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# Mill Run Real Estate Report

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6/12/2009

PREPARED BY:

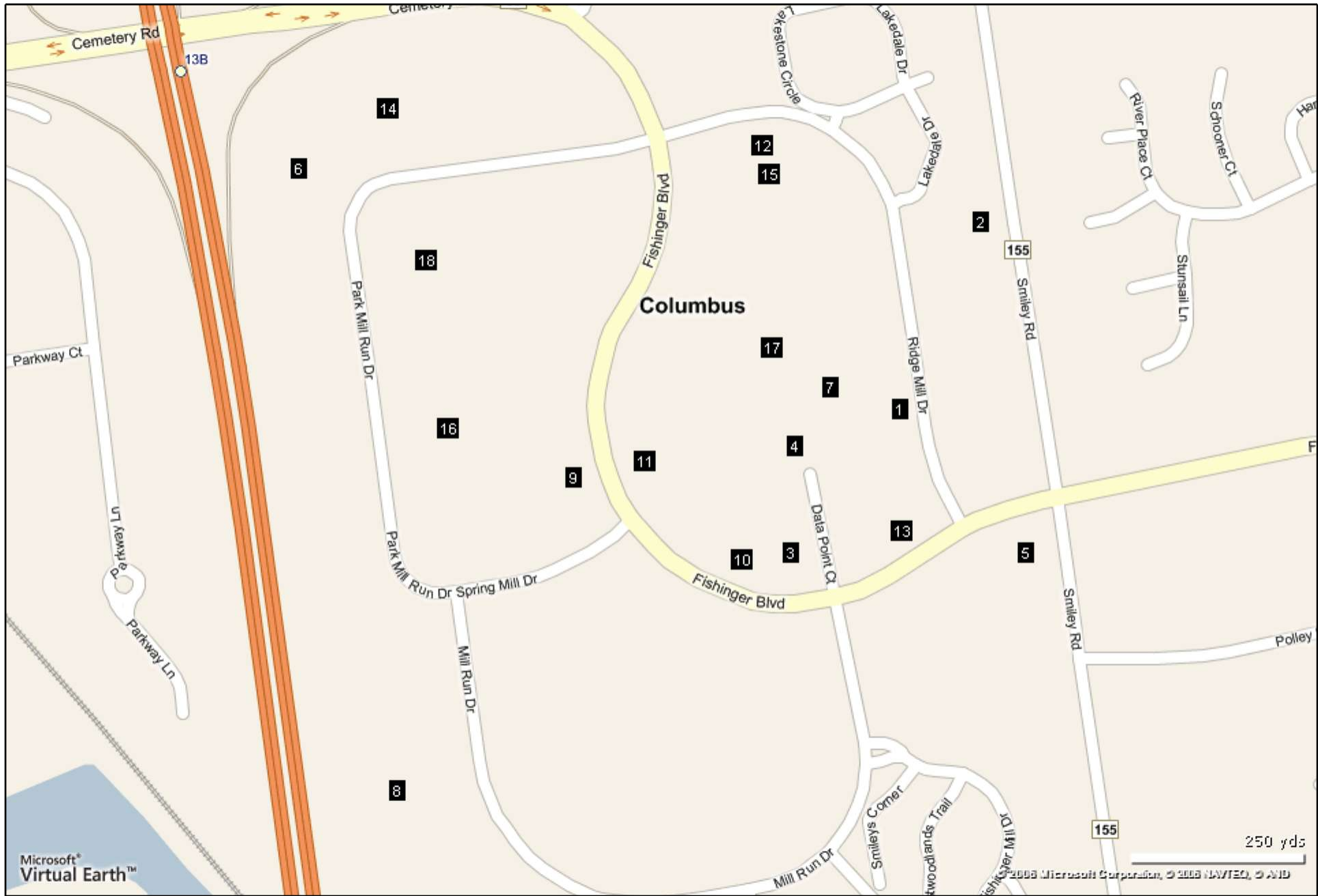


**Taggart Management & Real Estate**

3780 Fishinger Blvd  
Columbus, OH 43026

**Jason Taggart**

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### 3535 Fishinger Blvd - Offices at Mill Run

