

FOR LEASE



\$11-13/SF NNN

8692-8724 Olde Worthington Rd, Westerville, OH 43082

- 8692 Olde Worthington Rd: 9,800+/- SF at \$13.00/SF NNN
 - Includes Multiple Private Offices, Conference Rooms, Kitchenettes with Class A Finishes
- 8724 Olde Worthington Rd: 7,000+/- SF at \$11.00/SF NNN
 - Building has larger open meeting rooms, kitchenette, foyer area.
- Excellent location close to major highway I-71
- Built between 1998-2000
- Located in close proximity of Polaris Parkway, Polaris Trade Area, and high-traffic Polaris Fashion Place

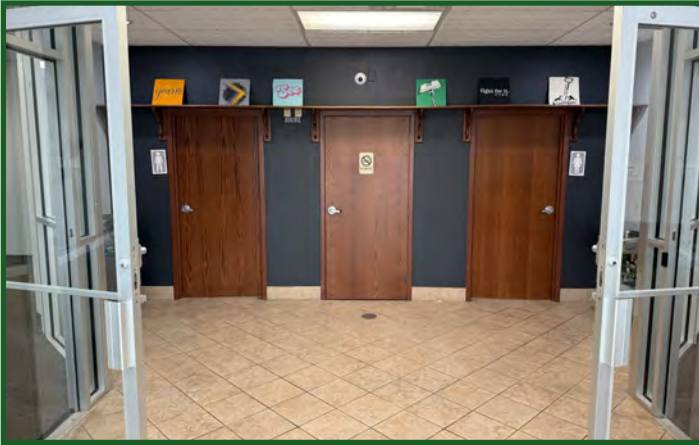


Click Here for Video

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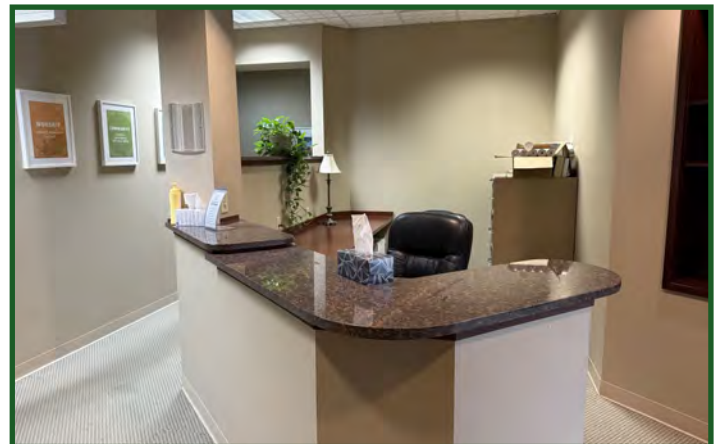
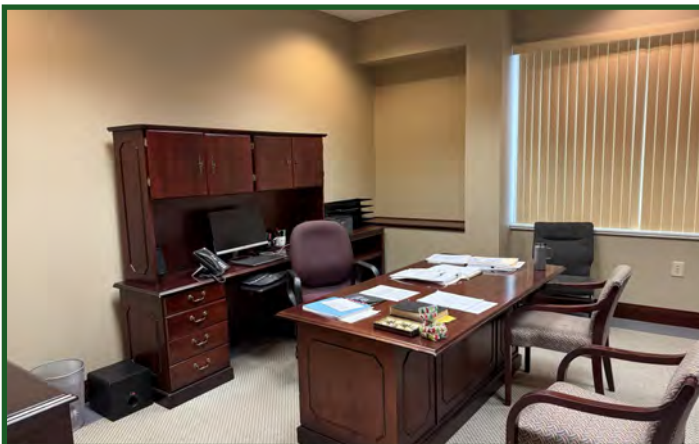


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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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Estimated Drive Times

Local Locations

Drive Time in Minutes (Miles Away)

