

For Sale or Lease



\$2,700,000 or \$11-\$13 /SF NNN

8692-8792 Olde Worthington Rd, Westerville, OH 43082

Office and Warehouse Space Available For Sale or Lease in Westerville, Ohio

- 3 Buildings Total: +/- 22,800 SF
- 8724 Olde Worthington Rd (For Lease): +/- 9,800 SF at \$13.00/SF NNN (\$5.00/SF) - Space is Divisible
- - Includes multiple private offices, conference rooms, kitchenettes with Class A finishes
- 8692 Olde Worthington Rd (For Lease): +/- 7,000 SF Office at \$11.00/SF NNN (\$4.00/SF) - Space is Divisible
- 8692 Olde Worthington (Leased): +/- 6,000 SF Warehouse
- Excellent location close to major highway I-71
- Built between 1998-2000
- Located in close proximity of Polaris Parkway, Polaris Trade Area, and high-traffic Polaris Fashion Place



Click Here to View Property Video

Randy Best CCIM, SIOR

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Questions? Contact Us:

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Interior Photos



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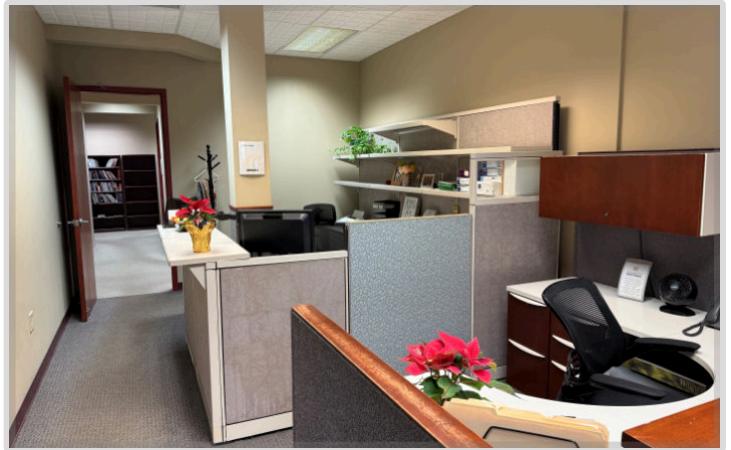
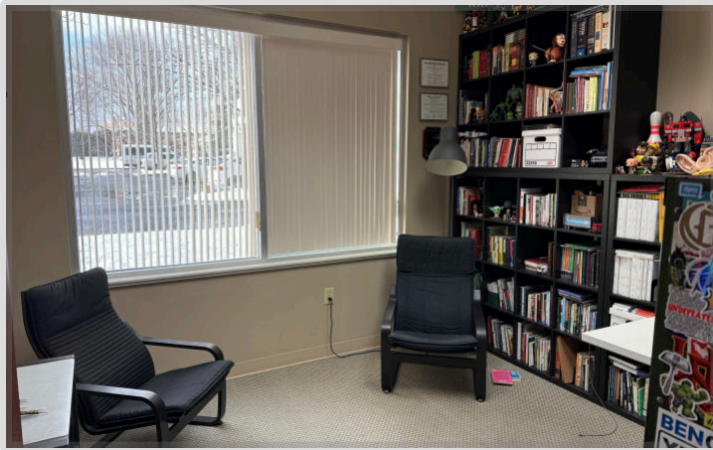
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Additional Property Information

Legal Information

Legal Property Description	3-Buildings (Two-Office, One-Warehouse)
Price	\$2,700,000 or \$11-\$13/SF of Divisible Lease Space
Parcel Number	318-443-02-004-001 & 318-443-02-004-000
Occupancy	26%

Land Information

Land Acreage	± 2.04 Acres
Parking Available	Yes
Current Use	Office
Current Zoning	Office
Jurisdiction and School District	Westerville

Structural Information

Building Square Footage	±22,800 Square Feet Total
Buildings	3
Floors Above Ground	1
Year Built	1998 - 2000
Drive-In Doors	3

