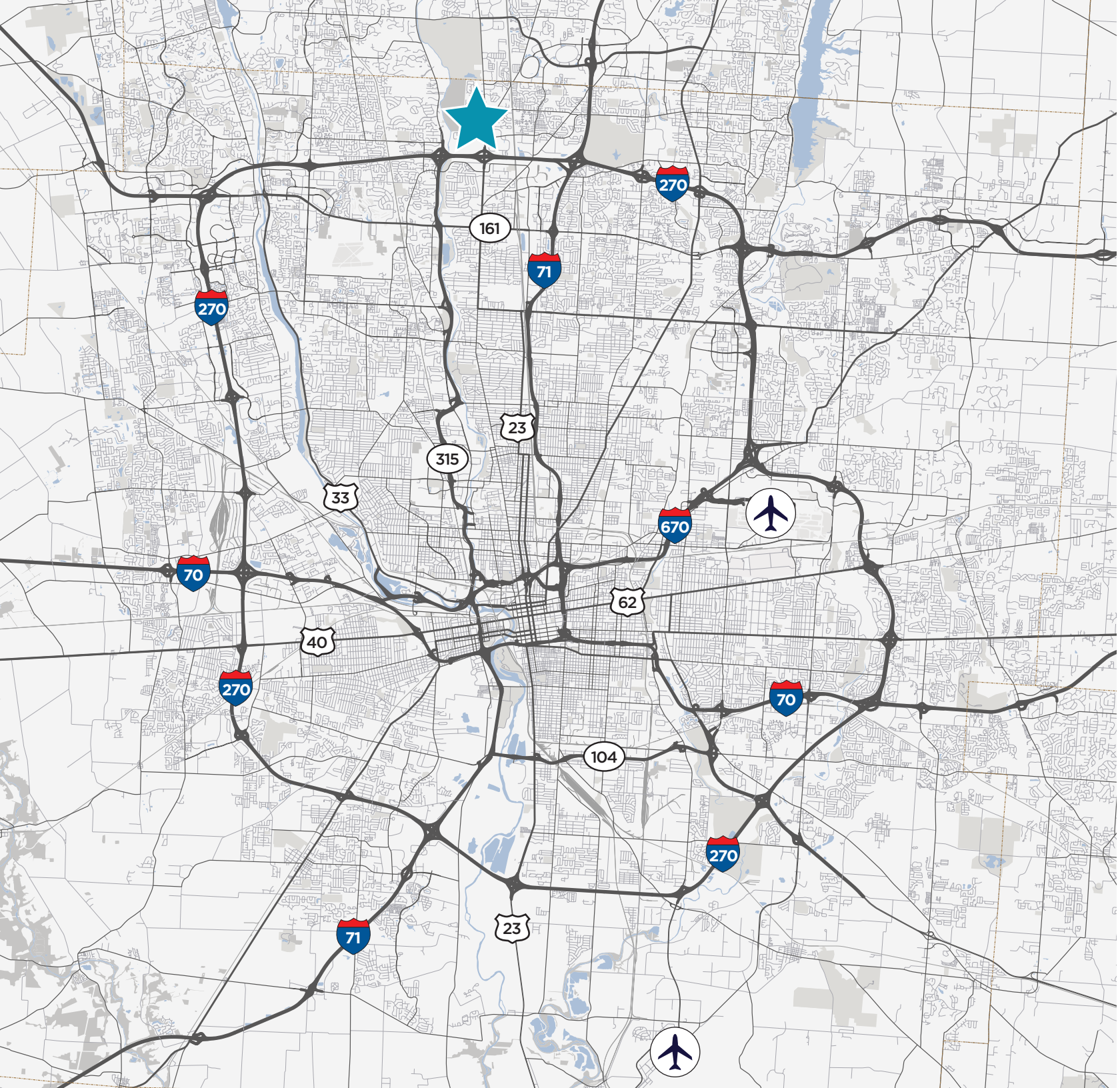


#6 CITY WITH
THE YOUNGEST
ENTREPRENEURS
according to LendingTree



#8 BEST STATE
CAPITOL TO
LIVE IN
according to WalletHub





*Columbus is home to one of the **most diverse, vibrant economies in the Midwest**. The city benefits from its role as the State Capital of Ohio and has evolved into one of the nation's most well-balanced cities. The region is home to today's leaders and is at the forefront of the industries of tomorrow, from advanced manufacturing to smart mobility research and development.*



