



One Campusview Blvd
Columbus, OH 43235

OFFICE BUILDING FOR LEASE



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

AlterraRE.com



VIDEO

Property Highlights

- Three story 60,000 SF office building just north of I-270 off of US 23 with restaurants on the first floor.
- Lobby and common areas renovated.
- Fiber optics available, janitorial service 5 days a week, mail delivered directly to suites.
- Fully sprinklered
- Numerous amenities nearby
- Easy access to I-270, I-71 and SR 315

Offering Summary

Lease Rate	\$9.95 - \$12.95 SF/yr (Net)
CAM	\$10.09 / SF
Available SF	1,055 - 6,345 SF
Building Size	60,000 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	4,093	113,560	347,940
Total Population	8,809	276,581	848,714
Average HH Income	\$103,515	\$117,667	\$123,327

Jackson N. Pulliam, SIOR | 614.545.4097 | jpulliam@AlterraRE.com



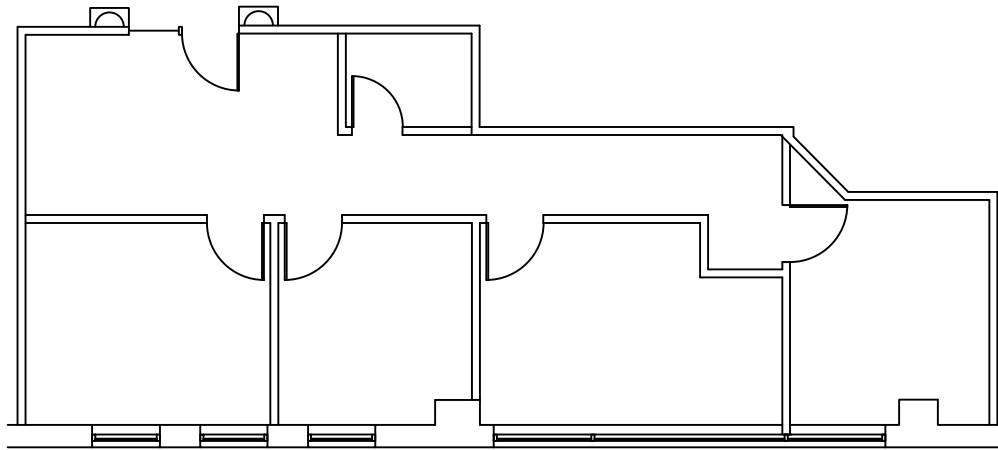
Lease Information

Lease Type:	Net	Lease Term:	Negotiable
Total Space:	1,055 - 6,345 SF	Lease Rate:	\$9.95 - \$12.95 SF/yr

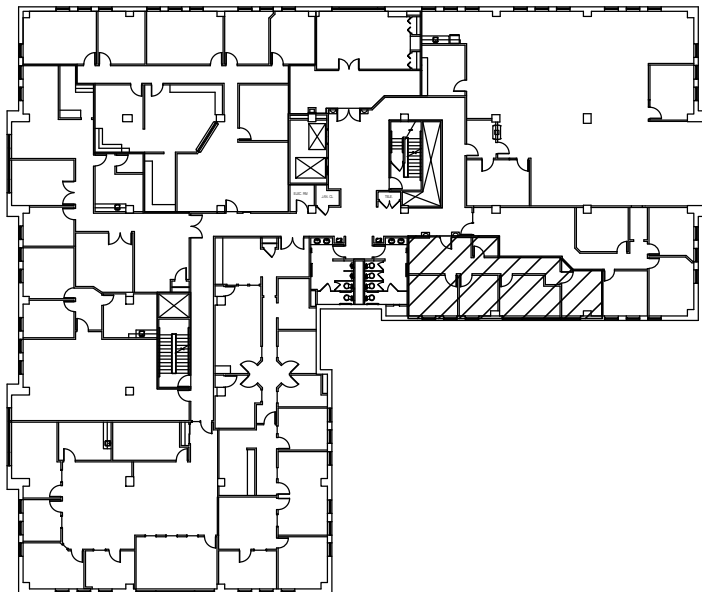
Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 220	Available	1,055 SF	Net	\$9.95 - \$12.95 SF/yr	-
Suite 225	Available	2,914 SF	Net	\$9.95 - \$12.95 SF/yr	Divisible into a 2,314 SF space
Suite 230	Available	2,619 SF	Net	\$9.95 - \$12.95 SF/yr	-
Suite 320	Available	6,345 SF	Net	\$9.95 - \$12.95 SF/yr	-

