

Office Lease Opportunity



Contact:

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Two Miranova Place
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350 Worthington Road

Westerville, OH 43082

Single-story office with excellent frontage on Worthington Road in the heart of the Polaris office submarket. Direct access suites with no common area factor. Grade level loading doors in the rear for deliveries or possible storage/flex space. Professionally managed.

- **Suite A 7,009 SF available immediately**
- **Suite B 7,686 SF available immediately**

*Can be combined with Suite A for 14,695 SF

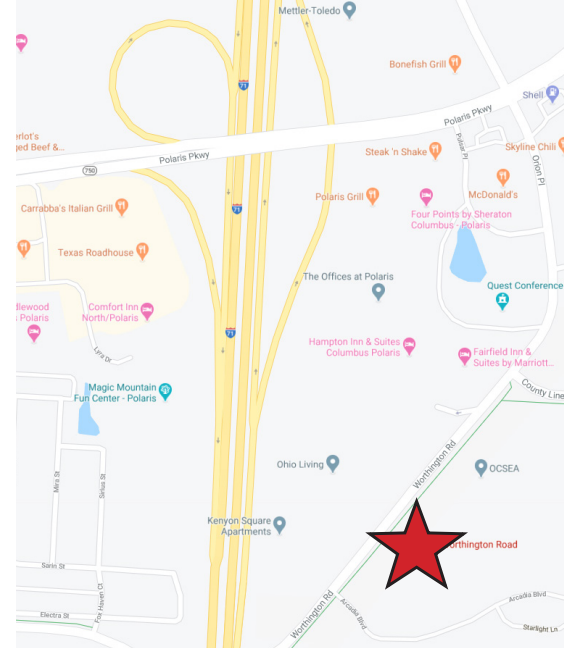
For Lease

Property Information

Building Type	Office Space
Available Space	7,009 -14,695 SF
Lease Rate:	\$12.00/SF NNN
Estimated Operating Expenses (2025)	\$5.78 PSF

Property Highlights

- Frontage and signage on Worthington Road
- Immediate access to I-71
- Central Polaris location
- Single-story building with direct access
- No common area factor
- Loading doors in rear with possible warehouse
- Professionally managed
- Multi-purpose bike trail in front of building
- Newly installed carpet and fresh paint



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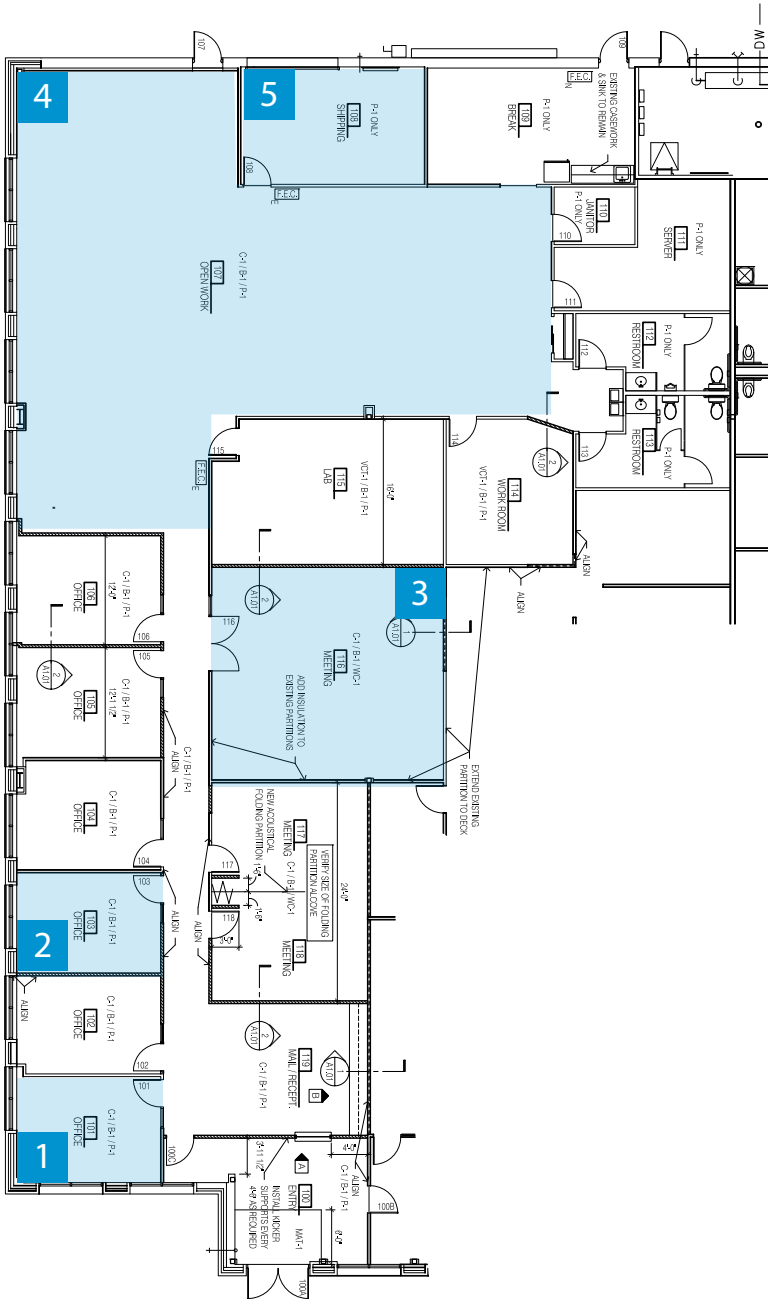


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Suite A - 7,009 SF

vacant & available immediately



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Suite B - 7,686 SF

vacant & available immediately

Fire Exit Route



*All measurements are approximate