



INVESTMENT OFFERING

540 Offcenter Place
Columbus, Ohio 43230

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Alterra Real Estate Advisors
3 Easton Oval, STE 120
Columbus, OH 43219

All of the included information has been compiled from sources deemed to be reliable, but no representation is made as to the accuracy thereof and it is submitted subject to errors or omissions. Buyer is responsible to verify the information contained herein and Alterra shall have no responsibility as to environmental matters. This submission is also subject to changes in price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.

OFFERING

Property Description: 540 Officenter Place, Columbus, OH 43230
Multi-tenant medical office building
40,323 SF on 2.57 acres

Sale Price: \$6,295,000 / \$156 per SF

Current Occupancy: 100% LEASED

Cap Rate 9.5% in 2023 and 10% in 2024

		2023		2024	
Projected Net Operating Income:		\$600,597		\$629,627	
Projected Returns:	Annual Cash Flow	\$201,976	13%	\$231,007	15%
	Annual Debt Reduction	\$ 83,603	5%	\$ 89,602	6%
	Tax Deduction	\$200,857	13%	\$198,517	13%
	Annual Appreciation	\$188,850	12%	\$188,850	12%
	Total Annual Return	\$675,286	43%	\$707,976	45%

OFFERING

Investment Highlights:

- Dynamic medical and office property - 100% occupied
- Ohio State University Internal Medicine (Dermatology) occupies 17,371 SF (44% of Building)
- Nearly all medical tenants

Property Description:

- Attractive, well maintained property
- Franklin County parcel # 025-009411-00
- 40,323 RSF building on 2.57 acres
- Two story medical office building completed in 1991
- 153 parking spaces
- Highly visible monument and building signage
- Zoning is Suburban Office in the City of Gahanna

Area Description:

- The property is located in the City of Gahanna, Ohio - a fast growing, affluent suburb in the Columbus Metropolitan Area with a ready workforce. The City of Gahanna is very business friendly
- The property is less than 1 mile to the Hamilton Road/I-270 interchange and is visible from I-270
- The location is within a dynamic mix of office and retail

PROPERTY PHOTOS



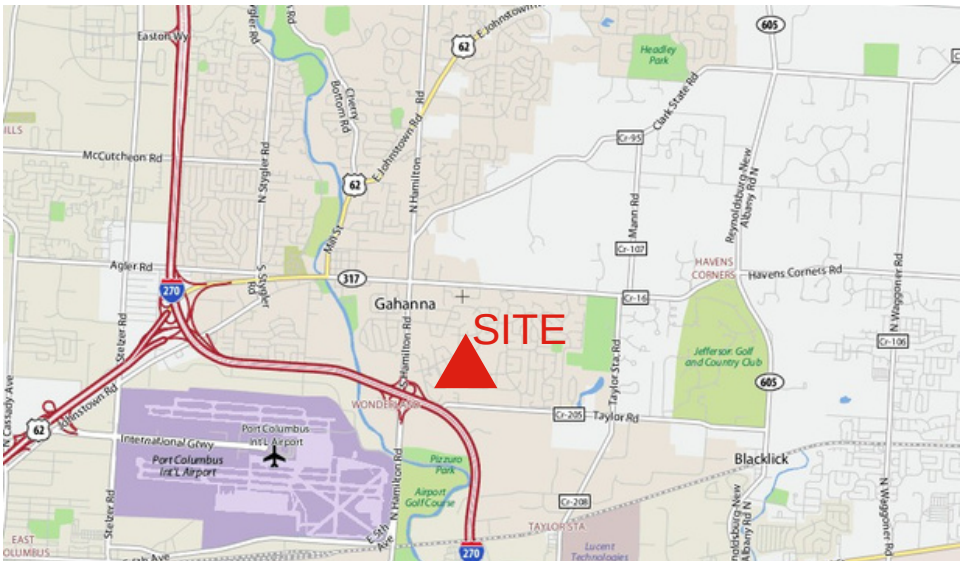
PROPERTY PHOTOS



PROPERTY PHOTOS



AERIAL PHOTOS



AERIAL PHOTO



TENANT PROFILES



THE OHIO STATE UNIVERSITY

WEXNER MEDICAL CENTER

<https://wexnermedical.osu.edu/>

OSU Internal Medicine is an affiliate of The Ohio State University Medical Center. This busy dermatological office has expanded since first occupying 4,776 SF in 2008 to 15,009 SF (38%) in 2017.



<http://www.providersforhealthyliving.com/>

Providers for Healthy Living is a well regarded provider of various mental health therapies for children, adults and groups. Providers for Healthy Living has 4 additional offices in Central Ohio.



<http://www.gahannacounseling.com/>

Gahanna Counseling are passionate about providing the most effective and evidence based treatments for adults, couples, families, children, and adolescents.

