



8740 Orion Place  
Columbus, OH 43240

OFFICE BUILDING FOR LEASE



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[AlterraRE.com](http://AlterraRE.com)



## Property Highlights

- 3 story professional multi-tenant office property
- Outstanding Polaris location off of Polaris Parkway; quick access to two I-71 interchanges and Polaris Fashion Place
- Abundance of hotels, amenities such as Top Golf and services in the area
- Property located along a creek and wooded ravine
- Multiple fiber optic providers for fast inexpensive internet options
- Office suites available immediately
- Building signage available
- Updated HVAC with ionization, Solar, LED Lights

## Offering Summary

|               |                     |
|---------------|---------------------|
| Lease Rate    | \$13.95 SF/yr (NNN) |
| CAM           | \$10.92 / SF        |
| Available SF  | 4,884 SF            |
| Building Size | 57,594 SF           |

| Demographics      | 1 Mile    | 5 Miles   | 10 Miles  |
|-------------------|-----------|-----------|-----------|
| Total Households  | 3,177     | 74,643    | 266,344   |
| Total Population  | 6,952     | 192,430   | 670,901   |
| Average HH Income | \$122,514 | \$136,563 | \$124,892 |



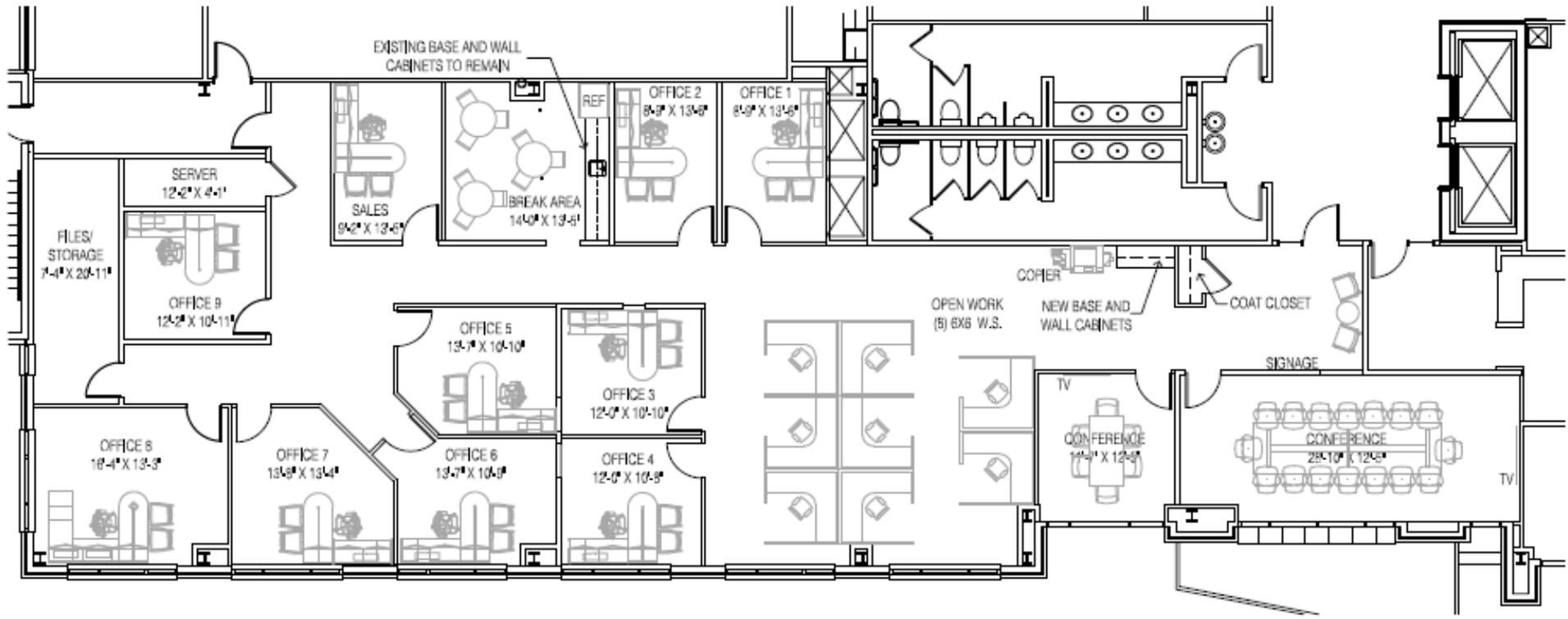
### Lease Information

|              |          |             |               |
|--------------|----------|-------------|---------------|
| Lease Type:  | NNN      | Lease Term: | Negotiable    |
| Total Space: | 4,884 SF | Lease Rate: | \$13.95 SF/yr |

### Available Spaces

| Suite     | Tenant    | Size (SF) | Lease Type | Lease Rate    | Description |
|-----------|-----------|-----------|------------|---------------|-------------|
| Suite 240 | Available | 4,884 SF  | NNN        | \$13.95 SF/yr | -           |





