

SEVERAL SUITES WITH FURNITURE

6% co-op

(3% for years 5-10)

*new lease must be
signed by 9.30.25

Building Signage Available

OFFICE SPACE FOR LEASE

ONE
MILL RUN

3455 MILL RUN DRIVE

FREEWAY BUILDING SIGNAGE AVAILABLE



An unmissable landmark, One Mill Run's prominent and highly-visible location along I-270 in Hilliard contributes to the property's distinctive and powerful allure. Designed for users seeking to establish a strong corporate identity, the building presents a rare opportunity for tenants to differentiate themselves from the pack and become part of a rich history of excellence and significance. This nine-story, Class A office building provides 174,323 square feet of efficient, well-designed office space for business professionals seeking to make a name for themselves and eclipse the competition.

Freeway Building Signage Available

Over 120,000 vehicles of traffic per day



PROPERTY HIGHLIGHTS



conference room



electronic tenant directory



locker room with showers



Fooda catering service



proximity to outdoor running trail



Leed gold certified

YEAR BUILT: 1989

PROPERTY MANAGER: IMC Real Estate

PARKING: 4.2/1,000 SF above ground; 1/3,000 SF underground

FIBER OPTICS: Providers include Spectrum, Lucent, and Opticon

OPERATING EXPENSES: Estimated to be \$10.61/SF



renovated lobby



tenant lounge



underground executive parking



Energy Star certified

LEASE RATE
\$12.50 NNN

AVAILABILITY

SUITE	RSF	DESCRIPTION
100	4,329	First floor suite with lobby entrance; furniture available
305*	1,339	Efficient suite with offices and kitchenette
310*	3,896	Open with offices and conference rooms; furniture available; available 12/31/25
450	2,000-8,138	Perimeter hardwall offices with cubicles; furniture
500**	2,000-10,617	Open with some offices; available 12/31/25
550**	2,000-9,110	Open with private offices; furniture available
710***	2,000-12,406	Open with ample private offices; furniture available
800***	5,000-18,685	Entire floor; furniture available; available 12/31/25
901***	2,000-8,834	Open with ample private offices; furniture available

* Suites can be combined for a total of 5,235 SF

** Suites can be combined for a total of 19,727 SF

*** Suites can be combined for a total of 39,925

TOTAL SF

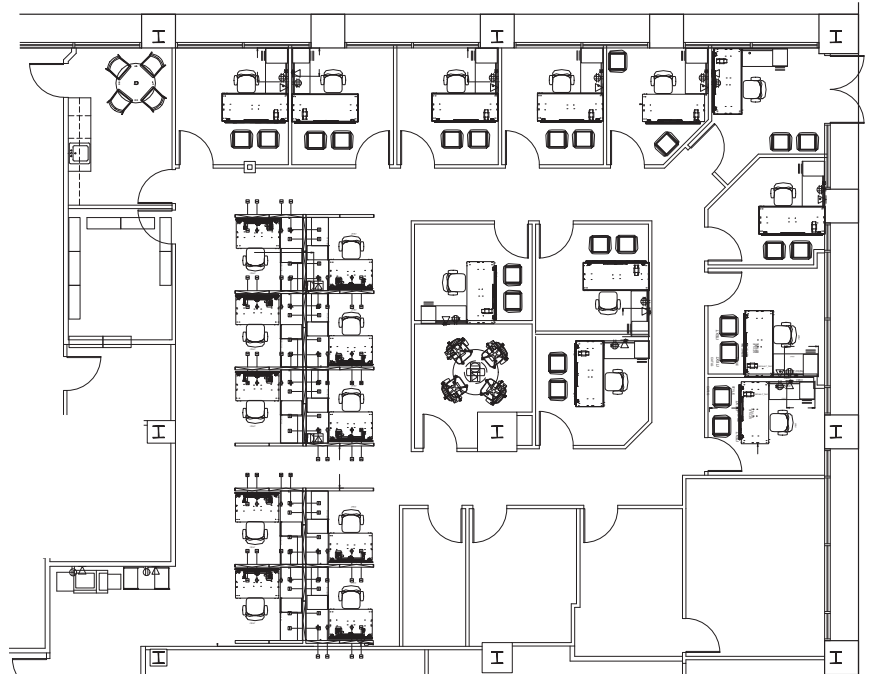
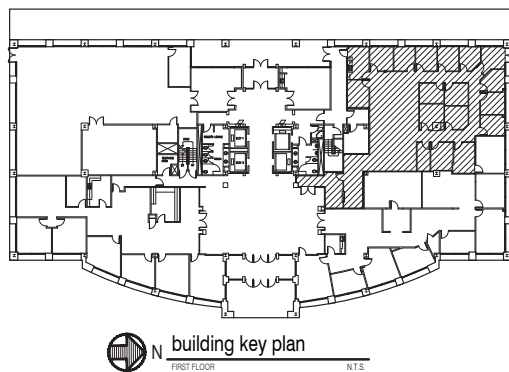
77,354 RSF

