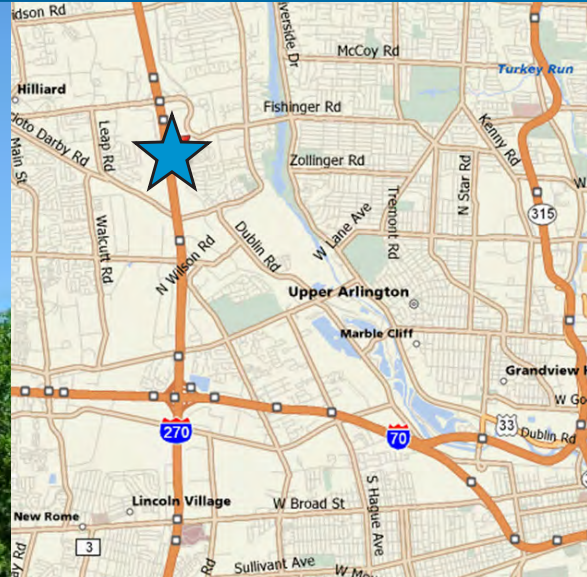


FOR LEASE > OFFICE SPACE



One Mill Run

3455 MILL RUN DR. HILLIARD, OH 43026



One Mill Run > Office Space

Nine-story, multi-tenant building built in 1989 and consisting of 174,323 square feet

Building Amenities

- > Building freeway signage potential for large tenants
- > Underground parking
- > Brand new lobby and common conference room on first floor
- > Superior maintenance and landscaping
- > Great location for corporate identity
- > Outstanding area amenities; restaurants, lodging, etc.
- > Potential for municipality incentives
- > Estimated operating expenses of \$9.75 per square foot

Contact Us

ANDREW JAMESON, SIOR CCIM
614 437 4500
andrew.jameson@colliers.com

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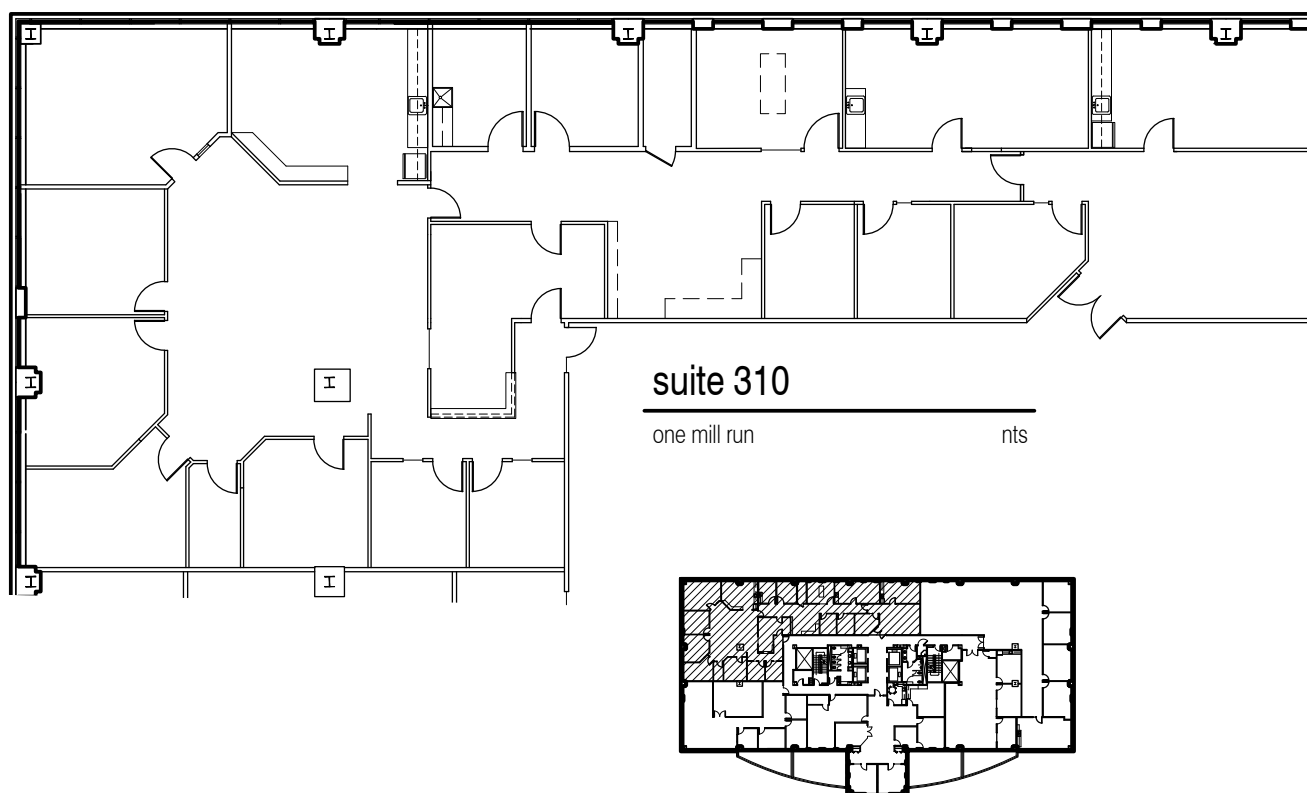
COLLIERS INTERNATIONAL
Two Miranova Place, Suite 900
Columbus, OH 43215
www.colliers.com

