



Cascade Corporate Center
Worthington, OH 43085

OFFICE BUILDING FOR LEASE



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Property Highlights

- Excellent Worthington location in close proximity to restaurants, services and shopping
- Convenient access to I-270, I-71, SR 315 and SR 23
- Lighted parking (4.1/1,000), vending area with seating, outdoor patio, storage, 24/7 key card access
- Athletic club in complex, free to tenants, offering handball/racquetball courts, exercise/cardio equipment, lockers, and sauna/showers
- Conference center for tenant use (accommodates 30)

Offering Summary

Sale Price	\$10,917,862
Lease Rate	\$9.95 SF/yr (Net)
CAM	\$9.95 - \$11.36 / SF
Number of Units	18
Available SF	1,002 - 16,995 SF
Lot Size	16.83 Acres
Building Size	188,239 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,733	42,865	121,904
Total Population	8,423	103,218	296,370
Average HH Income	\$117,824	\$117,051	\$113,195



Lease Information

Lease Type:	Net	Lease Term:	Negotiable
Total Space:	1,002 - 16,995 SF	Lease Rate:	\$9.95 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Cascade I - Terrace Suite 25	Available	5,560 SF	Net	\$9.95 SF/yr	-
Cascade I - Terrace Suite 75	Available	1,225 SF	Net	\$9.95 SF/yr	-
Cascade I - Suite 100	Available	4,429 - 7,186 SF	Net	\$9.95 SF/yr	-
Cascade I - Suite 140	Available	2,757 - 7,186 SF	Net	\$9.95 SF/yr	-
Cascade I - Suite 200	Available	8,135 - 16,995 SF	Net	\$9.95 SF/yr	-
Cascade I - Suite 210	Available	3,085 - 16,995 SF	Net	\$9.95 SF/yr	-
Cascade I - Suite 250	Available	5,674 SF	Net	\$9.95 SF/yr	Large suite directly off lobby.
Cascade I - Suite 325	Available	3,692 SF	Net	\$9.95 SF/yr	-

Lease Information

Lease Type:	Net	Lease Term:	Negotiable
Total Space:	1,002 - 16,995 SF	Lease Rate:	\$9.95 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Cascade II - Suite 120	Available	1,566 SF	Net	\$9.95 SF/yr	-
Cascade II - Suite 160	Available	3,455 SF	Net	\$9.95 SF/yr	-
Cascade II - 200	Available	3,875 SF	Net	\$9.95 SF/yr	-
Cascade II - 255	Available	1,152 SF	Net	\$9.95 SF/yr	-
Cascade II - 330	Available	1,002 SF	Net	\$9.95 SF/yr	Spec Suite
Cascade II - 340	Available	4,414 SF	Net	\$9.95 SF/yr	-

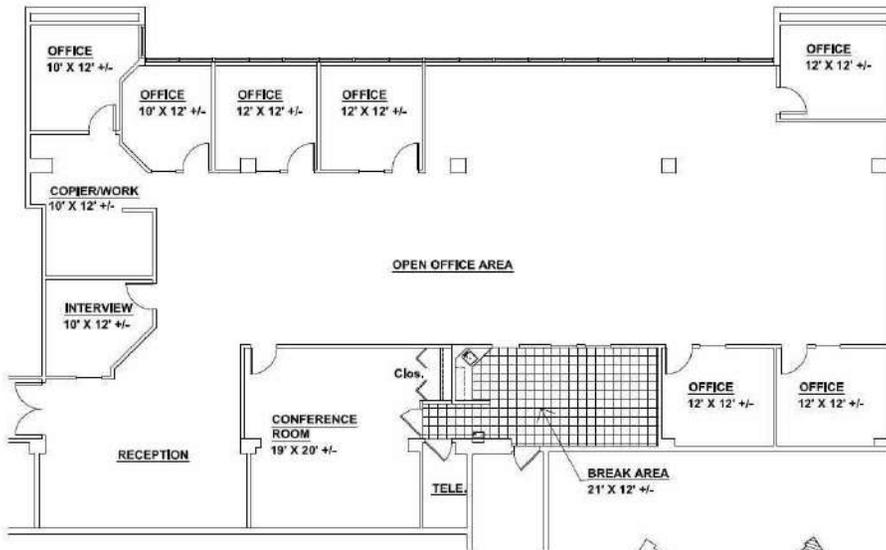
Lease Information

Lease Type:	Net
Total Space:	1,002 - 16,995 SF

Lease Term:	Negotiable
Lease Rate:	\$9.95 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Cascade V - 130	Available	1,816 SF	Net	\$9.95 SF/yr	-
Cascade V - 155	Available	2,130 - 5,260 SF	Net	\$9.95 SF/yr	Suites 155/175 Contiguous for 5,260 SF
Cascade V - 175	Available	3,130 - 5,260 SF	Net	\$9.95 SF/yr	Suites 155/175 Contiguous for 5,260 SF
Cascade V - 200	Available	7,254 SF	Net	\$9.95 SF/yr	-
Cascade V - 210	Available	1,359 SF	Net	\$9.95 SF/yr	-
Cascade V - 270	Available	1,760 SF	Net	\$9.95 SF/yr	-

