

# WORTHINGTON GATEWAY

121 W. WILSON BRIDGE ROAD, Worthington, Ohio 43085



## CLASS A OFFICE SPACE AVAILABLE

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# BUILDING OVERVIEW

Worthington Gateway is 7.5-acre, mixed-use development consisting of over 98,000 SF of dynamic class “A” office, medical, retail and restaurant space. This mixed-use development includes tenants such as Five Guys, DiBella’s Subs, Tropical Smoothie Cafe, Maple Street Biscuits, Lion Cub Cookies, OrangeTheory Fitness, Club Pilates, GoYoga, and more! Located less than 1,000 feet from I-270 and major transit corridors provides easy access. The Worthington sub-market is a highly desirable area for residents and businesses alike. The area has over 2.4 million square feet of office space within a one-mile radius and just over 3,500 hotel rooms within a five-mile radius. Worthington Gateway is also located directly across the street from The Shops at Worthington Place which sees 1.1 million annual visits.

## ADDRESS

121 W. Wilson Bridge Road  
Worthington, OH 43085

## BUILDING SIZE

±52,000 SF

## FLOORS

Four (4)

## AVAILABLE SF:

2,603 SF - 6,803 SF

## PARKING:

±406 Total Spaces

## PROPERTY FEATURES

- Prime Location in Highly Desirable Worthington Sub-market
- Convenient Access on Signalized Corner at W. Wilson Bridge Road and N. High Street
- Third Floor Office have access to Common Patio Space
- Located Directly Across from The Shops at Worthington Place
- Convenient Access to I-270, SR-315, I-71 and Rt-161
- Monument & Building Signage Opportunities

LEASE RATE: \$20.75 NNN

OPEX: \$9.57/SF

[WWW.WORTHINGTONGATEWAY.COM](http://WWW.WORTHINGTONGATEWAY.COM)



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# AVAILABLE SPACE

FLOOR	LEASE RATE	LEASE TYPE	SIZE (SF)
SUITE 200	\$20.75	NNN	2,603
SUITE 210	\$20.75	NNN	4,060
SUITE 300	\$20.75	NNN	6,803

## Development Plan

- A. Building 1 | Retail
- B. Building 2 | Retail
- C. Building 3 | Office
- D. Building 4 | Office/Retail
- E. Building 5 | Office/Retail
- F. Building 6 | Retail



