OFFICE SPACE FOR LEASE

AVAILABLE SPACE
9,736 SF - Suite 350
2,450 SF - Suite 430

LEASE RATE
$12.50 $12.75 NNN/PSF

CAM
$9.41 PSF

PARKING
4.0/1000

HIGHLIGHTS

- **94,932 SF**, four story **CLASS A** building

- Prestigiously located near the I-71 and Polaris Parkway interchange on the northern edge of Columbus.

- Professionally managed and well maintained with on-site property management team.

- The surrounding area includes fine retail, services, dining, and hotels, as well as growing residential developments.

- Building offers 24 hour electronic key fob access

- Fiber Optic connectivity available with the city of Westerville's weconnect.

- The City of Westerville was named a 2019 Top 7 Intelligent Community by the Intelligent Community Forum (ICF) ICF
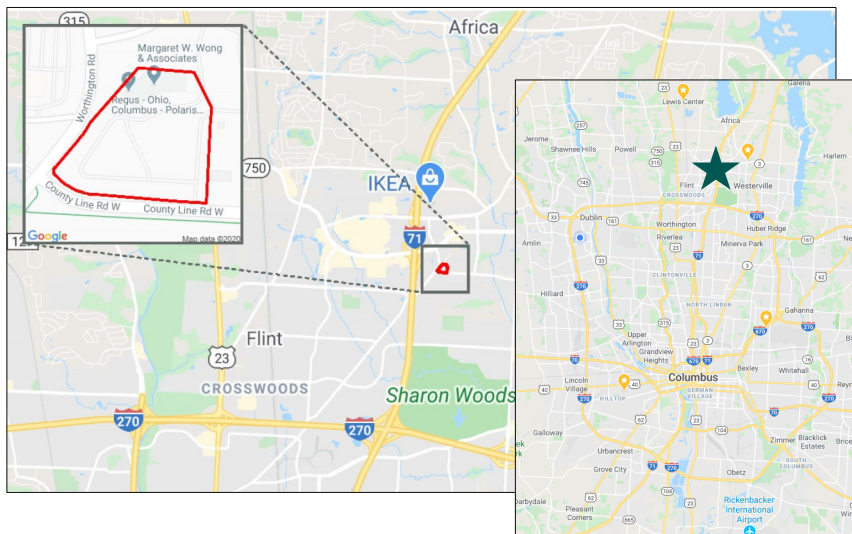
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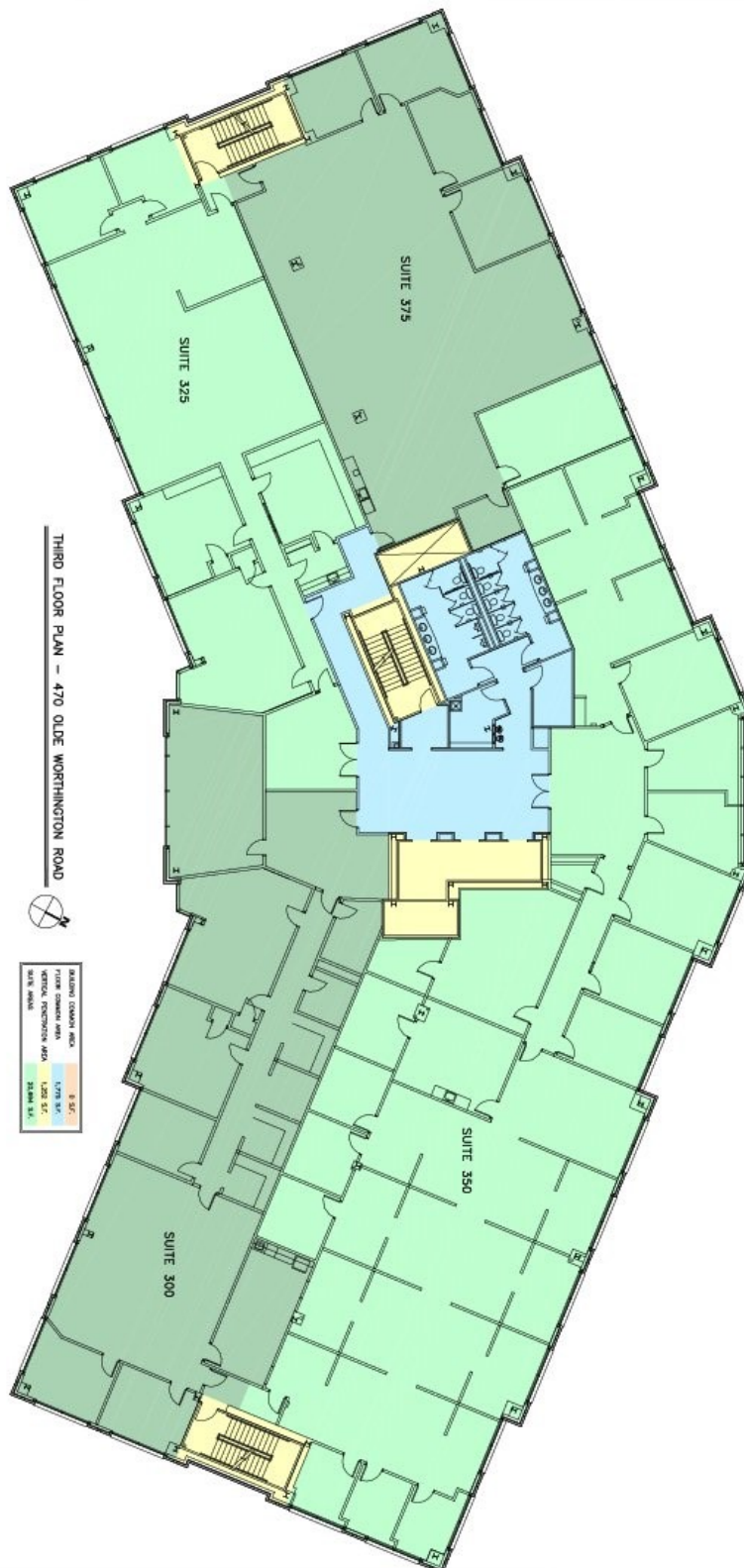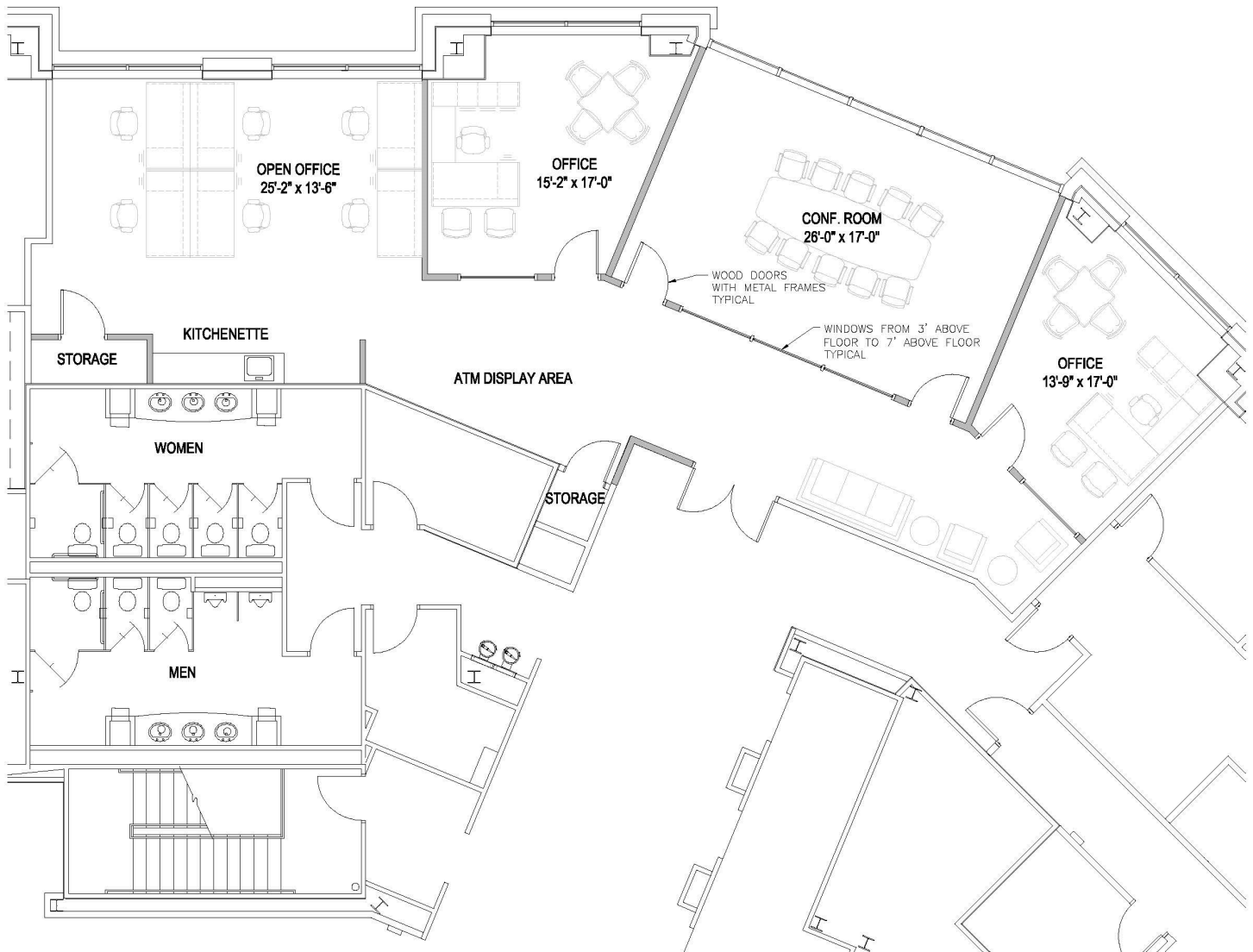jjohnson@drk-realty.com
Office: 614.540.2404