LEASE RATE

\$12.50 NNN

SUITE 100

4,329 SF



FURNITURE AVAILABLE



THIRD FLOOR

SUITE 305

1,339 SF

3 enclosed offices
kitchenette



SUITE 310

3,896 SF

18 cubicles
5 enclosed offices
2 conference rooms

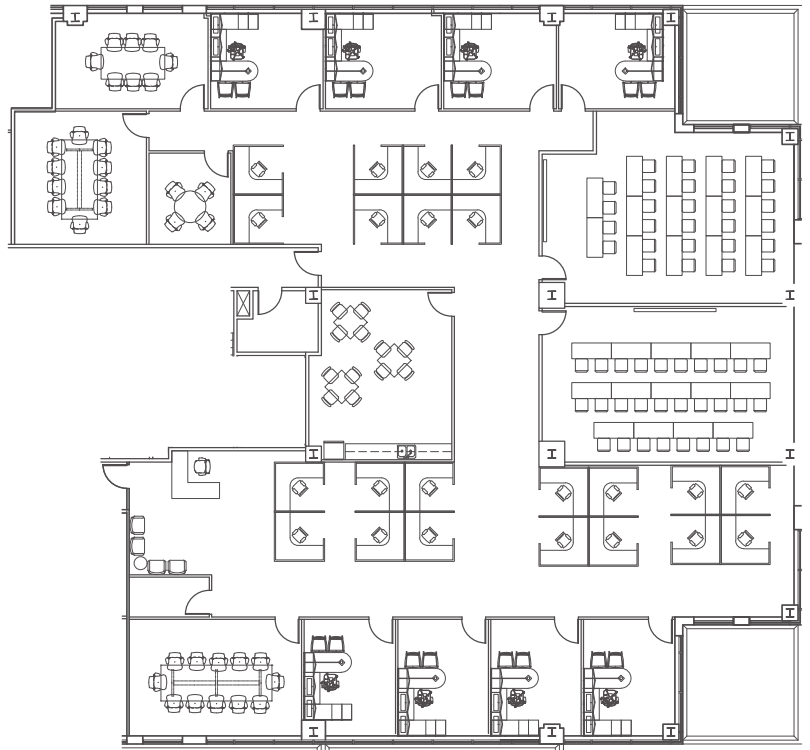
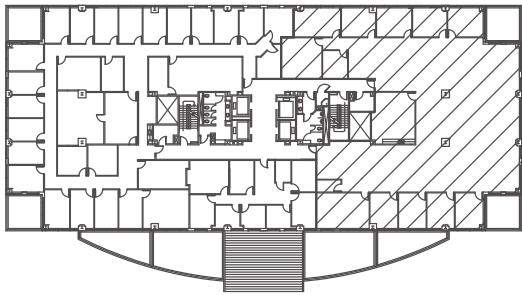
available 12/31/25

