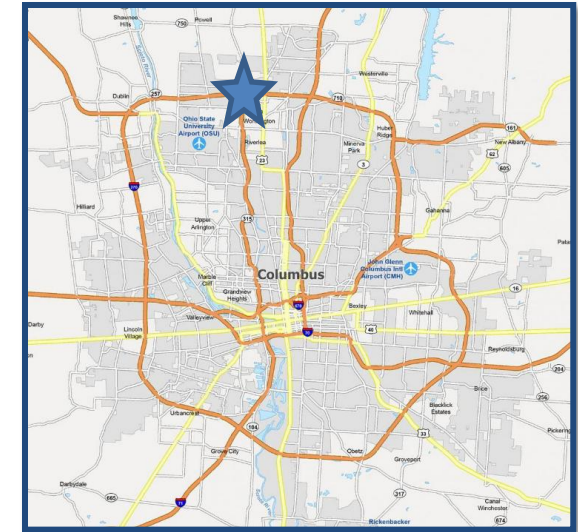


FOR LEASE

INQUIRE FOR MORE INFORMATION

100 W. Old Wilson Bridge Road
Worthington, Ohio 43085



AVAILABLE SPACE:

SUITE NUMBER	SQUARE FOOTAGE	AVAILABLE DATE	BASE RENTAL RATE
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
216 (2 nd Floor)	3,785 SF	Vacant	\$10.00 PSF/NNN

Utilities and In-Suite Janitorial Included



CAM RATE:
\$10.16 PSF (Estimated for 2025)



PARKING RATIO:
Ample Surface Parking



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

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

FOR LEASE

INQUIRE FOR MORE INFORMATION

100 W. Old Wilson Bridge Road
Worthington, Ohio 43085

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.