One Mill Run > Building Overview

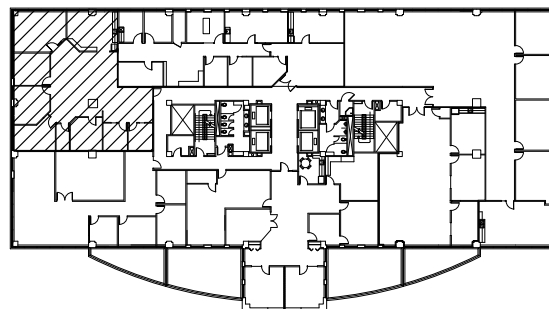
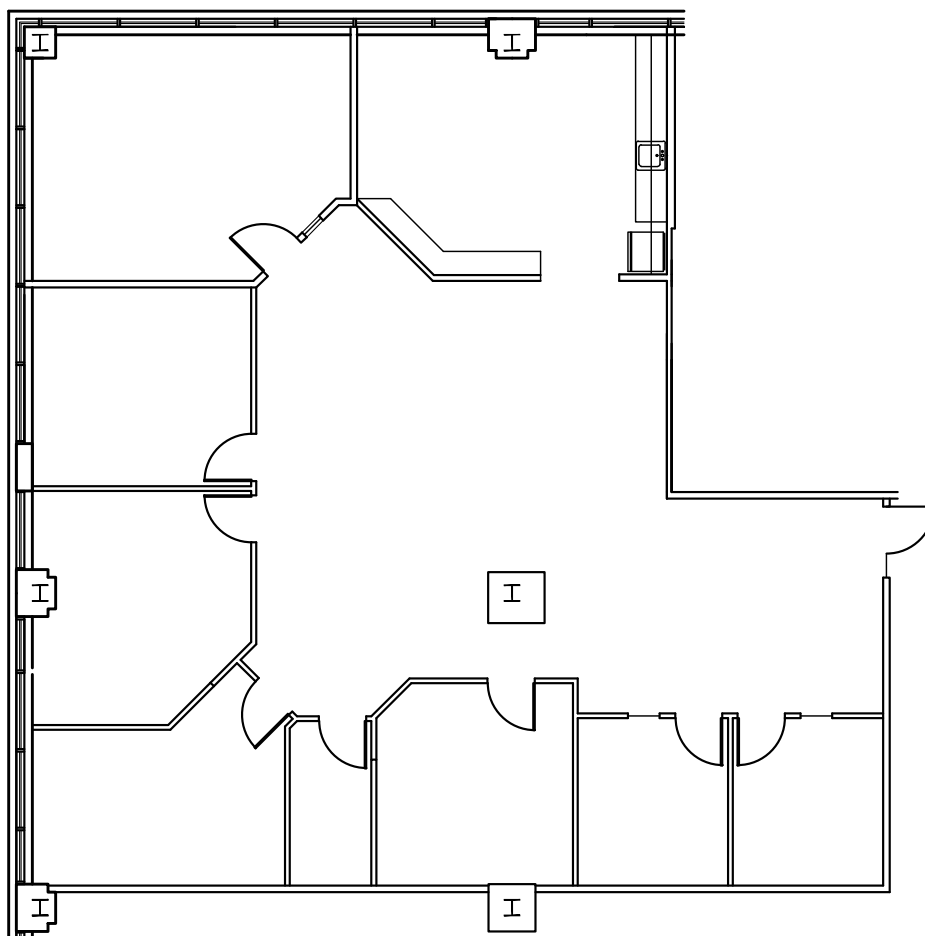
SUITE	RSF	RATE/RSF/YR	COMMENTS
310	5,994 <i>(divisible)</i>	\$12.50 NNN	Great lobby visibility. Nice conference room. Open space and hardwall offices. Can be divided into 2,986 RSF and 3,008 RSF suites.
450	8,138	\$12.50 NNN	Nice mix of open space and cubicles. Furniture included.



