



The Offices

AT GOLDEN BEAR

COMMERCIAL OFFICE SPACE **OPPORTUNITY**

NEWMARK

3700 RIVERSIDE DR. UPPER ARLINGTON, OH 43221





Introducing The Golden Bear Development — a new mixed-use building that features state-of-the-art office space for rent, perfect for businesses of all sizes.

We offer a variety of office spaces to choose from, all featuring a sleek and modern design. Whether you're a small business or a large corporation, we have an office space that will suit your needs.

Office space information



Welcome to The Golden Bear Development, a brand new mixed-use development.

Our development is set to replace a 1960s retail strip center and aims to bring a new level of energy and activity to the area for both residents and businesses.

With its prime location and close proximity to area attractions and amenities, our building is the perfect place to set up shop and thrive.

[Learn more](#)

+ OCCUPANCY: Q1 2026

+ OFFICE SPACE: 22,992 SF

+ OFFICE SUITES: 1 – 2

+ MAX CONTIGUOUS: 22,992 SF

+ LEASE RATE: CALL FOR PRICING

+ PARKING SPACES: 179

+ PARKING RATIO: 6.91/1,000

About the neighborhood

Upper Arlington, Ohio is a great location for businesses looking to thrive and grow.

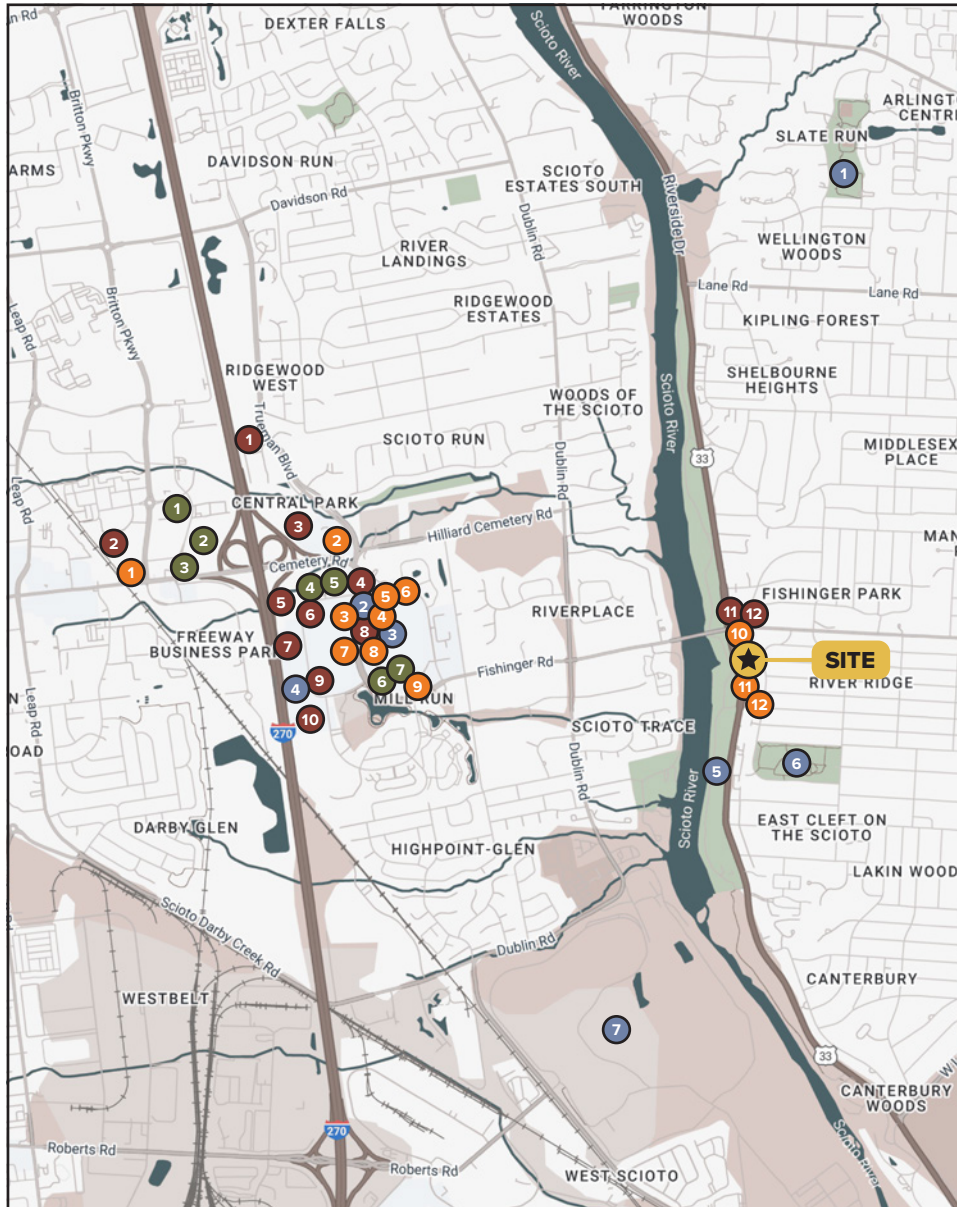
Strong economy: Upper Arlington has a strong and diverse economy, with a mix of retail, professional, and service businesses. This provides a solid foundation for new businesses to succeed.