TENANT PROFILES



<https://kindredhospice.com>

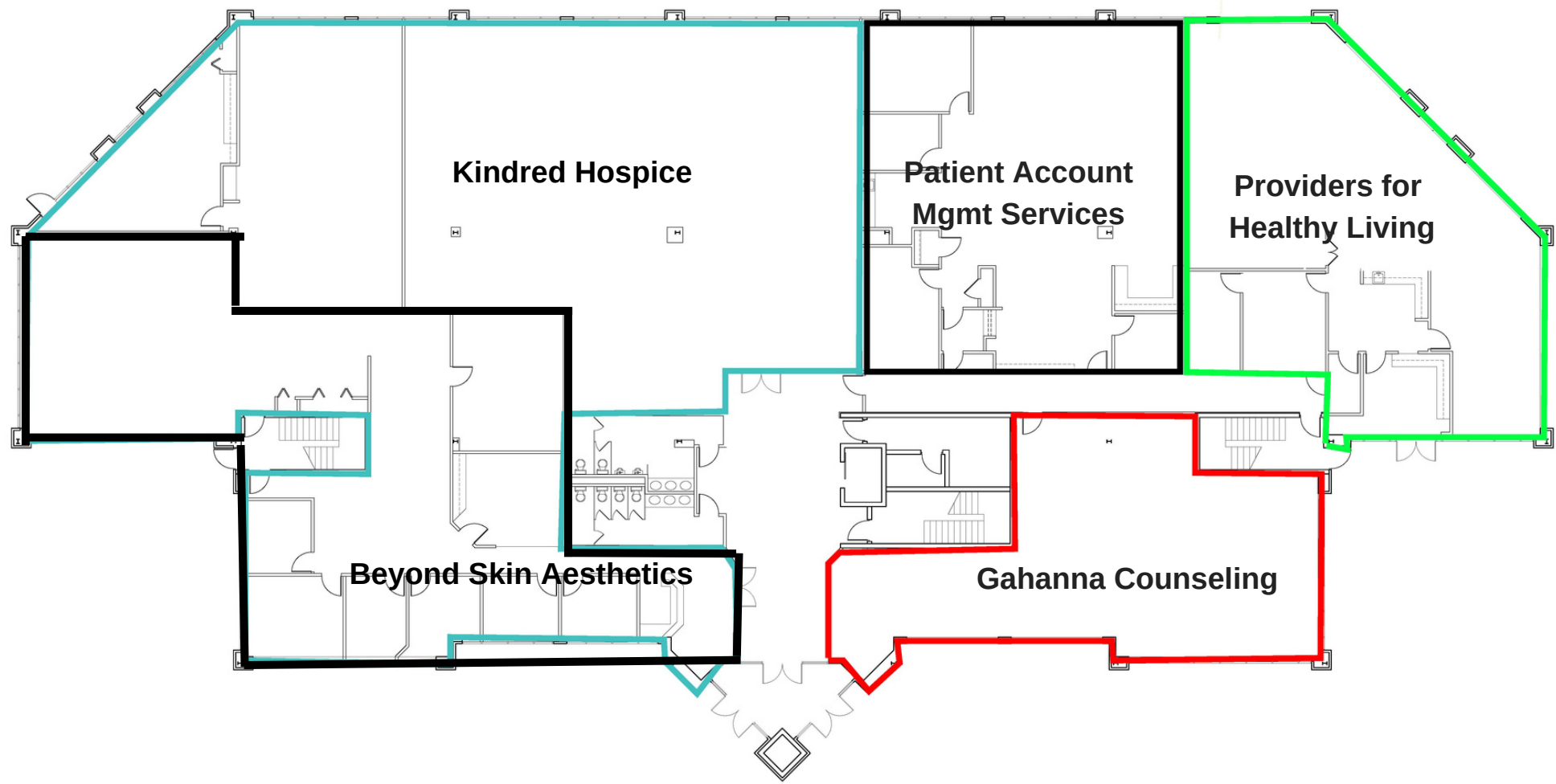
Kindred Hospice is part of a family of home health, palliative, and hospice care providers. Committed to clinical excellence, compassionate care, and extraordinary service when life matters most.



<https://www.beyondskinaesthetics.com>

BSA is an all-inclusive aesthetic office, proud to serve Columbus, Ohio and all the surrounding areas. Our services are all-inclusive, and we strive to include all when it comes to our patients.

