

# WORTHINGTON GATEWAY

121 W. WILSON BRIDGE ROAD, Worthington, Ohio 43085



## NEW CLASS "A" OFFICE FOR LEASE

**NAI** Ohio Equities

### Leasing Information:

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Philip Bird, SIOR  
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**NA**Ohio Equities

# BUILDING OVERVIEW



NAI Ohio Equities is pleased to present an excellent opportunity to lease newly developed Class “A” office space at Worthington Gateway. The 7-acre mixed-use development features six buildings with the final building under construction. Building 5, is a four-story mixed-use building with 2,015 SF up to 25,518 SF available on the second and third floors. The first floor consists of retail space which will include a restaurant with an outdoor patio and salon use. Office users can include all professional uses, medical, dental, etc. Expected delivery date of Building 5 is the Summer 2024.

## ADDRESS

121 W. Wilson Bridge Road  
Worthington, OH 43085

## BUILDING SIZE

±52,000 SF

## FLOORS

Four (4)

## AVAILABLE SF:

2,015 SF - 25,518 SF

## PARKING:

±406 Total Spaces

## PROPERTY FEATURES

- Prime Location in Highly Desirable Worthington Sub-market
- Convenient Access on Signalized Corner at W. Wilson Bridge Road and N. High Street
- Access to Patio Space on Second and Third Floors
- Located Directly Across from The Shops at Worthington Place
- Convenient Access to I-270, SR-315, I-71 and Rt-161
- Monument Signage Opportunities

**LEASE RATE: \$20.75 PSF NNN**

**OPEX: \$10.00/SF**

[WWW.WORTHINGTONGATEWAY.COM](http://WWW.WORTHINGTONGATEWAY.COM)

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# AVAILABLE SPACE

FLOOR	LEASE RATE	LEASE TYPE	SIZE (SF)
2ND FLOOR	\$20.75	NNN	2,015-12,759
3RD FLOOR	\$20.75	NNN	2,015-12,759
2ND + 3RD	\$20.75	NNN	25,518

## Development Plan

- A. Building 1 | Retail
- B. Building 2 | Retail
- C. Building 3 | Office
- D. Building 4 | Office/Retail
- E. Building 5 | Office/Retail
- F. Building 6 | Retail



