

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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RW THE ROBERT
WEILER
COMPANY
Appraisal Brokerage Consulting Development

OFFICE SPACE FOR LEASE
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. Now under new ownership, the building is undergoing a comprehensive renovation, including a modernized lobby and updated common areas, 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 turn-key solution for businesses with essential power needs. The second floor is currently available and accessible via elevator, with abundant on-site parking. The building is just a short walk from Easton's renowned restaurants, retail, and entertainment, and offers close proximity to a COTA bus stop, ensuring convenient access for employees and visitors alike.

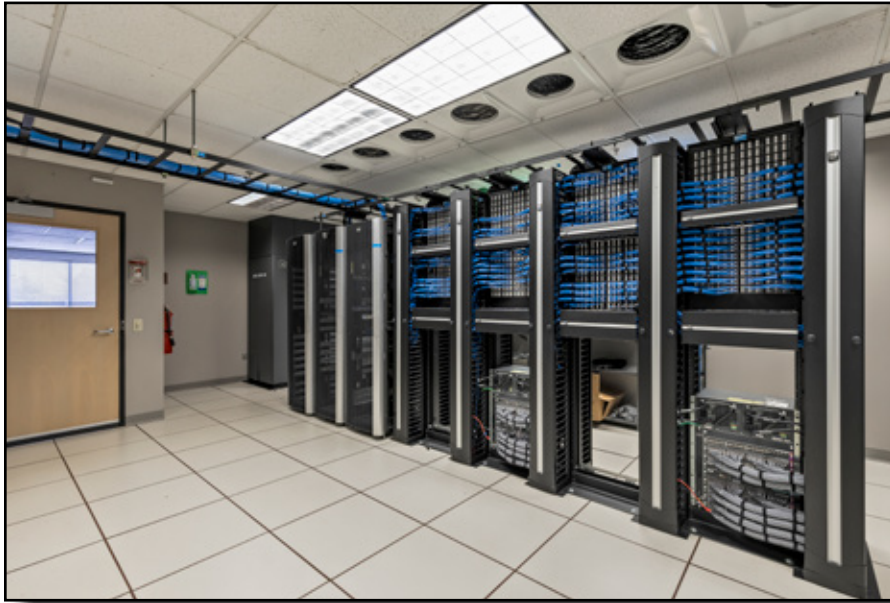


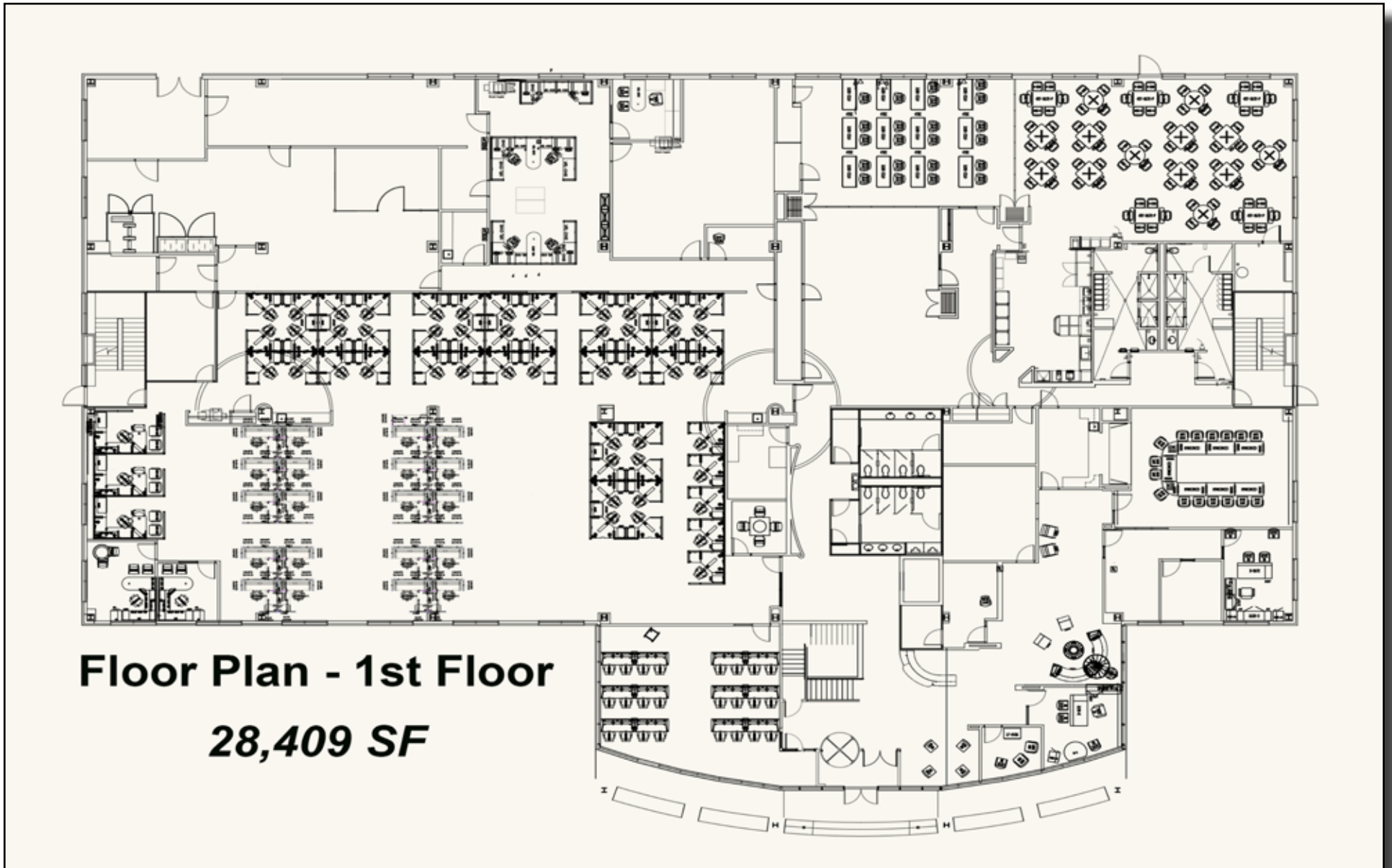
Property Highlights

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 Story
Available Space:	25,800 +/- SF (2nd Floor)
Lease Rate:	\$18.60/SF Gross Tenant pays utilities
Zoning:	M - Manufacturing







