

MATTHEWS™

LEASING BROCHURE

735 CROSS POINTE RD / SUITE E

FOR LEASE ±4,000 SF AVAILABLE | COLUMBUS, OH 43230



735 CROSS POINTE RD
COLUMBUS, OH 43230

EXCLUSIVELY LEASED BY

WOODY WALTON

VICE PRESIDENT

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License No. 2021003152 (OH)

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MATTHEWS™

EXECUTIVE SUMMARY

±4,000 SF AVAILABLE FOR LEASE

Suite E at 735 Cross Pointe Rd offers ±4,000 SF of flex warehouse space in Gahanna, Ohio, available now for a tenant seeking versatile industrial space with modern amenities and room for operational flexibility. The suite pairs a built-out office component with a clear-span warehouse and dedicated doc-door loading.

The suite sits within a ±20,000 SF multi-tenant flex building divided into five ±4,000 SF suites. Seated on a ±2.81-acre lot, the site offers ample parking. Built in 2009, this suite features 18' clear height, one dock doors, double-wide man doors, and modern office spaces, making it well-suited for a variety of industrial uses. The building is roughly one mile from I-270.

\$12.00

PER SF, NET

\$4.00

OPERATING EXPENSES

±4,000

SQUARE FEET, SUITE E

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LEASE TERMS & SPECIFICATIONS

SUITE E

BASE RENT

\$12.00 / SF Net

OPERATING EXPENSES

\$4.00 / SF

BUILDING SPECIFICATIONS

Available Space	Suite E – ±4,000 SF
Address	735 Cross Pointe Rd, Columbus, OH 43230
Building Size	±20,000 SF / Five Suites
Clear Height	18'
Dock Doors	One
Lot Size	±2.81 AC
Parcel ID	025-012071-00
Year Built	2009
Construction	Masonry / Steel
Coverage	16.34%

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SUITE HIGHLIGHTS

MOVE-IN READY

Existing office build-out

EXCLUSIVE DOC-DOOR

Dedicated to Suite E

18' CLEAR HEIGHT

Clear-span warehouse

MODERN CONSTRUCTION

2009 build

HIGHWAY PROXIMITY

1 mile from I-270

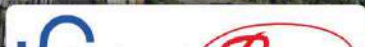
AMPLE PARKING

±2.81 AC site





SURROUNDING TENANCY



E BROAD ST ± 25,000 VPD

16
± 119,000 VPD



AREA OVERVIEW

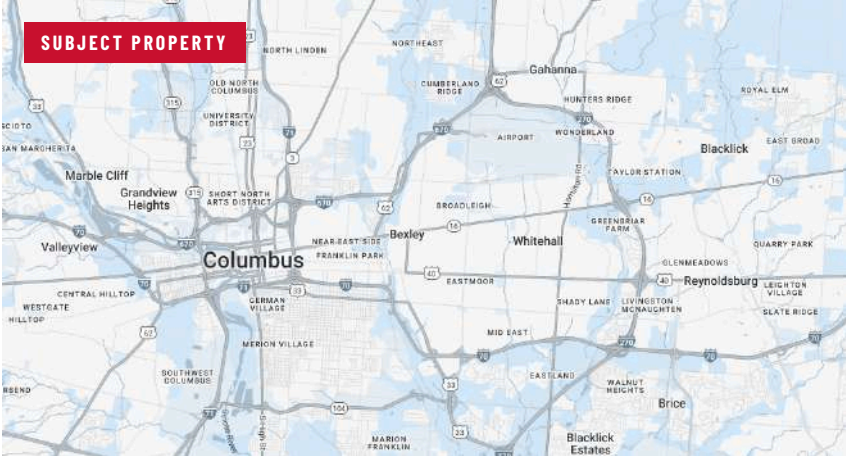
COLUMBUS, OH

Columbus, Ohio is a thriving city that has undergone a remarkable economic transformation in recent years. Once known as part of the Rust Belt, the city has diversified its business proposition and is now a hub for advanced manufacturing, research and development, and innovation. The city's economy is highly diversified, with strong representation from sectors such as aviation, banking, defense, education, energy, food production, government, healthcare, hospitality, insurance, logistics, retail, steel, and technology. Columbus is home to the headquarters of six Fortune 500 companies, including Alliance Data, American Electric Power, Cardinal Health, Huntington Bancshares, L Brands, and Nationwide Mutual Insurance.



PROPERTY DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2024 Population	4,391	66,007	204,492
2024 Households	1,658	25,921	81,159
Avg. Household Income	\$119,594	\$95,632	\$88,449





COLUMBUS DEMOGRAPHICS

\$154B

GROSS METRO PRODUCT

2.1M

COLUMBUS MSA POPULATION

1.126M

CITY LABOR FORCE

14.05M

CONVENTION & LEISURE VISITORS

10%

COST OF LIVING BELOW NATIONAL AVERAGE

±11.8 MI

TO DOWNTOWN COLUMBUS

ECONOMY

As the capital of Ohio, Columbus is a well-blended mixture of government, industry, and the enormous Ohio State University. There is a strong high-tech presence in the city, in addition to other major industries of education, insurance, banking, fashion, defense, medical research, and hospitality, amongst others. The diverse economic base in Columbus brings it more economic stability and growth than many of its Rust Belt neighbors.

