

HAMILTON QUARTER

4960 E. DUBLIN GRANVILLE RD
COLUMBUS, OHIO 43081

PREMIER OFFICE SPACE AVAILABLE



PROPERTY OVERVIEW

Hamilton Quarter is a new, comprehensive mixed-use development situated on 300+ acres located at the junction of North Hamilton Road and Dublin-Granville Road in northeast Columbus. The project is designed to bring increased retail and commercial office space to the northeastern portion of the City of Columbus.

Many years in the making, this project is a partnership of The Daimler Group, Casto and the New Albany Company. In 2018, Big Lots, Inc. opened its corporate headquarters at Hamilton Quarter. The campus consists of 330,000 sf of office and a mock retail store/presentation studio housing nearly 1,000 employees. The Hamilton Quarter Office is a 136,000 sf, five-story office situated on approximately 21 acres.

The Ohio State University Wexner Medical Center is under construction on a Regional Ambulatory Facility and Medical Office Building directly on I-161. Directly south of the new medical facility is a retail center anchored by a Target store, with other retail and restaurant tenants.



5 STORIES

80,635

AVAILABLE SF



The Hamilton Quarter site is located on Columbus' northeast side - right along I-161, offering easy access to New Albany, Gahanna, Westerville and Worthington. Hamilton Quarter has the capacity for 750,000 square feet of retail space, giving additional options for area residents and employees.

For more established retail options, Columbus' premier shopping destination, Easton Town Center, is just a few miles away, providing additional retail, dining and recreation for employees.

The site's close proximity to major freeways allow for easy access to the rest of Central Ohio, including downtown Columbus and the Ohio State University campus.

NEARBY AMENITIES



Hamilton Quarter

WELCOME TO **NEW ALBANY**

New Albany, Ohio is a suburb of Columbus located just 20 minutes from Downtown. Most of the city is located in Franklin County and a small portion extends into adjacent Licking County. It has a population of about 11,000 and was named America's #1 suburb based on factors such as:

- Proximity to the nearest metropolitan area
- Average commute times
- Median household income
- Crime rates
- Public-school ratings



INTEL IMPACT

Just ±5 miles East of Hamilton Quarter, Intel is making an initial investment of \$20B to construct two new semiconductor chip manufacturing factories and is the largest single private sector investment in Ohio history. The project will create 3,000 new Intel jobs and 7,000 construction jobs to support a wide range of local long-term jobs across suppliers and partners.

Construction of the 1,000 acre site has started - this project represents the largest single private sector investment in Ohio's history.

The Intel mega-site can accommodate up to eight microchip factories and at full build-out, total investment could reach \$100 billion. This is Intel's first new manufacturing site in 40 years.

