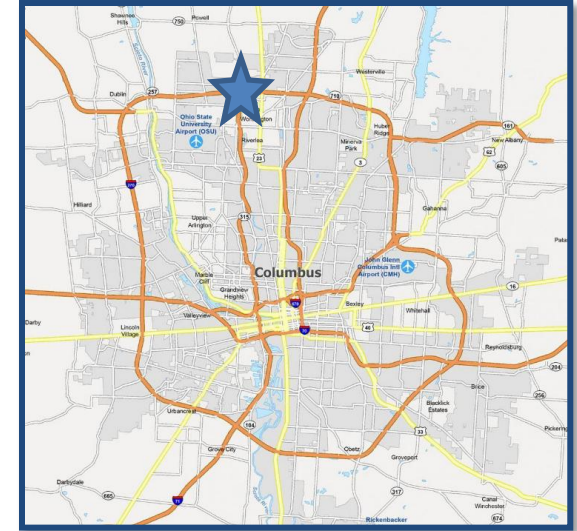


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100 W. Old Wilson Bridge Road
Worthington, Ohio 43085



AVAILABLE SPACE:

| SUITE NUMBER | SQUARE FOOTAGE | AVAILABLE DATE | BASE RENTAL RATE |
|-----------------------------|----------------|------------------|------------------|
| 106 (1 st Floor) | 4,126 SF | Vacant | \$10.00 NNN/PSF |
| 108 (1 st Floor) | 1,882 SF | 4.1.2025 | \$10.00 NNN/PSF |
| 115 (1 st Floor) | 5,997 SF | Vacant | \$10.00 NNN/PSF |
| 201 (2 nd Floor) | 2,148 SF | Vacant | \$10.00 NNN/PSF |
| 202 (2 nd Floor) | 5,388 SF | 30 Days/Sublease | \$12.50 NNN/PSF |
| 207 (2 nd Floor) | 2,785 SF | Vacant | \$10.00 NNN/PSF |

Utilities and In-Suite Janitorial Included



CAM RATE:
\$10.16 PSF (Estimated for 2025)



PARKING RATIO:
Ample Surface Parking



470 Olde Worthington Road, Suite 101
Westerville, OH 43082

P: 614-540-2404 | F: 614-540-2426

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AMIE LENHART

Sales and Leasing Agent, Realtor
alenhart@drk-realty.com

Cell: 614-893-3513

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Worthington, Ohio 43085

Property Details: Corporate Hill II is a perfectly positioned multi-tenant office building offering move-in ready suites at the heart of an affluent community of Worthington. The three-story, 98,145-square-foot building starts at a neatly decorated lobby with an attractive atrium. Take the two elevators up into fully built-out suites, which can be further customized to meet individual tenant needs and accommodate large and small users. Businesses can utilize an additional conference center, and employees can enjoy lunch in an outdoor picnic area that's steps to an assortment of casual dining options, such as Panera Bread, First Watch, and Piada Italian Street Food at the neighboring Shops at Worthington Square Mall. We have newly installed charging stations for your vehicles. Businesses can take advantage of this positioning while also capitalizing on the direct access to I-270, which leads to Downtown Columbus in a 16-minute drive and Ohio State University in under 11 minutes. Corporate Hill at 100 W Old Wilson Bridge Road is an ideal location for businesses in need of move-in ready space in a thriving community.