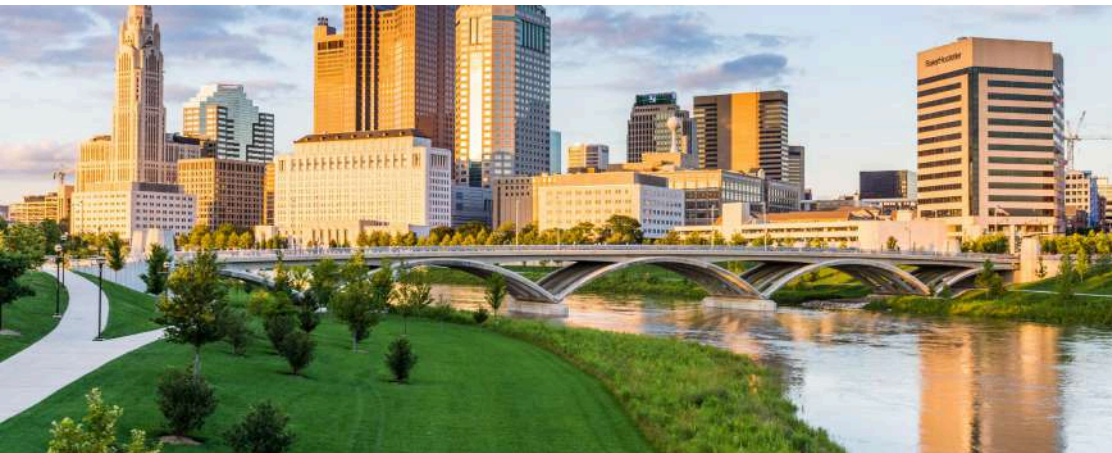
Having been ranked as one of the best places in the country to operate a business in, Columbus is home to the headquarters of five Fortune 500 companies: Nationwide Mutual Insurance

Company, American Electric Power, L Brands, Cardinal Health, and Alliance Data. Other major employers in the city include schools, such as Ohio State University, hospitals, such as OhioHealth, Mount Carmel, and Nationwide Children's Hospital, research and development, such as the Battelle Memorial Institute, information and library companies, such as OCLC and Chemical Abstracts Service, and financial institutions such as JP Morgan Chase and Huntington Bancshares. Several national retailers are also based in the city such as Big Lots, Abercrombie & Fitch, Express, and Designer Shoe Warehouse (DSW).

Efforts to revive the downtown area and inner neighborhoods have been underway with the emergence of sprawling and attractive residential suburbs just west of the university. These areas have excellent housing, shopping, schools, golf courses and civic amenities in a layout more spacious, wooded and appealing than many similar cities in the region. Plenty of employment opportunities in commercial centers are available in and near these suburbs and with the added low cost of living for the available amenities, Columbus continues to entice those looking to relocate to a more affordable city.

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OHIO STATE UNIVERSITY

Ohio State University, founded in 1870 and located in Columbus, Ohio, is one of the largest and most comprehensive public universities in the United States. With an enrollment of over 61,000 students, OSU offers more than 200 undergraduate majors and a vast array of graduate and professional programs. It is known for its research contributions, consistently ranking among the top public research universities in the nation. The university has earned numerous achievements, including being a member of the prestigious Association of American Universities (AAU) and securing substantial research funding, exceeding \$1 billion annually.

OSU's athletic teams, known as the Buckeyes, have a storied history of success, particularly in football, where they have claimed multiple national championships.

Additionally, Ohio State is celebrated for its vibrant campus life, diverse student body, and commitment to community engagement and public service.

Beyond its academic and research prowess, Ohio State University is also a leader in innovation and technology. The university's Wexner Medical Center is a top-tier medical facility, known for cutting-edge research and exceptional patient care. The vibrant student organizations, robust study abroad programs, and extensive internship opportunities further enrich the student experience, making Ohio State University a distinguished institution in higher education.

#17

TOP PUBLIC SCHOOLS

60,540

TOTAL ENROLLMENT

\$18,623

AVG. IN-STATE COST

32%

LIVE ON CAMPUS

Source: U.S. News

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Leasing Brochure contains select information pertaining to the business and affairs of the property owner for real property located at 735 Cross Pointe Rd, Columbus, OH 43230 ("Property"). The Leasing Brochure may not be all-inclusive or contain all of the information a prospective tenant may desire. The information contained in this Leasing Brochure is confidential and furnished solely for the purpose of a review by a prospective tenant of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Landlord or Matthews Real Estate Investment Services™.

The material and information in the Leasing Brochure is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, operating expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition of the Property, or the plans or intentions of any occupant to continue to occupy space at the property. All prospective tenants should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Brochure, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective tenants should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Leasing Brochure for the Property, you agree:

1. The Leasing Brochure and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Leasing Brochure or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Leasing Brochure. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does

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Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Brochure or making an offer to lease the Property unless and until a written lease agreement for the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the lease of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Leasing Brochure.

A prospective tenant's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the leasing of the Property shall be limited to those expressly provided in an executed lease agreement and shall be subject to the terms thereof. In no event shall a prospective tenant have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or leasing of the Property.

This Leasing Brochure shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Leasing Brochure.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Prospective tenants cannot rely on the labels or marketing descriptions given to any lease when making their leasing decisions. Prospective tenants must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the tenant's particular needs.

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