



600 Lakeview Plaza Blvd
Worthington, OH 43085

STABILIZED FLEX INVESTMENT WITH VALUE ADD
OPPORTUNITY



JACKSON N. PULLIAM, SIOR
614.545.4097
jpulliam@AlterraRE.com

RICHARD CONIE
614.545.4099
rconie@AlterraRE.com

AlterraRE.com

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Table Of Contents

PROPERTY INFORMATION	3
AREA OVERVIEW	9
TENANT PROFILES	13
FINANCIALS	18
SALE COMPARABLES	23
ADVISOR BIOS	25



Eaton

SECTION 1

Property Information



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Offering Summary: *Lakeview Tech Center*

Lakeview Tech Center presents an opportunity to acquire a stabilized investment property with upside and a diversified and complementary tenant roster including Eaton Corporation plc, Holaday-Parks Inc., Beacon Specialized Living, and Elevator Services Inc. dba Moseley Elevator. The tenancy is anchored by Eaton, an investment-grade, global leader in power management, and complemented by a strong mix of regional operators across precision manufacturing, healthcare services, and essential building infrastructure.

The tenant base consists of service-driven businesses with stable demand supported by long-term trends like electrification and infrastructure maintenance. Many tenants have recurring revenue streams or specialized operations that support consistent occupancy, and some benefit from private equity backing, enhancing financial stability and growth.

In addition to the in-place income, the property offers a value-add component through existing vacancy and below-market rents, providing investors with the opportunity to increase cash flow and overall returns through lease-up and mark-to-market adjustments. This upside, combined with a diversified and stable tenant base, positions the asset to deliver both secure current income and future growth potential.

Investment Highlights

Asking Price	\$5,950,000
CAP Rate	7.0%
Adjusted CAP Rate	9.70%
Building Size	50,418 GSF
Investment Type	Stabilized/Value Add
Zoning	Limited Industrial
Current Occupancy	78%
Vacancy	22% (10,361 RSF)
Average Lease Term	+/- 7.5 Years
Lease Structures	NNN
Year 1 NOI	\$416,190.00
Fully Occupied NOI	\$576,968.00

Building Overview

- Prominent **building signage** with visibility from I-270.
- Diesel **back up generator** serving Suite F/G.
- Convenient access to I-270, I-71, and SR 23.
- Partially **climate-controlled warehouse** space.
- Situated within Worthington’s Tech District and **zoned Limited Industrial**.
- **Sprinklered** throughout.
- Heavy parking ratio of 4/1000 - **220 surface parking spaces**.
- Recently **updated HVAC** units.
- Partial **roof replacement** and in place **warranty**.
- Parking lot **sealcoated**, with **repairs completed in 2025**.
- **Recently updated** Tenant spaces.



Building Overview

Year Built	1988
Lot Size	5.88 AC
Total Suites	6
Dock Doors	2 - 10' x 10' with levelers
Drive-in Doors	5 - 10' x 10', 1 - 12' x 12'
Clear Height	13.5' truss, 15' deck
HVAC	8 units replaced in 2020
Roof	Partial warranty until 2035 and 2041
Parking Ratio	4/1,000
Parking Lot	Seal Coated/Repaired 2025



Operating Expenses Breakdown

	2025 Actual	2026 Est.
Utilities	\$0.22	\$0.24
Real Estate Tax	\$2.37	\$2.57
Insurance	\$0.24	\$0.15
Management	\$0.36	\$0.36
CAM	\$1.80	\$1.14
Total PSF	\$4.99 PSF	\$4.46 PSF





HVAC & Roof replacement/warranty information to follow on the next page.

