

# FOR LEASE/SALE

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**List Price: \$2,270,000.00**

## PROPERTY HIGHLIGHTS

This single unit well built two-story office building boasts 9,644 SF of space, featuring a spacious studio room with high ceilings measuring 71 ft. x 35 ft, windows that open, on-site parking, essential office furniture, and is conveniently located minutes away from major interstates for easy access to downtown Columbus. Situated within County Line Offices, in the desirable Delaware County. The vibrant city of Westerville is renowned for its charming Uptown district and friendly community, making it one of "America's Best Places to Live." With a strategic location near airports and major roadways, Westerville is an ideal business hub.



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)

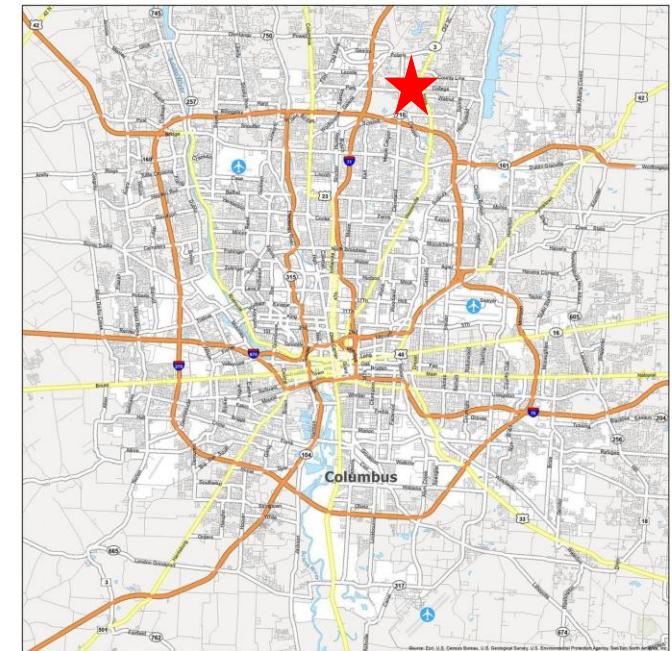
## Contact:



### AMIE LENHART

Sales and Leasing Agent, Realtor  
[alenhart@drk-realty.com](mailto:alenhart@drk-realty.com)  
(614) 893-3513

