

8740 Orion Place
Columbus, OH 43240

For Lease



POLARIS - MULTI-TENANT OFFICE PROPERTY

Lease Rate:

\$10.95 PSF Net

2024 Est Op Ex: \$9.82 PSF

Available Space:

2nd Floor:

Suite 200*: 1,776 SF

Suite 230: 2,271 SF

*Can be combined for 4,047 SF

3rd Floor:

Suite 300: 6,572 SF

Individual Offices Available For

Lease Starting at \$595.00 / month

- 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



Bradford L. Kitchen
614.545.2155
bkitchen@AlterraRE.com

Jackson Pulliam
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Alterra Real Estate
614.365.9000
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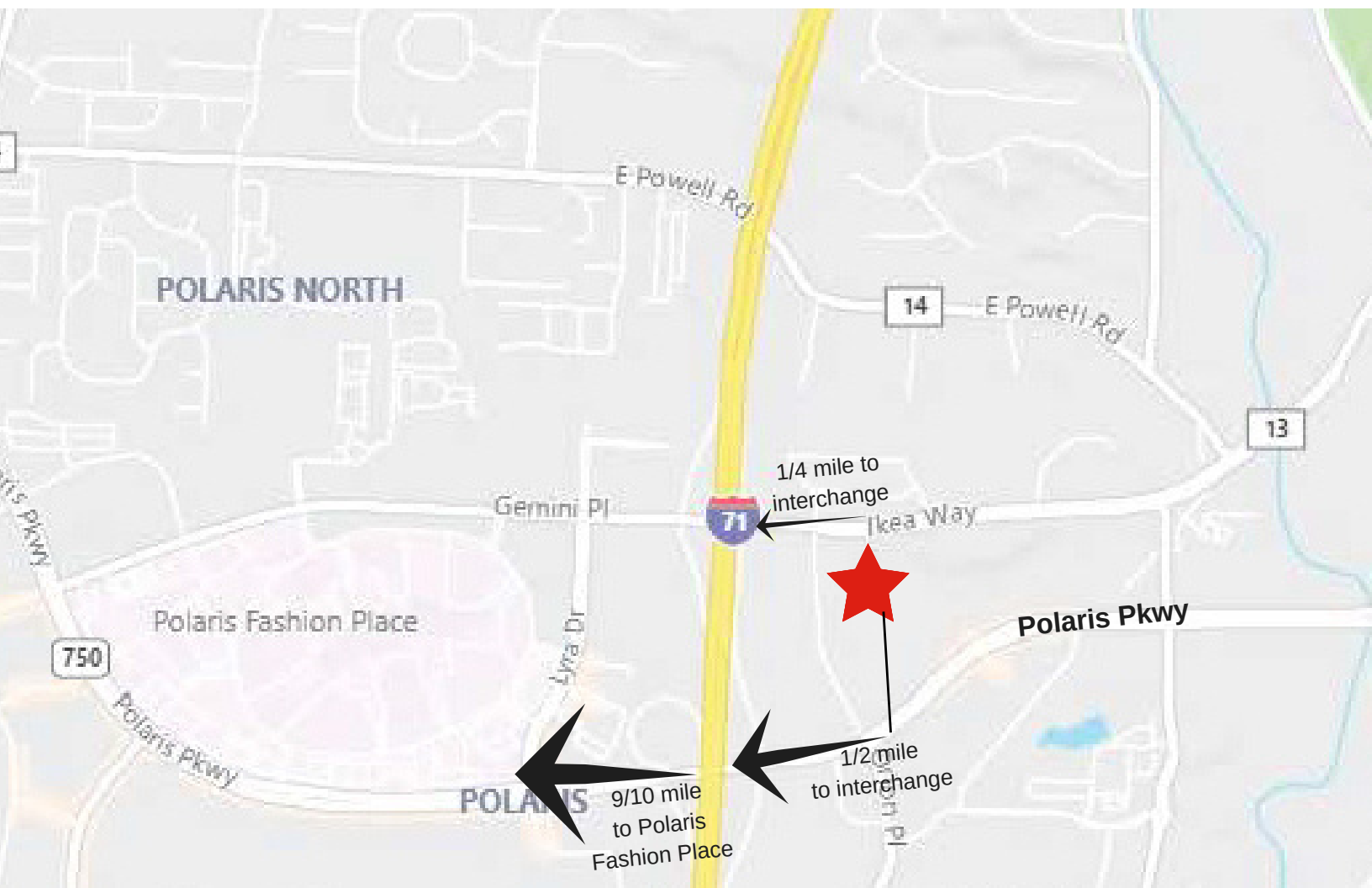
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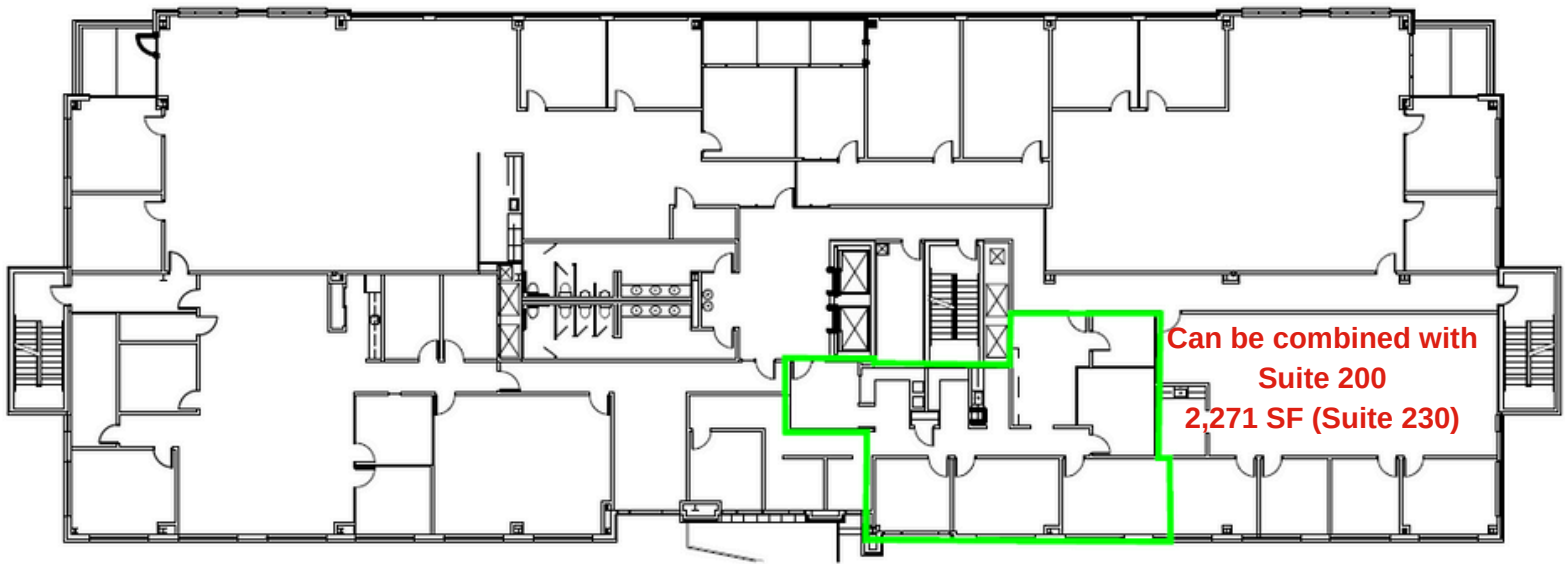
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Suite 200
1,776 SF



