

**480 OLDE WORTHINGTON ROAD
WESTERVILLE, OH 43082**

FOR SALE - 102,487 SF Office Building on 8.96 Acres



Great Location in the Southeast Quadrant of I-71 & Polaris Parkway Interchange

- **Up to 60,000+ SF of Professional Office space available for Owner-Occupant. Suites For Lease from 1,500 up to 60,000 SF.**
- **Parking for 540+ Vehicles (5.5/1,000 SF), back-up power generation, High Quality finishes and Custom built furniture including Desks, Cubicles, Storage Cabinets, Tables and other furnishings.**

Priced to Sell at \$7,900,000 (\$76.11 per SF)

FOR MORE INFORMATION, PLEASE CONTACT:

Bill Hamilton or **Dave Holzer**
(614) 451-5100 x115 - **Office Direct** - (614) 451-5100 x154
(614) 395-4098 - **Cell** - (614) 402-0601
BHamilton@C1Realty.com DHolzer@C1Realty.com

Commercial One Realtors

1515 Bethel Road
Columbus, Ohio 43220
614-451-5100

www.CommercialOneRealtors.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.



Est. 1912
**Commercial
•ONE•
REALTORS**

PROPERTY OVERVIEW

480 Olde Worthington Rd, Westerville, OH 43082

I. Building Summary:

A. Building Area:

| | |
|-----------------------------------|-------------|
| 1. Gross Area per County Auditor: | 102,487 S/F |
| 2. Leasable Area: | 97,118 S/F |
| 3. Net Usable Area: | 87,327 S/F |
| 4. Common Area Factor: | 12% |

B. Design & Construction

| | |
|----------------|-------------------------|
| 1. Design: | 3 Story Masonry & Steel |
| 2. Built by: | The Daimler Group |
| 3. Year Built: | 2000 |
| 4. Quality: | Class: A / A- |
| 5. Condition: | Excellent |

C. Features

1. Beautifully landscaped courtyard and Lobby entrance.
2. High visibility & easy access @ I-71 & Polaris Parkway interchange.
3. Update of High Efficiency HVAC Systems, Lighting & high-end interior Finishes.
4. Furniture, Cubicles, Cabinetry in place or owner will Remove & Reconfigure.
5. Back-up Power Generator.

II. Land Summary:

| | |
|--------------------------------|------------------------------|
| A. Acres | 8.961 Ac. |
| B. Free on-site parking spaces | +/- 540 |
| C. Zoning | Westerville (Planned Office) |
| D. Flood Zone | None |

III. Auditors Information: 2021 Value

| | |
|---------------|-----------------------------|
| Building | <u>Taxable Value</u> |
| Land | \$1,281,227 |
| | \$6,168,773 |
| Total: | <u>\$7,450,000</u> |

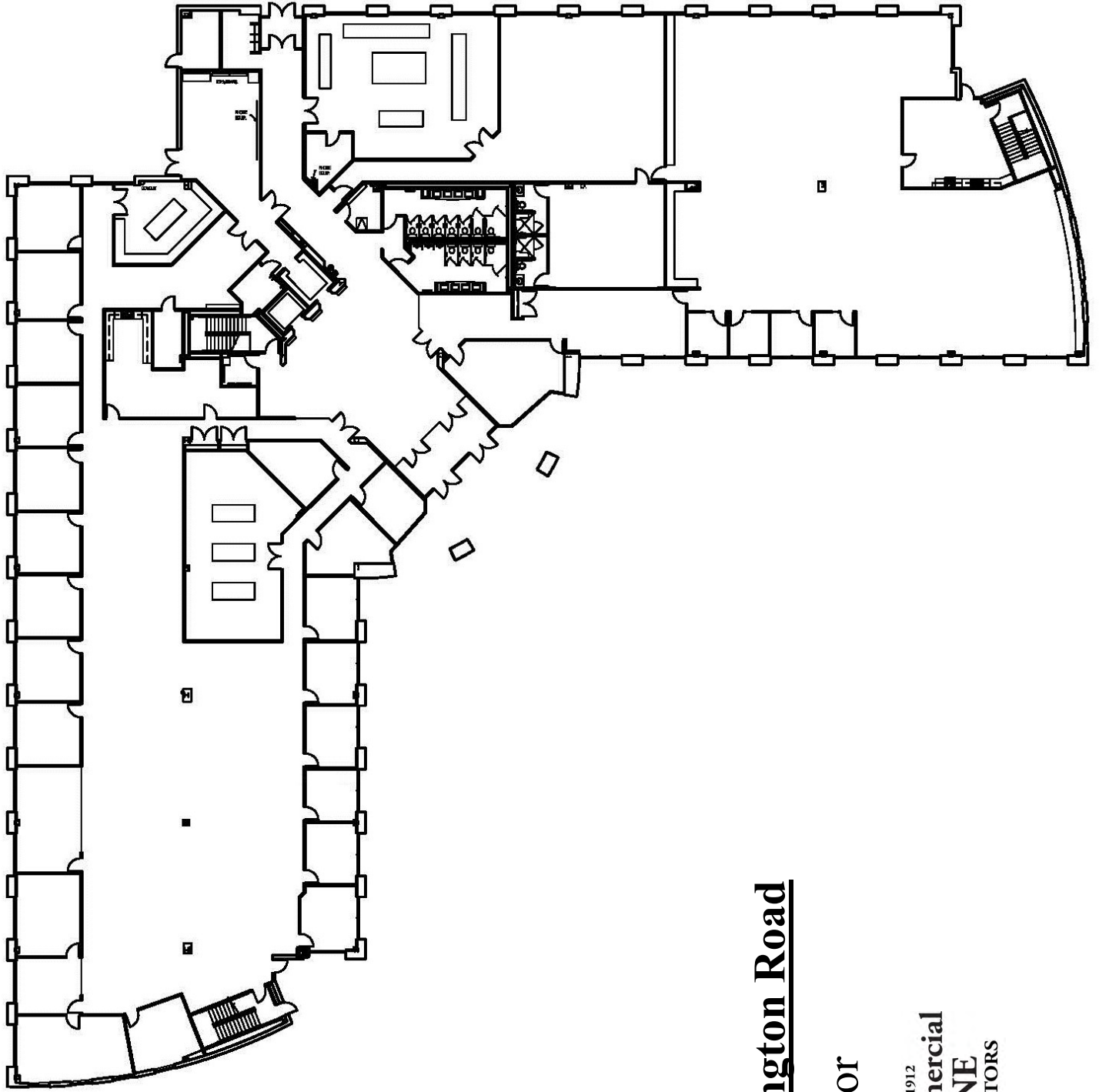
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|-----------------------|--------------|
| Real Estate Taxes/Yr. | \$238,932.53 |
|-----------------------|--------------|

