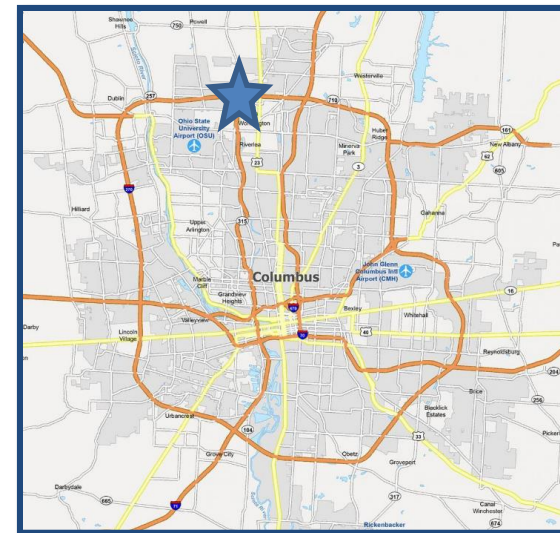


# FOR LEASE

INQUIRE FOR MORE INFORMATION

100 W. Old Wilson Bridge Road  
Worthington, Ohio 43085



Utilities and In-Suite Janitorial Included

## AVAILABLE SPACE:

SUITE NUMBER	SQUARE FOOTAGE	AVAILABLE DATE
106 (1 <sup>st</sup> Floor)	4,126 SF	Vacant
115 (1 <sup>st</sup> Floor)	5,997 SF	Vacant
201 (2 <sup>nd</sup> Floor)	2,148 SF	Vacant
207 (2 <sup>nd</sup> Floor)	2,785 SF	Vacant

 **BASE RENTAL RATE**  
\$10.00 NNN/PSF

 **CAM RATE**  
\$9.35 PSF (Estimated for 2024)

 **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](http://www.drk-realty.com)

**AMIE LENHART**

Sales and Leasing Agent, Realtor  
[alenhart@drk-realty.com](mailto: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.