second floor plan

8740 ORION PLACE

N.T.S.



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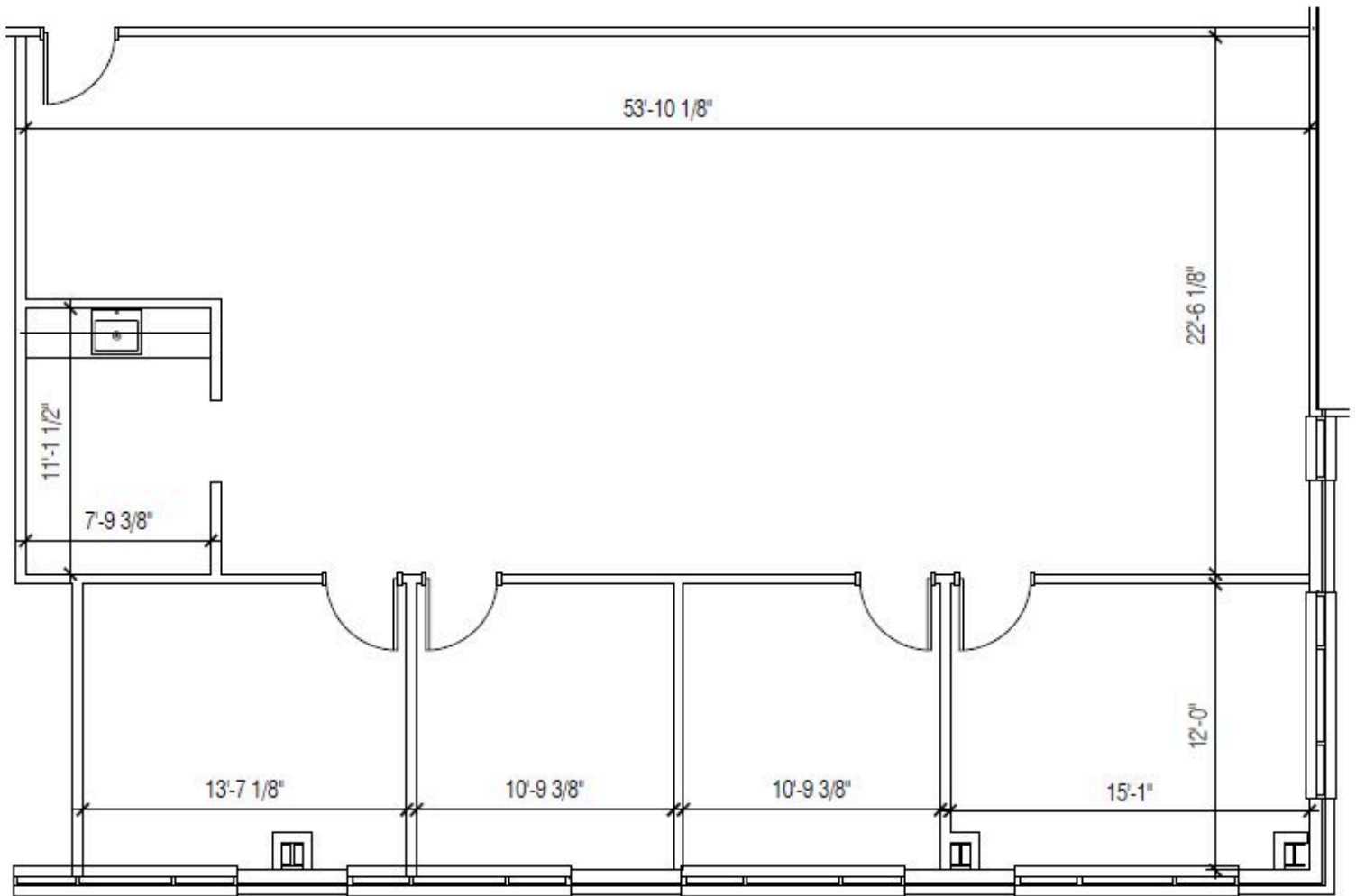
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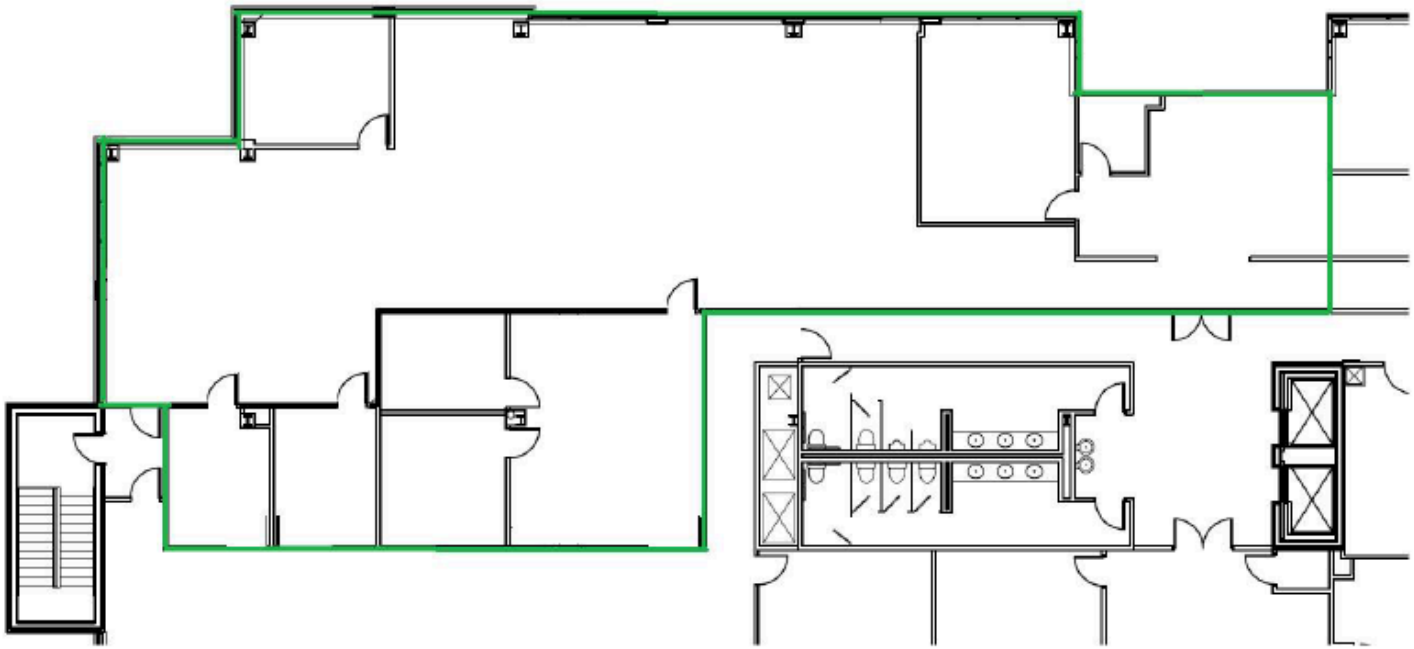
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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 8740 Orion Place, Columbus, OH 43240