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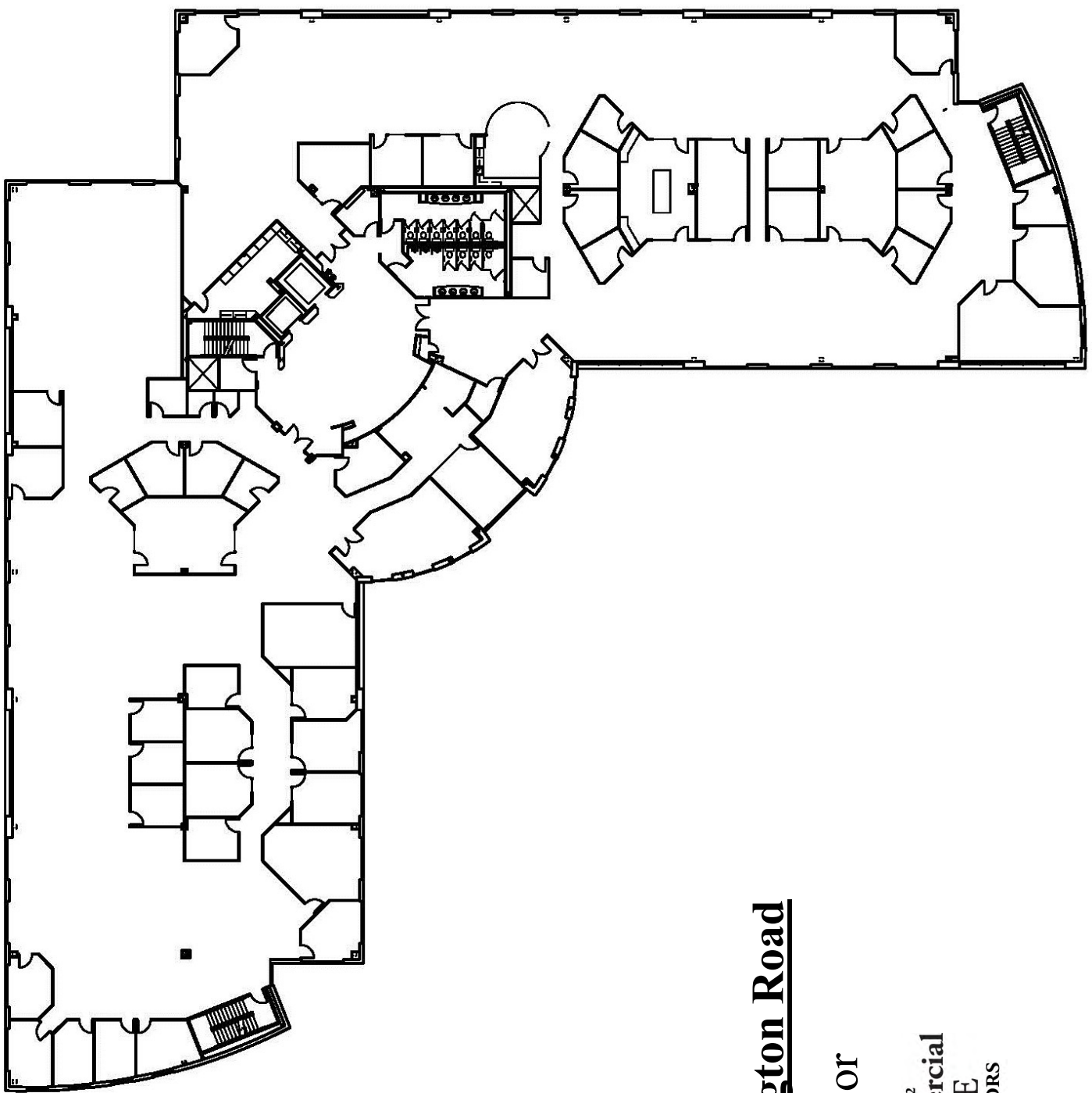
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480 Olde Worthington Road