FLOOR PLANS



FLOOR PLANS

**carney
ranker**
ARCHITECTS Ltd

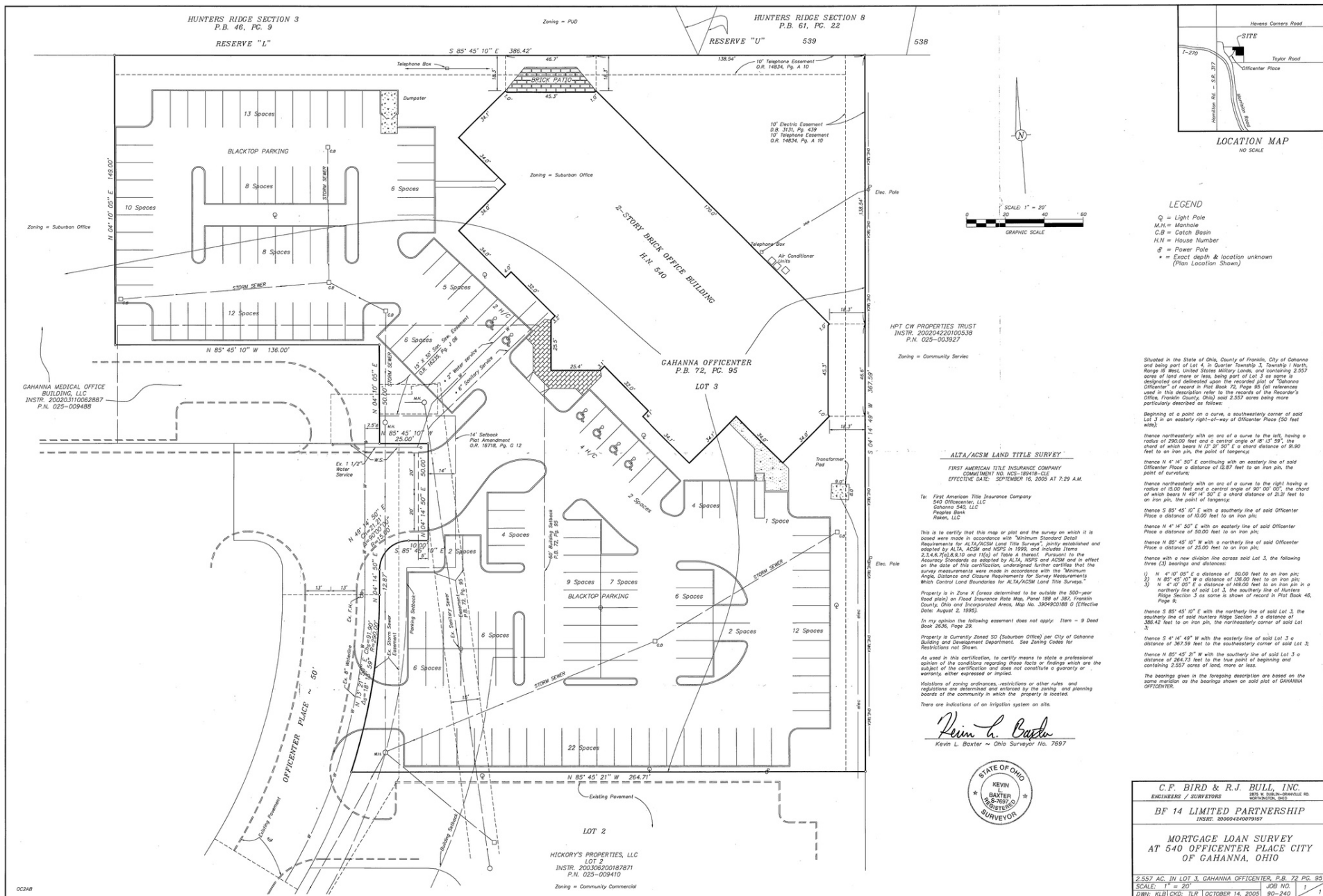
5980 Wilcox Place
Suite J
Dublin, OH 43016
Ph: 614-792-1000
Fax: 614-792-1001
mail@carneyranker.com

OSU Internal Medicine (Dermatology)

OSU Internal Medicine
(Dermatology)

Gahanna
Counseling

FLOOR PLAN



DEMOGRAPHICS



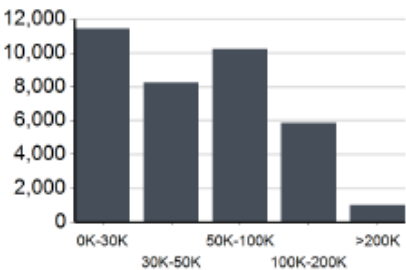
DEMOGRAPHICS

Location Facts & Demographics

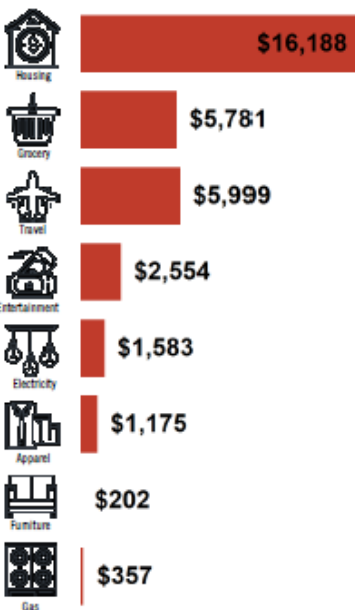
Demographics are determined by a 10 minute drive from 540 Offcenter Place, Columbus, OH 43230



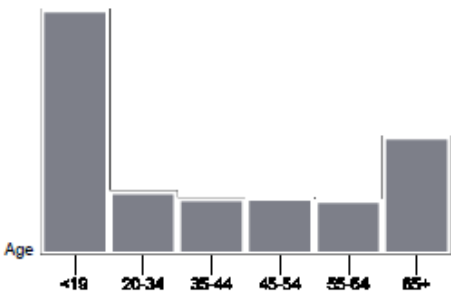
INCOME BY HOUSEHOLD



HH SPENDING



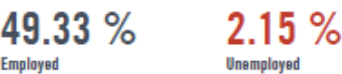
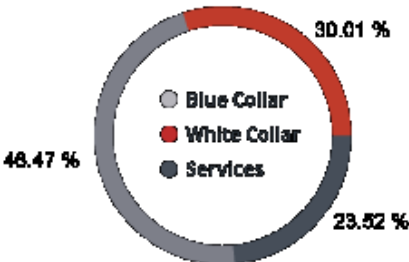
GENDER & AGE



RACE & ETHNICITY

White:	75.58 %
Asian:	1.80 %
Native American:	0.02 %
Pacific Islanders:	0.00 %
African-American:	14.55 %
Hispanic:	3.98 %
Two or More Races:	4.07 %

EMPLOYMENT



EDUCATION

High School Grad:	30.26 %
Some College:	23.91 %
Associates:	6.18 %
Bachelors:	29.88 %

