



438 E Wilson Bridge Rd  
Worthington, OH 43085

OFFICE BUILDING FOR LEASE



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### Property Highlights

- Excellent Worthington location in close proximity to restaurants, services and shopping
- Easy access to I-270, SR 315, I-71 & SR 23
- Flexible floor plans
- Renovated common restrooms in 2020
- 24/7 fob access, passenger elevator
- Ample parking in well-lighted lot

### Offering Summary

|               |                       |
|---------------|-----------------------|
| Lease Rate    | \$22.95 SF/yr (Gross) |
| CAM           | \$9.12 / SF           |
| Available SF  | 6,100 - 6,136 SF      |
| Building Size | 33,582 SF             |

| Demographics      | 1 Mile   | 5 Miles   | 10 Miles  |
|-------------------|----------|-----------|-----------|
| Total Households  | 3,699    | 123,745   | 346,313   |
| Total Population  | 8,379    | 304,299   | 845,048   |
| Average HH Income | \$94,711 | \$112,535 | \$122,952 |





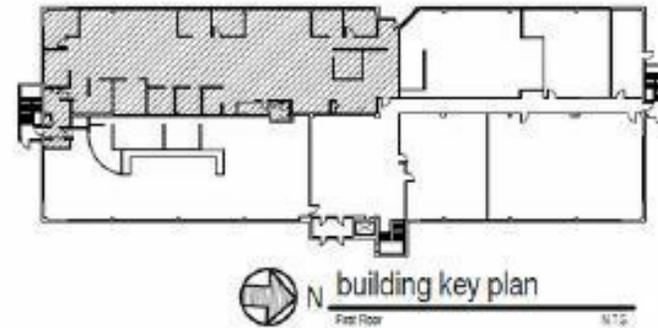
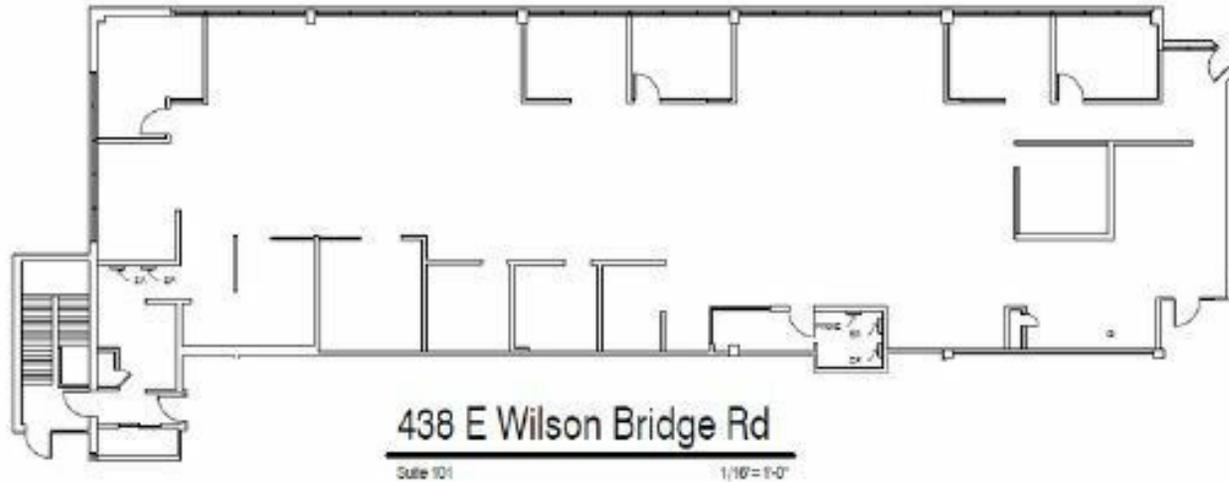
**Lease Information**

|              |                  |             |               |
|--------------|------------------|-------------|---------------|
| Lease Type:  | Gross            | Lease Term: | Negotiable    |
| Total Space: | 6,100 - 6,136 SF | Lease Rate: | \$22.95 SF/yr |