Thriving community: Upper Arlington is a thriving community with a strong sense of pride and a supportive business environment. This makes it an ideal place to open an office or retail store.

Convenient location: Located just outside of Columbus, Ohio, Upper Arlington is easily accessible from major roads and highways. This makes it convenient for employees and customers to get to your business.

Quality of life: Upper Arlington is known for its excellent quality of life, with top-rated schools, parks, and recreational facilities. This makes it an attractive place for employees to live and work.





Amenities

Dining

- | | |
|-----------------|--------------------|
| 1 Rusty Bucket | 7 Skyline Chili |
| 2 Carrabba's | 8 Habaneros |
| 3 Donatos Pizza | 9 Steak & Shake |
| 4 BugerIM | 10 McDonald's |
| 5 First Watch | 11 Arby's |
| 6 Daruma | 12 Gallo's Kitchen |

Shopping

- | | |
|---------------|----------------------|
| 1 Target | 7 Road Runner Sports |
| 2 Giant Eagle | 8 Pet Supplies Plus |
| 3 Home Depot | 9 Lowe's |
| 4 CVS | 10 At Home |
| 5 CAM Market | 11 Hollywood Feed |
| 6 Arhaus | 12 The Daily Growler |

Service & Hospitality

- 1 TownPlace Suites
- 2 Hampton Inn
- 3 avid Hotel
- 4 Best Western
- 5 Homewood Suites
- 6 Kenneth's Salon
- 7 Salon Lofts

Recreation

- 1 Thompson Park
- 2 Game Show Battle
- 3 Get Air Columbus
- 4 Dave & Buster's
- 5 Griggs Reservoir
- 6 Fancyburg Park
- 7 Quarry Trails Park

Upper Arlington by the numbers



Upper Arlington's strong economy gives a solid foundation for new businesses to succeed and helps ensure that there is a healthy customer base for your products or services.