DRK
DONALD R. KENNEY AND COMPANY

614.540.2404   www.drk-realty.com   470 Olde Worthington Road | Suite 101 | Westerville, Ohio 43082

DRK
DONALD R. KENNEY
AND COMPANY

THIRD FLOOR PLAN — 470 OLDE WORTHINGTON ROAD

SUITE 375

SUITE 325

SUITE 350

SUITE 300

BUILDING COMMON AREA
FLOOR COMMON AREA
VERTICAL PENETRATION AREA
SUITE AREAS

0 S.F.
1,778 S.F.
1,252 S.F.
32,694 S.F.

OPEN OFFICE
25'-2" x 13'-6"

OFFICE
15'-2" x 17'-0"

CONF. ROOM
26'-0" x 17'-0"

WOOD DOORS
WITH METAL FRAMES
TYPICAL

WINDOWS FROM 3' ABOVE
FLOOR TO 7' ABOVE FLOOR
TYPICAL

OFFICE
13'-9" x 17'-0"

KITCHENETTE

STORAGE

WOMEN

ATM DISPLAY AREA

STORAGE

MEN

DRK
DONALD R. KENNEY
AND COMPANY

WēConnect
Fiber / Carrier Neutral Hotel / Data Center

In March 2012, **The City of Westerville** opened the 16,000-square-foot Community Data Center, which is linked to the City's fiber-optic infrastructure called

WeConnect.

WeConnect is a multi-million dollar community asset providing scalable capacity for future growth and the existing needs of businesses. The data center serves as a connectivity hub for local and regional businesses, offering world-class support for:

- Advanced fiber optic network

- Secure data center space/colocation

- Cloud services, including storage and backup

- Reliable, publicly-owned fiber and power

- Solution engineering services

The Intelligent Community Forum Names the Global Top7 Intelligent Communities of 2019

Posted by Matthew Owen | February 11th, 2019

The City of Westerville was named a 2019 Top 7 Intelligent Community by the Intelligent Community Forum (ICF), which is a global network with a think tank at its center. It connects hundreds of cities and regions on five continents for collaboration on economic development and for exchange of expertise and information that drives progress. Through this network, ICF researches how Intelligent Communities use information and communications technology to build inclusive prosperity, solve social problems and enrich their quality of life in our connected century.

