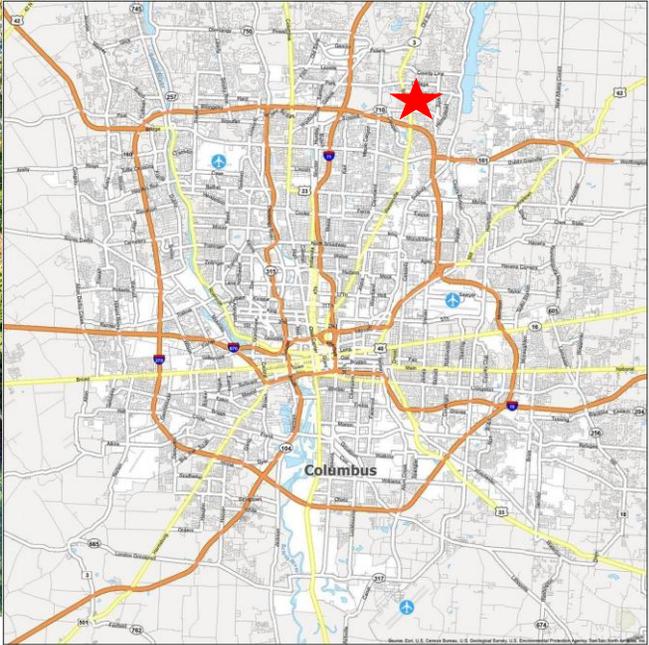


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Concord Square Office Park
805 Hillside Road
Westerville, Ohio 43081



AVAILABLE SPACE:

SUITE NUMBER	SQUARE FOOTAGE	AVAILABLE DATE	BASE RENTAL RATE
Suite C (2 nd Floor)	3,000 SF	4/1/2026	\$17.45 PSF/MG



470 Olde Worthington Road, Suite 101
Westerville, OH 43082
P: 614-540-2404 | F: 614-540-2426
www.drk-realty.com

Contact:



AMIE LENHART
Sales and Leasing Agent, Realtor
alenhart@drk-realty.com
(614) 893-3513

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BUILDING HIGHLIGHTS

- **Building Size:** 6,256 +/- SF
- **Conveniently Located:** Near Banks, Restaurants, Shopping ± and 1/2 Mile From 1-270 & SR 3 Interchange
- **Tenant Responsibilities:** Tenant Pays For Gas, Electric, Internet & In-Suite Janitorial
- **Features and Upgrades:** Interior Wood Trim & Panel Doors, Updates Included New Black Iron Fence (2023), Exterior Security Camera
- **2nd Floor:** Suite C (3,000 SF) Reception Area with Granite Floors, 4 /5 offices, In-Suite Restrooms, 1 Conference Room, 1 Large Office/War Room with Gas Fireplace.