CITY, STATE

Columbus, OH

POPULATION

85,832

AVG. HH SIZE

2.40

MEDIAN HH INCOME

\$49,753

HOME OWNERSHIP



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

SALES COMPARABLES



1	910 John St - CoverMyMeds Building One	SOLD
<div> <div> Columbus, OH 43222 Sale Date May 11, 2021 Sale Price \$120,000,000 Price/SF \$550.46 Parcels 010-299408, 010-300572 Comp ID 5500537 Comp Status Research Complete </div> <div> Franklin Type 4 Star Office Year Built 2021 RBA 218,000 SF Land Acres 7.50 AC Land SF 326,700 SF Sale Condition Investment Triple Net </div> <div>  </div> </div>		
2	5005 Parkcenter Ave - Dublin Surgical Center	SOLD
<div> <div> Dublin, OH 43017 Sale Date Jun 30, 2020 Sale Price \$6,729,500 Price/SF \$478.90 Parcels 273-004533 Comp ID 5169389 Comp Status Research Complete </div> <div> Franklin Type 3 Star Office Year Built 2003 RBA 14,052 SF Land Acres 2.72 AC Land SF 118,483 SF Zoning PCD </div> <div>  </div> </div>		
3	5040 Forest Dr - New Albany Medical Office Building	SOLD
<div> <div> New Albany, OH 43054 Sale Date Apr 26, 2022 Sale Price \$27,688,000 Price/SF \$467.44 Actual Cap Rate 5.50% Parcels 222-003564 Comp ID 5986626 Comp Status Research Complete </div> <div> Franklin Type 4 Star Office Year Built 2010 RBA 59,233 SF Land Acres 4.32 AC Land SF 188,353 SF Zoning IPUD New Albany </div> <div>  </div> </div>		
4	50 McNaughten Rd - Canyon Center	SOLD
<div> <div> Columbus, OH 43213 Sale Date Dec 28, 2021 Sale Price \$7,525,000 Price/SF \$349.35 Parcels 520-121070 Comp ID 5847467 Comp Status Research Complete </div> <div> Franklin Type 3 Star Office Year Built 1976 RBA 21,540 SF Land Acres 1.29 AC Land SF 56,149 SF Zoning N/Av, Columbus </div> <div>  </div> </div>		
5	1145 Olentangy River Rd - The James	SOLD
<div> <div> Columbus, OH 43212 Sale Date Sep 7, 2021 Sale Price \$42,750,000 Price/SF \$309.46 Parcels 010-288228 Comp ID 5683986 Comp Status Research Complete </div> <div> Franklin Type 4 Star Office Year Built 2011 RBA 138,146 SF Land Acres 4.68 AC Land SF 203,730 SF Zoning C Sale Condition Lease Option </div> <div>  </div> </div>		
6	6670 Perimeter Dr - Avery Place	SOLD
<div> <div> Dublin, OH 43016 Sale Date Dec 30, 2020 Sale Price \$14,500,000 Price/SF \$288.63 Parcels 273-012055 Comp ID 5364840 Comp Status Research Complete </div> <div> Franklin Type 3 Star Office Year Built 2006 RBA 50,238 SF Land Acres 5.00 AC Land SF 217,800 SF Zoning Neighborhood Office Sale Condition Debt Assumption </div> <div>  </div> </div>		