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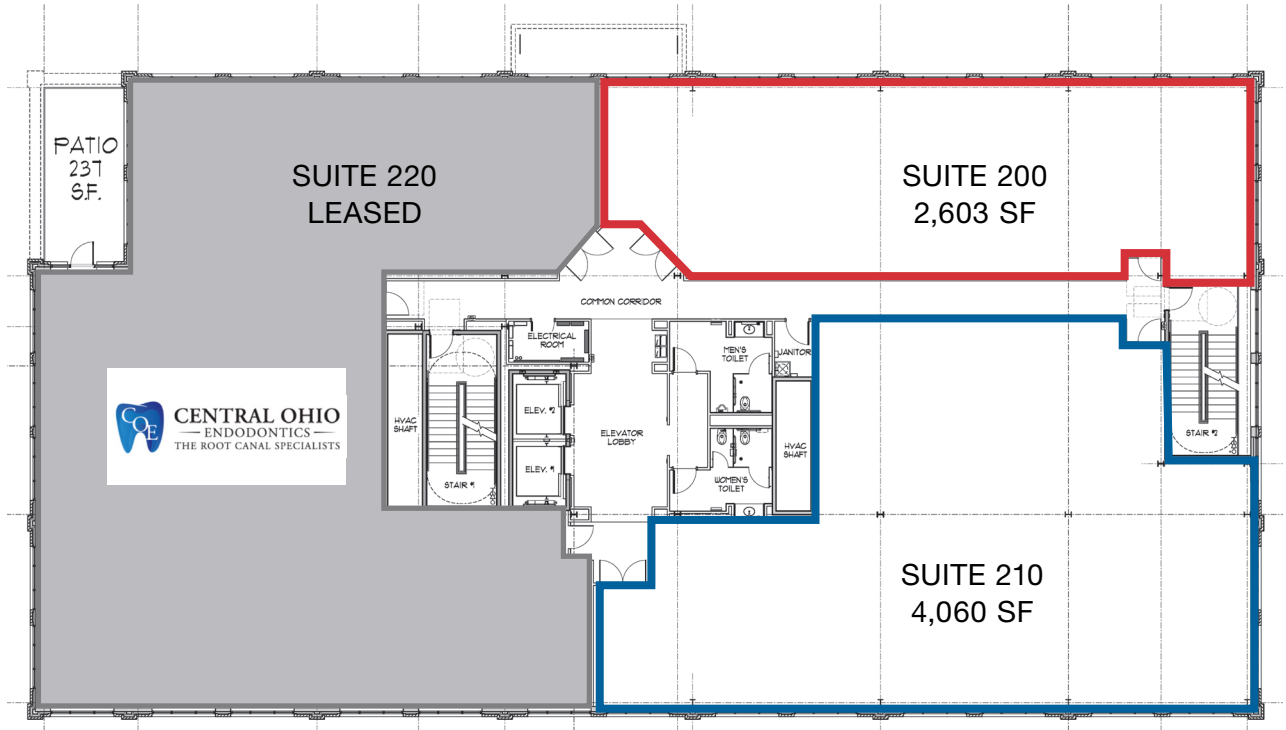
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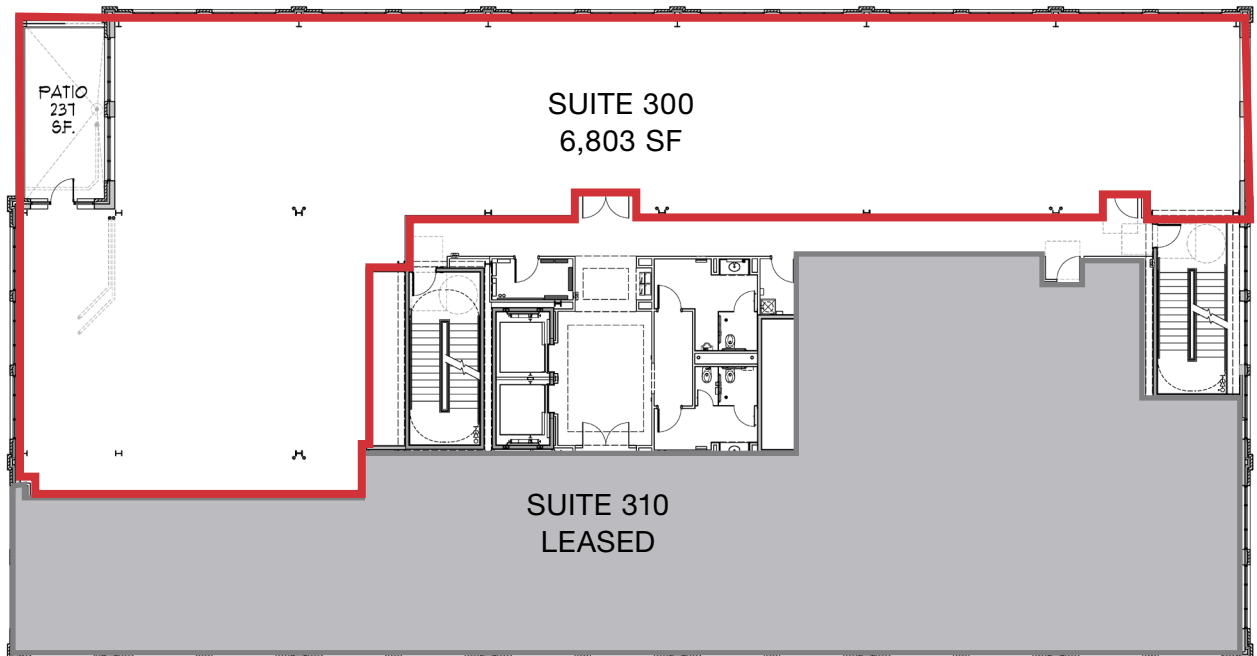