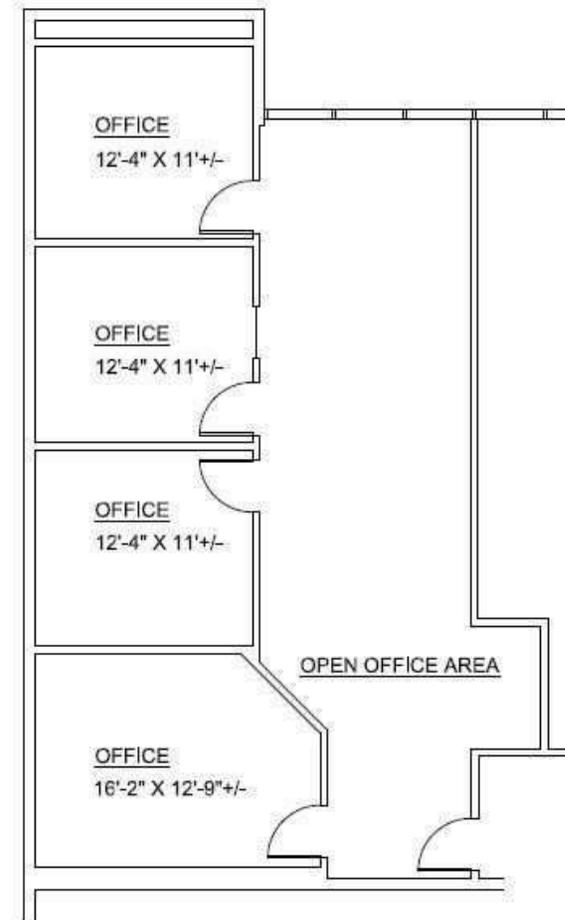


**Connections Academy
Cascade I - Suite 25**

5,560 Sq. Ft. May 4, 2010

Cascade Corporate Center

130 East Wilson Bridge Road - Terrace Level
Worthington, Ohio

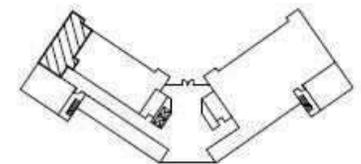


Cascade I - Suite 75

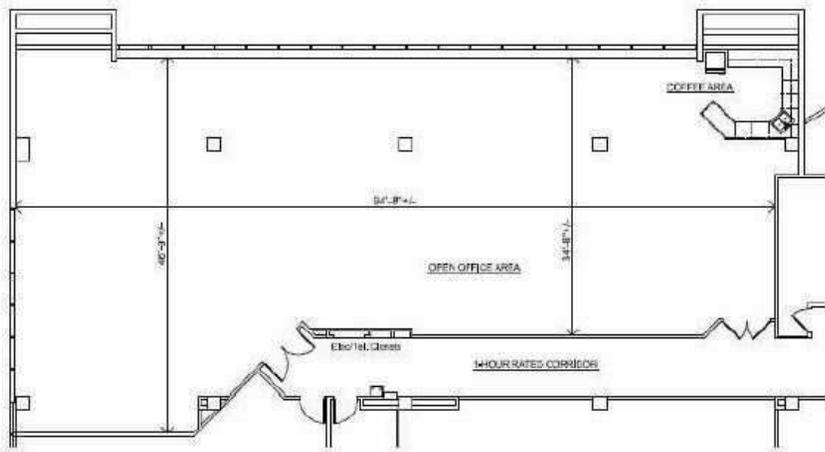
1,225 Sq. Ft. Scale 1/8" = 1' - 0"

Cascade Corporate Center

130 East Wilson Bridge Road - Terrace Level
Worthington, Ohio



Terrace Level Key Plan

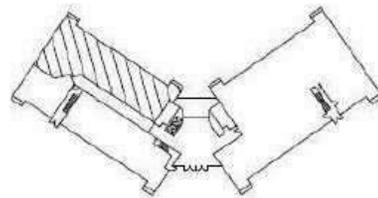


Cascade I - Suite 100

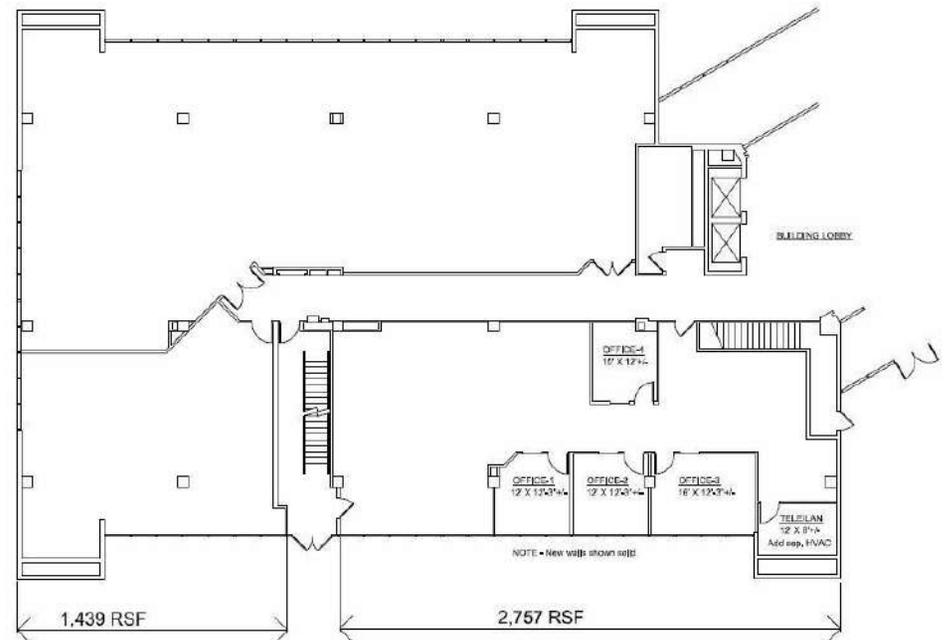
4,429 Square Feet Available Not to Scale