**County Line Offices**  
116 County Line Road W  
Westerville, Ohio 43082



**Lease Rate:** \$17.00 PSF/MG

**Available Space:** 9,644 SF

**Utilities:** Tenant Responsible for Utilities

**Parking:** Ample Unreserved Free Surface Parking

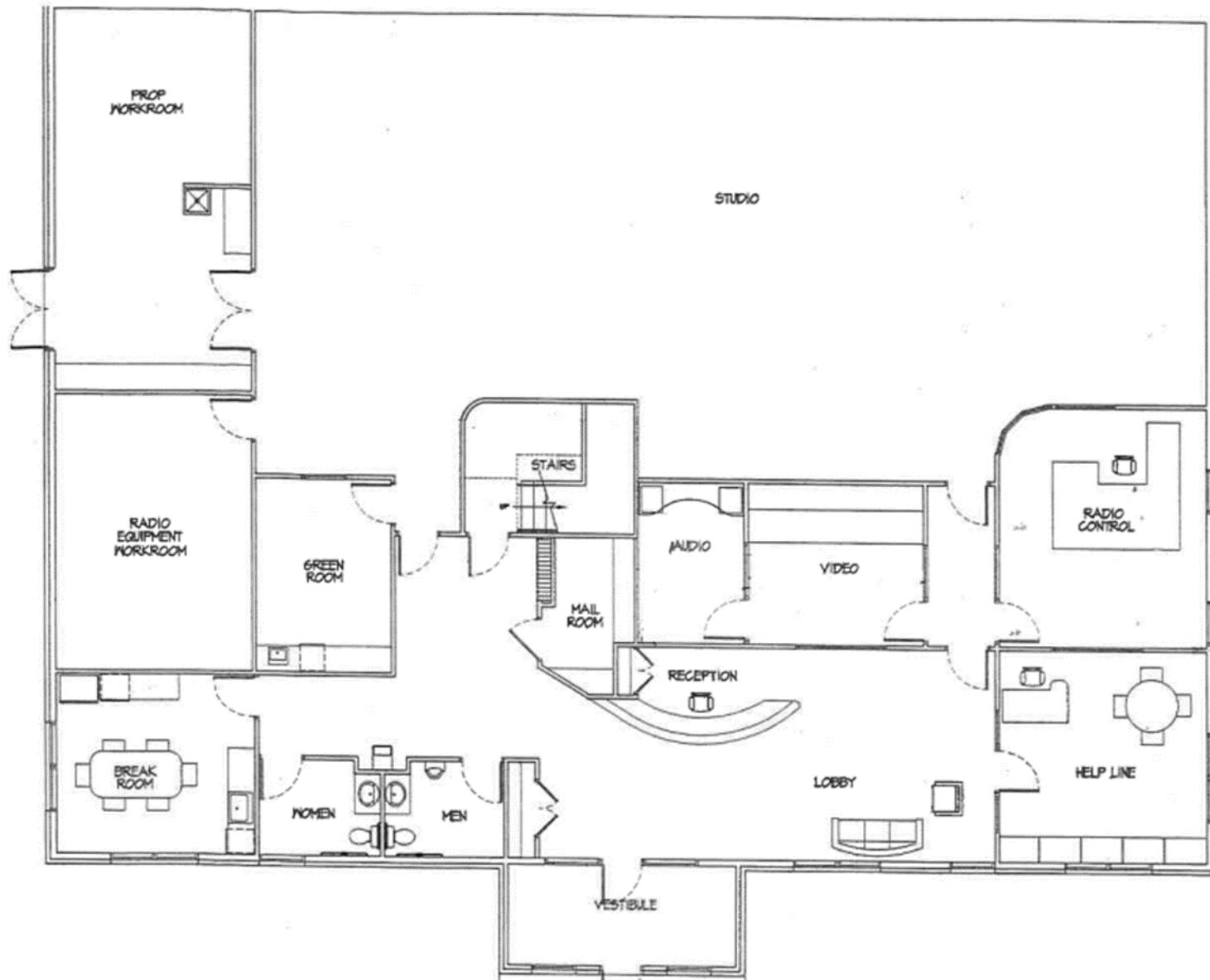
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## 1St FLOOR



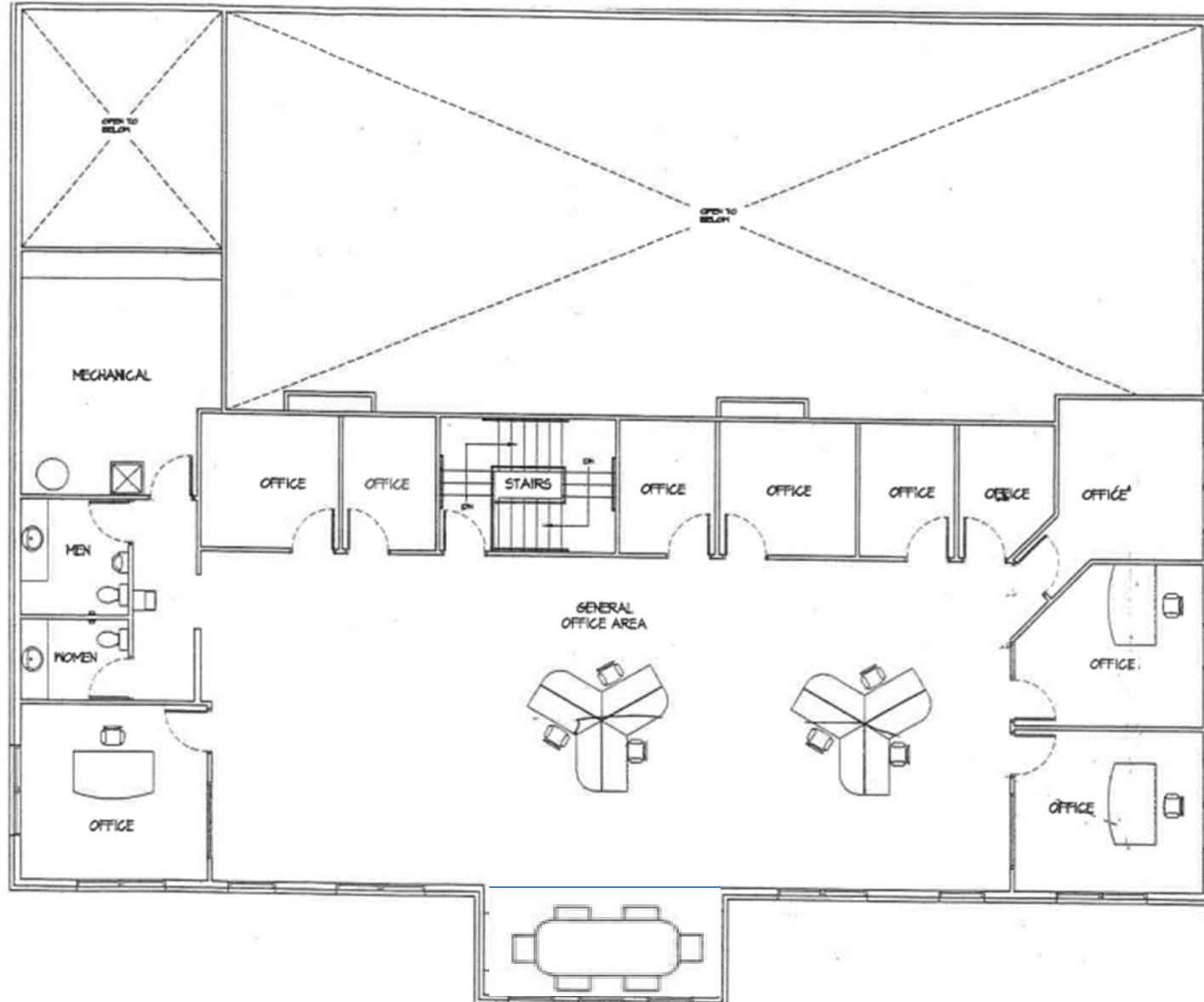
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## 2ND FLOOR