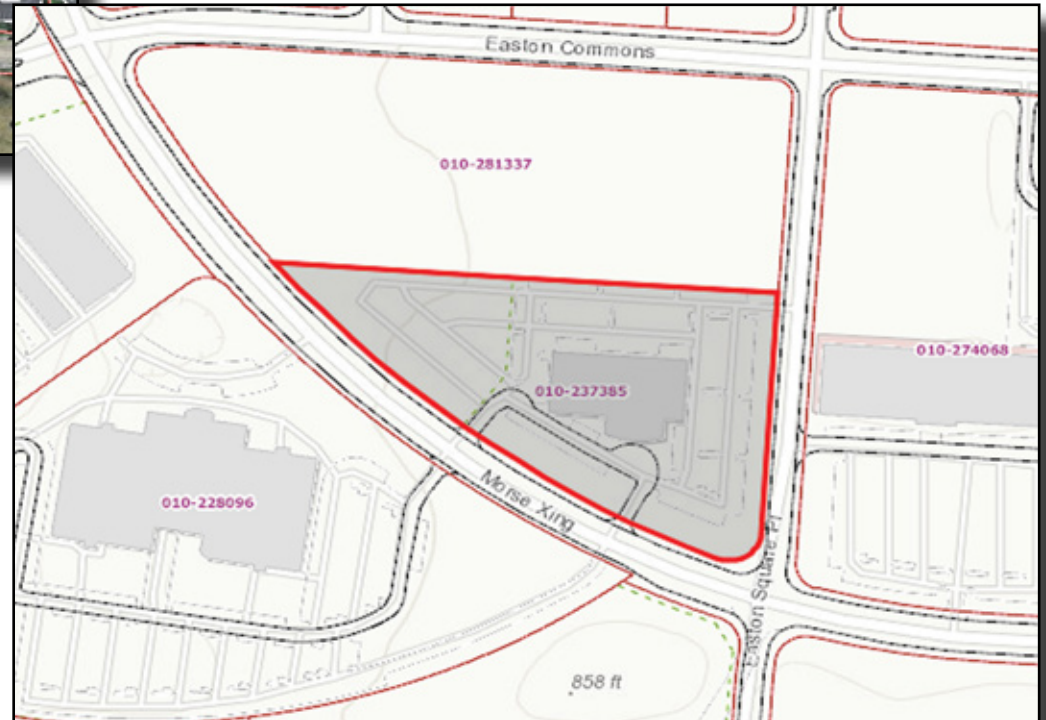


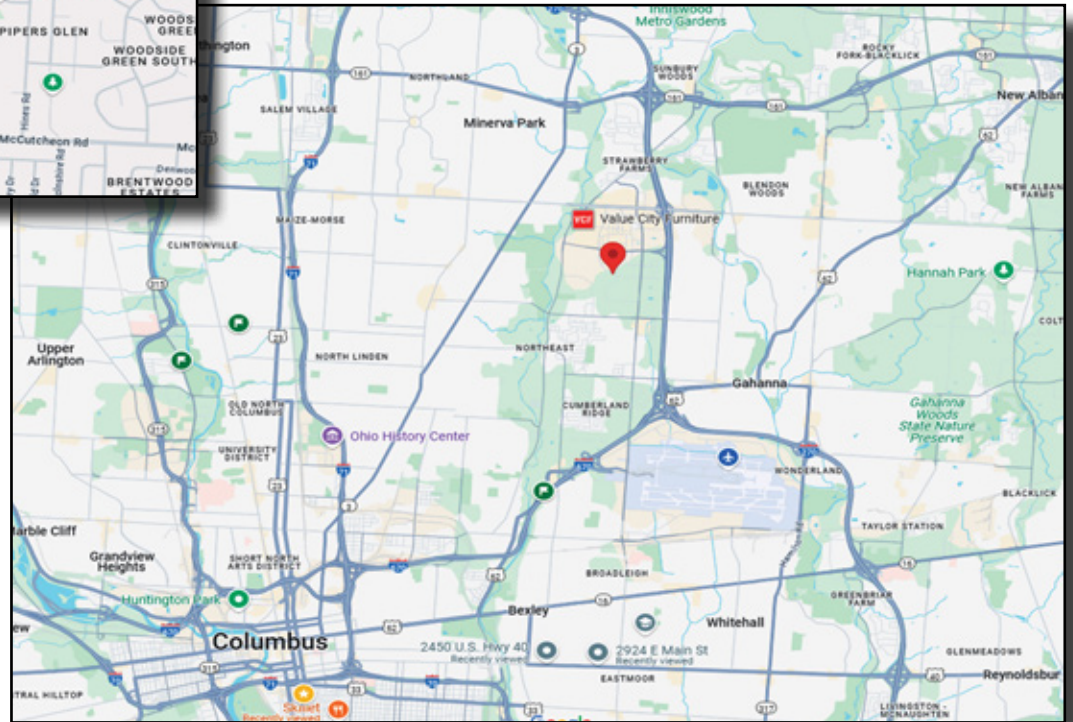