Hilliard, OH 43026  
Franklin County

Building Type: **Class B Office**  
Building Status: **Built Jun 1991**  
Building Size: **46,559 SF**  
Typical Floor Size: **24,279 SF**  
Stories: **2**  
Expenses: **2000 Combined Tax/Ops @ \$6.73/sf; 2001 Est Ops @ \$6.99/sf**  
Parking: **128 Surface Spaces are available; Ratio of 4.12/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **14,031 SF**  
Max Contig: **7,559 SF**  
Smallest Space: **1,684 SF**  
Rent/SF/Yr: **\$11.00**  
% Leased: **69.9%**



Landlord Rep: **Wallace F. Ackley Company / Brent Howard 614-231-3661 -- 14,031 SF (1,684-5,058 SF)**

### 3570 Fishinger Blvd - The Market At Mill Run, Hollywood Video

Hilliard, OH 43026  
Franklin County

Building Type: **Retail/General Freestanding (Community Ctr)**  
Building Status: **Existing**  
Building Size: **7,000 SF**  
Land Area: -  
Stories: **1**  
For Sale: **Not For Sale**

Space Avail: **7,000 SF**  
Max Contig: **7,000 SF**  
Smallest Space: **7,000 SF**  
Rent/SF/Yr: **\$12.00**  
% Leased: **0%**



Landlord Rep: **James D. Casto & Associates / James Casto 614-766-1100 -- 7,000 SF (7,000 SF)**

### 3578-3580 Fishinger Blvd - The Market At Mill Run

Hilliard, OH 43026  
Franklin County

Building Type: **Class B Office/ (Community Ctr)**  
Building Status: **Built 1998**  
Building Size: **10,041 SF**  
Typical Floor Size: **9,995 SF**  
Stories: **1**  
Parking: **1000 Surface Spaces are available; Ratio of 6.50/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **7,244 SF**  
Max Contig: **7,244 SF**  
Smallest Space: **7,244 SF**  
Rent/SF/Yr: **\$12.50**  
% Leased: **27.9%**



Landlord Rep: **NAI Ohio Equities LLC / Matt Gregory 614-629-5234 / Andy Dutcher 614-629-5266 -- 7,244 SF (7,244 SF)**

**3582-3590 Fishinger Blvd - Mill Run Center**

Hilliard, OH 43026  
Franklin County

Building Type: **Retail/(Strip Ctr)** Space Avail: **3,500 SF**  
Building Status: **Built 1994, Renov 1995** Max Contig: **3,500 SF**  
Building Size: **26,180 SF** Smallest Space: **1,500 SF**  
Land Area: **2.25 AC** Rent/SF/Yr: **\$13.50**  
Stories: **1** % Leased: **100%**  
Expenses: **2008 Combined Tax/Ops @ \$3.32/sf**  
Parking: **80 Surface Spaces are available**  
For Sale: **Not For Sale**



Landlord Rep: **Capitol Equities Realty / J.R. Kern 614-760-5660 / Todd Kemmerer 614-760-5660**  
**-- 3,500 SF (1,500-3,500 SF)**

**3600-3681 Fishinger Blvd - Mill Run Square, Mill Run Square**

Hilliard, OH 43026  
Franklin County

Building Type: **Retail/(Community Ctr)** Space Avail: **24,563 SF**  
Building Status: **Built 1994** Max Contig: **6,435 SF**  
Building Size: **172,088 SF** Smallest Space: **1,840 SF**  
Land Area: **19.41 AC** Rent/SF/Yr: **\$10.00-\$12.00**  
Stories: **1** % Leased: **85.7%**  
Expenses: **2005 Tax @ \$2.02/sf; 2005 Ops @ \$3.49/sf, 2009 Est Ops @ \$3.93/sf**  
Parking: **1400 Surface Spaces are available; Ratio of 7.00/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **US Properties Group/Donn Davids 614-472-2935 Rebecca Dragin 614-472-2957**  
**-- 24,563 SF (1,840-6,435 SF)**

