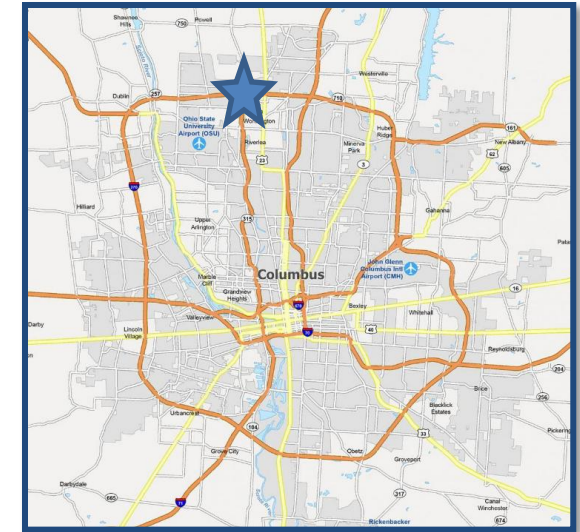


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AVAILABLE SPACE:

SUITE NUMBER	SQUARE FOOTAGE	AVAILABLE DATE	BASE RENTAL RATE
100 (1 st Floor)	2,962 SF	Vacant	\$10.00 PSF/NMN
106 (1 st Floor)	4,126 SF	Vacant	\$10.00 PSF/NMN
108 (1 st Floor)	1,882 SF	Vacant	\$10.00 PSF/NNN
115 (1 st Floor)	5,997 SF	Vacant	\$10.00 PSF/NNN
205 (2 nd Floor)	2,417 SF	8/1/2026	\$10.00 PSF/NNN
213 (2 nd Floor)	5,666 SF	6/1/2026	\$10.00 PSF/NNN
216 (2 nd Floor)	3,785 SF	Vacant	\$10.00 PSF/NNN



CAM RATE:
\$10.67 PSF (Estimated for 2026)



PARKING RATIO:
Ample Surface Parking

Utilities and In-Suite Janitorial Included



470 Olde Worthington Road, Suite 101
Westerville, OH 43082

P: 614-540-2404 | F: 614-540-2426

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AMIE LENHART

Sales and Leasing Agent, Realtor

alenhart@drk-realty.com

Cell: 614-893-3513

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Property Details: Corporate Hill II is a perfectly positioned multi-tenant office building offering move-in ready suites at the heart of an affluent community of Worthington. The three-story, 98,145-square-foot building starts at a neatly decorated lobby with an attractive atrium. Take the two elevators up into fully built-out suites, which can be further customized to meet individual tenant needs and accommodate large and small users. **Businesses can utilize an additional conference center**, and employees can enjoy lunch in an outdoor picnic area that's steps to an assortment of casual dining options, such as Panera Bread, First Watch, and Piada Italian Street Food at the neighboring Shops at Worthington Square Mall. We have newly installed charging stations for your vehicles. Businesses can take advantage of this positioning while also capitalizing on the direct access to I-270, which leads to Downtown Columbus in a 16-minute drive and Ohio State University in under 11 minutes. Corporate Hill at 100 W Old Wilson Bridge Road is an ideal location for businesses in need of move-in ready space in a thriving community.