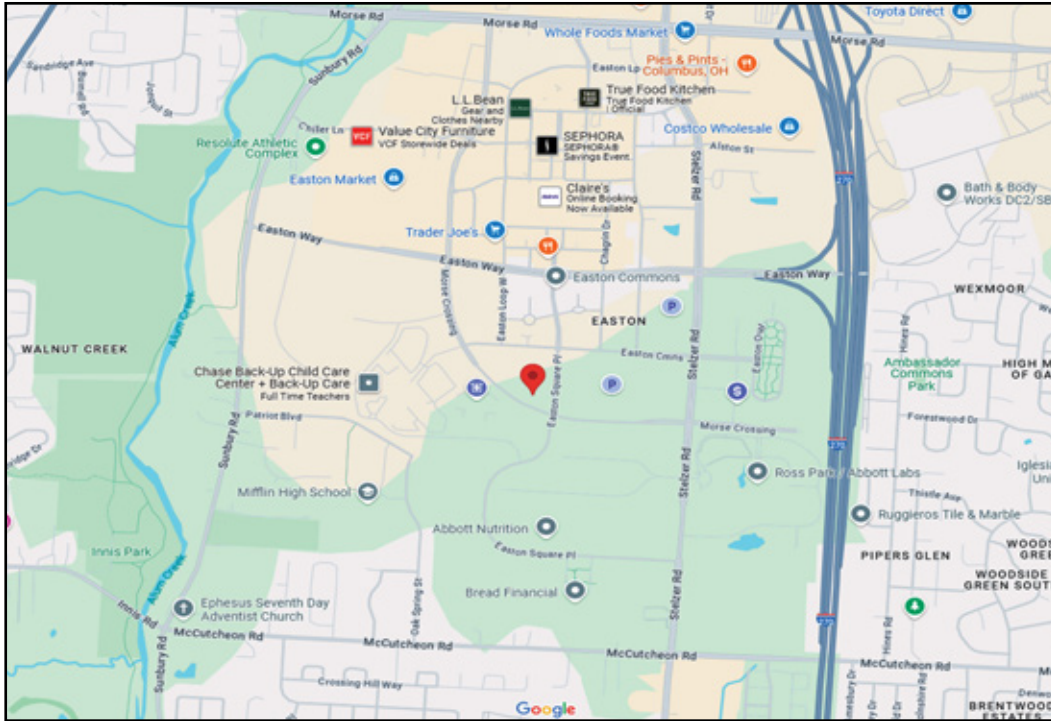
Floor Plan - 1st Floor
28,409 SF