Additional Information

Lot Specifics	Prime Frontage on High Traffic
Parcel Benefits	Easy Access to I-71 and Polaris Parkway
Fees and Associations	None
Water/Sewer System	Public
Real Estate Taxes (2025)	\$72,285

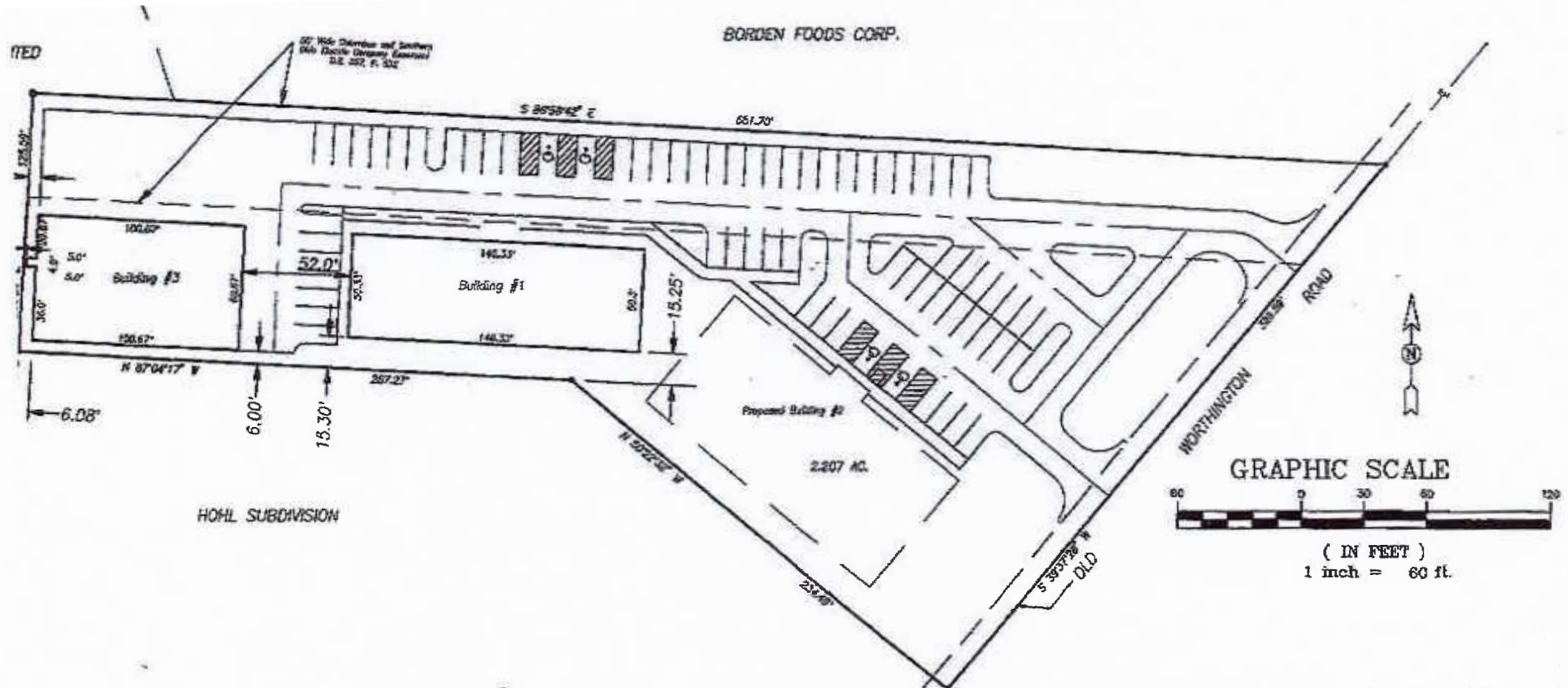
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Site Survey



ORDER NO. 2976-98
 SCALE: 1"=60'
 SEPTEMBER 17, 1998
 REVISED OCTOBER 1, 1998

We hereby state that the above map was prepared from information obtained from an actual field survey of the premises conducted by Bauer, Davidson & Merchant, Inc. in September of 1998.

