



8740 Orion Place
Columbus, OH 43240

OFFICE BUILDING FOR LEASE



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AlterraRE.com



Property Highlights

- 3 story professional multi-tenant office property
- Outstanding Polaris location off of Polaris Parkway; quick access to two I-71 interchanges and Polaris Fashion Place
- Abundance of hotels, amenities such as Top Golf and services in the area
- Property located along a creek and wooded ravine
- Multiple fiber optic providers for fast inexpensive internet options
- Office suites available immediately
- Building signage available
- Updated HVAC with ionization, Solar, LED Lights

Offering Summary

Lease Rate	\$12.95 - \$13.95 SF/yr (NNN)
CAM	\$10.92 / SF
Available SF	3,009 - 14,044 SF
Building Size	57,594 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	3,177	74,643	266,344
Total Population	6,952	192,430	670,901
Average HH Income	\$122,514	\$136,563	\$124,892



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,009 - 14,044 SF	Lease Rate:	\$12.95 - \$13.95 SF/yr

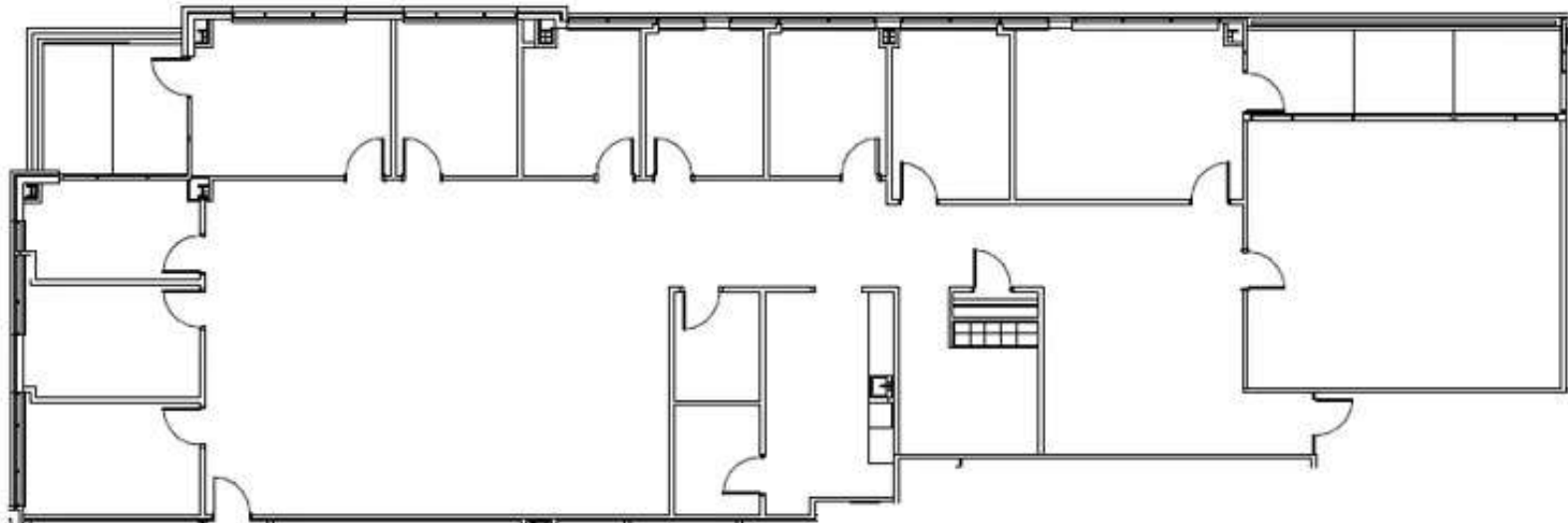
Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 210	Available	6,151 - 14,044 SF	NNN	\$12.95 - \$13.95 SF/yr	Available: 10/1/2026
Suite 240	Available	4,884 - 14,044 SF	NNN	\$12.95 - \$13.95 SF/yr	-
Suite 310	Available	3,211 SF	NNN	\$12.95 - \$13.95 SF/yr	Available 1/1/2027
Combined Suites 2nd Floor	Available	3,009 - 14,044 SF	NNN	\$12.95 - \$13.95 SF/yr	-



