

9039 Antares Avenue
Columbus, OH 43240

For Lease



Office Condominium Near Polaris Area

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Size	Price	NNN
±2,273 SF	\$10.00/SF	\$8.63/SF

Exceptional opportunity to lease a 2,273 SF second-floor office condominium by the highly desirable Polaris submarket. The space is currently demised into two adjoining units but can be combined into one contiguous office suite. The lease rate is offered at \$10/SF in Year 1, \$11/SF in Year 2, and \$12/SF in Year 3 (plus applicable operating expenses).

The office features 6+ private offices, a conference room, two ADA-compliant restrooms, a kitchenette, and 10-foot finished ceilings, creating a professional and functional work environment. The building is equipped with elevator access and a security system, providing convenience and peace of mind for tenants and visitors.

Ideally situated adjacent to the Chase Corporate Center, the property offers outstanding access to Interstate 71 and is just minutes from Polaris Fashion Place, numerous restaurants, hotels, banks, and other retail amenities. Surrounded by high-traffic commercial corridors and a strong corporate presence, this location provides exceptional accessibility for employees, clients, and visitors alike.

Suite	G2
Year Built	2006
Floor	Second
Elevators	Present
Parking	On Street
Restrooms	2
Taxes (2025)	\$8,844.46
Condo Dues	\$816.40/ Month
Parcel ID	318-341-03-024-508

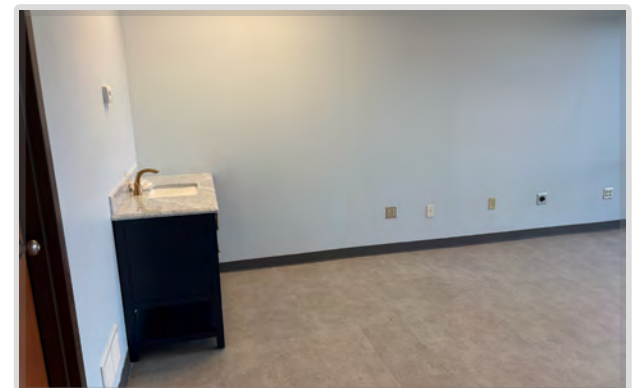
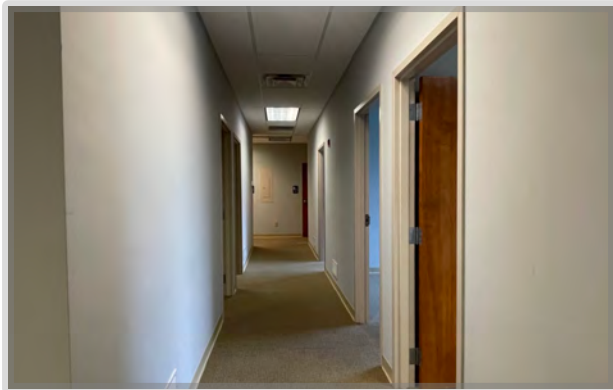
[Click Here to View Video](#)

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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Suite - G2



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Demographics (2025)

Miles	Population	Income
1	5,412	\$86,726
3	51,885	\$100,563
5	109,404	\$95,026

Traffic Counts

Polaris Pkwy - S Old State Rd	47,325
Polaris Pkwy - Gemini Pkwy	39,384
Gemini Pkwy - Antares Ave	25,626

Nearby Interstates



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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.

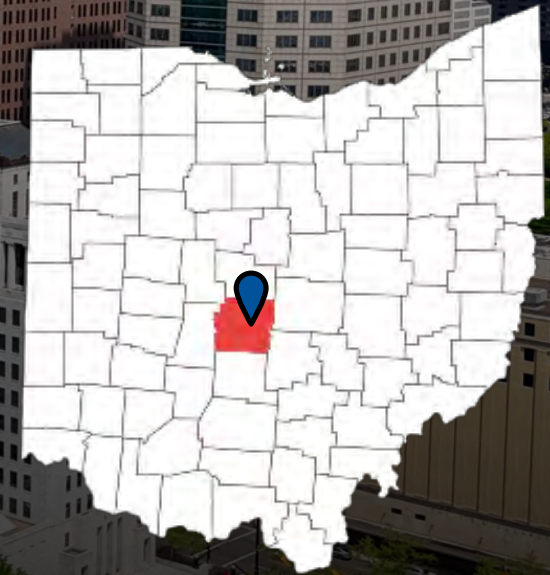


Photo: Downtown Columbus

Demographics



Area Population
2,230,960



Area Households
826,729



Average Income
\$67,000

Major Nearby Interstates





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Listing Agent Contact

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