

# FOR LEASE

INQUIRE FOR MORE INFORMATION

470 Olde Worthington Road | 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)

**JIM BAIN, SIOR**

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Cell: 614-348-9615

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## PROPERTY DETAILS

- ❑ **Building:** 88,661 SF, four story Class A building offering 24-hour electronic key fob access.
- ❑ **Location:** Prestigiously located near the I-71 and Polaris Parkway interchange on the northern edge of Columbus. The surrounding area includes fine retail services, dining and hotels as well as growing residential developments.
- ❑ **Property Management:** Professionally managed and well maintained with on-site property management.
- ❑ **Connectivity:** Fiber Optic connectivity available with the City of Westerville's [Weconnect](#).



### AVAILABLE SPACE

2,000 - 6,888 SF



### RENTAL RATE

\$13.50/SF/NNN



### OPERATING EXPENSE

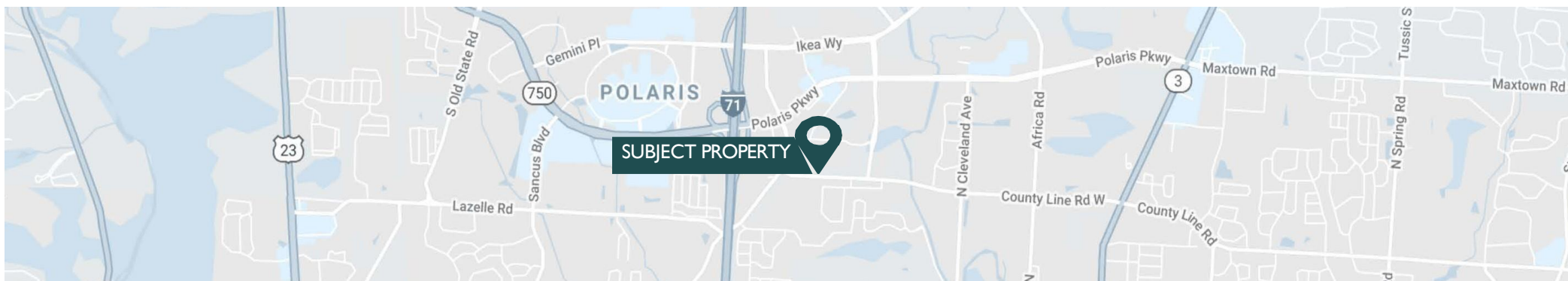
\$10.46/SF

Estimated for 2024



### PARKING

4.0/1000





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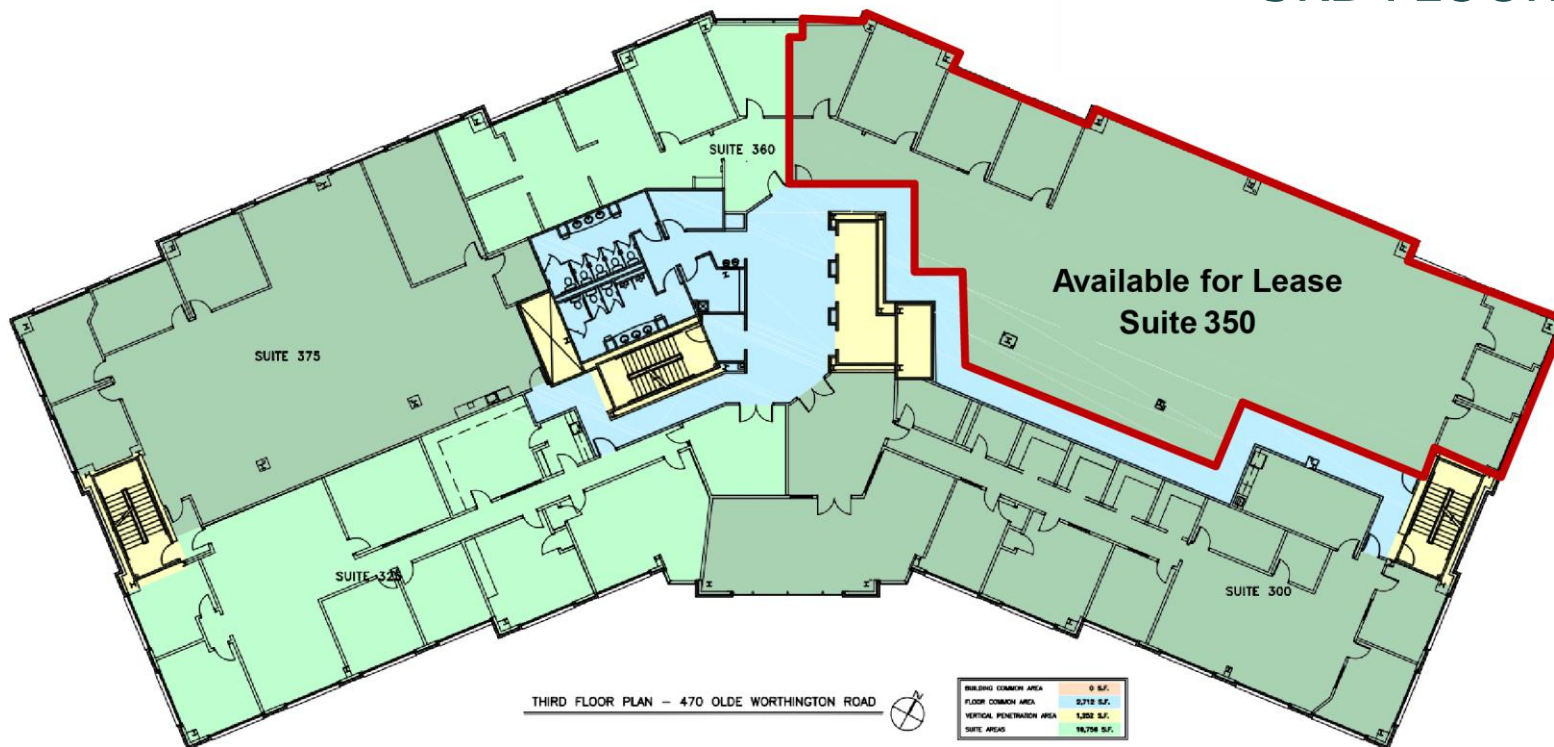


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## 3RD FLOOR



Suite	Size	Available	Space Details
350	2,000 - 6,886 SF	Now (Vacant)	<ul style="list-style-type: none"> <li>• Entrance Right Off the Elevator</li> <li>• Space Can Be Demised</li> <li>• 7 Windowed Offices</li> <li>• Large Open Area</li> </ul>

