

FOR LEASE

INQUIRE FOR MORE INFORMATION

470 Olde Worthington Road | Westerville, Ohio 43082



470 Olde Worthington Road, Suite 101
Westerville, OH 43082

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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 



AVAILABLE SPACE

Suite 300 - 5,428 SF
Suite 320 - 1,319 SF
Suite 330 - 1,592 SF
Suite 350 - 2,158 SF
Suite 375 - 4,880 SF
Suite 400 - 5,529 SF



RENTAL RATE

\$13.50/SF/NNN



OPERATING EXPENSE

\$9.49/SF Estimated for 2025



PARKING

4.0/1000

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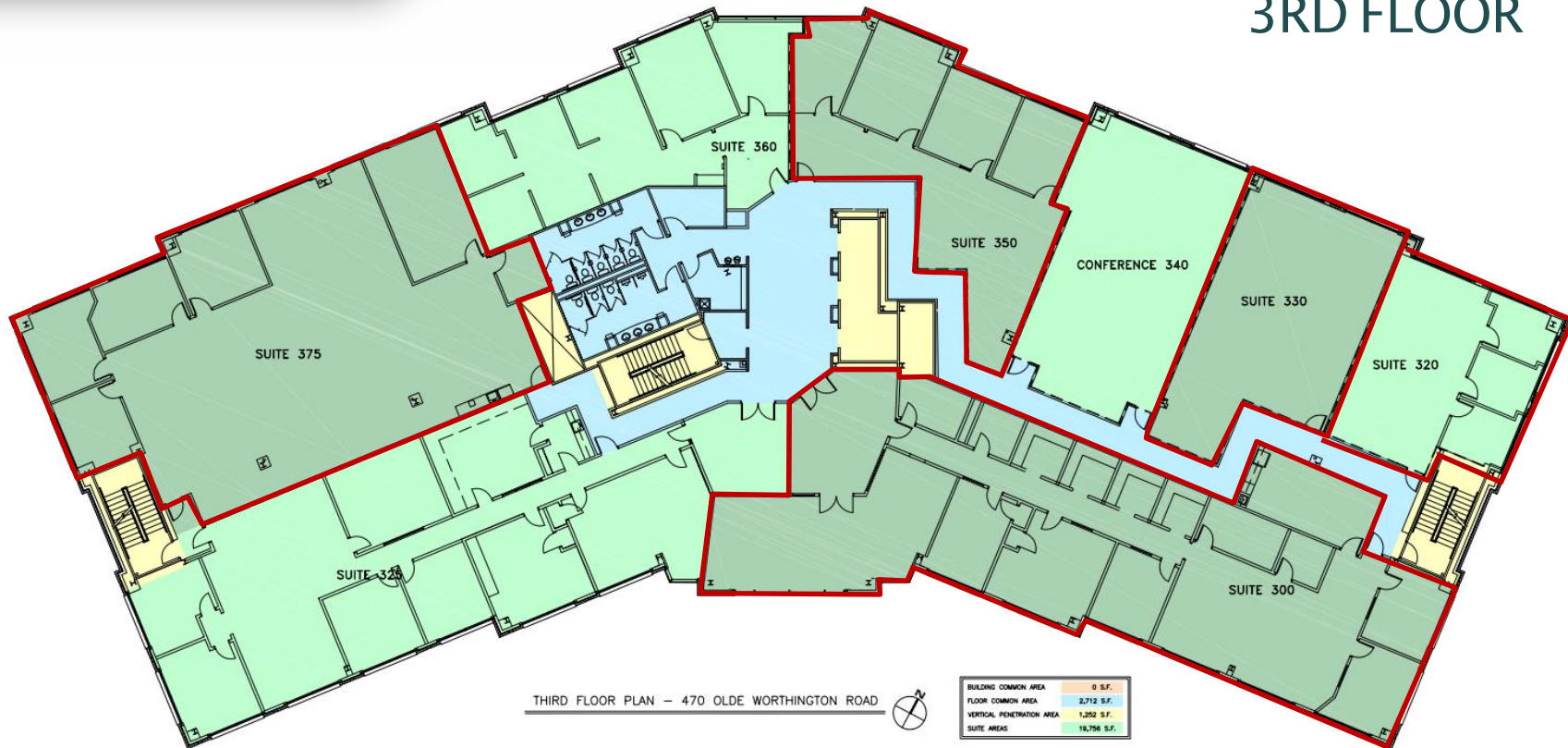