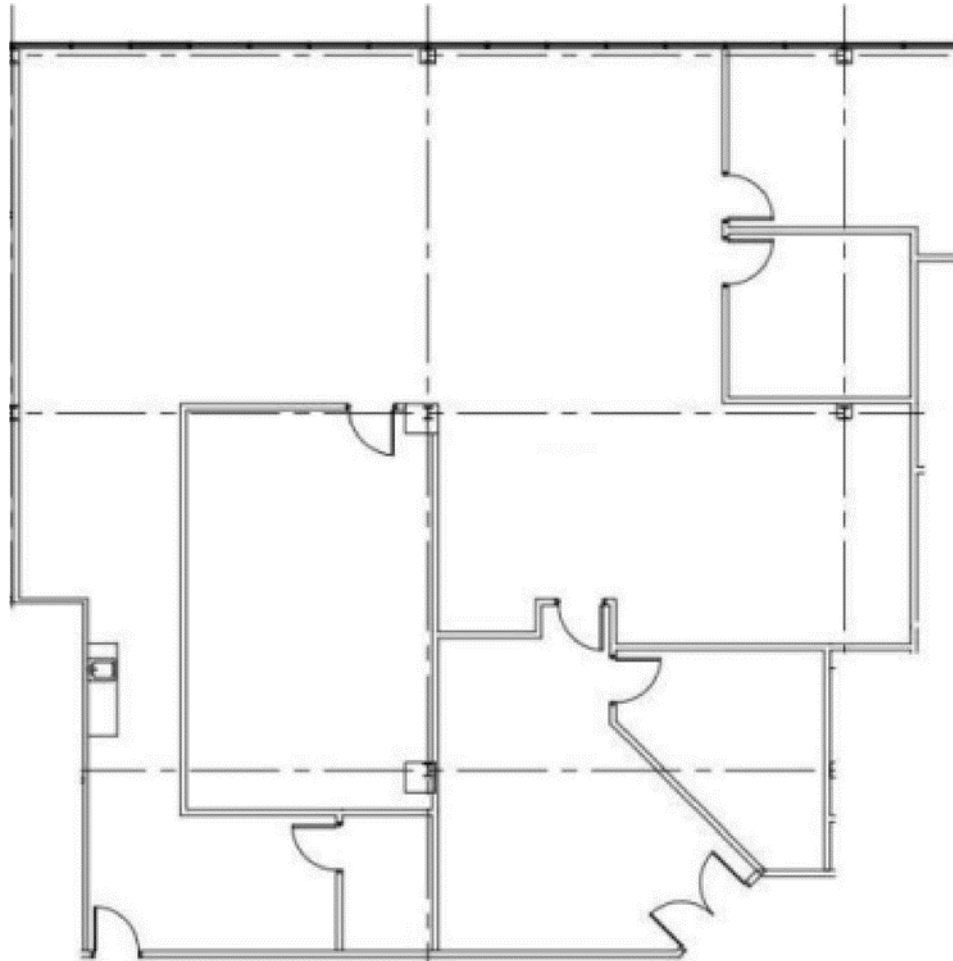
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FLOOR PLAN | Suite 106