THE STATE OF OHIO



60%

OF THE POPULATIONS OF
U.S. & CANADA WITHIN A
ONE-DAY DRIVE

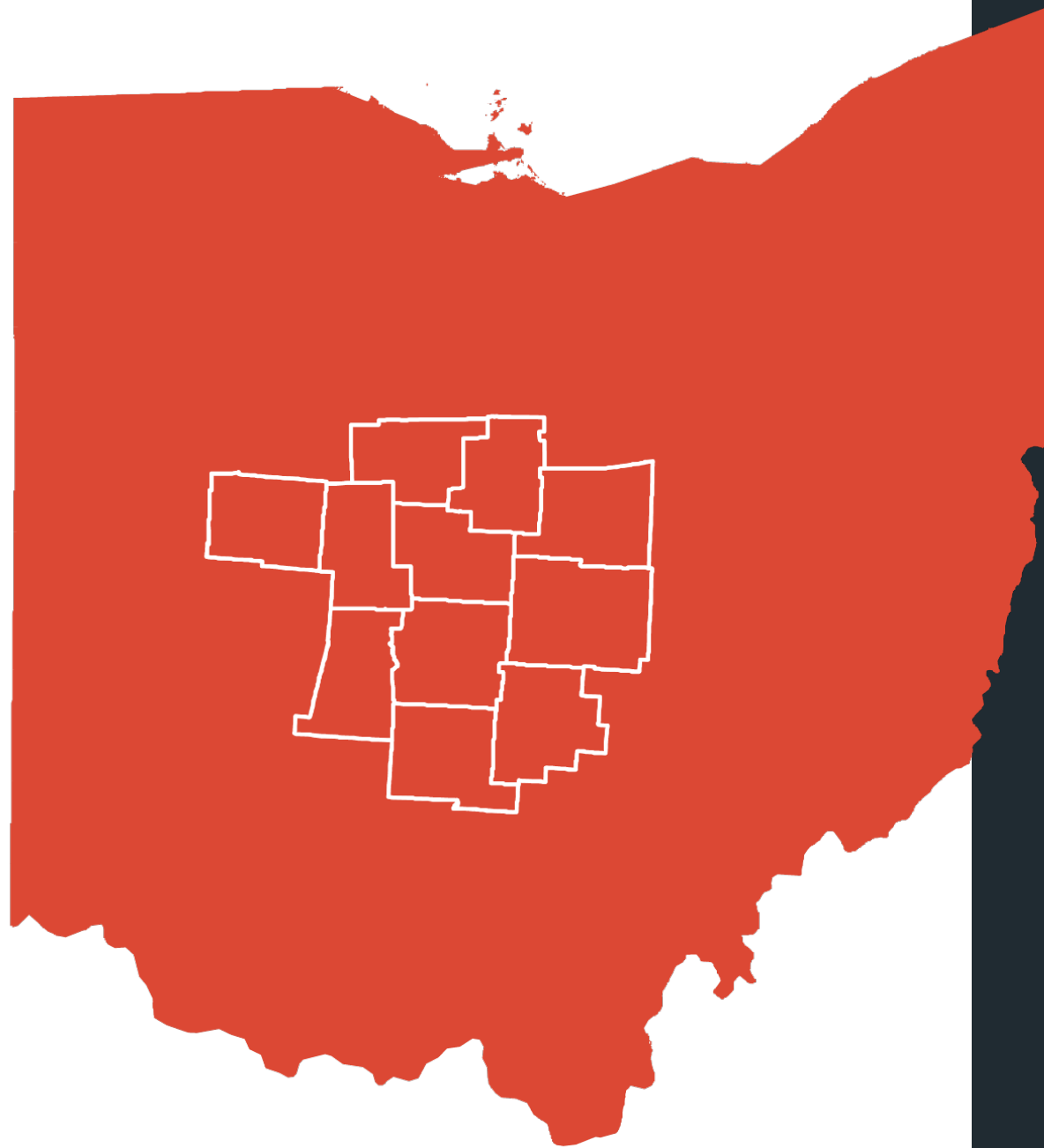
No. 2

STATE FOR LOWEST COST
OF DOING BUSINESS

0%

STATE TAX ON
CORPORATE INCOME,
R&D INVESTMENTS,
AND GOODS &
PRODUCTS SOLD OUT
OF STATE

THE 11-COUNTY COLUMBUS REGION



#1

IN THE MIDWEST FOR
POPULATION, JOB,
