

438 E Wilson Bridge Rd
Worthington, OH 43085

For Lease



PROFESSIONAL OFFICE SPACE - FLEXIBLE FLOOR PLANS

Lease Rate:

\$16.95 - \$20.95 PSF Gross

Available Space - 1st Floor:

1,095 SF - 6,100 SF

Available Space - 2nd Floor:

6,136 SF

Total Space Available Entire

Building:

20,920 SF

- Excellent Worthington location in close proximity to restaurants, services and shopping
- Easy access to I-270, SR 315, I-71 & SR 23
- Flexible floor plans
- Renovated common restrooms in 2020
- 24/7 fob access, passenger elevator
- Ample parking in well-lighted lot



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Alterra Real Estate
614.365.9000
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Available Suites

Suites	RSF	Comments
101	6,100	Large, creative office space with open areas. Views of pond.
105	1,095	Small office suite. Several private offices and conference room.
106 LEASED	1,495	Lobby exposure with several private offices
112 LEASED	800	Three private offices.
200 LEASED	7,589	Can be subdivided down to 1,799 SF
204	6,136	Primarily open office space with conference room and in-suite restrooms. *contiguous space with Suite 200 for a total of 13,725 SF

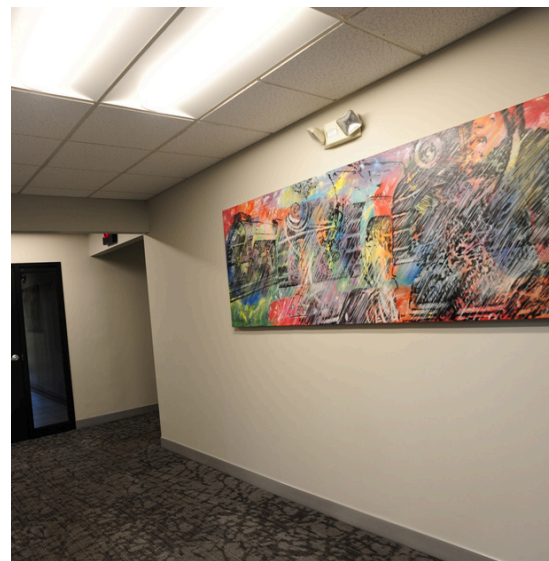


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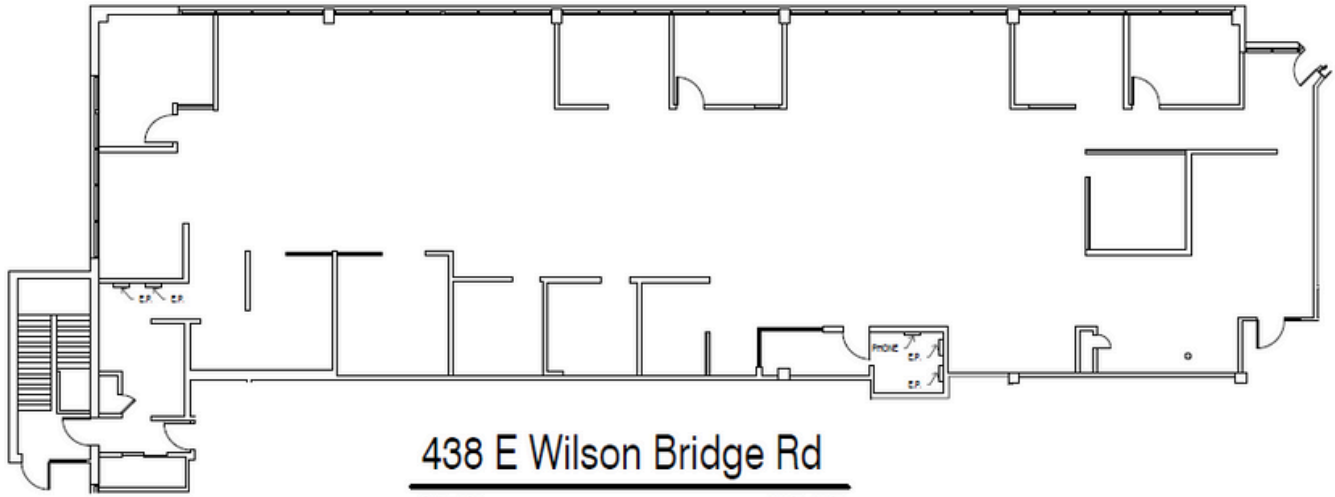
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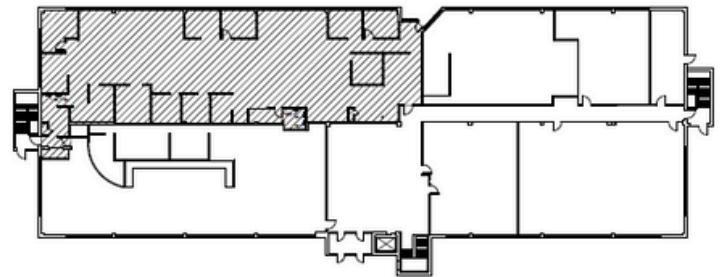
1st Floor Suite 101 - 6,100 SF