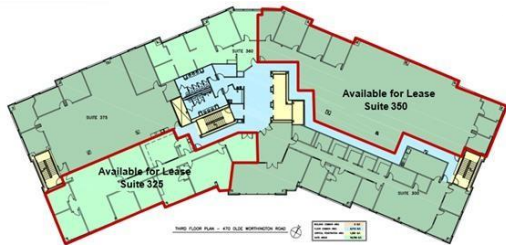
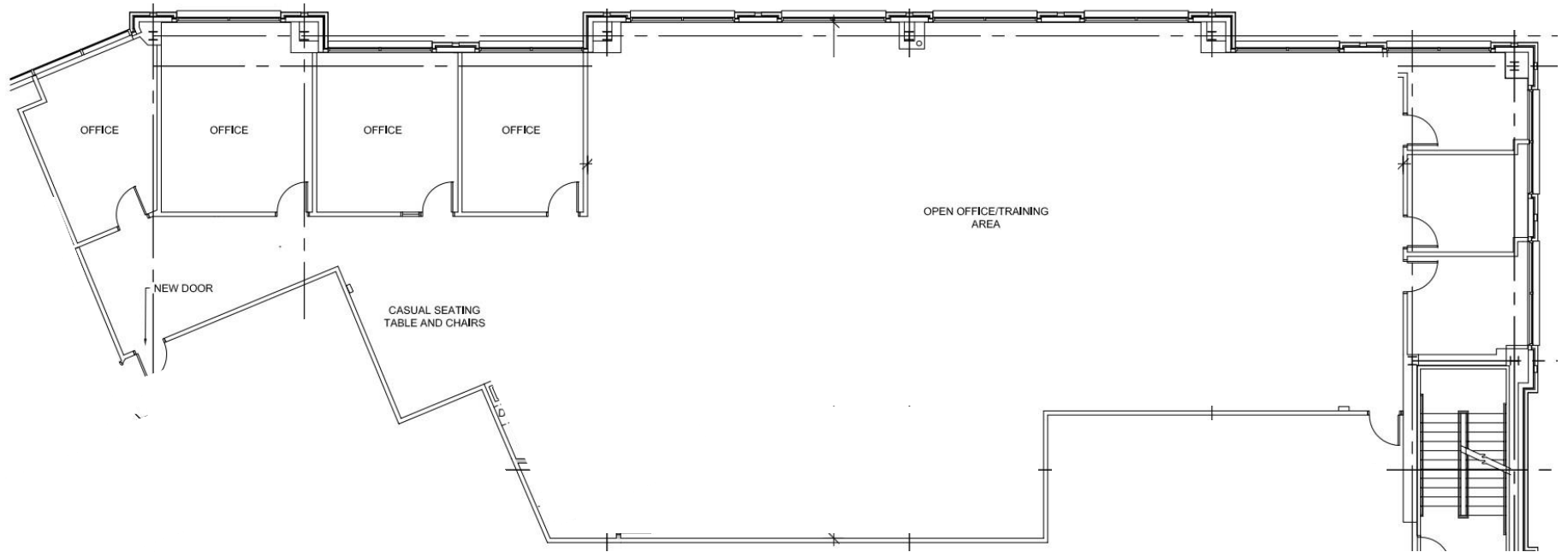
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## Suite 350

2,000 - 6,886 SF



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## 4TH FLOOR



Suite	Size	Available	Space Details
400	5,529 SF	Now (Vacant)	<ul style="list-style-type: none"> <li>• Reception Area</li> <li>• Conference Room</li> <li>• Kitchen</li> <li>• 5 Offices</li> <li>• Large Open Area</li> </ul>