HVAC Overview

Legend	# Of Units	Unit Type	Replaced
	7	6 - 7.5 Ton	2020
	1	Split System	2020

Roof Overview

Legend	Location	Replaced	Warranty Exp.
	East Roof	2021	Mar. 2041
	Middle Roof	2015	Nov. 2035
	West Roof	2010	Jul. 2024





SECTION 2

Area Overview



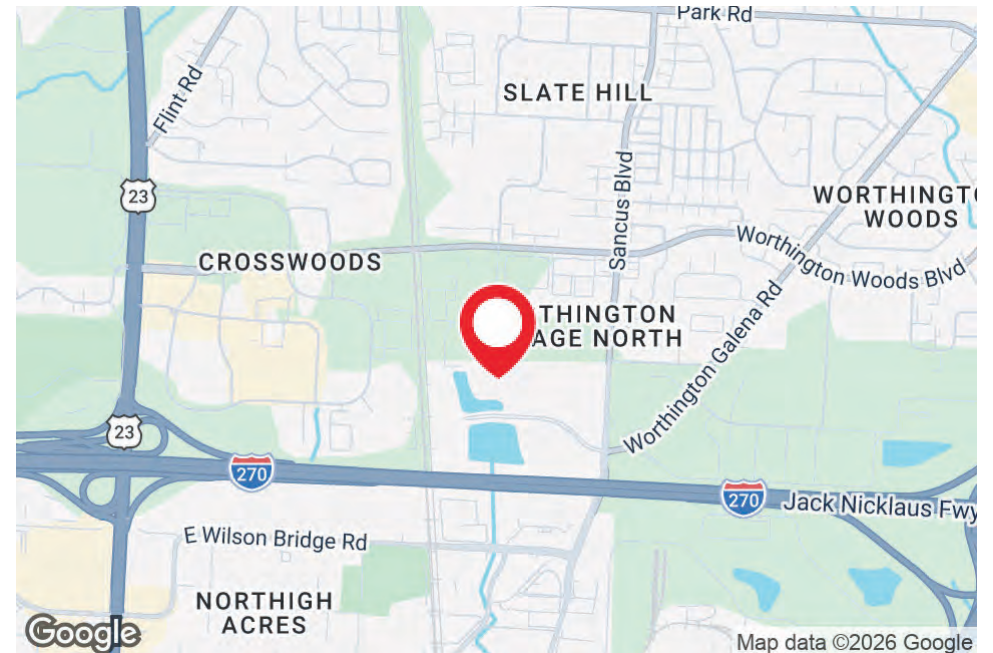


Worthington, Ohio

Worthington, Ohio is a highly desirable suburban community located just north of Columbus, offering a strategic blend of historic charm, strong demographics, and convenient access to major employment corridors. Known for its walkable downtown, established neighborhoods, and proximity to Interstate 270 and U.S. Route 23, Worthington provides excellent connectivity throughout Central Ohio.

The area benefits from a well-educated population, strong household incomes, and a stable economic base supported by nearby corporate hubs, including office, healthcare, and industrial users throughout the North Columbus submarket. Worthington's location within one of the region's most active commercial corridors has made it a sought-after destination for businesses seeking accessibility, workforce availability, and a high quality of life.