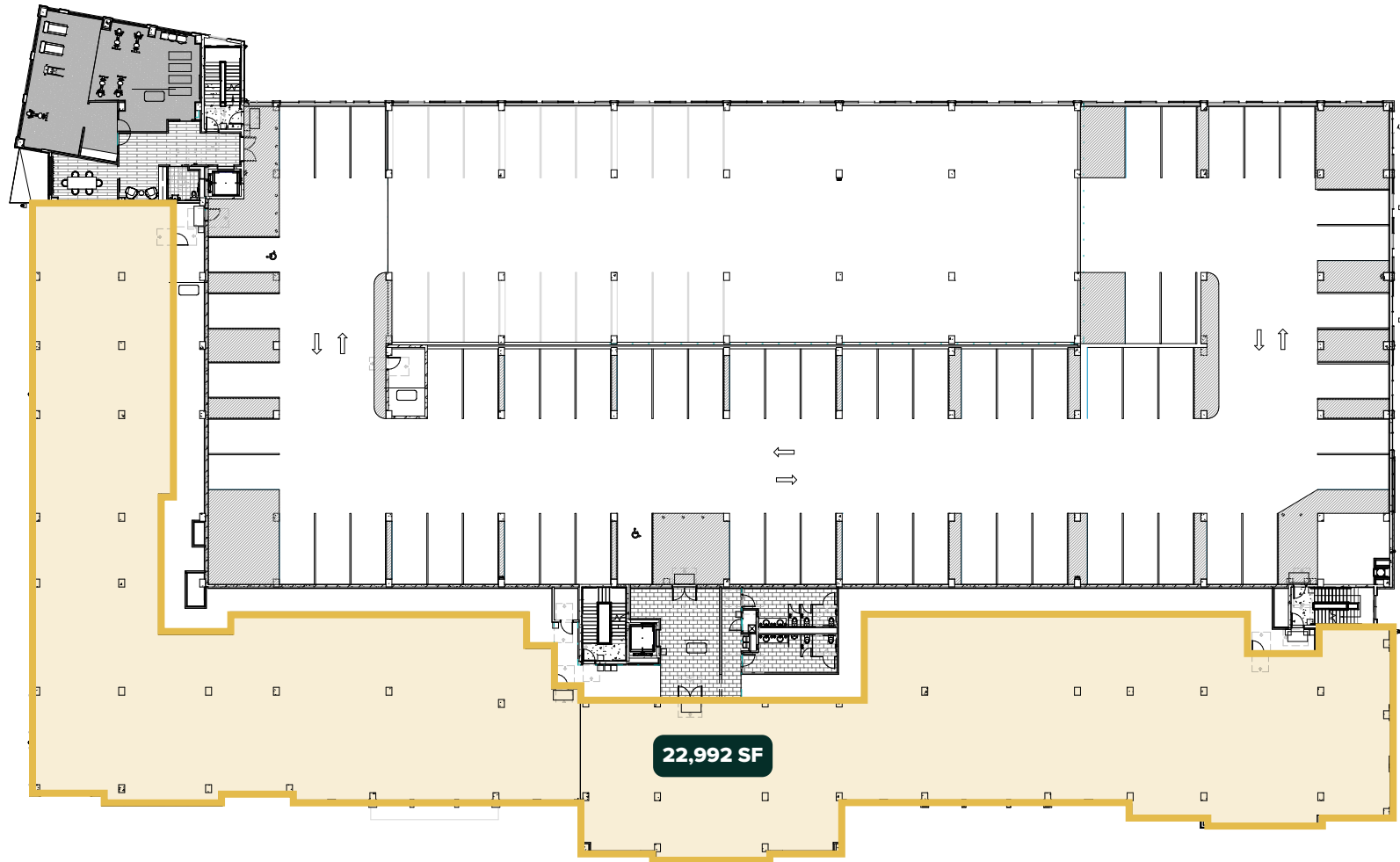
	5 MILE RADIUS	3 MILE RADIUS	1 MILE RADIUS
POPULATION	328,939	136,900	12,083
HOUSEHOLDS	142,388	32,938	5,625
INCOME	\$51,126	\$59,612	\$77,455
HOME VALUE	\$189,290	\$279,510	\$376,740

