



AVAILABLE SPACE
5,873 +/- SF



LEASE RATE
\$12.75NNN/PSF



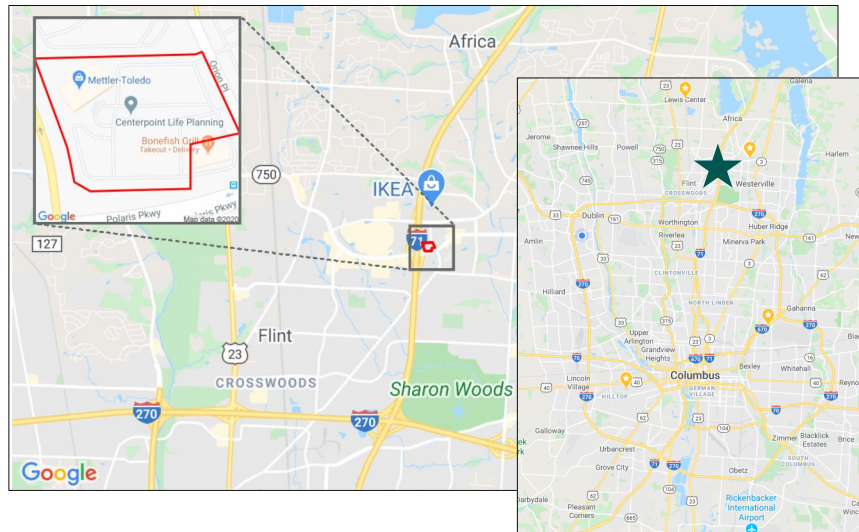
CAM
\$9.49 PSF



PARKING
5.5/1000

HIGHLIGHTS

- ◆ 160,626 SF, six story building located at the prestigious I-71 and Polaris Parkway interchange on the northern edge of Columbus.
- ◆ Recent renovations include the replacement of the parking lot, common area remodeling including restrooms and corridors, LED lighting, and a new energy management system.
- ◆ Professional managed and well maintained.
- ◆ The building offers monument signage, key card access and exterior cameras, an ATM, and a covered outdoor patio area. Additionally, Café is located on the first floor of the building.
- ◆ The surrounding area includes fine retail, services, dining, and hotels, as well as growing residential developments. The building is adjacent to I-71 and just minutes from the I-270 Outerbelt.



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470 Olde Worthington Road | Suite 101 | Westerville, Ohio 43082

Location Facts & Demographics

CITY, STATE

Columbus, OH

POPULATION

92,578

AVG. HHSIZE

2.51

MEDIAN HH INCOME

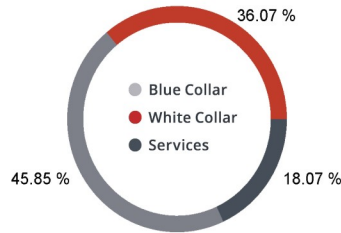
\$77,323

HOME OWNERSHIP

Renters: **13,785**

Owners: **23,100**

EMPLOYMENT



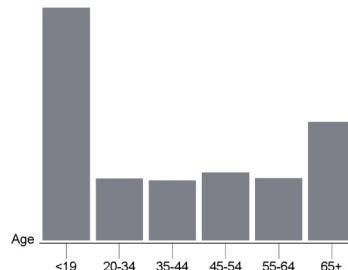
Employed: **54.60%**
Unemployed: **1.26%**

EDUCATION

High School Grad: **18.56%**
Some College: **22.38%**
Associates: **6.56%**
Bachelors: **52.23%**

