



CBRE

For Sale or Lease  
Suburban Office  
Opportunity

114,761 SF | POTENTIAL TO DEMISE

250 Progressive Way

WESTERVILLE, OH 43082

# Property Highlights

250 PROGRESSIVE WAY



Discover 250 Progressive Way, an impressive 114,761 SF office building in the sought-after Westerville submarket. Set on 9.42 acres with 539 parking spaces, this property features a two-story East wing built in 2001 and a four-story West wing added in 2004, connected by a stunning two-story vaulted glass atrium completed in 2005.

Originally designed for a single tenant, the space can be divided to accommodate multiple tenants of varying sizes, with typical floor plates around 16,000 SF. The location and asset quality attracts diverse occupiers, including labs, tech firms, and health/life science companies.

Perfectly situated just east of Polaris Fashion Place, 250 Progressive Way offers easy access to hotels, restaurants, and retail amenities. The site is within a quick 20-minute drive (12 miles) from Intel's \$20B+ chip manufacturing project and the associated development.



## 114,761 SF

Standalone asset off of McCorkle Blvd between Polaris Pkwy and County Line Rd



## Parking

539 Surface Lot Spaces  
4.7 / 1,000 SF Parking Ratio



## Polaris Submarket

Center of Office Activity in Q3-2024, attracting major employers such as Bank of America and other growing businesses



## Potential City Incentives

Westerville is known to provide economic incentives to end-users



## Abundant Area Amenities

Numerous hotels, restaurants and other retail amenities



## Steps Away from Nature

Adjacent to Hoff Woods Park, with recreational paths



# Property Details



TOTAL BUILDING SIZE	114,761 SF
FLOOR PLATES	16,000± SF
STORIES	EAST WING: TWO,   ATRIUM: TWO   WEST WING: FOUR
SITE SIZE	9.42 ACRES
MUNICIPALITY	CITY OF WESTERVILLE
YEAR BUILT	EAST WING: 2001   WEST WING: 2004   ATRIUM: 2005
ZONING	I - INDUSTRIAL
CONSTRUCTION	BRICK EXTERIOR, STRUCTURAL STEEL FRAME ON CONCRETE PAD
PARKING SPACES / RATIO	539 SURFACE PARKING SPACES   4.7/1,000 SF PARKING RATIO
CEILING HEIGHT	8' 10" - 8' 11"
FLOOR LOAD	100 LBS/USF IN THE CENTER CORE TWO BAYS 70 LBS/USF ALONG WINDOW BAYS 100 LBS/USF LOBBY
LEASE RATE	\$12.50 NNN
OPEX (2025 ESTIMATED)	\$9.75 PSF
SALE PRICE	NEGOTIABLE







THE BUILDING HAS  
A THOUGHTFUL  
DESIGN WITH A  
DESIRABLE MIX  
OF OFFICES,  
CONFERENCE  
ROOMS,  
COLLABORATION  
SPACES AND AN  
OUTDOOR PATIO.

# Location

WITHIN THREE-MILES:

130+

Retailers

143+

Food & Beverage

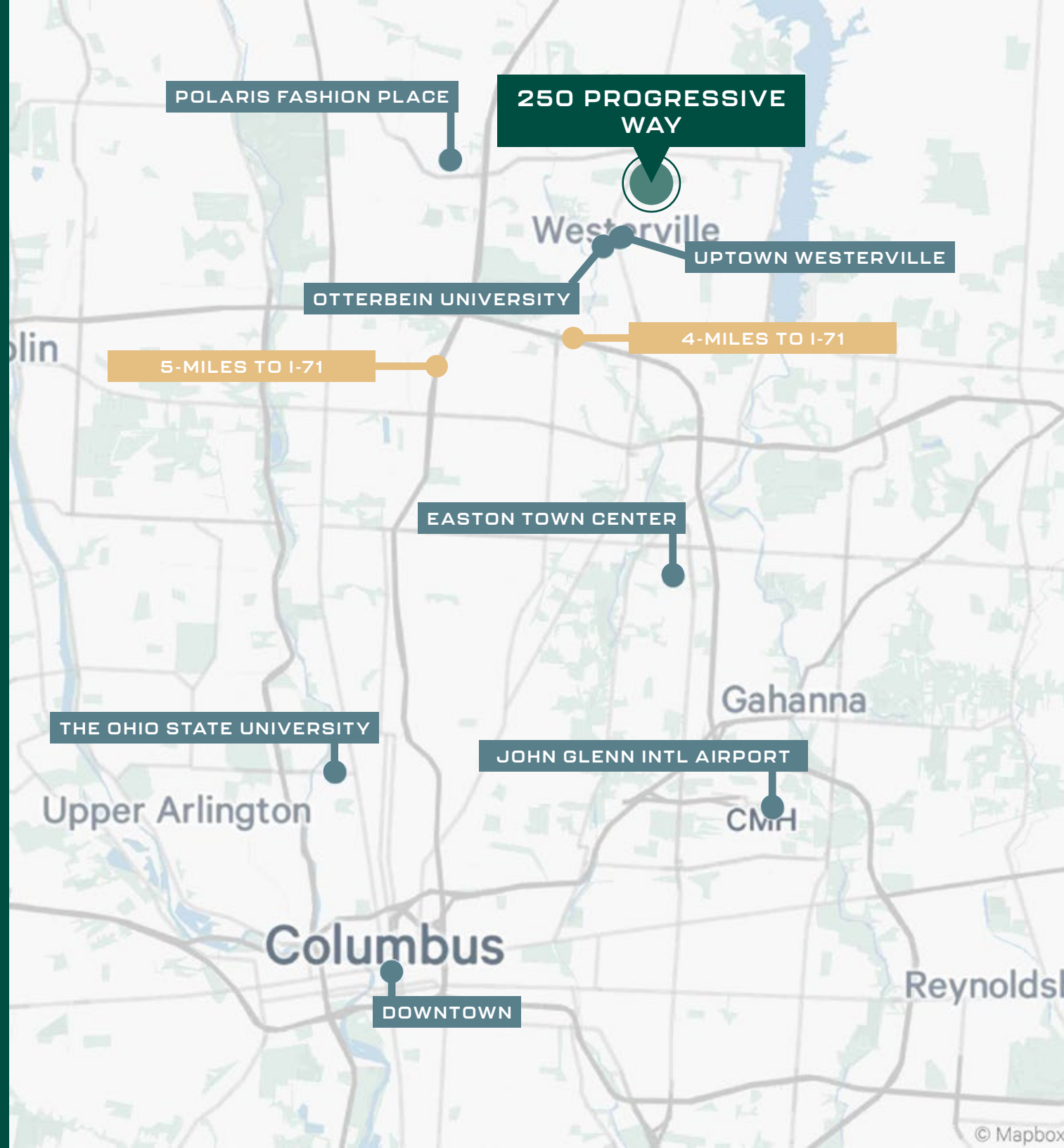
21+

Hotels & Lodging

10+

Grocery Stores