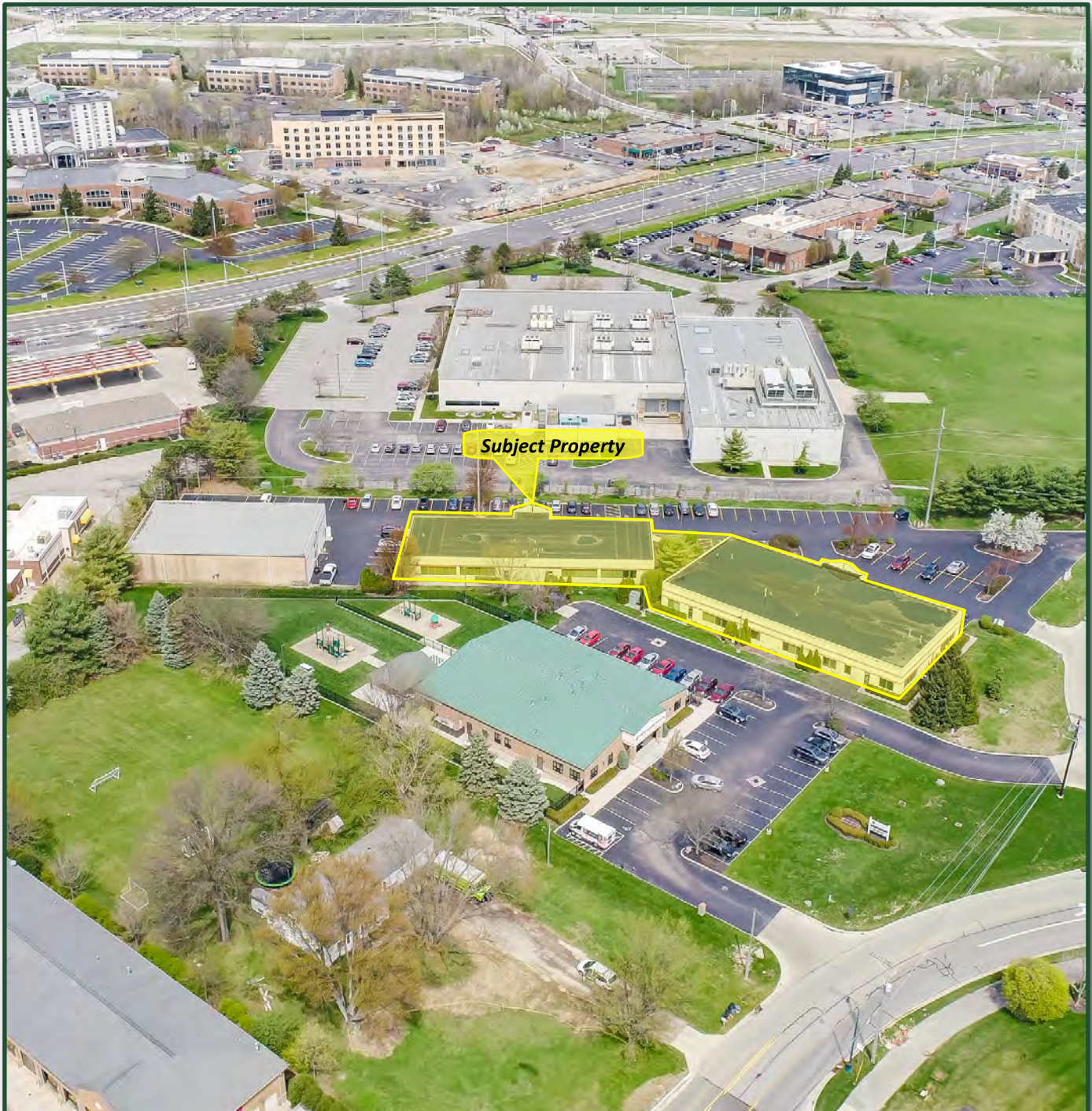
Closest Gas Station	<1(.1)
Closest Grocery Store	1 (.5)
Closest Restaurant	1 (.8)
Closest Pharmacy	6 (1.3)
Closest Hospital	16 (13.3)