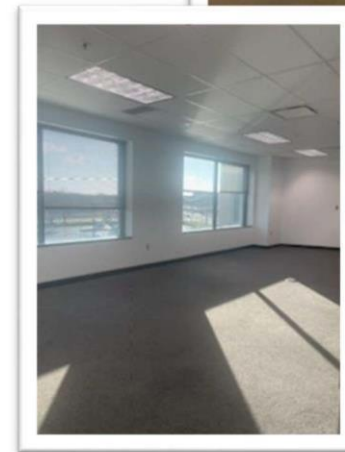
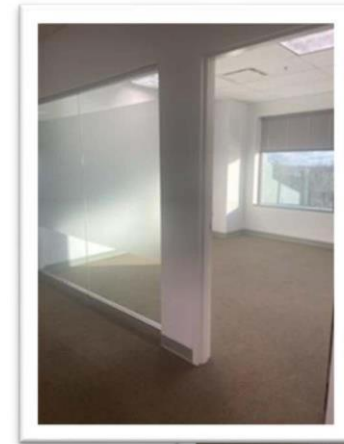
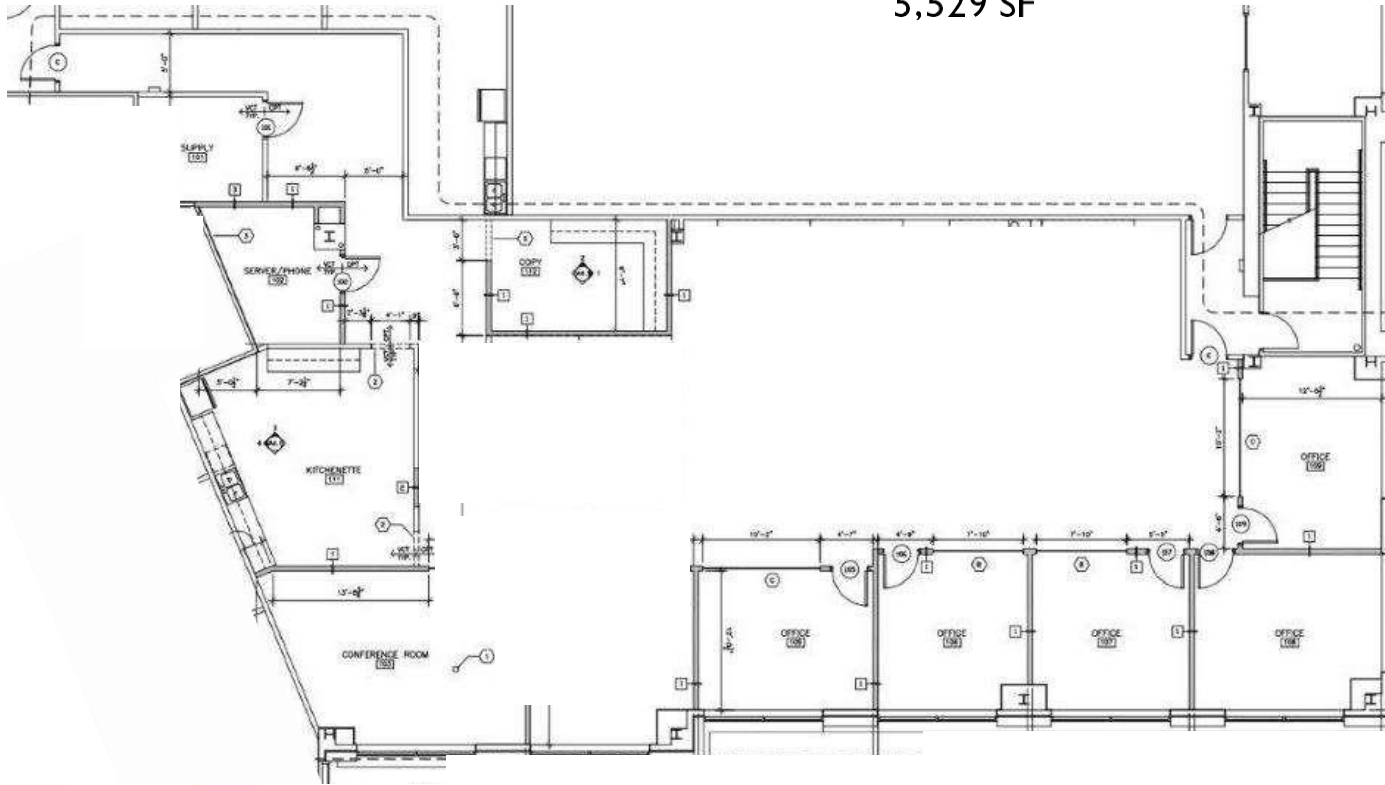
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## Suite 400