POPULATION	66,283
BUSINESSES	3,380
EMPLOYEES	54,225
HOUSEHOLDS	25,655
AVG HH INCOME	\$154,773
MED HH INCOME	\$117,919





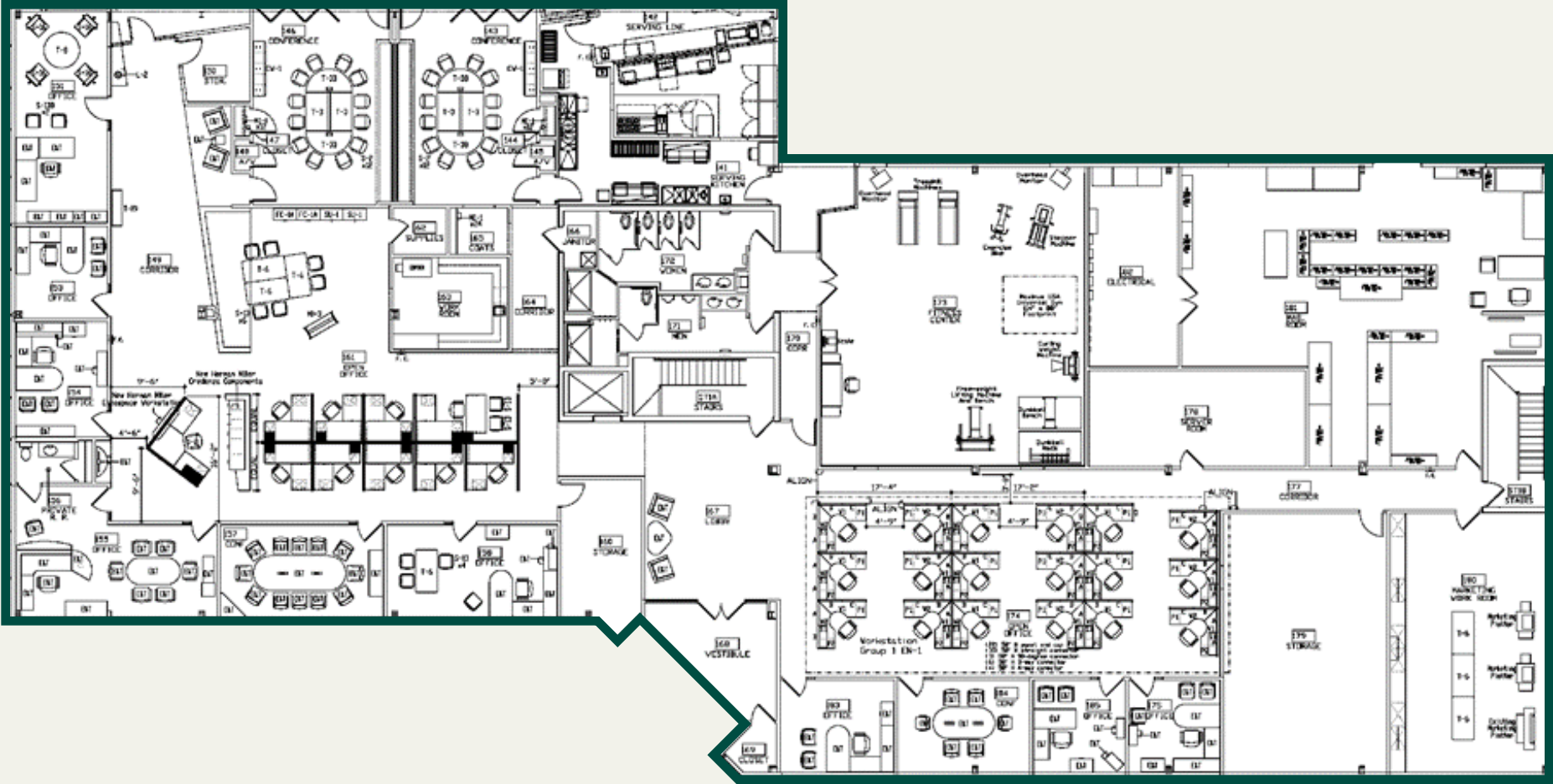
# Location



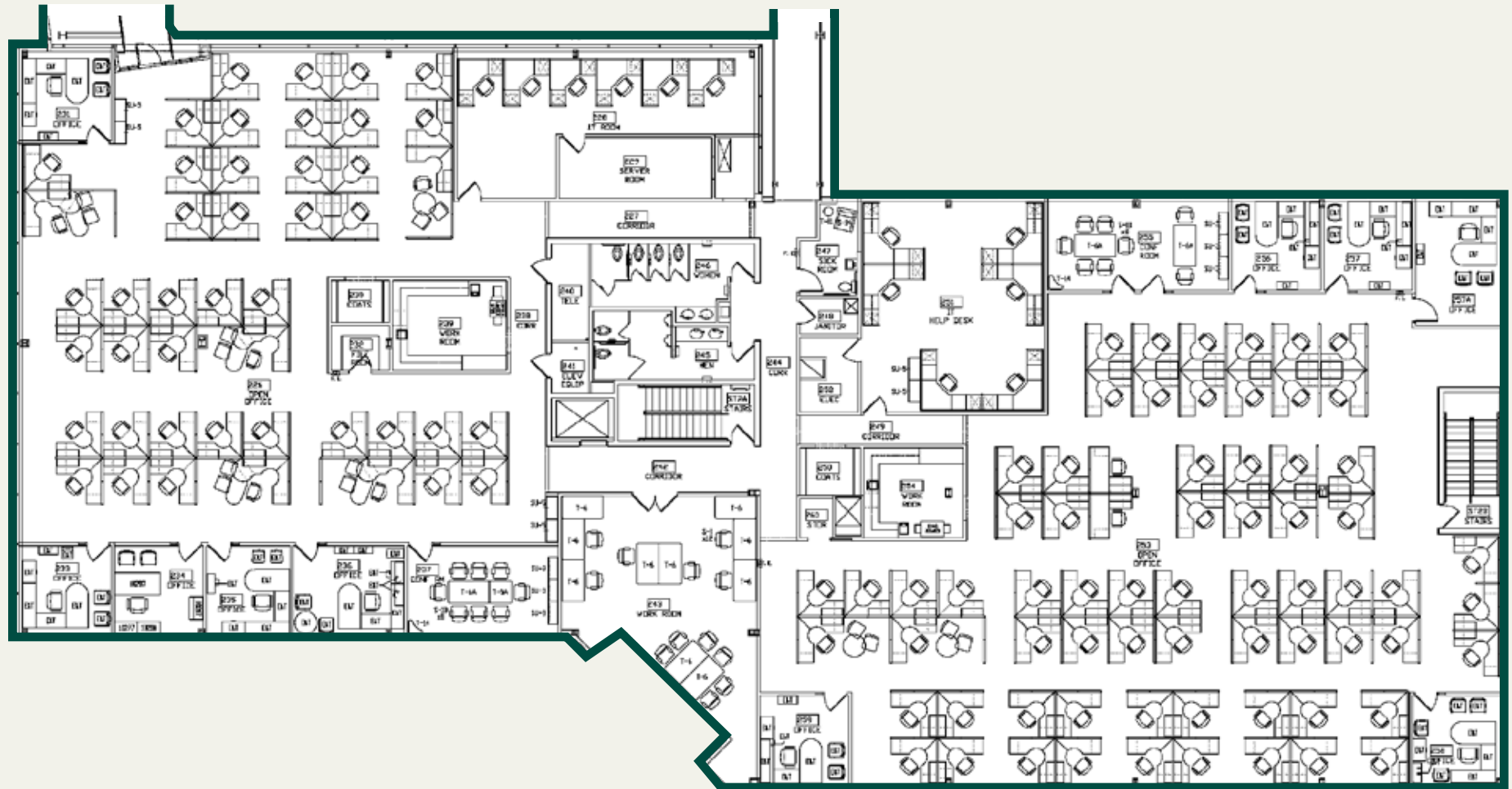


# First Floor | East Wing

16,000 SF