42.2
MEDIAN AGE

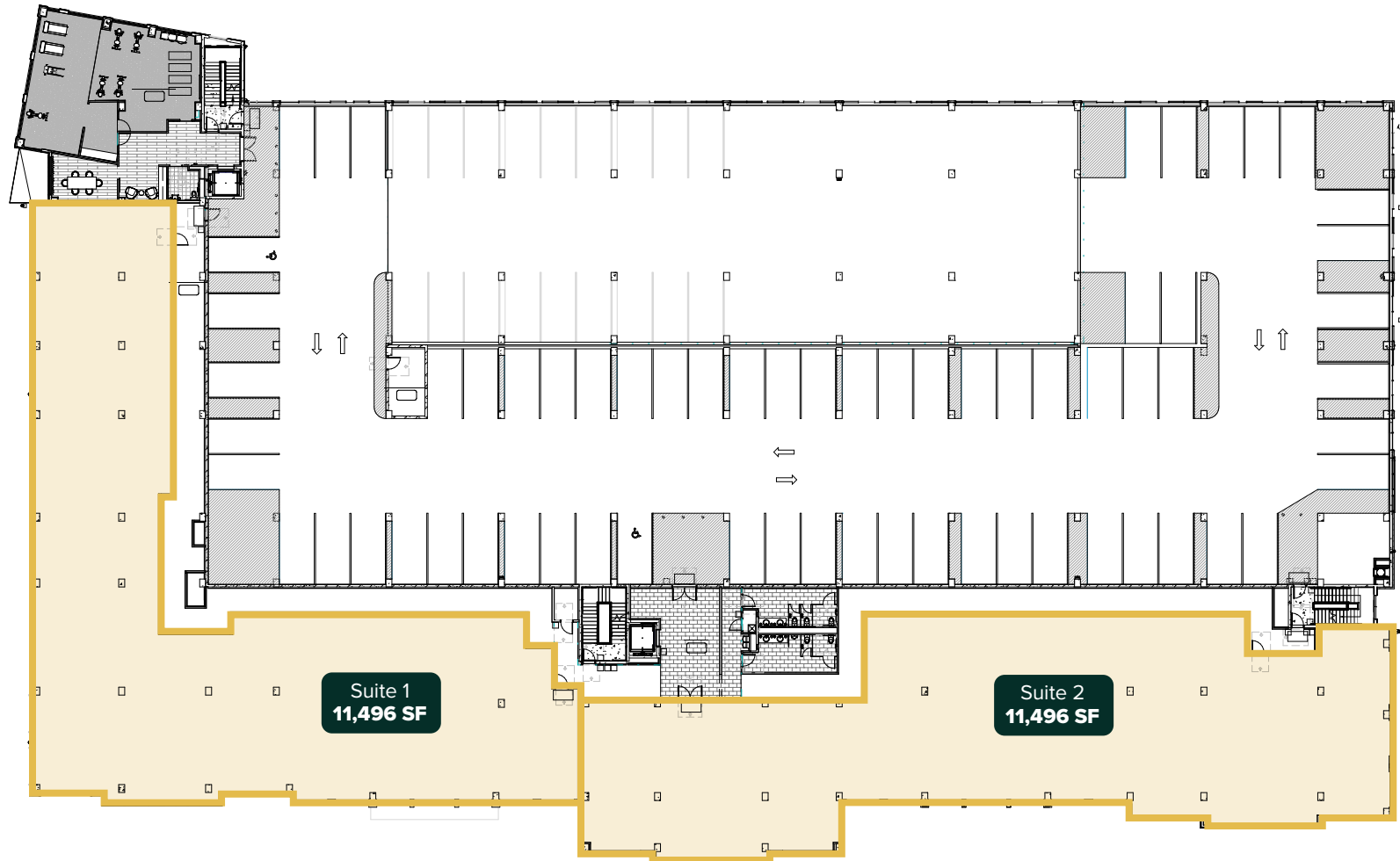
74%
BACHELOR'S DEGREE

\$105,907
MEDIAN INCOME

Office availability: single-tenant



Office availability: multi-tenant



We can't wait to show you around.

Contact us today to learn more about how The Golden Bear Development can help your business grow and succeed.

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