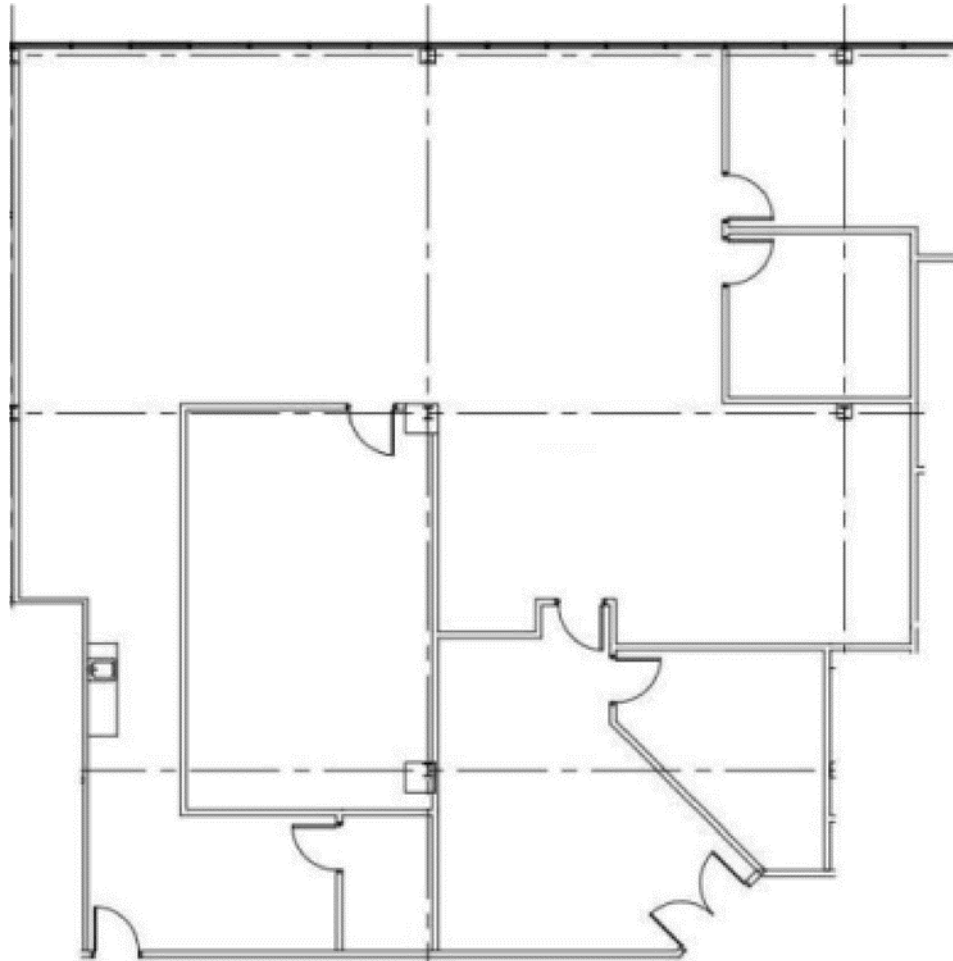
FOR LEASE

INQUIRE FOR MORE INFORMATION

100 W. Old Wilson Bridge Road
Worthington, Ohio 43085

FLOOR PLAN | Suite 106

□ 4,126 SF

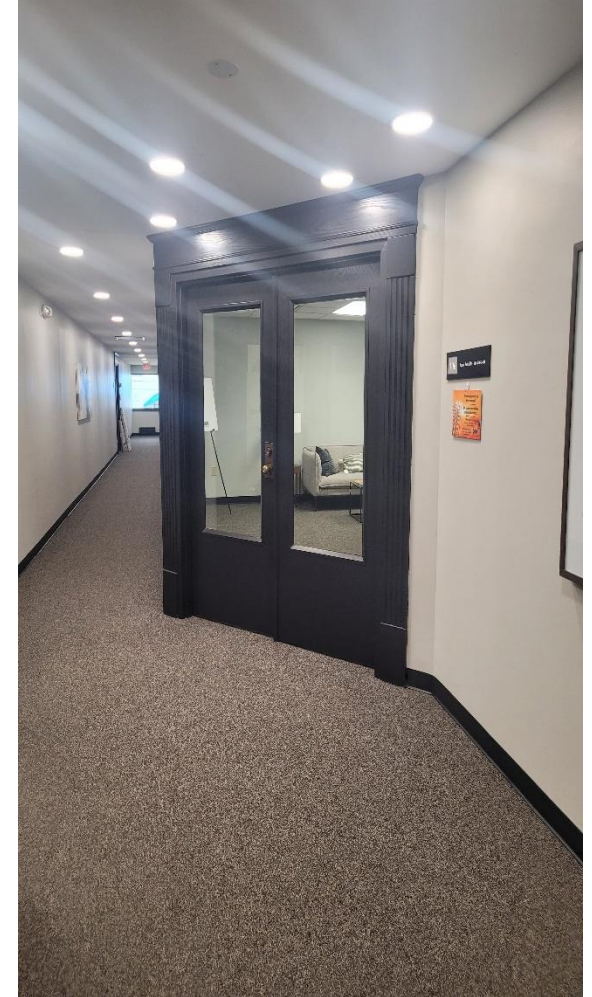


FOR LEASE

INQUIRE FOR MORE INFORMATION

100 W. Old Wilson Bridge Road
Worthington, Ohio 43085

INTERIOR PHOTOS | Suite 106



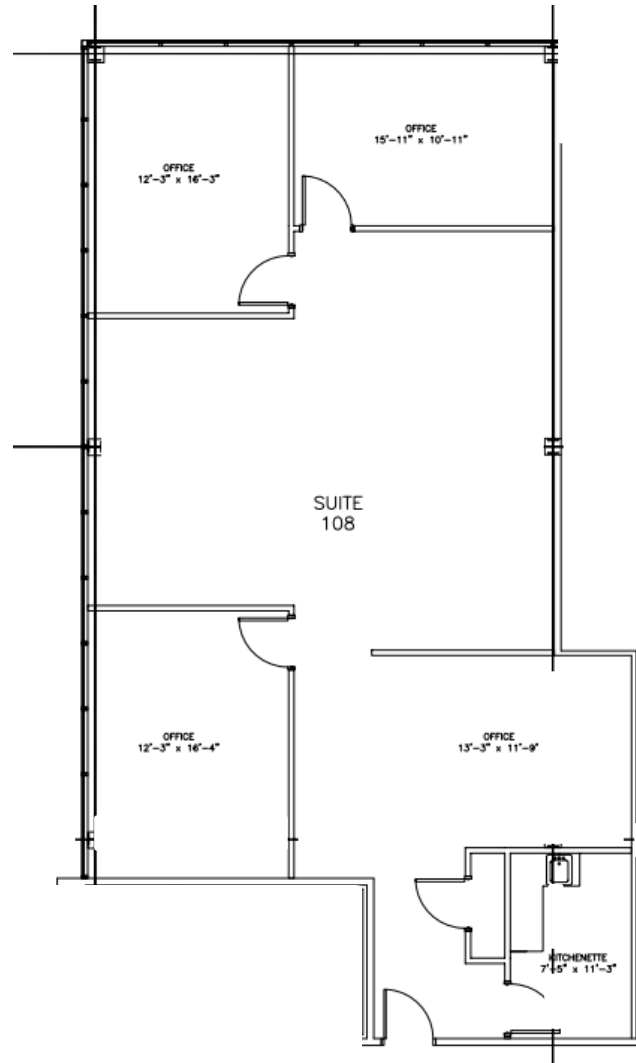