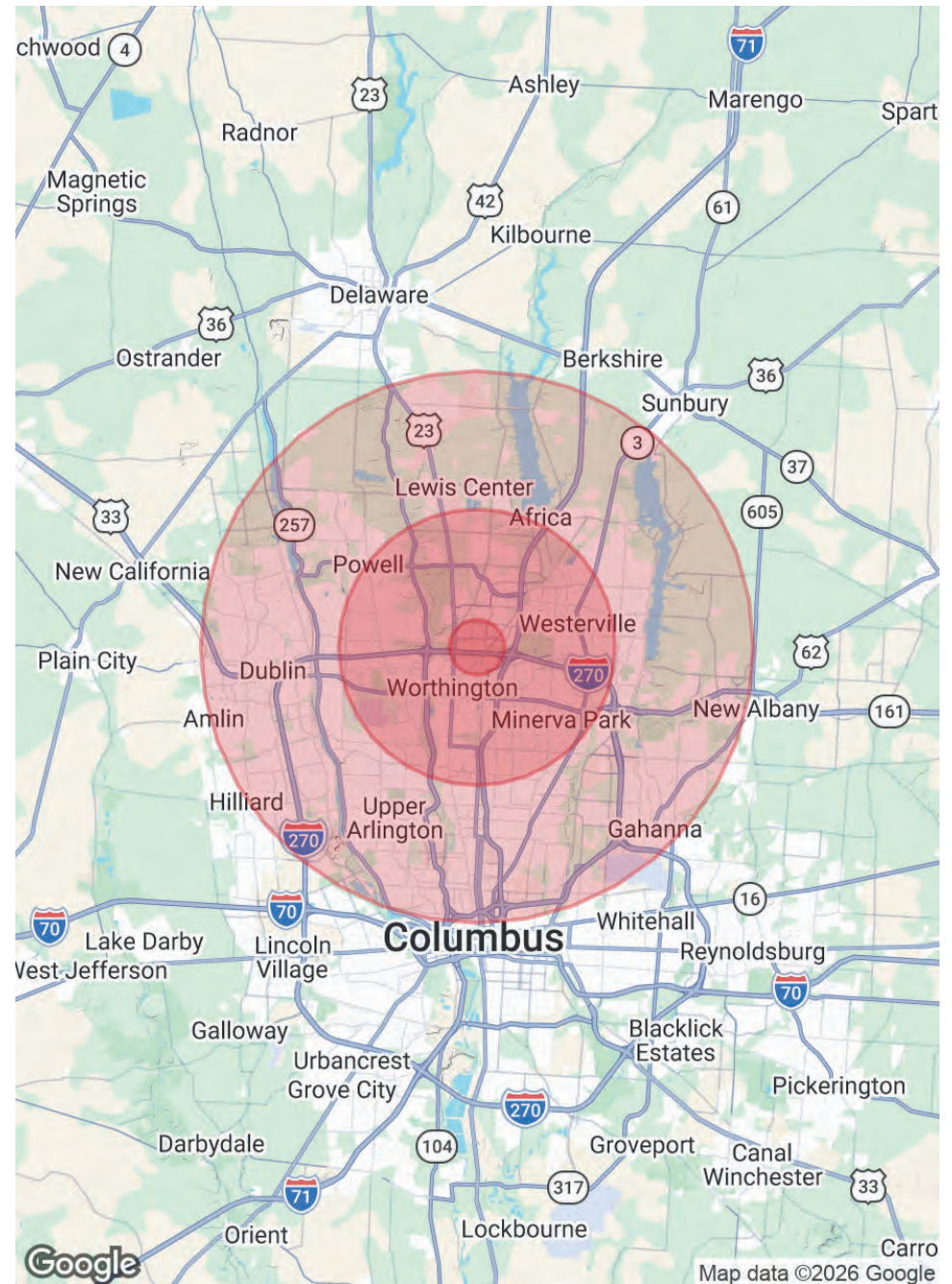
From an investment perspective, Worthington offers a stable and mature market with consistent demand across office, flex, and service-oriented assets. Limited land availability and strong community planning help support long-term property values, while continued growth in the greater Columbus region drives sustained leasing activity. Overall, Worthington represents a well-positioned suburban submarket combining stability, accessibility, and long-term growth potential.



Population	1 Mile	5 Miles	10 Miles
Total Population	11,294	301,100	845,048
Average Age	36	38	38
Average Age (Male)	35	37	37
Average Age (Female)	37	39	38

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	4,949	122,077	346,313
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$94,594	\$114,070	\$122,952
Average House Value	\$308,147	\$352,844	\$392,014

2020 American Community Survey (ACS)





Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO



SECTION 3

Tenant Profiles




 The Eaton logo is rendered in a bold, blue, sans-serif font. The letters are thick and blocky, with a distinctive dot on the letter 'O'.

Eaton Corporation

Eaton Corporation plc is a globally recognized, investment-grade power management company headquartered in Beachwood, Ohio, with operations in over 175 countries and approximately 94,000 employees worldwide. With annual revenues exceeding \$25 billion and strong credit ratings (Moody's A3, S&P A-), Eaton is considered a highly reliable corporate tenant. The company operates at the forefront of electrification, infrastructure, and aerospace markets, benefiting from long-term demand drivers such as energy transition and data center growth. Eaton typically occupies mission-critical facilities and demonstrates a history of long-term tenancy, making it a stable, institutional-quality tenant that provides secure and durable income streams for investors.


 The logo for Holaday-Parks, Inc. features the company name in a bold, teal, italicized sans-serif font. Below the name is the tagline "SMART Mechanical Solutions" in a smaller, black, sans-serif font, followed by a registered trademark symbol.

Holaday-Parks Inc.

