

# FOR LEASE

101 Commerce Park Drive. Westerville, Ohio 43082



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**

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**DRK**  
DONALD R. KENNEY  
AND COMPANY

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## PROPERTY HIGHLIGHTS

- 1 Story Medical Office Building Available For Lease
- 11 exam rooms with sinks, 5 private offices, 2 labs with sinks, 3 restrooms, and kitchen
- Prominent location in Westerville's Commerce Park - a Well-Established Medical and Office Corridor
- Ideal for Healthcare, Specialty Medical, or Professional Office Users
- Easy Access to I-270, State Route 3, and Polaris Parkway
- Minutes from Mount Carmel St. Ann's Hospital, Nationwide Children's Hospital, and Other Major Medical Providers

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2024 Estimate	8,981	68,787	204,347
2029 Projection	9,045	68,883	204,542
BUSINESS	1 MILE	3 MILE	5 MILE
2024 Estimated Total Businesses	783	3,642	8,569
2024 Estimated Total Employees	6,513	40,358	91,995
INCOME	1 MILE	3 MILE	5 MILE
2024 Estimated Average Household Income	\$132,171	\$165,103	\$135,317
2024 Estimated Median Household Income	\$100,812	\$125,222	\$104,038



**AVAILABLE SPACE: 3,593 SF**

\*Available on January 1, 2027



**BASE RENT: \$20.00 PSF/NNN**



**OPERATING COST: \$6.99 PSF estimated for 2026**

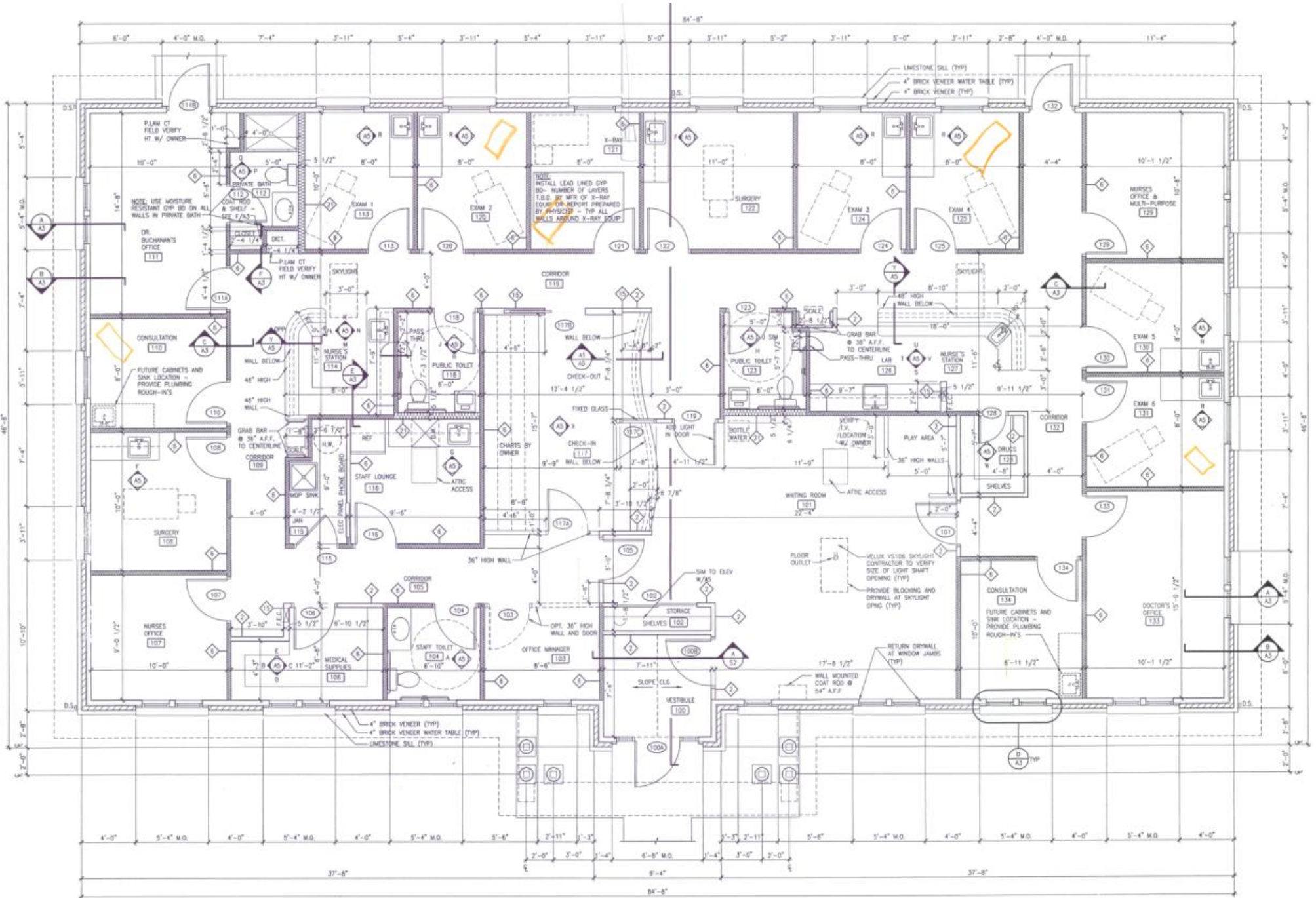
- **CAM RATE:** \$1.25 PSF (estimated for 2026)
- **INSURANCE RATE:** \$0.37 PSF (estimated for 2026)
- **TAX RATE:** \$5.37 PSF (estimated for 2026)