First Floor





480 Olde Worthington Road

Second Floor

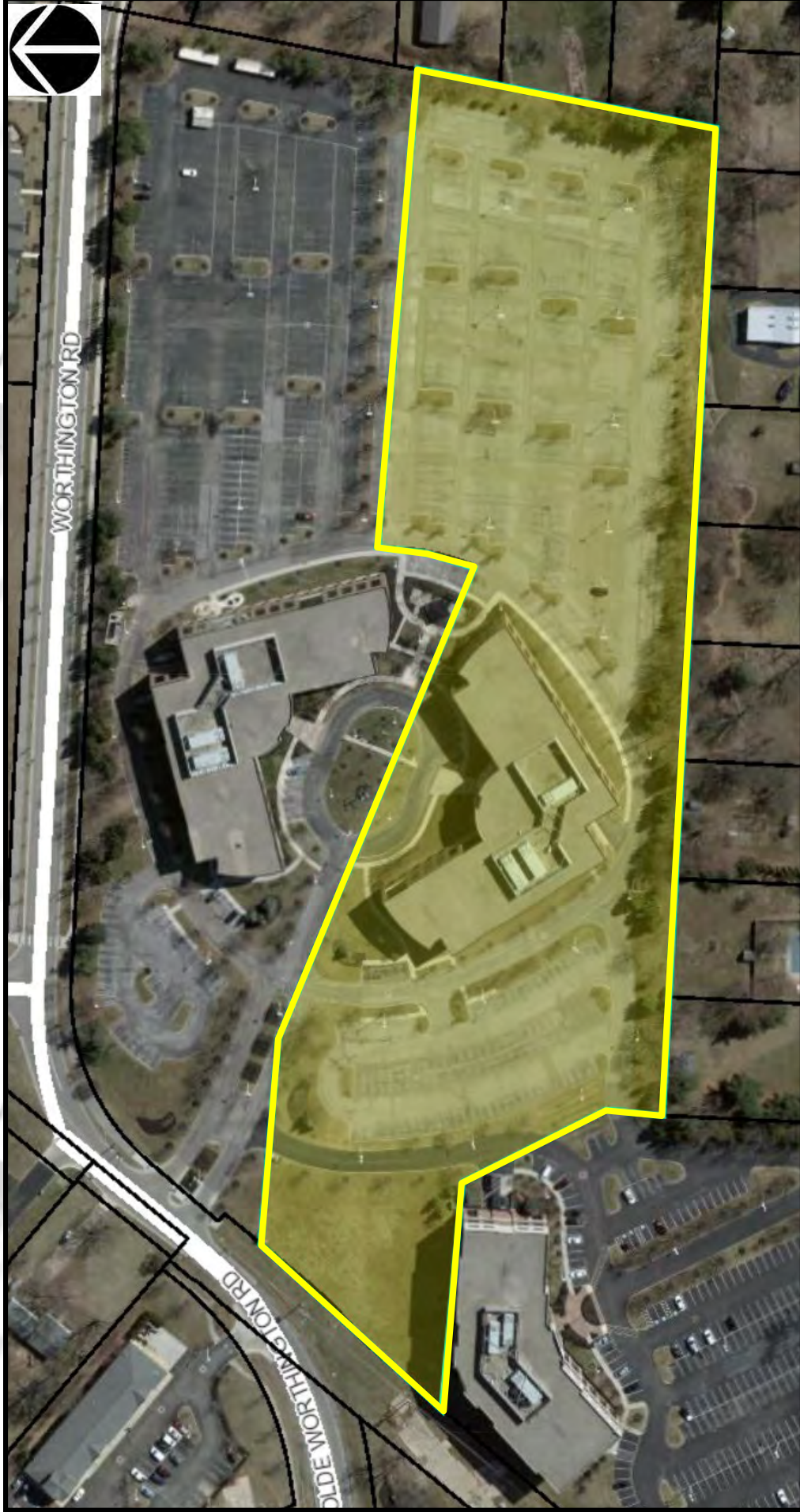




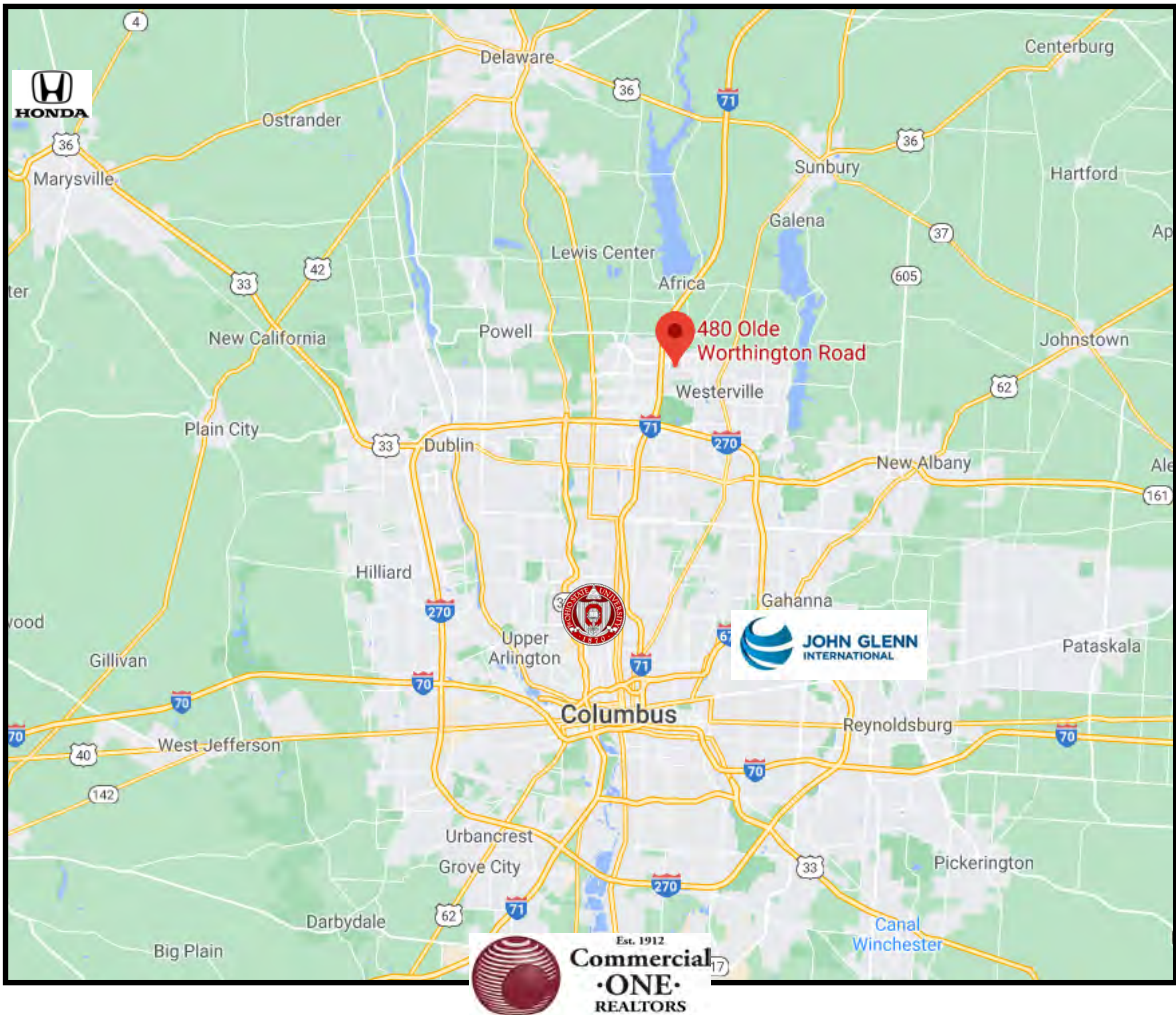
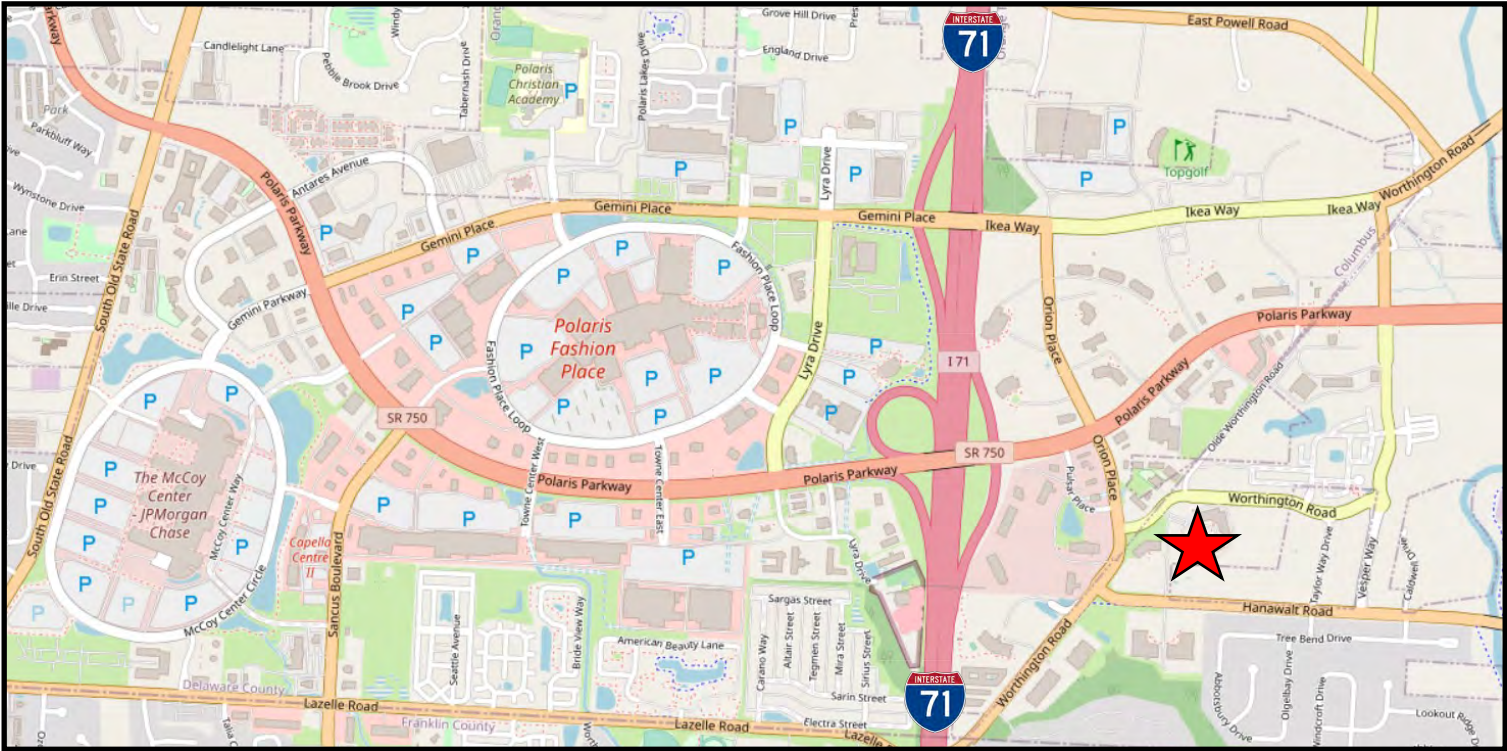
Third Floor