CITY, STATE

Columbus, OH

POPULATION

128,280

AVG. HHSIZE

2.49

MEDIAN HH INCOME

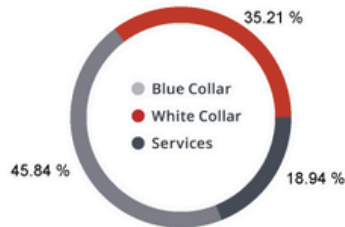
\$74,720

HOME OWNERSHIP

Renters: **18,519**

Owners: **32,116**

EMPLOYMENT



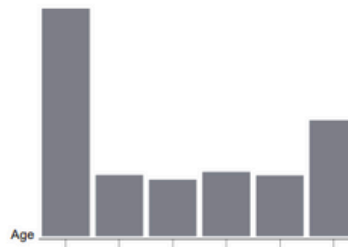
Employed: **54.40%**
Unemployed: **1.23%**

EDUCATION

High School Grad: **19.95%**
Some College: **22.25%**
Associates: **6.45%**
Bachelors: **50.83%**

GENDER & AGE

48.92% 51.08%

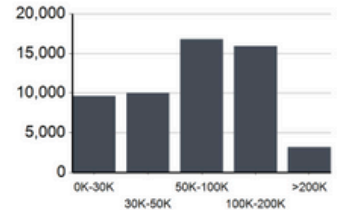


RACE & ETHNICITY

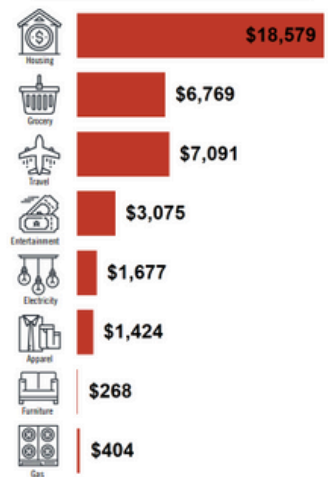
White: **81.00%**
Asian: **7.74%**
Native American: **0.00%**
Pacific Islanders: **0.00%**
African-American: **4.73%**
Hispanic: **3.64%**
Two or More Races: **2.88%**

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



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