GDP GROWTH*

14th

LARGEST CITY IN THE
UNITED STATES

16

HEADQUARTERED FORTUNE
1000 COMPANIES

THE WORLD'S MAJOR PLAYERS

16 FORTUNE 1000 HEADQUARTERS

FORTUNE 500 HQ



NOTABLE HQ



MAJOR OPERATIONS



THE STATE OF OHIO



\$2.7B

BUDGET SURPLUS AS
OF JAN. 2022

AA+

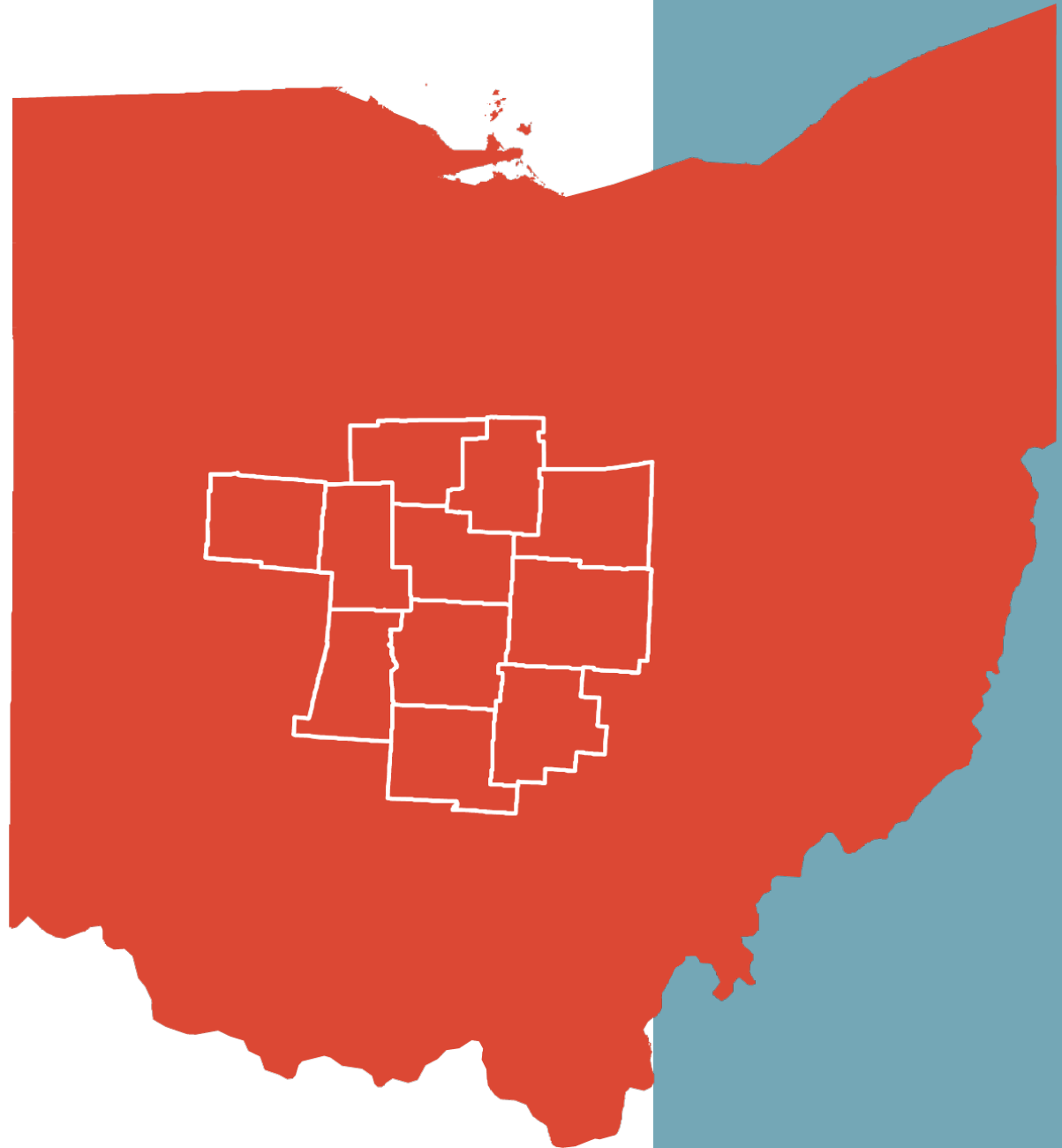
CREDIT RATING
STANDARDS & POOR'S AND