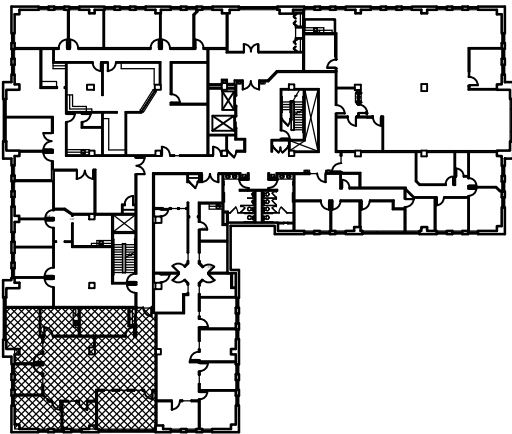




SUITE 220



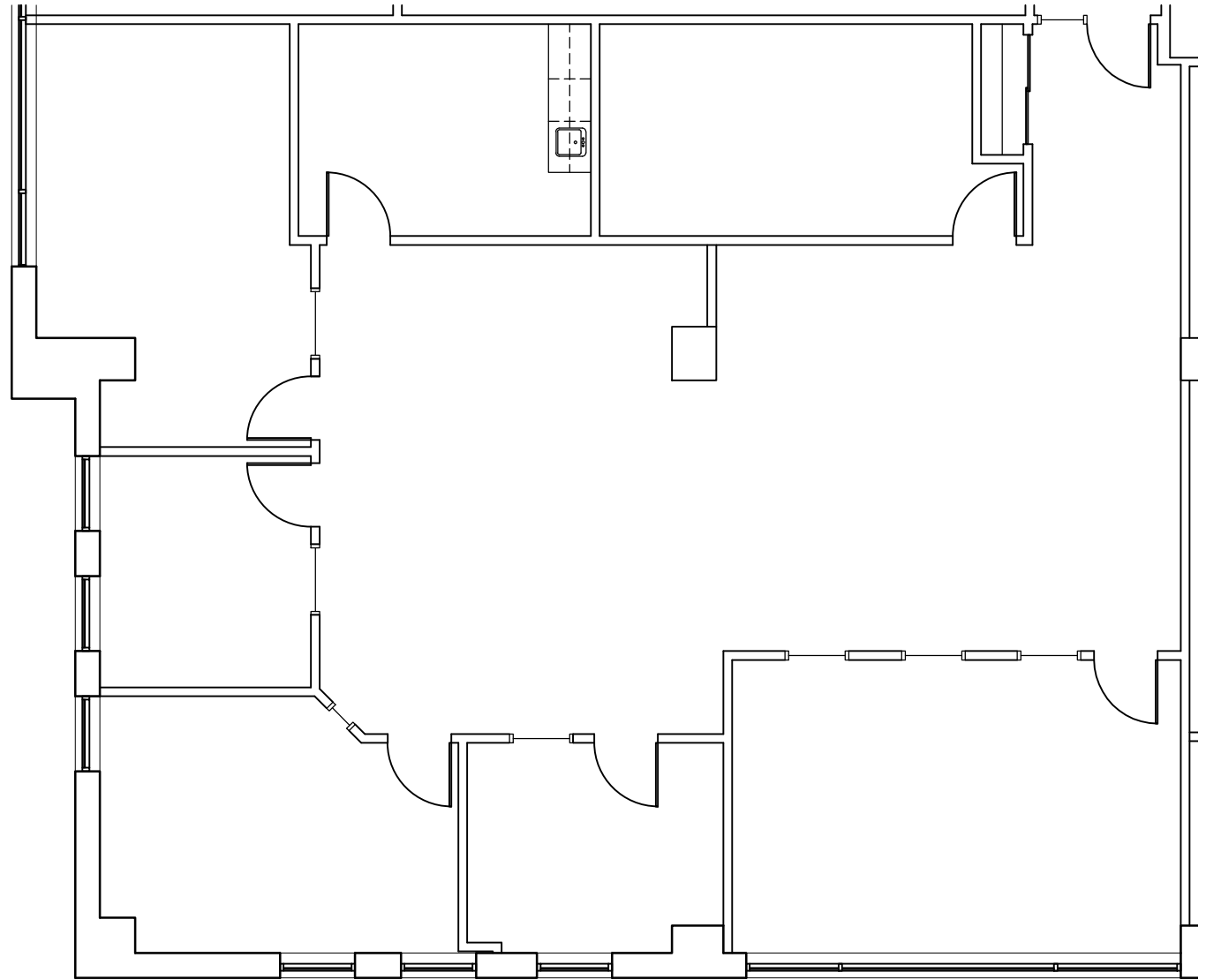
BUILDING KEY PLAN
SECOND FLOOR



N building key plan

Second Floor