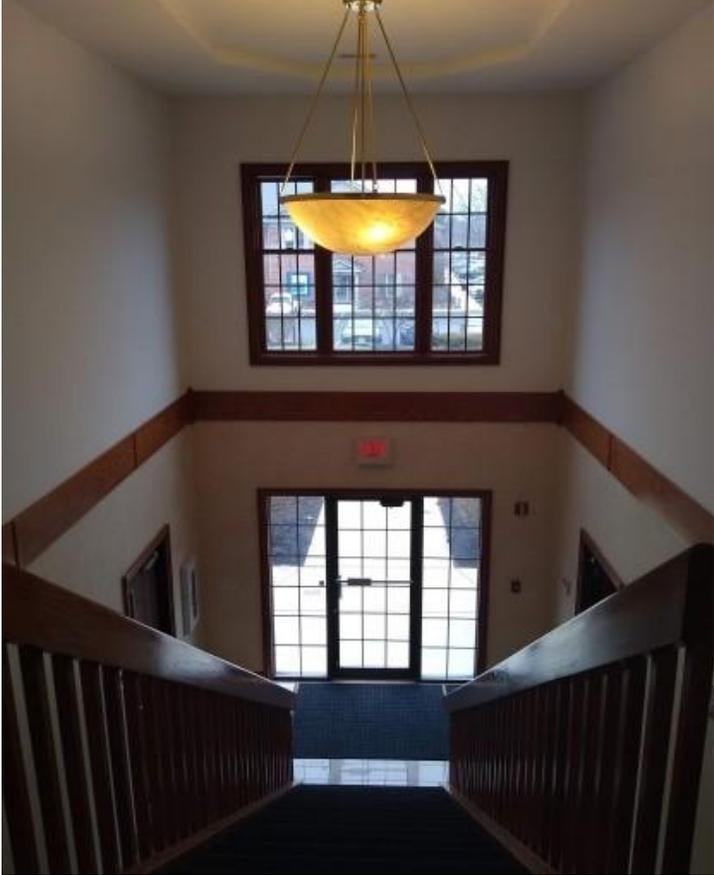


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Interior Building Photos

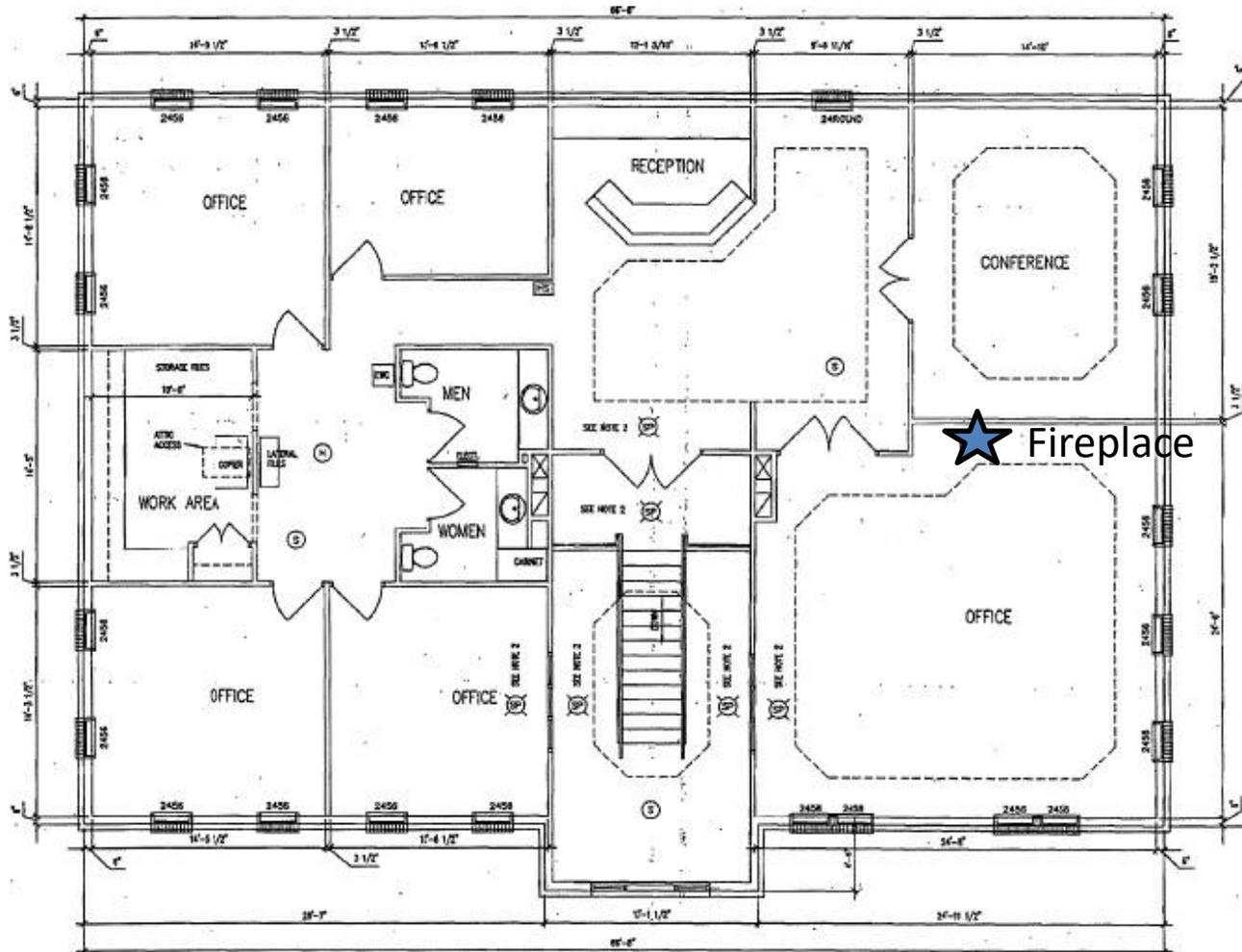


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805 HILLSDOWNE ROAD

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2nd Floor



SUITE C (3,000 SF)

- Reception Area with Granite Floors
- 4 /5 offices
- 2 Private In Suite Restrooms
- 1 Conference Room
- Kitchenette
- 1 Large Office/War Room or Open Cubical Environment with Gas Fireplace