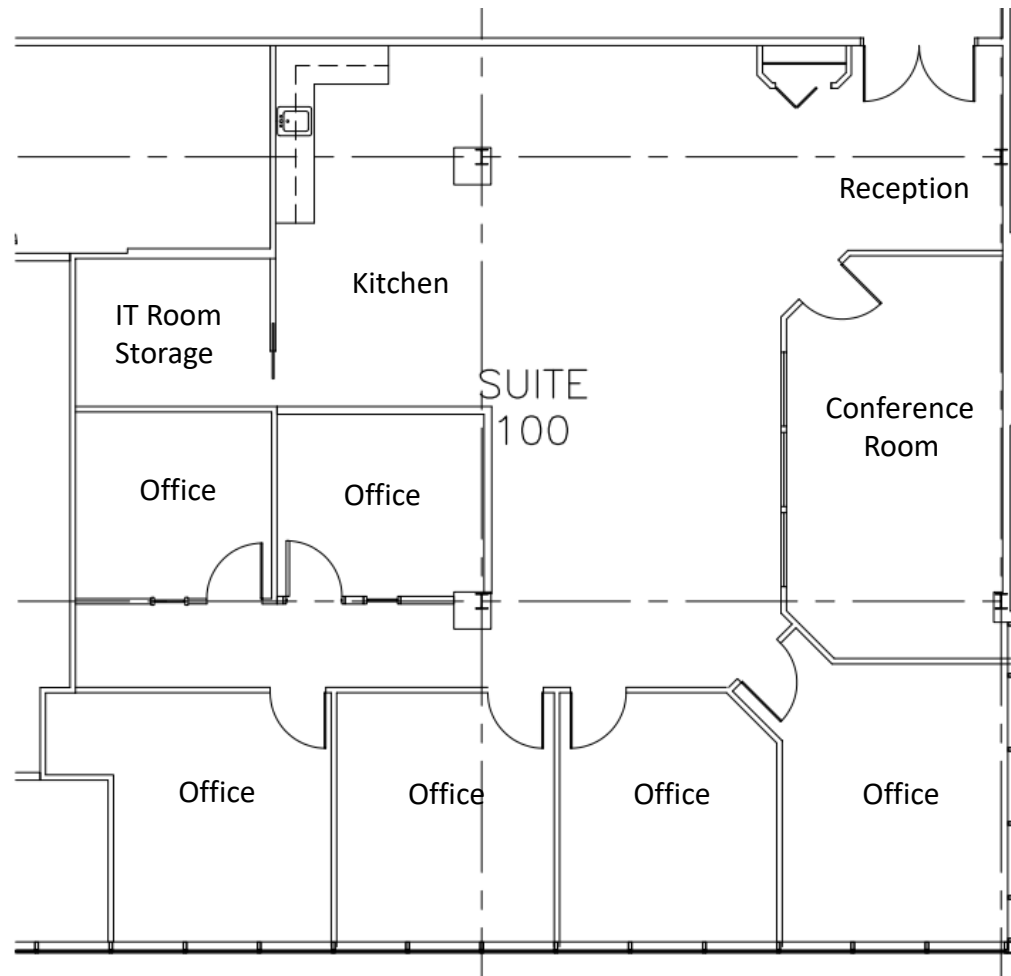
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FLOOR PLAN | Suite 100

□ 2,962 SF



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INTERIOR PHOTOS | Suite 100



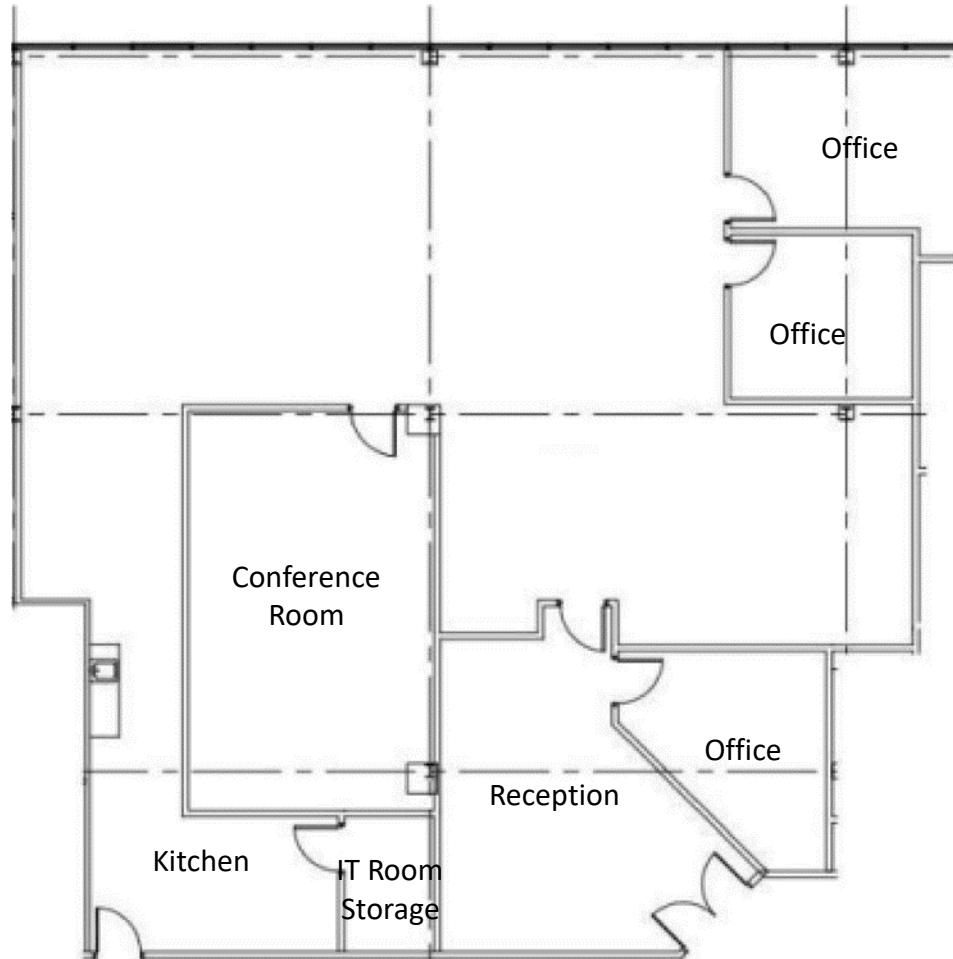
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FLOOR PLAN | Suite 106