Regional Locations

The Ohio State University	16 (13.5)
Downtown Columbus	18 (14.4)
Easton Town Center	15 (11.3)
Polaris Mall	5 (1.2)
Lower.com Field (Columbus Crew)	13 (4.7)
Nationwide Arena (Blue Jackets)	18 (14.4)
North High Street (Location)	15 (8.8)
Columbus Zoo and Aquarium	22 (8.7)
Zoombezi Bay Waterpark	24 (8.8)
Franklin Park Conservatory	22 (15.8)
COSI	21 (16.4)

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Aerial

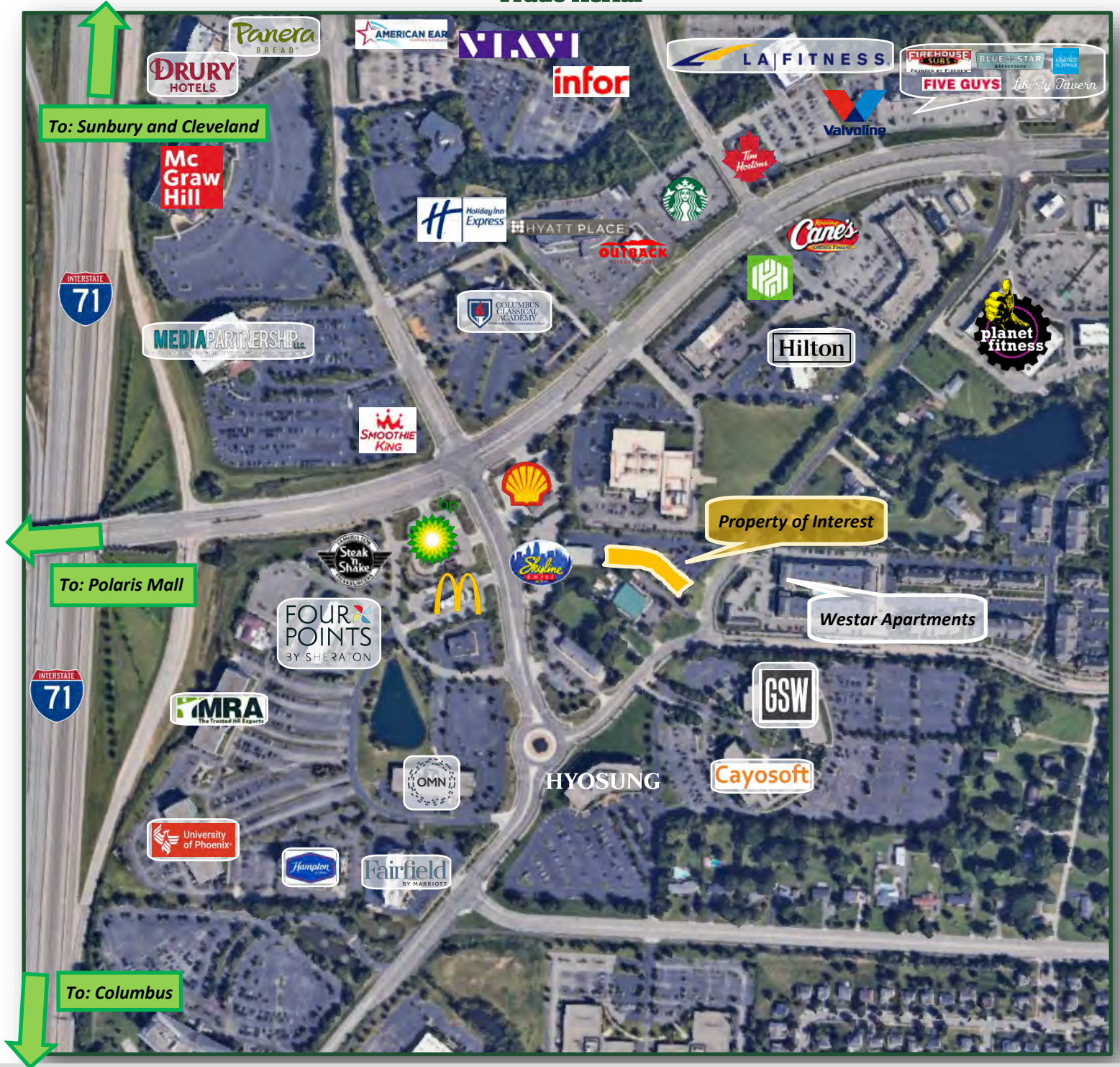


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Trade Aerial

