BRAND NEW MEDICAL SPACE FOR SALE & LEASE

NEW ALBANY HEALTHCARE PLAZA

6353-6357 N. Hamilton Road Westerville, Ohio 43081

6,000 +/- SF Building For Sale
1,100 - 8,000 +/- SF Space For Lease
Brand new medical space available in the New Albany/Westerville Submarket!

The buildings can be finished specifically for your needs. Enjoy the benefits of City of Columbus taxes while servicing clients in the successful New Albany & Westerville Markets. This area has some of the strongest demographics and household incomes in Central Ohio! Dr Robin Beran with Columbus Laser will be occupying half of the completed building creating a medical synergy within the development. This is an incredible opportunity for any medical user to lease brand new space specifically designed for their needs. In addition, there is a 6,000 +/- SF building under construction (adjacent to the existing medical building) that is for sale.

Available For Lease - Completed building:
Address: 6357 N Hamilton Rd
Space Available: 1,100 - 8,000 +/- SF
Min. Divisible: 1,100 +/- SF
Lease Rate: $17.50/SF NNN

Available For Sale - Building under construction
Address: 6353 N Hamilton Rd
6,000 +/- SF building (build to suit) adjacent to the completed medical building.
Sale Price: Negotiable

Address: 6353 - 6357 N Hamilton Rd
Westerville, OH 43081
County: Franklin
PID: 010-294891
010-294892
Location: Between Warner Rd and SR-161
Site Map

[Diagrams showing the site map with labels for buildings under construction and completed buildings.]
Elevation Renderings

EAST ELEVATION

WEST ELEVATION OPTION 'A'

NORTH ELEVATION

SOUTH ELEVATION
Great Location!

New Albany/Westerville Submarket
Westerville Schools
City of Columbus Taxes
5-10 minutes to Polaris or Easton
Minutes to SR-161
Demographic Summary Report

<table>
<thead>
<tr>
<th>Radius</th>
<th>1 Mile</th>
<th>3 Mile</th>
<th>5 Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Population</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2020 Projection</td>
<td>8,121</td>
<td>53,773</td>
<td>141,078</td>
</tr>
<tr>
<td>2015 Estimate</td>
<td>7,396</td>
<td>52,990</td>
<td>137,156</td>
</tr>
<tr>
<td>2010 Census</td>
<td>5,634</td>
<td>47,036</td>
<td>125,029</td>
</tr>
<tr>
<td>Growth 2015 - 2020</td>
<td>9.60%</td>
<td>7.16%</td>
<td>6.51%</td>
</tr>
<tr>
<td>Growth 2010 - 2015</td>
<td>26.77%</td>
<td>11.22%</td>
<td>7.13%</td>
</tr>
<tr>
<td><strong>2015 Population by Hispanic Origin</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>100</td>
<td>1,429</td>
<td>4,233</td>
</tr>
<tr>
<td>White</td>
<td>6,195</td>
<td>43,694</td>
<td>82.47%</td>
</tr>
<tr>
<td>Black</td>
<td>1,042</td>
<td>4,819</td>
<td>9.23%</td>
</tr>
<tr>
<td>Am, Indian, &amp; Alaskan</td>
<td>11</td>
<td>102</td>
<td>1.94%</td>
</tr>
<tr>
<td>Asian</td>
<td>406</td>
<td>2,998</td>
<td>5.66%</td>
</tr>
<tr>
<td>Hawaiian &amp; Pacific Island</td>
<td>2</td>
<td>17</td>
<td>0.32%</td>
</tr>
<tr>
<td>Other</td>
<td>179</td>
<td>1,271</td>
<td>2.45%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Households</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2020 Projection</td>
<td>3,775</td>
<td>25,190</td>
<td>56.56%</td>
</tr>
<tr>
<td>2015 Estimate</td>
<td>3,430</td>
<td>23,456</td>
<td>55.65%</td>
</tr>
<tr>
<td>2010 Census</td>
<td>2,670</td>
<td>20,363</td>
<td>51.78%</td>
</tr>
<tr>
<td>Growth 2015 - 2020</td>
<td>10.09%</td>
<td>7.39%</td>
<td>6.67%</td>
</tr>
<tr>
<td>Growth 2010 - 2015</td>
<td>28.26%</td>
<td>12.21%</td>
<td>7.84%</td>
</tr>
<tr>
<td>Owner Occupied</td>
<td>2,953</td>
<td>15,068</td>
<td>63.98%</td>
</tr>
<tr>
<td>Renter Occupied</td>
<td>775</td>
<td>8,448</td>
<td>36.02%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2015 Households by HH Income</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Income: &lt;25,000</td>
<td>464</td>
<td>2,098</td>
<td>6.66%</td>
</tr>
<tr>
<td>Income: $25,000 - $50,000</td>
<td>549</td>
<td>4,445</td>
<td>18.95%</td>
</tr>
<tr>
<td>Income: $50,000 - $75,000</td>
<td>867</td>
<td>4,610</td>
<td>19.70%</td>
</tr>
<tr>
<td>Income: $75,000 - $100,000</td>
<td>373</td>
<td>3,047</td>
<td>12.99%</td>
</tr>
<tr>
<td>Income: $100,000 - $125,000</td>
<td>767</td>
<td>3,474</td>
<td>14.81%</td>
</tr>
<tr>
<td>Income: $125,000 - $150,000</td>
<td>174</td>
<td>1,610</td>
<td>9.90%</td>
</tr>
<tr>
<td>Income: $150,000 - $200,000</td>
<td>248</td>
<td>2,021</td>
<td>8.62%</td>
</tr>
<tr>
<td>Income: $200,000+</td>
<td>267</td>
<td>2,214</td>
<td>9.44%</td>
</tr>
</tbody>
</table>