□ 4,126 SF

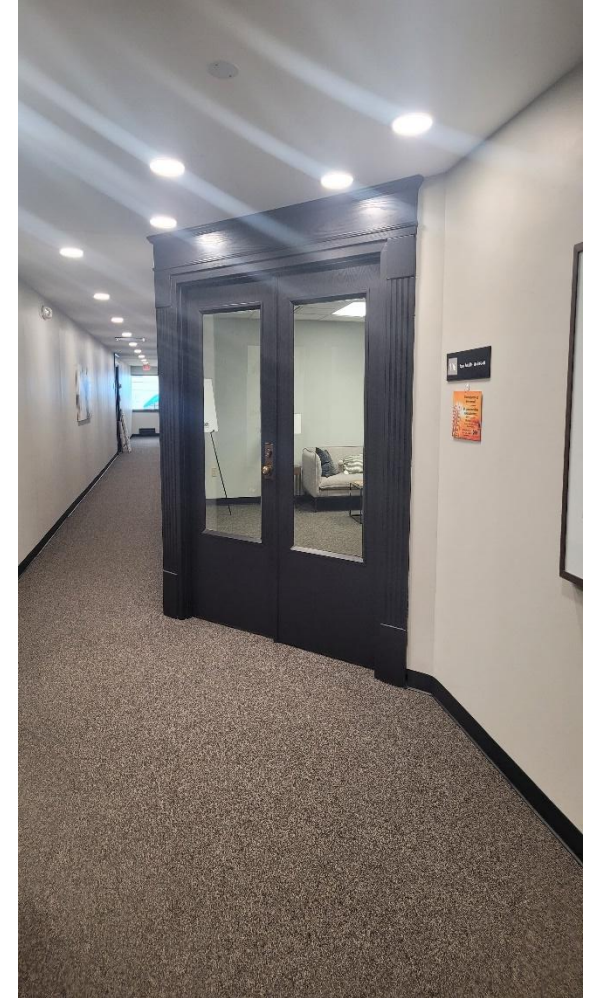


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INTERIOR PHOTOS | Suite 106



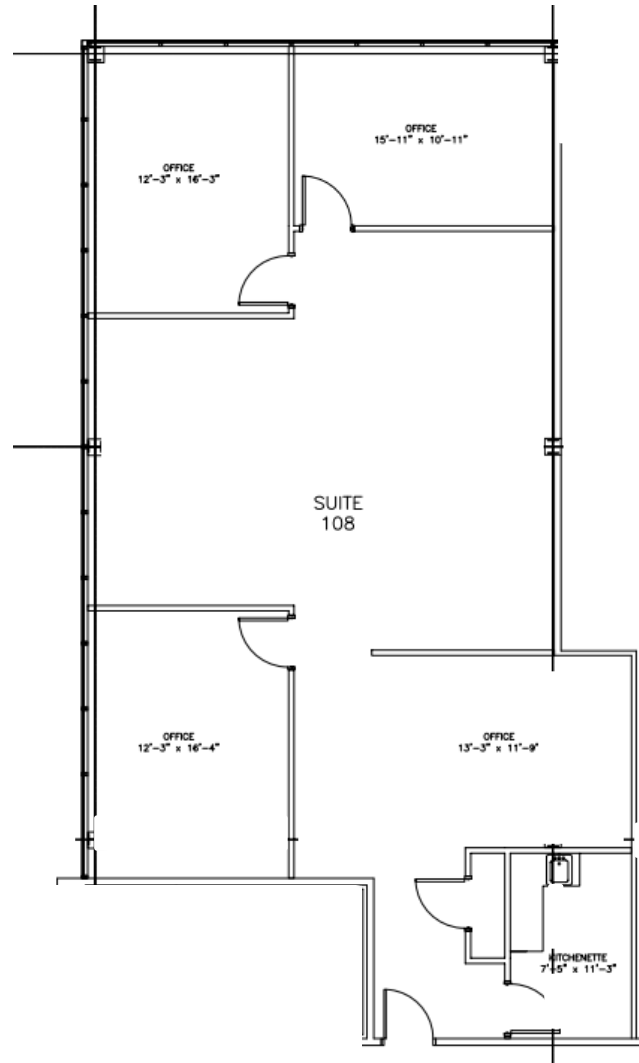
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FLOOR PLAN | Suite 108

□ 1,882 SF



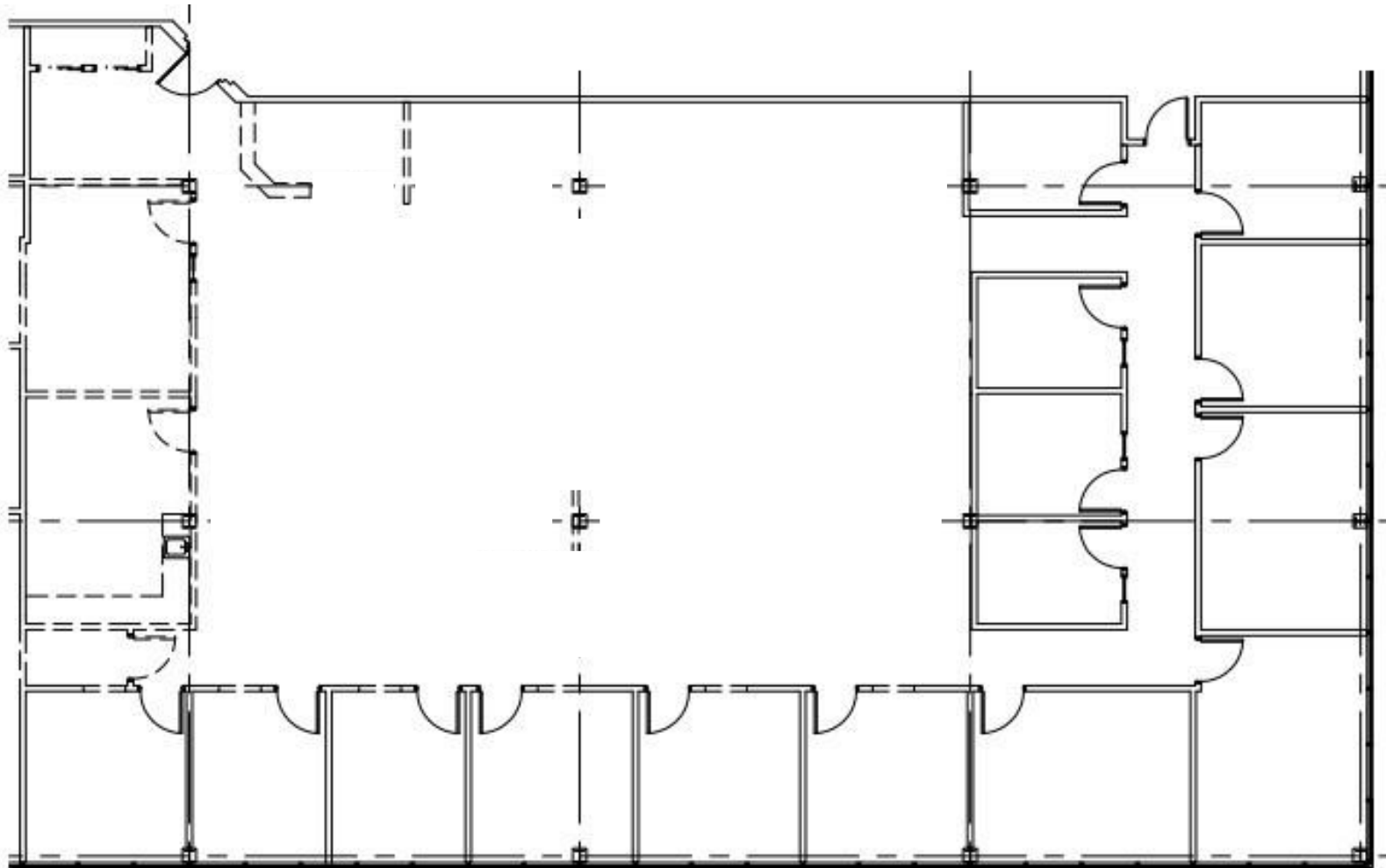
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100 W. Old Wilson Bridge Road
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FLOOR PLAN | Suite 115