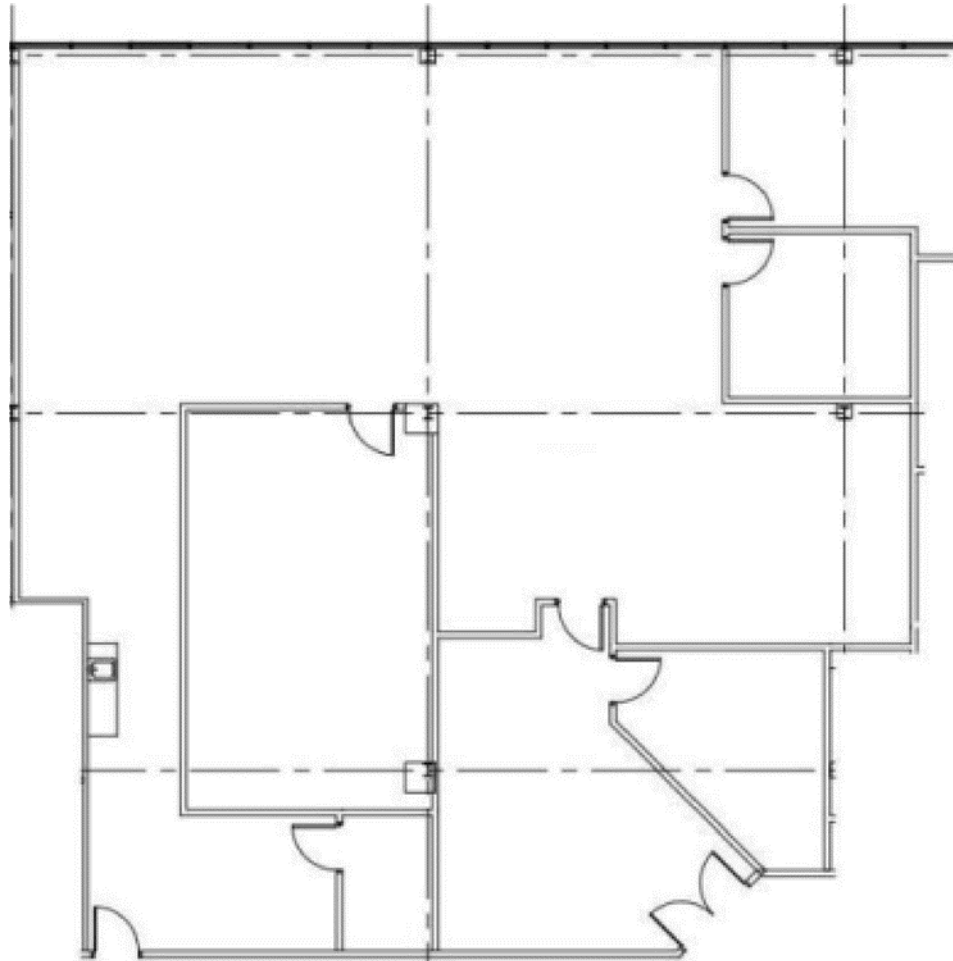
# FOR LEASE

INQUIRE FOR MORE INFORMATION

100 W. Old Wilson Bridge Road  
Worthington, Ohio 43085

## FLOOR PLAN | Suite 106

□ 4,126 SF

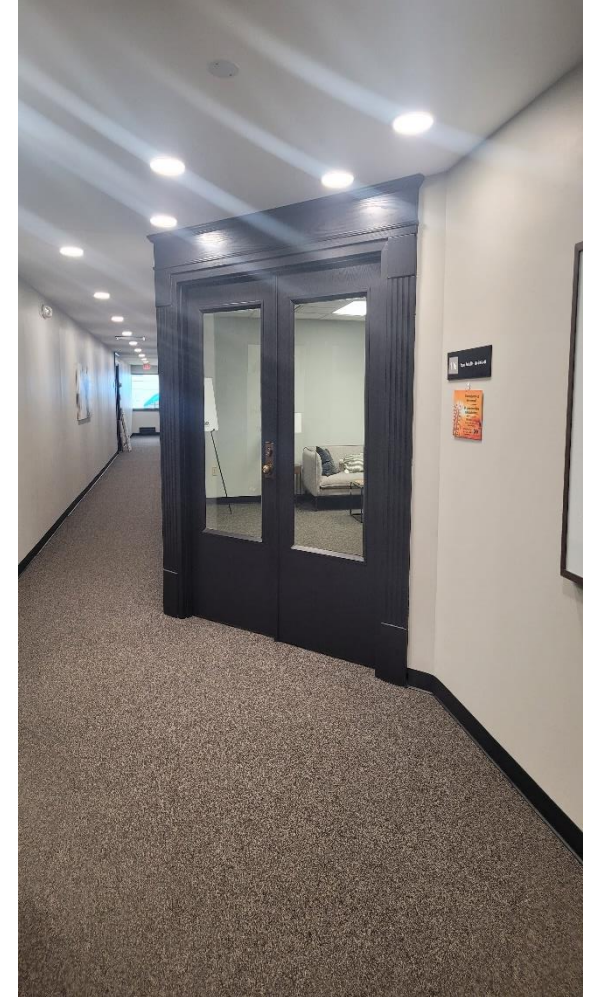


# FOR LEASE

INQUIRE FOR MORE INFORMATION

100 W. Old Wilson Bridge Road  
Worthington, Ohio 43085