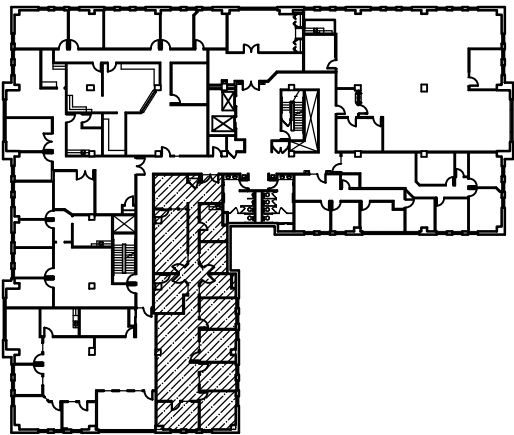
N.T.S.



Suite 230

1 East Campus View

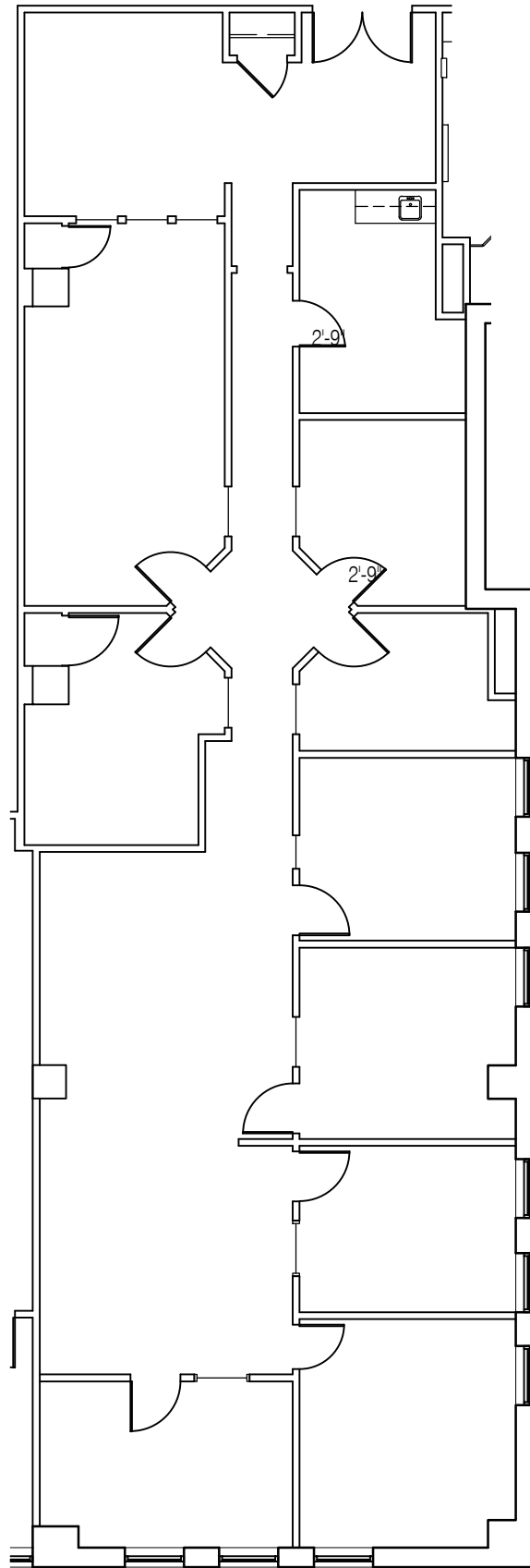
1/8" = 1'-0"



N building key plan

Second Floor

N.T.S.