□ 4,126 SF

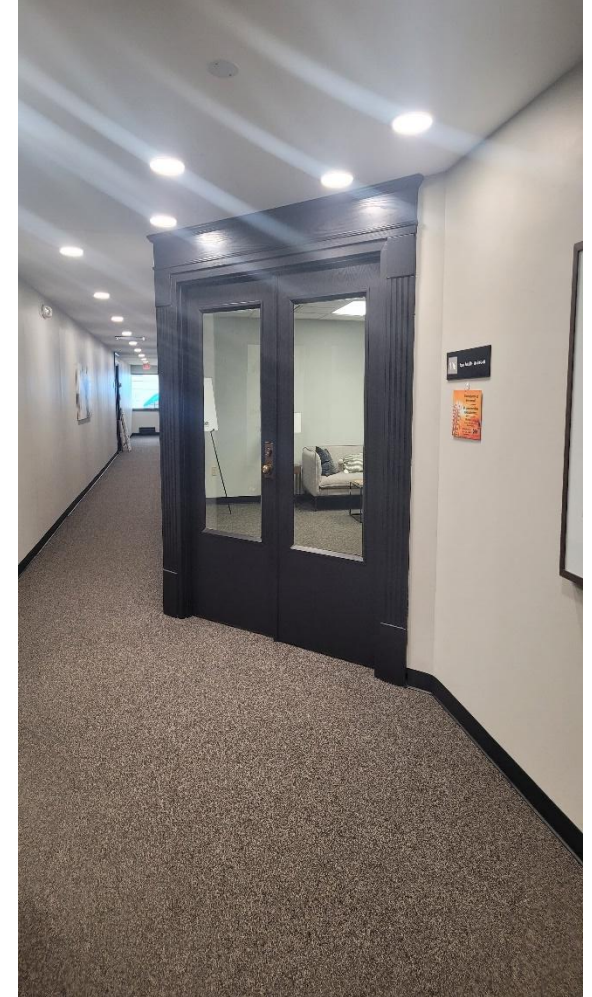


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INTERIOR PHOTOS | Suite 106



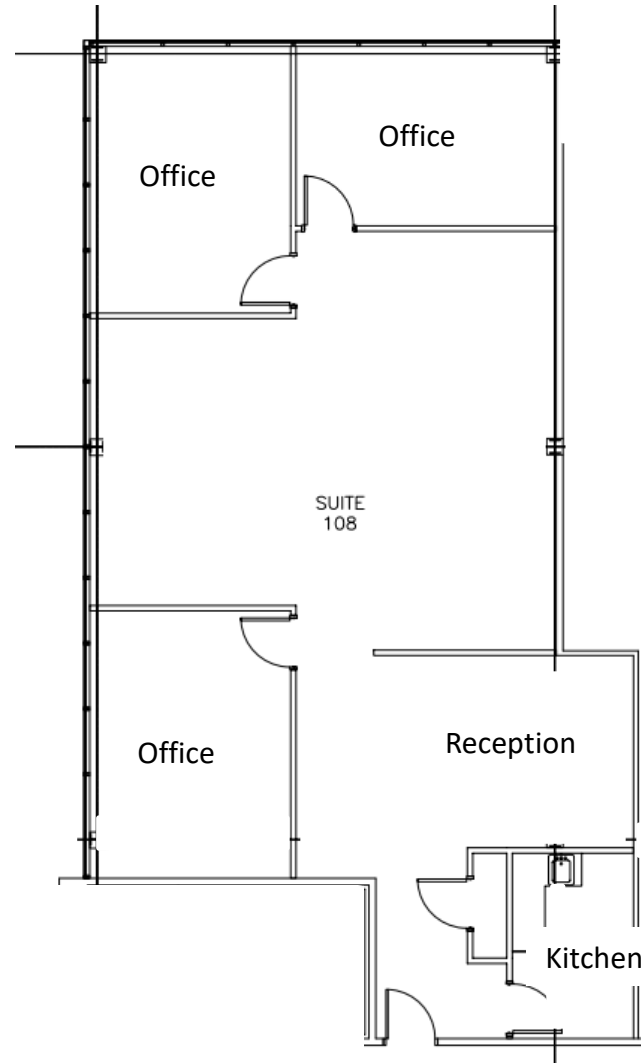
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FLOOR PLAN | Suite 108