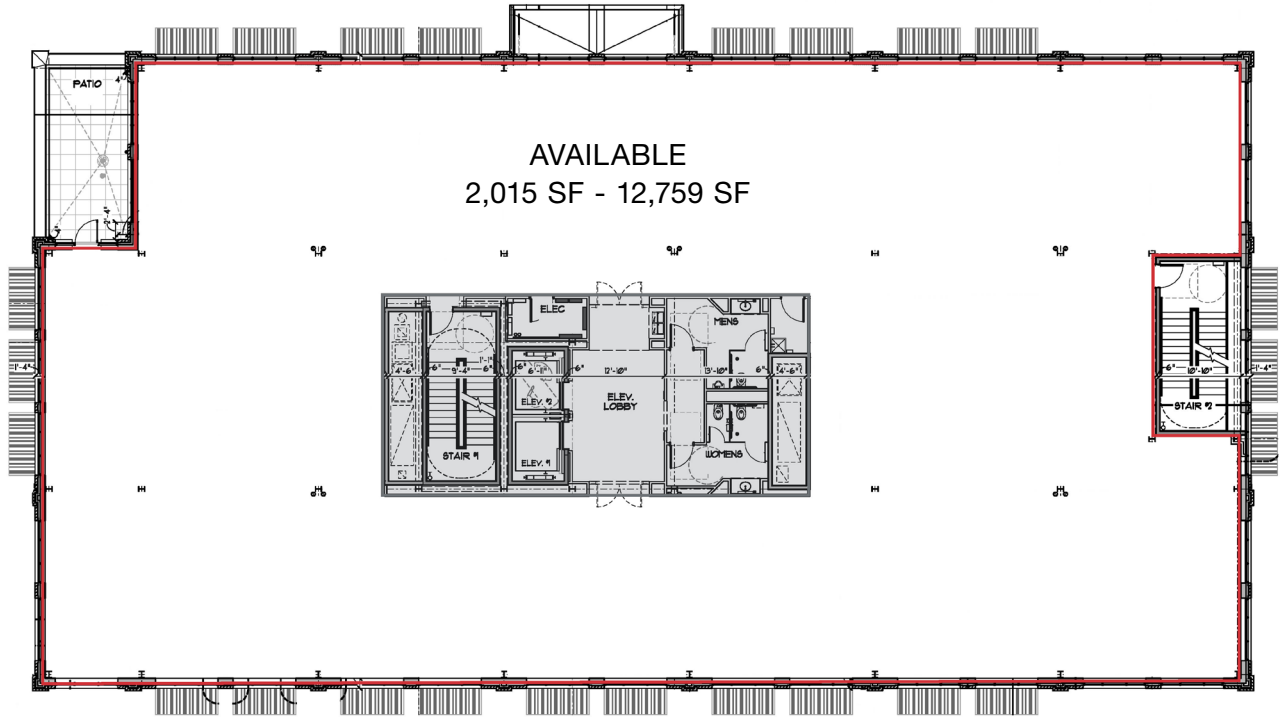
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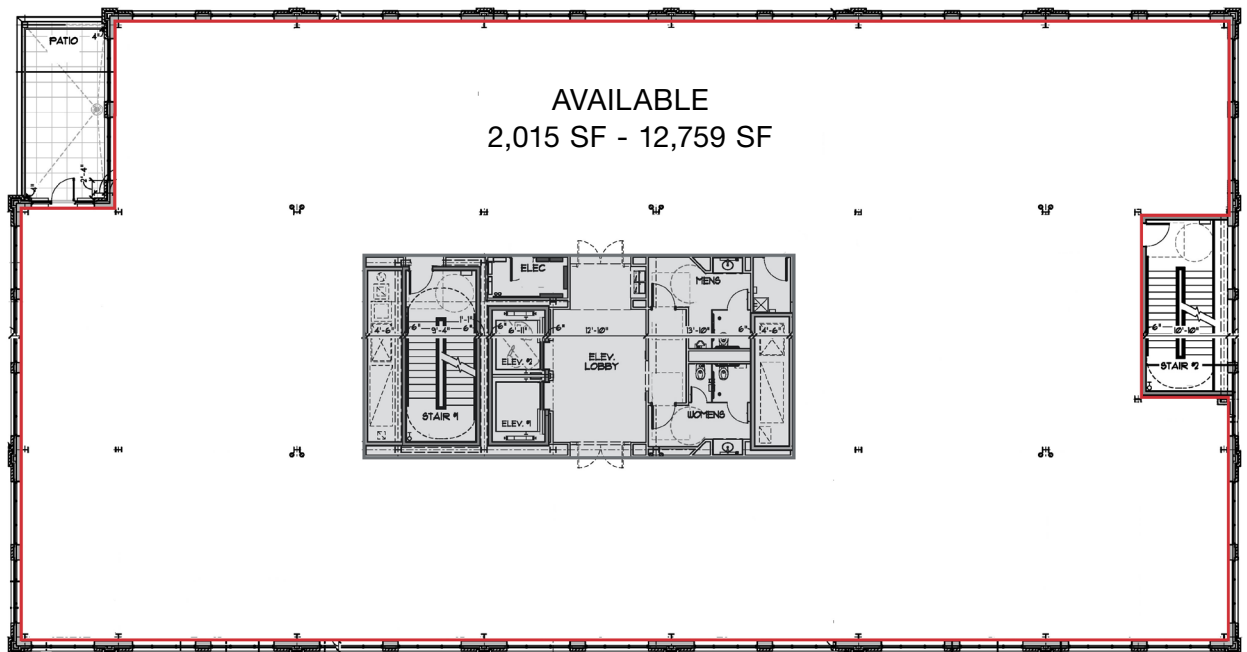
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# FLOOR PLANS