Suite 305 & 310 can be combined for a total of 5,235 SF

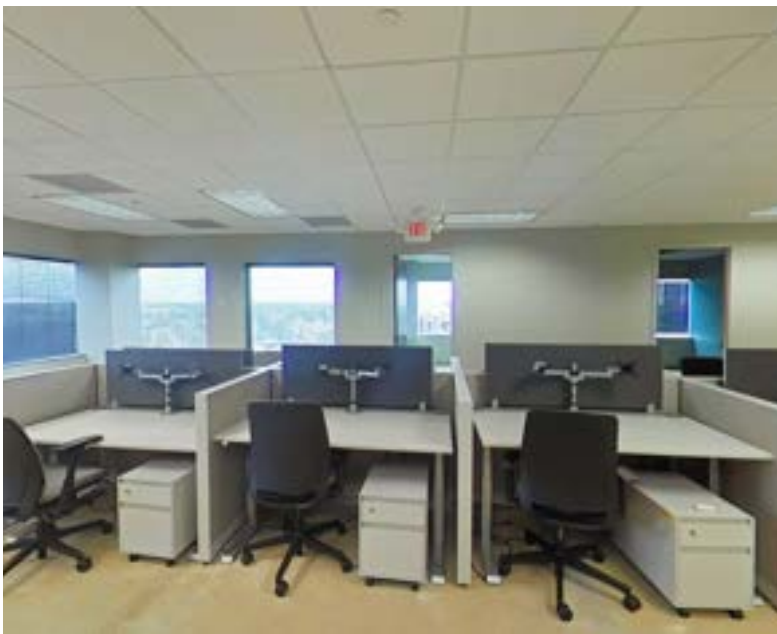
SUITE 450

2,000 - 8,138 RSF

divisible to 2,000 sf



FURNITURE AVAILABLE

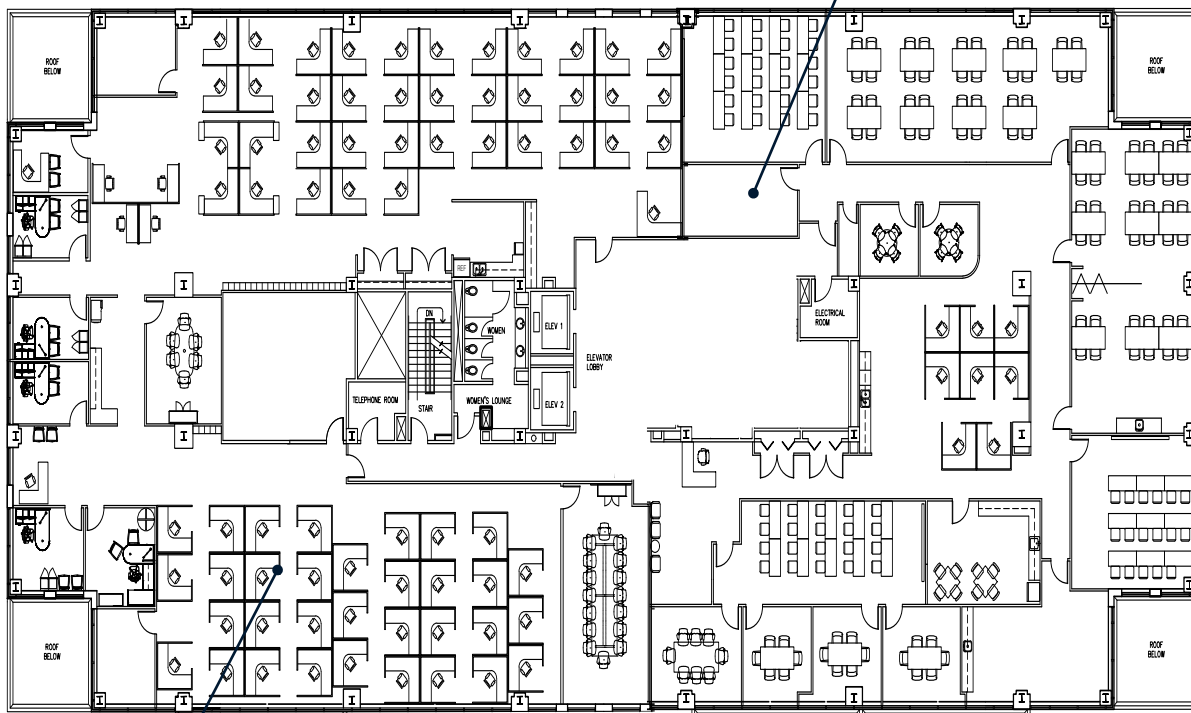


FIFTH FLOOR

