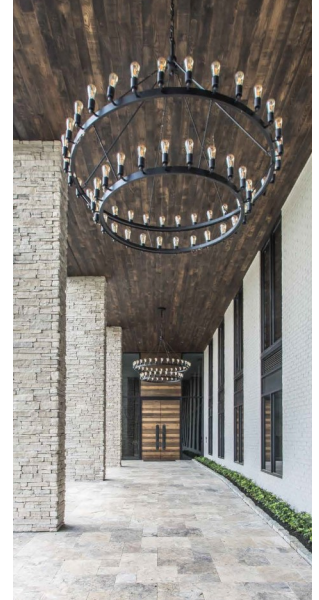


OFFICE SUITE FOR LEASE



-  **AVAILABLE SPACE**
3,589 +/- SF
-  **LEASE RATE**
\$25.00 MG/PSF
-  **CAM**
Included
-  **PARKING**
Ample surface lot parking included on a non reserved basis

HIGHLIGHTS

- ◆ Tenant is responsible for Gas and Electric
- ◆ Located just off 315 near the corner of Bethel Road and Olentangy River Road, there are abundant restaurant choices in the immediate area. It is also in close proximity to both Riverside and OSU Hospitals.
- ◆ Building has luxury modern meets rustic design.
- ◆ Available suite comes with office furniture as pictures on page.
- ◆ Extensive manicured landscapes
- ◆ Completely renovated in 2016



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

Location Facts & Demographics

CITY, STATE

Columbus, OH

POPULATION

123,029

AVG. HH SIZE

2.15

MEDIAN HH INCOME

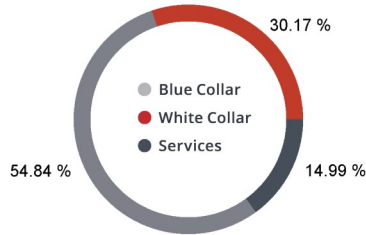
\$64,903

HOME OWNERSHIP

Renters: **25,460**

Owners: **30,531**

EMPLOYMENT



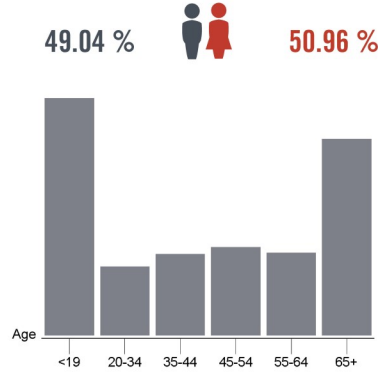
53.97 %
Employed

1.32 %
Unemployed

EDUCATION

High School Grad: **13.31 %**
Some College: **18.86 %**
Associates: **5.36 %**
Bachelors: **65.75 %**

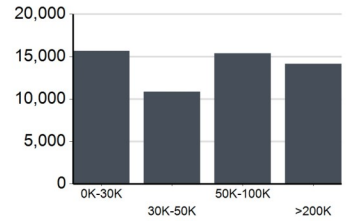
GENDER & AGE



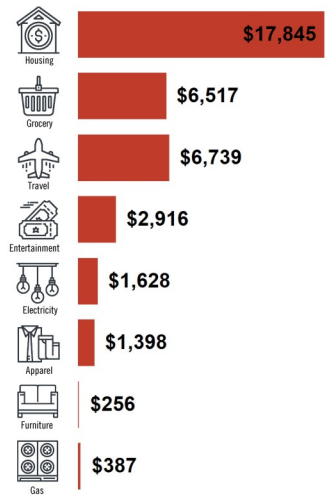
RACE & ETHNICITY

White: **80.11 %**
Asian: **7.69 %**
Native American: **0.00 %**
Pacific Islanders: **0.00 %**
African-American: **4.65 %**
Hispanic: **3.91 %**
Two or More Races: **3.64 %**