BAUER, DAVIDSON & MERCHANT, INC.
 Consulting Engineers

By *Robert B. Stover*
 Robert B. Stover
 Professional Surveyor No. 7244



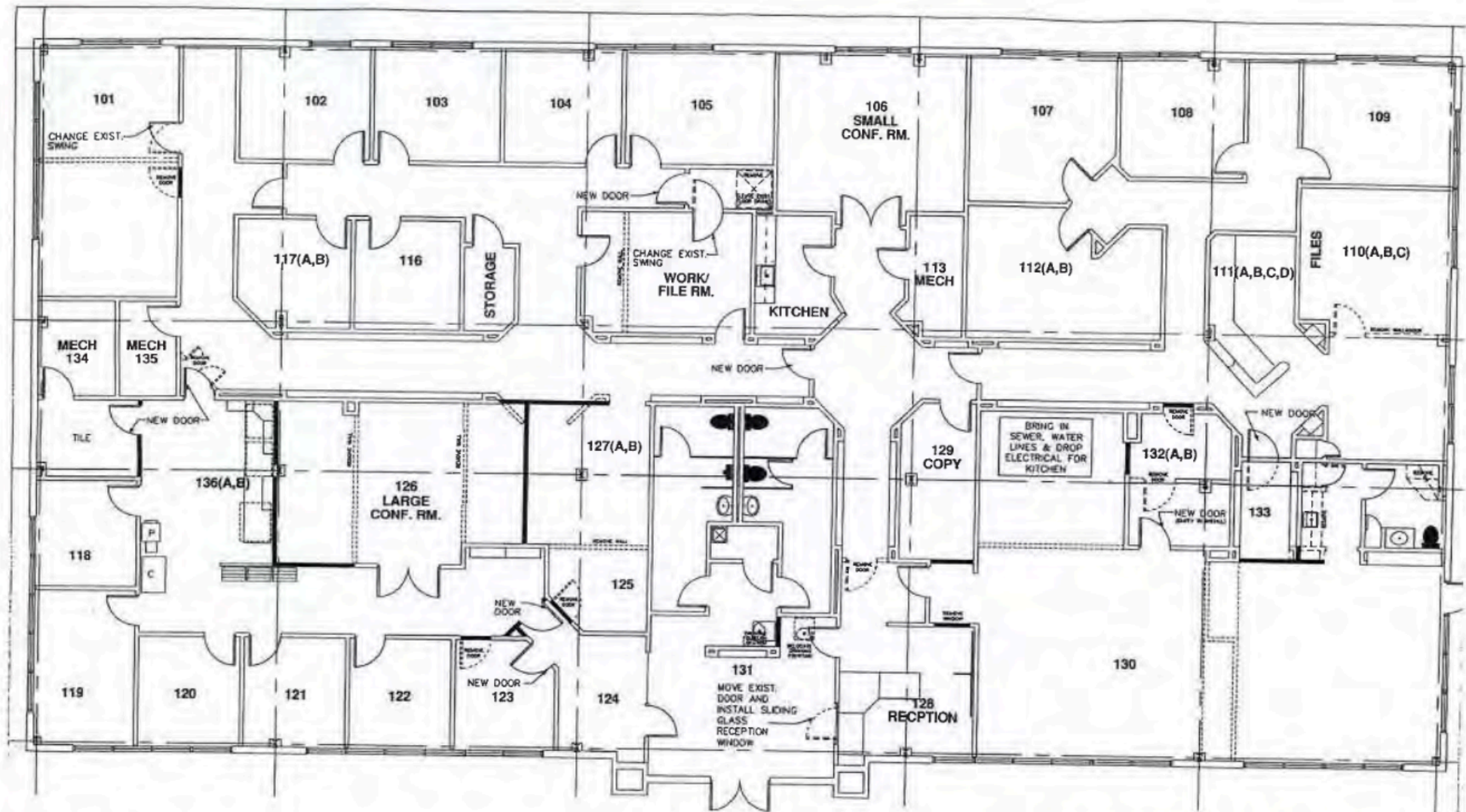
FOUNDATION LOCATION FOR BUILDINGS #1 AND #3 OF OLDE WORTHINGTON ROAD OFFICE PARK LOCATED ON THE NORTHWESTERLY SIDE OF OLD WORTHINGTON ROAD AND NORTHEAST OF ORION PLACE IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