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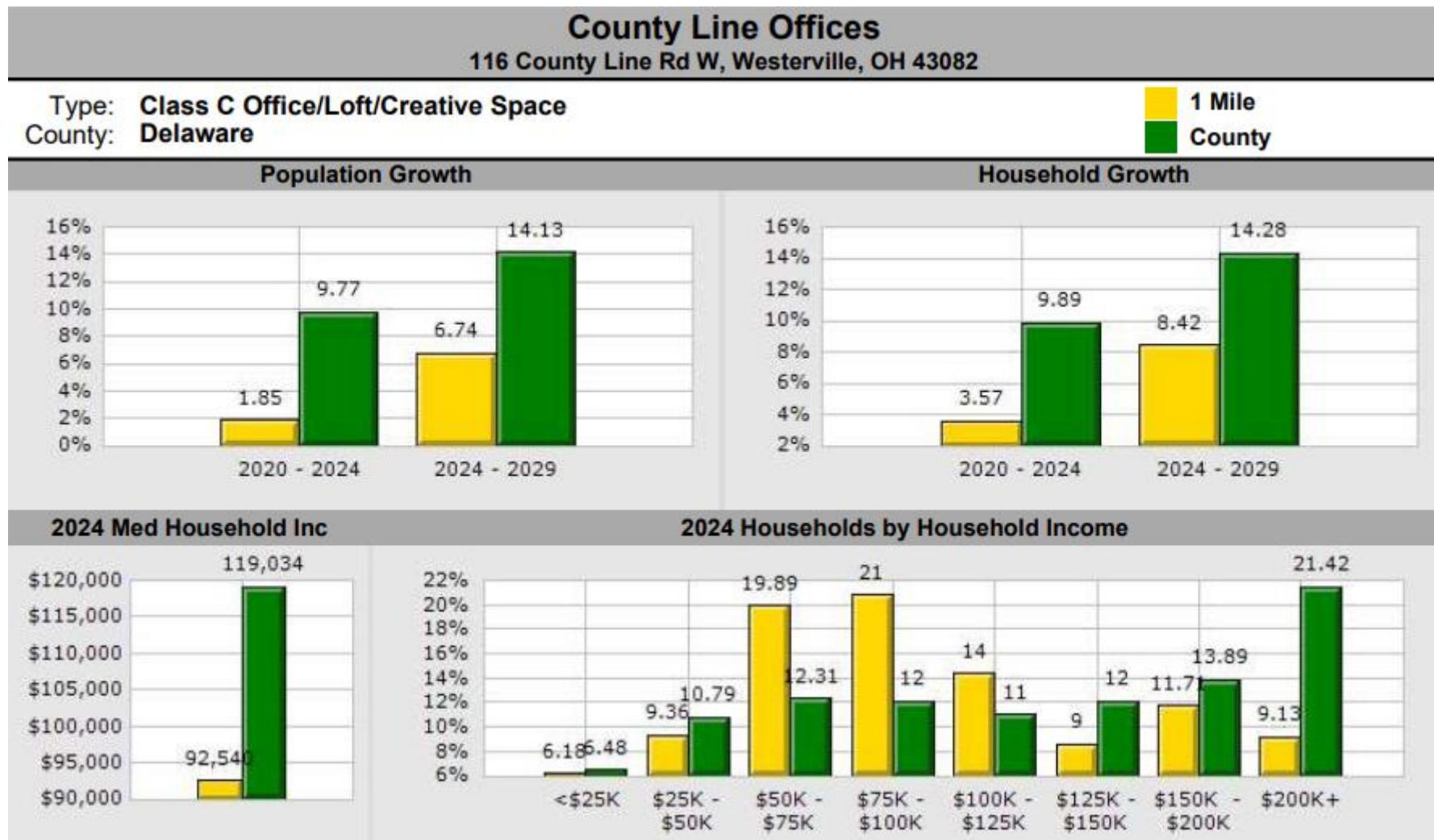
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## DEMOGRAPHICS