□ 5,997 SF



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INTERIOR PHOTOS | Suite 115



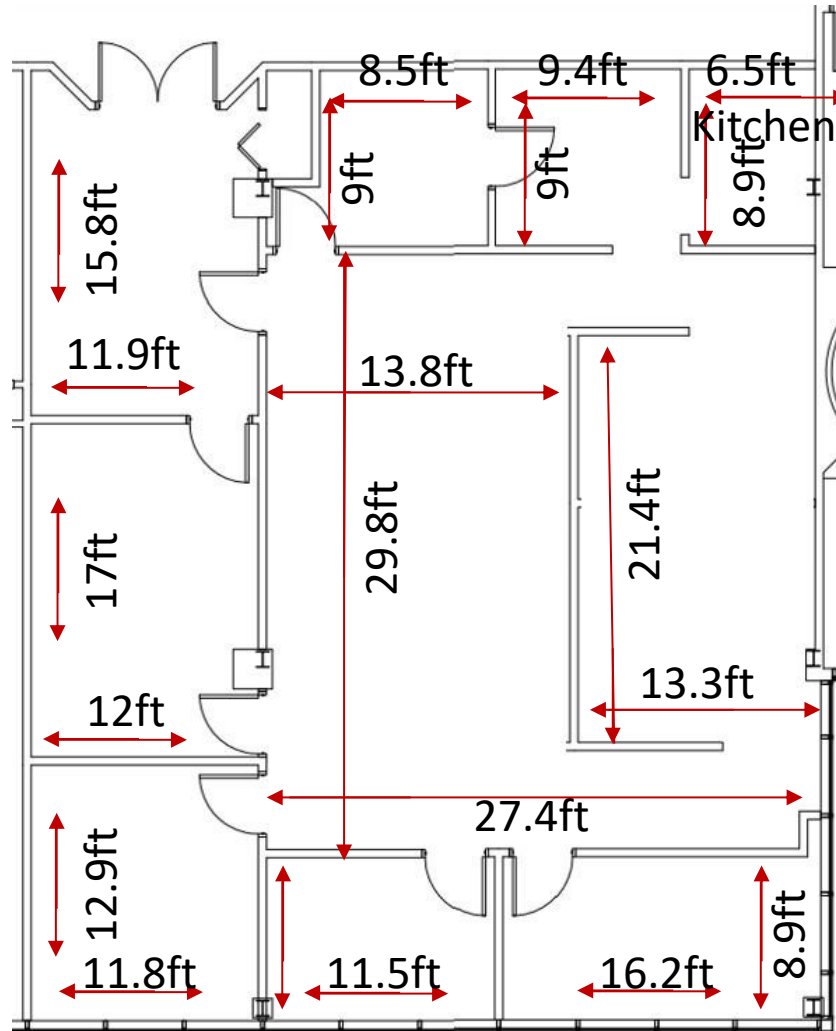
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FLOOR PLAN | Suite 201