**3615-3619 Fishinger Blvd**

Hilliard, OH 43026  
Franklin County

Building Type: **Retail/General Freestanding** Space Avail: **3,024 SF**  
Building Status: **Built 2000** Max Contig: **3,024 SF**  
Building Size: **5,724 SF** Smallest Space: **3,024 SF**  
Land Area: **0.54 AC** Rent/SF/Yr: **\$18.00**  
Stories: **1** % Leased: **100%**  
Parking: **20 free Surface Spaces are available**  
For Sale: **Not For Sale**



Landlord Rep: *Company information unavailable at this time*  
Sublet Contact: **Excess Space Retail Services, Inc.-Reg 2 / Marianne Regina 516-365-6400 -- 3,024 SF (3,024 SF)**

**3620-3799 Fishinger Blvd - The Market At Mill Run, The Market At Mill Run**

**AKA Ridge Mill Dr  
At Park Mill Run  
Hilliard, OH 43026  
Franklin County**

Building Type: **Retail/(Community Ctr)**      Space Avail: **98,547 SF**  
Building Status: **Built 1986**      Max Contig: **96,296 SF**  
Building Size: **236,915 SF**      Smallest Space: **855 SF**  
Land Area: **52 AC**      Rent/SF/Yr: **\$8.00-\$13.50**  
Stories: **1**      % Leased: **58.4%**  
Expenses: **2009 Ops @ \$4.37/sf, 2007 Est Ops @ \$3.94/sf**  
Parking: **850 Surface Spaces are available; Ratio of  
7.00/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Taggart Management & Real Estate / Jason Taggart 614-876-4848x15 / Ryan McGreevy 614-876-4848x16 / Bob Taggart 614-876-4848x13 -- 98,547 SF (855-96,296 SF)**

**3642 Fishinger Blvd - The Market At Mill Run, 1st Service Federal Credit Union**

**Hilliard, OH 43026  
Franklin County**

Building Type: **Retail/Bank (Community Ctr)**      Space Avail: **3,740 SF**  
Building Status: **Built 1988**      Max Contig: **3,740 SF**  
Building Size: **3,740 SF**      Smallest Space: **3,740 SF**  
Land Area: **13.83 AC**      Rent/SF/Yr: **\$23.00**  
Stories: **1**      % Leased: **0%**  
Parking: **27 Surface Spaces are available; Ratio of 7.22/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Taggart Management & Real Estate / Ryan McGreevy 614-876-4848x16 -- 3,740 SF (3,740 SF)**

**3800-3830 Fishinger Blvd - The Market At Mill Run**

**Hilliard, OH 43026  
Franklin County**

Building Type: **Retail**      Space Avail: **10,363 SF**  
Building Status: **Built 1988**      Max Contig: **12,708 SF**  
Building Size: **18,524 SF**      Smallest Space: **1,809 SF**  
Land Area: **13.83 AC**      Rent/SF/Yr: **\$12.00-\$13.50**  
Stories: **1**      % Leased: **44.1%**  
Expenses: **2009 Est Ops @ \$4.37/sf**  
For Sale: **Not For Sale**



Landlord Rep: **Taggart Management & Real Estate / Ryan McGreevy 614-876-4848x16 / Bob Taggart 614-876-4848x13 / Jason Taggart 614-876-4848x15 -- 10,363 SF (1,809-4,139 SF)**

**3455 Mill Run Dr - Mill Run Office Park, One Mill Run**

Hilliard, OH 43026  
Franklin County

Building Type: **Class A Office**  
Building Status: **Built May 1989**  
Building Size: **167,736 SF**  
Typical Floor Size: **19,631 SF**  
Stories: **9**  
Expenses: **2009 Ops @ \$8.15/sf, 2001 Est Ops @ \$7.98/sf**  
Parking: **57 Covered Spaces are available; 757 Surface Spaces are available; Ratio of 4.80/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **58,494 SF**  
Max Contig: **43,161 SF**  
Smallest Space: **3,665 SF**  
Rent/SF/Yr: **\$10.95**  
% Leased: **67.6%**



Landlord Rep: **Grubb & Ellis|Adena Commercial / Andrew S. Jameson 614-437-4500**  
Leasing Company: **Grubb & Ellis|Adena Commercial / Andrew S. Jameson 614-437-4500 Brett Cisler 614-437-4498 -- 58,494 SF (3,665-20,733 SF)**