VACANT 4/1/26

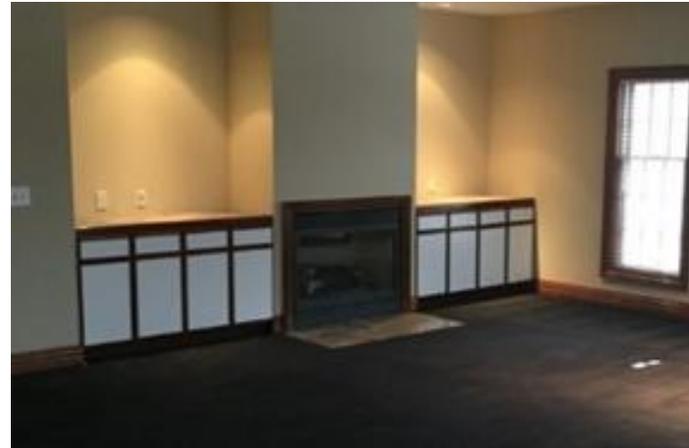
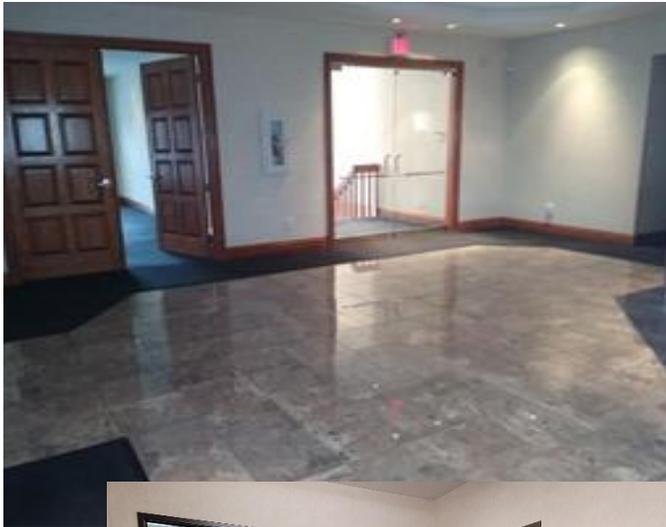
SUITE C (3,000 SF)

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2nd Floor Interior Photos



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805 HILLSDOWNE ROAD

WESTERVILLE, OHIO 43081

DEMOGRAPHIC SUMMARY

Population	1 Mile	5 Mile	10 Mile
2023 Population	10,596	250,153	740,108
2028 Population	10,532	254,664	753,865
Pop Growth 2023-2028	(0.6%)	1.8%	1.9%
2023 Average Age	39	38	37
Households			
2023 Households	4,429	102,304	301,102
2028 Households	4,400	104,036	306,306
Household Growth 2023-2028	(0.7%)	1.7%	1.7%
Median Household Income	\$71,839	\$73,367	\$74,012
Average Household Size	2.4	2.4	2.4
Average HH Vehicles	2	2	2
Housing			
Median Home Value	\$185,223	\$229,640	\$266,444
Median Year Built	1974	1985	1980

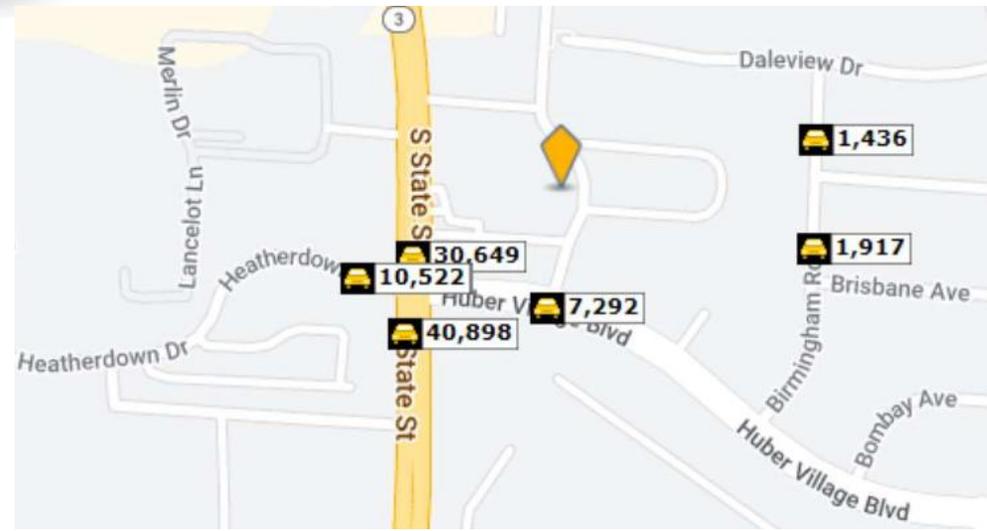


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WESTERVILLE, OHIO 43081

Traffic Count Report



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Huber Village Blvd	Dorchester Ln Acc	0.00 W	2022	7,292	MPSI	.07
2 South State Street	Dorchester Ln	0.01 N	2020	32,645	MPSI	.09
3 S State St	Dorchester Ln	0.01 N	2022	30,649	MPSI	.09
4 S State St	Heatherdown Dr	0.02 N	2022	40,632	MPSI	.12
5 S State St	Heatherdown Dr	0.02 N	2021	40,898	MPSI	.12
6 Heatherdown Drive	S State St	0.03 E	2020	11,186	MPSI	.12
7 Heatherdown Drive	S State St	0.03 E	2022	10,522	MPSI	.13
8 Birmingham Road	Brisbane Ave	0.02 S	2022	1,942	MPSI	.15
9 BIRMINGHAM RD	Brisbane Ave	0.02 S	2020	1,917	AADT	.15
10 Birmingham Rd	Barcelona Ave	0.02 S	2018	1,436	MPSI	.15



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