Cascade Corporate Center

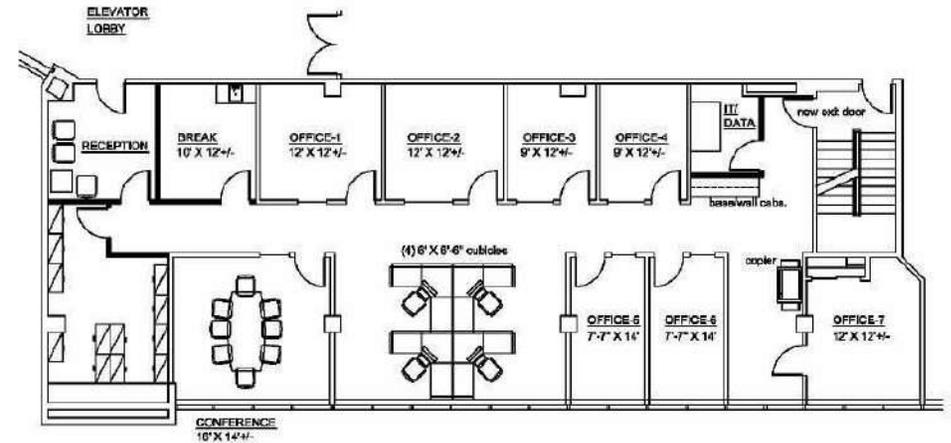
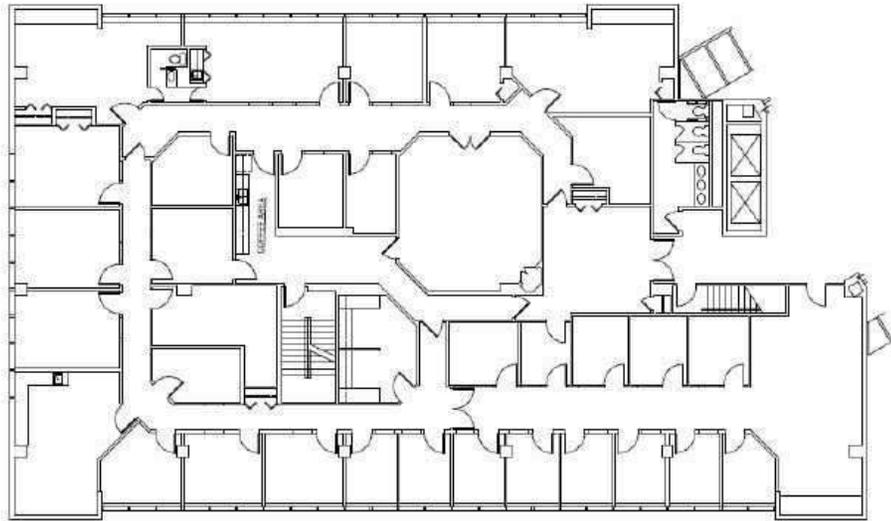
130 East Wilson Bridge Road - First Floor
Worthington, Ohio



First Floor Key Plan



CASCADE I - SUITE 140

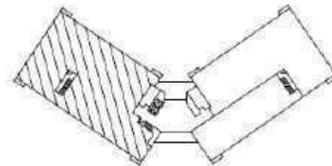


Cascade I - Suite 200

8,135 Square Feet Available Not to Scale

Cascade Corporate Center

130 East Wilson Bridge Road - Second Floor
Worthington, Ohio



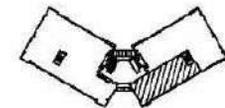
Second Floor Key Plan

Cascade I - Suite 210

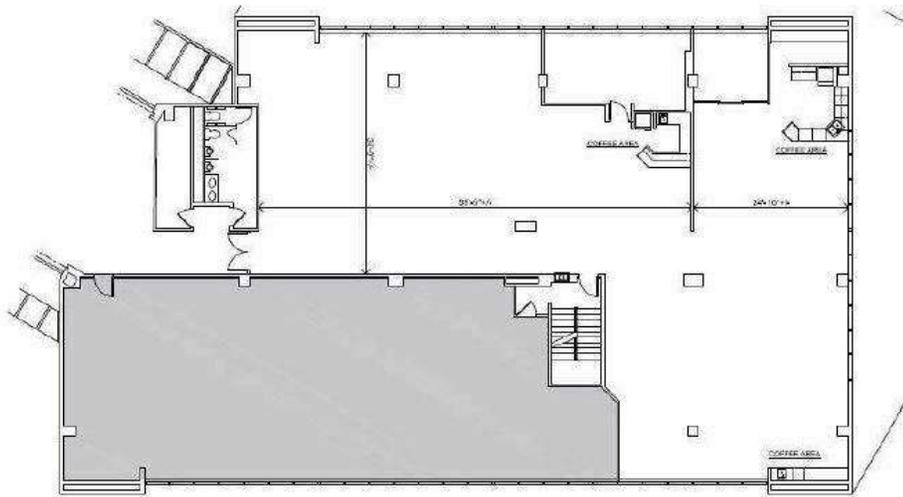
3,085 Sq. Ft. Total Available Not to Scale 09-27-17

Cascade Corporate Center

130 East Wilson Bridge Road - Second Floor
Worthington, Ohio



Second Floor Key Plan

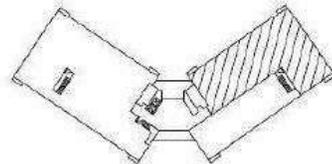


Cascade I - Suite 250

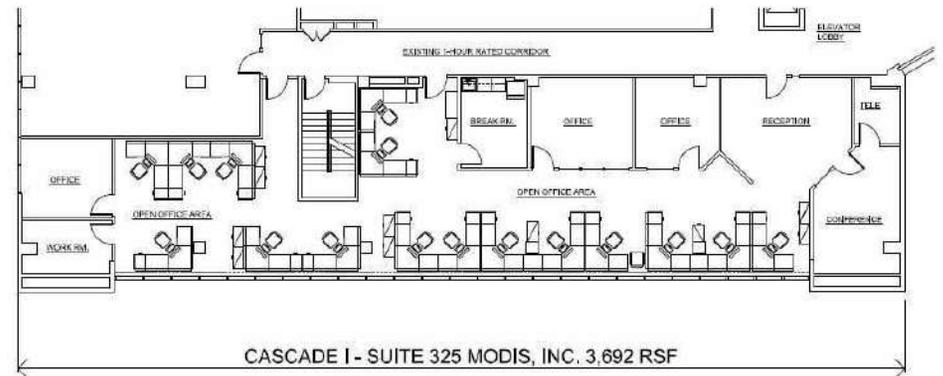
5,674 Square Feet Available Not to Scale

