

**480 OLDE WORTHINGTON ROAD  
WESTERVILLE, OH 43082**

**1,500 -TO- 60,000+ SF AVAILABLE**  
**MANY SUITE SIZE & CONFIGURATION OPTIONS**

## **FOR LEASE - Office Space**



- 102,487 SF, Three-story Class “A” Office Building with available space ranging from a 1,500 SF, to an Entire floor for a Corporate Headquarters.
- High Quality Finishes, Updated HVAC Systems, Back-Up power generation.
- Abundant Free Parking - 540+/- spaces (5.5/1,000 SF)
- Landlord will Sub-Divide and Re-Configure space to Tenant’s requirements. See summary of possible floor plans and options.
- Many office suites include designed/built-in furnishings with desks, cabinets and cubicles.
- Located in the Northern Columbus submarket of “Polaris Centers of Commerce”, access to Transportation corridors, Restaurants, Retail and Entertainment are plentiful.

**FOR LEASE: \$10.50 to \$12.00 SF (NNN)**  
**(Estimated 2022 Pass-Thru Expenses are \$8.66/Sq.Ft.)**

### **FOR MORE INFORMATION, PLEASE CONTACT:**

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### **Commercial One Realtors**

1515 Bethel Road  
Columbus, Ohio 43220  
614-451-5100

[www.CommercialOneRealtors.com](http://www.CommercialOneRealtors.com)

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Est. 1912  
**Commercial  
•ONE•  
REALTORS**

## **PROPERTY OVERVIEW**

**480 Olde Worthington Rd, Westerville, OH 43082**

### **I. Building Summary:**

#### **A. Building Area:**

1. Gross Area per County Auditor:	102,487 S/F
2. Leasable Area:	97,895 S/F
3. Net Usable Area:	87,327 S/F
4. Common Area Factor:	12%

#### **B. Design & Construction**

1. Design:	3 Story Masonry & Steel
2. Built by:	The Daimler Group
3. Year Built:	2000
4. Quality:	Class: A / A-
5. Condition:	Excellent

#### **C. Features**

1. Beautifully landscaped courtyard and Lobby entrance.
2. High visibility & easy access @ I-71 & Polaris Parkway interchange.
3. Update of High Efficiency HVAC Systems, Lighting & high-end interior Finishes.
4. Furniture, Cubicles, Cabinetry in place or owner will Remove & Reconfigure.
5. Back-up Power Generator.

### **II. Land Summary:**

A. Acres	8.961 Ac.
B. Free on-site parking spaces	+/- 540
C. Zoning	Westerville (Planned Office)
D. Flood Zone	None

### **III. Auditors Information: 2019 Value**

Building	<b><u>Taxable Value</u></b>
Land	\$8,604,900
	\$1,792,200
<b>Total:</b>	<b><u>\$10,397,100</u></b>

Real Estate Taxes/Yr.	\$311,156.76
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**Note:** Real Estate Taxes for 2020 are being appealed and a Cost Segregation Study is planned which will significantly reduce real estate taxes and achieve income tax savings.

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**SUMMARY OF SUITE SIZE OPTIONS (PARTIAL)**

480 Old Worthington Road, Westerville, Ohio  
August 2022

<b><u>SUITE #:</u></b>	<b><u>LEASEABLE AREA (SF)</u></b>	<b><u>BASE RENT \$/SF (NNN)</u></b>	<b><u>ESTIMATED 2022 PASS THRU</u></b>	<b><u>COMMENTS</u></b>
110	16,305	\$10.50	\$8.66	Will Sub-Divide & Remodel
150	13,807	\$10.50	\$8.66	Will Sub-Divide & Remodel
Combo	30,112			
210	15,390	\$10.50	\$8.66	Will Sub-Divide & Remodel
250	15,904	\$10.50	\$8.66	Will Sub-Divide & Remodel
Combo	31,294			<i>Entire Contiguous Floor</i>
<b><u>300</u></b>	11,377	\$10.50	\$8.66	
<b><u>310</u></b>	8,028	\$10.50	\$8.66	Will Sub-Divide to 1,500 SF Suites
310-A	3,087	\$12.00	\$8.66	
310-B	1,635	\$12.00	\$8.66	
310-C	2,070	\$12.00	\$8.66	
310-D	1,236	\$12.00	\$8.66	
370	3,617	\$12.00	\$8.66	
Combo	23,022			