Available For Lease



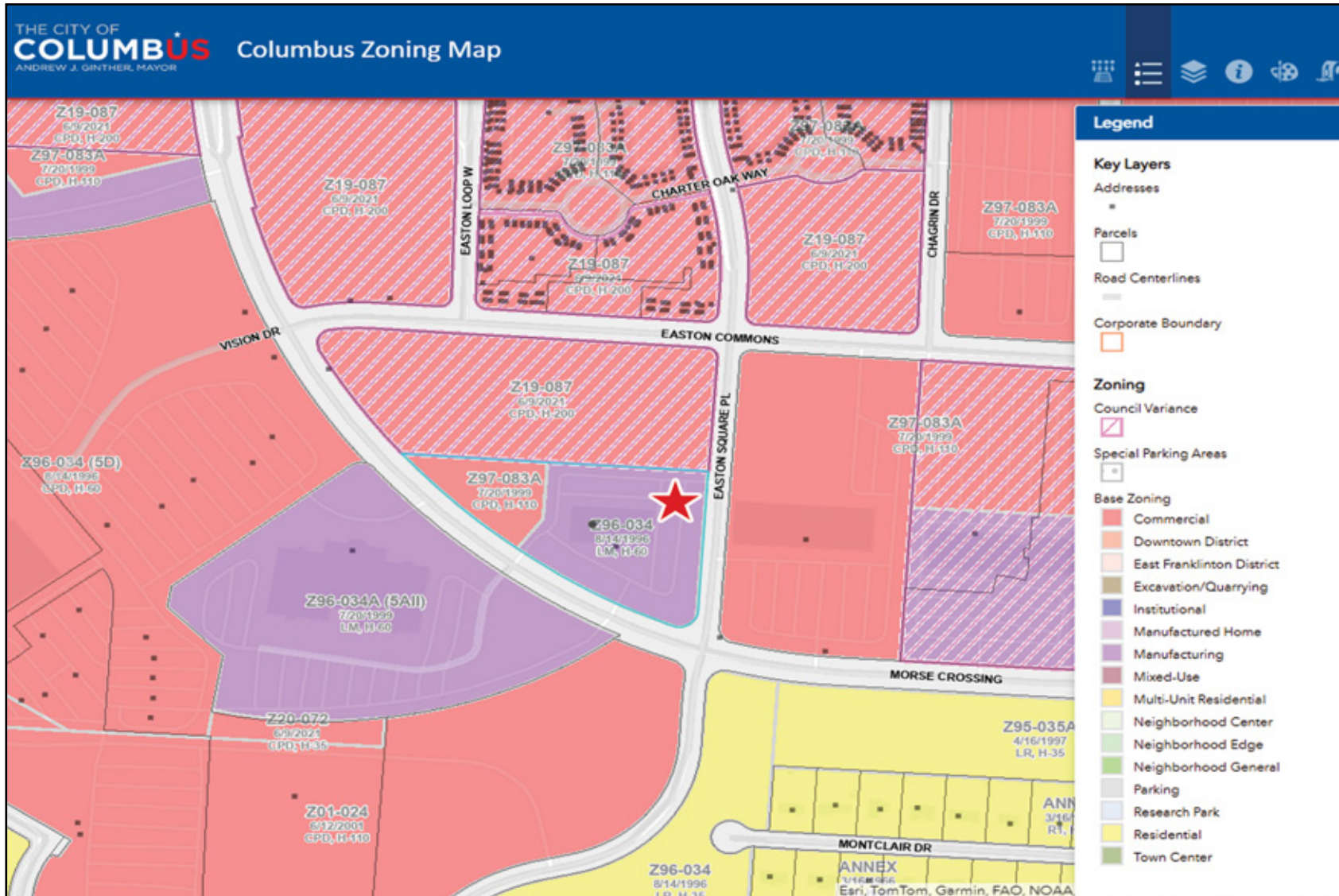
Floor Plan - 2nd Floor
28,409 SF



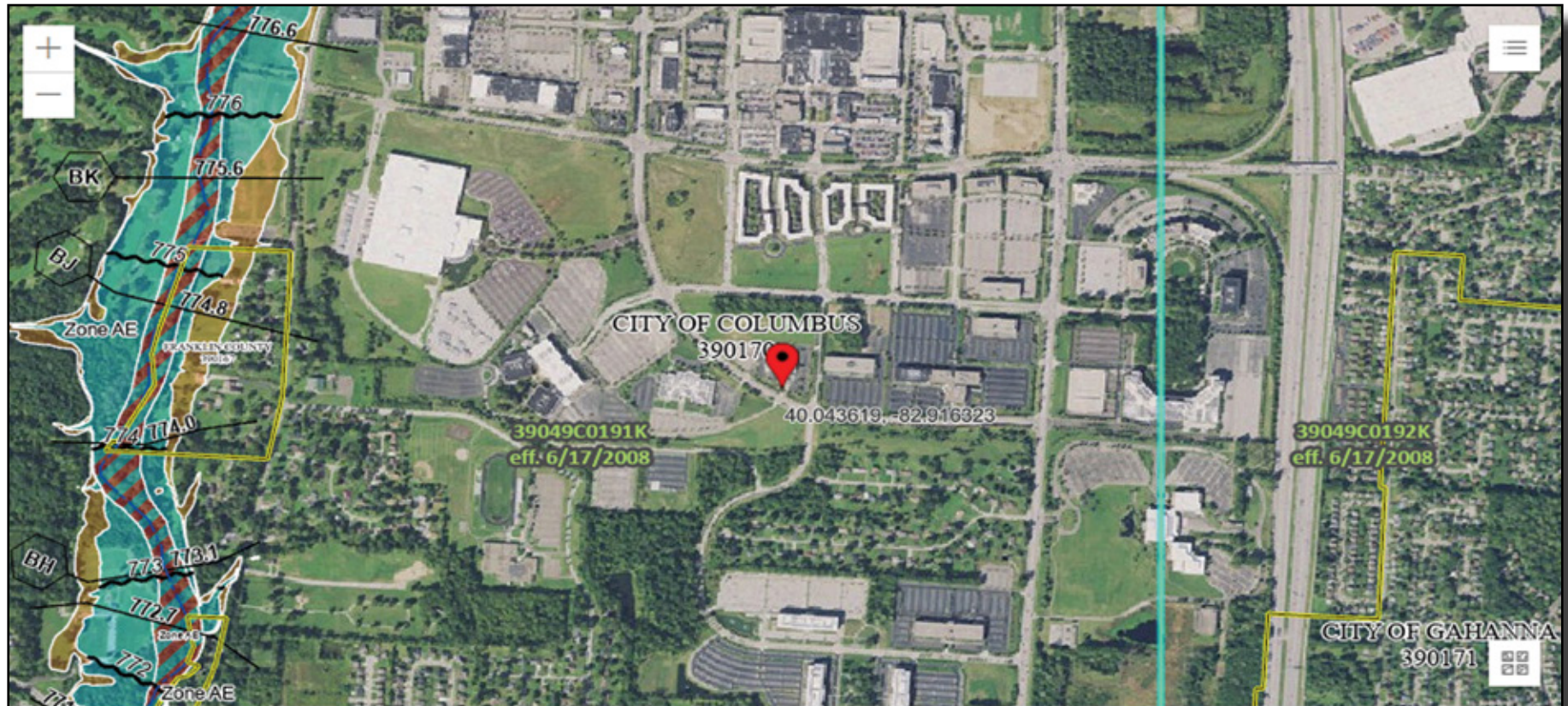




Great Location!
Easy access to major roads
Minutes to Easton Town Center and John Glenn International Airport
15 minutes to Downtown Columbus