**PARKING RATIO:** Ample parking with 36 designated spaces

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POLARIS FASHION PLACE  
13 MINUTES  
4.5 MILES

OhioHealth

**meijer DONATOS NAPA**  
PIZZA SLURS SALADS kitchen + bar  
Tim Hortons BURGER KING McDonald's IHOP Bob Evans  
TD Tuffy PNC La Petite Academy

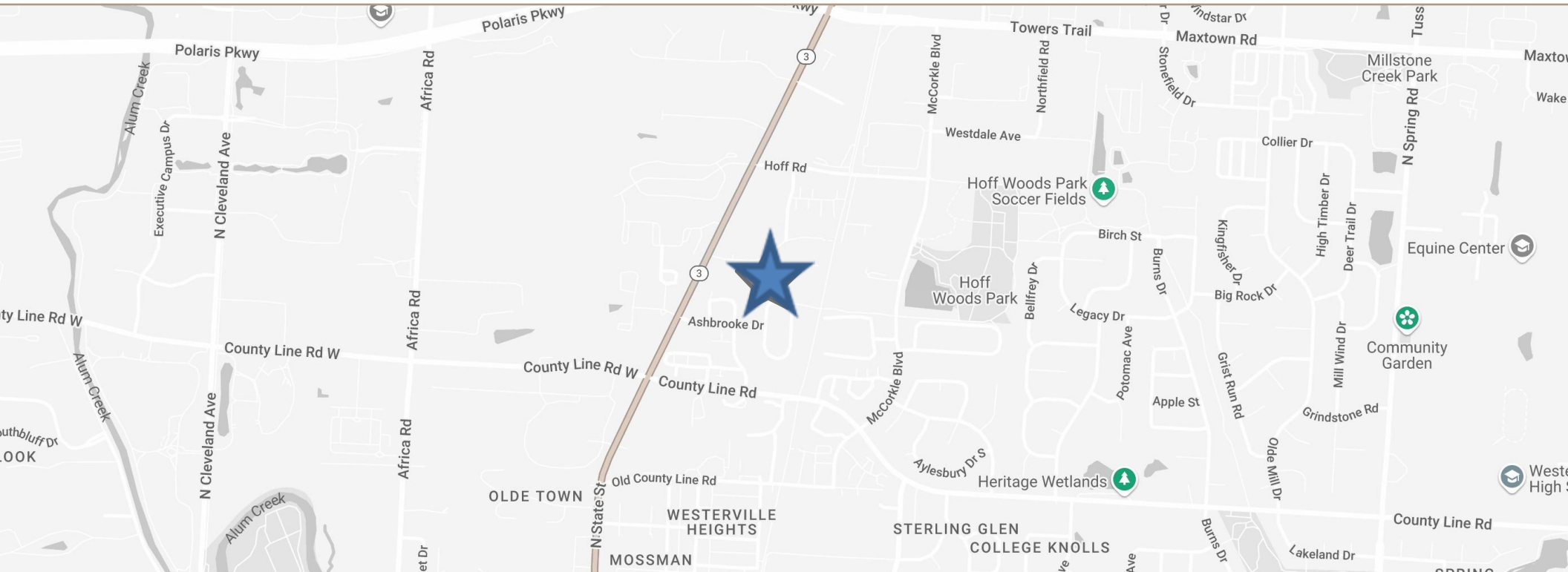
**NORTHGATE PLAZA**  
Kroger ALDI Home Depot Starbucks Jimmy John's  
Romeo's Subway Domino's Arby's  
Scramblers Yabo's Tacos

**NORTHRIDGE CROSSING**  
Giant Eagle Walgreens Starbucks Panda Express Chipotle Panera Bread  
UPS Massage Envy Play It Again Sports Sherwin Williams  
Anytime Fitness Cold Stone Creamery Orange Leaf  
Noodles Papa John's Sport Clips  
Pet Supplies Plus Verizon

Columbus Title Perks Pusateri TRAILHEAD Financial Partners  
American Family Insurance Ohio Capital Mortgage Ross Gordon DDS, MS Riverstone  
Impact Insurance Group Stolly Financial KEMBA Financial UM  
alius health Meyers SFC Swisher Financial Concepts Fitness Firm USA Friends of TMJ & Facial Pain Center  
GREAT ROOFING Landaker & Associates, Inc. Nichols & Company

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## 101 Commerce Park Drive. Westerville, Ohio 43082



Westerville, Ohio is a thriving suburb located northeast of Columbus, celebrated for its high quality of life, strong community values, and historic charm. The city boasts top-rated schools, well-maintained parks, and a variety of cultural and recreational amenities that make it attractive to families and professionals alike. Conveniently situated near major routes like I-270 and State Route 161, Westerville offers seamless connectivity to the greater Columbus area, supporting both residential and economic growth.

At the heart of Westerville is the vibrant Uptown District, known for its walkable streets, unique boutiques, restaurants, and regular community events. This area continues to see investment and redevelopment, preserving its historic appeal while accommodating modern business needs. The city is experiencing steady residential growth, which has led to rising demand for supporting services such as healthcare, retail, education,

and professional office space. With thoughtful planning and a commitment to balanced growth, Westerville continues to expand while maintaining its small-town charm.

For commercial real estate investors and developers, Westerville presents a wide array of opportunities. Mixed-use developments, neighborhood retail centers, and Class A office spaces are in growing demand. The city's educated workforce, strategic location, and supportive local government create a stable and forward-thinking environment for business expansion. Whether targeting national retailers, local entrepreneurs, or medical and tech companies, Westerville offers the infrastructure and community support needed for long-term success. As the city continues to grow, it remains one of Central Ohio's most promising markets for commercial real estate investment.

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