**NOTES:**

(1) Most suites include extensive custom designed Cubicles, Desks, Furniture and Cabinets which are available for a new tenant's use or landlord will remove and re-configure to tenant's requirements.

(2) Lease Rates vary by suite size, location & tenant improvements:

a) Small Suites: Under 5,000 SF:

b) Large Suites: Over 5,000 SF:

**ASKING LEASE RATES**

\$11.25 - \$12.00

\$10.50 - \$11.25

(3) Leaseable areas include a 12% Common Area Factor.



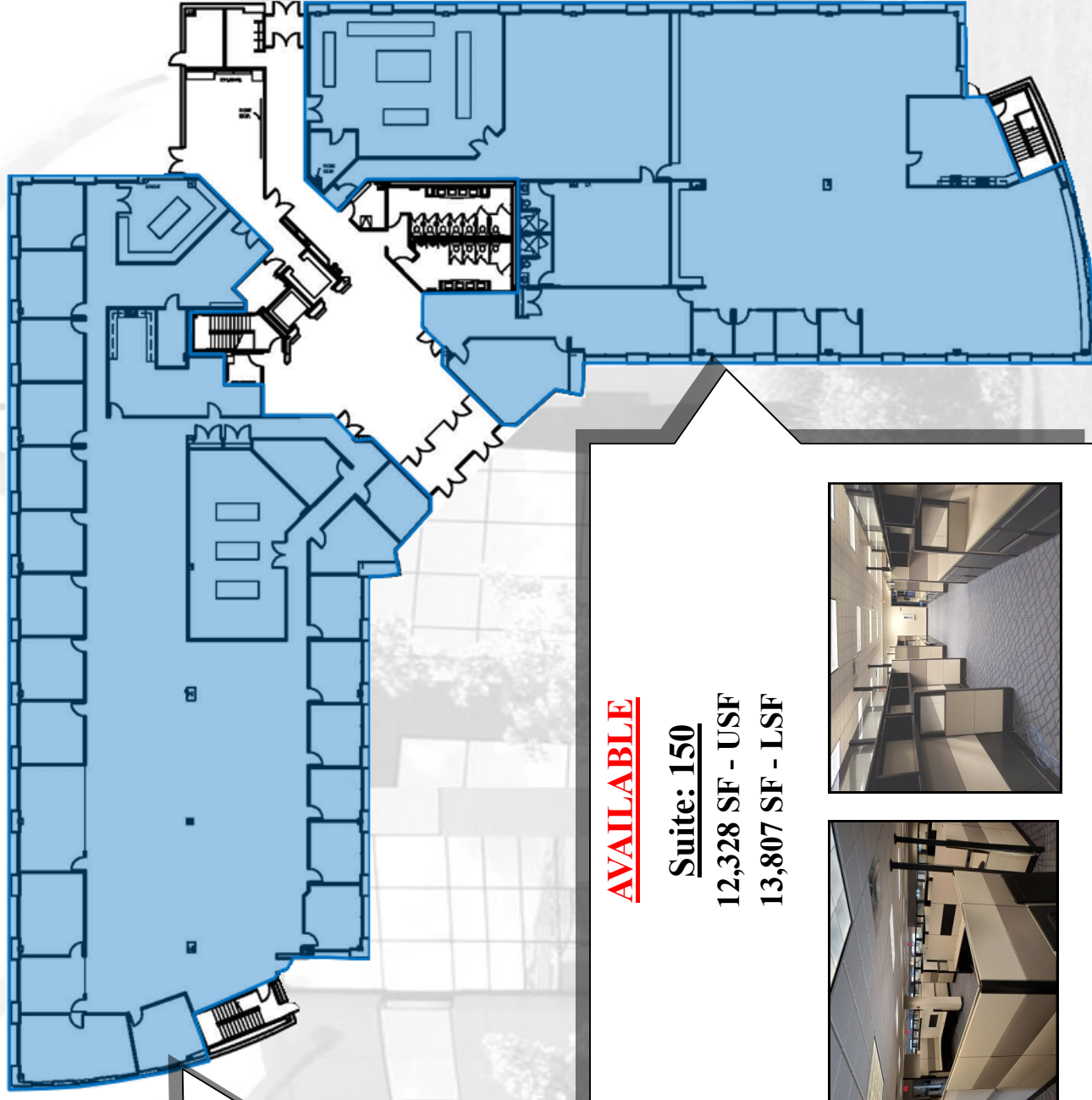
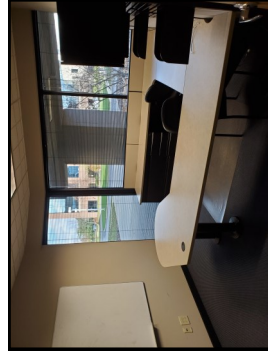
## 1st Floor: Available Suites