SUITE 310 - 5,994 RSF

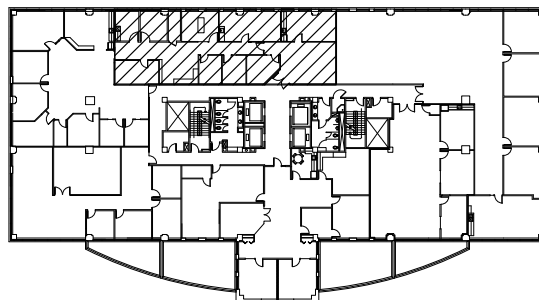
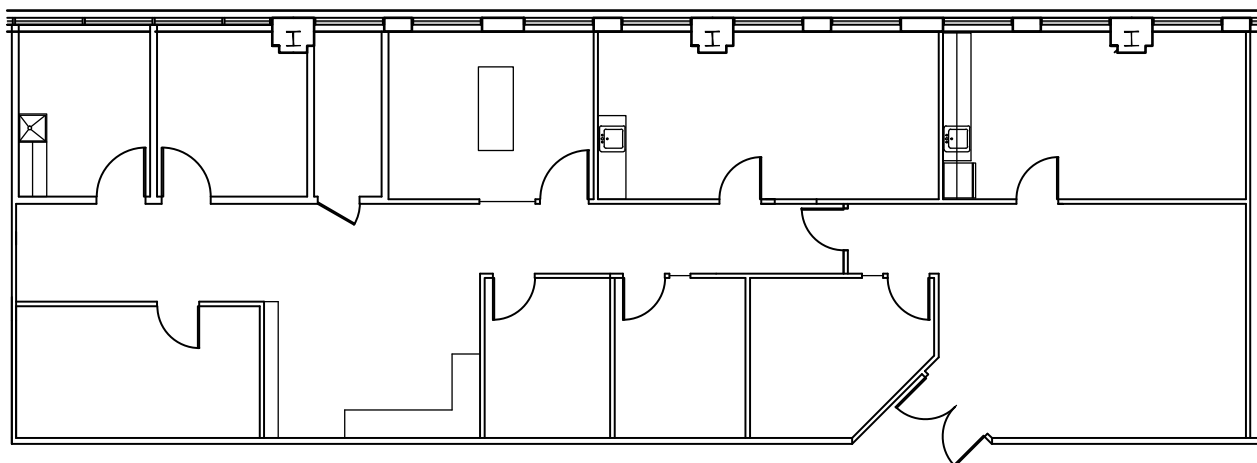


SUITE 310A - 2,986 RSF



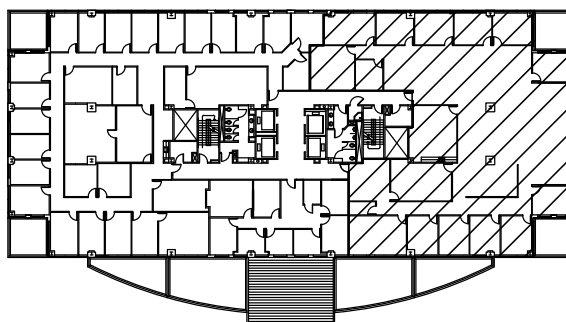
BUILDING KEYPLAN
THIRD FLOOR

SUITE 310B - 3,008 RSF



BUILDING KEYPLAN
THIRD FLOOR

SUITE 450 - 8,138 RSF



BUILDING KEY PLAN
FOURTH FLOOR