Cascade Corporate Center

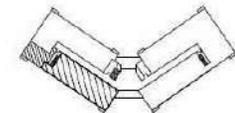
130 East Wilson Bridge Road - Second Floor
Worthington, Ohio

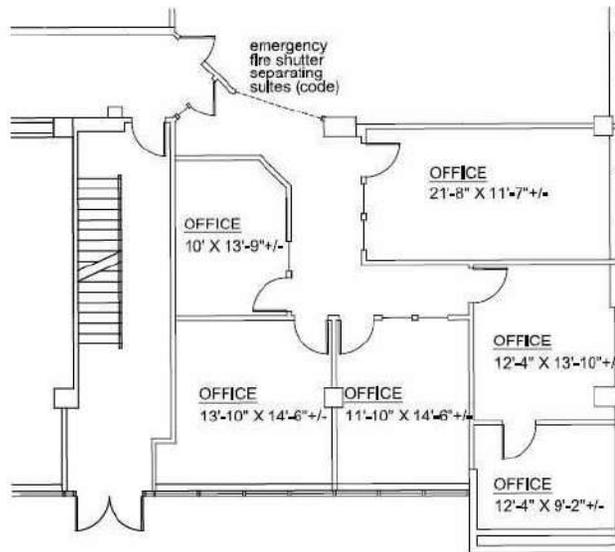


Second Floor Key Plan



CASCADE I - SUITE 325 MODIS, INC. 3,692 RSF



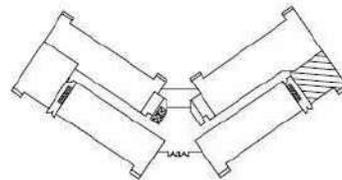


Cascade II - Suite 120

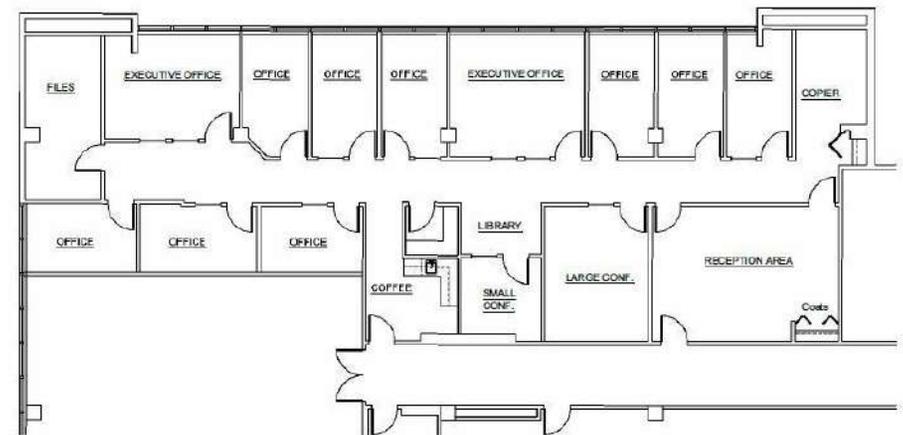
1,566 Square Feet Available Scale 1/8" = 1' - 0"