**AVAILABLE**

**Suite: 110**

**14,558 SF - USF**

**16,305 SF - LSF**



**AVAILABLE**

**Suite: 150**

**12,328 SF - USF**

**13,807 SF - LSF**



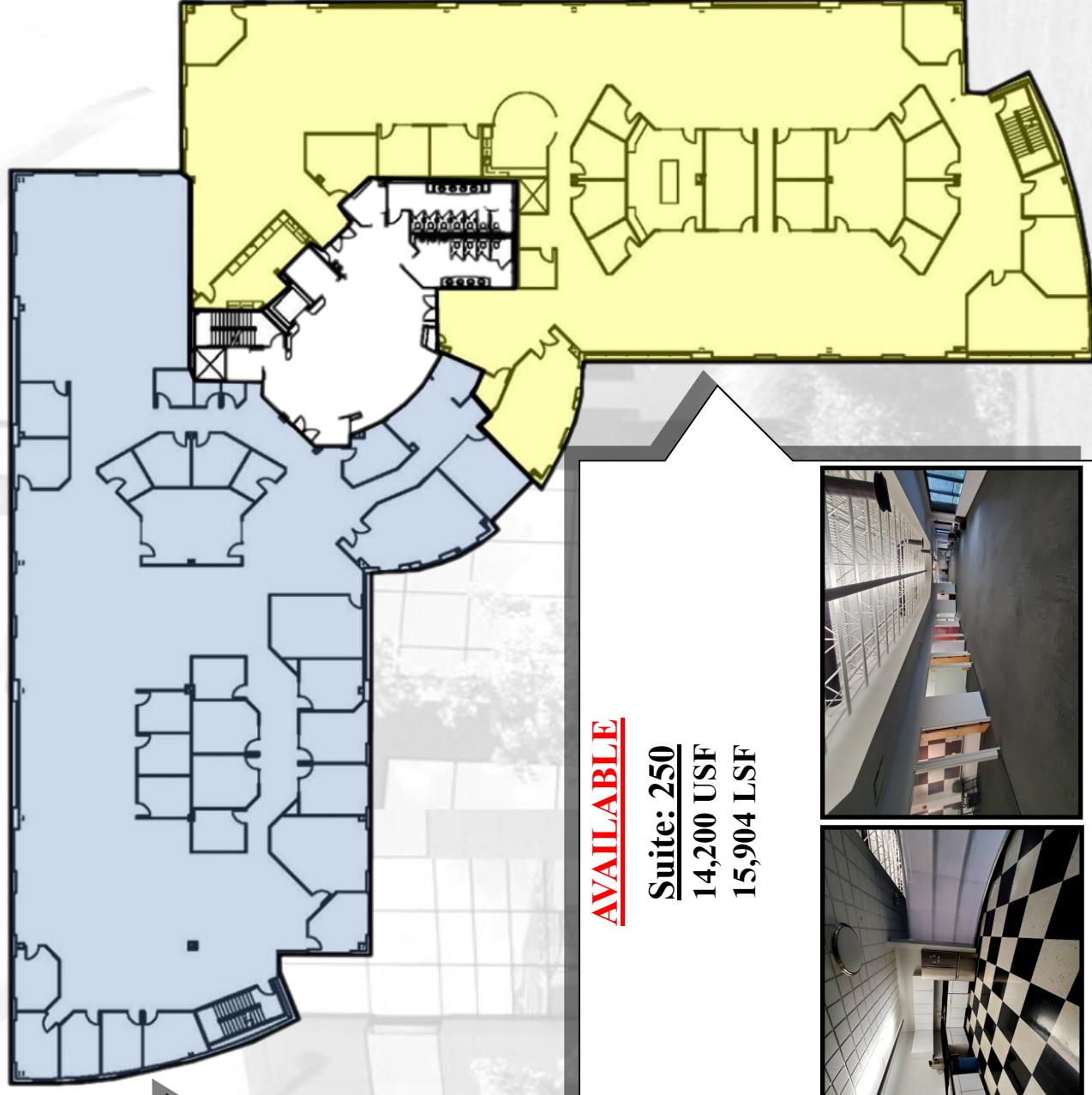
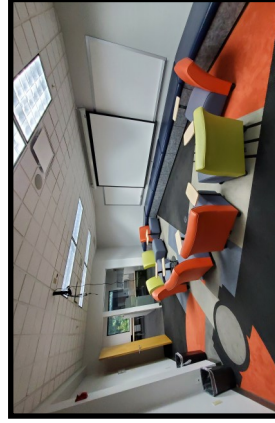
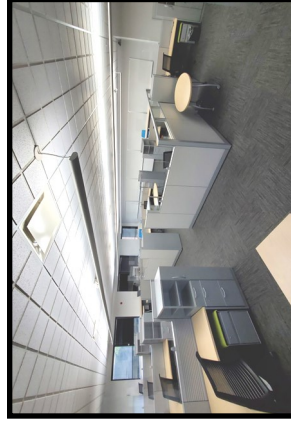