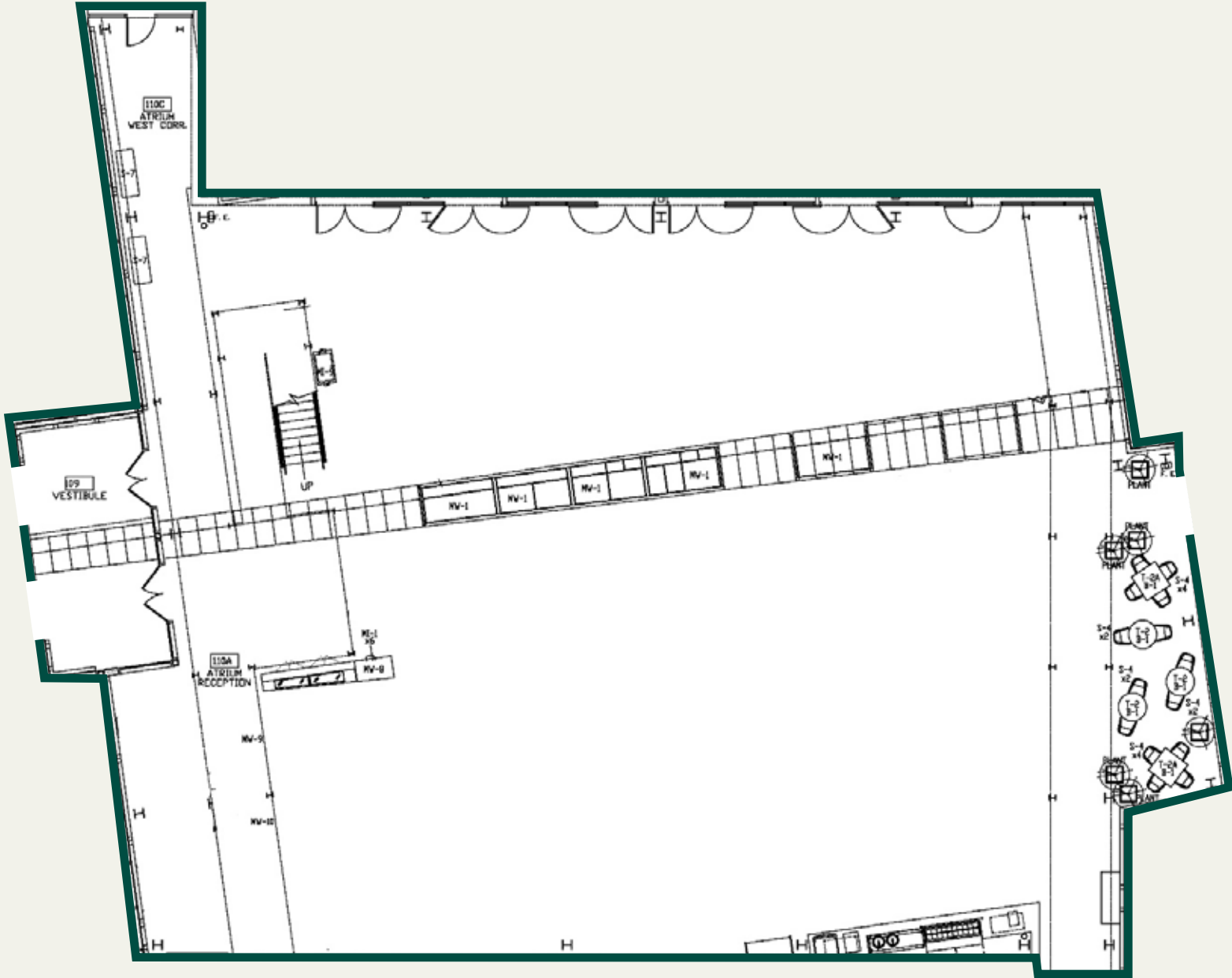


16,000 SF



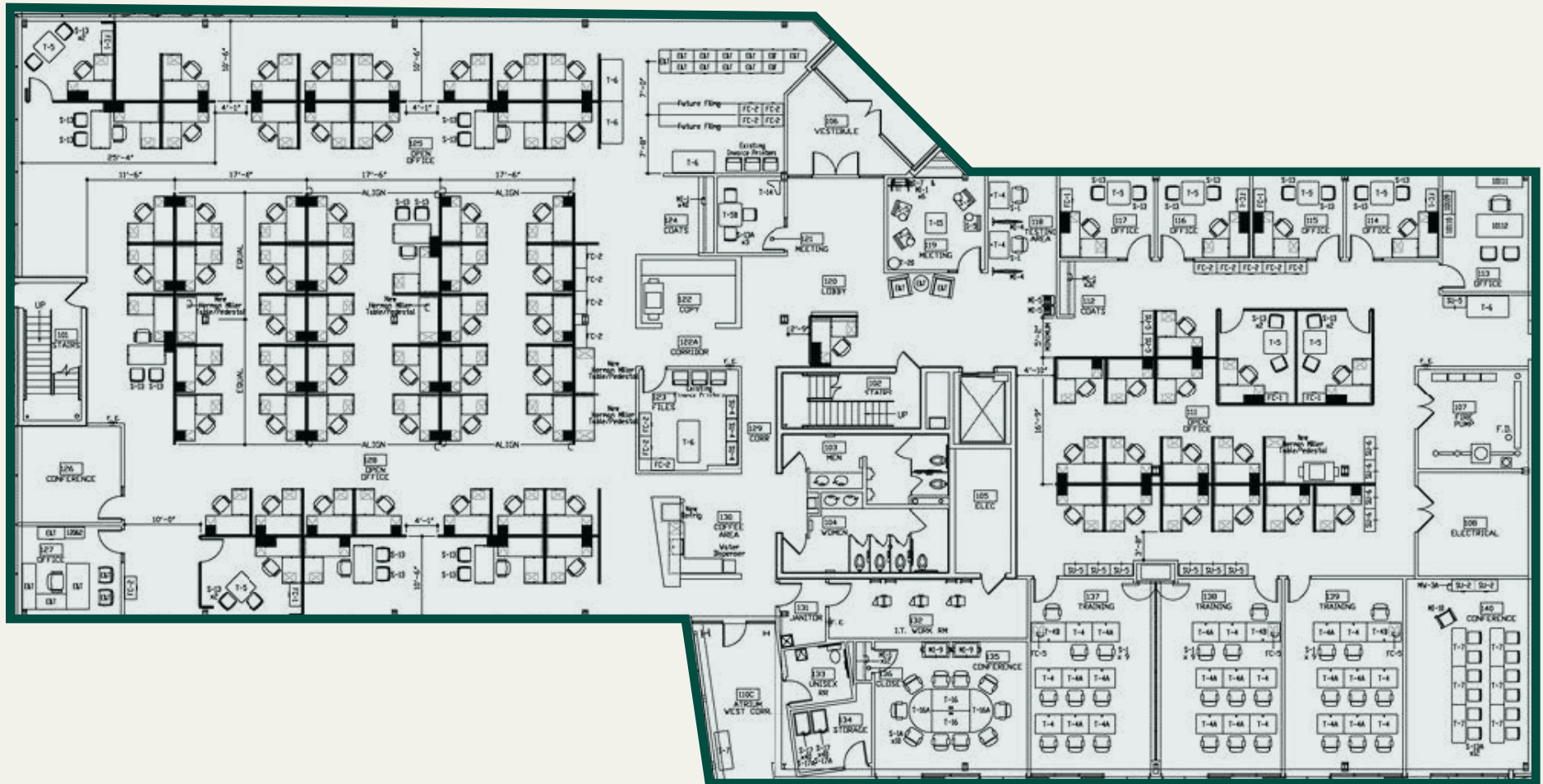