Suite 225

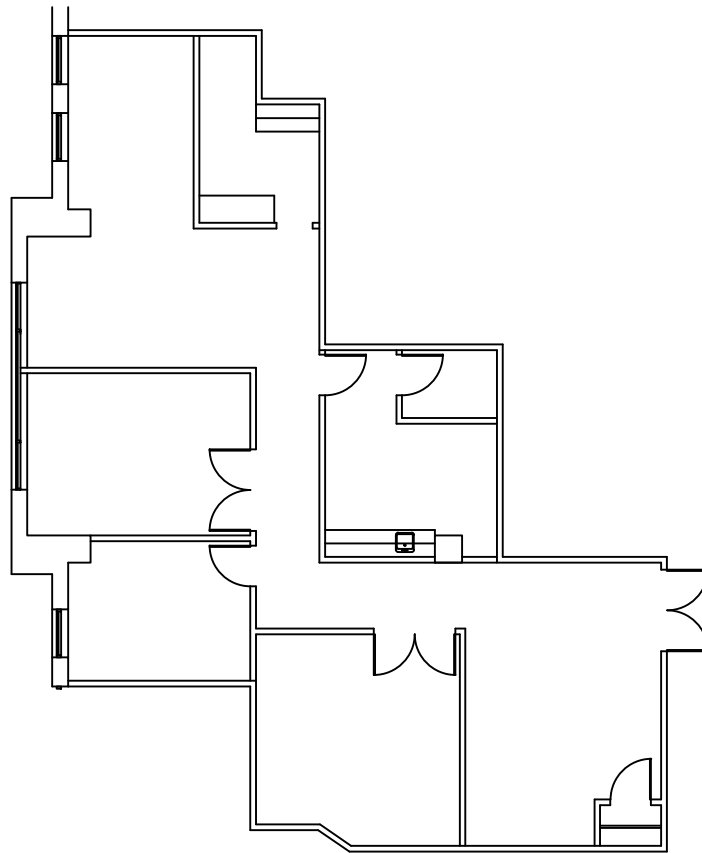
2,914 SF

1 East Campus View

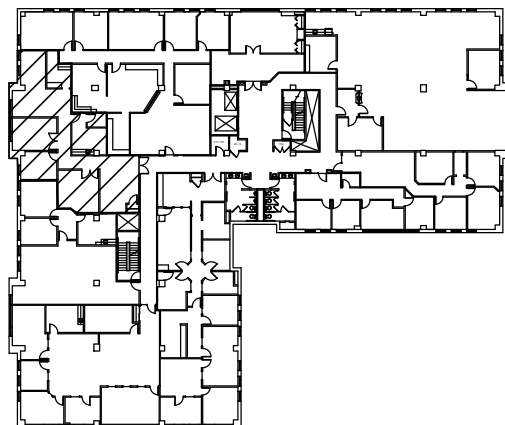
3/32" = 1'-0"