Cascade Corporate Center

150 East Wilson Bridge Road - First Floor
Worthington, Ohio

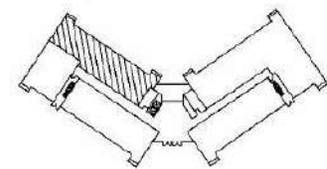


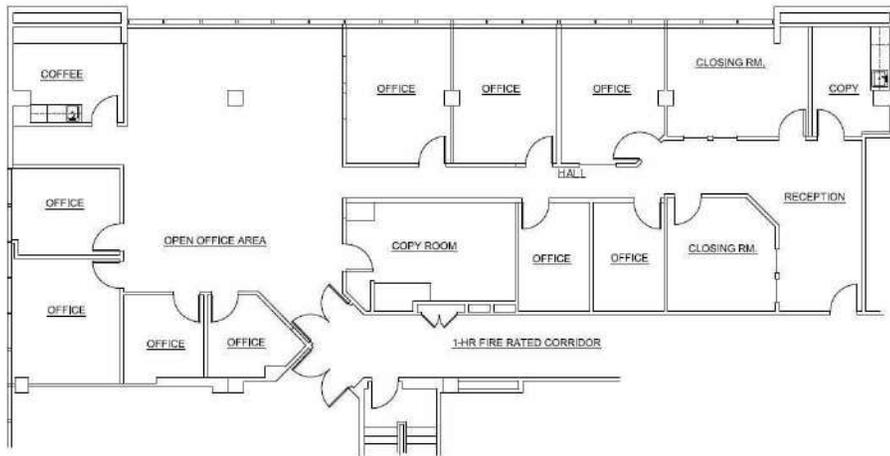
First Floor Key Plan



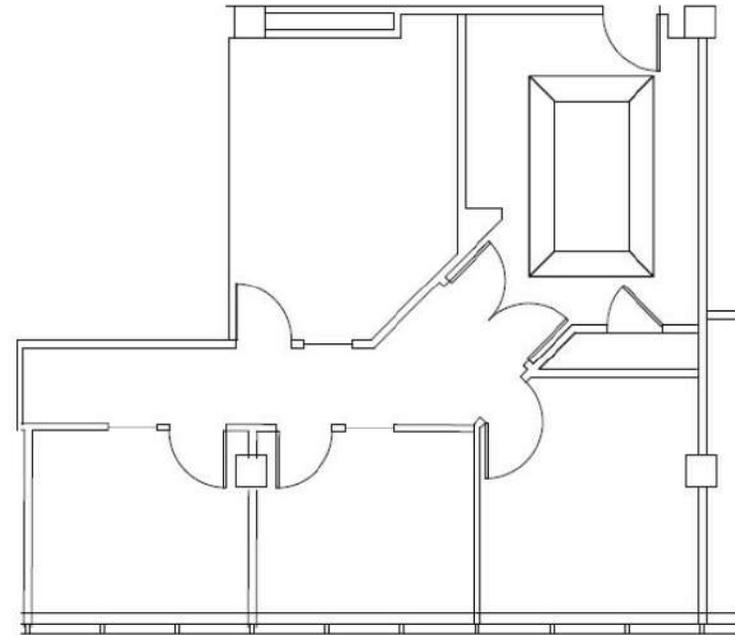
CASCADE II - SUITE 160

3,455 RSF

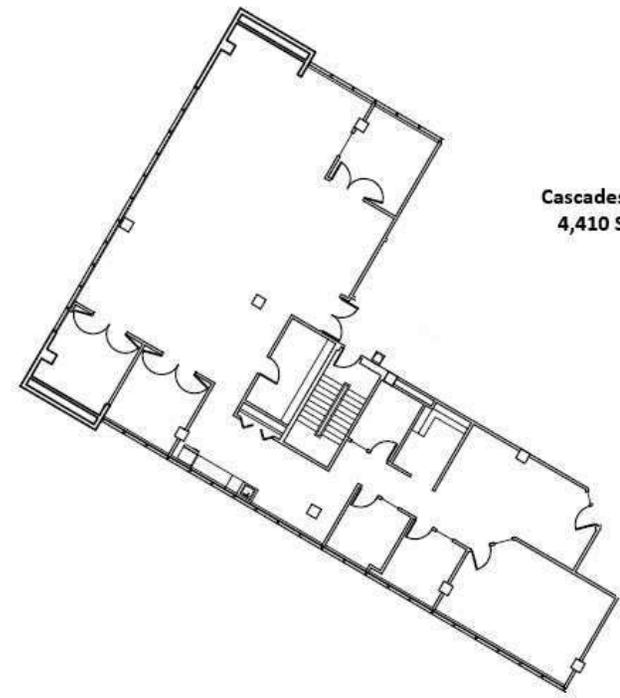
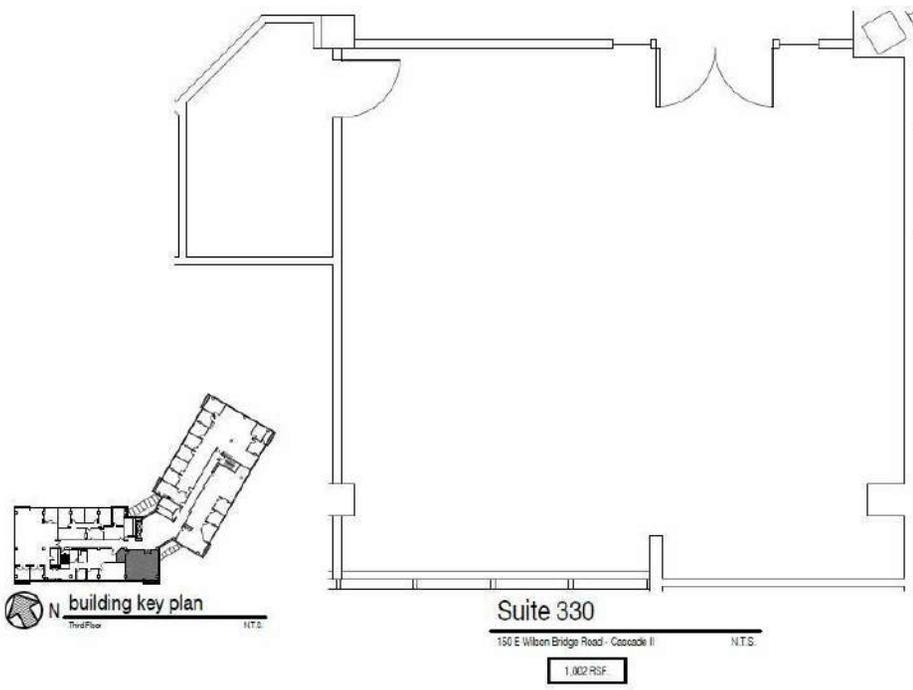