SECOND FLOOR



THIRD FLOOR



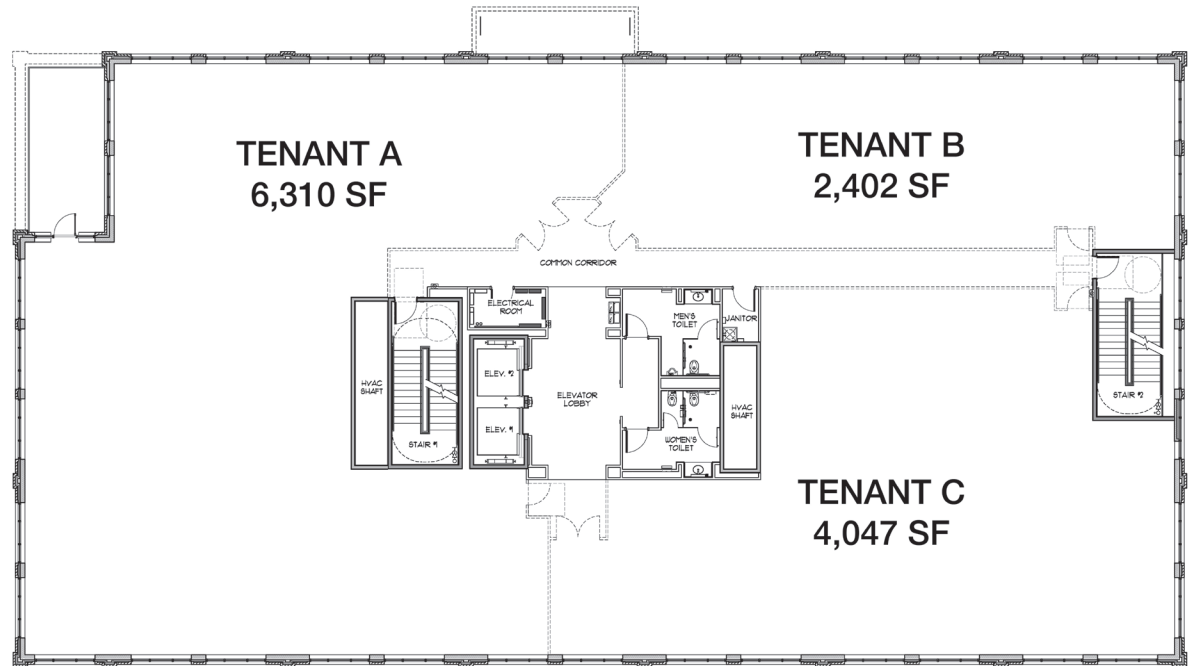
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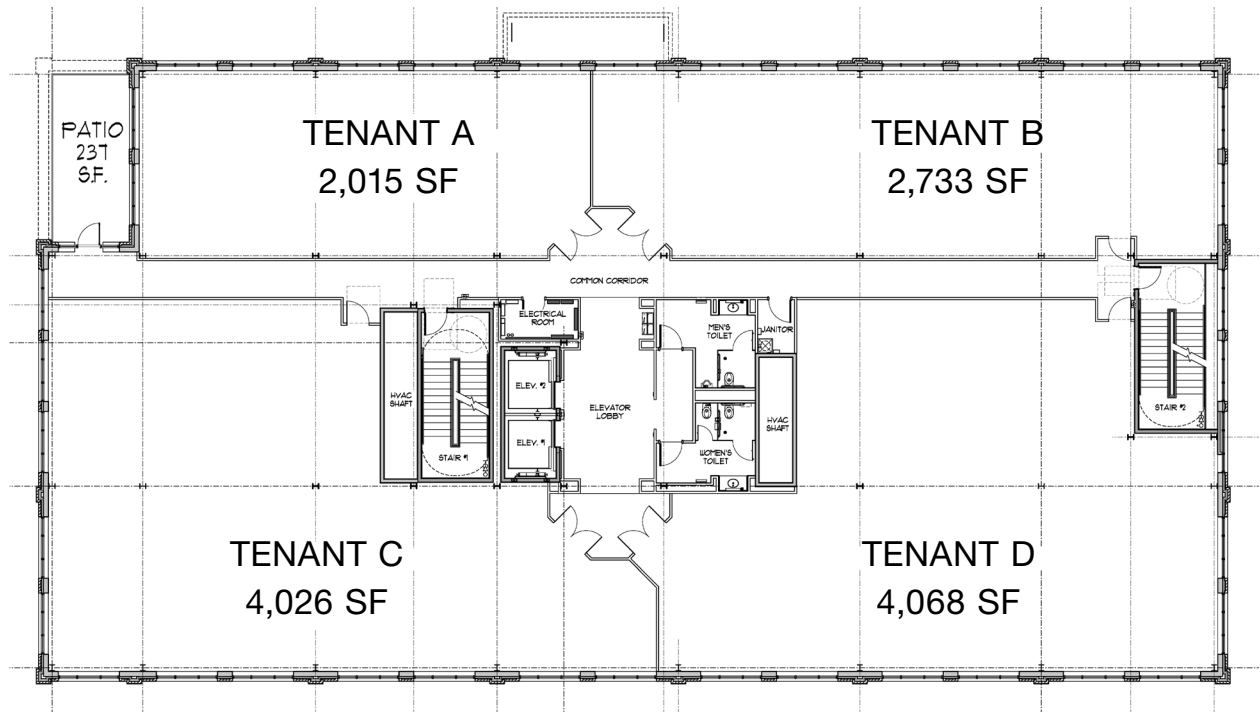
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# CONCEPTUAL SPLITS