□ 2,148 SF

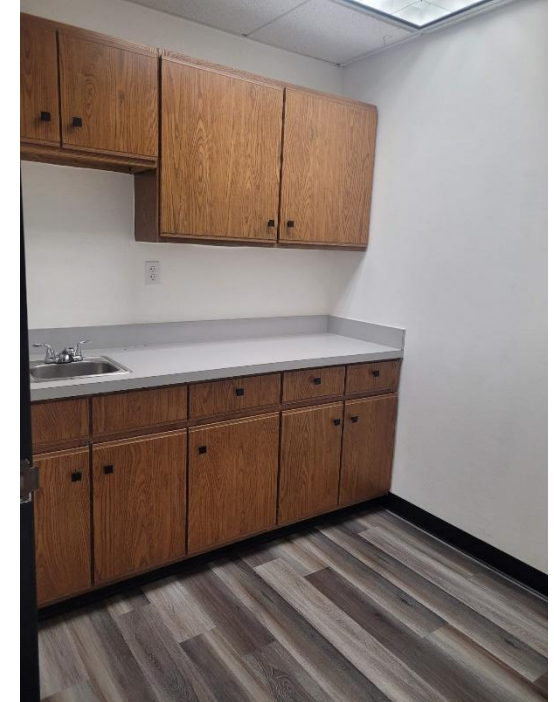


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INTERIOR PHOTOS | Suite 201



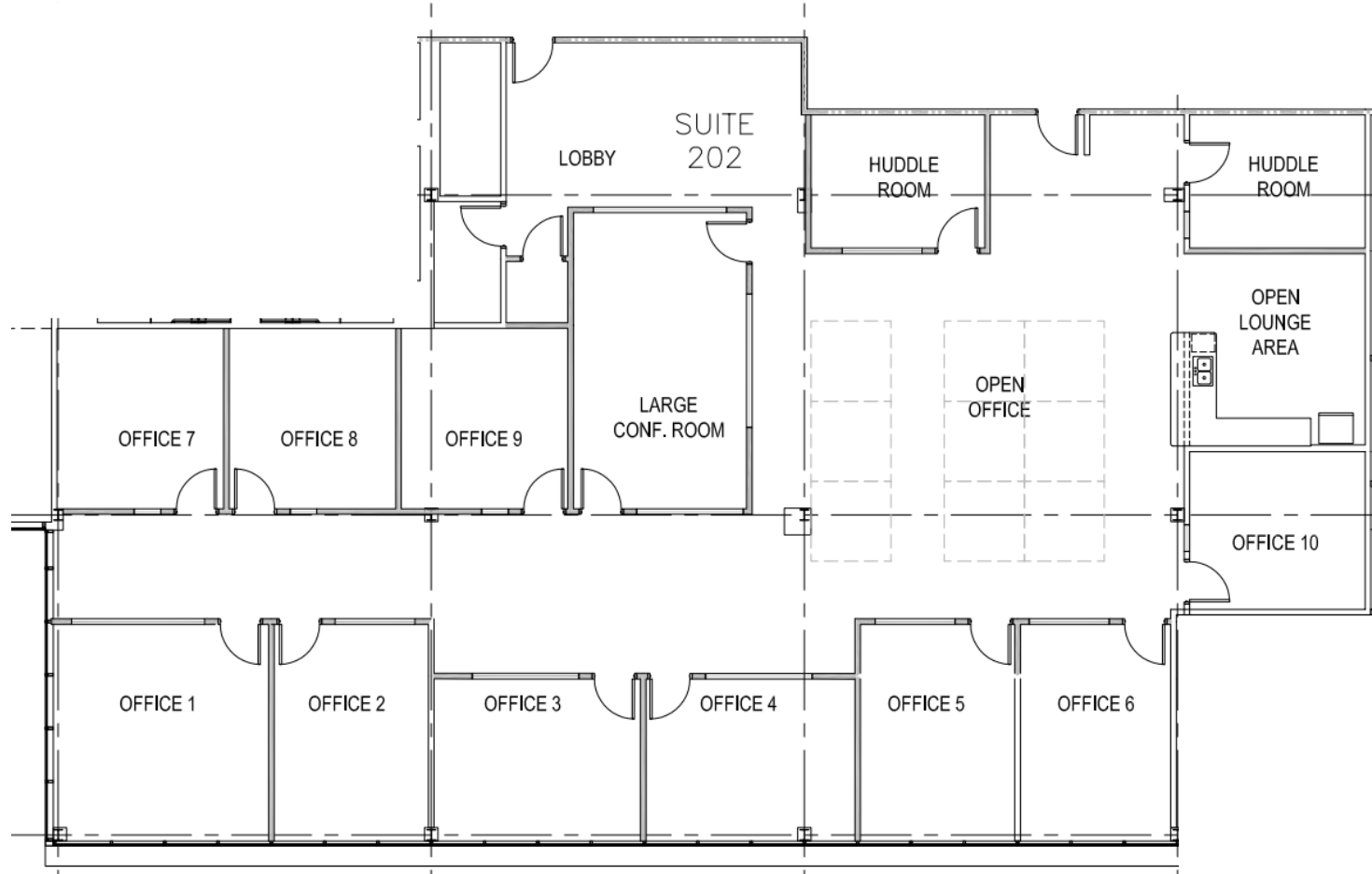
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FLOOR PLAN | Suite 202