**3780 Park Mill Run Dr - Former Kmart**

Hilliard, OH 43026  
Franklin County

Building Type: **Retail/Supermarket**  
Building Status: **Built 1994**  
Building Size: **122,500 SF**  
Land Area: **12 AC**  
Stories: **1**  
Expenses: **2009 Est Ops @ \$3.50/sf**  
Parking: **690 Surface Spaces are available**  
For Sale: **Not For Sale**

Space Avail: **121,500 SF**  
Max Contig: **121,500 SF**  
Smallest Space: **50,000 SF**  
Rent/SF/Yr: **\$8.00-\$10.00**  
% Leased: **0.8%**



Landlord Rep: **Taggart Management & Real Estate / Jason Taggart 614-876-4848x15 / Bob Taggart 614-876-4848x13 / Ryan McGreevy 614-876-4848x16 -- 121,500 SF (50,000-121,500 SF)**

**3781 Park Mill Run Dr**

Hilliard, OH 43026  
Franklin County

Building Type: **Class B Office**  
Building Status: **Built Jun 1994**  
Building Size: **61,181 SF**  
Typical Floor Size: **61,181 SF**  
Stories: **1**  
Expenses: **2008 Ops @ \$3.50/sf**  
Parking: **320 Surface Spaces are available**  
For Sale: **For Sale at \$6,500,000 (\$106.24/SF) - Active**

Space Avail: **31,191 SF**  
Max Contig: **31,191 SF**  
Smallest Space: **15,000 SF**  
Rent/SF/Yr: **\$9.95**  
% Leased: **49.0%**



Sales Company: **Continental Realty: Brian Reed (614) 883-1332**  
Landlord Rep: **Casto Commercial Real Estate / 614-228-5331**  
Leasing Company: **Continental Realty / Wayne Harer 614-883-1051 Brian Reed 614-883-1332 -- 31,191 SF (15,000-31,191 SF)**

**3799 Park Mill Run Dr**

Hilliard, OH 43026  
Franklin County

Building Type: **Retail/Restaurant**      Space Avail: **7,630 SF**  
Building Status: **Built 1994**      Max Contig: **7,630 SF**  
Building Size: **7,630 SF**      Smallest Space: **7,630 SF**  
Land Area: **1.94 AC**      Rent/SF/Yr: **For Sale Only**  
Stories: **1**      % Leased: **100%**  
Parking: **160 Surface Spaces are available**  
For Sale: **For Sale at \$1,500,000 (\$196.59/SF) - Active**



Sales Company: **Continental Realty: Brian Reed (614) 883-1332**  
Landlord Rep: *Company information unavailable at this time*

**3641-3645 Ridge Mill Dr - The Market At Mill Run, Mill Run Business 1**

Hilliard, OH 43026  
Franklin County

Building Type: **Class B Office/  
(Community Ctr)**      Space Avail: **9,747 SF**  
Building Status: **Built Nov 1999**      Max Contig: **9,747 SF**  
Building Size: **24,247 SF**      Smallest Space: **9,747 SF**  
Typical Floor Size: **24,247 SF**      Rent/SF/Yr: **\$11.00**  
Stories: **1**      % Leased: **59.8%**  
Expenses: **2007 Ops @ \$3.59/sf, 2004 Est Ops @ \$3.35/sf**  
Parking: **594 Surface Spaces are available; Ratio of  
6.00/1,000 SF**  
For Sale: **For Sale individually - Active; also for sale at  
\$12,496,380 (\$125.52/SF) as part of a portfolio of 2**



Sales Company: **Continental Realty: Andy Mills (614) 883-1205, Wayne Harer (614) 883-1051**  
Landlord Rep: **Continental Realty / Andy Mills 614-883-1205 -- 9,747 SF (9,747 SF)**