Traffic Count Report

<table>
<thead>
<tr>
<th>Street</th>
<th>Cross Street</th>
<th>Cross Str Dist</th>
<th>Year</th>
<th>Avg Daily Volume</th>
<th>Value Type</th>
<th>Subject P</th>
</tr>
</thead>
<tbody>
<tr>
<td>1  Warner Rd</td>
<td>Hamilton Rd</td>
<td>0.9 E</td>
<td>2014</td>
<td>1,586</td>
<td>MPSI .60</td>
<td></td>
</tr>
<tr>
<td>2  Warner Rd</td>
<td>Warner Rd</td>
<td>0.69 N</td>
<td>2011</td>
<td>9,258</td>
<td>MPSI .10</td>
<td></td>
</tr>
<tr>
<td>3  Warner Rd</td>
<td>Glen Abbey Dr</td>
<td>0.65 SW</td>
<td>2014</td>
<td>8,185</td>
<td>MPSI .10</td>
<td></td>
</tr>
<tr>
<td>4  Warner Rd</td>
<td>Old Rd</td>
<td>0.61 W</td>
<td>2014</td>
<td>3,931</td>
<td>MPSI .21</td>
<td></td>
</tr>
<tr>
<td>5  Warner Rd</td>
<td>Warner Rd</td>
<td>0.14 S</td>
<td>2011</td>
<td>5,996</td>
<td>MPSI .22</td>
<td></td>
</tr>
<tr>
<td>6  Hamilton Rd</td>
<td>Warner Rd</td>
<td>0.14 E</td>
<td>2009</td>
<td>8,495</td>
<td>AADT .22</td>
<td></td>
</tr>
<tr>
<td>7  Hamilton Rd</td>
<td>Brassie Ave</td>
<td>0.61 N</td>
<td>2014</td>
<td>6,470</td>
<td>MPSI .22</td>
<td></td>
</tr>
<tr>
<td>8  St Rd 101</td>
<td>Hamilton Rd</td>
<td>0.28 SW</td>
<td>2011</td>
<td>92,162</td>
<td>MPSI .40</td>
<td></td>
</tr>
<tr>
<td>9  St Rd 101</td>
<td>Hamilton Rd</td>
<td>0.38 SW</td>
<td>2014</td>
<td>51,021</td>
<td>MPSI .43</td>
<td></td>
</tr>
<tr>
<td>10 Warner Rd</td>
<td>Warner Park Dr</td>
<td>0.63 E</td>
<td>2014</td>
<td>1,565</td>
<td>MPSI .70</td>
<td></td>
</tr>
</tbody>
</table>
Hamilton Quarter development detailed for Hamilton Road and 161

Mar 1, 2016, 4:23pm EST  Updated: Mar 2, 2016, 11:30am EST

Developers have outlined plans for a 330-acre mixed-use district at Route 161 and Hamilton Road, with a rerouting of Hamilton Road to make way for residences, offices, retail and restaurants.

Casto Communities, Daimler Group Inc. and New Albany Co. on Tuesday offered more details for their Hamilton Quarter project, including a timeline that calls for October completion of a first phase of roadway realignment.

The rest of the “S-Curve” – connecting the Hamilton Road highway exit directly into Hamilton Road to the west – will be completed in early 2017, at which point other roadway improvements are slated to begin.

A portion of Dublin Granville Road also will be rerouted to make way for construction of a Central Boulevard – a walkable “destination” of shops and restaurants within the wider development.

The Hamilton Road S-Curve last year earned public support. EMH&T Inc. is serving as engineer.

Construction would begin in late 2016 or early 2017 on 700,000 square feet of offices and 1 million square feet of retail, restaurant and entertainment space, the joint venture said, along with up to 800 multifamily units and 130 senior living units.

“Daimler, together with our partners Casto and the New Albany Co., have worked alongside the city of Columbus to create both a unique deal structure and master plan to develop one of the most well-positioned office sites in Columbus in terms of visibility, accessibility, and proximity to on-site and nearby amenities,” Daimler Chairman Bob White Sr. said in a press release.