# Main Entry | Atrium



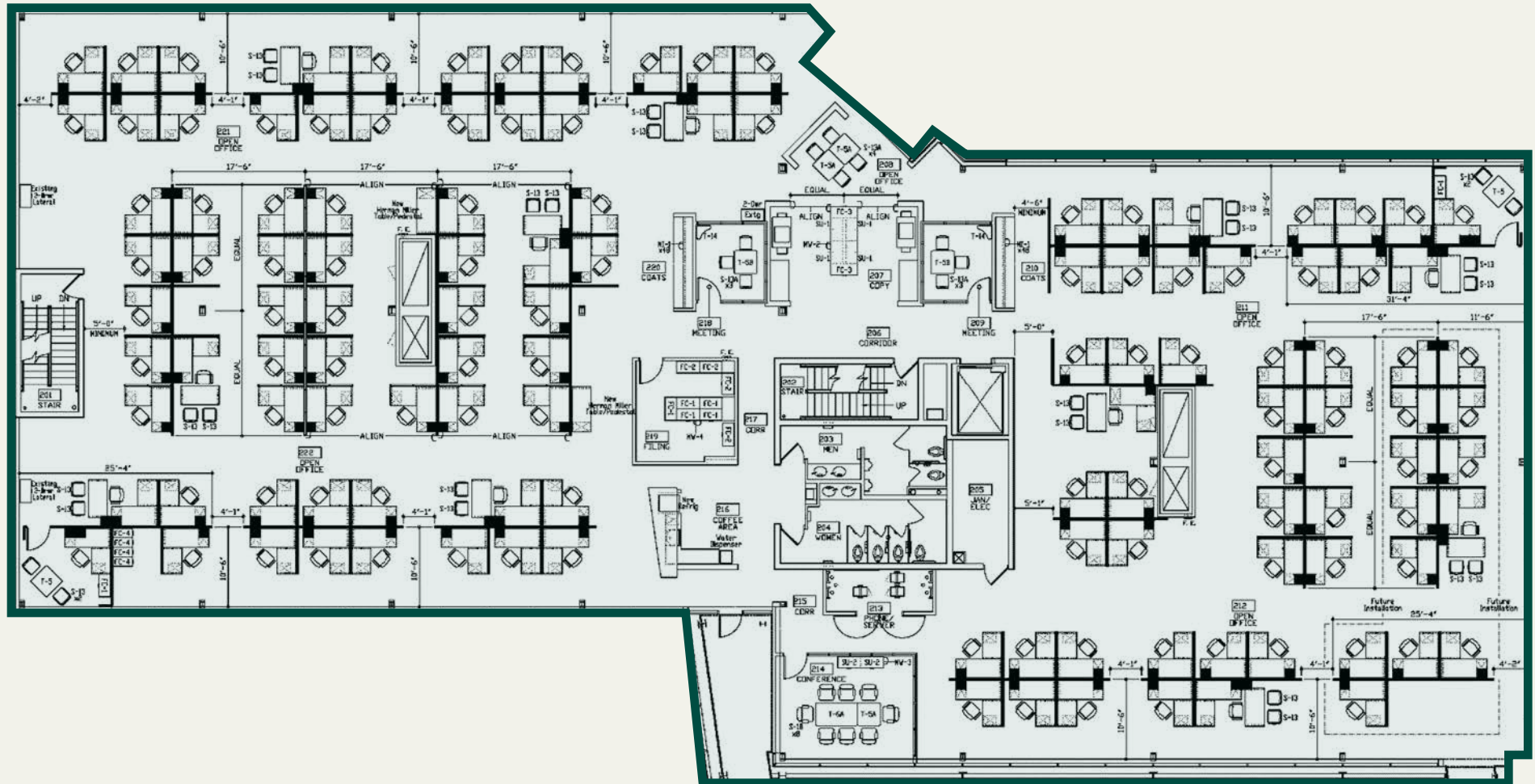
16,000 SF

16,000 SF



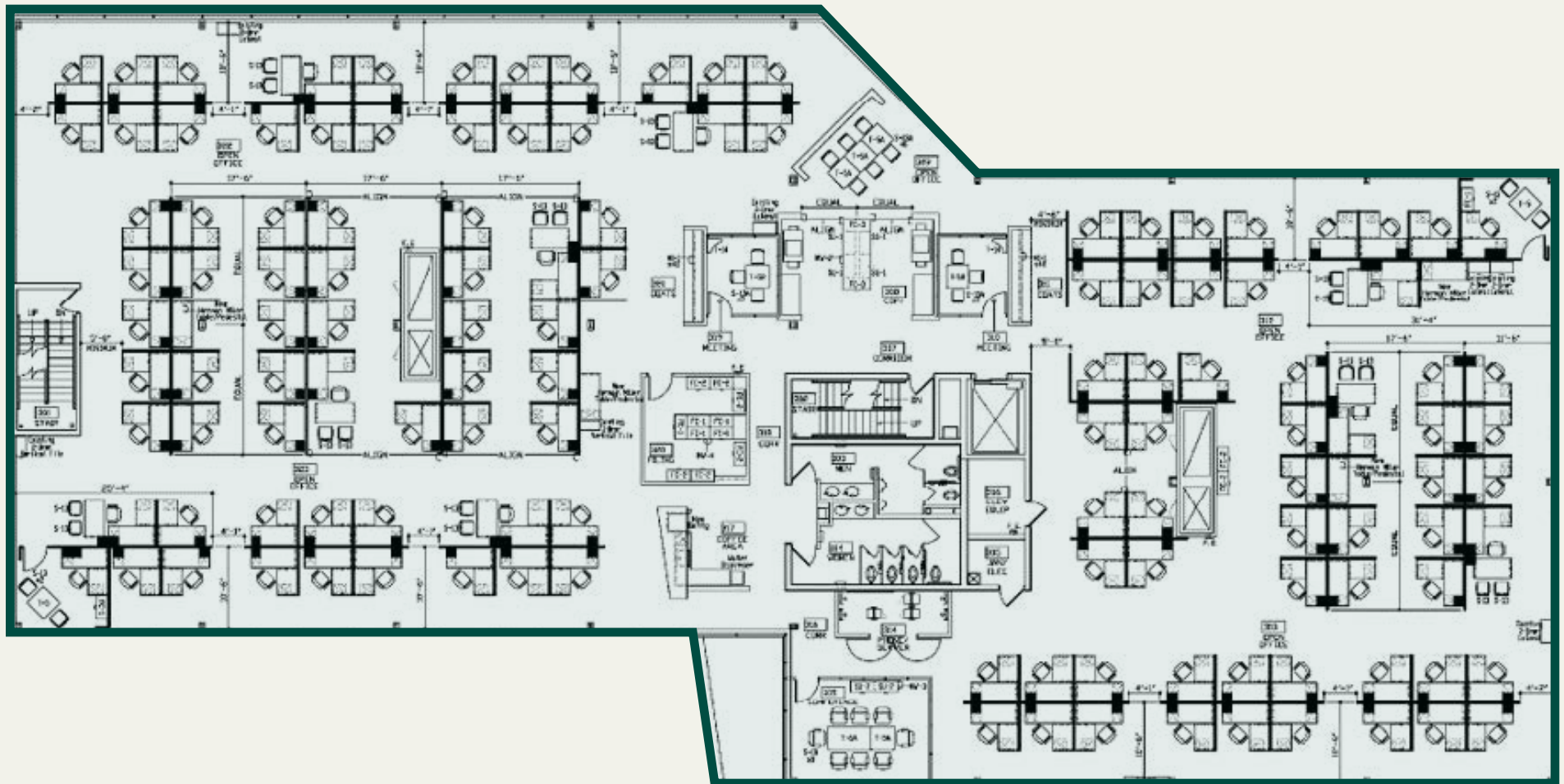