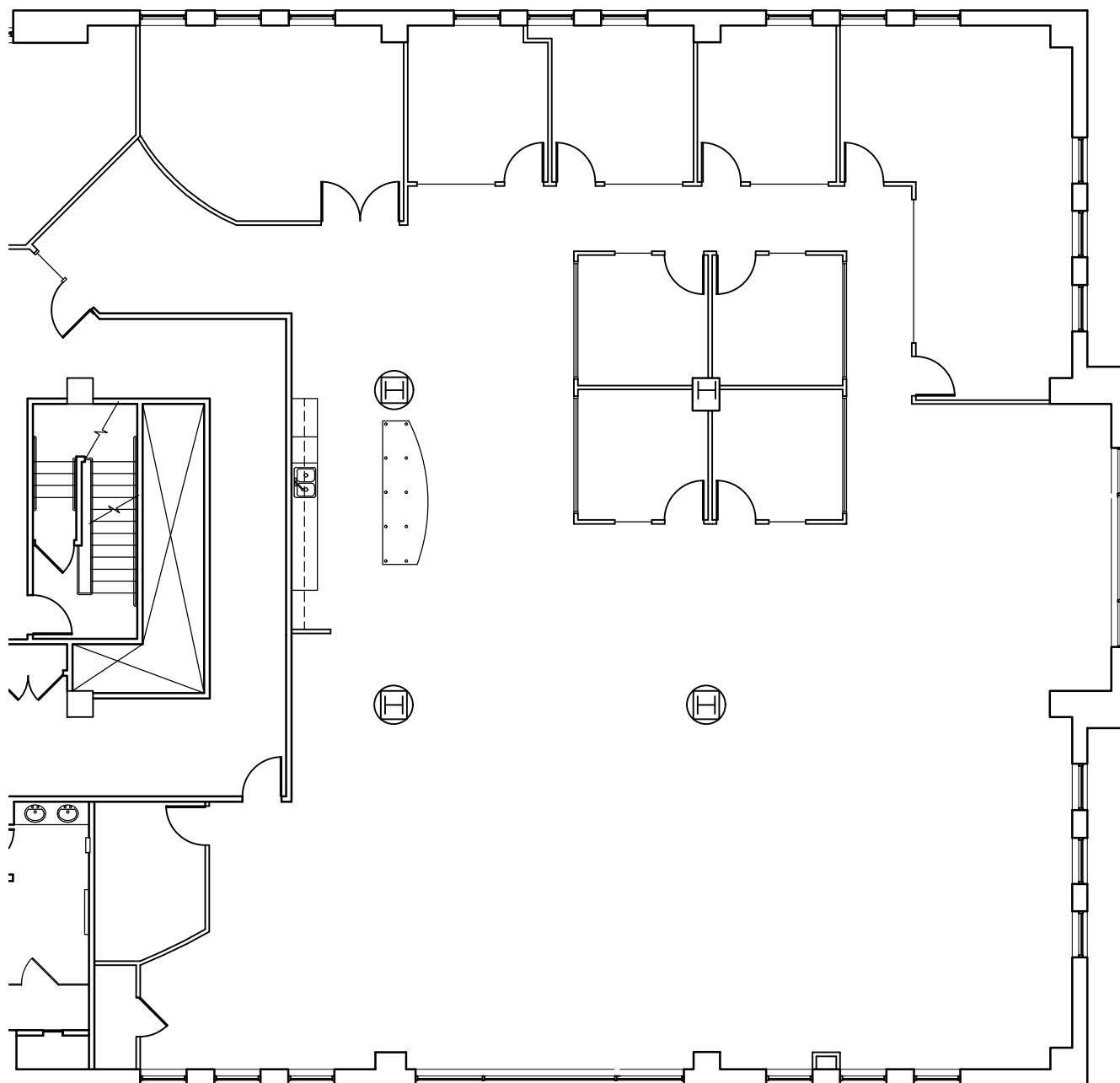
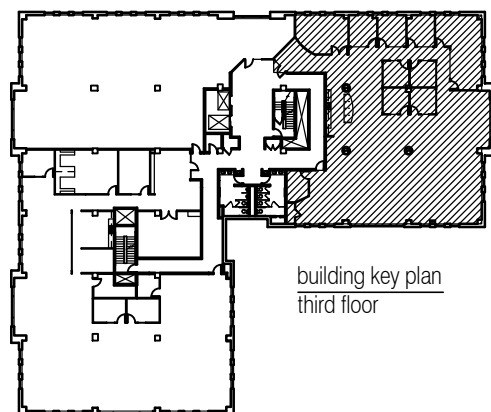
DARIN RANKER ARCHITECTS
 + INTERIOR DESIGNERS
 5925 Wilcox Place, Suite E Dublin, OH 43016
 Ph. 614-792-1002 Fax 614-792-1001
 admin@darinranker.com