Columbus Top Talent

The Columbus Region's explosive growth continues to yield the top talent businesses need to succeed. Home to over 2.2 million people, the high quality of life and innovative companies in the Columbus Region attract bright young minds from around the world. The low cost of living offers an affordable market for employers in search of top talent as well as employees craving a high quality of life at a lower expense. The Columbus Region's growth over the last decade has been rapid—and shows no signs of stopping. The Columbus metro alone experienced a population growth rate of more than 12% between 2010 and 2020 (substantially higher than the 2.1% average for the rest of the Midwest). The Region is expected to expand to 3 million people by 2050. Of those moving to the Columbus Region, 42% are college graduates. And with leading universities and top-ranked liberal arts colleges, we boast one of the highest concentrations of college students in the U.S.

DRAWING ON TALENT

The Columbus Region's workforce is highly educated and prepared to hit the ground running on behalf of the Region's organizations. A high concentration of colleges and universities yield prepared leaders in business, the arts and the sciences each year. And a long tradition of manufacturing and many trade schools provide a workforce that understands the nuances of a manufacturing environment.

K-12

The workforce of tomorrow is being built in the Columbus Region's abundance of city and suburban public-school options and private, STEM, and vocational K-12 options.

21

public high schools in Columbus alone

80+

high schools across the Columbus Region

67

public school districts enrolling more than 300,000 students

23,000

annual high school graduates

93%

high school average 4-year graduation rate

61%

high school graduates enroll in college

CAREER AND TECHNICAL SCHOOLS

The Columbus Region has a multitude of options for workforce development outside of the higher education landscape. Technical and vocational schools for advanced manufacturing, computer science, robotics, trades, and more create a steady pipeline of skilled talent.

Columbus State Community College is the largest community college in the State of Ohio and amongst the largest in the nation. It offers associate degrees in automotive technology, aviation maintenance, business management, civil engineering, information technology, electro-mechanical engineering, electrical engineering and numerous other business and engineering fields. The Center for Workforce Development can provide customized training services for employers.



Universities and Colleges

The Columbus Region hosts over 52 college and university campuses with a total enrollment of over 134,000 undergraduate students and 22,000 graduate students. The most well-known of which is The Ohio State University. With so many options to choose from, the Columbus Region retains many of its young people and attracts many more to the area for school, many of whom become part of the Region's workforce upon graduation.

The Ohio State University, the state's flagship university and one of the largest and most comprehensive universities in the U.S., has over 61,000 students at its main campus in Columbus. With 200 undergraduate majors and more than 250 master's, doctoral and professional degree programs, Ohio State provides the Region with a diverse and talented workforce for the future. Ohio State awarded nearly 11,000 degrees in 2018, as well as more than 4,400 advanced degrees.

Ohio State's graduate and undergraduate engineering programs are both ranked No. 1 among all Ohio universities and 14th and 16th, respectively, among public universities according to U.S. News & World Report. The College of Engineering ranks 3rd in the country for industry research and development expenditures, according to the National Science Foundation. Ohio State also ranks 6th in the nation among public universities in private support, which was more than \$601 million for fiscal year 2018, when College of Engineering and Knowlton School of Architecture private support exceeded \$49 million.