## INTERIOR PHOTOS | Suite 106



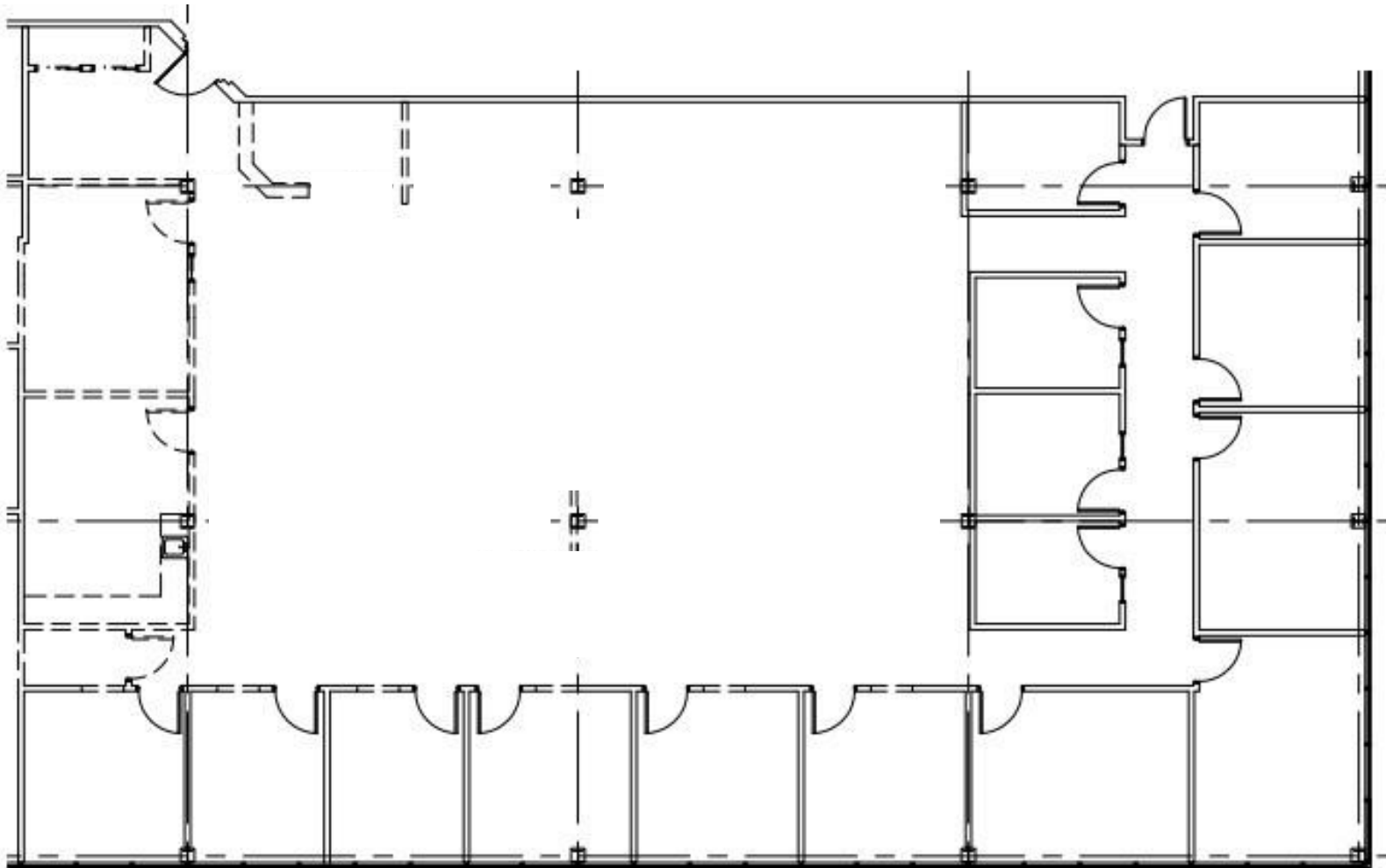
# FOR LEASE

INQUIRE FOR MORE INFORMATION

100 W. Old Wilson Bridge Road  
Worthington, Ohio 43085

## FLOOR PLAN | Suite 115

□ 5,997 SF



# FOR LEASE

INQUIRE FOR MORE INFORMATION

100 W. Old Wilson Bridge Road  