Holaday-Parks Inc. is a privately held precision machining and manufacturing company based in the United States, specializing in high-tolerance components for industries such as aerospace, defense, and industrial equipment. The company is known for its engineering capabilities, long-standing customer relationships, and consistent demand driven by mission-critical applications. While not publicly rated, Holaday-Parks typically operates as a stable, niche manufacturer with specialized equipment and build-outs that create high switching costs and encourage long-term occupancy. As a tenant, the company is generally viewed as a reliable operator within its sector, offering steady cash flow supported by specialized operations and durable end-market demand.


 The logo for Beacon Specialized Living consists of a stylized house icon on the left, with a sun rising behind it. To the right of the icon, the word "BEACON" is written in a large, blue, sans-serif font, and "Specialized Living" is written below it in a smaller, blue, sans-serif font.

Beacon Specialized Living

Beacon Specialized Living is a U.S.-based provider of residential and support services for individuals with intellectual and developmental disabilities and is owned by The Vistria Group. The company operates a network of specialized care homes across multiple states, delivering essential, needs-based services that are often supported by government funding programs, which contribute to stable and recurring revenue streams. Beacon Specialized Living has established a strong presence in the healthcare services sector, with a focus on long-term care and community-based living solutions. As a tenant, the company typically occupies mission-critical facilities and demonstrates long-term occupancy trends, positioning it as a stable operator with durable demand driven by essential healthcare needs.