Evan Weese
Staff reporter
Columbus Business First
Westerville is located within 500 miles of 50% of the entire U.S. and Canadian populations. The Central Ohio Transportation Authority (COTA) provides affordable, clean bus transportation throughout Columbus and its suburbs.

Why Westerville?
- Easy to get from here to there...
- It is a short commute from Westerville to other major Ohio cities:
  - AKRON, 120 miles NE
  - CINCINNATI, 117 miles S
  - CLEVELAND, 127 miles N
  - DAYTON, 89 miles SW
  - DETROIT, 137 miles NW
  - PITTSBURGH, 167 miles NE

Westerville spans two counties—nearly 8.5 square miles in Franklin County and approximately three square miles in Delaware County.

Central Ohio roads are well-designed and maintained, making driving pleasant and efficient in comparison to many other metropolitan areas.

Medians and Demographics
- Household income: $82,893
- Employees: 50,451
- Chamber members: 600
- Unemployment: 5.2%
- Top industry: Health Care/Social Assistance

Businesses 5,600+
Employees 30,000+
Unemployment 5.2%

Westerville City Schools
- The Westerville City School District is the 10th-largest school district in the state.
- For the past five years, Westerville City Schools has earned the state’s highest report card rating of “Excellent.”
- For the last three of those years, the district has earned the designation of “Excellent with Distinction.”
- On average, more than 80% of Westerville Schools graduates pursue postsecondary education at colleges and universities around the world.

Schoolchoice has honored the Westerville City School District in 19 consecutive years with its “What Parents Want Award” for providing the curriculum and academic rigor parents desire most for their children. Only 16 percent of the nation’s 15,571 public school systems earn this recognition.

For more information, visit us online at westervillechamber.com

Otterbein University
- For more information, visit us at westervillechamber.com
- Otterbein serves more than 2,500 traditional and adult undergraduate students enrolled in 73 majors and 44 minors and more than 450 graduate students enrolled in master’s programs in allied health, business administration, education, educational mathematics and nursing, as well as the arts and nursing practice program.

Top 10 Employers
- Abercrombie & Fitch
- Accel
- Aetna
- Bob Evans Farms
- Discover Financial Services
- KDC
- Mount Carmel New Albany Surgical Hospital
- PharmForce (Luitpold Pharmaceuticals)
- Tween Brands
- U.S. Holdings

Retail Amenities
- Market Square, pedestrian-friendly town center anchored by a library, restaurants, shops and offices
- Smith’s Field Shopping and Office Center, award winning shopping and entertainment district 7 minutes away

Quality of Life
- Nationally renowned master planned community
- Nationally ranked public school system on 200-acre learning campus
- Pedestrian-friendly Market Square retail district
- 30+ miles of trails connecting Market Square, neighborhoods and school campus
- Over 600 acres of public parks and green space
- Over 900 acres of private green space
- Weaver Port and Port Pavilion features a playground complex, a pavilion and green space for community gatherings
- Rose Run Streamside Park, a passive park in the heart of New Albany
- Jeanne B. McCoy Community Center for the Arts, a performing arts and educational facility in partnership with city and school system

Education
- New Albany Plain Local School District on 200-acre learning community campus
- 20 minutes to The Ohio State University
- 15 minutes to Denison University
- 15 minutes to Columbus College of Art & Design
- 15 minutes to Capital University
- 15 minutes to Franklin University
- 10 minutes to Otterbein College
- 12 Minutes to Ohio Dominican College

Health
- Mount Carmel New Albany Surgical Hospital, state’s only orthopedic surgical center
- Albany Health and Wellness Center, primary care practice and wellness services
- Variety of primary care and specialists
- Healthy New Albany, nonprofit established to promote community wellness
- New Albany Walking Club
- Future home of The Core – New Albany Center for Healthy Living

Infrastructure
- Business Park Profile
  - 12,000 employees
  - 3,000 acres
  - 5.6 million square feet of development
  - More than $1.4 billion in committed private investment

Business Incentives
- 15-year, 100% tax abatement
- Enterprise zone
- Grants and infrastructure loans
- Fiber optic/technology grants
- New Albany TechStart support

Area Colleges & Universities
- Capital University
  - 3,464 students / capital.edu
- Otterbein University
  - 3,000 students / oeu.edu
- Ohio Dominican University
  - 1,800 students / ohioedom.edu
- Franklin University
  - 1,900 students / franklin.edu
- Columbus State Community College
  - 28,000 students / cscc.edu
- Franklin Institute of Technology
  - 750 students / fit.edu

Location
- Three freeway intersections adjacent to State Route 161
- 4 minutes to Interstate 270
- 10 minutes to Port Columbus International Airport
- 15 minutes to downtown Columbus
- 20 minutes from Rickenbacker Port Authority

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City Highlights

FORTUNE 1000 HEADQUARTERS

THE COLUMBUS REGION

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THE COLUMBUS REGION
This confidential Offering memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property for your needs. All potential buyers must take appropriate measures to verify all of the information set forth herein. Both The Robert Weiler company and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Owner or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

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