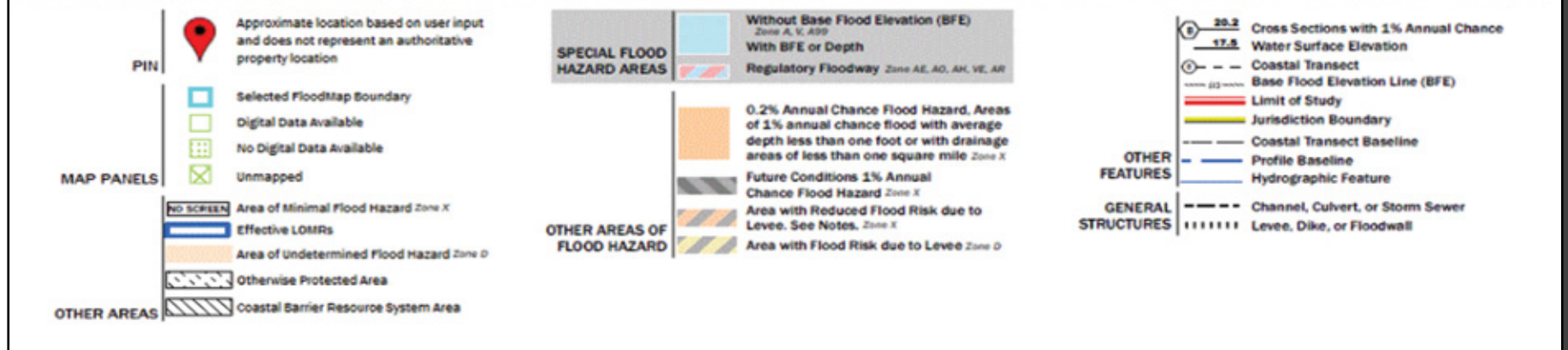


[Click here to see zoning text](#)




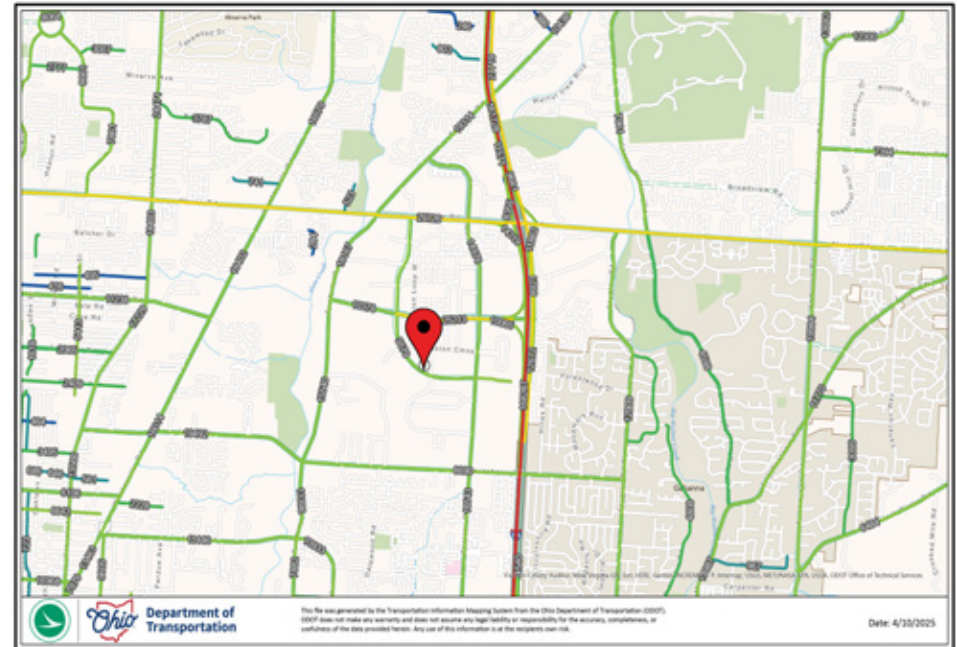
USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

Powered by Esri



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				
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				
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	



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?



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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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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Learn more about us at
www.rweiler.com



Appraisal Brokerage Consulting Development

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