TOP7
INTELLIGENT
COMMUNITIES
OF THE YEAR

DRK
DONALD R. KENNEY
AND COMPANY

Location Facts & Demographics

CITY, STATE
Westerville, OH

POPULATION
138,243

AVG. HH SIZE
2.40

MEDIAN HH INCOME
$64,576

HOME OWNERSHIP
Renters: **24,953**
Owners: **32,165**

EMPLOYMENT
- Blue Collar
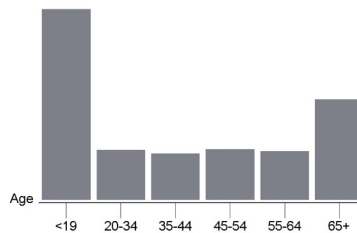- White Collar
- Services

31.94 %
19.90 %
48.16 %
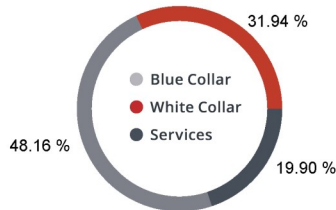
53.44 % Employed
1.39 % Unemployed

EDUCATION
High School Grad: **23.86 %**
Some College: **24.40 %**
Associates: **6.72 %**
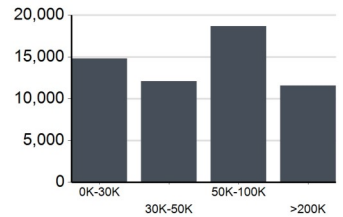Bachelors: **41.75 %**

GENDER & AGE
48.11 %   51.89 %
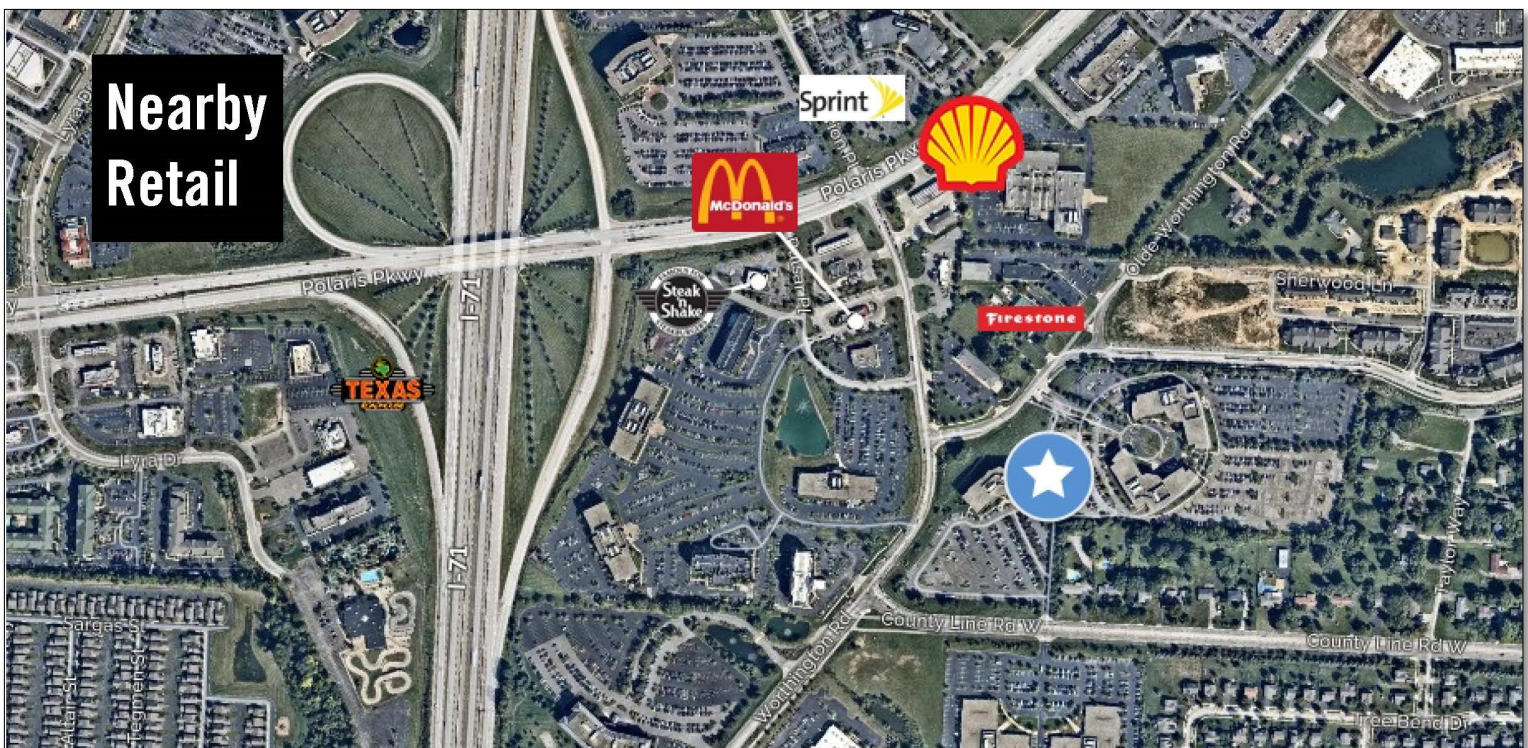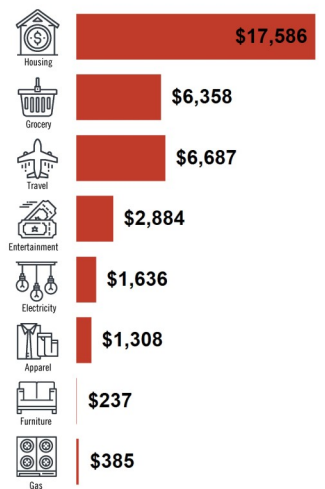
Age: <19, 20-34, 35-44, 45-54, 55-64, 65+