# FLOOR PLANS

SECOND FLOOR - OFFICE



THIRD FLOOR - OFFICE



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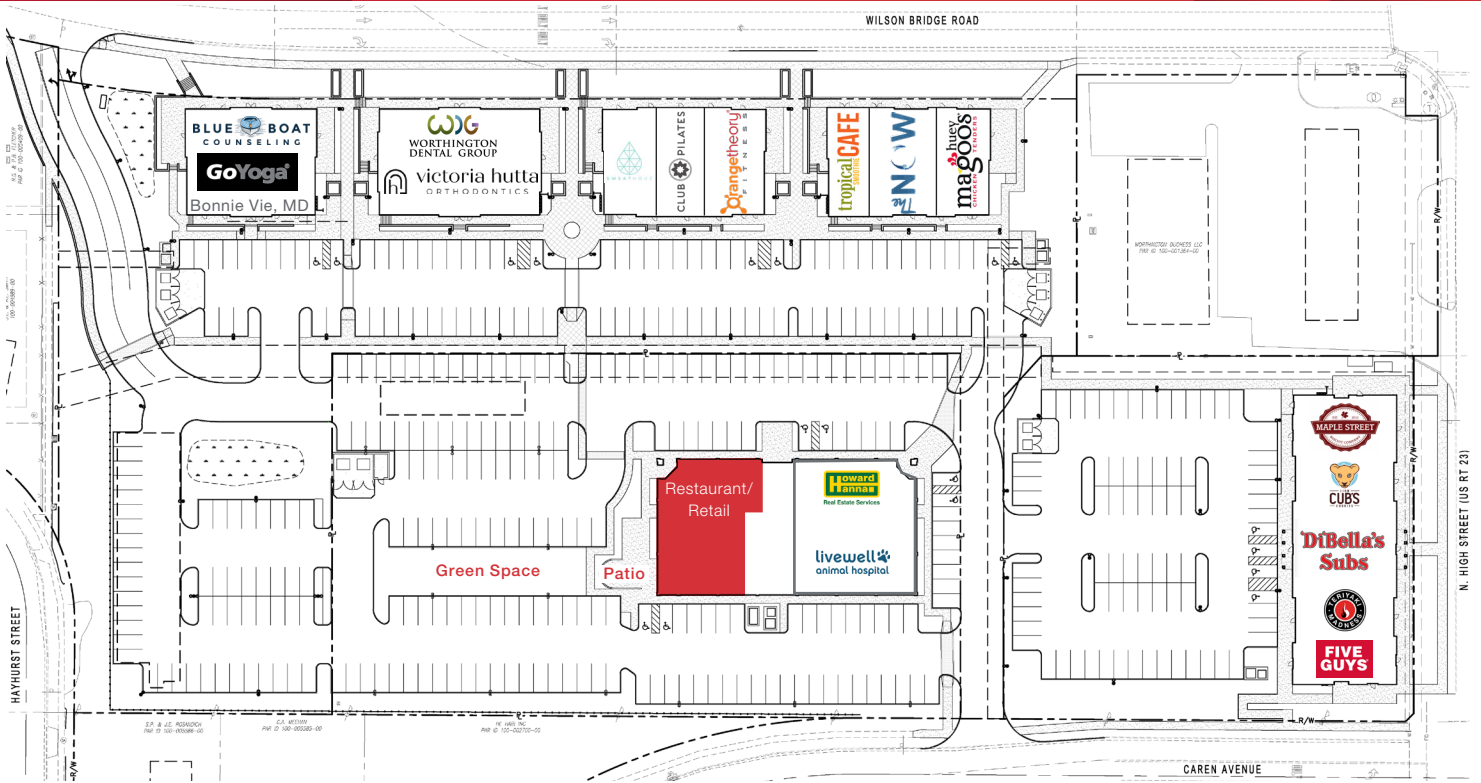
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# SITE PLAN