Parcel Aerial



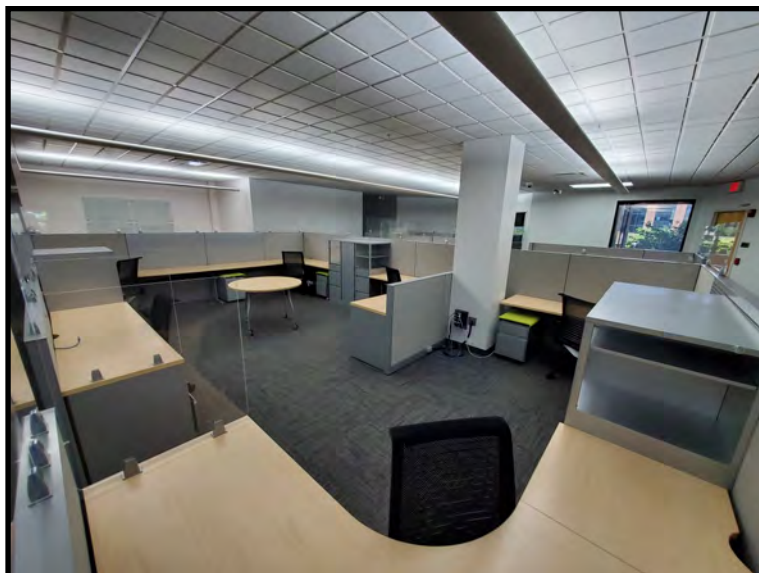
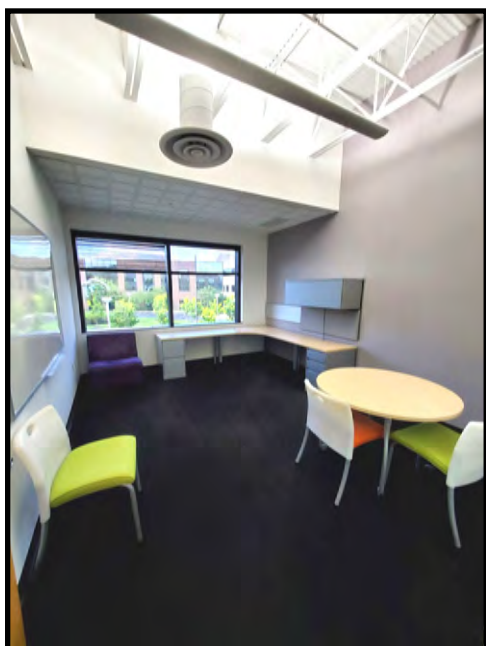
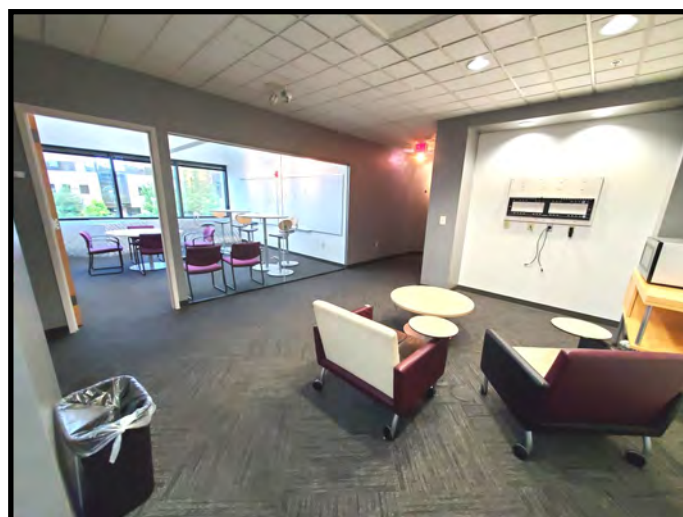
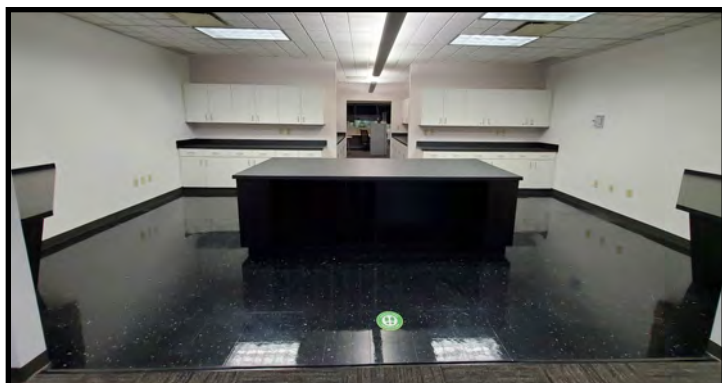
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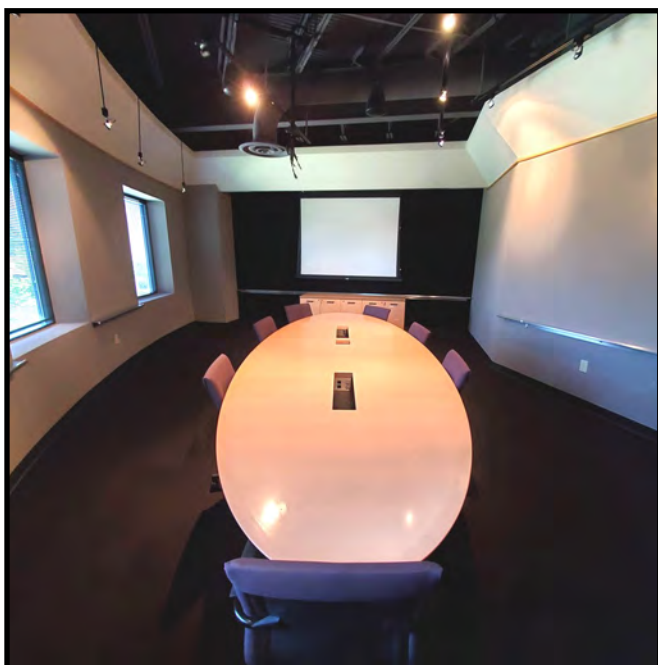
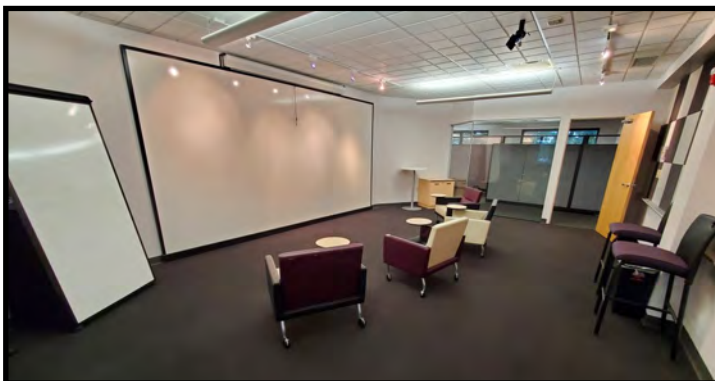
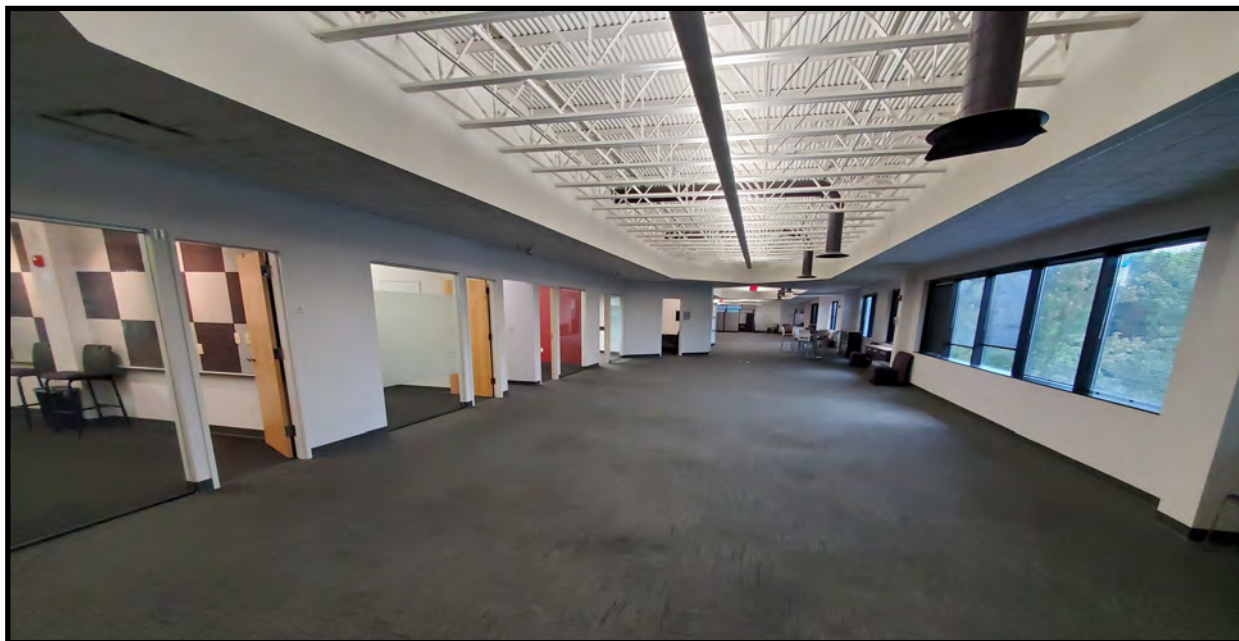
Pictures