SUITE 550

9,110 RSF

divisible to 2,000 sf



SUITE 500

10,617 RSF

divisible to 2,000 sf | available 12/31/25

FURNITURE AVAILABLE

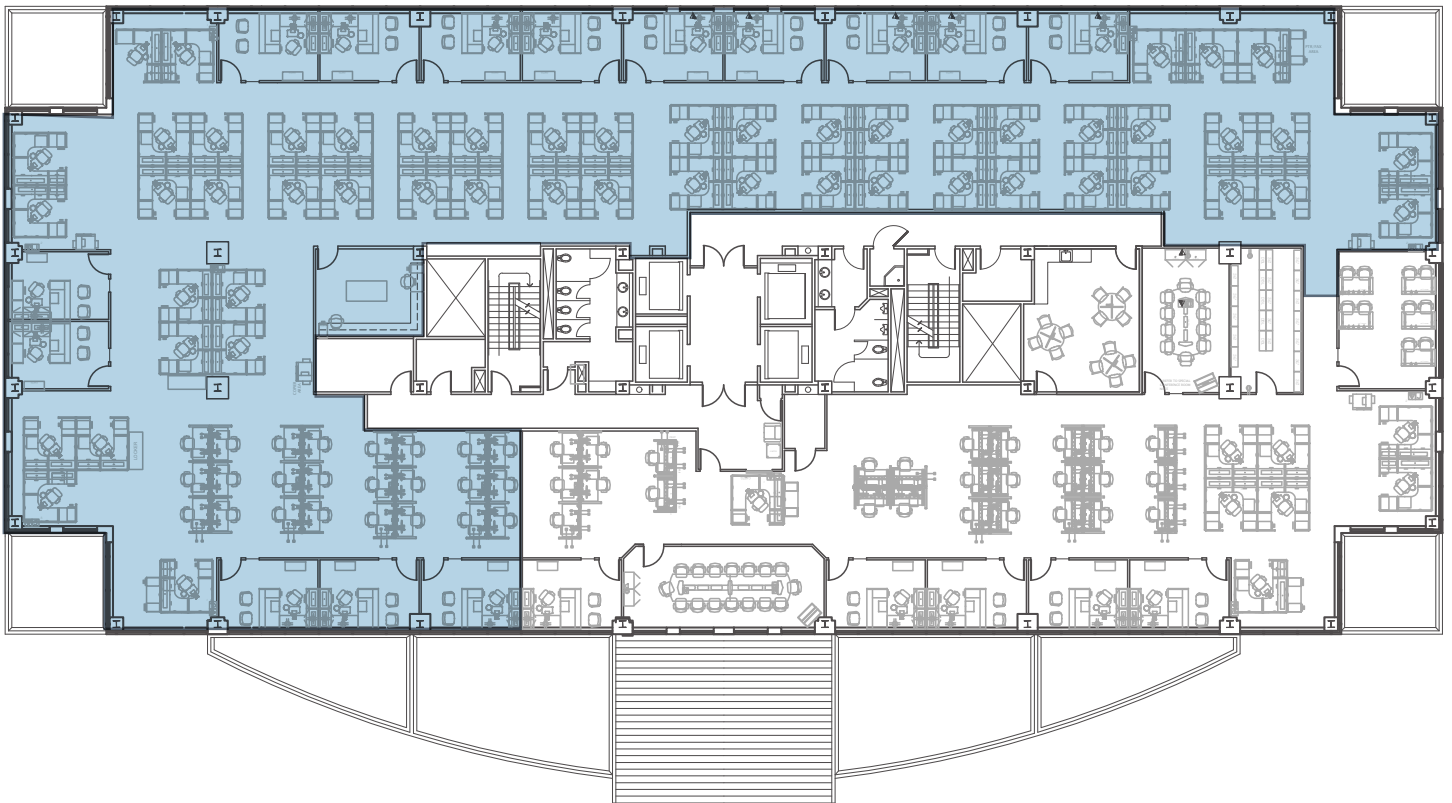
Suite 500 and Suite 550 be combined for a total of 19,727 SF