22,000

Annual College Graduates

52

College & University
Campuses

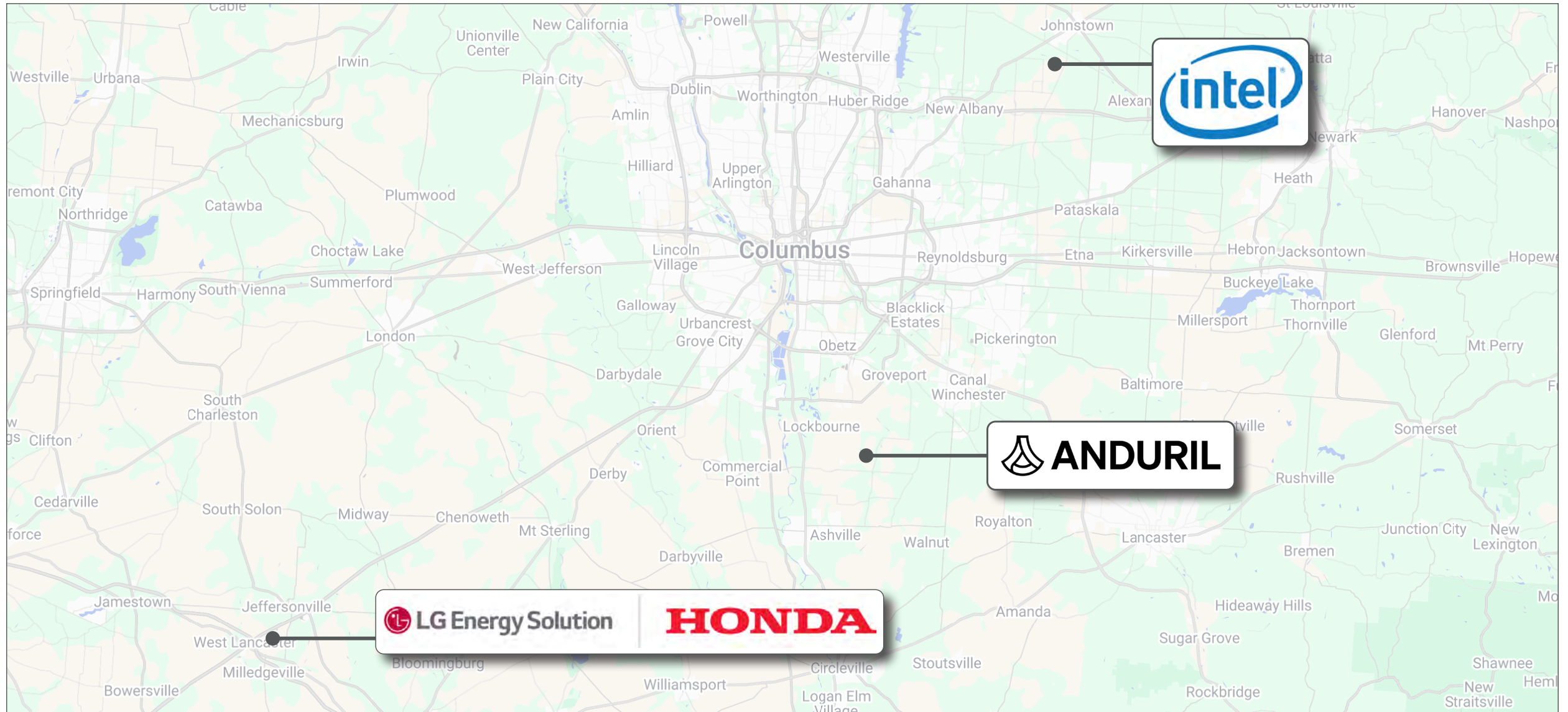
1.2M

Total Workforce



The Silicon Heartland

Historically Ohio has been a place of ideas, testing, and innovation... and that's not slowing down any time soon. The Central Ohio region is experiencing historic growth with multiple landmark projects underway.



The Silicon Heartland

INTEL SEMICONDUCTOR MANUFACTURING FACILITY

In January 2022, Intel announced that it would be building its most advanced semiconductor manufacturing facility in Ohio. This project is transformative to Ohio's economy, bringing thousands of high-paying jobs along with millions invested in education and talent development. Intel's presence in Ohio has already become a magnet for suppliers and other tech companies, further solidifying the region as the Silicon Heartland.

Intel's decision to build in Ohio is also an opportunity to secure America's chip supply chain from foreign control and connect directly to our local and national security resources. Foreign production of chips vital to U.S. defense systems may compromise our existing systems and restrict the U.S.'s ability to manufacture advanced defensive systems. This was the aim of the CHIPS act, which offers critical funding for domestic development of semiconductor manufacturing.



THE OHIO CAMPUS AT A GLANCE

Intel decided to expand their chip manufacturing operations, and Ohio stepped up. Leveraging JobsOhio, Intel and Ohio were able to move at the speed of business. Intel's state-of-the-art Ohio manufacturing facility will be its most advanced.