INCOME BY HOUSEHOLD



HH SPENDING



614.540.2404

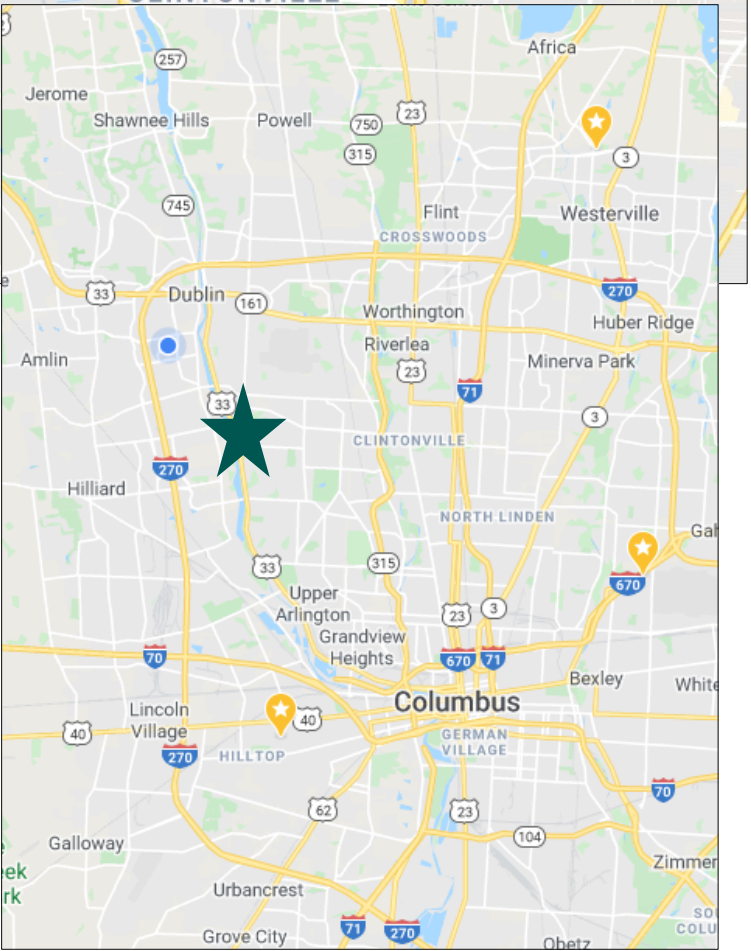
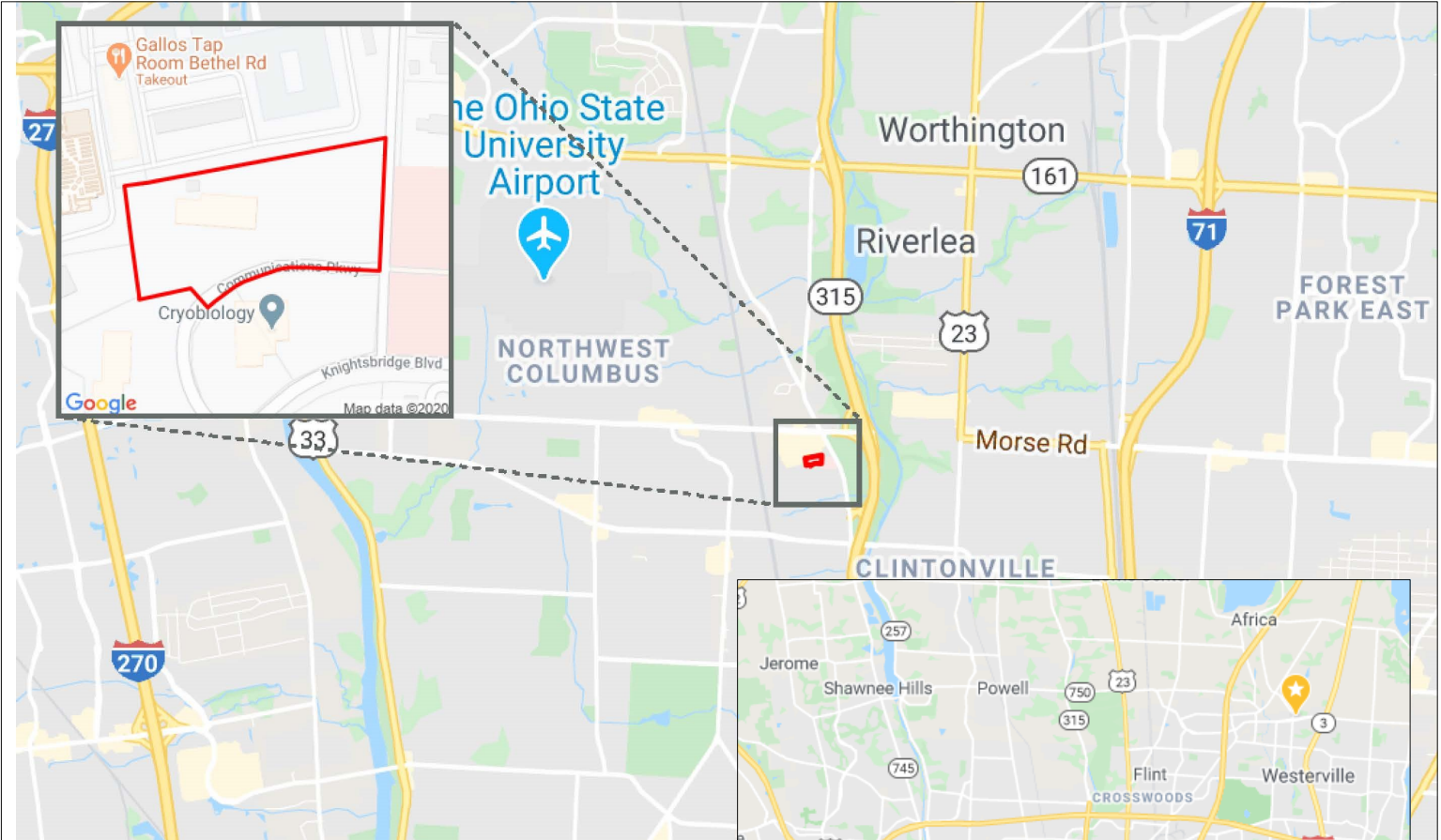