THREE TENANTS



FOUR TENANTS



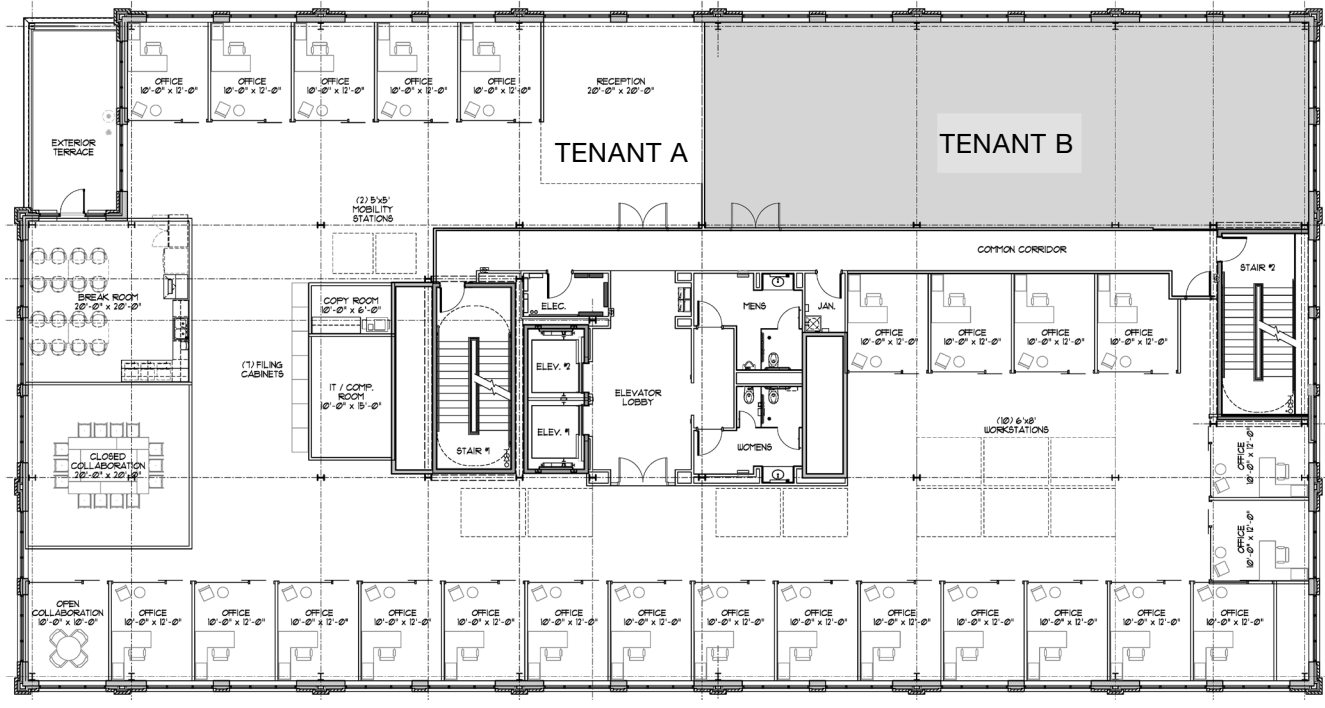
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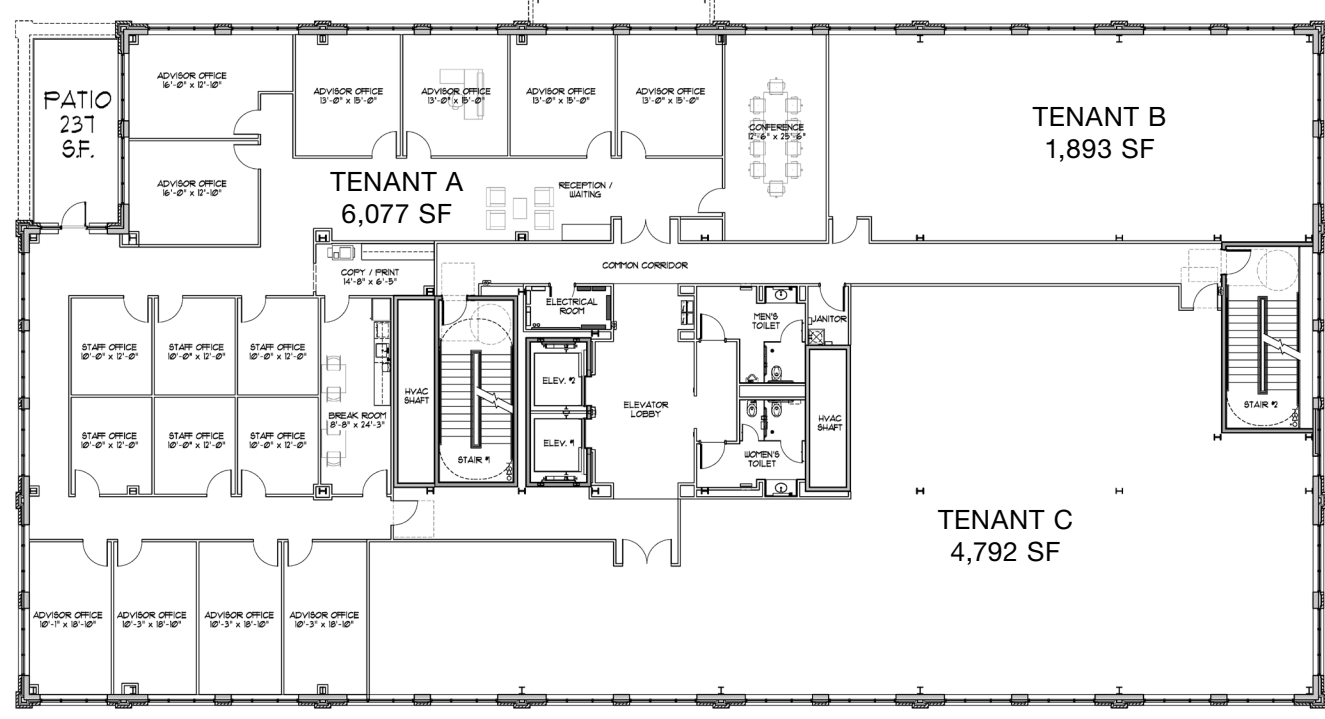
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# CONCEPTUAL PLANS