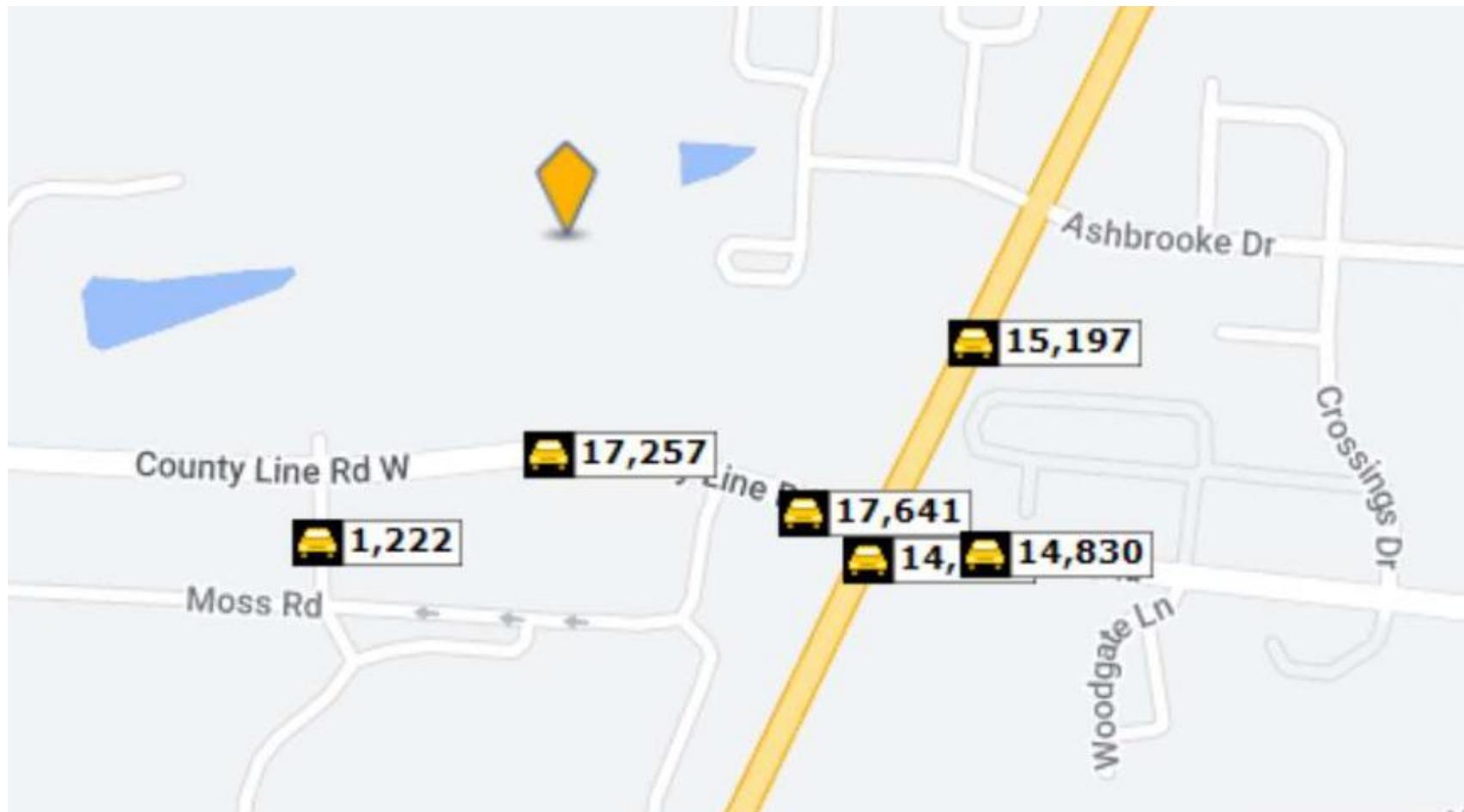
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## TRAFFIC COUNT