GENDER & AGE

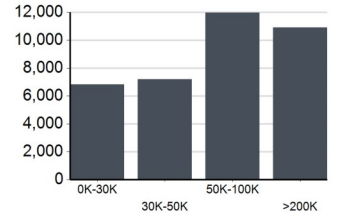
48.72% 51.28%



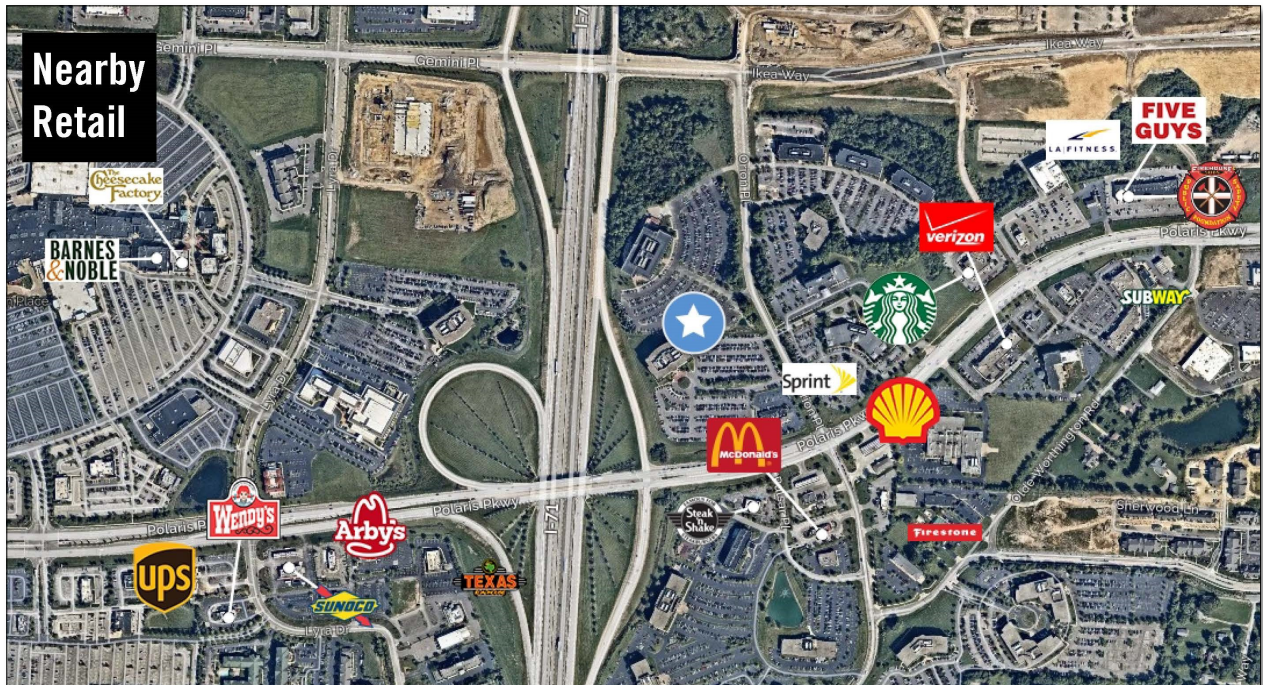
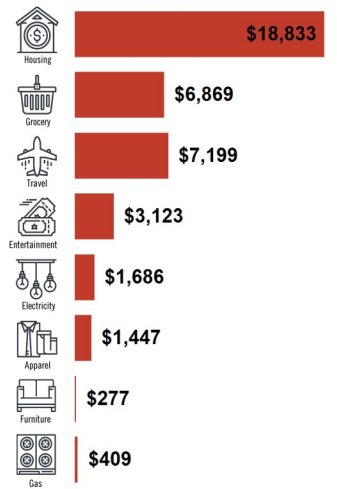
RACE & ETHNICITY

White: **81.12%**
Asian: **7.64%**
Native American: **0.00%**
Pacific Islanders: **0.00%**
African-American: **4.69%**
Hispanic: **3.68%**
Two or More Races: **2.87%**