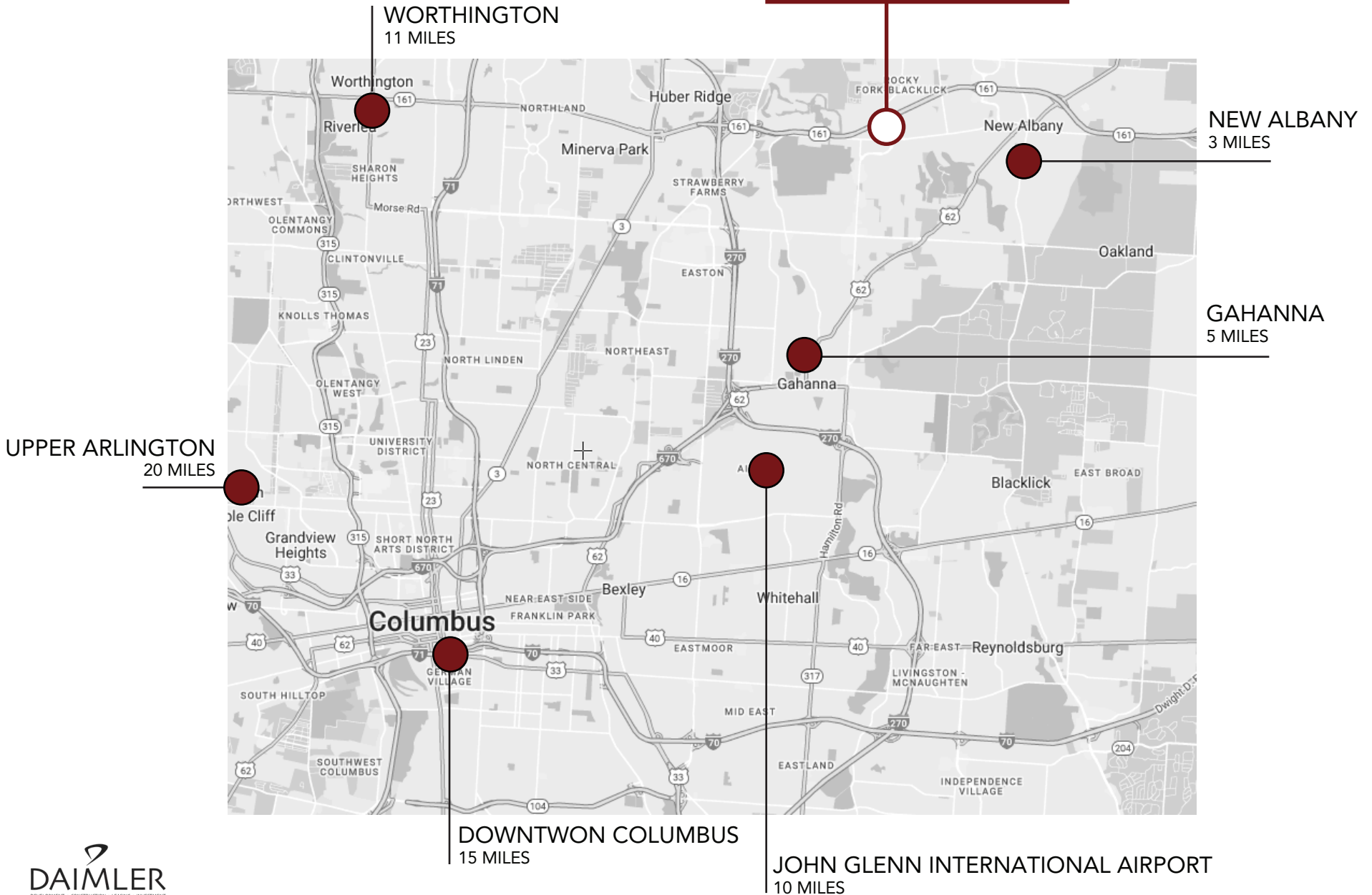
10,933
POPULATION

3,587
HOUSEHOLDS

\$203,409
MEDIAN HOUSEHOLD INCOME

\$497,800
MEDIAN HOUSE VALUE

NEARBY DESTINATIONS



PROPERTY PHOTOS



HAMILTON QUARTER CAMPUS





PROPERTY TERMS

5TH FLOOR
100% OCCUPIED

4TH FLOOR
100% OCCUPIED

3RD FLOOR
26,807 SF AVAILABLE

2ND FLOOR
26,807 SF AVAILABLE

1ST FLOOR
27,021 SF AVAILABLE

136,000 SF

TOTAL SF

5-STORY

OFFICE BUILDING

4.6/1,000

PARKING RATIO

\$19.25/SF

BASE LEASE RATE

\$7.50/SF

OPERATING EXPENSES

TERMS & CONDITIONS

SITE DESCRIPTION

The Hamilton Quarter Office site is located within the larger 300 acre Hamilton Quarter development featuring retail, hospitality and office users. The Site is located right along I-161, which generates traffic of 64,300 cars per day, and close to I-270, giving generous access to all of Central Ohio.

BUILDING DESCRIPTION

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LEASE TERM

In order to provide Tenant with the best possible economic structure, Landlord is proposing a minimum 10 year lease term.

RENTAL RATE

Office Space: \$19.25/sf, net of operating expenses, with 1.5% annual rental increases after the 1st lease year.

AVAILABLE SPACE

1st Floor	27,021 Gross sf
2nd Floor	26,807 Gross sf
3rd Floor	26,807 Gross sf

TENANT IMPROVEMENT ALLOWANCE

From the base building condition, Landlord will provide a Tenant Improvement Allowance of \$45 per rentable square foot for office space.

OPERATING EXPENSES & REAL ESTATE TAXES

Landlord is proposing a Net Lease structure where Tenant will be responsible for its proportionate share of actual Operating, Capital, and Tax Expenses. Based on our current experience, the following is an estimate of operating expenses for 2022

**Landlord is the recipient of a 10 year, 75% real estate tax abatement for the project through the City of Columbus.*

HAMILTON QUARTER

OFFICE SPACE FOR LEASE



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