□ 1,882 SF



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INTERIOR PHOTOS | Suite 108



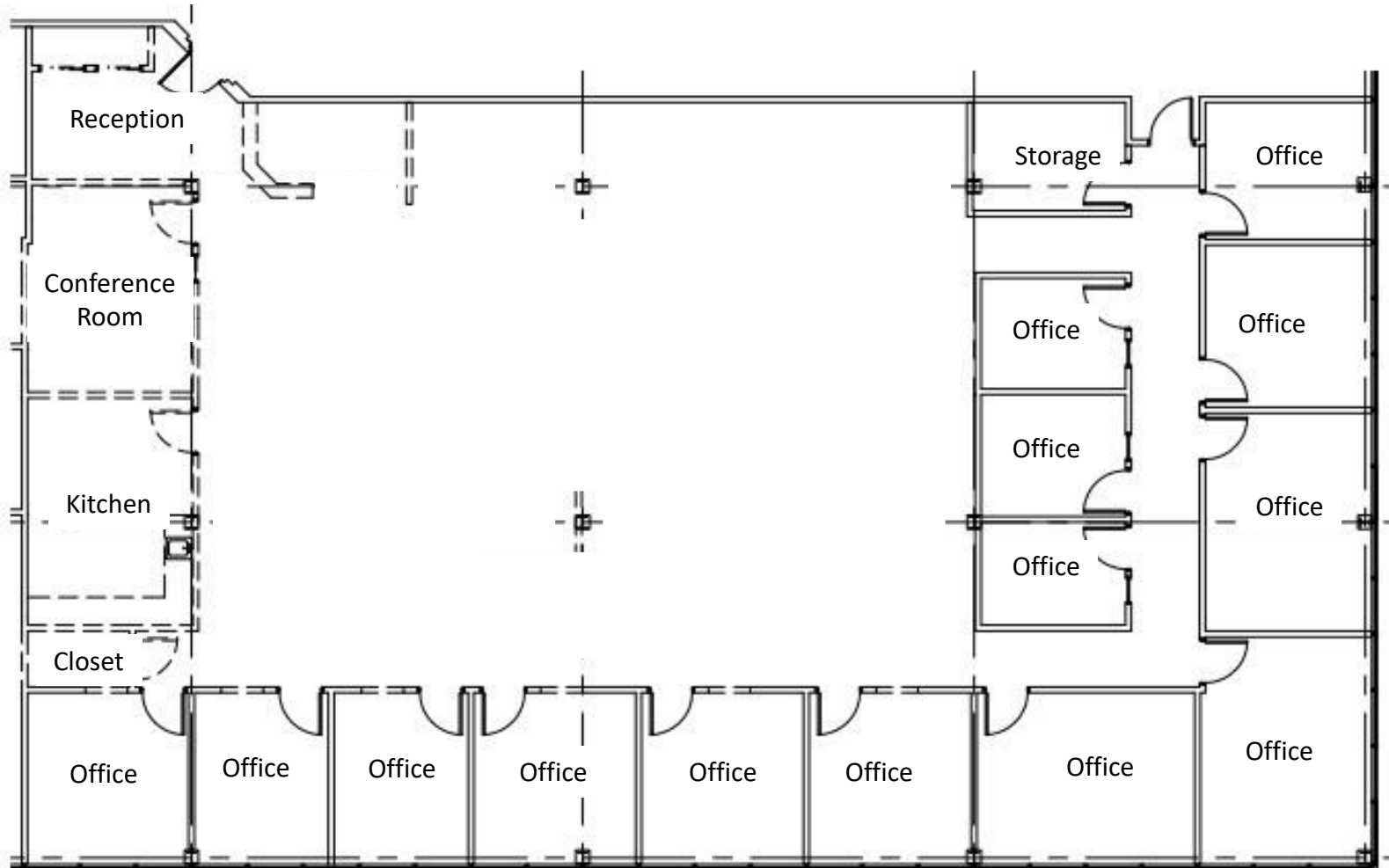
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FLOOR PLAN | Suite 115