3K

new hi-tech Intel jobs

1st

leading-edge semiconductor chip manufacturing facility in Ohio

169

existing Ohio businesses already supply Intel and will benefit. Many more will be required to enable and optimize production

\$20B

capital investment

7K

construction jobs over the course of the build

926

acre site in Licking County

2

new leading-technology semiconductor fabs

10s

of thousands of indirect and support jobs like contractors, suppliers, and consultants in addition to employee and construction jobs

SUPPLIERS AT NEW ALBANY BUSINESS PARK

The Intel site is situated on the 9,000-acre New Albany International Business Park. The park is one of the largest strategically planned business parks in the country and the fastest growing in the Midwest. Tech companies have taken notice, with Amazon, Facebook and Google building data centers there.

Intel suppliers and supporting companies have started announcing plans to join Intel in New Albany and in the wider region. Applied Materials, Lam Research, Ultra Clean Technology, Air Products, DSV, QTS, Lincoln Rackhouse, and dbt Labs are some of the companies that have announced plans, with more in the pipeline.

Anduril Advanced Manufacturing Facility

In January 2025, Anduril Industries announced a partnership with Ohio to make history - a move to dramatically bolster our national security and help the United States restore the global balance of power.

Anduril is building an advanced manufacturing facility in Pickaway County near Rickenbacker International Airport to build cutting-edge military drones. Anduril's ability to "hyperscale" defense manufacturing rapidly condenses production timelines to help America Rebuild the Arsenal.

This is a critical project that requires Ohio's depth of experience and support for military and federal missions, combined with its legacy of hard work and innovation in manufacturing. That makes Ohio the most qualified state in the nation to support this kind of work.

The project will create 4,008 new jobs over 10 years. **That's the largest single-job creation project in Ohio's history, which has a long and storied legacy of manufacturing success.**



The five-million-square-foot facility will be located on 500 acres of land in Pickaway County near Rickenbacker International Airport and includes room for future growth. While the impact will be felt statewide, the unique qualities and ability to support the project in Central Ohio, and more specifically Pickaway County, create the ideal environment for success.

BY THE NUMBERS: ANDURIL IN OHIO

Anduril is a global leader in advanced defense technology. To help bolster U.S. national defense, the company selected Pickaway County in Central Ohio to site its newest facility due to the state's proven ability in manufacturing and innovation, technology, and the unique capacity to hyperscale manufacturing and rebuild the military and defense arsenal.

\$900M+

in regional capital investment

4K+

workers (by 2035) making it the largest job-creation and new payroll project in Ohio's History

5M

square foot facility on 500 acres near Rickenbacker International Airport

\$2B

annual economic impact

8,500

new jobs (including indirect jobs) by 2035

\$1B

in-state labor income

\$800M

projected tax revenues

Honda EV Hub in Ohio

In October 2022, Honda announced it was investing more than \$1 billion to retool its Marysville Auto Plant (MAP), East Liberty Auto Plant (ELP) and Anna Engine Plant (AEP), creating a flexible manufacturing system capable of producing internal combustion engine (ICE), hybrid-electric and battery electric vehicles on the same production line. Marysville Auto Plant employs approximately 4,200 workers, East Liberty Auto Plant has 2,700 employees and the Anna Engine Plant has 3,000.

Honda's investment in Ohio is not just in vehicle production. The company has partnered with LG Energy Solution to invest \$3.5 billion in a new joint venture battery facility, in Jeffersonville. Construction of the new facility – located about 40 miles southwest of Columbus – began in early 2023. The project is still under construction with production scheduled to start in late 2025. The Jeffersonville battery facility is expected to hire 2,200 workers.

These Honda facilities, along with the new EV battery plant, will serve as a new EV hub in Ohio, and play a key role in developing the company's knowledge and expertise in EV production that will be shared across Honda's North American auto production network in the coming years. Honda's EV hub will leverage the company's longstanding production, product development, and purchasing operations located in Central Ohio.