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## CITY OF WESTERVILLE



**Welcome to Westerville, Ohio**, a city that is nationally recognized as one of “America’s Best Places to Live” by Money Magazine (#15/Top 100).

A dynamic and progressive city in the heart of the Columbus metropolitan area, Westerville has a rich history driven by purposeful development. Westerville has created a vibrant Uptown district by preserving the heritage and culture of its historic Uptown while providing progressive retail and dining amenities. Recognized as one of “America’s friendliest towns,” by “Forbes,” residents describe Westerville as authentic, with a hometown feel and a respect for its culture.

### **Location, Location, Location**

Nestled in northeast Franklin County and southern Delaware County, Westerville’s proximity to two major interstates — I-270 and I-71 — provides easy access to downtown Columbus. The John Glenn International Airport is 10 miles from Westerville, and Rickenbacker International Airport, a designated foreign trade zone, is located within a 30-minute drive. Additionally, the city is conveniently located within 500 miles of more than half of the U.S. and Canadian population.

### **Why Westerville?**

Westerville, Ohio, is a dynamic and progressive city in the heart of the Columbus region, with a rich history driven by purposeful development and a forward-thinking approach to infrastructure. The city possesses critical ingredients in an increasingly competitive economic development environment.

Westerville offers tremendous assets for growth across industries, such as a vibrant business base, transportation infrastructure and an educated workforce, which are some of the attributes that make Westerville an ideal location for business growth. Some of America’s leading global brands are headquartered in the city.

Westerville's economy is diversified across various sectors, including healthcare, technology, education, manufacturing, retail and finance. The city collaborates with educational institutions, businesses and workforce development agencies to ensure a skilled and adaptable workforce. Training programs, apprenticeships and other initiatives help residents acquire the skills needed to succeed in the local job market. Westerville's high quality of life, excellent schools, safe neighborhoods and recreational amenities make it an attractive destination for businesses and employees alike.

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## CITY OF WESTERVILLE

The City of Westerville has been named a Top 7 “Intelligent Community” by the Intelligent Community Forum. Westerville is one of only three cities in the United States to receive this global recognition. Here is what makes the city a Top 7 Intelligent Community:

**WēConnect Fiber Network and Data Center.** Westerville has its own municipal data center. This full-service, 16,000-square-foot facility supports a network of more than 40 miles of flexible, scalable fiber offering 100 Gb-plus connectivity to businesses, schools and municipal service providers. WēConnect is purpose-built, carrier-neutral and compatible with all cloud providers. Learn more about this high-speed fiber powerhouse.

**A Smart Grid.** Westerville is known for bringing smart technology directly to businesses and residents and is home to the only municipally owned and operated suburban electric provider in the Columbus region. The Westerville Electric Division has never settled for the status quo and is a driving force for innovation in the city, with programs like businessWISE, which provides incentives to help Westerville businesses fund green-energy programs, and smart thermostat programs, offering rebates to customers who adopt smart thermostats and help reduce peak usage and more.