SUITE 240



BUILDING KEY PLAN
SECOND FLOOR



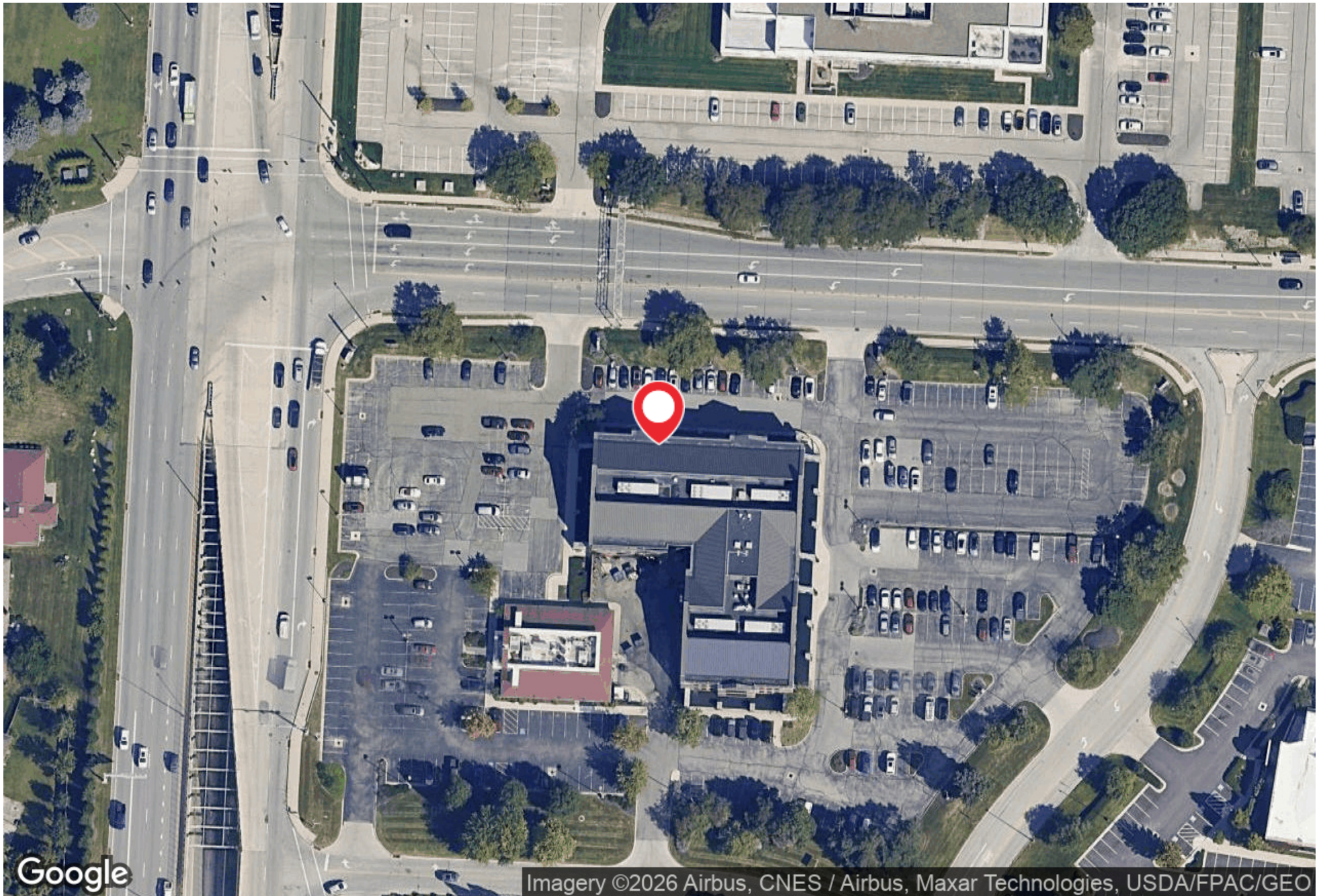
Suite 320

1 East Campusview Blvd

N.T.S.



DARIN RANKER ARCHITECTS
+ INTERIOR DESIGNERS
 5925 Wilcox Place, Suite E Dublin, OH 43016
 Ph. 614-792-1002 Fax 614-792-1001
 admin@darinranker.com