BAUER, DAVIDSON & MERCHANT, INC.
 Consulting Engineers

256 Green Meadows Drive S.
 P.O. Box 370
 Powell, Ohio 43066
 (614) 848-3353

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Floor Plan for 8792

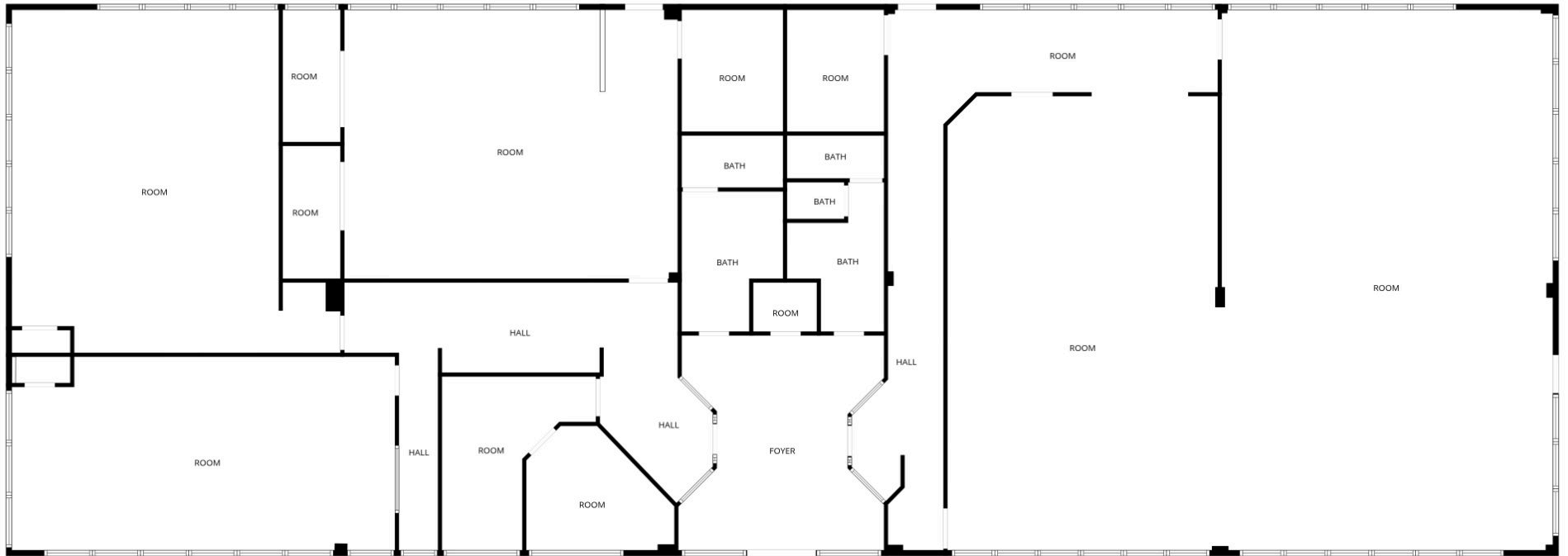


10-12-
~~8-28~~-2005

CADD GENERATED FROM EXISTING TENANT SUITE 'B' RENOVATION DRAWING DATED DECEMBER 4, 2000, WITH MINIMAL FIELD VERIFICATION. LUPITON RAUSCH ARCHITECTS TAKES NO RESPONSIBILITY FOR OVERALL MEASUREMENTS. IT IS OWNERS RESPONSIBILITY TO VERIFY DIMENSIONS PRIOR TO FURNITURE PLACEMENT.