RACE & ETHNICITY
White: **75.07 %**
Asian: **0.52 %**
Native American: **0.00 %**
Pacific Islanders: **0.00 %**
African-American: **15.02 %**
Hispanic: **4.67 %**
Two or More Races: **4.73 %**

INCOME BY HOUSEHOLD
20,000
15,000
10,000
5,000
0
0K-30K, 30K-50K, 50K-100K, >200K

HH SPENDING
Housing: **$17,586**
Grocery: **$6,358**
Travel: **$6,687**
Entertainment: **$2,884**
Electricity: **$1,636**
Apparel: **$1,308**
Furniture: **$237**
Gas: **$385**

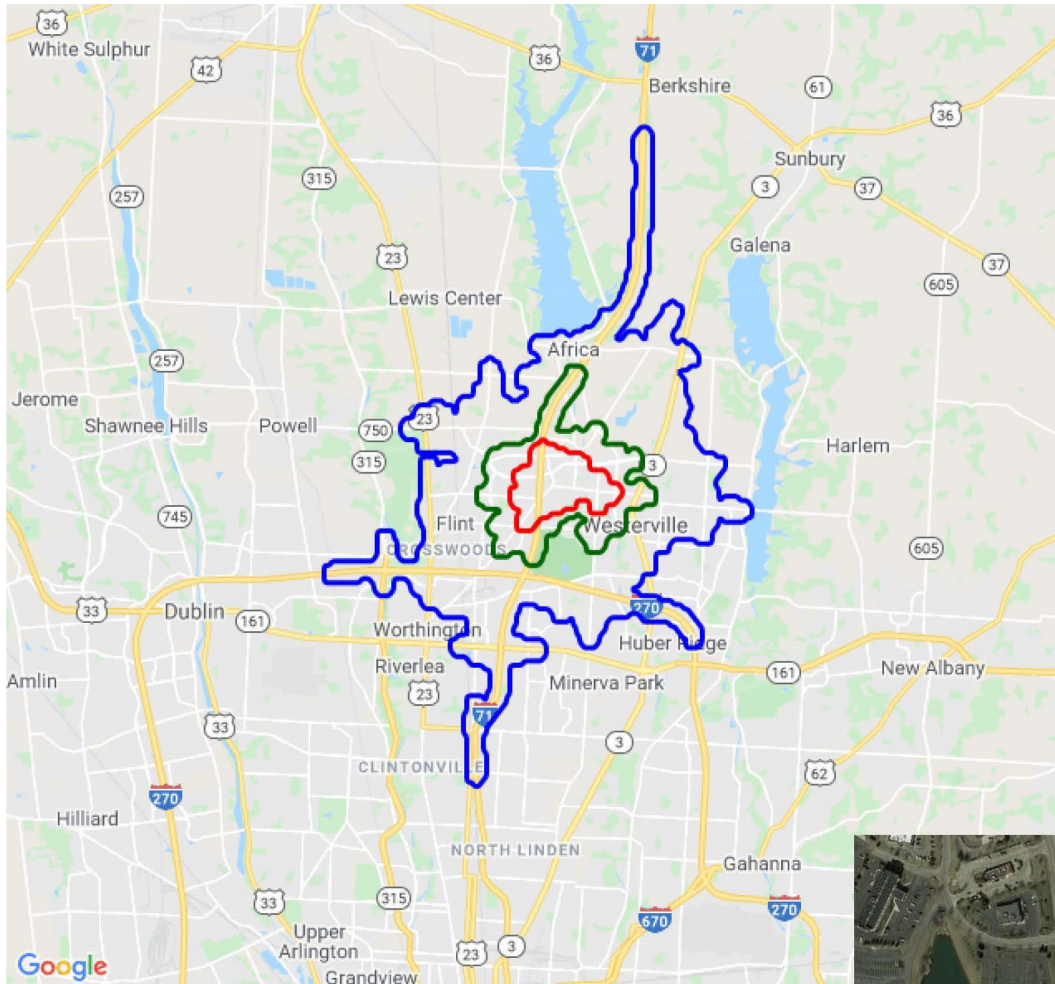**Nearby Retail**

614.540.2404   www.drk-realty.com   470 Olde Worthington Road | Suite 101 | Westerville, Ohio 43082