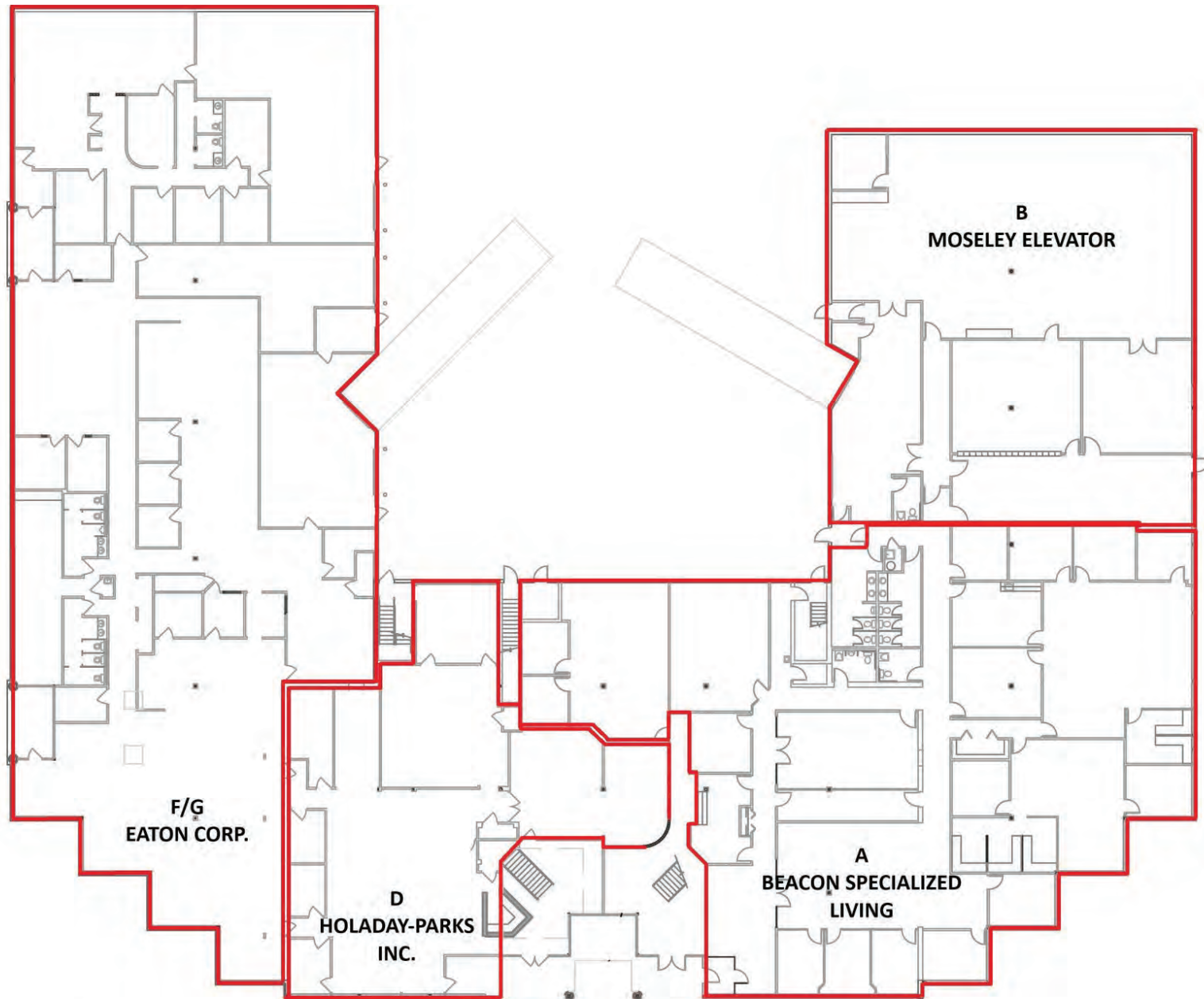


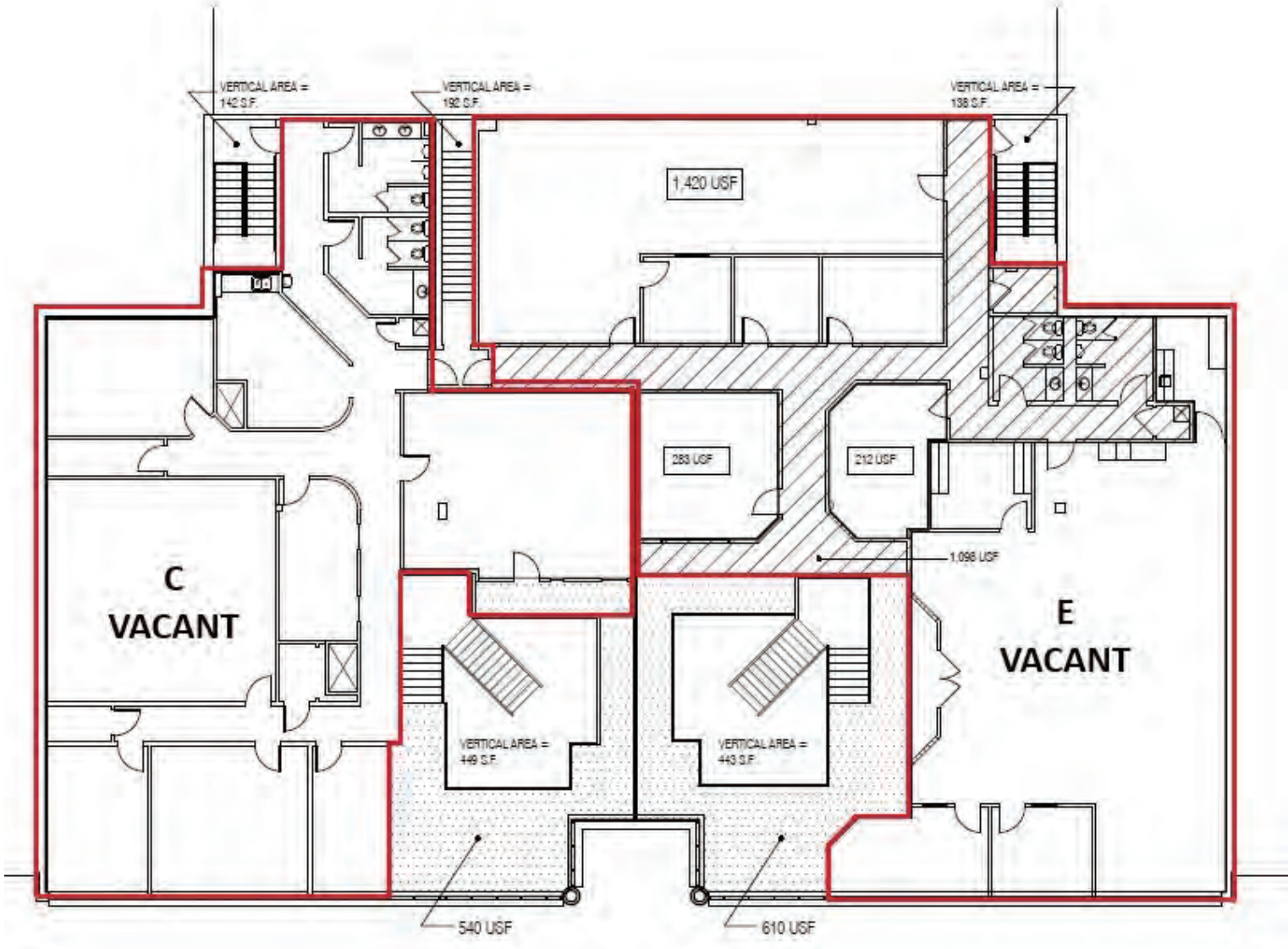
MOSELEY ELEVATOR

Elevator Services Inc. DbA Moseley Elevator

Elevator Services Inc. is a provider of elevator maintenance, repair, and modernization services, serving commercial, healthcare, and institutional properties. The company operates within a specialized and essential segment of building infrastructure, benefiting from recurring revenue through ongoing service contracts and high customer retention. Elevator Services Inc. is part of a broader platform backed by Carroll Capital, which operates with a private equity-style investment approach, providing access to additional capital, operational efficiencies, and growth opportunities. As a tenant, the company typically occupies functional industrial or service-oriented space and is considered a stable operator, with reliable cash flow supported by the necessity of vertical transportation systems and further enhanced by its institutional sponsorship.









SECTION 4

Rent Roll & Financial Overview



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Investment Analysis

600 Lakeview Plaza Boulevard
Worthington, OH



50,418 Sq Ft Gross Building Size
47,328 Sq Ft Rentable Area

Tenants	Size	Fully Occupied									
		Year 1	PSF	Year 2	PSF	Year 3	PSF	Year 4	PSF	Year 5	PSF
Leased*	36,967	\$465,821	\$12.60	\$473,876	\$12.82	\$486,386	\$13.16	\$500,151	\$13.53	\$514,376	\$13.91
Vacant	10,361	\$0	\$0.00	\$103,092	\$9.95	\$106,185	\$10.25	\$109,370	\$10.56	\$112,651	\$10.87