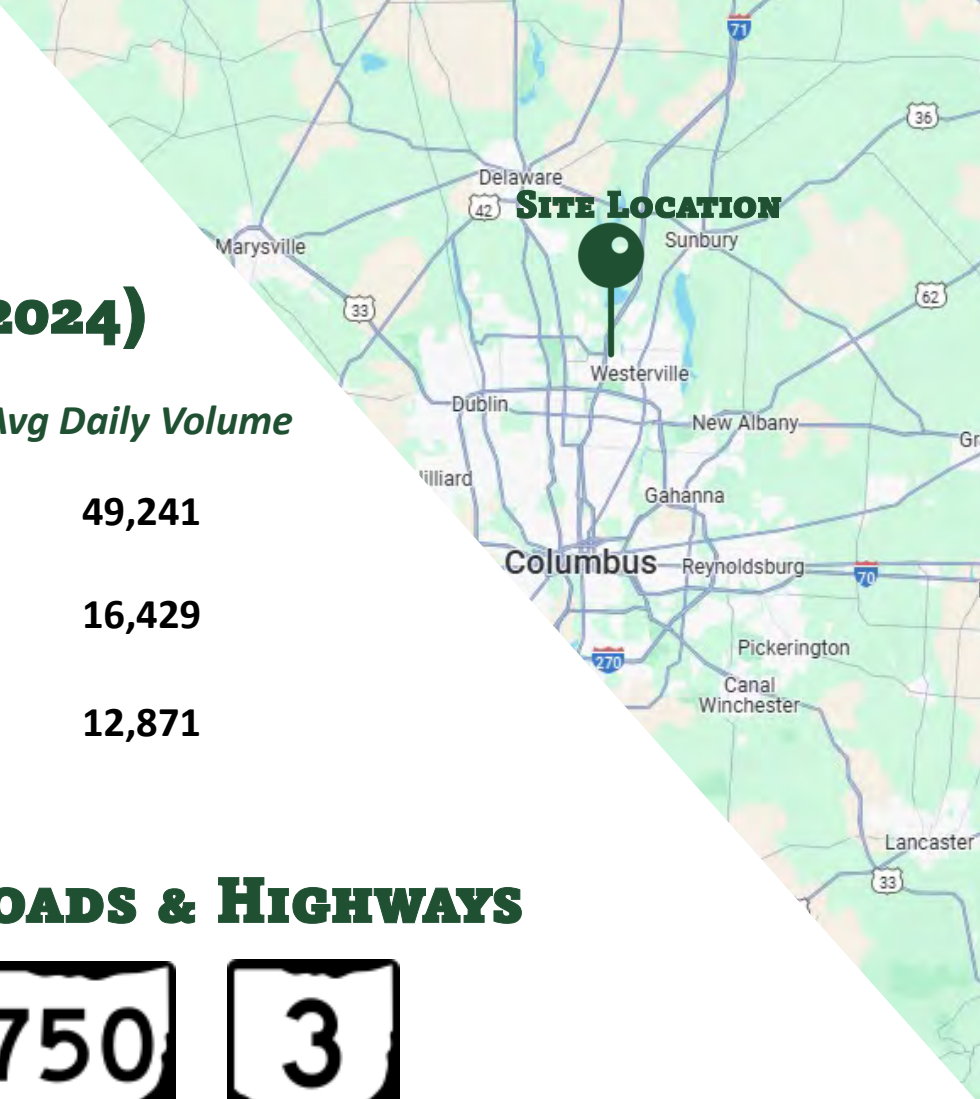


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TRAFFIC COUNT (2024)

Street	Avg Daily Volume
Polaris Pkwy - Orion Pl	49,241
Orion Pl - Pulsar Pl	16,429
Olde Worthington Rd - Orion Pl	12,871



NEARBY MAJOR ROADS & HIGHWAYS



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2023)		3,195	49,053	138,964
Households (2023)		5,478	33,240	71,662
Avg Household Income (2023)		\$98,629	\$85,557	\$84,809

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