16,000 SF



# Third Floor | West Wing

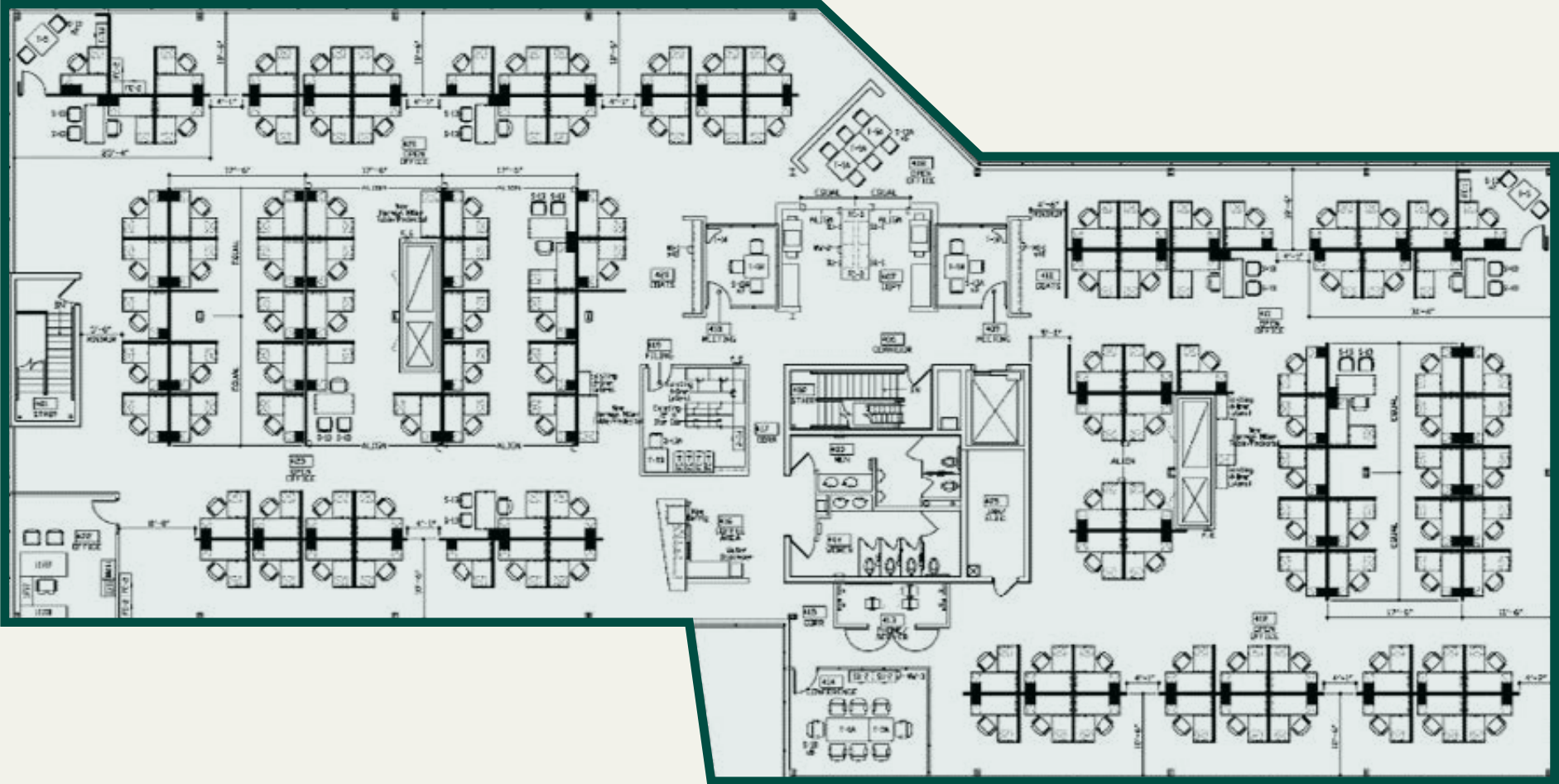
16,000 SF






# Fourth Floor | West Wing

16,000 SF





114,761 SF FOR SALE OR LEASE

# 250 Progressive Way

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