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Aerial Map



Floor Plan



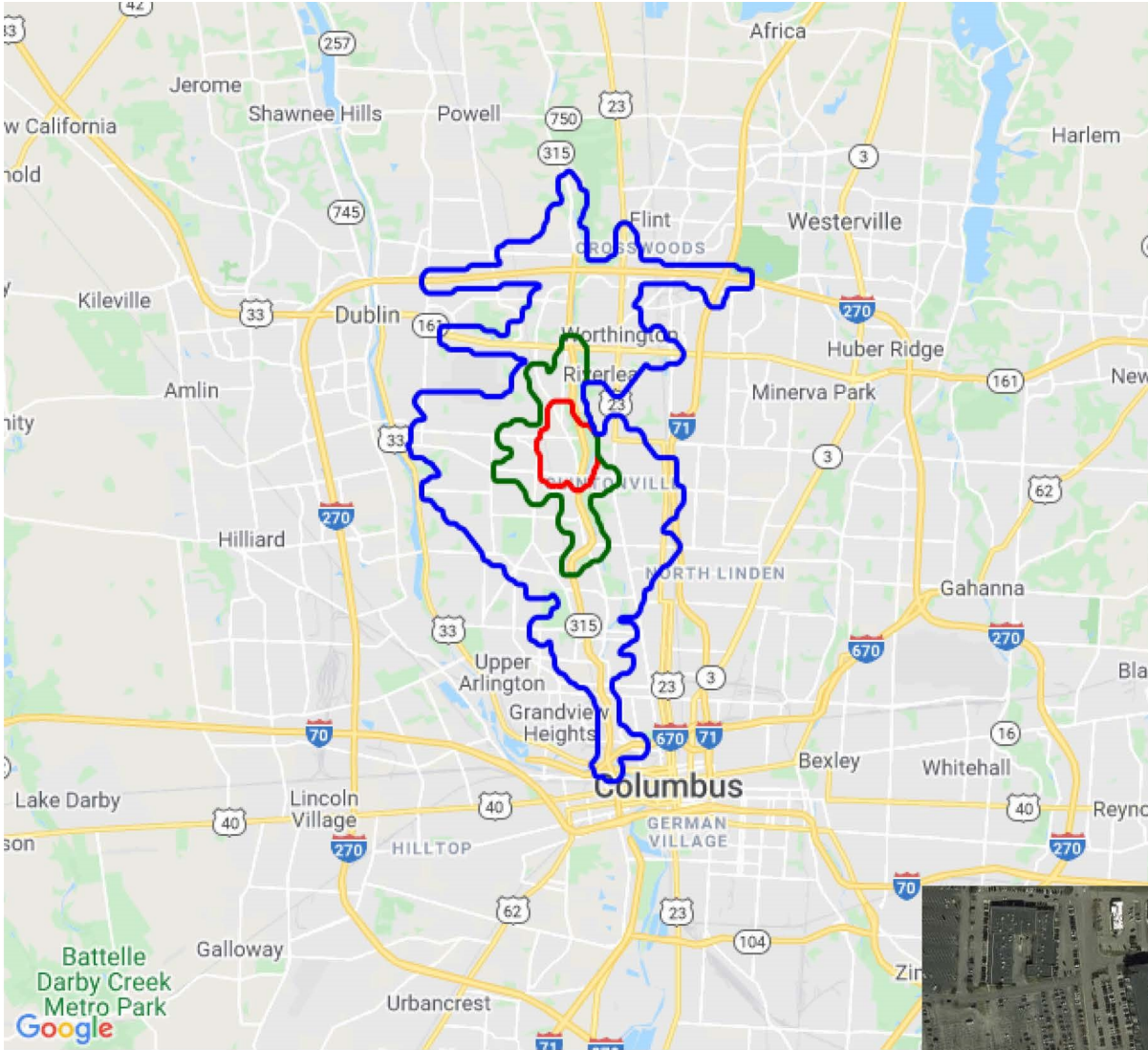
Suite Photos



Suite Photos



Population



750 Communications Pkwy

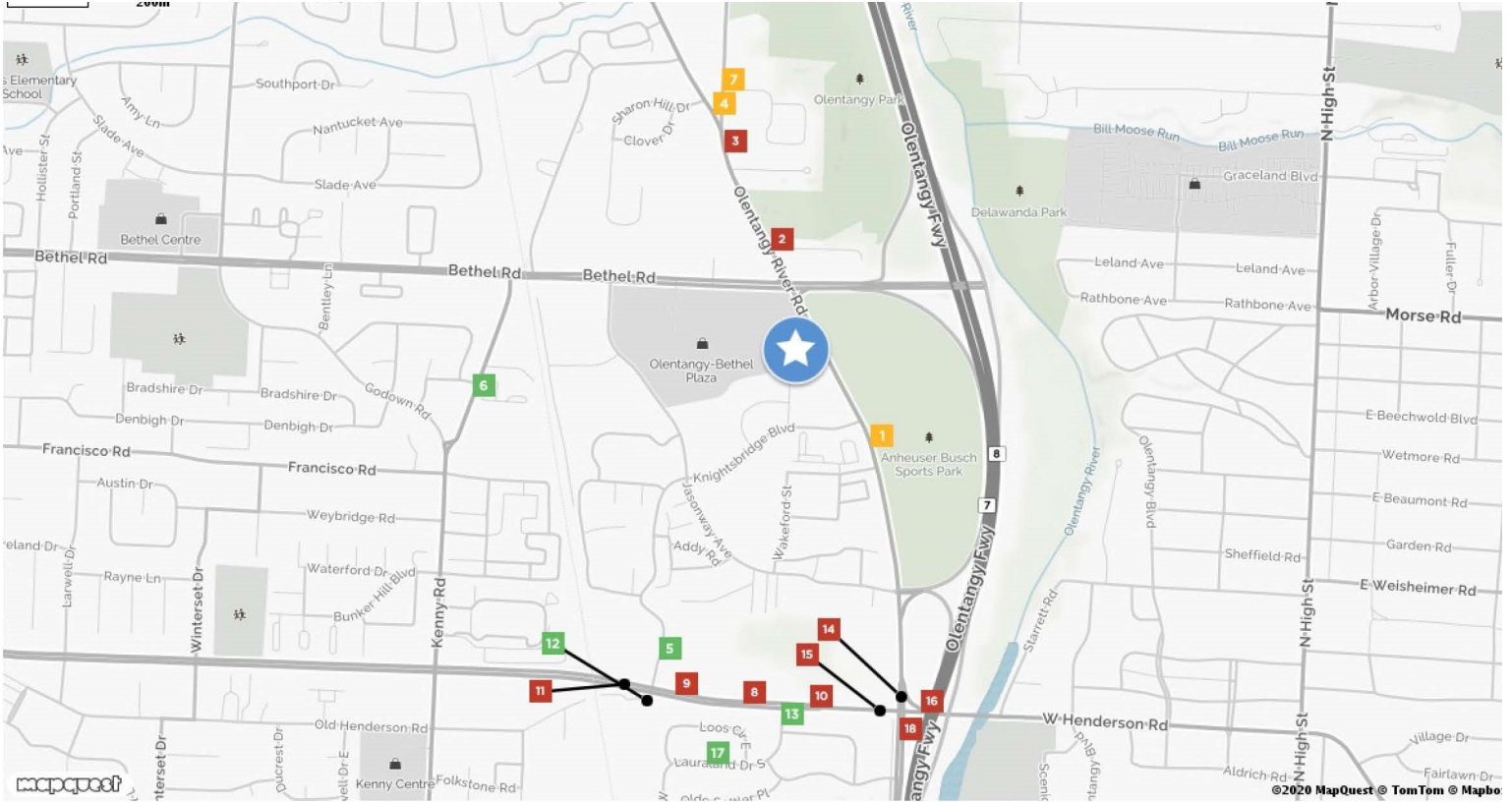
Population

Distance	Male	Female	Total
3- Minute	2,832	2,673	5,505
5- Minute	10,340	10,568	20,908
10 Minute	60,338	62,691	123,029





Traffic Count



KNIGHTSBRIDGE BLVD	1
OLENTANGY RIVER RD	
Year: 2017	9,931

BETHEL RD	2
OLENTANGY RIVER RD	
Year: 2015	10,289

LINWORTH RD	3
OLENTANGY RIVER RD	
Year: 2017	11,038

OLENTANGY RIVER RD	4
LINWORTH RD	
Year: 2017	5,193

HENDERSON RD	5
KNIGHTSBRIDGE BLVD	
Year: 2017	3,999

LANNING	6
KENNY RD	
Year: 2014	3,935

LINWORTH RD	7
OLENTANGY RIVER RD	
Year: 2017	6,270

LAURALAND DR	8
HENDERSON RD	
Year: 2017	41,055

KNIGHTSBRIDGE BLVD	9
HENDERSON RD	
Year: 2017	40,929

LAURALAND DR	10
HENDERSON RD	
Year: 2017	40,559

KNIGHTSBRIDGE BLVD	11
HENDERSON RD	
Year: 2017	42,149

HENDERSON RD	12
DESANTIS CT	
Year: 2017	811

HENDERSON RD	13
LAURALAND DR	
Year: 2017	1,691

HENDERSON RD	14
OLENTANGY RIVER RD	
Year: 2017	27,587

OLENTANGY RIVER RD	15
HENDERSON RD	
Year: 2017	40,559

OLENTANGY RIVER RD	16
HENDERSON RD	
Year: 2017	41,027

LOOSE CIR E	17
LAURALAND DR S	
Year: 2017	849

HENDERSON RD	18
OLENTANGY RIVER RD	
Year: 2017	23,638