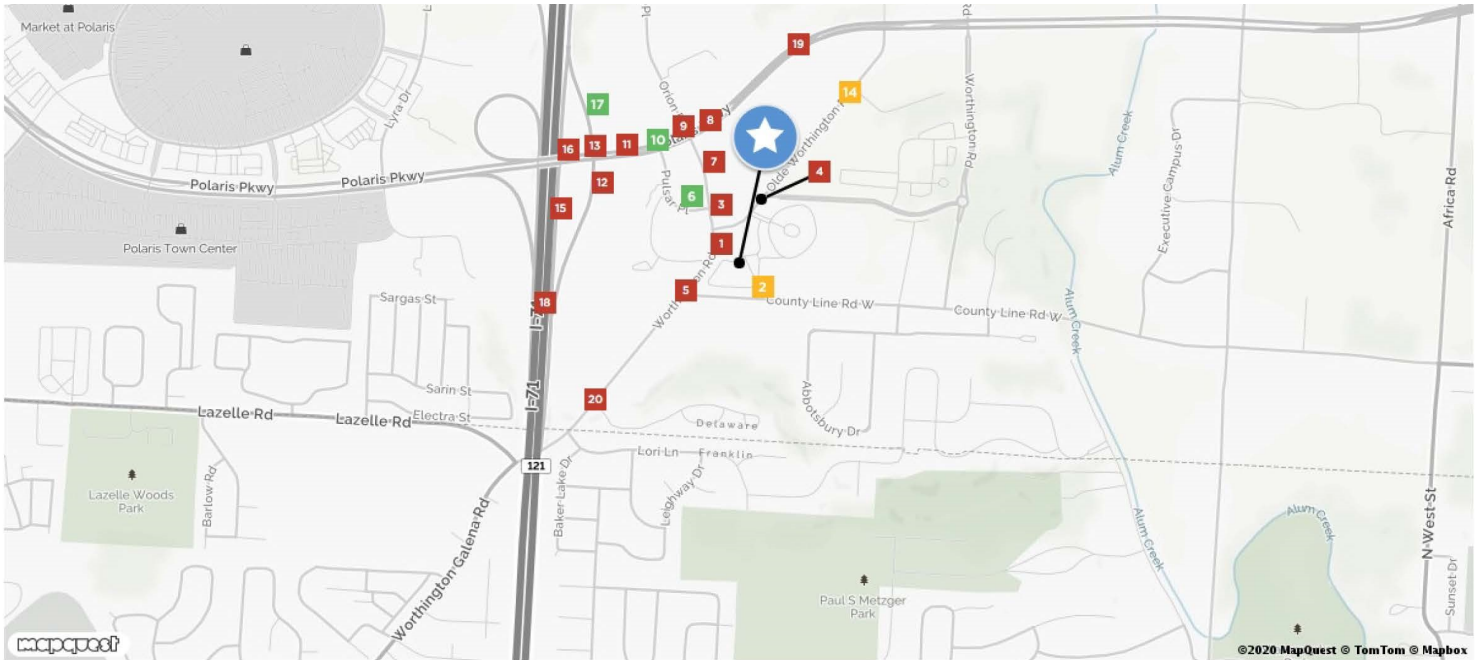# Population within a 10 minute distance

470 Olde Worthington Rd

Population

Distance	Male	Female	Total
3- Minute	3,091	3,403	6,493
5- Minute	9,811	10,609	20,420
10 Minute	58,835	61,799	120,634

Traffic Count

©2020 MapQuest © TomTom © Mapbox

Worthington Rd	1		Hanawalt Road	2		Orion Pl	3		Worthington Road	4		Worthington Road	5
County Line Rd W			Worthington Rd			Pulsar Pl			Orion Pl			County Line Rd W		
Year: 2013	16,291		Year: 2019	9,414		Year: 2018	17,588		Year: 2019	18,906		Year: 2019	10,444	
Year: 1996	2,110		Year: 2018	9,349		Year: 2013	15,874		Year: 2014	16,514		Year: 2014	9,503	
Year: 1994	7,900		Year: 2014	8,566		Year: 2009	11,065		Year: 2013	5,432		Year: 2011	15,601	

Pulsar Pl	6		Orion Place	7		Polaris Pkwy	8		Polaris Pkwy	9		Polaris Pkwy	10
Orion Pl			Pulsar Pl			Orion Pl			Orion Pl			Pulsar Pl		
Year: 2004	1,660		Year: 2019	17,711		Year: 2014	50,612		Year: 2010	52,871		Year: 2002	3,720	
			Year: 2014	16,117		Year: 2013	42,162		Year: 2009	47,300		Year: 2000	44,100	
			Year: 2010	15,738		Year: 2010	46,419					Year: 1999	4,690	

Polaris Pkwy	11		Polaris Pkwy	12		Polaris Pkwy	13		Olde Worthington Road	14		I- 71	15
State Rte 750			I- 71			State Rte 750			Polaris Pkwy			Polaris Pkwy		
Year: 2013	25,235		Year: 2019	26,594		Year: 2013	49,841		Year: 2019	5,484		Year: 1997	56,704	
Year: 2010	52,057		Year: 2015	27,496		Year: 2010	48,044		Year: 2018	5,403				
Year: 2001	40,750		Year: 2013	36,594		Year: 2001	46,110		Year: 2014	4,791				

Polaris Pkwy	16			17		I- 71	18		Polaris Parkway	19		Worthington Rd	20
I- 71			Polaris Pkwy			Polaris Pkwy			Olde Worthington Rd			Arcadia Blvd		
Year: 2004	49,750		Year: 2019	2,059		Year: 2004	121,410		Year: 2019	53,162		Year: 2015	19,640	
Year: 2004	3,300		Year: 2015	1,541		Year: 2004	121,410		Year: 2010	43,931		Year: 2009	17,709	
			Year: 2010	1,439		Year: 1999	99,800		Year: 2000	34,400		Year: 2005	18,400	