Worthington, Ohio 43085

## INTERIOR PHOTOS | Suite 115



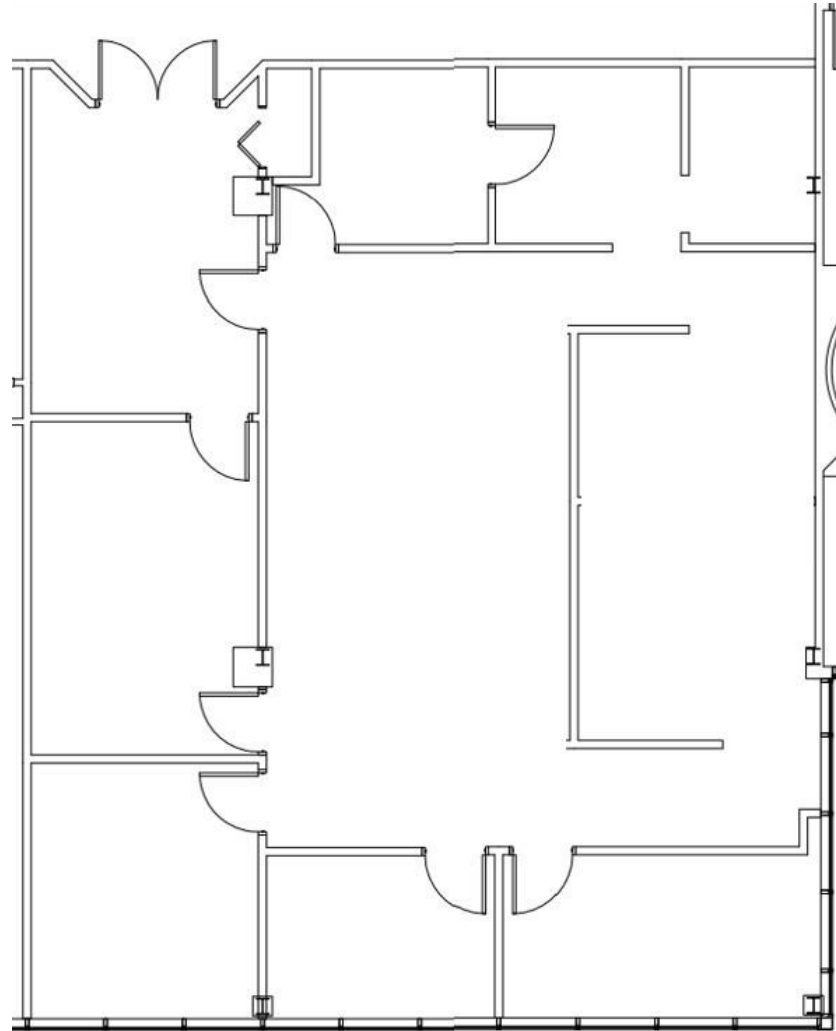
# FOR LEASE

INQUIRE FOR MORE INFORMATION

100 W. Old Wilson Bridge Road  
Worthington, Ohio 43085

## FLOOR PLAN | Suite 201

□ 2,148 SF



# FOR LEASE

INQUIRE FOR MORE INFORMATION

100 W. Old Wilson Bridge Road  