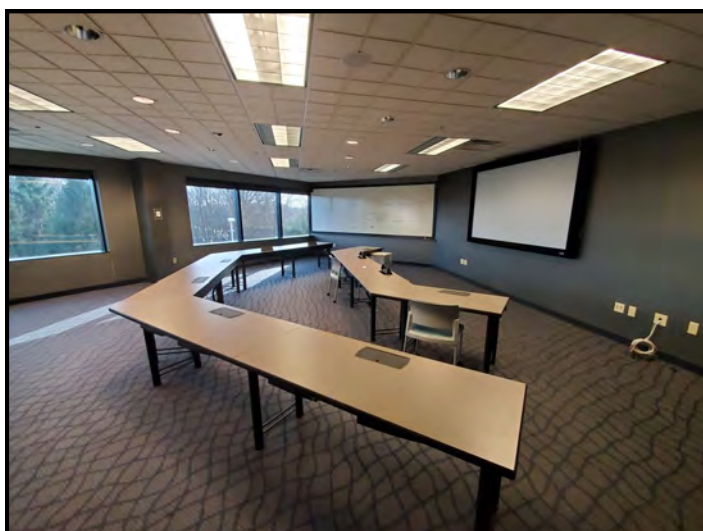
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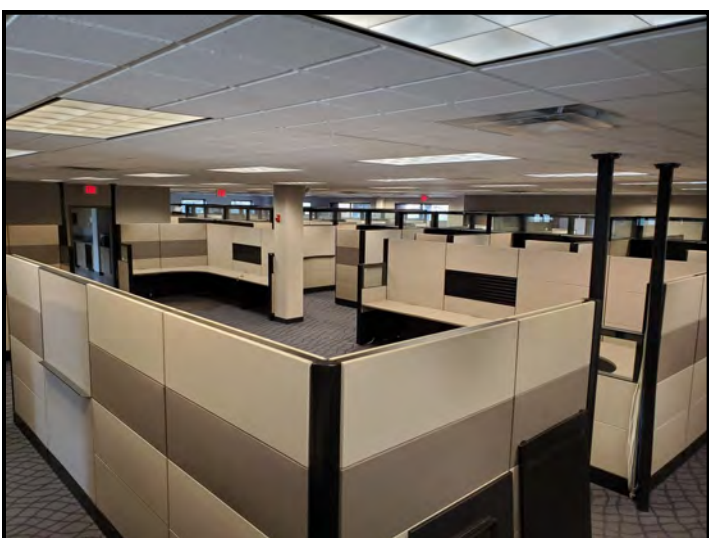
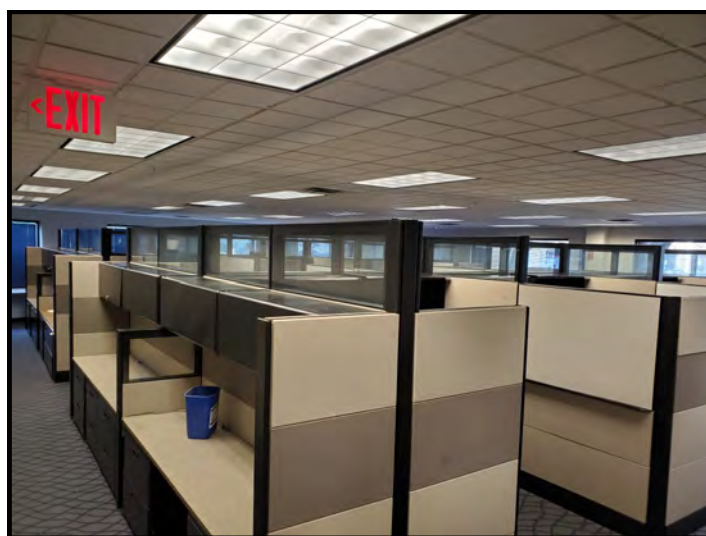
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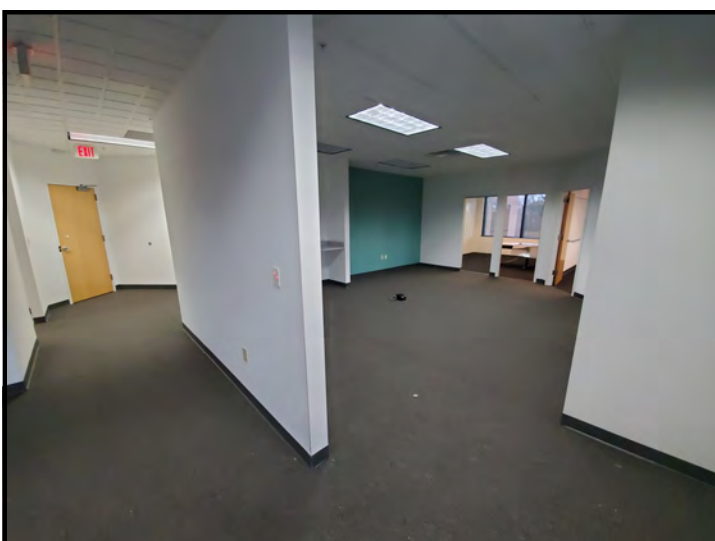