□ 5,997 SF



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INTERIOR PHOTOS | Suite 115



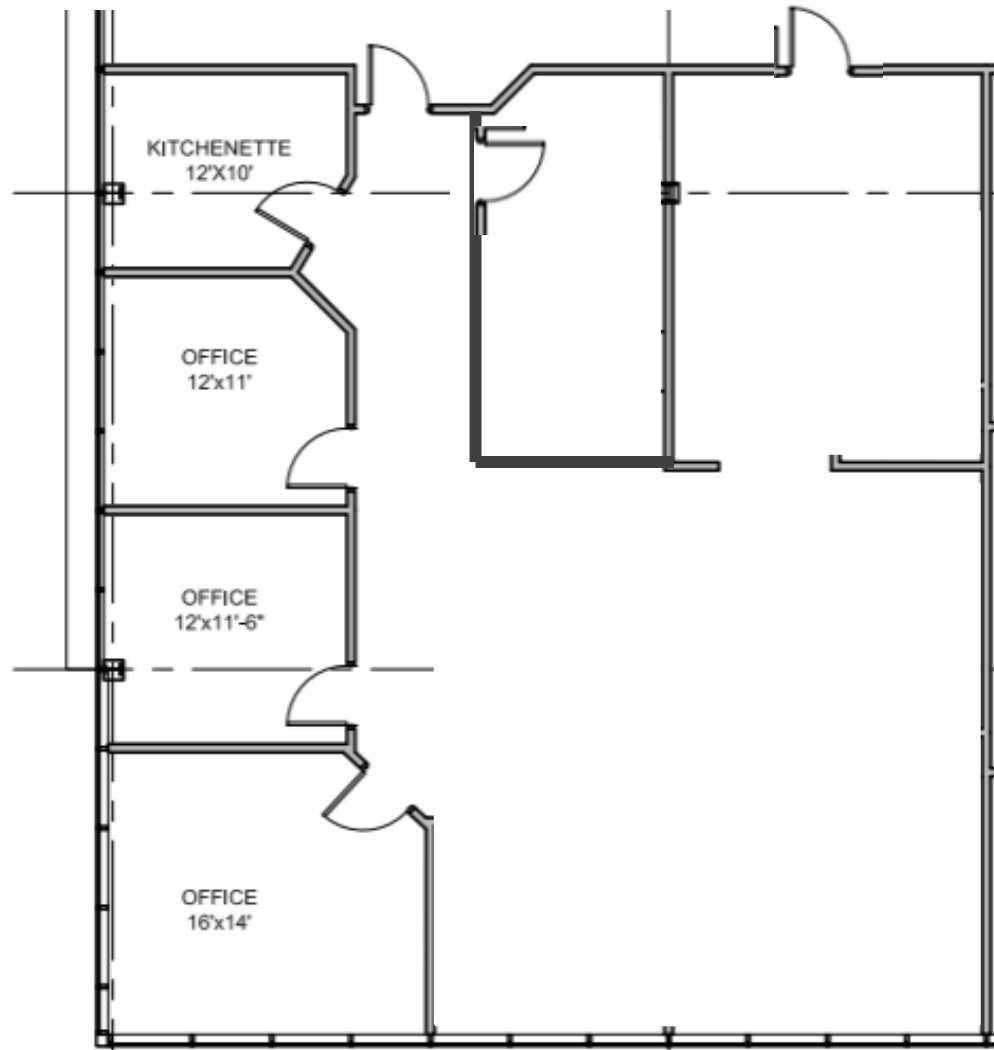
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100 W. Old Wilson Bridge Road
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FLOOR PLAN | Suite 205