□ 5,388 SF

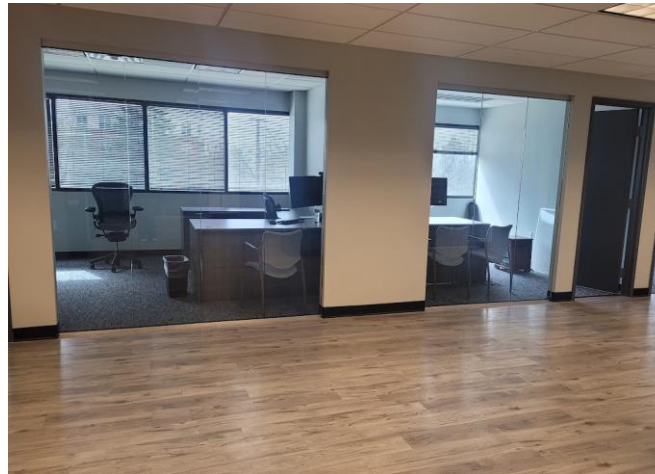


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INTERIOR PHOTOS | Suite 202



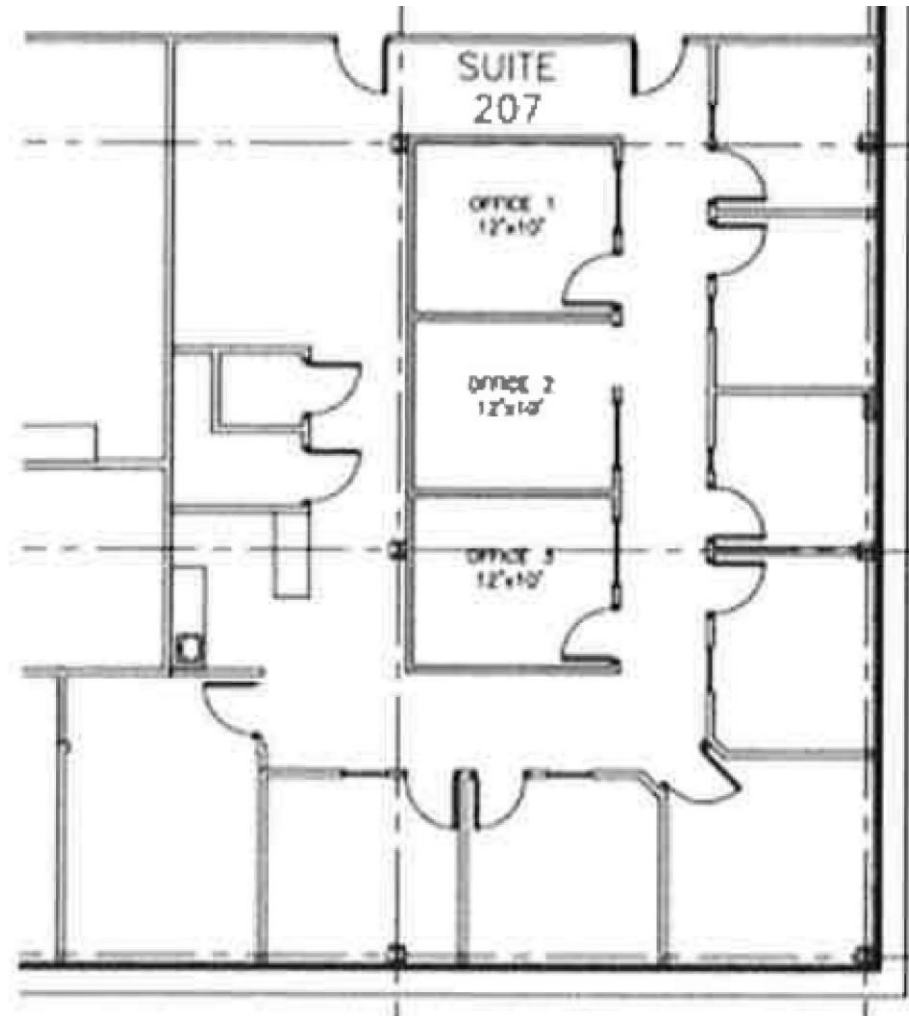
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FLOOR PLAN | Suite 207