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Pictures



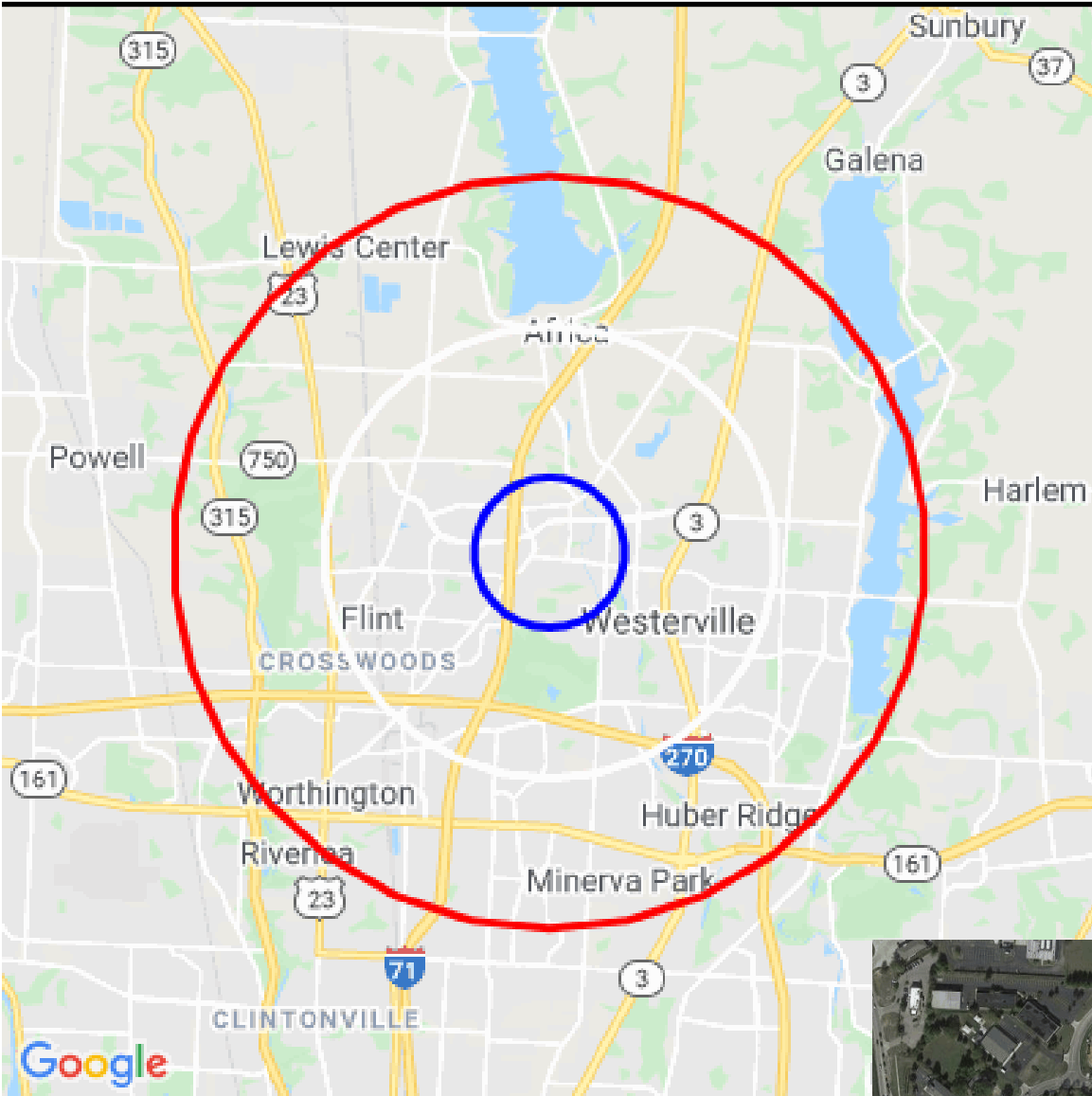
480 Olde Worthington Rd



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1515 Bethel Rd Columbus, OH 43220 | 614-451-5100

Demographic Report



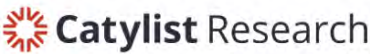
480 Olde Worthington Rd

Population

| Distance | Male | Female | Total |
|----------|--------|--------|---------|
| 1- Mile | 1,673 | 1,903 | 3,576 |
| 3- Mile | 23,946 | 25,452 | 49,398 |
| 5- Mile | 70,300 | 73,571 | 143,871 |

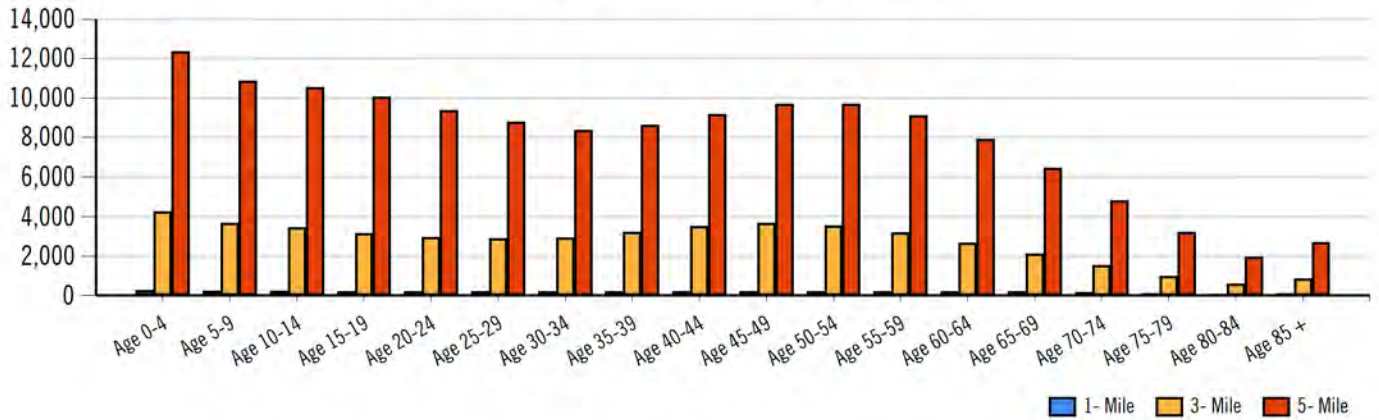


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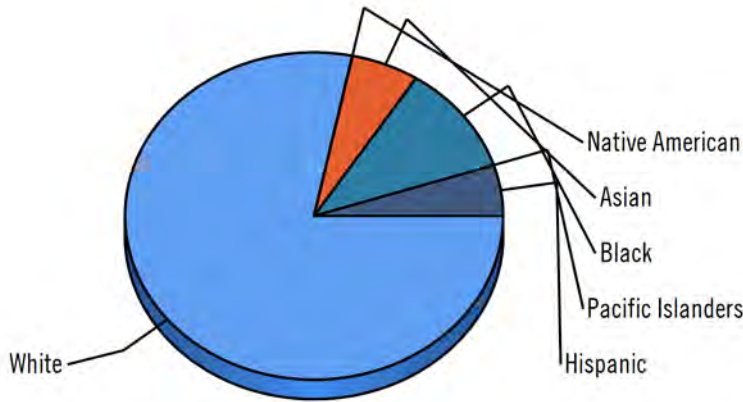


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Population by Distance and Age (2018)

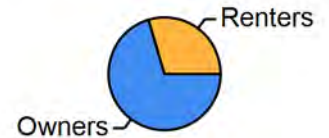


Ethnicity within 5 miles



White Native American Asian Black Pacific Islanders Hispanic

Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

| Distance | Employed | Unemployed | Unemployment Rate |
|----------|----------|------------|-------------------|
| 1-Mile | 2,084 | 37 | 0.58 % |
| 3-Mile | 27,467 | 599 | 1.34 % |
| 5-Mile | 77,846 | 1,687 | 1.80 % |

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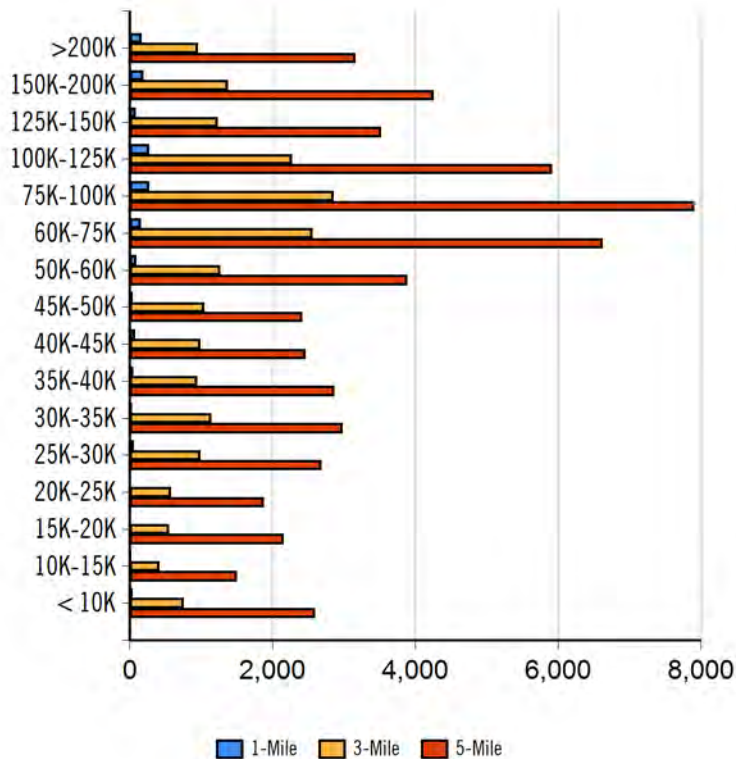
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Labor & Income

| | Agriculture | Mining | Construction | Manufacturing | Wholesale | Retail | Transportation | Information | Professional | Utility | Hospitality | Pub-Admin | Other |
|--------|-------------|--------|--------------|---------------|-----------|--------|----------------|-------------|--------------|---------|-------------|-----------|-------|
| 1-Mile | 4 | 4 | 77 | 138 | 52 | 211 | 42 | 39 | 255 | 670 | 66 | 80 | 74 |
| 3-Mile | 65 | 45 | 895 | 1,941 | 760 | 3,412 | 654 | 645 | 3,744 | 5,983 | 2,509 | 1,195 | 1,377 |
| 5-Mile | 179 | 111 | 2,864 | 6,000 | 2,559 | 9,429 | 2,365 | 1,932 | 9,812 | 17,038 | 6,602 | 3,226 | 4,548 |