Gross Rental Revenue	47,328	\$465,821	\$9.84	\$576,968	\$12.19	\$592,571	\$12.52	\$609,521	\$12.88	\$627,027	\$13.25
Occupancy		78%		100%		100%		100%		100%	
Expense Reimbursement Revenue		\$164,004	\$3.47	\$217,908	\$4.60	\$222,266	\$4.70	\$226,711	\$4.79	\$231,245	\$4.89
EFFECTIVE GROSS REVENUE		\$629,825	\$13.31	\$794,876	\$16.80	\$814,837	\$17.22	\$836,232	\$17.67	\$858,273	\$18.13
OPERATING EXPENSES		(\$213,635)	(\$4.51)	(\$217,908)	(\$4.60)	(\$222,266)	(\$4.70)	(\$226,711)	(\$4.79)	(\$231,245)	(\$4.89)
NET OPERATING INCOME		\$416,190	\$8.79	\$576,968	\$12.19	\$592,571	\$12.52	\$609,521	\$12.88	\$627,027	\$13.25
DEBT SERVICE	<i>Interest Rate</i>	6.00%		5.00%		5.00%		5.00%		5.00%	
Interest Payments		\$230,750		\$225,471		\$219,923		\$214,091		\$207,960	
Principal Payments	<i>Interest Only</i>	\$0.00		\$108,446		\$113,995		\$119,827		\$125,958	
TOTAL DEBT SERVICE & FEES		(\$230,750)	(\$4.88)	(\$333,918)	(\$7.06)	(\$333,918)	(\$7.06)	(\$333,918)	(\$7.06)	(\$333,918)	(\$7.06)
NET CASH FLOW		\$185,440		\$243,050		\$258,653		\$275,603		\$293,110	
Return From Cash Flow		\$185,440	16%	\$243,050	20%	\$258,653	22%	\$275,603	23%	\$293,110	25%
Return From Debt Reduction		\$0	0%	\$108,446	9%	\$113,995	10%	\$119,827	10%	\$125,958	11%
Return from Tax Deductions		\$147,992	12%	\$145,934	12%	\$143,770	12%	\$141,495	12%	\$139,105	12%
Return from Annual Appreciation		\$178,500	15%	\$178,500	15%	\$178,500	15%	\$178,500	15%	\$178,500	15%
Total Annual Return		\$511,932	43%	\$675,930	57%	\$694,918	58%	\$715,426	60%	\$736,672	62%