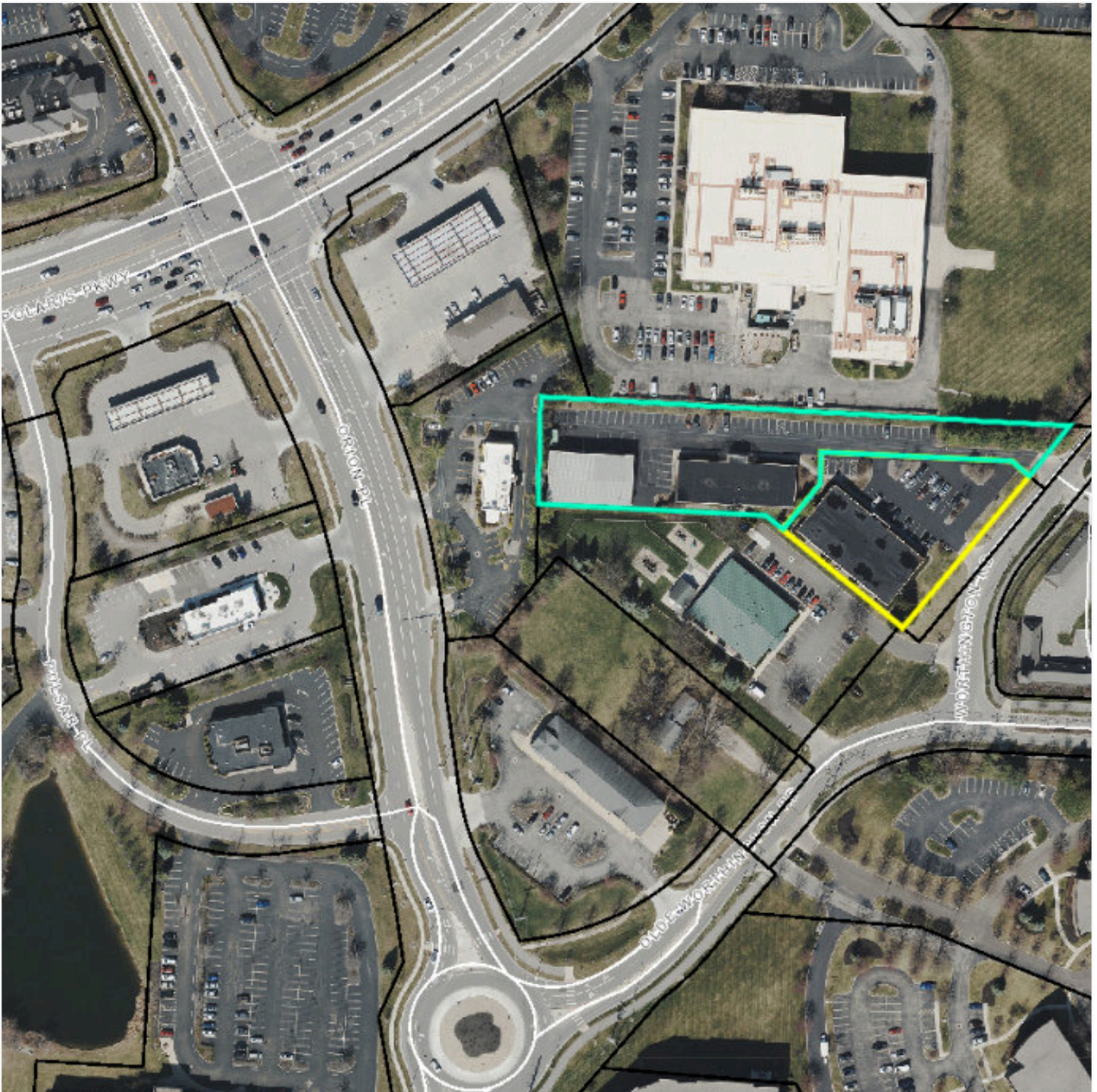
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Floor Plan for 8692