SUITE 710*

12,406 RSF

74 cubicles
14 enclosed offices

divisible to 2,000 sf



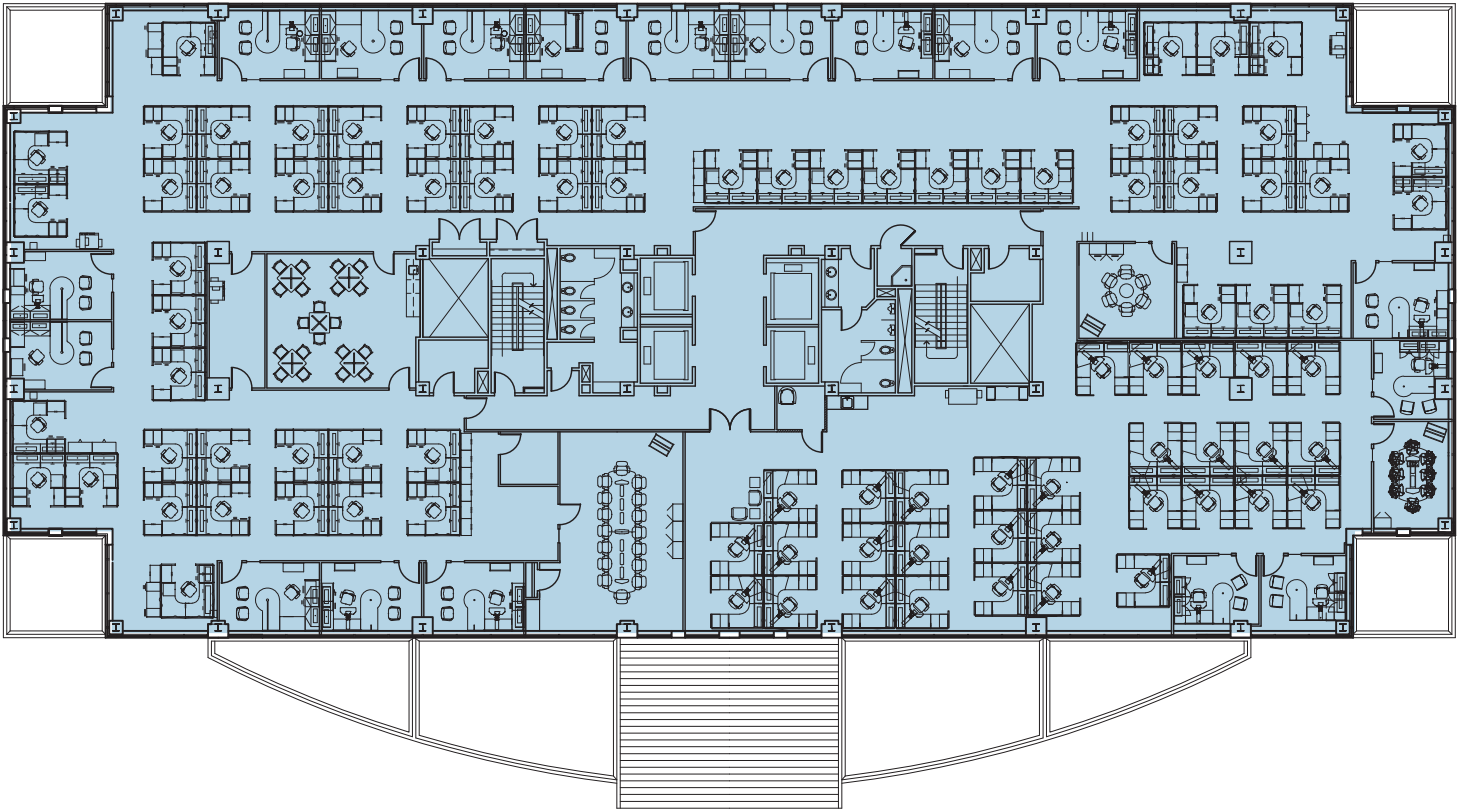
FURNITURE AVAILABLE

**Suite 710, 800 and Suite 901 be combined for