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3RD FLOOR



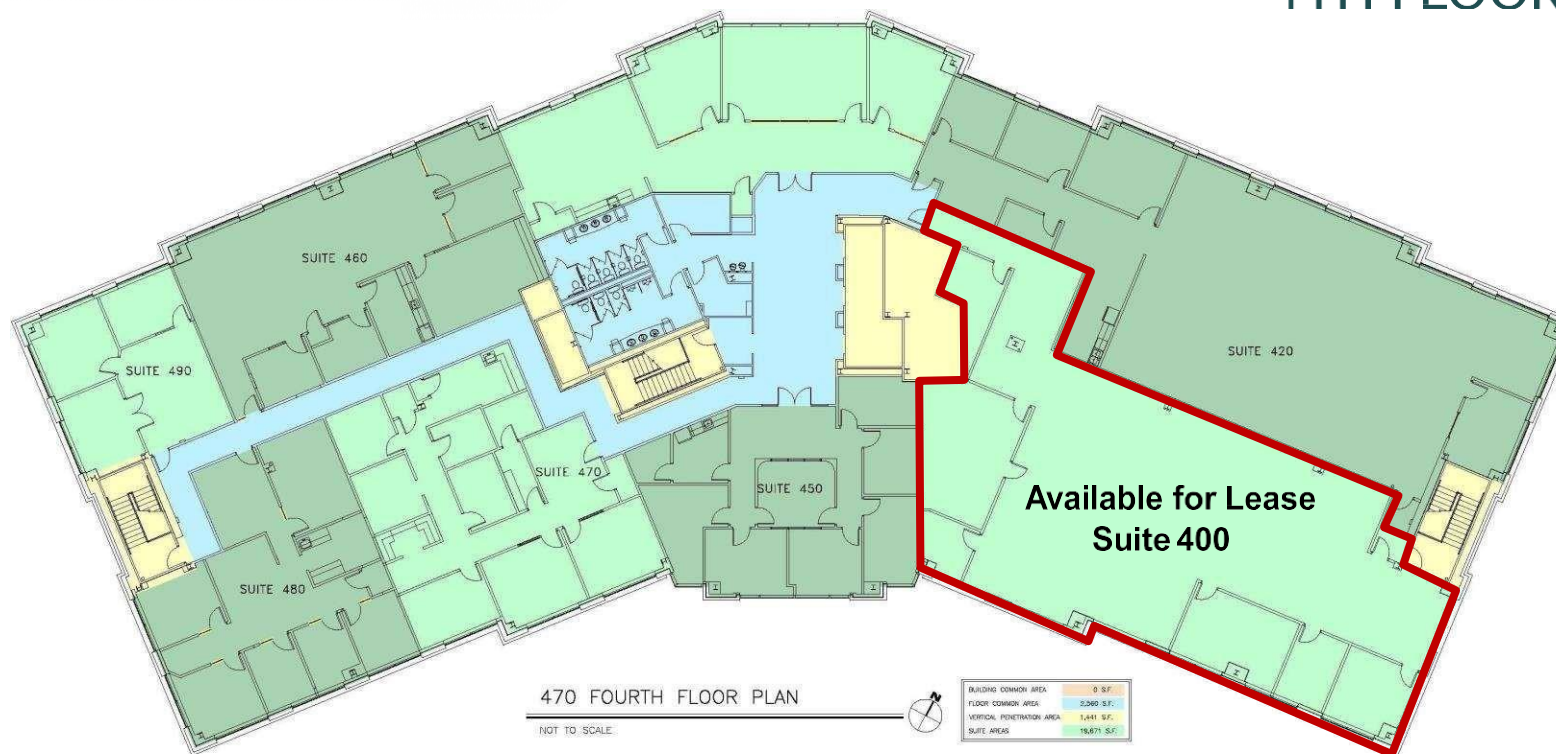
Suite	Size	Space Details
300	5,428 SF	Reception, Private Offices
320	1,319 SF	3 Private Windowed Offices
330	1,592 SF	Open Floorplan
350	2,158 SF	4 Private Windowed Offices with Floor To Ceiling Glass
375	4,880 SF	Open Floorplan, Private Windowed Offices

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4TH FLOOR



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

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