Purchase Price	\$5,950,000	\$118 PSF	5.00% Interest Rate
Initial Investment	\$1,190,000	20% Down Payment	25 Year Loan Amortization
Cap Rate	7.0%	9.7%	10.2%
Value @ 7% CAP		\$8,242,399	\$8,465,296
			\$8,707,446
			\$8,957,534

*Additional rent reflects the amortization of a Tenant Improvement Allowance.

Disclaimer:

The information presented herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrantee or representations about it. It is your responsibility to independently confirm its accuracy and completeness.



SECTION 5

Sale Comparables



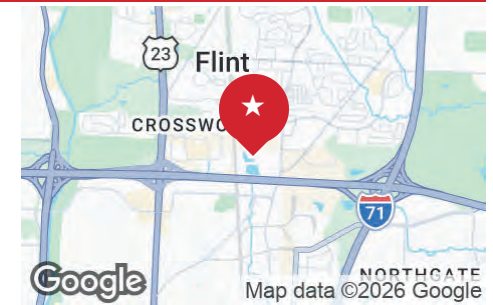


600 Lakeview Plaza Blvd Worthington, OH 43085

600 Lakeview Plaza Blvd, Worthington, OH 43085

Subject Property

Bldg Size: 50,418 SF



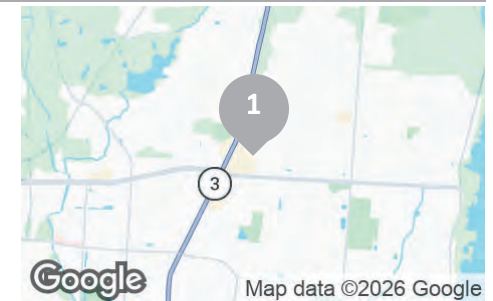
Northgate Commercial Center

7177 Northgate Way, Westerville, OH 43082

Sold 8/15/2025

Price: \$5,130,000 Bldg Size: 36,000 SF

Cap Rate: 7.20%



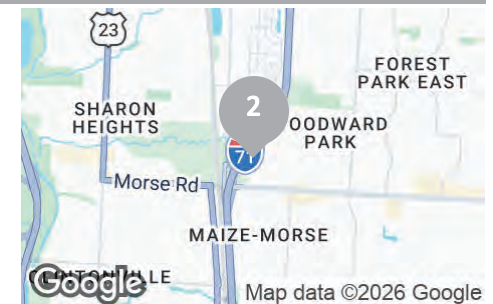
4848 - 4870 Evanswood Drive

Columbus, OH 43229

Sold 8/29/2024

Price: \$4,100,000 Bldg Size: 72,844 SF

Cap Rate: 7.46%



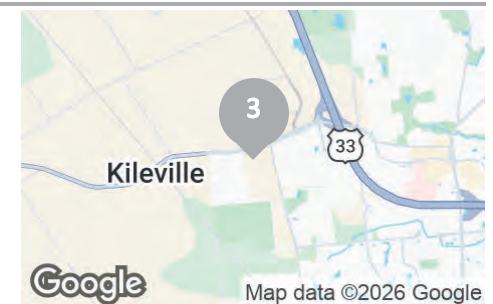
7658 Fishel Dr N

Dublin, OH 43016

Sold 1/29/2026

Price: \$1,620,000 Bldg Size: 24,000 SF

Cap Rate: 6.50%





RDI

SECTION 6

Advisor Bios



AlterraRE.com



Richard Conie

Senior Associate

rconie@AlterraRE.com

Direct: **614.545.4099** | Cell: **614.915.2512**

Professional Background

Richard is an ambitious and dedicated professional specializing in commercial real estate. With a background in urban planning and development, Richard brings a unique perspective to the table, ensuring that his clients receive the most comprehensive and strategic advice for their real estate needs.