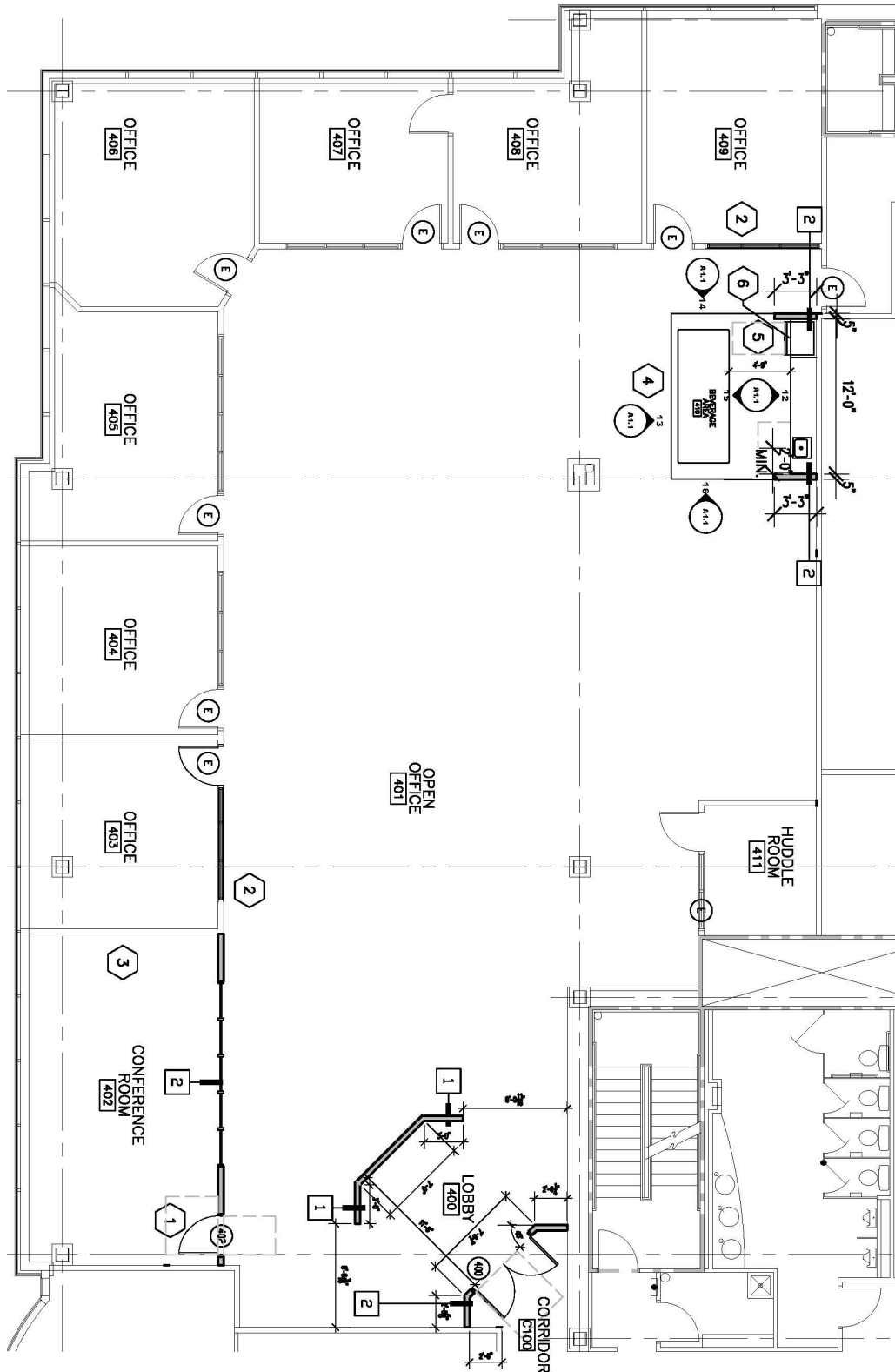
INCOME BY HOUSEHOLD



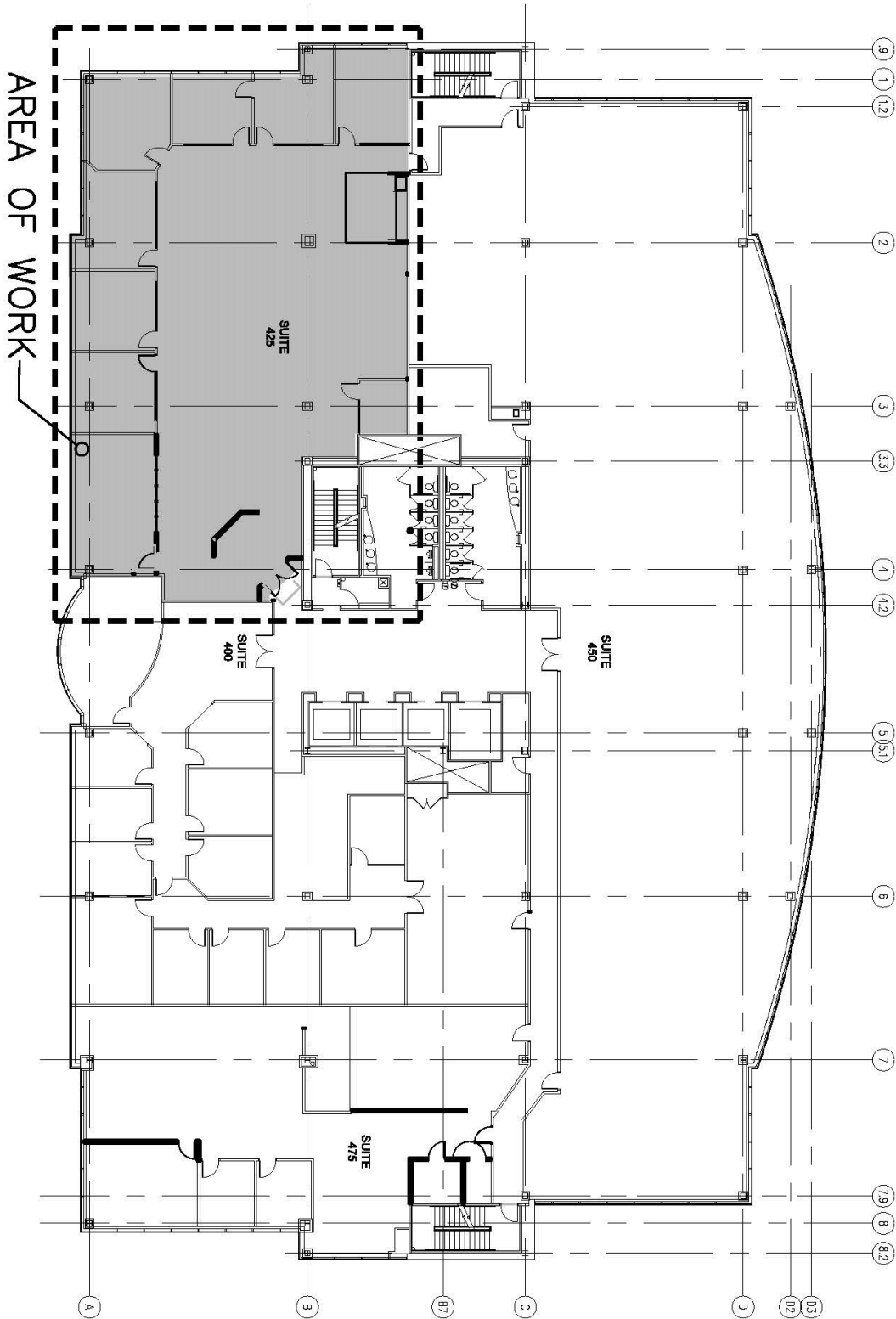
HH SPENDING



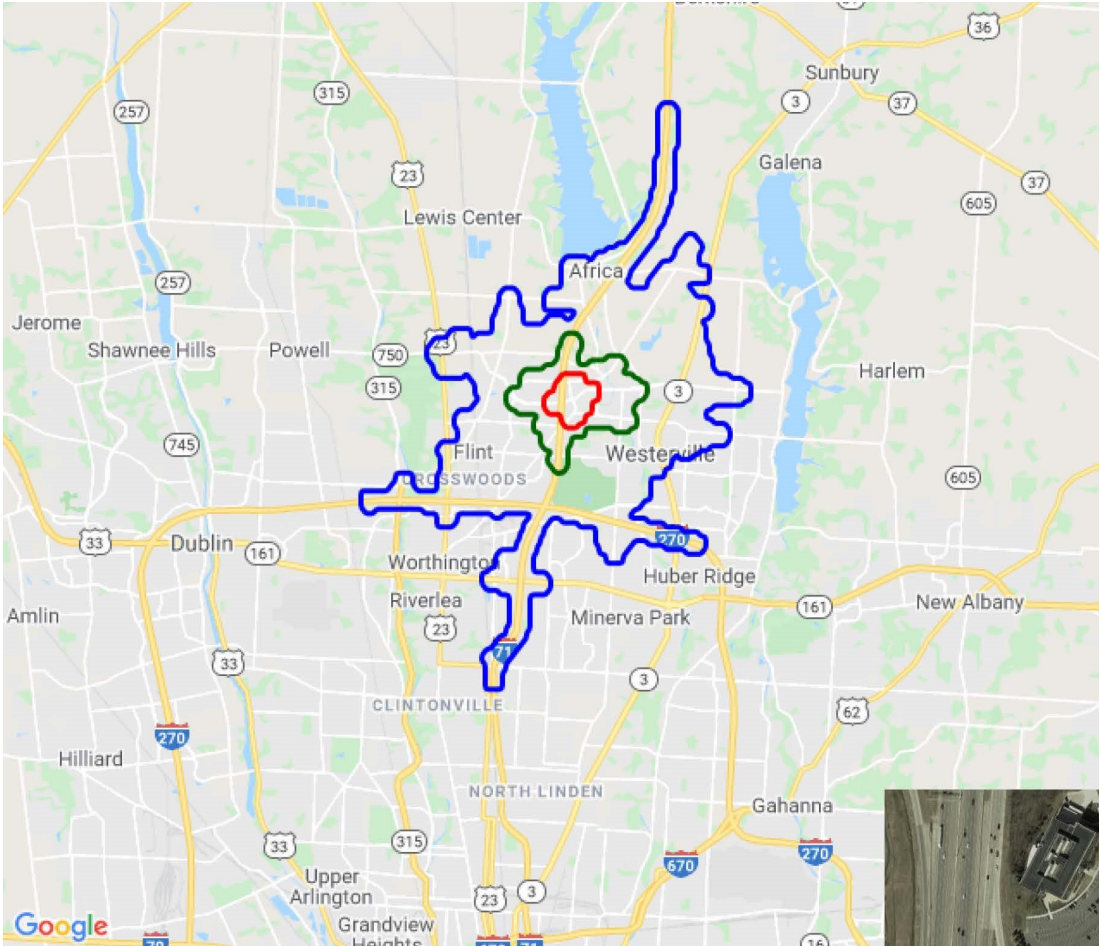
Suite 425



Overall 4th Floor Plan



Population



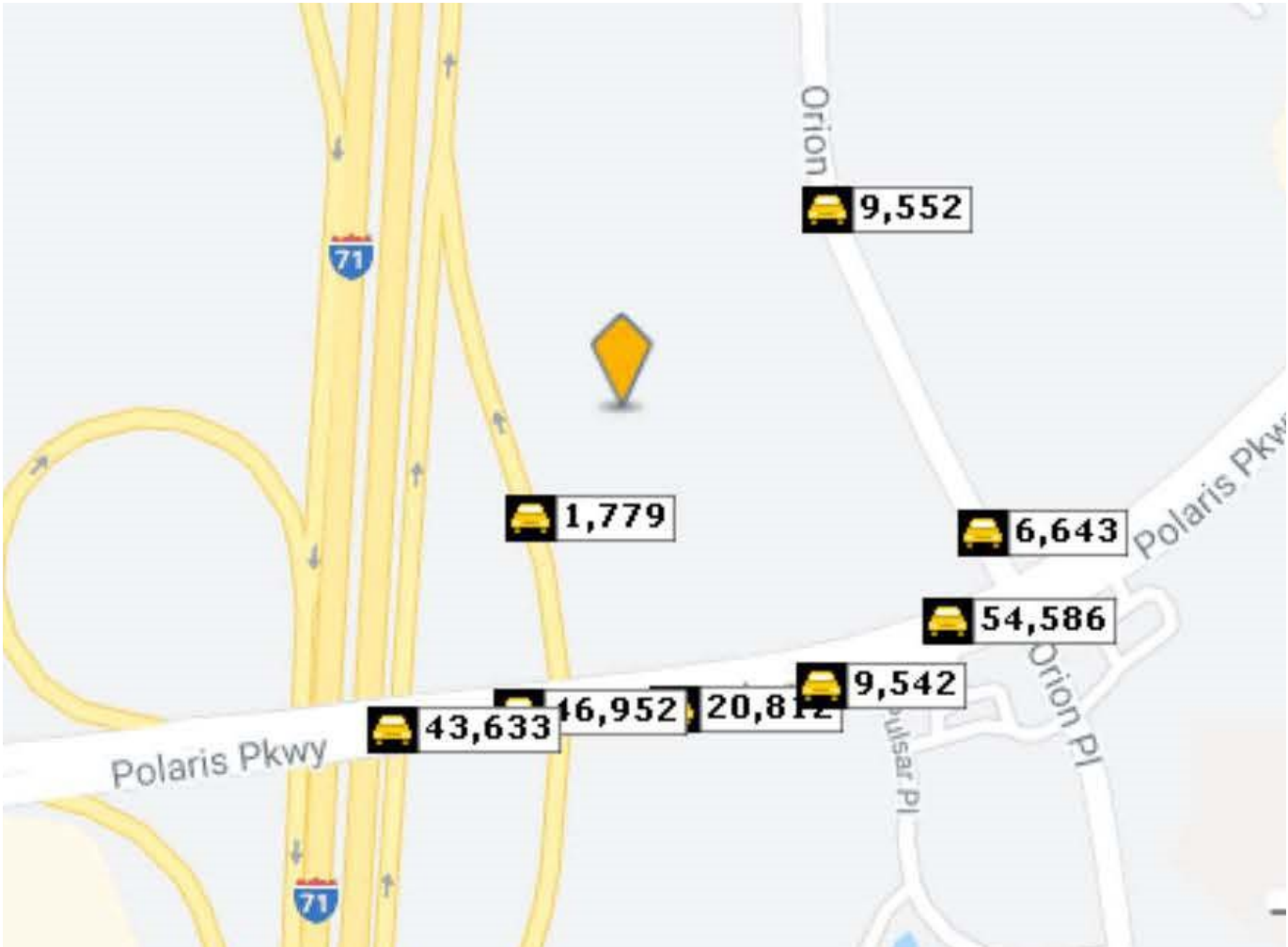
1900 Polaris Pkwy

Population

Distance	Male	Female	Total
3- Minute	400	508	909
5- Minute	3,563	3,936	7,498
10 Minute	45,105	47,473	92,578



Traffic Count



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 State Rte 750	Polaris Pkwy	0.07 S	2018	1,779	MPSI	.05
2 Orion Pl	Polaris Pkwy	0.17 SE	2018	9,552	MPSI	.11
3 Polaris Pkwy	Pulsar Pl	0.08 E	2015	53,398	MPSI	.12
4 Polaris Pkwy	State Rte 750	0.04 W	2018	20,812	MPSI	.12
5 Polaris Pkwy	I- 71	0.06 W	2015	54,198	MPSI	.12
6 Polaris Pkwy	State Rte 750	0.02 E	2018	46,952	MPSI	.12
7 Polaris Pkwy	Pulsar Pl	0.02 E	2018	9,542	MPSI	.13
8 Orion Pl	Polaris Pkwy	0.03 SE	2015	6,643	MPSI	.15
9 Polaris Pkwy	I- 71	0.01 W	2018	43,633	MPSI	.15
10 Polaris Pkwy	Orion Pl	0.03 NE	2018	54,586	MPSI	.15