5,529 SF

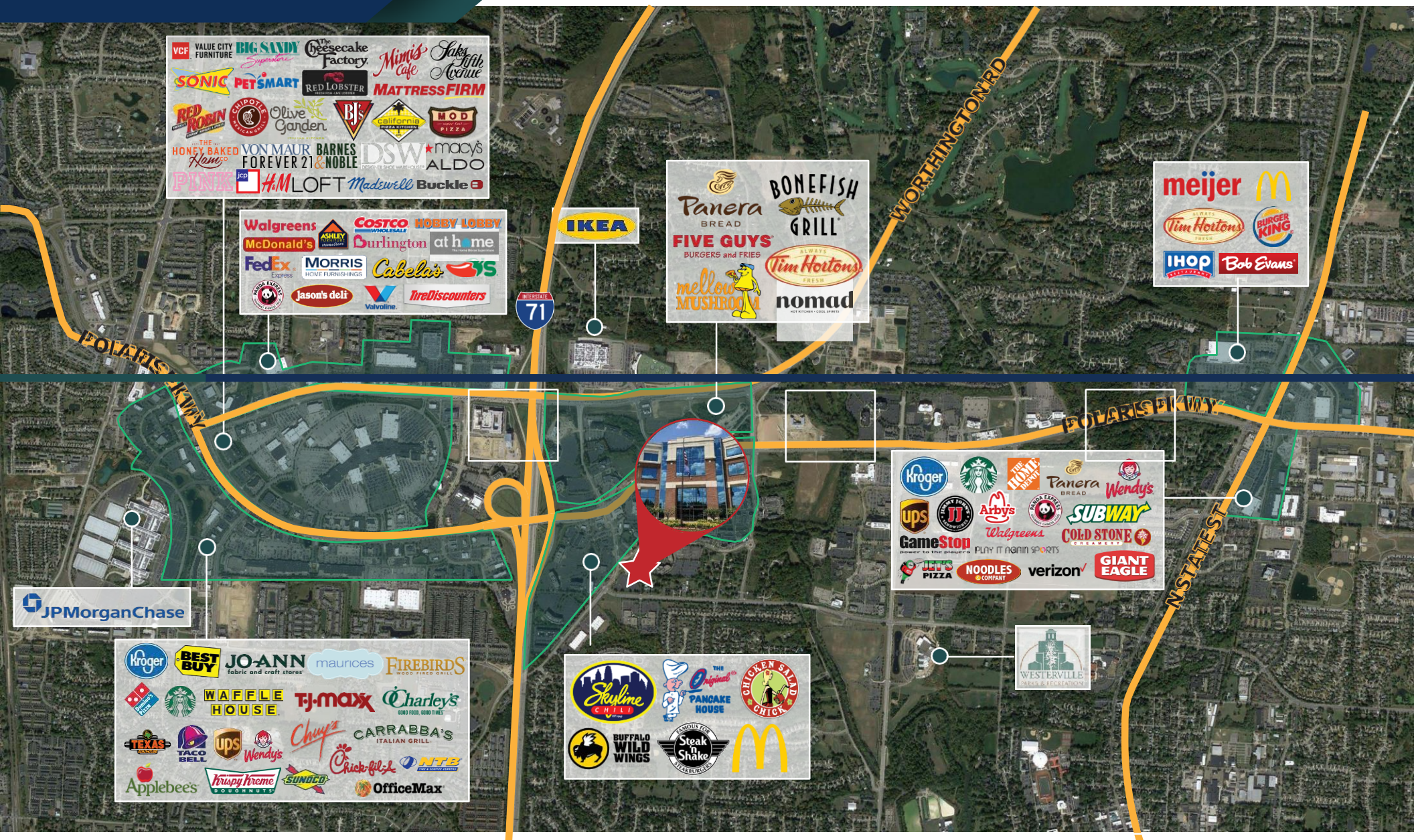




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## DEMOGRAPHICS

### 2021 SUMMARY

	1 mile	3 miles	5 miles
Population	7,297	86,450	213,808
Households	3,091	34,569	83,419
Families	1,811	21,251	54,250
Average Household Size	2.36	2.45	2.52
Owner Occupied Housing Units	1,475	20,219	54,149
Renter Occupied Housing Units	1,616	14,350	29,270
Median Age	36.7	36.4	37.8
Median Household Income	\$87,295	\$87,045	\$83,822
Average Household Income	\$110,278	\$109,608	\$110,946