438 E Wilson Bridge Rd

Suite 101

1/16"=1'-0"



N building key plan

First Floor

N.T.S.



DARIN RANKER ARCHITECTS
+ INTERIOR DESIGNERS
5925 Wilson Place, Suite E Dublin, OH 43016
Ph: 614-792-1002 Fax 614-792-1001
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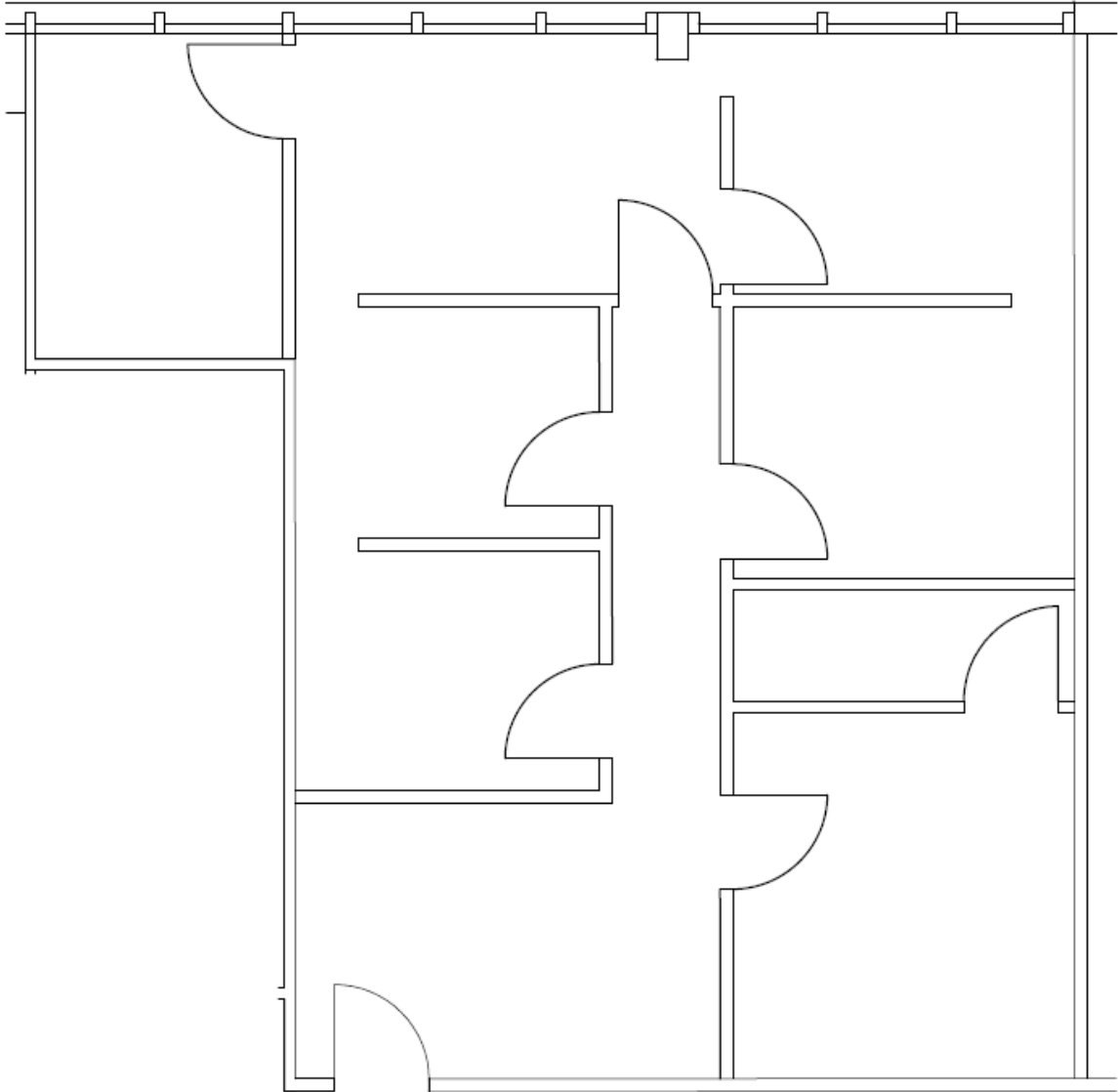
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1st Floor Suite 105 - 1,095 SF