Worthington, Ohio 43085

## INTERIOR PHOTOS | Suite 201





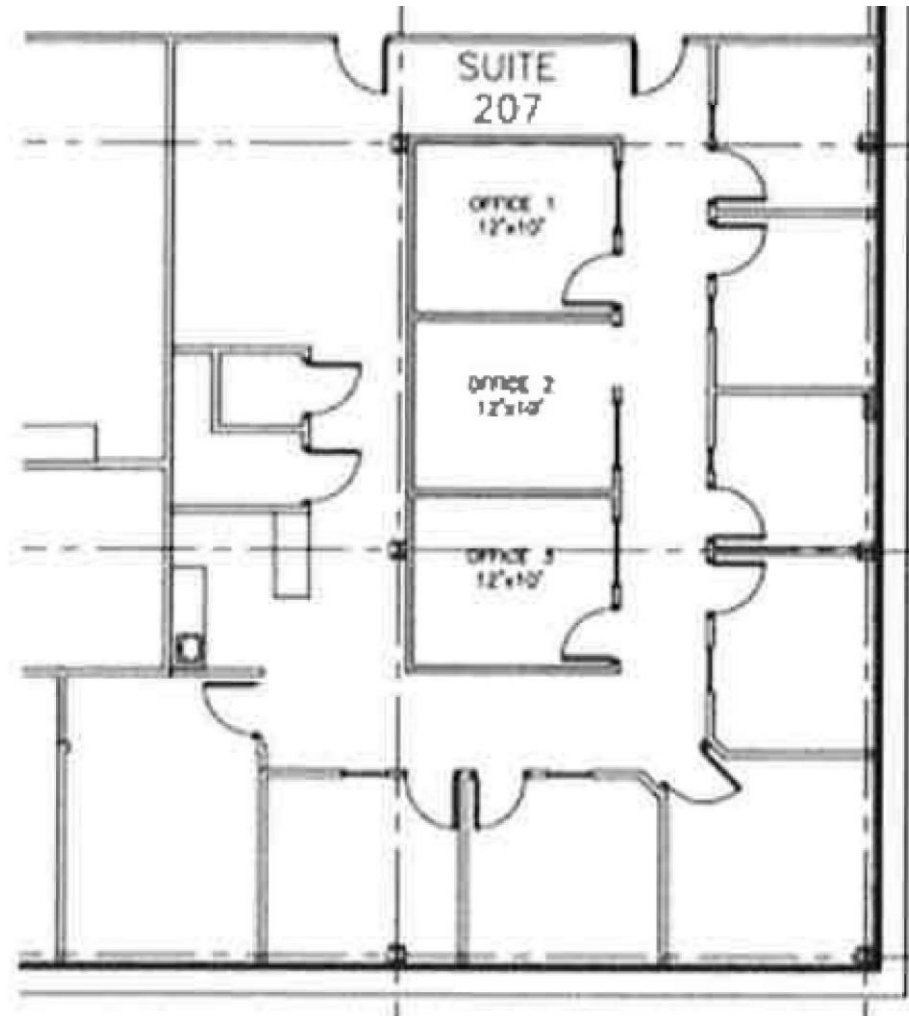
# FOR LEASE

INQUIRE FOR MORE INFORMATION

100 W. Old Wilson Bridge Road  
Worthington, Ohio 43085

## FLOOR PLAN | Suite 207

□ 2,785 SF

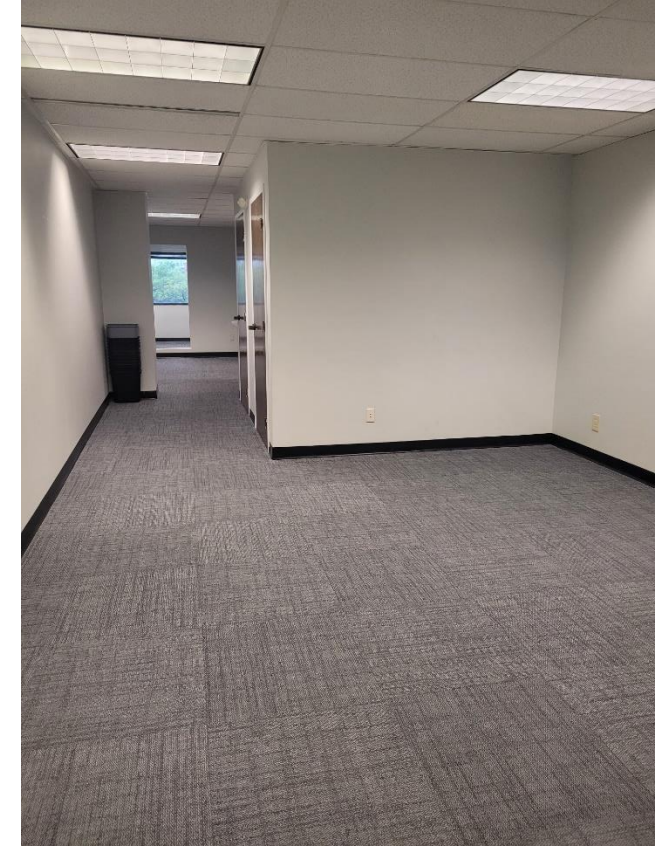


# FOR LEASE

INQUIRE FOR MORE INFORMATION