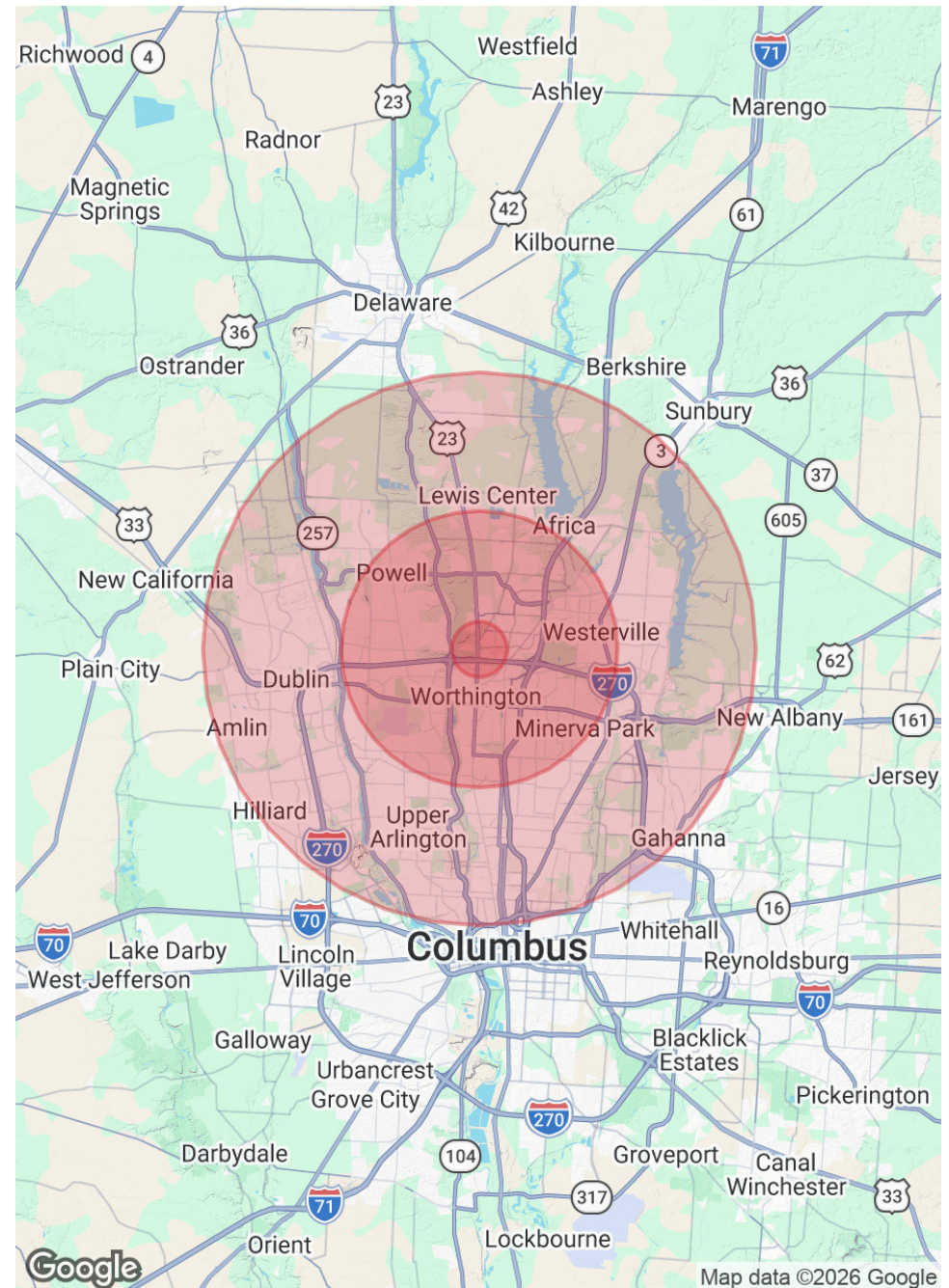




Population	1 Mile	5 Miles	10 Miles
Total Population	8,809	276,581	848,714
Average Age	38	39	38
Average Age (Male)	37	37	37
Average Age (Female)	39	40	38

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	4,093	113,560	347,940
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$103,515	\$117,667	\$123,327
Average House Value	\$375,944	\$366,538	\$392,698

2020 American Community Survey (ACS)



Jackson N. Pulliam, SIOR | 614.545.4097 | jpulliam@AlterraRE.com



Jackson N. Pulliam, SIOR

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)

CCIR (Columbus Commercial, Industrial & Investment Realtors)

Costar Power Broker

Alterra Real Estate Advisors - OH

3 Easton Oval, Suite 120

Columbus, OH 43219

614.365.9000