Suite 105

438 E Wilson Bridge Road

N.T.S.



building key plan

First Floor

N.T.S.



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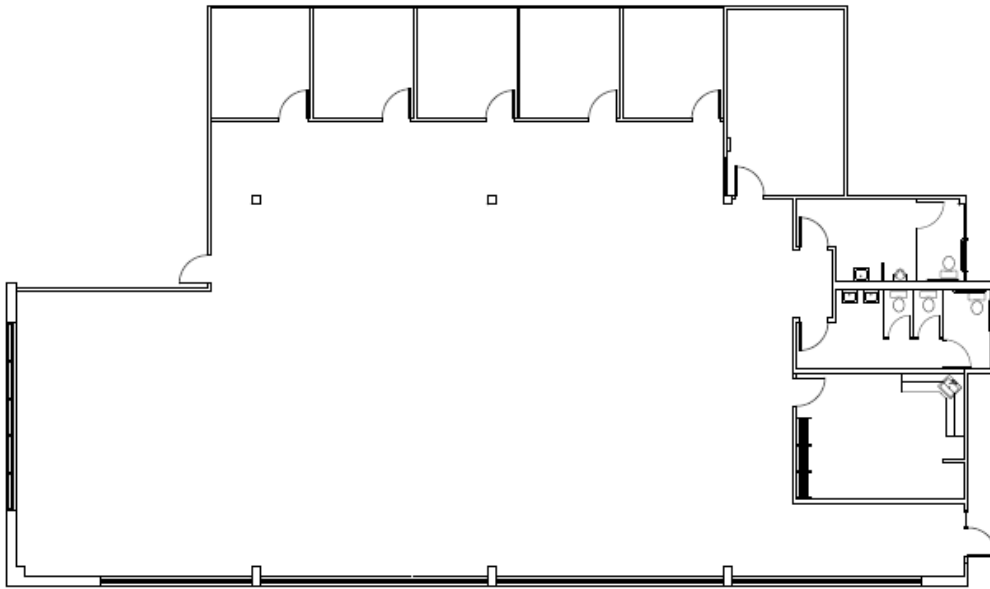
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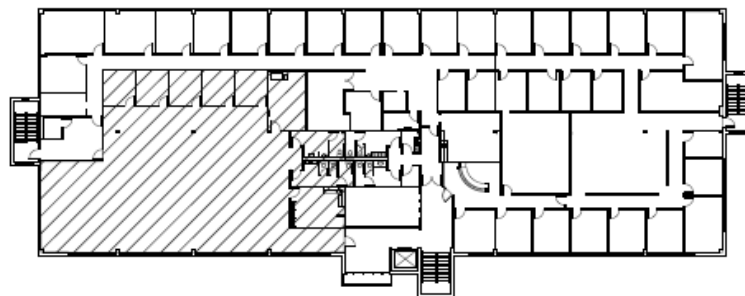
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2nd Floor Suite 204 - 6,136 SF
with in-suite restrooms



Suite 204



BUILDING KEY PLAN
SECOND FLOOR



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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 438 East Wilson Bridge Road, Columbus, OH 43085