±10,341 RSF TENANT PLAN



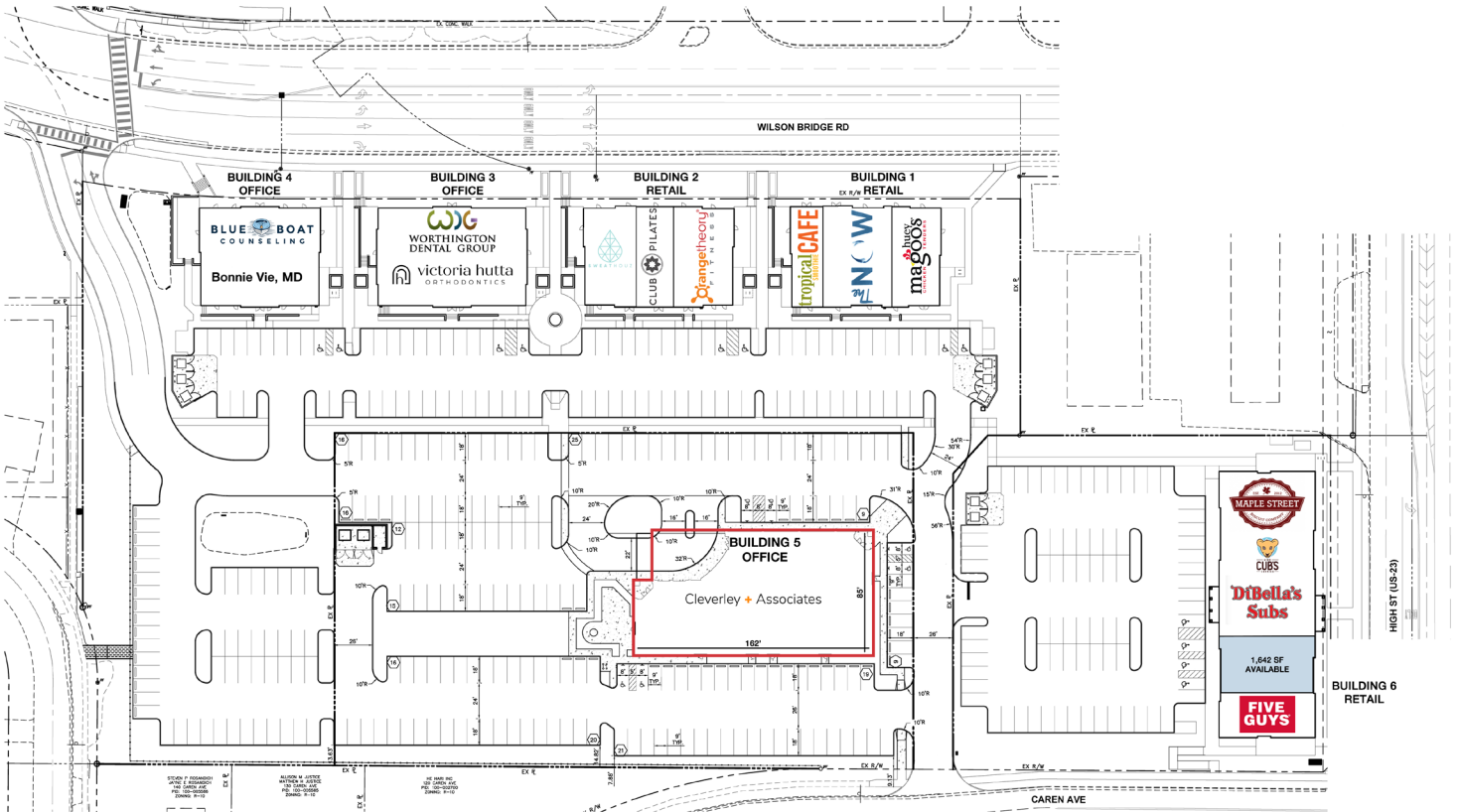
±6,077 RSF TENANT PLAN



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# SITE PLAN



## TENANT MIX



Cleverley + Associates

Bonnie Vie, MD