a total of 39,925 SF*

SUITE 800*

18,685 RSF

Entire floor
20 enclosed offices



FURNITURE AVAILABLE

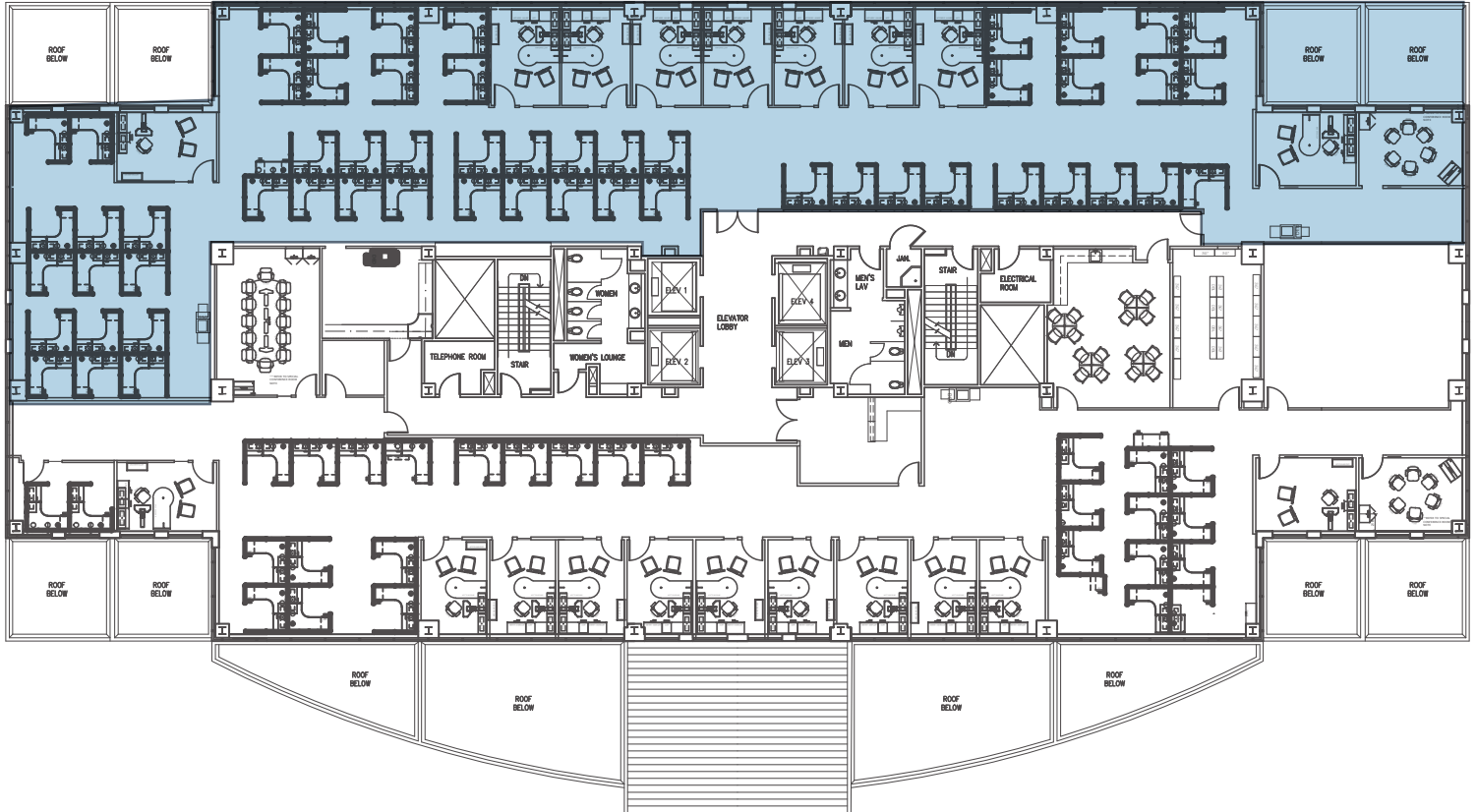
divisible to 5,000 sf
available 12/31/25