MOODY'S AS OF AUG. 2021

AAA

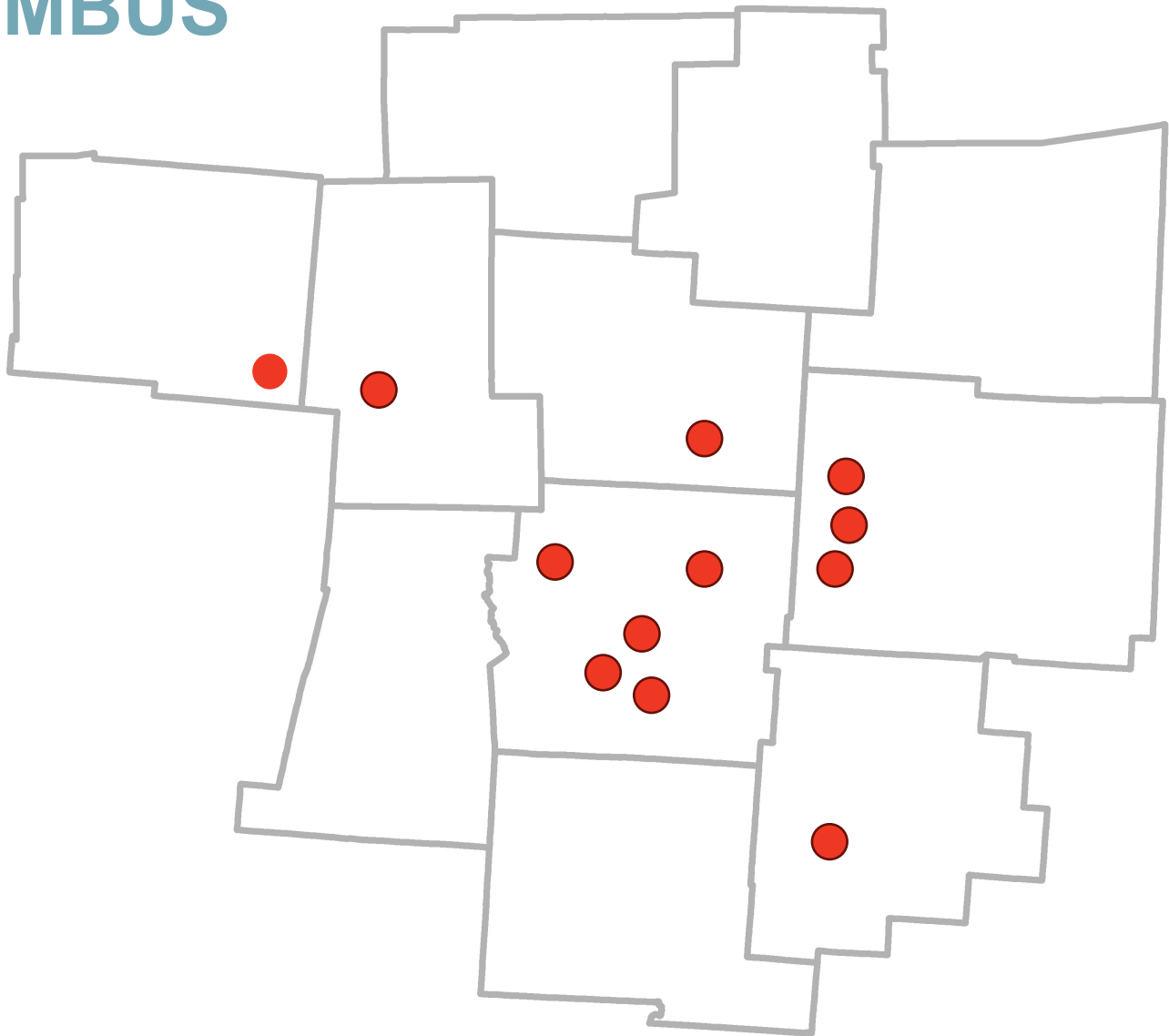
CREDIT RATING AS
OF SEP. 2022

TOP 10 METRO

*BY SITE SELECTION
MAGAZINE*



COMPANIES INVESTING IN COLUMBUS



HONDA

Orveon

//ADS

MAGNA

**FORSEE
POWER**

HYPERION

VERTIV

amplifybio
Scaling science for life

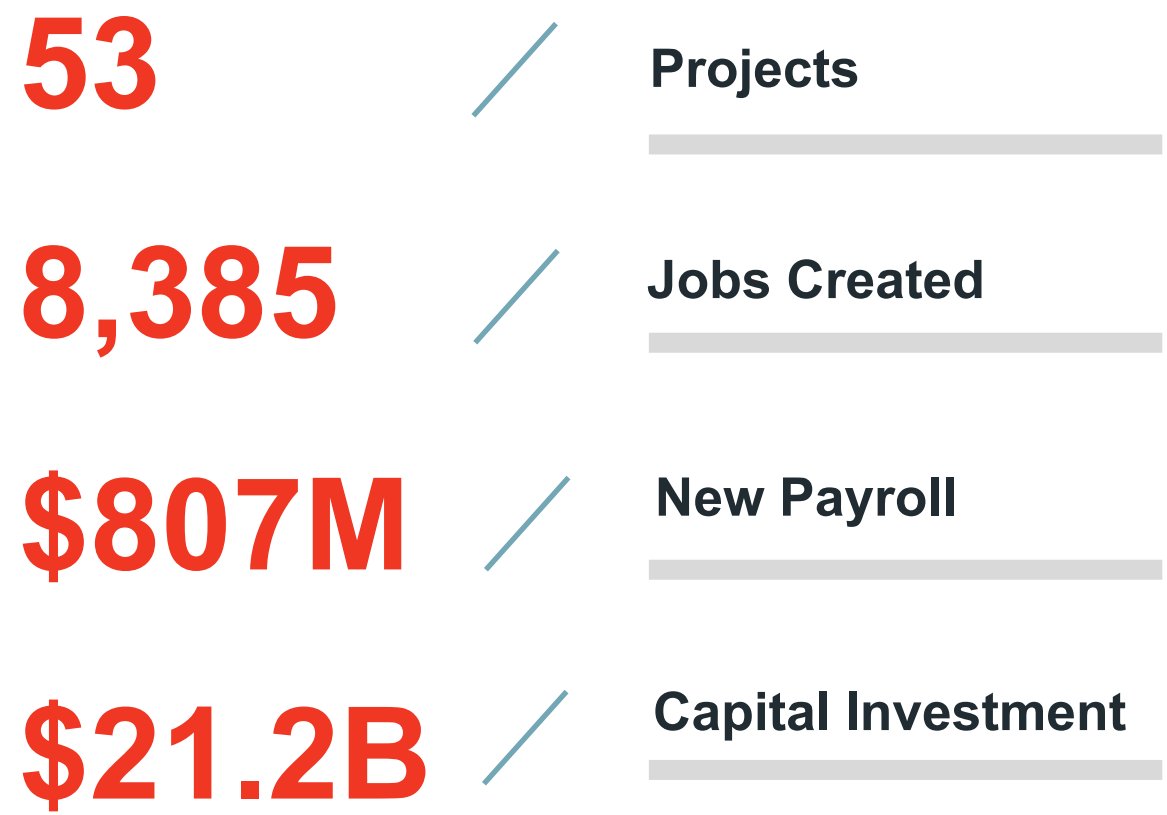
BBI LOGISTICS