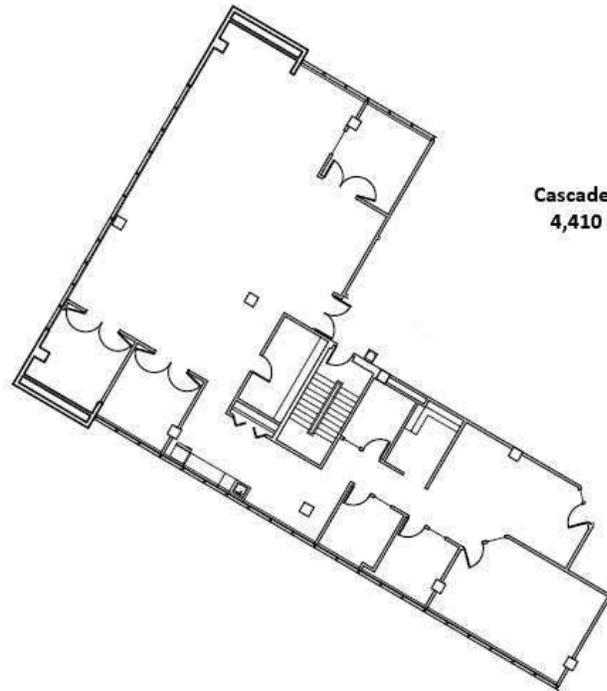
CASCADE II - SUITE 200 CHICAGO TITLE EXPANSION AREA
3,875 RSF



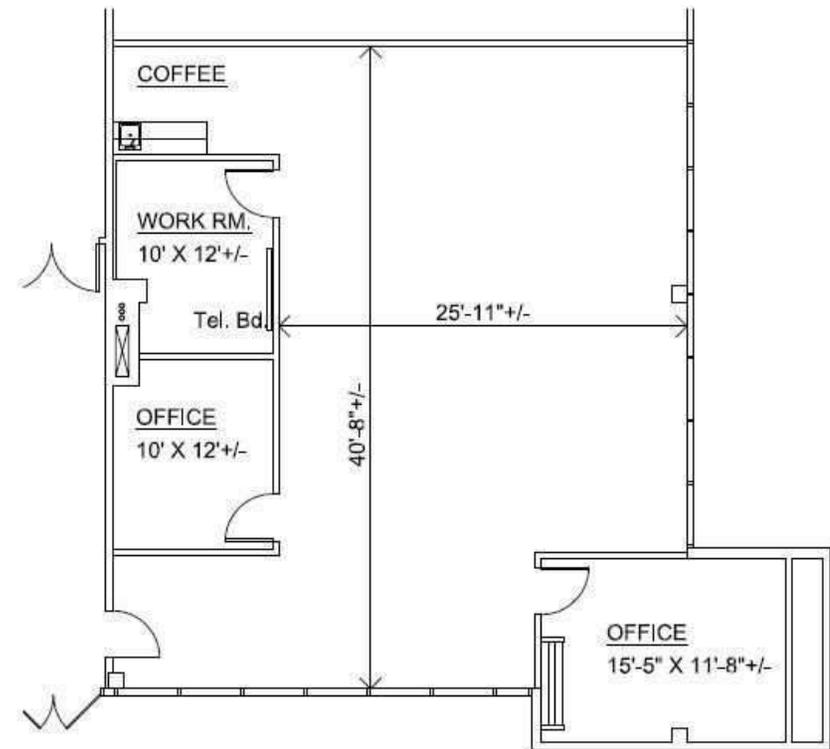
CASCADES II, Suite 255
1,152 SF



Cascades II - Suite 340
4,410 SF - 5,412 SF



Cascades II - Suite 340
4,410 SF - 5,412 SF

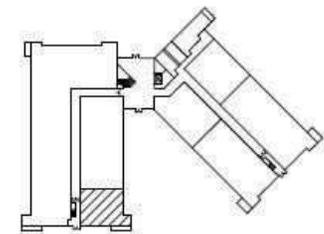


Cascade V - Suite 130

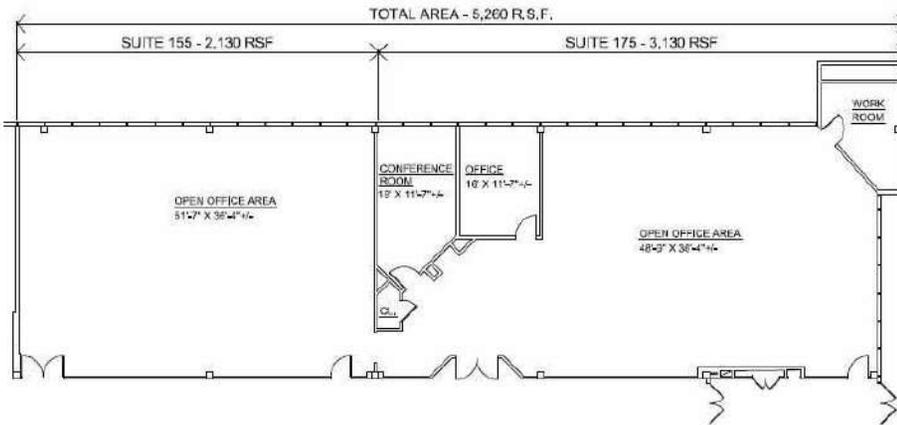
1,816 Sq. Ft. Scale 1/8" = 1' - 0"

Cascade Corporate Center

250 East Wilson Bridge Road - First Floor
Worthington, Ohio



First Floor Key Plan

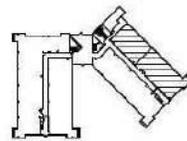


Cascade V - Suites 155-175

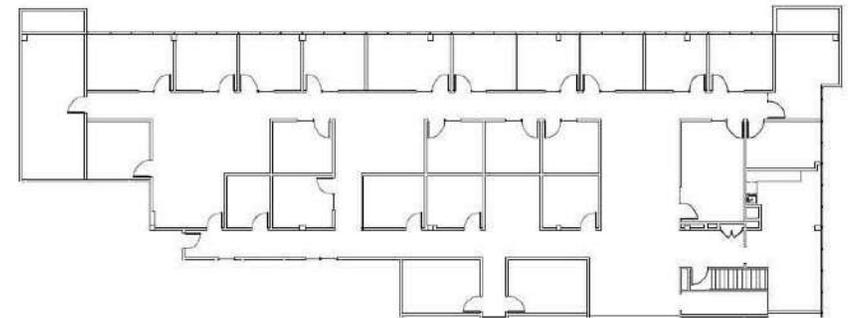
5,260 Sq. Ft. Total Available Not to Scale