## TENANT MIX

BLUE BOAT  
COUNSELING

WORTHINGTON  
DENTAL GROUP

CLUB PILATES

Orangetheory  
FITNESS

tropical CAFE  
SMOOTHIE

The NOW

magoo's  
CHICKEN TENDERS

MAPLE STREET  
EST. 2012  
BOUTIQUE COMPANY

CUBS  
COOKIES

GoYoga

DiBella's  
Subs

FIVE GUYS

SWEATHOUZ

victoria hutta  
ORTHODONTICS

Cleverley + Associates

Bonnie Vie, MD

TERIYAKI  
MADNESS

CENTRAL OHIO  
ENDODONTICS  
THE ROOT CANAL SPECIALISTS

livewell  
animal hospital

Howard  
Hanna  
Real Estate Services

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# PHOTOGRAPHS



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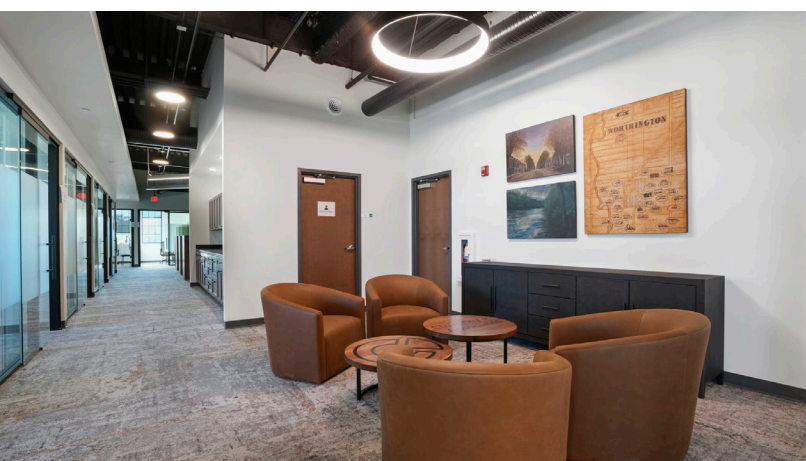
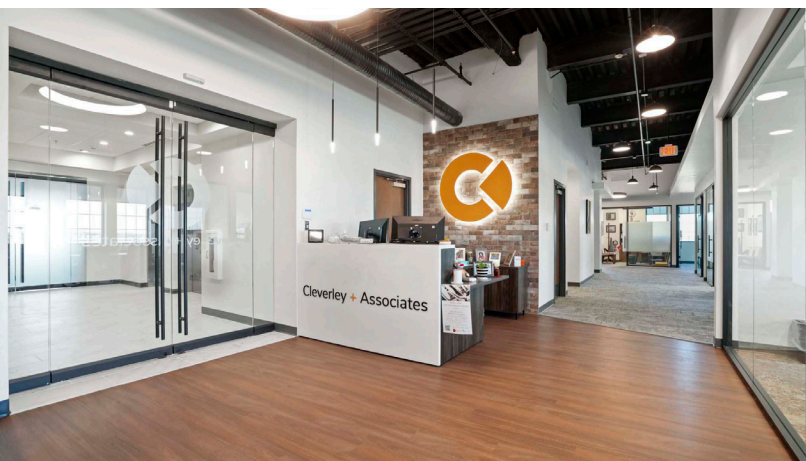
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*3rd Floor as of October 2024*



# SAMPLE FINISH LEVEL



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## 2025 DEMOGRAPHICS

# HIGHLY DESIRABLE WORTHINGTON SUB-MARKET



	1 MILE	3 MILES	5 MILES
Population	8,782	101,232	292,026
Median Household Income	\$158,177	\$130,680	\$126,619
Housing Units	3,715	43,352	124,133



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# NEARBY AMENITIES



## RESTAURANTS

- FIVE GUYS
- LION CUB COOKIES
- TROPICAL SMOOTHIE
- HUEY MAGOOS
- MAPLE STREET BISCUITS
- DIBELLA'S SUBS
- J LIU
- BUCA DI BEPPO
- PIES & PINTS
- FIRST WATCH
- ALADDIN'S EATERY
- PANERA BREAD
- PIADA
- WINGS OVER COLUMBUS
- JIMMY JOHN'S
- MCDONALDS
- DAIRY QUEEN
- PORCH GROWLER
- JERSEY MIKE'S SUBS
- BIG APPLE BREAKFAST
- WORTHINGTON TAVERN
- THE PUB OUT BACK
- THE OLD BAG OF NAILS PUB
- JOYA'S
- THE WHITNEY HOUSE
- KITTIE'S
- PEACE, LOVE & LITTLE DONUTS
- GRAETER'S ICE CREAM
- EVEREST CUISINE
- HOUSE WINE
- DEWEY'S PIZZA
- LA CHATELAINE FRENCH BAKERY & BISTRO
- CHAPALA MEXICAN GRILL
- STARBUCKS
- J. GILBERT'S
- J. ALEXANDER'S
- PASTIMES PUB & GRILL
- BOB EVANS
- CHIPOTLE
- HC WAY
- SUBWAY
- EL ACAPULCO MEXICAN



## RETAILERS / BANKS

- CLUB PILATES
- THE NOW
- ORANGETHEORY FITNESS
- SWEATHOUZ
- MARUCS CROSSWOODS
- KROGER
- TALBOTS
- ORVIS
- MODEALISE
- LEARNING EXPRESS TOYS
- BLISSFUL TRENDS
- JADE YOGA & WELLNESS
- HOWARD BROOKS INTERIORS
- CHASE BANK
- PARK NATIONAL BANK
- FEDEX
- FIFTH THIRD BANK
- TELHIO CREDIT UNION
- PNC BANK
- ETHAN ALLEN FURNITURE
- FCBANK
- FRESH THYME MARKET
- ACE HARDWARE
- CVS
- HOLLYWOOD FEED
- GOYOGA
- SEW TO SPEAK
- WORTHINGTON JEWELERS
- ALPHA SUIT
- VERNACULAR
- OASIS FACE BAR



## HOTELS

- HYATT PLACE
- COURTYARD BY MARRIOTT
- HOLIDAY INN EXPRESS
- DOUBLETREE BY HILTON
- SHERATON SUITES
- WOODSPRING SUITES
- SURFACE INN WORTHINGTON
- RED ROOF
- QUALITY INN & SUITES
- EXTENDED STAY AMERICA

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