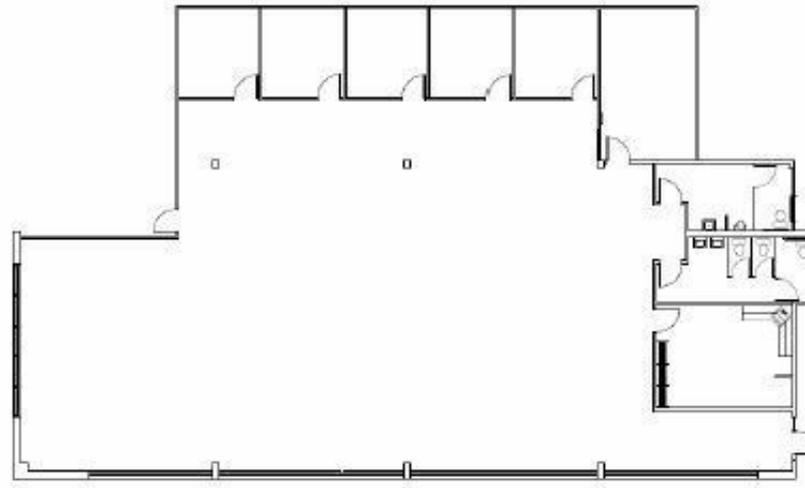
**Available Spaces**

| Suite     | Tenant    | Size (SF) | Lease Type | Lease Rate    | Description  |
|-----------|-----------|-----------|------------|---------------|--|
| Suite 101 | Available | 6,100 SF  | Gross      | \$22.95 SF/yr | Large, creative office space with open areas. View of pond.              |
| Suite 204 | Available | 6,136 SF  | Gross      | \$22.95 SF/yr | Primarily open office space with conference room and in-suite restrooms. |