Household Income



| Radius | Median Household Income |
|--------|-------------------------|
| 1-Mile | \$92,717.50 |
| 3-Mile | \$78,851.33 |
| 5-Mile | \$78,080.75 |

| Radius | Average Household Income |
|--------|--------------------------|
| 1-Mile | \$98,629.50 |
| 3-Mile | \$82,991.94 |
| 5-Mile | \$82,630.32 |

| Radius | Aggregate Household Income |
|--------|----------------------------|
| 1-Mile | \$168,307,228.08 |
| 3-Mile | \$1,621,797,929.03 |
| 5-Mile | \$4,645,444,341.61 |

Education

| | 1-Mile | 3-mile | 5-mile |
|------------------|--------|--------|--------|
| Pop > 25 | 2,387 | 31,829 | 90,636 |
| High School Grad | 294 | 5,462 | 18,707 |
| Some College | 514 | 6,989 | 20,420 |
| Associates | 150 | 2,104 | 6,033 |
| Bachelors | 1,034 | 11,327 | 28,789 |
| Masters | 243 | 2,919 | 8,006 |
| Prof. Degree | 67 | 902 | 2,182 |
| Doctorate | 26 | 340 | 752 |

Tapestry

| | 1-Mile | 3-mile | 5-mile |
|-----------------------------|--------|--------|--------|
| Vacant Ready For Rent | 23 % | 24 % | 41 % |
| Teen's | 33 % | 63 % | 86 % |
| Expensive Homes | 0 % | 14 % | 9 % |
| Mobile Homes | 1 % | 3 % | 2 % |
| New Homes | 182 % | 194 % | 200 % |
| New Households | 60 % | 111 % | 119 % |
| Military Households | 0 % | 7 % | 7 % |
| Households with 4+ Cars | 35 % | 38 % | 57 % |
| Public Transportation Users | 6 % | 8 % | 15 % |
| Young Wealthy Households | 6 % | 76 % | 80 % |

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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Expenditures

| | 1-Mile | % | 3-Mile | % | 5-Mile | % |
|---------------------------------|------------|---------|---------------|---------|---------------|---------|
| Total Expenditures | 90,793,768 | | 1,033,687,696 | | 2,960,007,958 | |
| Average annual household | 58,083 | | 53,222 | | 53,031 | |
| Food | 7,437 | 12.80 % | 6,879 | 12.93 % | 6,848 | 12.91 % |
| Food at home | 4,659 | | 4,382 | | 4,365 | |
| Cereals and bakery products | 664 | | 623 | | 621 | |
| Cereals and cereal products | 237 | | 222 | | 221 | |
| Bakery products | 426 | | 400 | | 399 | |
| Meats poultry fish and eggs | 906 | | 869 | | 867 | |
| Beef | 208 | | 201 | | 201 | |
| Pork | 160 | | 154 | | 153 | |
| Poultry | 171 | | 164 | | 164 | |
| Fish and seafood | 151 | | 143 | | 143 | |
| Eggs | 73 | | 70 | | 70 | |
| Dairy products | 485 | | 448 | | 446 | |
| Fruits and vegetables | 959 | | 893 | | 889 | |
| Fresh fruits | 141 | | 131 | | 131 | |
| Processed vegetables | 177 | | 168 | | 167 | |
| Sugar and other sweets | 169 | | 160 | | 159 | |
| Fats and oils | 148 | | 139 | | 138 | |
| Miscellaneous foods | 877 | | 822 | | 819 | |
| Nonalcoholic beverages | 384 | | 367 | | 366 | |
| Food away from home | 2,778 | | 2,497 | | 2,482 | |
| Alcoholic beverages | 442 | | 395 | | 393 | |
| Housing | 20,182 | 34.75 % | 18,826 | 35.37 % | 18,784 | 35.42 % |
| Shelter | 12,282 | | 11,424 | | 11,393 | |
| Owned dwellings | 7,768 | | 6,988 | | 6,955 | |
| Mortgage interest and charges | 4,061 | | 3,581 | | 3,553 | |
| Property taxes | 2,610 | | 2,353 | | 2,347 | |
| Maintenance repairs | 1,096 | | 1,053 | | 1,054 | |
| Rented dwellings | 3,384 | | 3,434 | | 3,426 | |
| Other lodging | 1,130 | | 1,001 | | 1,011 | |
| Utilities fuels | 4,478 | | 4,282 | | 4,272 | |
| Natural gas | 436 | | 410 | | 407 | |
| Electricity | 1,730 | | 1,685 | | 1,685 | |
| Fuel oil | 179 | | 167 | | 168 | |
| Telephone services | 1,408 | | 1,337 | | 1,331 | |
| Water and other public services | 723 | | 681 | | 679 | |
| Household operations | 1,454 | 2.50 % | 1,325 | 2.49 % | 1,321 | 2.49 % |
| Personal services | 455 | | 401 | | 398 | |
| Other household expenses | 998 | | 923 | | 923 | |
| Housekeeping supplies | 675 | | 633 | | 635 | |
| Laundry and cleaning supplies | 179 | | 169 | | 169 | |
| Other household products | 398 | | 371 | | 372 | |
| Postage and stationery | 97 | | 92 | | 94 | |
| Household furnishings | 1,291 | | 1,161 | | 1,160 | |
| Household textiles | 97 | | 86 | | 87 | |
| Furniture | 313 | | 273 | | 276 | |
| Floor coverings | 36 | | 31 | | 31 | |
| Major appliances | 146 | | 140 | | 138 | |
| Small appliances | 101 | | 98 | | 98 | |
| Miscellaneous | 596 | | 531 | | 528 | |
| Apparel and services | 1,576 | 2.71 % | 1,450 | 2.72 % | 1,443 | 2.72 % |
| Men and boys | 330 | | 291 | | 290 | |
| Men 16 and over | 279 | | 243 | | 242 | |
| Boys 2 to 15 | 50 | | 48 | | 48 | |
| Women and girls | 552 | | 516 | | 516 | |



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| | | | |
|-------------------|-----|-----|-----|
| Women 16 and over | 477 | 441 | 442 |
| Girls 2 to 15 | 75 | 74 | 73 |
| Children under 2 | 98 | 95 | 94 |