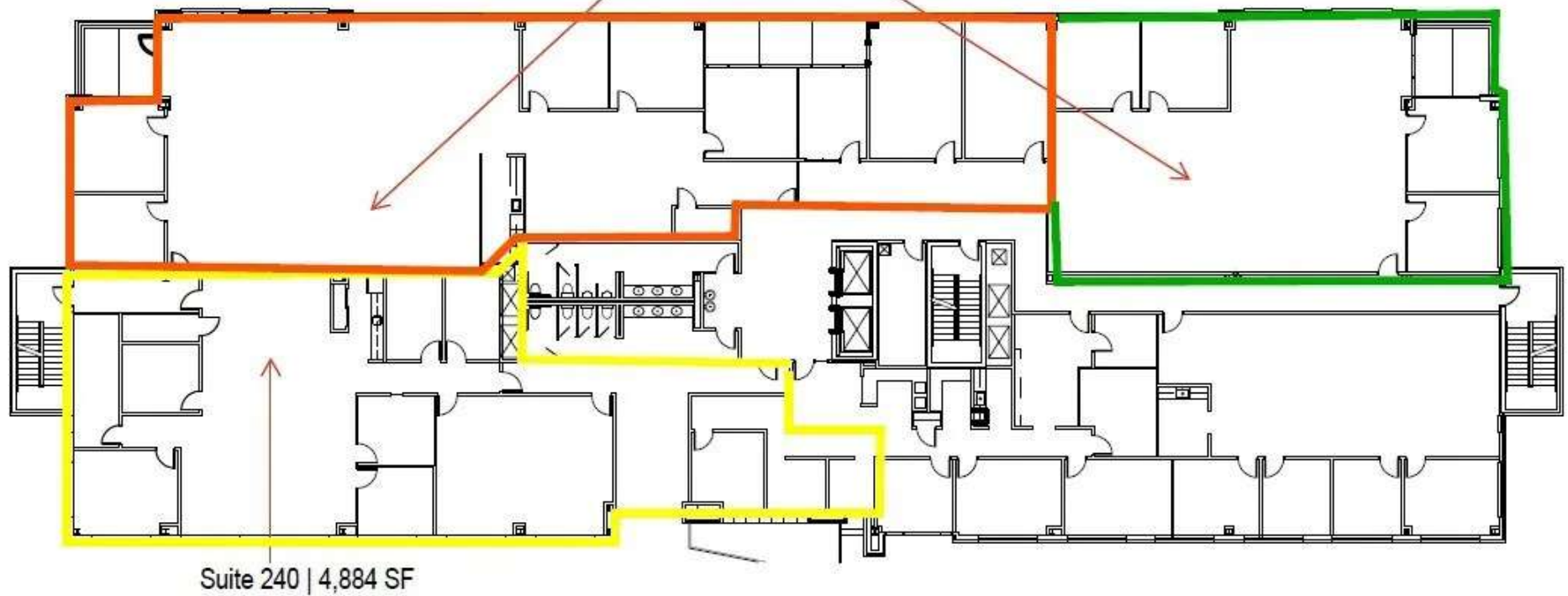


Suite 210 | 6,151 SF



14,044 SF Total Contiguous

Suite 210 | 6,151 - 9,160 SF



second floor plan

8740 ORION PLACE

N.T.S.