FOR LEASE

INQUIRE FOR MORE INFORMATION

100 W. Old Wilson Bridge Road
Worthington, Ohio 43085

FLOOR PLAN | Suite 108

□ 1,882 SF



FOR LEASE
INQUIRE FOR MORE INFORMATION

100 W. Old Wilson Bridge Road
Worthington, Ohio 43085

INTERIOR PHOTOS | Suite 108



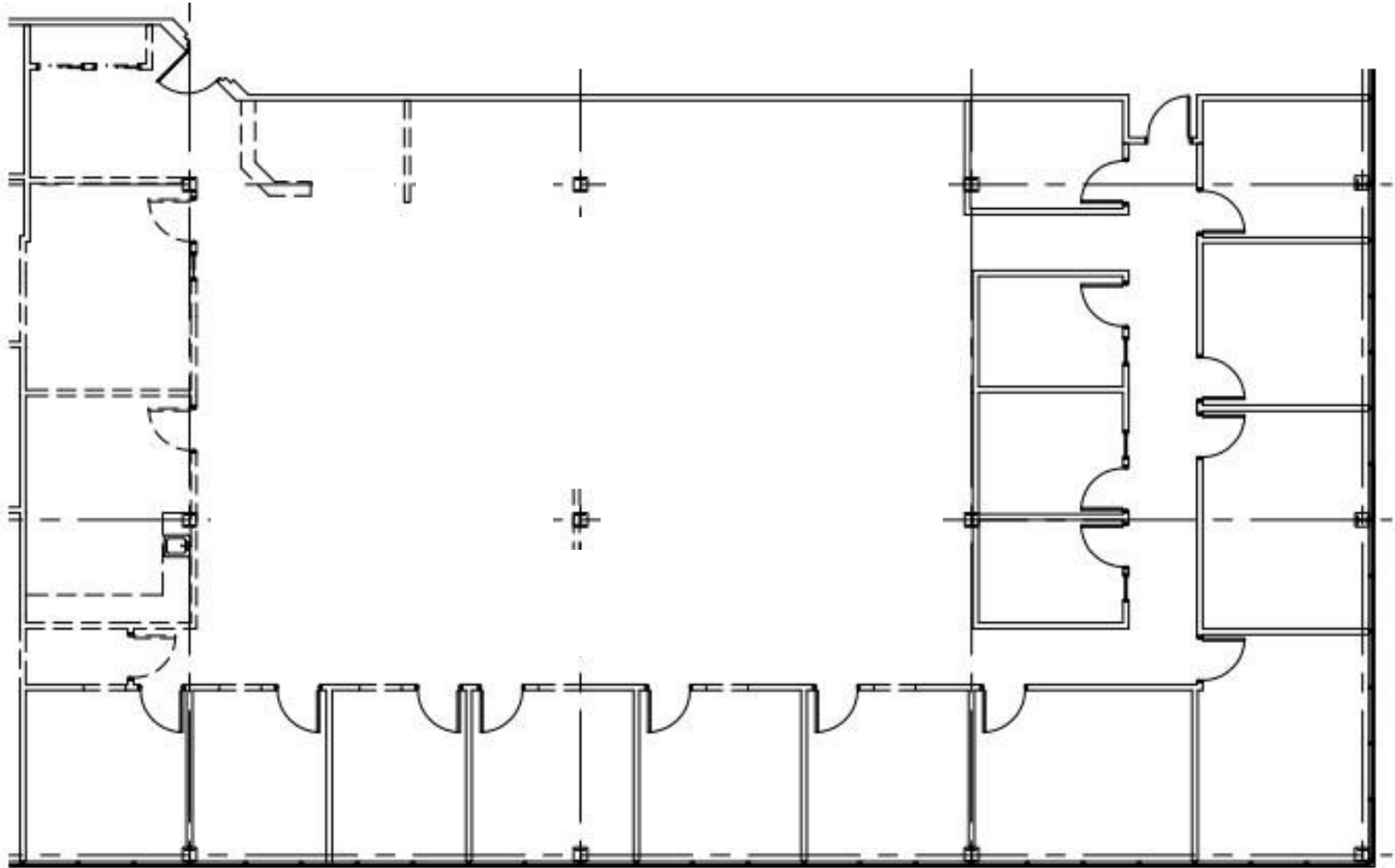
FOR LEASE

INQUIRE FOR MORE INFORMATION