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# PHOTOGRAPHS



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# PHOTOGRAPHS



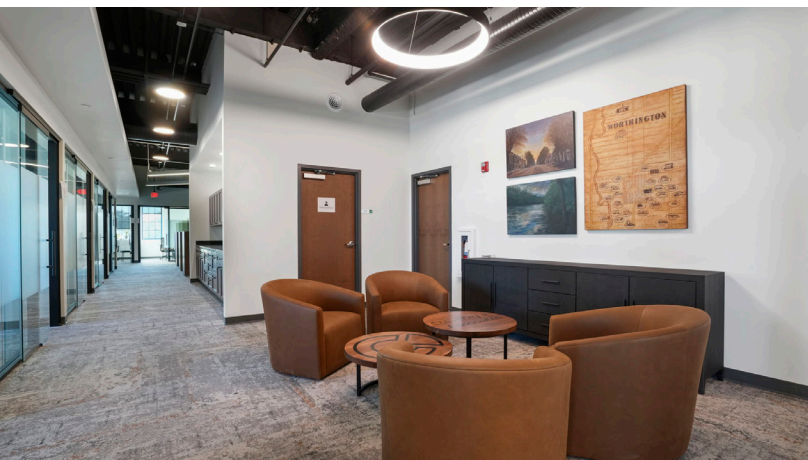
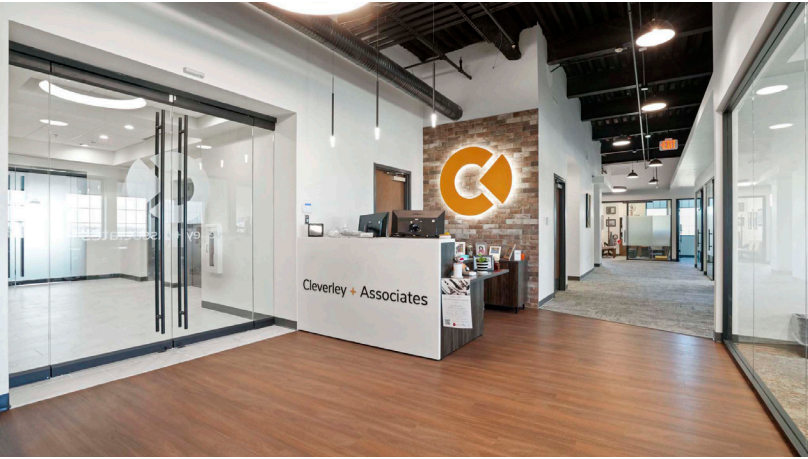
*3rd Floor as of October 2024*