8,040

TOTAL BUSINESSES



126,161

TOTAL EMPLOYEES



\$83,822

MEDIAN HOUSEHOLD INCOME



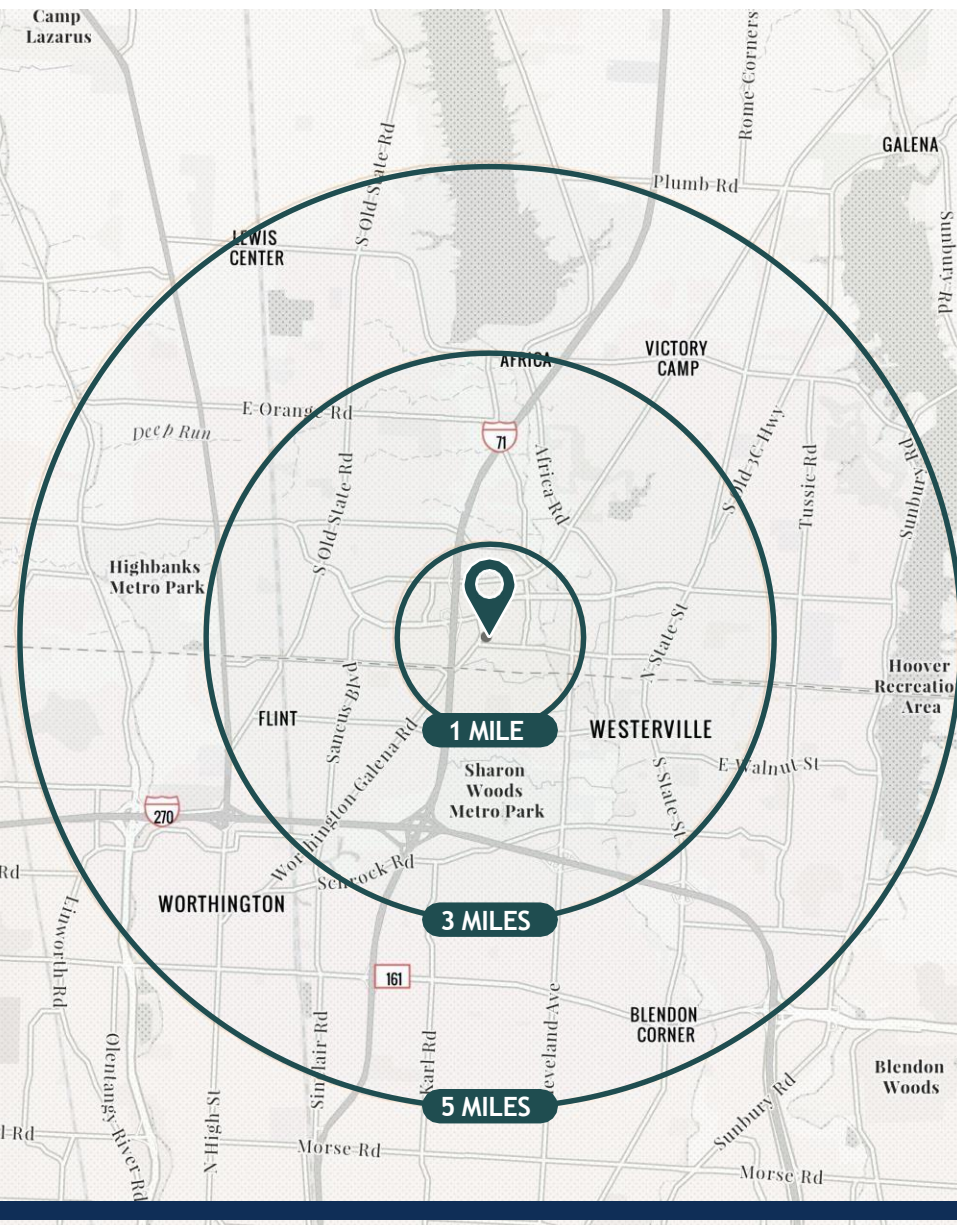
\$43,353

PER CAPITA INCOME



\$207,293

MEDIAN NET WORTH



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