□ 2,417 SF



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INTERIOR PHOTOS | Suite 205



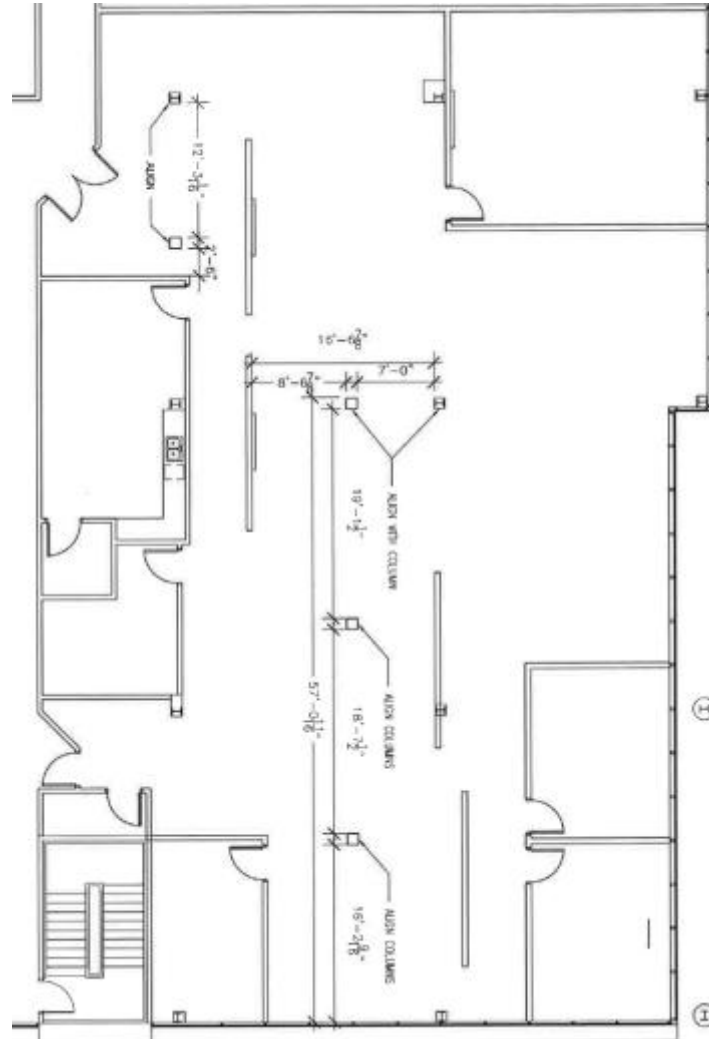
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FLOOR PLAN | Suite 213

□ 5,666 SF



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INTERIOR PHOTOS | Suite 213



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FLOOR PLAN | Suite 216

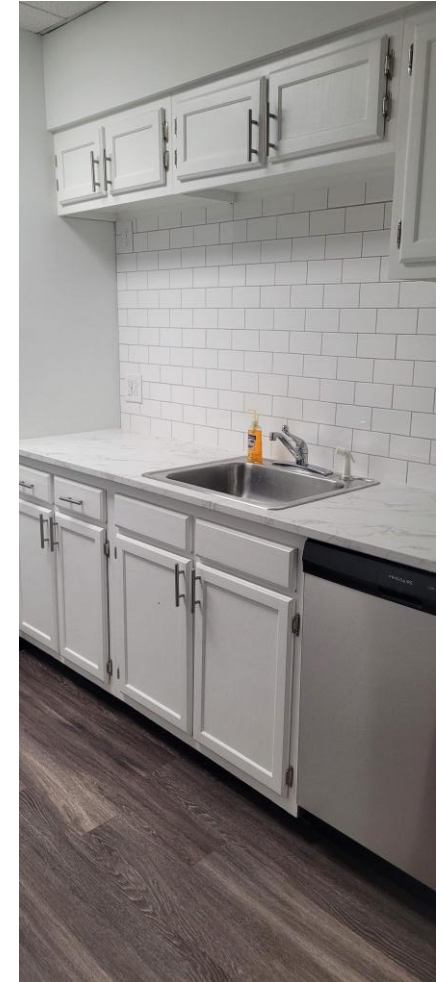
The floor plan shows a building layout with the following rooms and areas:

- 1 Office
- 2 Office
- 3 Office
- 4 Office
- Large Training Room
- Open Area
- Kitchen
- Reception Area
- Conference Room
- Touch Down Room
- IT Room

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INTERIOR PHOTOS | Suite 216

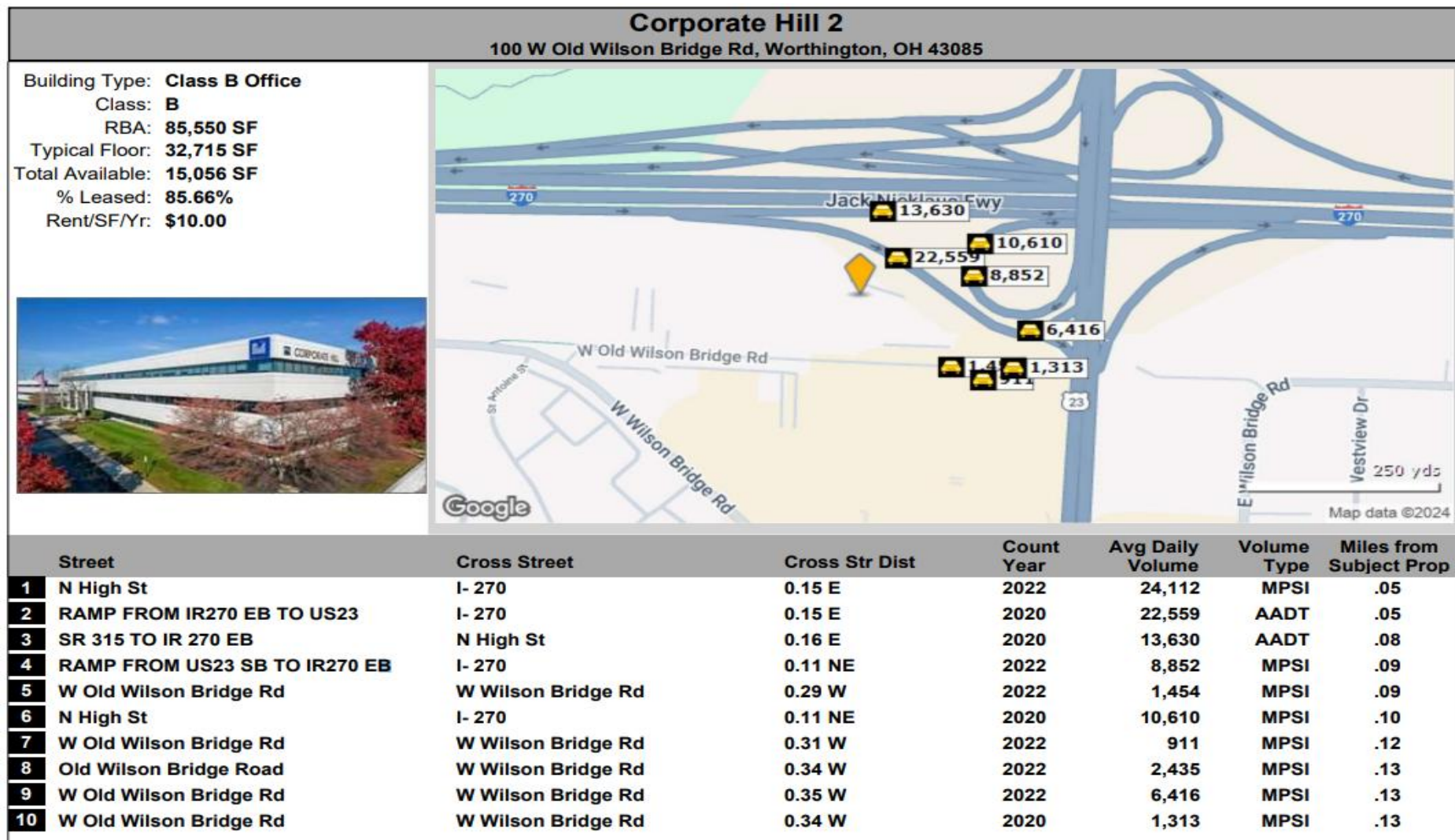