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# SAMPLE FINISH LEVEL



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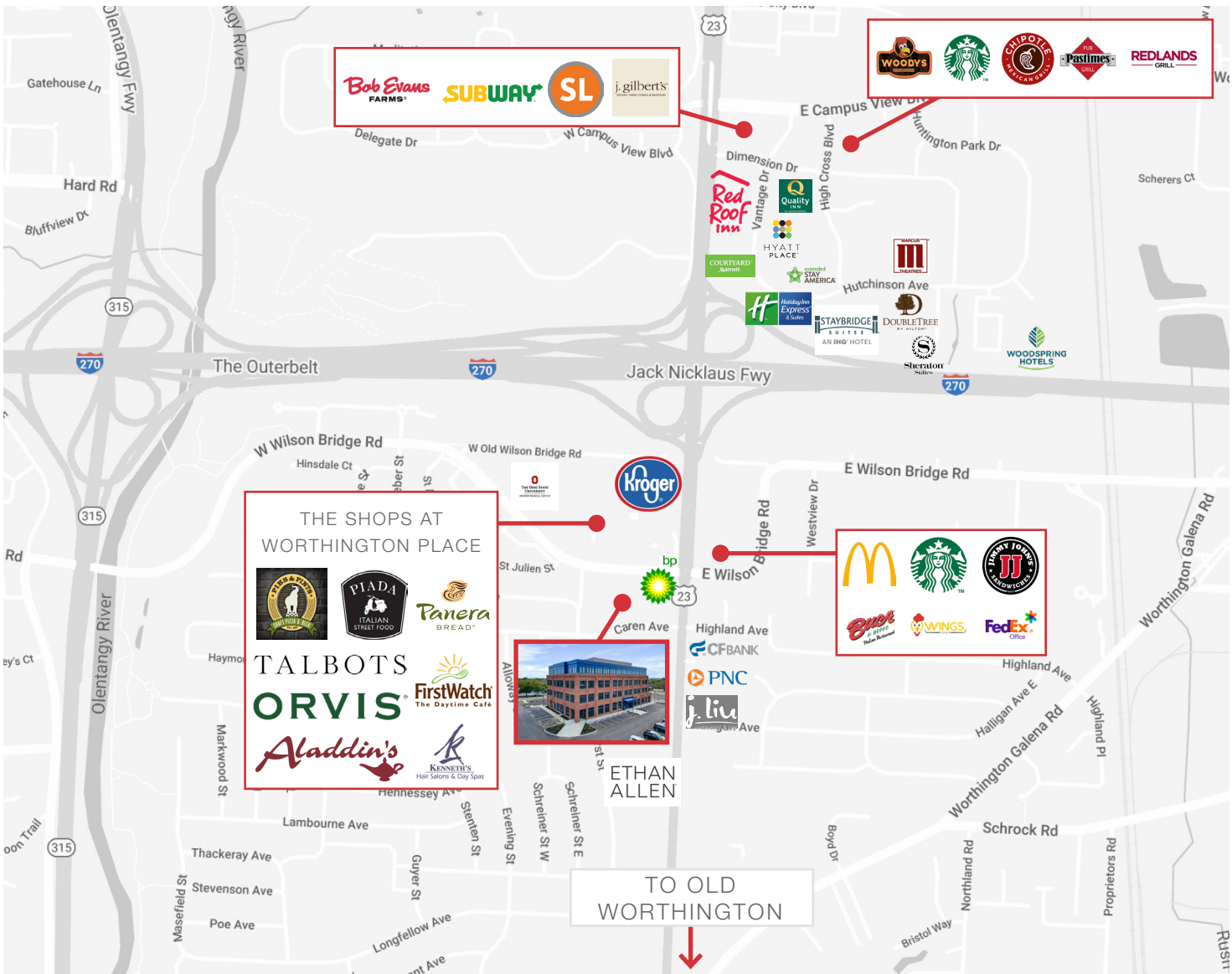
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# HIGHLY DESIRABLE WORTHINGTON SUB-MARKET

## DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population	8,675	100,038	286,830
Income	\$173,675	\$131,026	\$125,758
Housing	3,522	42,880	122,759



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# NEARBY AMENITIES



## RESTAURANTS

- FIVE GUYS
- LION CUB COOKIES
- TROPICAL SMOOTHIE
- HUEY MAGOOS
- MAPLE STREET BISCUITS
- DIBELLA'S SUBS
- J LIU
- BUCA DI BEPPO
- PIES & PINTS
- FIRST WATCH
- ALADDIN'S EATERY
- PANERA BREAD
- PIADA
- WINGS OVER COLUMBUS
- JIMMY JOHN'S
- MCDONALDS
- DAIRY QUEEN
- PORCH GROWLER
- JERSEY MIKE'S SUBS
- BIG APPLE BREAKFAST
- WORTHINGTON TAVERN
- THE PUB OUT BACK
- THE OLD BAG OF NAILS PUB
- JOYA'S
- THE WHITNEY HOUSE
- KITTIE'S
- PEACE, LOVE & LITTLE DONUTS
- GRAETER'S ICE CREAM
- EVEREST CUISINE
- HOUSE WINE
- DEWEY'S PIZZA
- LA CHATELAINE FRENCH BAKERY & BISTRO
- CHAPALA MEXICAN GRILL
- STARBUCKS
- J. GILBERT'S
- J. ALEXANDER'S
- PASTIMES PUB & GRILL
- BOB EVANS
- CHIPOTLE
- HC WAY
- SUBWAY
- EL ACAPULCO MEXICAN



## RETAILERS / BANKS

- CLUB PILATES
- THE NOW
- ORANGETHEORY FITNESS
- SWEATHOUZ
- MARUCS CROSSWOODS
- KROGER
- TALBOTS
- ORVIS
- MODEALISE
- LEARNING EXPRESS TOYS
- BLISSFUL TRENDS
- JADE YOGA & WELLNESS
- HOWARD BROOKS INTERIORS
- CHASE BANK
- PARK NATIONAL BANK
- FEDEX
- FIFTH THIRD BANK
- TELHIO CREDIT UNION
- PNC BANK
- ETHAN ALLEN FURNITURE
- FCBANK
- FRESH THYME MARKET
- ACE HARDWARE
- CVS
- HOLLYWOOD FEED
- GOYOGA
- SEW TO SPEAK
- WORTHINGTON JEWELERS
- ALPHA SUIT
- VERNACULAR
- OASIS FACE BAR



## HOTELS

- HYATT PLACE
- COURTYARD BY MARRIOTT
- HOLIDAY INN EXPRESS
- DOUBLETREE BY HILTON
- SHERATON SUITES
- WOODSPRING SUITES
- SURFACE INN WORTHINGTON
- RED ROOF
- QUALITY INN & SUITES
- EXTENDED STAY AMERICA

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