**The Point at Otterbein University.** An innovation partnership with Westerville’s local university, The Point offers access to a truly unique collaborative environment for innovation and education. The facility not only houses Otterbein University’s Systems Engineering program but also provides opportunities for companies to conduct research or partner with others for product development. The impressive list of tenants includes JP Morgan Chase, Nestlé and Honda.



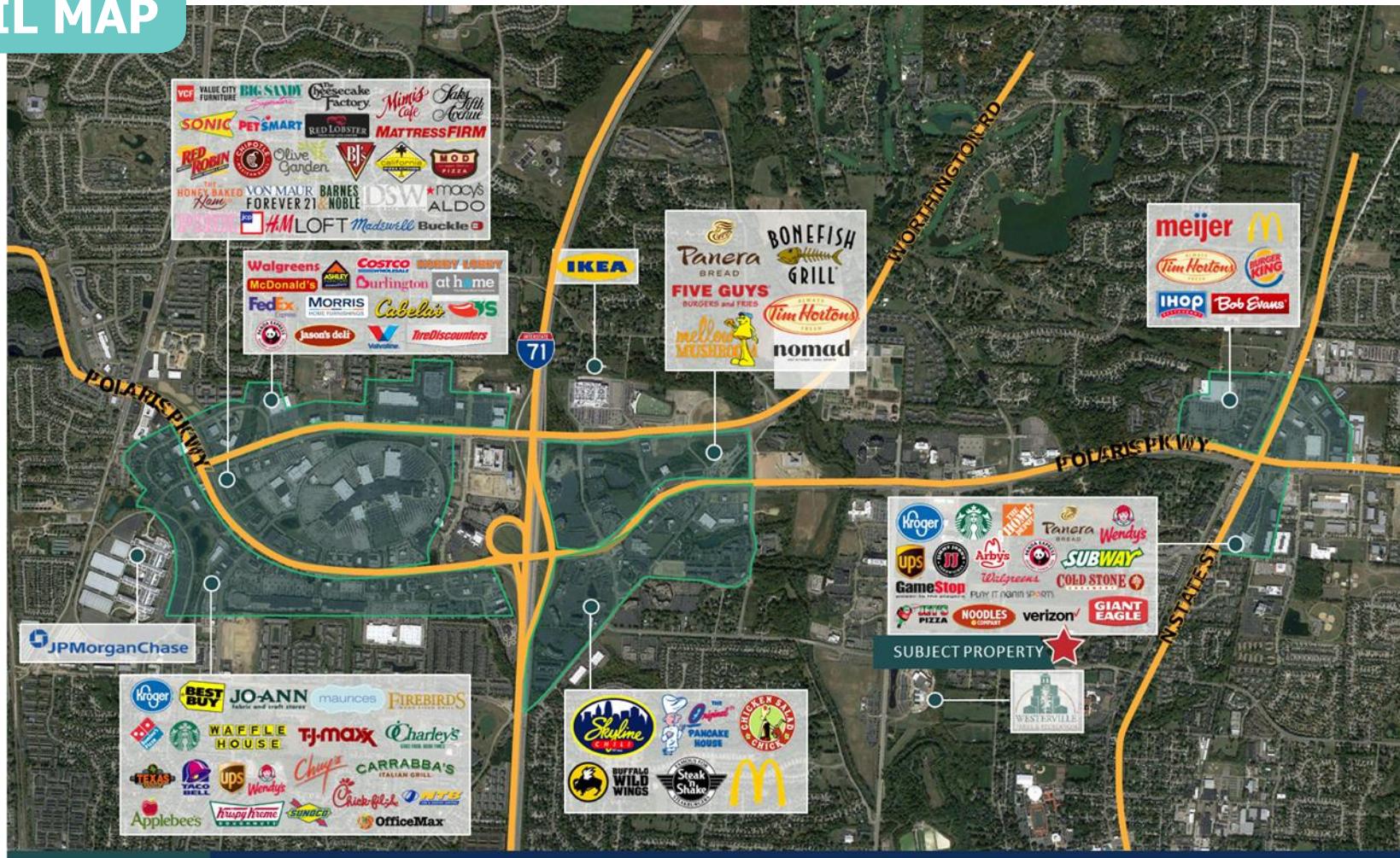
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# RETAIL MAP



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