□ 2,785 SF

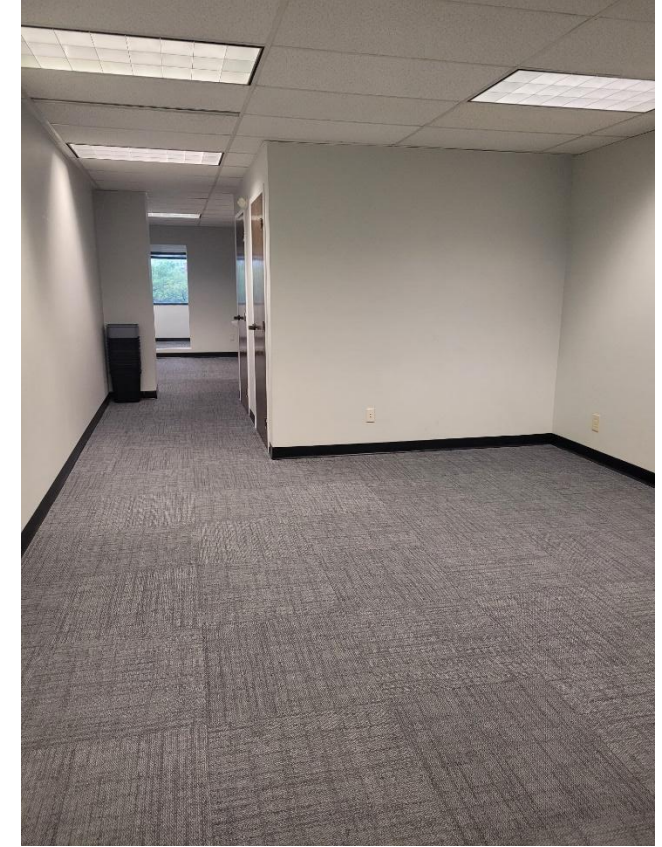


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INTERIOR PHOTOS | Suite 207



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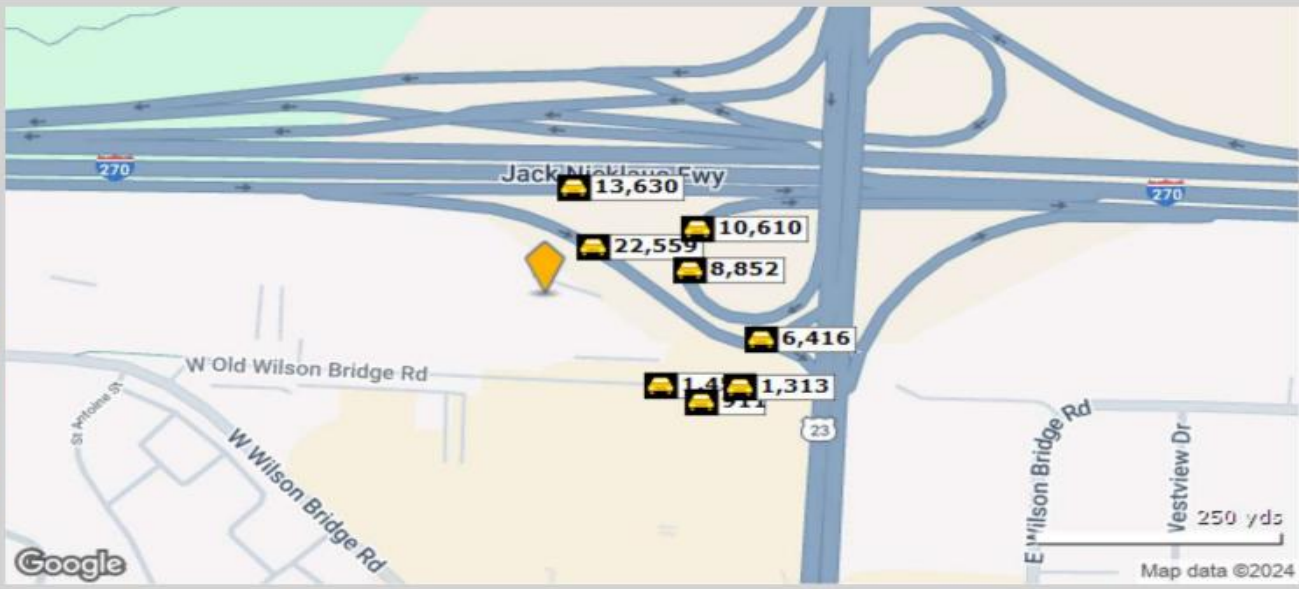
100 W. Old Wilson Bridge Road
Worthington, Ohio 43085

Traffic Report

Corporate Hill 2
 100 W Old Wilson Bridge Rd, Worthington, OH 43085

Building Type: **Class B Office**
 Class: **B**
 RBA: **85,550 SF**
 Typical Floor: **32,715 SF**
 Total Available: **15,056 SF**
 % Leased: **85.66%**
 Rent/SF/Yr: **\$10.00**