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Parcel View



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Nearby Amenities



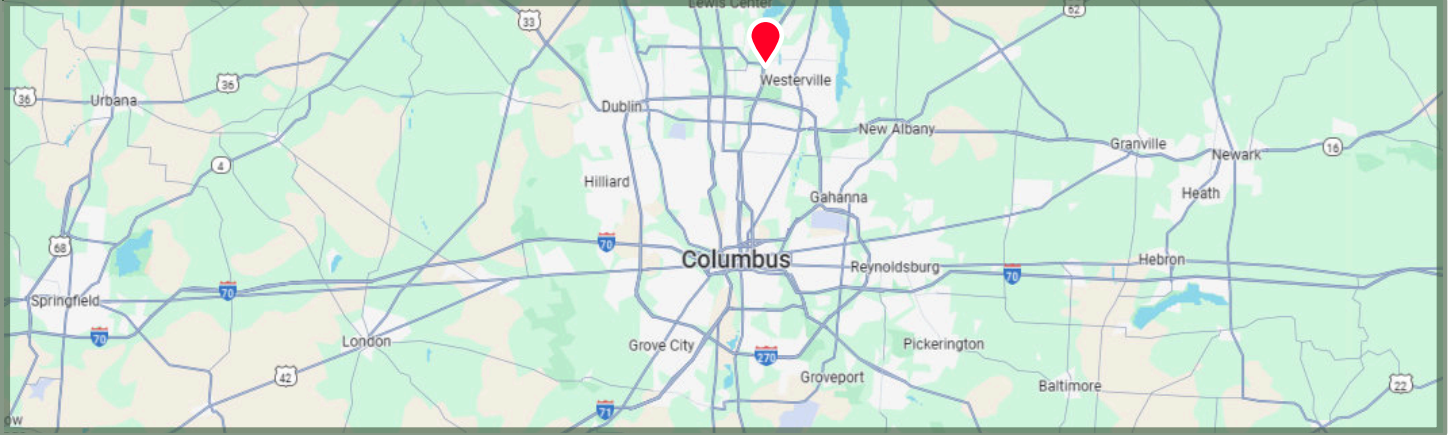
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Traffic Counts and Regional Demographics



Local Traffic

Polaris Pkwy - Orion Pl	±49,241 VPD
Orion Pl - Pulsar Pl	±16,429 VPD
Olde Worthington Rd - Orion Pl	±12,871 VPD



Local Demographics

	Within 1 Mile	Within 3 Miles	Within 5 Miles
Population	3,195	49,053	138,964
Households	5,478	33,240	71,662
Avg Household Income	\$98,629	\$85,557	\$84,809

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THE CITY OF COLUMBUS

Major Regional Employers



Area Overview

Located in the heart of Central Ohio, the Columbus Region benefits from a strategic position as a global hub for advanced manufacturing, logistics, and technology. The area is anchored by massive developments including the Intel "Ohio One" semiconductor campus in New Albany, a \$28 billion investment expected to create 3,000 high-paying jobs, and Anduril Industries' "Arsenal-1", a \$1 billion defense manufacturing facility near Rickenbacker International Airport. The region also features the New Albany International Personal Care and Beauty Campus, a unique 400-acre vertically integrated supply chain cluster housing industry leaders like Bath & Body Works and KDC/One.

Columbus has solidified its status as a premier destination for the digital economy, currently on track to become the second-largest data center hub in the Great Lakes region. Major hyperscale investments include Google's \$7.2 billion data center expansion across New Albany, Lancaster, and Columbus, alongside Amazon Web Services (AWS), which has committed over \$10 billion to Ohio infrastructure. These facilities serve as the backbone for AI and cloud computing, driving significant revenue for the region as well as supporting thousands of construction and technical roles.

The healthcare sector is seeing unprecedented growth to meet the needs of a rapidly expanding population. The Ohio State University Medical Center is slated to open its new \$1.9 billion, 820-room inpatient hospital tower in early 2026. Simultaneously, OhioHealth is investing over \$1 billion in regional expansions, including a new 270,000-square-foot tower at Grant Medical Center and a dedicated Women's Health Center at Riverside Methodist Hospital. In the private sector, digital health leader Hims & Hers recently announced a \$200 million fulfillment and pharmacy lab in New Albany, which is expected to create 400 new jobs starting in 2026.