SUITE 901*

8,834 RSF

64 cubicles
10 enclosed offices



FURNITURE AVAILABLE

divisible to 2,000 sf







LOCAL AMENITIES

RESTAURANTS

Taj Palace
Pulp Juice and Smoothie Bar
Starbucks
Steak 'n Shake
Chipotle
Panera Bread
Skyline Chili
Hale's Ale & Kitchen
Dave & Buster's
Daruma Japanese Steakhouse
Lunada Mexican Grill

SHOPPING

At Home Store
Lowe's
Mill Run Square
Floor & Decor
Arhaus Loft
CVS
Staples
Target
Home Depot

BANKS

Huntington
Chase ATM
CME Federal Credit Union

HOTELS

Best Western
Homewood Suites

FITNESS

Power Train Sports and Fitness
Crunch Fitness
Power Shack Gym

NEIGHBORHOOD



Hilliard OH

One Mill Run is located in Northwest Columbus' exciting mixed use development, Mill Run. Mill Run is comprised of 350 acres ideally located on I-270 in the center of three vibrant communities (Hilliard, Dublin, and Upper Arlington).

Home to 1,600+ Businesses - Major Employers

- > Verizon
- > Hilliard City Schools
- > BMW Financial Services
- > Dish Network
- > Sedgwick Claims Management
- > Micro Center
- > Rich Products
- > Advanced Drainage
- > National Sign Systems



Approximately 25 institutes of higher learning, including ITT Technical Institute and Ohio Business College

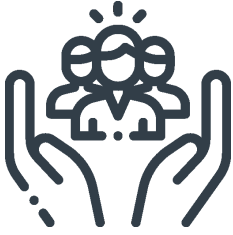


54% of residents 25 and older have a Bachelor's degree or higher

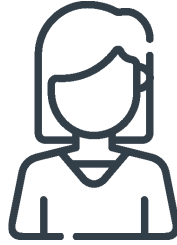


Unemployment rate of 3.6%

Area Demographics



Population: 36,414



Median Age: 36



Median Household

Tax Incentives

- > Property Tax Abatement - Reduces real property taxes on new commercial construction or rehabilitation of existing structures designated Community Reinvestment Areas
- > Tax Increment Financing (TIF) - Redirects a portion of new real estate taxes from commercial property improvements to finance public infrastructure
- > Job Growth Incentive - Companies adding high-wage jobs may be eligible to receive an annual payment or refundable tax credit equal to portion of the new employees' City of Hilliard income tax withholdings

Sustainability

- > AEP Energy Savings Program - Business customers who install energy efficient products can reduce their investment payback period, energy consumption and costs. Visit www.aepohio.com/save/business/programs for more information.
- > Columbia Gas Innovative Energy Solutions Program - Offers rebates for energy audits and facility improvements that reduce natural gas usage. Visit www.columbiagasohio.com/business/save-energy-money for more information.
- > Property Assessed Clean Energy (PACE) - Financing program for qualifying energy and water efficiency improvements that allow projects to be financed through assessments on a property owner's real estate tax bill.
- > SWACO Business Recycling Program - Offers resources, incentives and recognition to help businesses establish sustainable materials management practices. Visit www.swaco.org for more information.

Workforce Development

- > Franklin County PeopleWorks - Up to \$500,000 will be invested annually through 2021 to create workforce opportunities for area businesses based on individual needs. Visit www.development.franklincountyohio.gov/people-works for more information.

Other incentives may be available based on the company's needs and the project details. For more information, contact:

City of Hilliard Economic Development (<http://hilliardohio.gov/work/economic-development>)
3800 Municipal Way Hilliard, Ohio, USA 43026
Phone: 614 334 2357
Email: dmeadows@hilliardohio.gov

Please note - each negotiation is unique based on company needs, and yields different outcomes. All incentives require approval.



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