BATTERY PLANT

- **Location:** Fayette County, Ohio, just south of I-71 in Jeffersonville
- **Description:** A joint venture with LG Energy Solution to produce lithium-ion batteries for Honda and Acura EVs
- **Size:** Over 2 million square feet
- **Investment:** \$3.5 billion committed by Honda and LG Energy Solution, with an overall investment projected to reach \$4.4 billion
- **Production:** Expected to start mass production of pouch-type lithium-ion batteries in 2025

AUTO PLANTS

- **Marysville Auto Plant:** Retooled to produce EVs and internal combustion models at the same time
- **East Liberty Auto Plant:** Part of the EV Hub
- **Anna Engine Plant:** Part of the EV Hub, where IPU cases are cast, machined, and joined



Columbus Healthcare

Columbus, Ohio is primarily served by two hospital systems including the Ohio State University Wexner Medical Center and Ohio Health. U.S. News & World Report has consistently ranked The Ohio State Wexner Medical Center #1 among Columbus hospitals, and it has spent 29 consecutive years on the U.S. News Best Hospitals list. On the 2024-2025 list, they're nationally ranked in 8 out of 15 adult specialties and recognized as high-performing in 4 common procedures and conditions. The hospital's specialties include cancer treatment, sports medicine, obstetrics and gynecology, and heart and vascular care. More than 100 buildings house the most technologically advanced research, teaching and patient care programs in the region. These modern hospitals, offices, labs and classrooms are balanced by interior design and natural spaces that promote healing and invite quiet reflection.

University Hospital is the flagship patient care facility of The Ohio State University Wexner Medical Center. They are a 900-bed hospital that offers patients the latest in care, research and technology. Specialties include critical care, organ transplantation, women's health, digestive diseases, minimally invasive surgery, rehabilitation and neurosciences. A major referral center for patients from Ohio and throughout the Midwest, Ohio State's University Hospital is consistently recognized as one of America's Best Hospitals by U.S. News & World Report. In addition to their designation as a Level I Trauma Center, they're also home to the most advanced intensive care units in the area, including a Level III neonatal intensive care unit and a comprehensive burn center.

University Hospital is unique in the region for many services, including central Ohio's only adult solid organ transplant program and a groundbreaking Center for Neuromodulation, which pioneers procedures such as deep brain stimulation that can dramatically improve the lives of people with specific neurological and psychiatric symptoms.

UNIVERSITY HOSPITAL IS:

- The flagship hospital of The Ohio State University Wexner Medical Center with nearly 900 beds
- A major referral center for patients throughout Ohio and the Midwest
- One of the busiest kidney and pancreas transplant centers in the world
- An advanced maternity hospital with a Level III Neonatal Intensive Care Unit (highest ranking)
- An international center for neuromodulation research and care
- A Level I Trauma Center (highest ranking)
- A leader in minimally invasive surgery and advanced heart and gynecologic surgeries



Columbus Healthcare

Based in Columbus, Ohio, OhioHealth is a nationally recognized, not-for-profit, charitable, healthcare outreach of the United Methodist Church. Serving its communities since 1891, OhioHealth is a family of 35,000 associates, physicians and volunteers, and a network of 15 hospitals, three joint-venture hospitals, one managed-affiliate hospital, 200+ ambulatory sites and other health services spanning a 50-county area. It has been recognized by FORTUNE as one of the “100 Best Companies to Work For” 15 times since 2007.

The OhioHealth Research Institute fosters the delivery of better medical treatments, the application of more effective technology and the enhancement of patients’ personal experiences through clinical trials, innovations, scholarly activity, medical education and other programs. Spanning over seven service lines and seven OhioHealth care sites, they actively participate in regional, national and international research clinical trials and networks.



HEALTH IMPACT OHIO

Health Impact Ohio is an independent, not-for-profit organization committed to transforming the quality, delivery, and value of healthcare to ensure all people in the Columbus region have the best healthcare experience possible. Health Impact Ohio is an affiliate of the Columbus Medical Association and a proud member of the Network for Regional Healthcare Improvement (NRHI), a national organization representing more than 30 member Regional Health Improvement Collaboratives (RHICs) across the country.





INVESTMENT CONTACTS

ZANE FRY

Director
+1 614 827 1723
zane.fry@cushwake.com

MICHAEL J. SULLIVAN, CCIM

Senior Director
+1 513 509 1156
mike.sullivan@cushwake.com



325 John H. McConnell Boulevard,
Suite 450
Columbus, OH 43215
cushmanwakefield.com