Cascade Corporate Center

250 East Wilson Bridge Road - First Floor
Worthington, Ohio

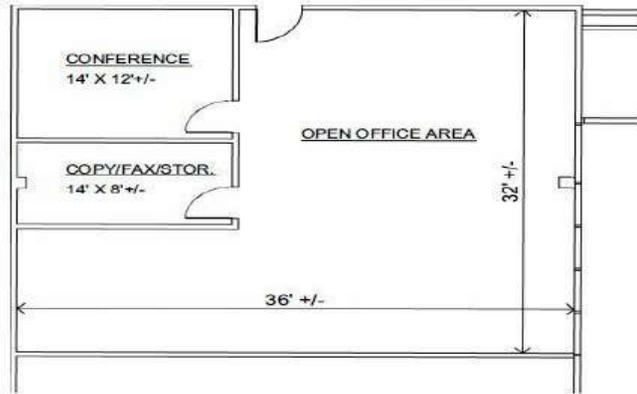


First Floor Key Plan



Cascade V - Suite 200

7,254 SF

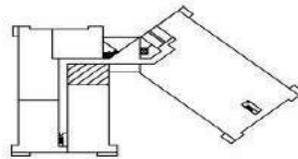


Cascade V - Suite 210

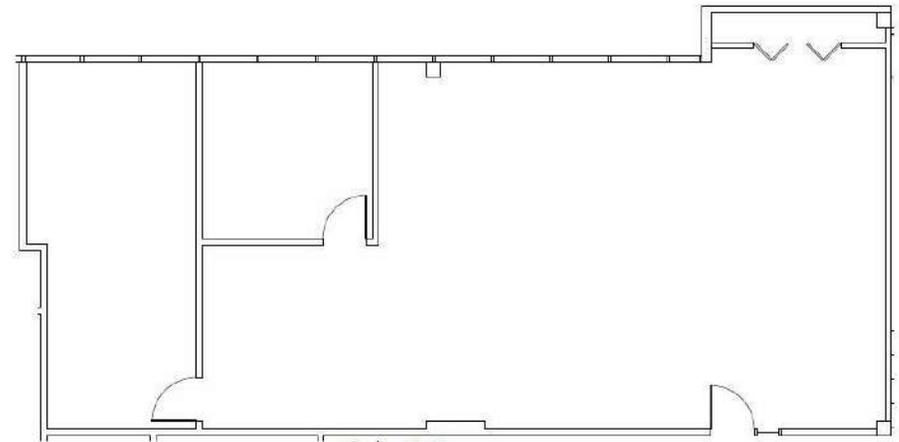
1,359 Sq. Ft. Scale: 1/8" = 1' - 0"

Cascade Corporate Center

250 East Wilson Bridge Road - Second Floor
Worthington, Ohio



Second Floor Key Plan



Suite 270

250 E Wilson Bridge Road - Cascade V NTS

1,760 R.S.F.



building key plan
Second Floor NTS

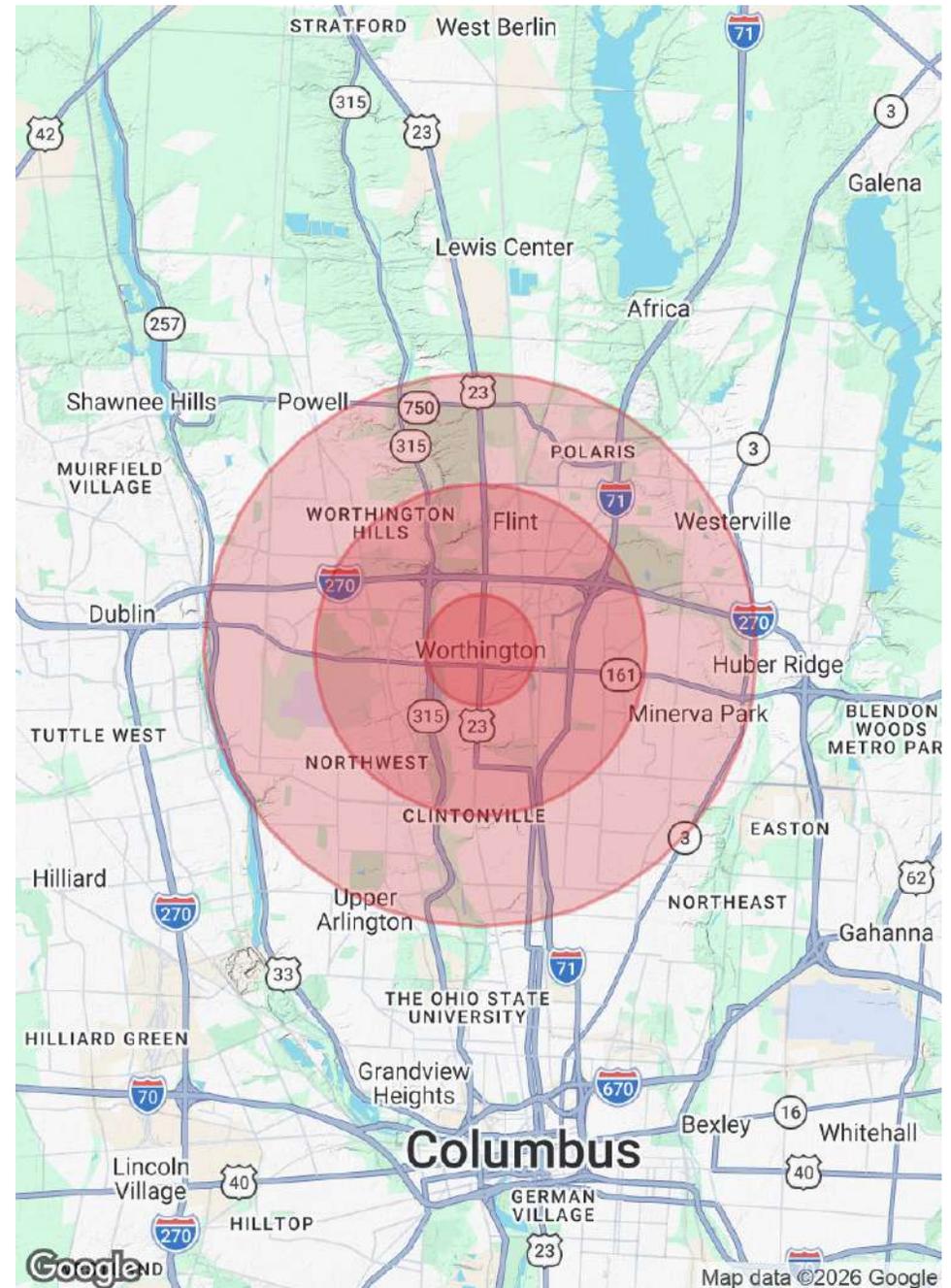
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 2001 Wilson Pike Road, Suite 200, Columbus, OH 43240
 Tel: 614.762.0200 Fax: 614.762.0201
 www.darrinbanker.com