**3651-3731 Ridge Mill Dr - The Market At Mill Run, Mill Run Business 2**

Hilliard, OH 43026  
Franklin County

Building Type: **Class B Office/  
(Community Ctr)**      Space Avail: **33,528 SF**  
Building Status: **Built Nov 1998**      Max Contig: **33,528 SF**  
Building Size: **75,306 SF**      Smallest Space: **33,528 SF**  
Typical Floor Size: **75,306 SF**      Rent/SF/Yr: **\$8.50**  
Stories: **1**      % Leased: **100%**  
Expenses: **2009 Combined Tax/Ops @ \$3.53/sf; 2004 Est Ops @  
\$4.46/sf**  
Parking: **230 Surface Spaces are available; Ratio of  
4.50/1,000 SF**  
For Sale: **For Sale individually - Active; also for sale at**



Sales Company: **Continental Realty: Andy Mills (614) 883-1205, Wayne Harer (614) 883-1051**  
Landlord Rep: **Continental Realty / Andy Mills 614-883-1205**  
Sublet Contact: **Jones Lang LaSalle / Paul Tingley 614-460-4400 -- 33,528 SF (33,528 SF)**

**3663 Ridge Mill Dr - The Market At Mill Run**

Hilliard, OH 43026  
Franklin County

Building Type: **Class B Office/Medical  
(Community Ctr)**      Space Avail: **1,645 SF**  
Max Contig: **1,645 SF**  
Building Status: **Built Apr 1998**      Smallest Space: **1,645 SF**  
Building Size: **10,084 SF**      Rent/SF/Yr: **\$11.00**  
Typical Floor Size: **10,084 SF**      % Leased: **83.7%**  
Stories: **1**  
Expenses: **2007 Combined Tax/Ops @ \$6.52/sf; 2005 Est Ops @ \$5.50/sf**  
Parking: **50 Surface Spaces are available; Ratio of 6.00/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **RS Garek Associates / Matthew Minkin 614-340-6242 -- 1,645 SF (1,645 SF)**

**3760 Ridge Mill Dr - Mill Run Professional Pk, Mill Run Medical Center**

Hilliard, OH 43026  
Franklin County

Building Type: **Class C Office/Medical**      Space Avail: **3,524 SF**  
Max Contig: **3,524 SF**  
Building Status: **Built Oct 1989**      Smallest Space: **3,524 SF**  
Building Size: **7,255 SF**      Rent/SF/Yr: **\$14.00**  
Typical Floor Size: **3,628 SF**      % Leased: **51.4%**  
Stories: **2**  
Expenses: **1999 Combined Tax/Ops @ \$0.37/sf**  
Parking: **36 Surface Spaces are available; Ratio of 3.26/1,000 SF**  
For Sale: **For Sale at \$895,000 (\$123.36/SF) - Active**



Sales Company: **The Case Bowen Company: Bob Bowen (614) 799-9800 x27**

Landlord Rep: **The Case Bowen Company / Bob Bowen 614-799-9800x27 -- 3,524 SF (3,524 SF)**

**3939 Ridge Mill Dr - The Market At Mill Run**

Hilliard, OH 43026  
Franklin County

Building Type: **Retail/Restaurant  
(Community Ctr)**      Space Avail: **5,120 SF**  
Max Contig: **5,120 SF**  
Building Status: **Built 1994**      Smallest Space: **5,120 SF**  
Building Size: **5,120 SF**      Rent/SF/Yr: **For Sale Only**  
Land Area: **1.50 AC**      % Leased: **0%**  
Stories: **1**  
Parking: **80 Surface Spaces are available**  
For Sale: **For Sale at \$825,000 (\$161.13/SF) - Active**



Sales Company: **CB Richard Ellis: Brenda Newman (614) 430-5039, Christine M. Zember (614) 430-5038**