Suite 240 - 4,884 SF

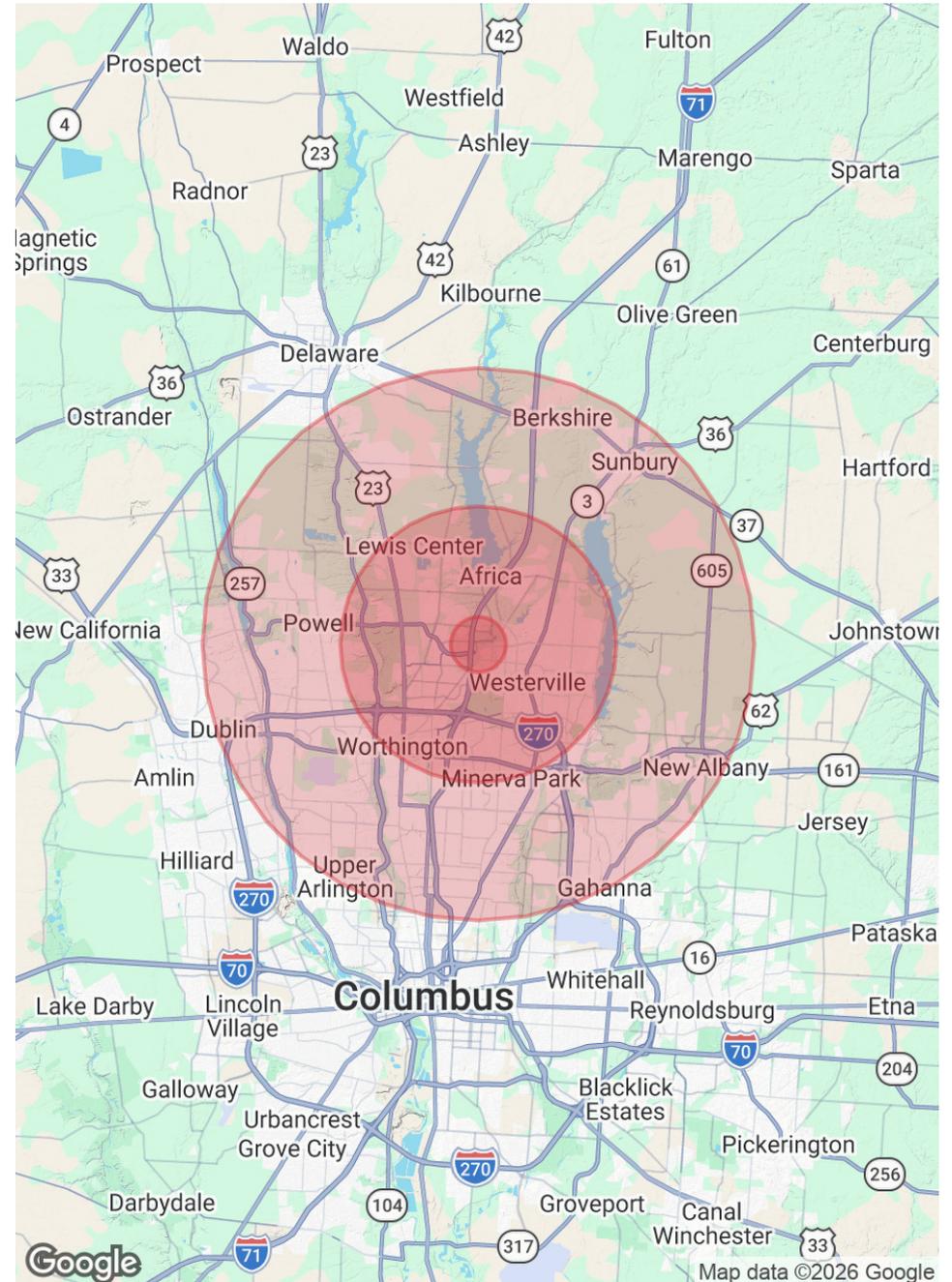


| <b>Population</b>    | <b>1 Mile</b> | <b>5 Miles</b> | <b>10 Miles</b> |
|----------------------|---------------|----------------|-----------------|
| Total Population     | 6,952         | 192,430        | 670,901         |
| Average Age          | 38            | 39             | 38              |
| Average Age (Male)   | 37            | 38             | 37              |
| Average Age (Female) | 38            | 39             | 39              |

| <b>Households &amp; Income</b> | <b>1 Mile</b> | <b>5 Miles</b> | <b>10 Miles</b> |
|--------------------------------|---------------|----------------|-----------------|
| Total Households               | 3,177         | 74,643         | 266,344         |
| # of Persons per HH            | 2.2           | 2.6            | 2.5             |
| Average HH Income              | \$122,514     | \$136,563      | \$124,892       |
| Average House Value            | \$392,035     | \$383,804      | \$373,255       |

Demographics data derived from AlphaMap





### 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

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