100 W. Old Wilson Bridge Road
Worthington, Ohio 43085

FLOOR PLAN | Suite 115

□ 5,997 SF



FOR LEASE

INQUIRE FOR MORE INFORMATION

100 W. Old Wilson Bridge Road
Worthington, Ohio 43085

INTERIOR PHOTOS | Suite 115



INQUIRE FOR MORE INFORMATION

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

FOR LEASE

INQUIRE FOR MORE INFORMATION

100 W. Old Wilson Bridge Road
Worthington, Ohio 43085

INTERIOR PHOTOS | Suite 216

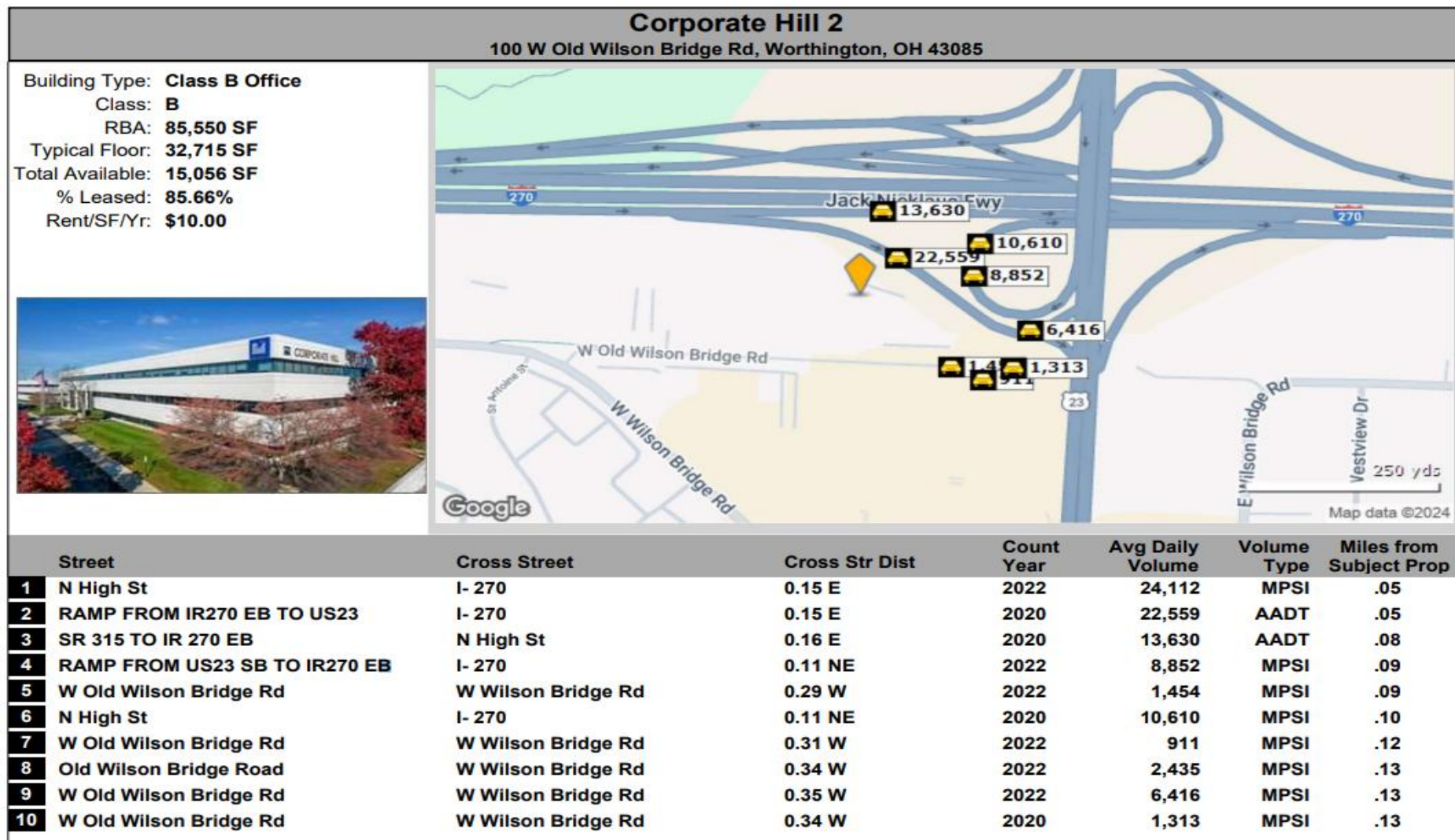


FOR LEASE

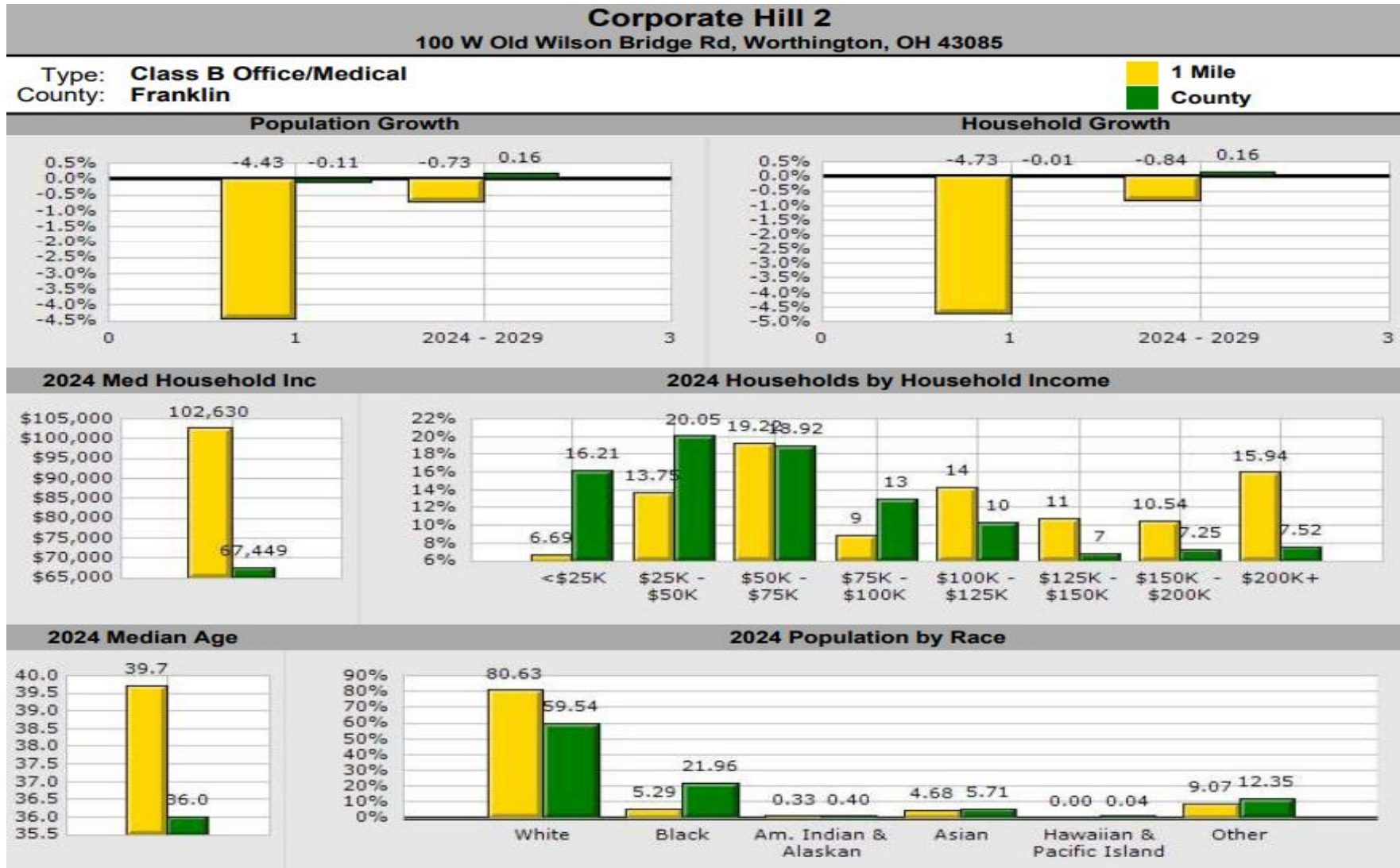
INQUIRE FOR MORE INFORMATION

100 W. Old Wilson Bridge Road
Worthington, Ohio 43085

Traffic Report



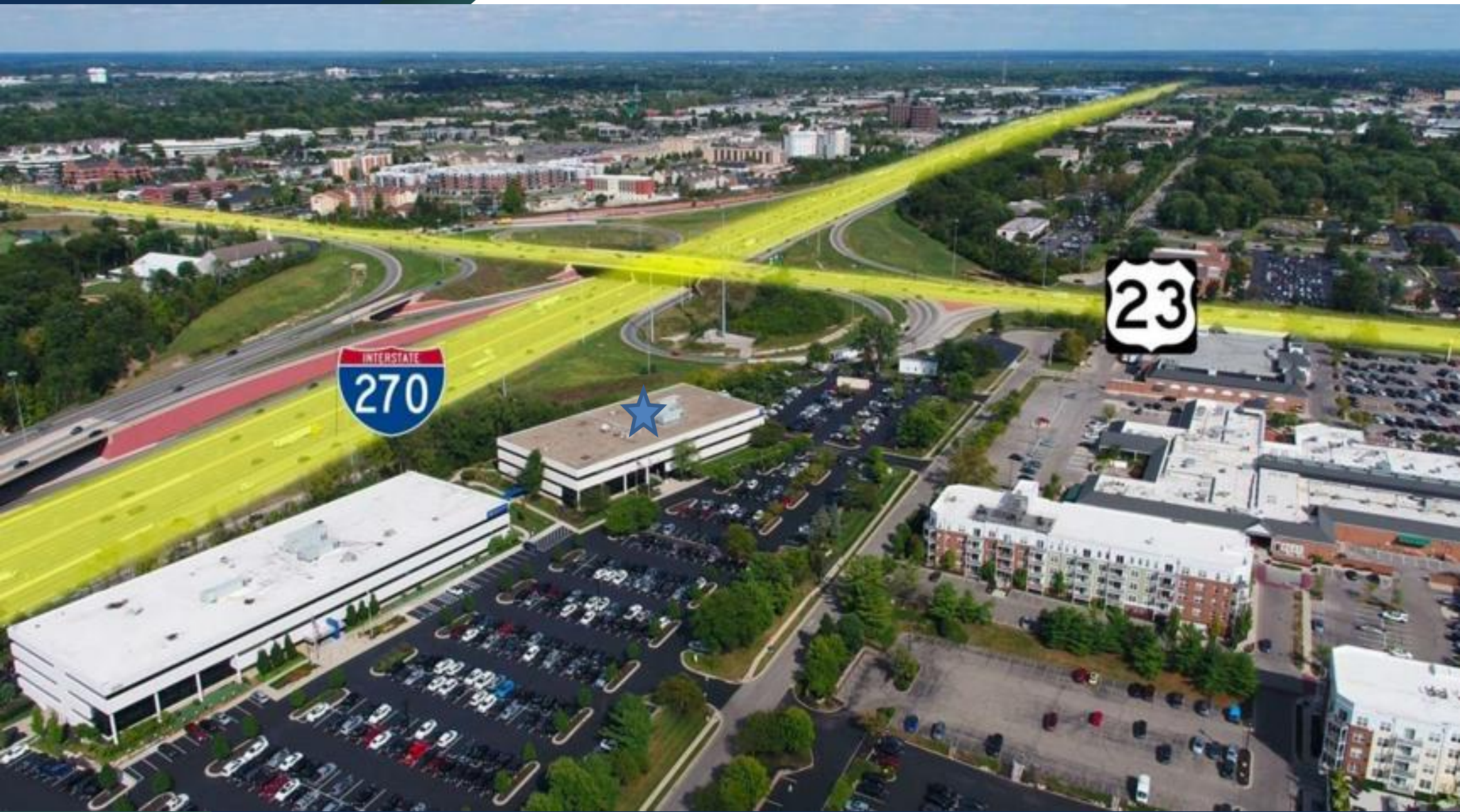
Demographics Report



FOR LEASE

INQUIRE FOR MORE INFORMATION

100 W. Old Wilson Bridge Road
Worthington, Ohio 43085



FOR LEASE

INQUIRE FOR MORE INFORMATION

100 W. Old Wilson Bridge Road
Worthington, Ohio 43085



470 Olde Worthington Road, Suite 101
Westerville, OH 43082

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

www.drk-realty.com

AMIE LENHART

Sales and Leasing Agent, Realtor

alenhart@drk-realty.com

Cell: 614-893-3513