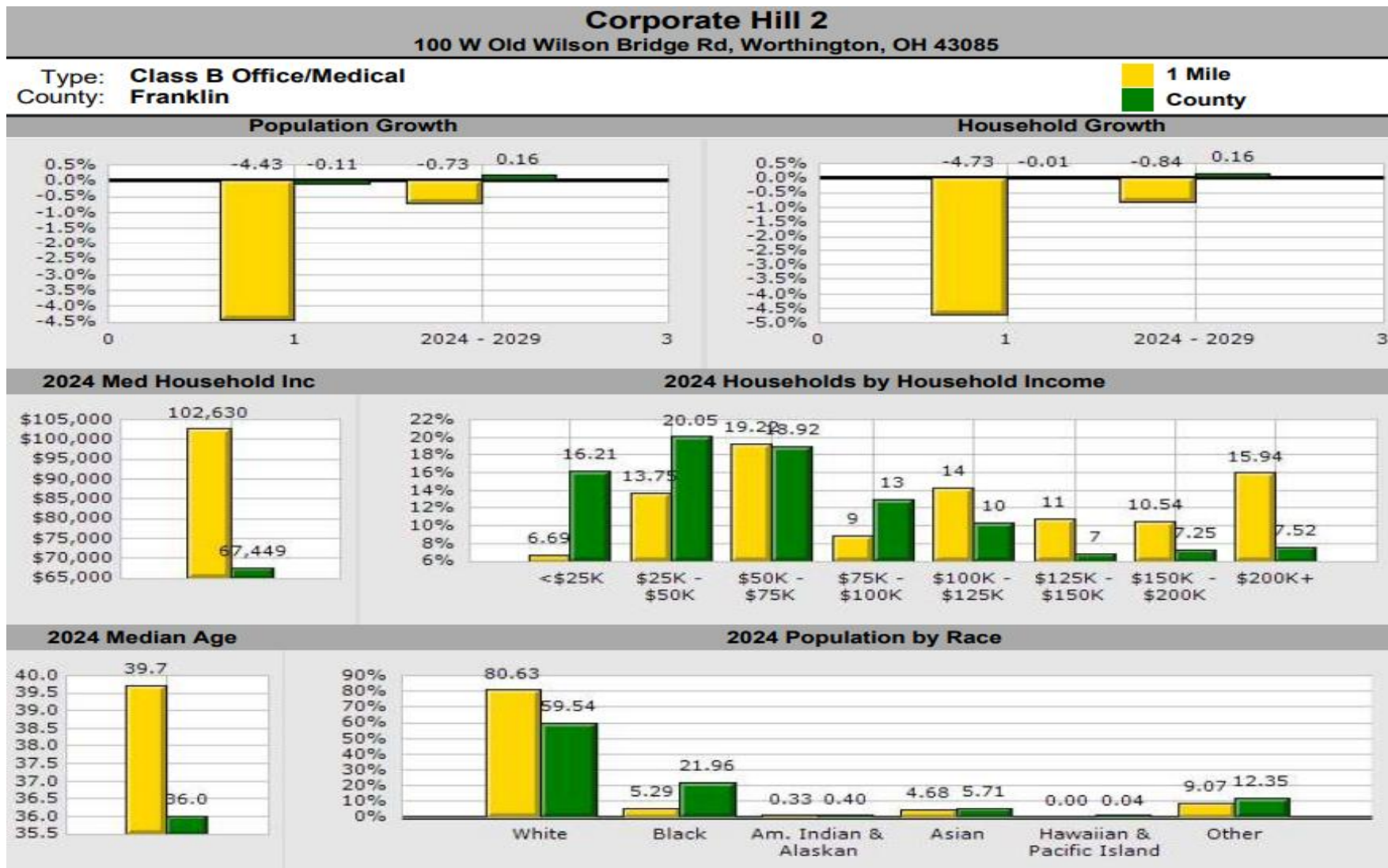
| | Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|----|-------------------------------|--------------------|----------------|------------|------------------|-------------|-------------------------|
| 1 | N High St | I- 270 | 0.15 E | 2022 | 24,112 | MPSI | .05 |
| 2 | RAMP FROM IR270 EB TO US23 | I- 270 | 0.15 E | 2020 | 22,559 | AADT | .05 |
| 3 | SR 315 TO IR 270 EB | N High St | 0.16 E | 2020 | 13,630 | AADT | .08 |
| 4 | RAMP FROM US23 SB TO IR270 EB | I- 270 | 0.11 NE | 2022 | 8,852 | MPSI | .09 |
| 5 | W Old Wilson Bridge Rd | W Wilson Bridge Rd | 0.29 W | 2022 | 1,454 | MPSI | .09 |
| 6 | N High St | I- 270 | 0.11 NE | 2020 | 10,610 | MPSI | .10 |
| 7 | W Old Wilson Bridge Rd | W Wilson Bridge Rd | 0.31 W | 2022 | 911 | MPSI | .12 |
| 8 | Old Wilson Bridge Road | W Wilson Bridge Rd | 0.34 W | 2022 | 2,435 | MPSI | .13 |
| 9 | W Old Wilson Bridge Rd | W Wilson Bridge Rd | 0.35 W | 2022 | 6,416 | MPSI | .13 |
| 10 | W Old Wilson Bridge Rd | W Wilson Bridge Rd | 0.34 W | 2020 | 1,313 | MPSI | .13 |

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Demographics Report



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