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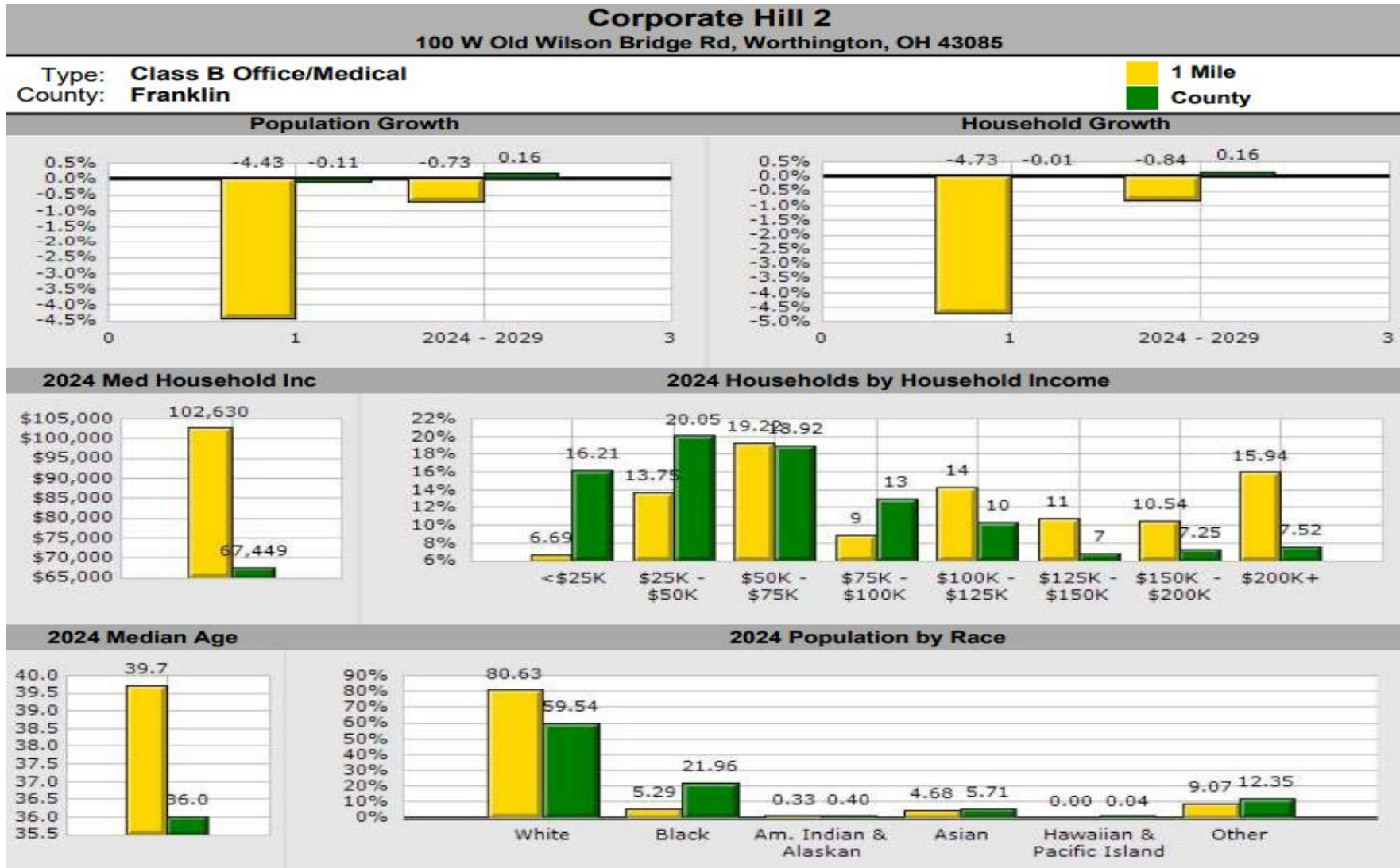
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Traffic Report



Demographics Report



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