**SAREPTA
THERAPEUTICS**

intel

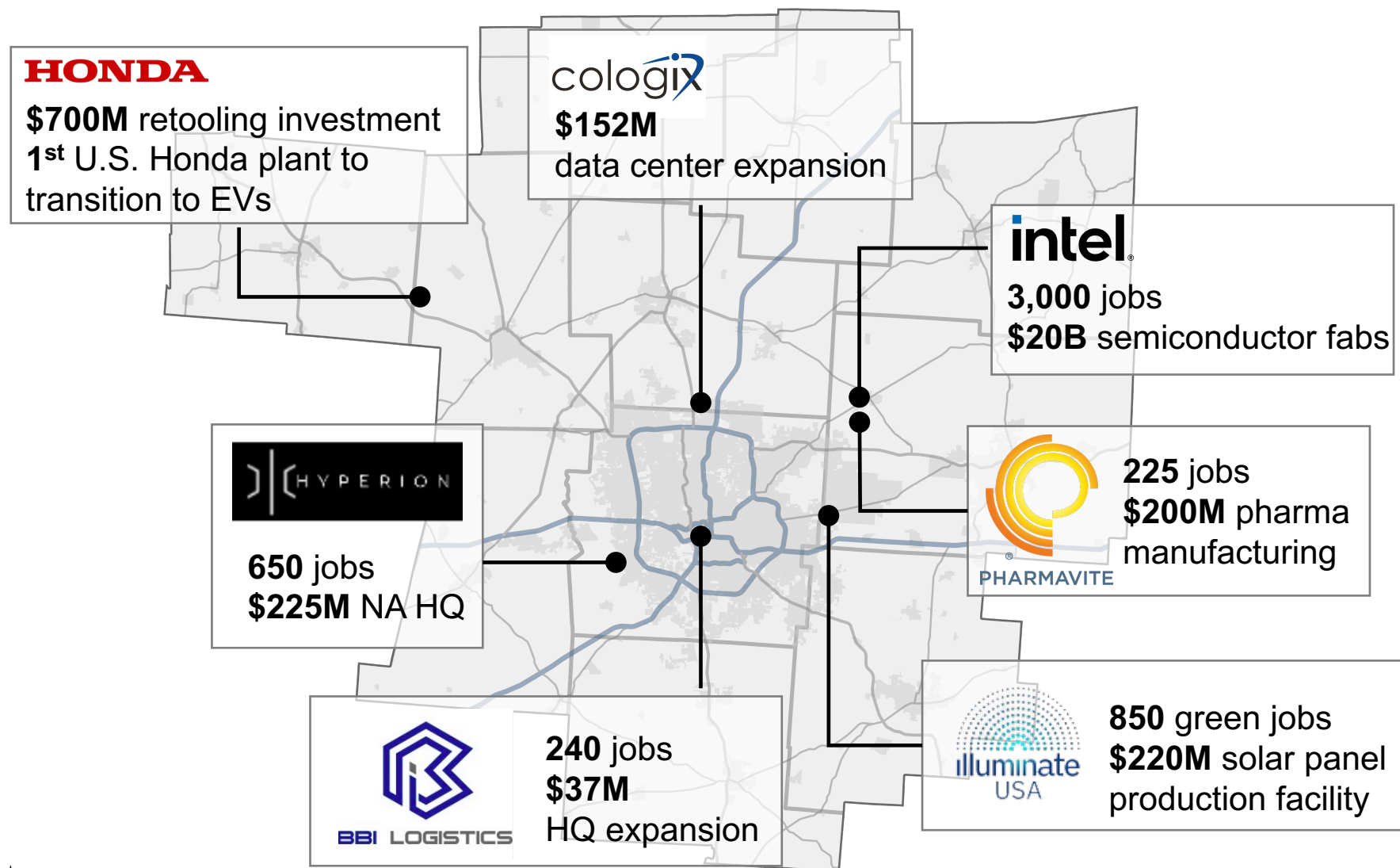
PHARMAVITE

YEAR IN REVIEW: 2022 RESULTS



Projects in
more than 20
communities
across the
Region.

2022 – 2023 YTD NOTABLE PROJECTS



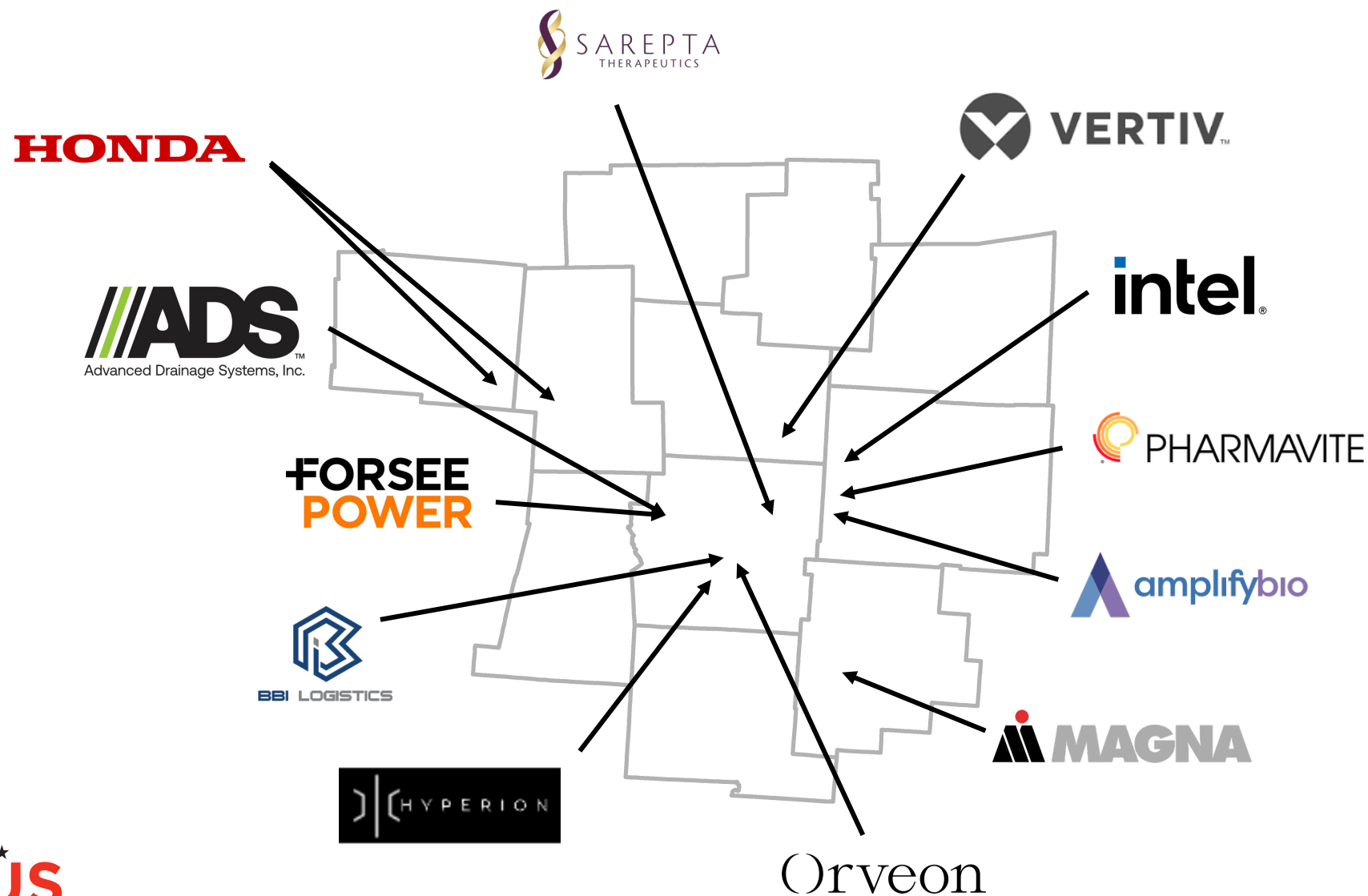
All Projects

10,512
Jobs

\$941M
Payroll

\$29.7B
Cap Ex

2022 NOTABLE PROJECTS



5,502+
JOBS