100 W. Old Wilson Bridge Road  
Worthington, Ohio 43085

## INTERIOR PHOTOS | Suite 207

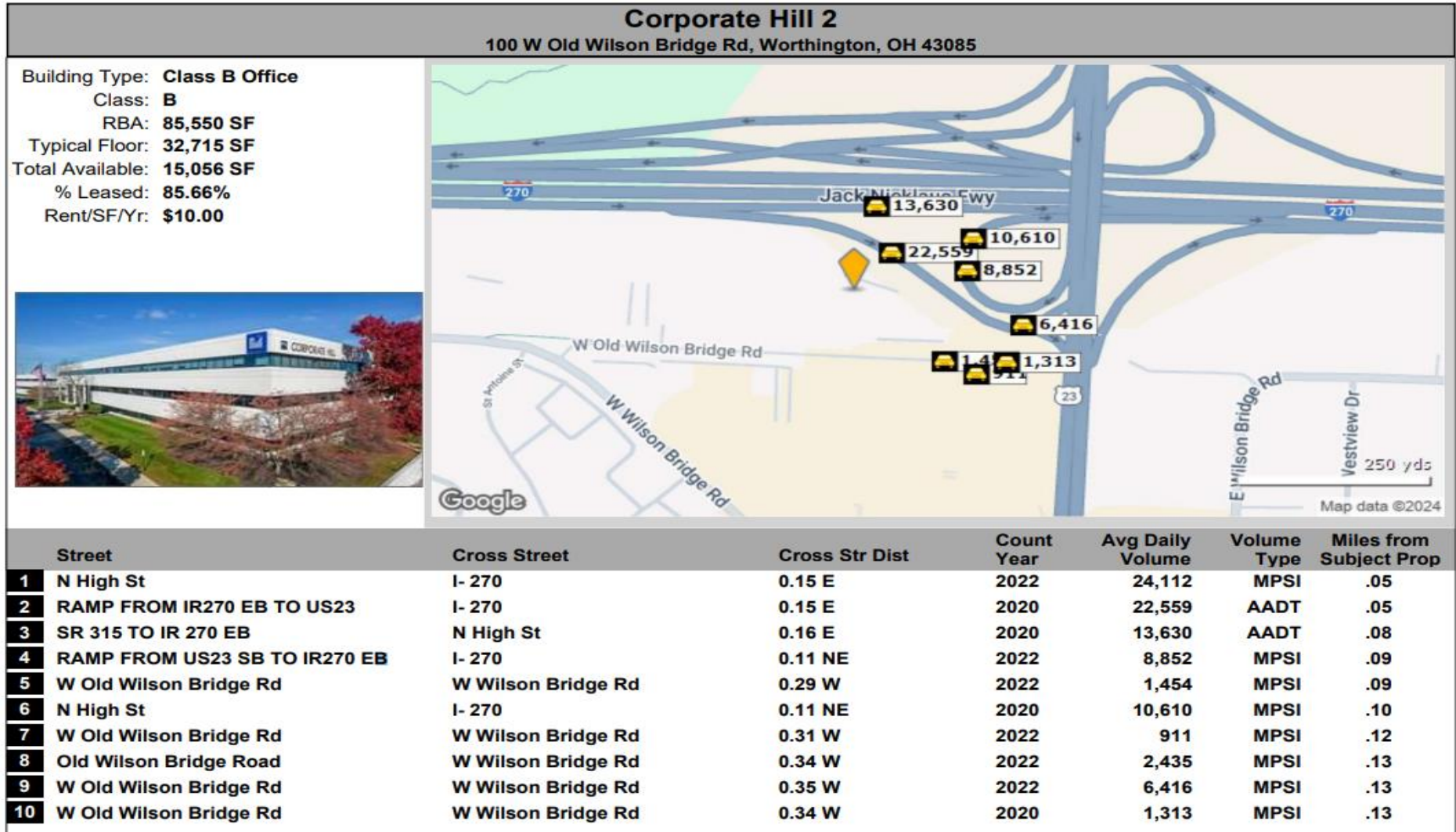


# FOR LEASE

INQUIRE FOR MORE INFORMATION

100 W. Old Wilson Bridge Road  
Worthington, Ohio 43085

## Traffic Report

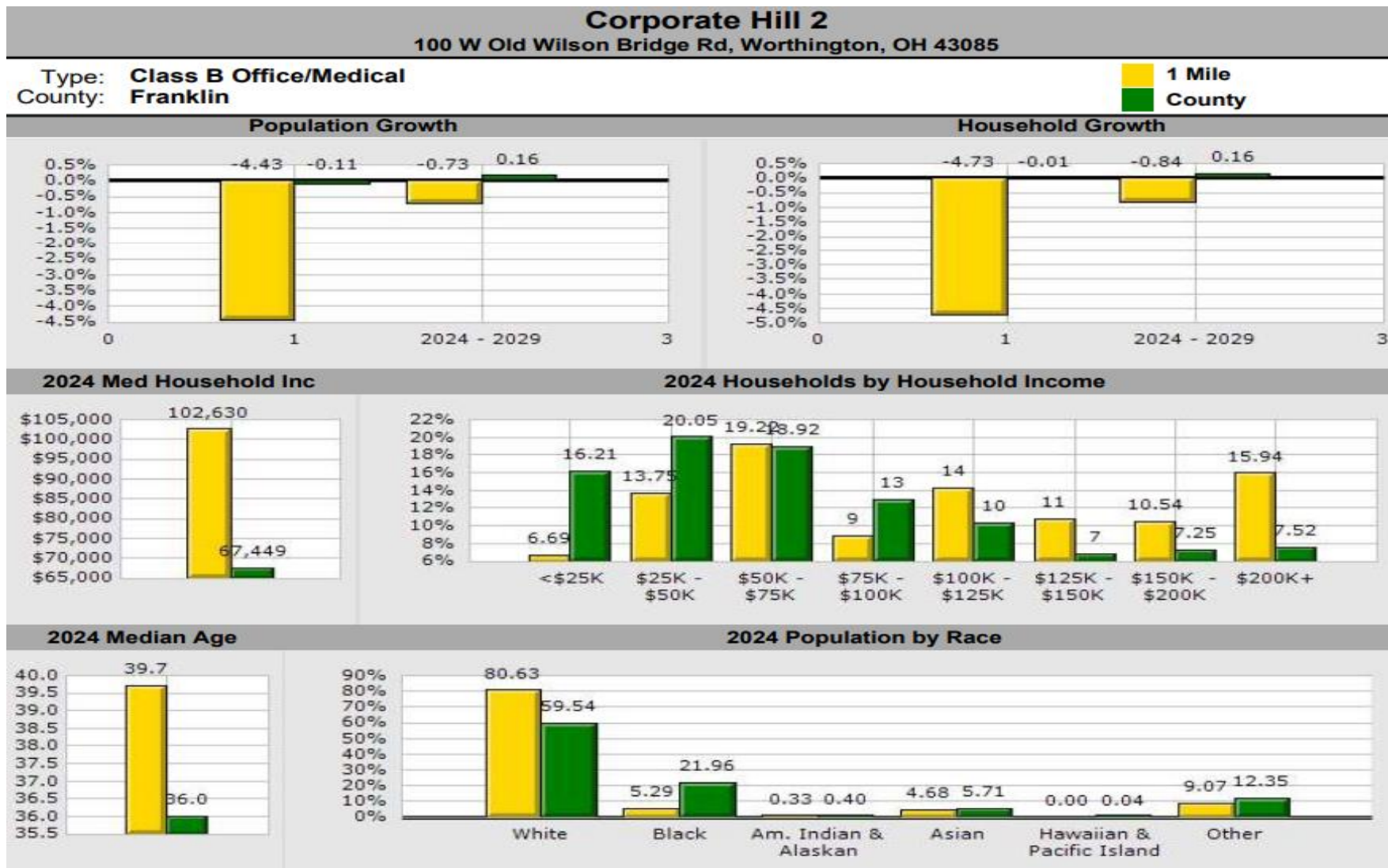


# FOR LEASE

INQUIRE FOR MORE INFORMATION

100 W. Old Wilson Bridge Road  
Worthington, Ohio 43085

## 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](http://www.drk-realty.com)

**AMIE LENHART**

Sales and Leasing Agent, Realtor  
[alenhart@drk-realty.com](mailto:alenhart@drk-realty.com)

Cell: 614-893-3513