Photo: Downtown Columbus



Demographics

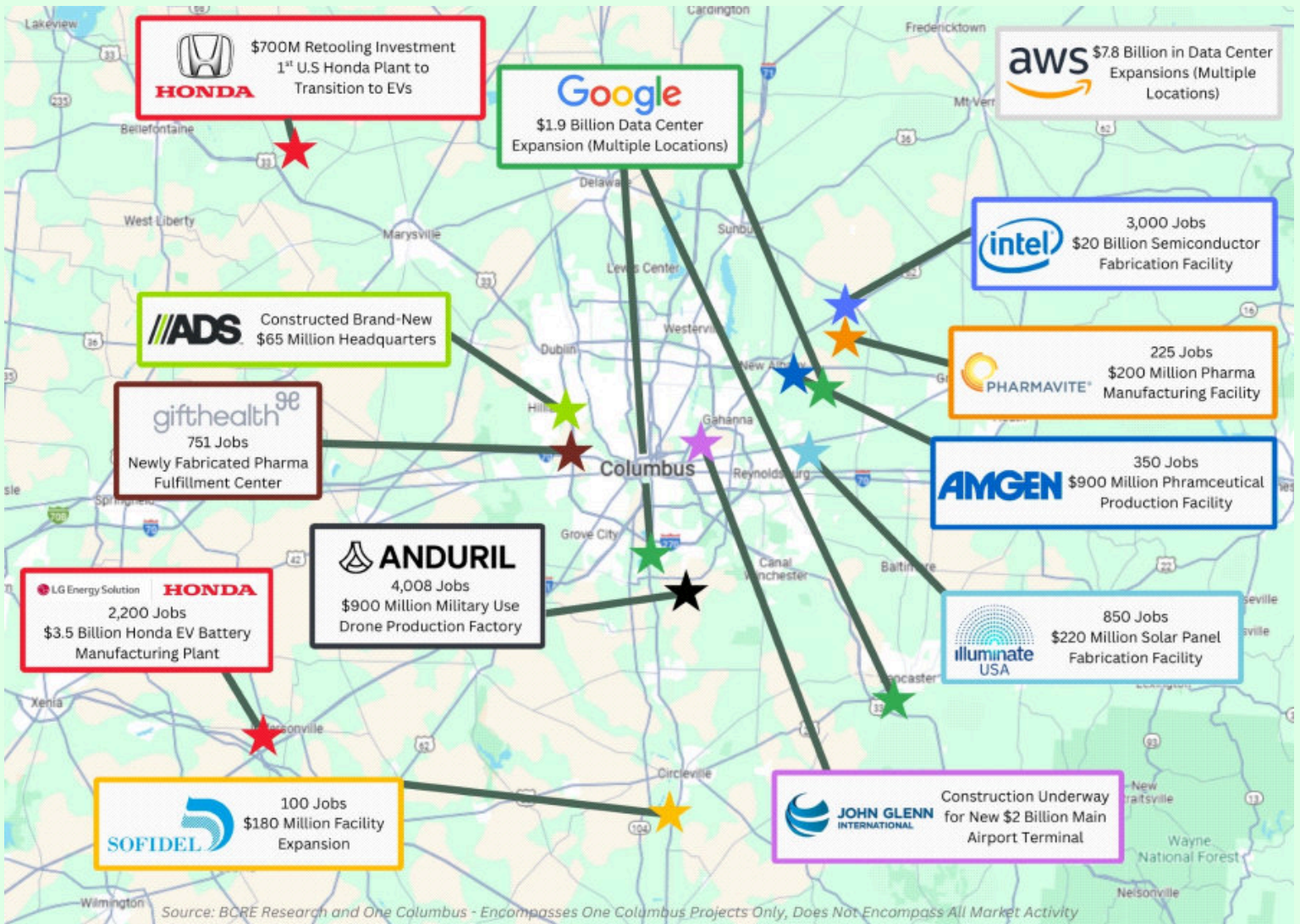
 Area Population	 Area Households	 Average Income
2,230,960	826,729	\$67,000

Major Nearby Interstates



Sources used: Wikipedia,

NOTABLE PROJECTS COMING TO COLUMBUS (2026)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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And Confidentiality Agreement
- Continued -**

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