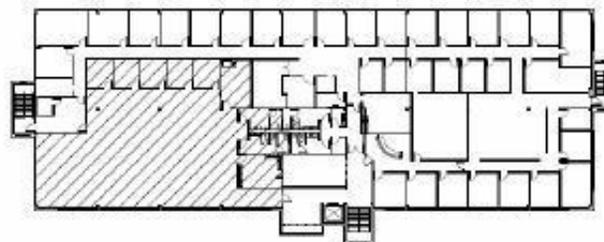
# 1st Floor Suite 101 - 6,100 SF



## 2nd Floor Suite 204 - 6,136 SF with in-suite restrooms



Suite 204

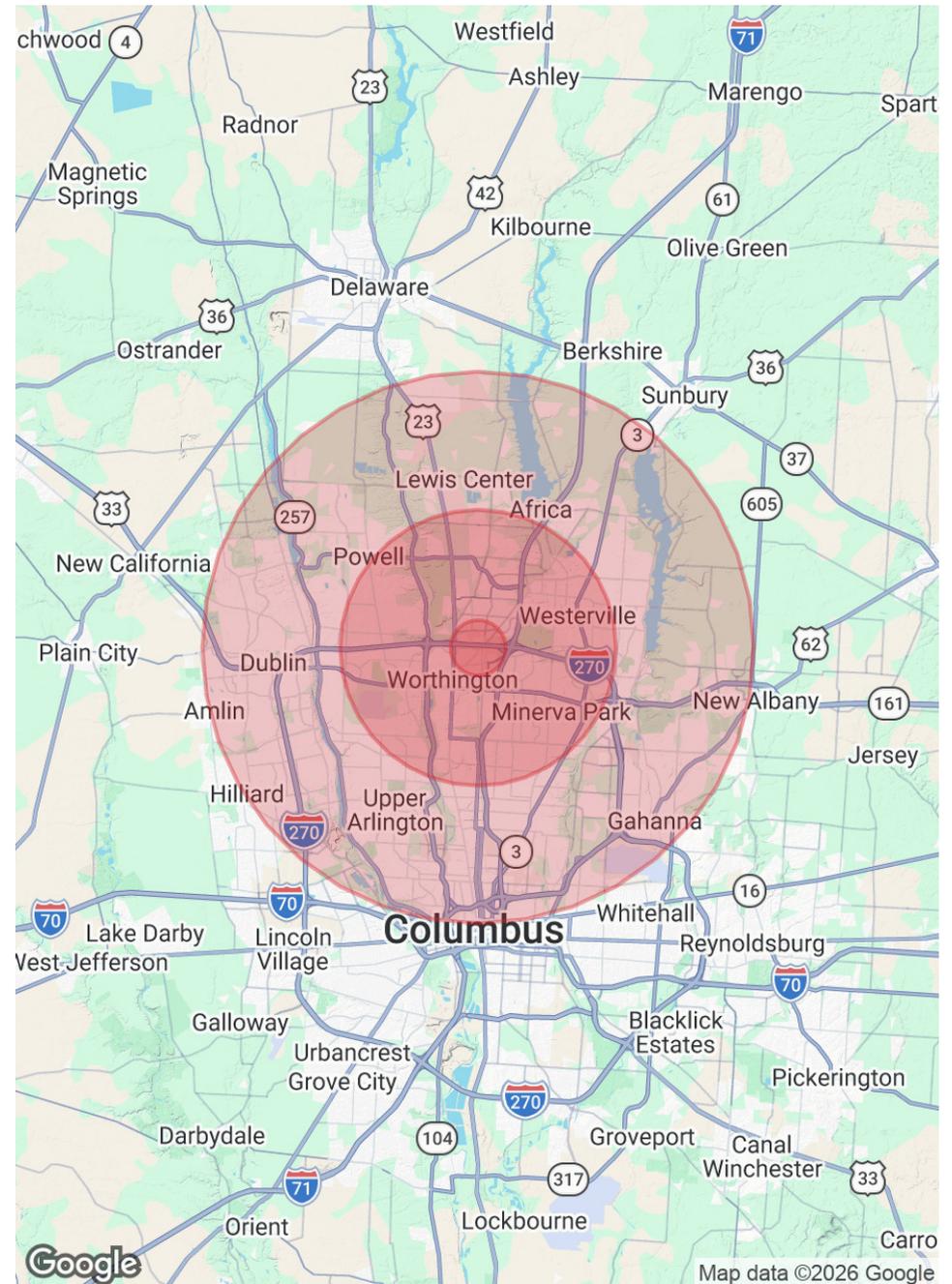


BUILDING KEY PLAN  
SECOND FLOOR



| <b>Population</b>    | <b>1 Mile</b> | <b>5 Miles</b> | <b>10 Miles</b> |
|----------------------|---------------|----------------|-----------------|
| Total Population     | 8,379         | 304,299        | 845,048         |
| Average Age          | 37            | 38             | 38              |
| Average Age (Male)   | 36            | 37             | 37              |
| Average Age (Female) | 38            | 39             | 38              |

| <b>Households &amp; Income</b> | <b>1 Mile</b> | <b>5 Miles</b> | <b>10 Miles</b> |
|--------------------------------|---------------|----------------|-----------------|
| Total Households               | 3,699         | 123,745        | 346,313         |
| # of Persons per HH            | 2.3           | 2.5            | 2.4             |
| Average HH Income              | \$94,711      | \$112,535      | \$122,952       |
| Average House Value            | \$316,301     | \$350,060      | \$392,014       |





### Jackson N. Pulliam, SIOR

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Direct: 614.545.4097 | Cell: 614.285.7234

## 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

3 Easton Oval, Suite 120

Columbus, OH 43219

614.365.9000



### Richard Conie

rconie@AlterraRE.com

Direct: 614.545.4099 | Cell: 614.915.2512

### Professional Background

Richard is an ambitious and dedicated professional specializing in commercial real estate. With a background in urban planning and development, Richard brings a unique perspective to the table, ensuring that his clients receive the most comprehensive and strategic advice for their real estate needs.

A proud graduate of Miami University of Ohio, where he majored in Urban Planning and Development, Richard has always possessed a deep fascination with the intricate dynamics of urban landscapes. His education provided him with a solid foundation in understanding the complexities of zoning regulations, land use, and the economic factors that shape real estate markets.

But Richard's expertise extends far beyond the classroom. Over the years, he has honed his skills through hands-on experience, successfully running and starting multiple companies centered around negotiation. These ventures have not only allowed him to fine-tune his business acumen but have also provided him with invaluable insights into the art of deal-making. Richard understands the power of effective negotiation and utilizes this skill to secure optimal outcomes for his clients.

While Richard may be relatively new to the commercial real estate scene, his ambition and passion for helping clients set him apart. He possesses a tireless work ethic and an unwavering commitment to excellence, always going above and beyond to ensure his clients' satisfaction. Richard approaches each transaction with a fresh perspective, seeking innovative solutions that maximize his clients' investments and align with their long-term goals.

Clients who work with Richard can expect a highly personalized and collaborative experience. He listens attentively to their unique needs and aspirations, tailoring his approach accordingly. Richard believes that successful real estate transactions are built on trust, open communication, and transparent guidance. With his exceptional interpersonal skills, he fosters strong relationships with clients, ensuring that they feel supported and informed throughout the entire process.

Whether you're a seasoned investor seeking to expand your commercial portfolio or a newcomer to the real estate market, Richard is dedicated to providing you with unparalleled service. By leveraging his expertise in urban planning, his astute negotiation abilities, and his unwavering ambition, Richard is ready to guide you towards your real estate goals, turning your vision into reality.

In his free time, Richard enjoys automotive racing at Mid-Ohio Raceway, playing with his dog Jerry, and meeting new people in the greater Columbus area.

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