A proud graduate of Miami University of Ohio, where he majored in Urban Planning and Development, Richard has always possessed a deep fascination with the intricate dynamics of urban landscapes. His education provided him with a solid foundation in understanding the complexities of zoning regulations, land use, and the economic factors that shape real estate markets.

But Richard's expertise extends far beyond the classroom. Over the years, he has honed his skills through hands-on experience, successfully running and starting multiple companies centered around negotiation. These ventures have not only allowed him to fine-tune his business acumen but have also provided him with invaluable insights into the art of deal-making. Richard understands the power of effective negotiation and utilizes this skill to secure optimal outcomes for his clients.

While Richard may be relatively new to the commercial real estate scene, his ambition and passion for helping clients set him apart. He possesses a tireless work ethic and an unwavering commitment to excellence, always going above and beyond to ensure his clients' satisfaction. Richard approaches each transaction with a fresh perspective, seeking innovative solutions that maximize his clients' investments and align with their long-term goals.

Clients who work with Richard can expect a highly personalized and collaborative experience. He listens attentively to their unique needs and aspirations, tailoring his approach accordingly. Richard believes that successful real estate transactions are built on trust, open communication, and transparent guidance. With his exceptional interpersonal skills, he fosters strong relationships with clients, ensuring that they feel supported and informed throughout the entire process.

Whether you're a seasoned investor seeking to expand your commercial portfolio or a newcomer to the real estate market, Richard is dedicated to providing you with unparalleled service. By leveraging his expertise in urban planning, his astute negotiation abilities, and his unwavering ambition, Richard is ready to guide you towards your real estate goals, turning your vision into reality.

In his free time, Richard enjoys automotive racing at Mid-Ohio Raceway, playing with his dog Jerry, and meeting new people in the greater Columbus area.

Alterra Real Estate Advisors - OH

3 Easton Oval, Suite 120

Columbus, OH 43219

614.365.9000



Jackson N. Pulliam, SIOR

Vice President

jpulliam@AlterraRE.com

Direct: **614.545.4097** | Cell: **614.285.7234**

Professional Background

Accomplished Commercial Real Estate Agent

Award-winning, multi-faceted, and accomplished Commercial Real Estate Broker and Principal, renowned for superior opportunity identification abilities and exceptional negotiation skills. With a track record of over \$100,000,000.00 in total transactions since joining Alterra Real Estate in 2019, Jackson is an ROI-driven professional who remains at the forefront of industry trends.

Key Attributes:

ROI-Driven Expertise: Proven success as a take-charge leader, leveraging sharp business acumen and management expertise to drive growth with minimal client risk. Strategic Vision: Known for strong expertise in investment analysis, contract development and negotiation, and strategic commercial business partnerships. Innovative Leadership: Progressive, innovative and provides decisive leadership to achieve business goals.

Background:

Before transitioning to commercial real estate, Jackson spent nearly a decade as a finance manager in the greater Columbus area. During this period, he honed his skills in financial analysis, risk management, and stakeholder engagement. His tenure in finance equipped him with a deep understanding of market dynamics, fiscal responsibility, and the importance of fostering long-term client relationships.

Jackson's journey from finance to real estate was driven by a passion for leveraging his financial expertise to create tangible value in the built environment. His transition seamlessly integrated his financial acumen with the complexities of commercial real estate transactions, allowing him to offer clients a unique blend of strategic foresight and financial stewardship.

Specialties:

1031 Exchanges, Lead Generation, Sales Management, Strategic Partnerships, Sales Staff Training & Development, Market Research & Analysis, Data-Driven Decision Making, Consultative Sales Skills, Strong Negotiation Skills, P&L Management, Risk Management, Stakeholder Management.

Memberships

SIOR (Society of Industrial and Office Realtors)

CCIIR (Columbus Commercial, Industrial & Investment Realtors)

Costar Power Broker

Alterra Real Estate Advisors - OH

3 Easton Oval, Suite 120

Columbus, OH 43219

614.365.9000