Landlord Rep: *Company information unavailable at this time*

## Availability and Vacancy Building List

| Building Address               | Existing Rentable Bldg Area | Direct SF Vacant | Direct % Vacant | Total SF Vacant | Total % Vacant | Total SF Available | Direct SF Available | Sublet SF Available | Max SF Contig  | Avg Rate          |
|--------------------------------|-----------------------------|------------------|-----------------|-----------------|----------------|--------------------|---------------------|---------------------|----------------|-------------------|
| 3535 Fishinger Blvd            | 46,559                      | 19,864           | 42.7%           | 19,864          | 42.7%          | 14,031             | 14,031              | 0                   | 7,559          | \$11.00/nnn       |
| 3570 Fishinger Blvd            | 7,000                       | 7,000            | 100.0%          | 7,000           | 100.0%         | 7,000              | 7,000               | 0                   | 7,000          | \$12.00/nnn       |
| 3578-3580 Fishinger Blvd       | 10,041                      | 7,244            | 72.1%           | 7,244           | 72.1%          | 7,244              | 7,244               | 0                   | 7,244          | \$12.50/nnn       |
| 3582-3590 Fishinger Blvd       | 26,180                      | 0                | 0.0%            | 0               | 0.0%           | 3,500              | 3,500               | 0                   | 3,500          | \$13.50/nnn       |
| 3600-3681 Fishinger Blvd       | 172,088                     | 24,563           | 14.3%           | 24,563          | 14.3%          | 24,563             | 24,563              | 0                   | 6,435          | \$11.00/nnn       |
| 3615-3619 Fishinger Blvd       | 5,724                       | 0                | 0.0%            | 0               | 0.0%           | 3,024              | 0                   | 3,024               | 3,024          | \$18.00/nnn       |
| 3620-3799 Fishinger Blvd       | 236,915                     | 98,547           | 41.6%           | 98,547          | 41.6%          | 98,547             | 98,547              | 0                   | 96,296         | \$9.10/nnn        |
| 3642 Fishinger Blvd            | 3,740                       | 3,740            | 100.0%          | 3,740           | 100.0%         | 3,740              | 3,740               | 0                   | 3,740          | \$23.00/nnn       |
| 3800-3830 Fishinger Blvd       | 18,524                      | 10,363           | 55.9%           | 10,363          | 55.9%          | 10,363             | 10,363              | 0                   | 12,708         | \$13.11/nnn       |
| 3455 Mill Run Dr               | 167,736                     | 54,428           | 32.4%           | 54,428          | 32.4%          | 58,494             | 58,494              | 0                   | 43,161         | \$10.95/nnn       |
| 3780 Park Mill Run Dr          | 122,500                     | 121,500          | 99.2%           | 121,500         | 99.2%          | 121,500            | 121,500             | 0                   | 121,500        | \$9.00/nnn        |
| 3781 Park Mill Run Dr          | 61,181                      | 31,191           | 51.0%           | 31,191          | 51.0%          | 31,191             | 31,191              | 0                   | 31,191         | -                 |
| 3799 Park Mill Run Dr          | 7,630                       | 0                | 0.0%            | 0               | 0.0%           | 7,630              | 7,630               | 0                   | 7,630          | -                 |
| 3641-3645 Ridge Mill Dr        | 24,247                      | 9,747            | 40.2%           | 9,747           | 40.2%          | 9,747              | 9,747               | 0                   | 9,747          | \$11.00/nnn       |
| 3651-3731 Ridge Mill Dr        | 75,306                      | 0                | 0.0%            | 33,528          | 44.5%          | 33,528             | 0                   | 33,528              | 33,528         | \$9.19/nnn        |
| 3663 Ridge Mill Dr             | 10,084                      | 1,645            | 16.3%           | 1,645           | 16.3%          | 1,645              | 1,645               | 0                   | 1,645          | \$11.00/nnn       |
| 3760 Ridge Mill Dr             | 7,255                       | 3,524            | 48.6%           | 3,524           | 48.6%          | 3,524              | 3,524               | 0                   | 3,524          | \$14.00/nnn       |
| 3939 Ridge Mill Dr             | 5,120                       | 5,120            | 100.0%          | 5,120           | 100.0%         | 5,120              | 5,120               | 0                   | 5,120          | -                 |
| <b>Grand Totals (18 Bldgs)</b> | <b>1,007,830</b>            | <b>398,476</b>   | <b>39.5%</b>    | <b>432,004</b>  | <b>42.9%</b>   | <b>444,391</b>     | <b>407,839</b>      | <b>36,552</b>       | <b>121,500</b> | <b>\$9.78/nnn</b> |