CITY, STATE

Columbus, OH

POPULATION

90,552

AVG. HHSIZE

2.33

MEDIAN HH INCOME

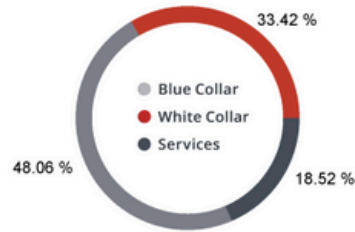
\$68,053

HOME OWNERSHIP

Renters: **16,150**

Owners: **22,634**

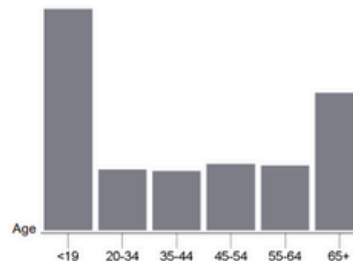
EMPLOYMENT



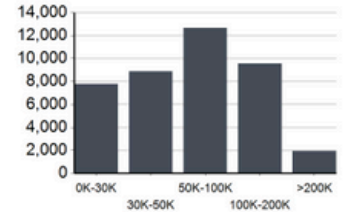
55.00 % Employed
1.25 % Unemployed

GENDER & AGE

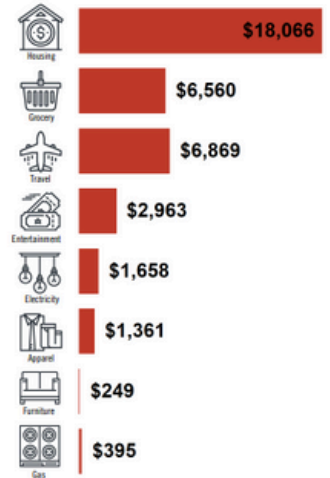
48.87 % **51.13 %**



INCOME BY HOUSEHOLD



HH SPENDING

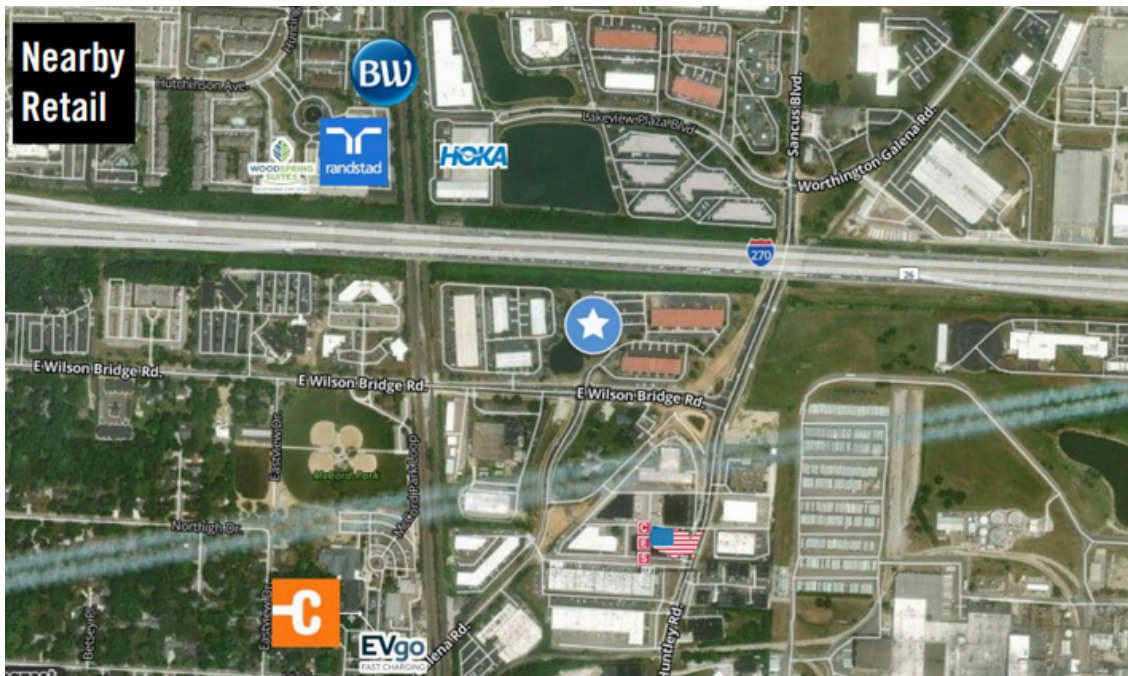


EDUCATION

High School Grad: **17.76 %**
Some College: **21.59 %**
Associates: **6.88 %**
Bachelors: **52.02 %**

RACE & ETHNICITY

White: **78.63 %**
Asian: **3.25 %**
Native American: **0.01 %**
Pacific Islanders: **0.00 %**
African-American: **7.16 %**
Hispanic: **6.06 %**
Two or More Races: **4.89 %**



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