Expenditures (Continued)

| | 1-Mile | % | 3-Mile | % | 5-Mile | % |
|-----------------------------------|------------|---------|---------------|---------|---------------|---------|
| Total Expenditures | 90,793,768 | | 1,033,687,696 | | 2,960,007,958 | |
| Average annual household | 58,083 | | 53,222 | | 53,031 | |
| Transportation | 7,897 | 13.60 % | 7,232 | 13.59 % | 7,179 | 13.54 % |
| Vehicle purchases | 2,022 | | 1,761 | | 1,737 | |
| Cars and trucks new | 1,071 | | 912 | | 901 | |
| Cars and trucks used | 899 | | 805 | | 793 | |
| Gasoline and motor oil | 2,359 | | 2,219 | | 2,202 | |
| Other vehicle expenses | 2,883 | | 2,693 | | 2,682 | |
| Vehicle finance charges | 202 | | 184 | | 183 | |
| Maintenance and repairs | 1,036 | | 953 | | 947 | |
| Vehicle insurance | 1,247 | | 1,203 | | 1,201 | |
| Vehicle rental leases | 396 | | 352 | | 349 | |
| Public transportation | 632 | | 557 | | 557 | |
| Health care | 4,265 | 7.34 % | 3,962 | 7.44 % | 3,948 | 7.44 % |
| Health insurance | 2,737 | | 2,579 | | 2,573 | |
| Medical services | 953 | | 850 | | 845 | |
| Drugs | 433 | | 400 | | 397 | |
| Medical supplies | 142 | | 132 | | 132 | |
| Entertainment | 3,448 | 5.94 % | 3,135 | 5.89 % | 3,114 | 5.87 % |
| Fees and admissions | 754 | | 652 | | 648 | |
| Television radios | 1,116 | | 1,062 | | 1,057 | |
| Pets toys | 1,257 | | 1,145 | | 1,138 | |
| Personal care products | 762 | | 691 | | 690 | |
| Reading | 62 | | 59 | | 59 | |
| Education | 1,706 | | 1,531 | | 1,543 | |
| Tobacco products | 391 | | 391 | | 391 | |
| Miscellaneous | 924 | 1.59 % | 859 | 1.61 % | 860 | 1.62 % |
| Cash contributions | 1,474 | | 1,384 | | 1,381 | |
| Personal insurance | 7,512 | | 6,423 | | 6,392 | |
| Life and other personal insurance | 197 | | 181 | | 180 | |
| Pensions and Social Security | 7,315 | | 6,242 | | 6,212 | |

| Estimated Households | | | | | Housing Occupied By | | Housing Occupancy | | |
|----------------------|------|------------|--------|---------|---------------------|--------|-------------------|--------|--------|
| Distance | Year | Projection | 2000 | Change | 1 Person | Family | Owner | Renter | Vacant |
| 1-Mile | 2020 | 5,339 | 4,302 | 21.91 % | 1,492 | 3,348 | 3,594 | 1,745 | 342 |
| 3-Mile | 2020 | 32,149 | 26,494 | 19.87 % | 9,232 | 20,178 | 19,894 | 12,255 | 2,217 |
| 5-Mile | 2020 | 70,305 | 58,944 | 17.44 % | 18,044 | 47,557 | 46,939 | 23,366 | 5,757 |
| 1-Mile | 2023 | 5,478 | 4,302 | 24.72 % | 1,515 | 3,452 | 3,713 | 1,765 | 590 |
| 3-Mile | 2023 | 33,276 | 26,494 | 24.36 % | 9,616 | 20,784 | 20,670 | 12,606 | 3,207 |
| 5-Mile | 2023 | 72,958 | 58,944 | 22.36 % | 18,900 | 49,104 | 48,956 | 24,002 | 7,093 |



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CONFIDENTIALITY AGREEMENT

THIS CONFIDENTIALITY AGREEMENT (the "Agreement") is made and entered into as of the date hereinafter set forth by **Stephen D. Holzer, Partner of Commercial One Realtors ("C1")** acting solely in its capacity as Agent on behalf of **The Middlefield Banking Company ("TMBC")** Owner as defined herein below and _____ (hereinafter after the "Reviewer").

WHEREAS, C1 Agent for the property located at 480 Olde Worthington Road, Westerville, OH 43082, and TMBC ("Owner") who is the Owner of certain real property described in Exhibit "A" (the "Real Property"); and

WHEREAS, C1 is authorized to act on behalf of the Owner in connection with the sale of the Real Property; and

WHEREAS, Reviewer has expressed an interest in reviewing confidential information related to a possible Purchase and Sale Agreement for the sale of the Real Property to the Reviewer; and

WHEREAS, TMBC and its agent C1 are in possession of certain confidential documents that pertain to the Real Property; and

WHEREAS, the Reviewer desires to review certain confidential documents and TMBC and C1 are willing to provide the confidential documents to the Reviewer subject to the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the foregoing, the mutual promises hereinafter set forth and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound, agree as follows:

1. Confidentiality

The confidential documents and all related information furnished by TMBC and C1 or any of its representatives or agents (collectively, the "Confidential Information") to the Reviewer or its directors, officers or employees, or outside attorneys, accountants or financial advisors (collectively, "Representatives") shall not be (i) duplicated or (ii) used for any purpose other than evaluating the condition of the Real Property as it existed on the date of the document. The term "Confidential Information" shall be deemed also to include all other documents prepared by the Reviewer or its Representatives containing or based in whole or in part on any information furnished by TMBC and C1 or any of its representatives or agents. The Reviewer agrees to keep all Confidential Information strictly confidential. Confidential Information may be disclosed only to those employees or

outside Representatives who, in the Reviewer's considered judgment, need to know such information for the purpose of evaluating the Real Property. The Reviewer shall direct all of its Representatives to keep all such information in the strictest confidence and to use the Confidential Information only for the purpose of evaluating a possible purchase of the Real Property. Any disclosure by a Representative shall be deemed made by, and be the responsibility of, the Reviewer.

2. Non-Reliance

The Reviewer agrees that Confidential Information shall be utilized only in connection with the Reviewer's investigation and review of the Real Property to evaluate the feasibility of purchasing the Real Property. The Confidential Information may not be relied on by the Reviewer or any outside party for any purpose, including, but not limited to, the securing of financing necessary to purchase the Real Property.

3. Written Notice

In the event that the Reviewer or its Representatives are requested or become legally compelled to disclose any of the Confidential Information or the fact that the Confidential Information has been made available to the Reviewer or that discussions or negotiations between the Reviewer and TMBC and C1 are taking place, the Reviewer agrees to provide TMBC and C1 with prompt written notice of such request so that TMBC and C1 may seek a protective order or other appropriate remedy or waive compliance with the provisions of this Agreement.

4. Return of Confidential Information

Upon the request of TMBC and C1, the Reviewer shall promptly deliver TMBC and C1 all Confidential Information furnished to the Reviewer, whether furnished before or after the date of this Agreement, without retaining copies thereof. The Reviewer shall destroy any compilations, studies, notes or other documents or records which contain or reflect Confidential Information relating to the Real Property if such is not acquired by the Reviewer. The obligations of confidentiality and secrecy contained in this Agreement shall continue to apply to the Reviewer and its Representatives and be binding and enforceable upon the Reviewer and its Representatives following the return to TMBC and C1 of the Confidential Information.

5. No Representation or Warranty

Reviewer acknowledges and understands that the Confidential Information may have been prepared by parties other than TMBC and C1 or the Owner. Neither TMBC and C1 TMBC and C1 nor the Owner makes any representation or warranty whatsoever, express or implied, as to the completeness, content or accuracy of the Confidential Information.

6. Indemnification and Release

Reviewer specifically releases TMBC and C1 and Owner from all claims, demands, causes of action, judgments, losses, damages, liabilities, costs and expenses (including attorneys' fees whether suit is instituted or not), whether known or unknown, liquidated or contingent asserted against or incurred by Reviewer by reason of the information contained in, or that should have been contained in the Confidential Information, however, the foregoing shall not apply to any claims resulting from any intentional misstatements or willful misconduct by TMBC and C1.

The Reviewer further indemnifies and holds harmless TMBC and C1 against any and all claims, damages, losses, liability or expenses, including reasonable attorneys' fees that may result as a breach of this Agreement by the Reviewer, or its officers, directors, employees or Representatives.

7. Equitable Relief

TMBC and C1 shall be entitled to equitable relief, including injunction, in the event of any breach of the provisions of this Agreement, in addition to all other remedies available at law or in equity.

8. Jurisdiction

This Agreement shall be governed by, and construed in accordance with, the laws of the State of Ohio.

Signatures Begin on the Following Page

OWNER:

THE MIDDLEFIELD BANKLING COMPANY:

By: _____

Name: _____

Title: _____

Date: _____

C1:

COMMERCIAL ONE REALTORS:

By: _____

Name: _____

Title: _____

Date: _____

REVIEWER:

By: _____

Name: _____

Title: _____

Date: _____