Population	1 Mile	3 Miles	5 Miles
Total Population	8,423	103,218	296,370
Average Age	40	38	38
Average Age (Male)	38	37	37
Average Age (Female)	41	39	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,733	42,865	121,904
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$117,824	\$117,051	\$113,195
Average House Value	\$378,940	\$353,244	\$355,503

Demographics data derived from AlphaMap





Jackson N. Pulliam, SIOR

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Direct: 614.545.4097 | Cell: 614.285.7234

Professional Background

Accomplished Commercial Real Estate Agent

Award-winning, multi-faceted, and accomplished Commercial Real Estate Broker and Principal, renowned for superior opportunity identification abilities and exceptional negotiation skills. With a track record of over \$100,000,000.00 in total transactions since joining Alterra Real Estate in 2019, Jackson is an ROI-driven professional who remains at the forefront of industry trends.

Key Attributes:

ROI-Driven Expertise: Proven success as a take-charge leader, leveraging sharp business acumen and management expertise to drive growth with minimal client risk. **Strategic Vision:** Known for strong expertise in investment analysis, contract development and negotiation, and strategic commercial business partnerships. **Innovative Leadership:** Progressive, innovative and provides decisive leadership to achieve business goals.

Background:

Before transitioning to commercial real estate, Jackson spent nearly a decade as a finance manager in the greater Columbus area. During this period, he honed his skills in financial analysis, risk management, and stakeholder engagement. His tenure in finance equipped him with a deep understanding of market dynamics, fiscal responsibility, and the importance of fostering long-term client relationships.

Jackson's journey from finance to real estate was driven by a passion for leveraging his financial expertise to create tangible value in the built environment. His transition seamlessly integrated his financial acumen with the complexities of commercial real estate transactions, allowing him to offer clients a unique blend of strategic foresight and financial stewardship.

Specialties:

1031 Exchanges, Lead Generation, Sales Management, Strategic Partnerships, Sales Staff Training & Development, Market Research & Analysis, Data-Driven Decision Making, Consultative Sales Skills, Strong Negotiation Skills, P&L Management, Risk Management, Stakeholder Management.

Memberships

SIOR (Society of Industrial and Office Realtors)

CCIIR (Columbus Commercial, Industrial & Investment Realtors)

Costar Power Broker

Alterra Real Estate Advisors - OH

3 Easton Oval, Suite 120

Columbus, OH 43219

614.365.9000

**Richard Conie**

rconie@AlterraRE.com

Direct: 614.545.4099 | Cell: 614.915.2512

Professional Background

Richard is an ambitious and dedicated professional specializing in commercial real estate. With a background in urban planning and development, Richard brings a unique perspective to the table, ensuring that his clients receive the most comprehensive and strategic advice for their real estate needs.

A proud graduate of Miami University of Ohio, where he majored in Urban Planning and Development, Richard has always possessed a deep fascination with the intricate dynamics of urban landscapes. His education provided him with a solid foundation in understanding the complexities of zoning regulations, land use, and the economic factors that shape real estate markets.

But Richard's expertise extends far beyond the classroom. Over the years, he has honed his skills through hands-on experience, successfully running and starting multiple companies centered around negotiation. These ventures have not only allowed him to fine-tune his business acumen but have also provided him with invaluable insights into the art of deal-making. Richard understands the power of effective negotiation and utilizes this skill to secure optimal outcomes for his clients.

While Richard may be relatively new to the commercial real estate scene, his ambition and passion for helping clients set him apart. He possesses a tireless work ethic and an unwavering commitment to excellence, always going above and beyond to ensure his clients' satisfaction. Richard approaches each transaction with a fresh perspective, seeking innovative solutions that maximize his clients' investments and align with their long-term goals.

Clients who work with Richard can expect a highly personalized and collaborative experience. He listens attentively to their unique needs and aspirations, tailoring his approach accordingly. Richard believes that successful real estate transactions are built on trust, open communication, and transparent guidance. With his exceptional interpersonal skills, he fosters strong relationships with clients, ensuring that they feel supported and informed throughout the entire process.

Whether you're a seasoned investor seeking to expand your commercial portfolio or a newcomer to the real estate market, Richard is dedicated to providing you with unparalleled service. By leveraging his expertise in urban planning, his astute negotiation abilities, and his unwavering ambition, Richard is ready to guide you towards your real estate goals, turning your vision into reality.

In his free time, Richard enjoys automotive racing at Mid-Ohio Raceway, playing with his dog Jerry, and meeting new people in the greater Columbus area.

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