SUITE 310
3,211 SF

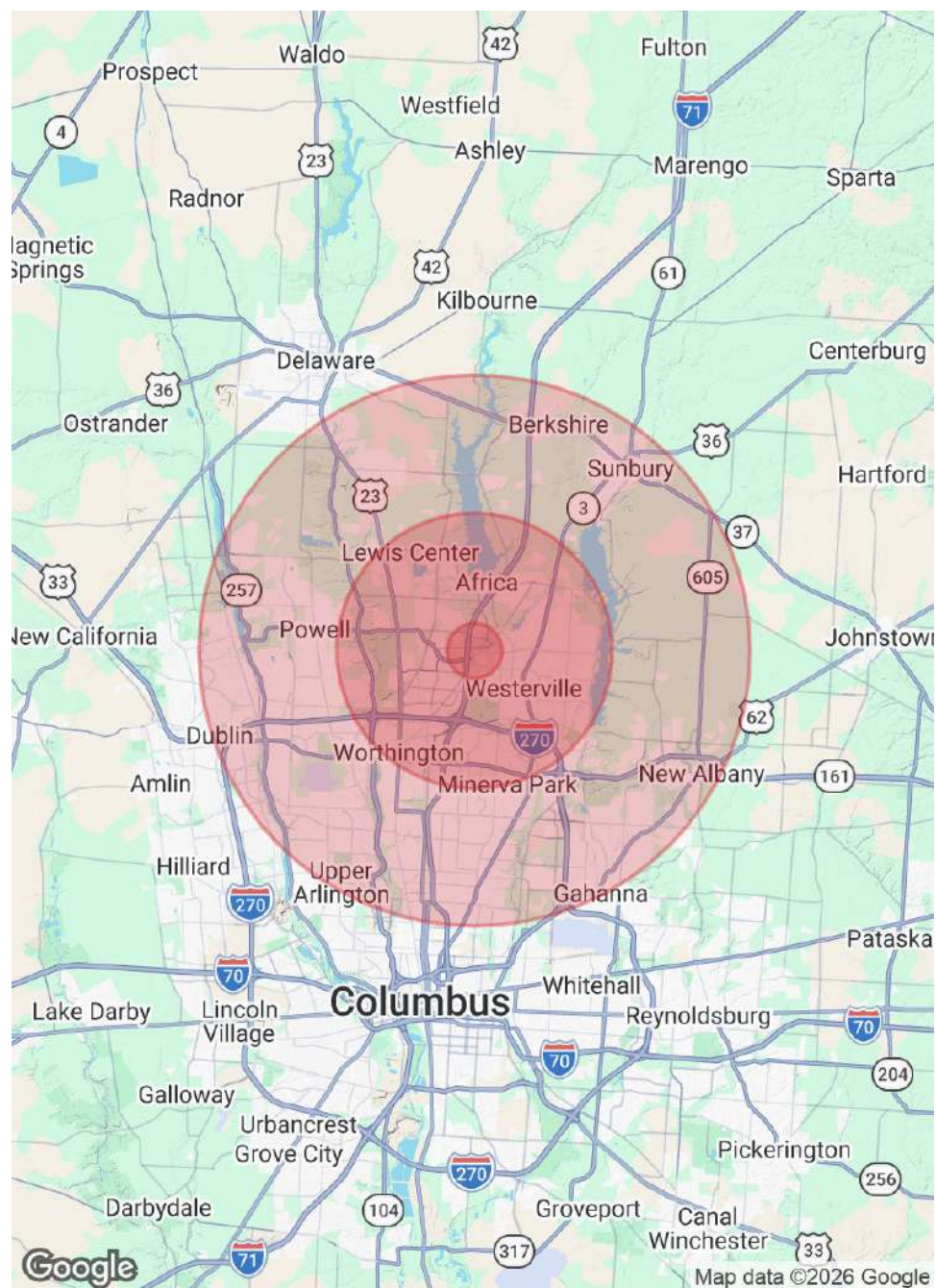




Population	1 Mile	5 Miles	10 Miles
Total Population	6,952	192,430	670,901
Average Age	38	39	38
Average Age (Male)	37	38	37
Average Age (Female)	38	39	39

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	3,177	74,643	266,344
# of Persons per HH	2.2	2.6	2.5
Average HH Income	\$122,514	\$136,563	\$124,892
Average House Value	\$392,035	\$383,804	\$373,255

2020 American Community Survey (ACS)





Jackson N. Pulliam, SIOR

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Professional Background

Accomplished Commercial Real Estate Agent

Award-winning, multi-faceted, and accomplished Commercial Real Estate Broker and Principal, renowned for superior opportunity identification abilities and exceptional negotiation skills. With a track record of over \$51,000,000.00 in total transactions since joining Alterra Real Estate in 2019, Jackson is an ROI-driven professional who remains at the forefront of industry trends.

Key Attributes:

ROI-Driven Expertise: Proven success as a take-charge leader, leveraging sharp business acumen and management expertise to drive growth with minimal client risk. **Strategic Vision:** Known for strong expertise in investment analysis, contract development and negotiation, and strategic commercial business partnerships. **Innovative Leadership:** Progressive, innovative and provides decisive leadership to achieve business goals.

Background:

Before transitioning to commercial real estate, Jackson spent nearly a decade as a finance manager in the greater Columbus area. During this period, he honed his skills in financial analysis, risk management, and stakeholder engagement. His tenure in finance equipped him with a deep understanding of market dynamics, fiscal responsibility, and the importance of fostering long-term client relationships.

Jackson's journey from finance to real estate was driven by a passion for leveraging his financial expertise to create tangible value in the built environment. His transition seamlessly integrated his financial acumen with the complexities of commercial real estate transactions, allowing him to offer clients a unique blend of strategic foresight and financial stewardship.

Specialties:

1031 Exchanges, Lead Generation, Sales Management, Strategic Partnerships, Sales Staff Training & Development, Market Research & Analysis, Data-Driven Decision Making, Consultative Sales Skills, Strong Negotiation Skills, P&L Management, Risk Management, Stakeholder Management.

Memberships

SIOR (Society of Industrial and Office Realtors)

CCIR (Columbus Commercial, Industrial & Investment Realtors)

Costar Power Broker

Alterra Real Estate Advisors - OH

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