## 2nd Floor: Available Suites

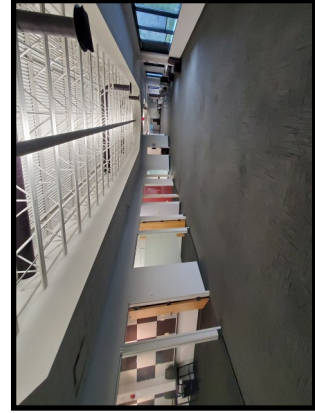
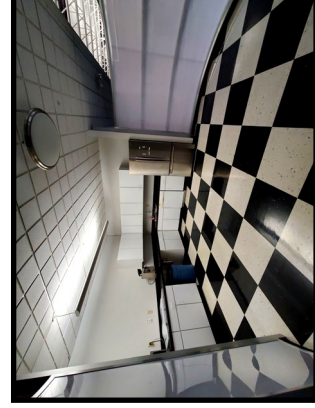
**AVAILABLE**

**Suite: 210**  
**13,741 USF**  
**15,390 LSF**

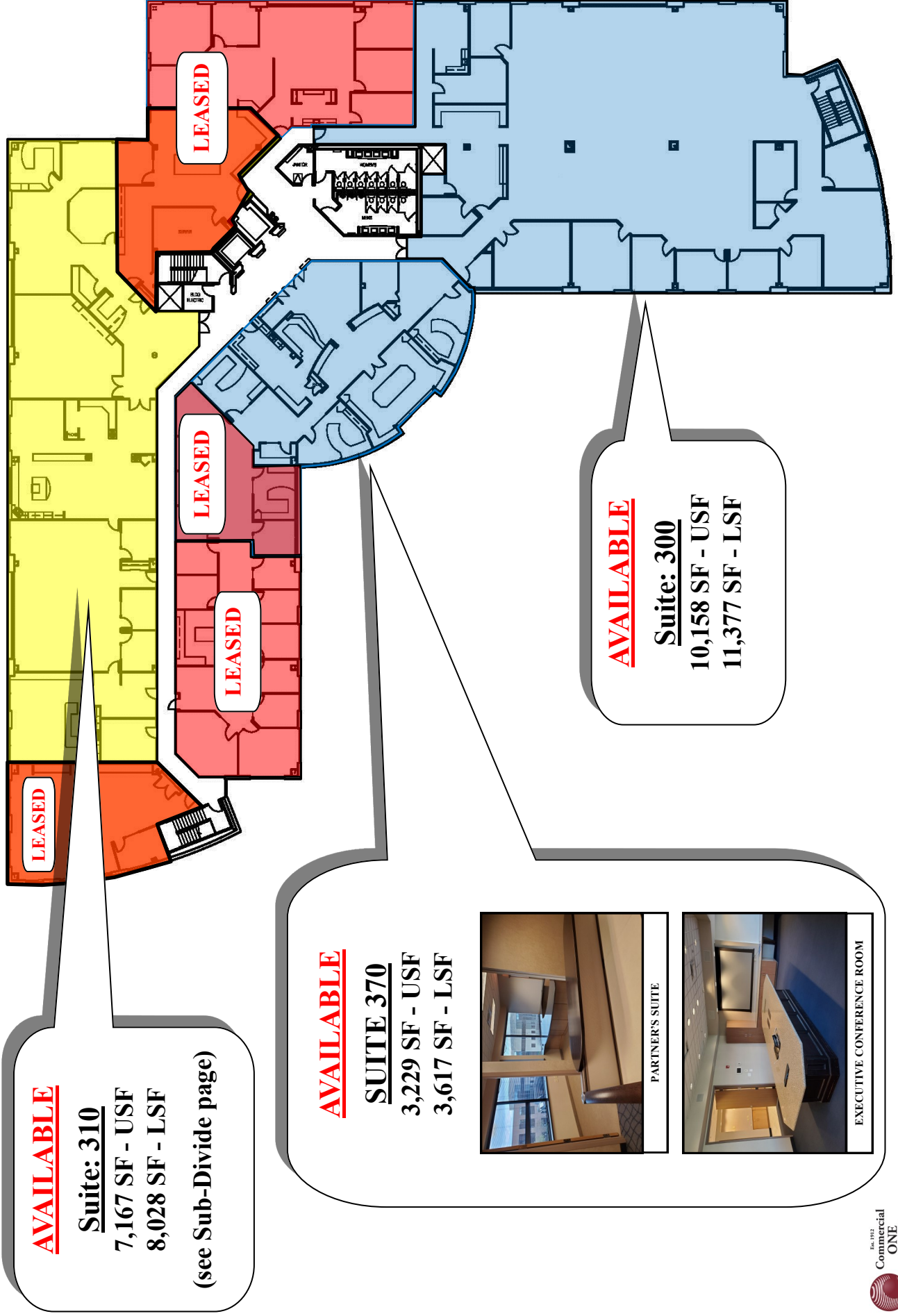


**AVAILABLE**

**Suite: 250**  
**14,200 USF**  
**15,904 LSF**



## 3rd Floor: Available Suites

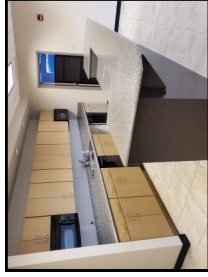


## 3rd Floor: Sub-Divide Scenarios

**AVAILABLE**

**Suite: 310-D**

1,103 SF - USF  
1,236 SF - LSF



**AVAILABLE**

**Suite: 310-C**

1,848 SF - USF  
2,070 SF - LSF



**AVAILABLE**

**Suite: 310-B**

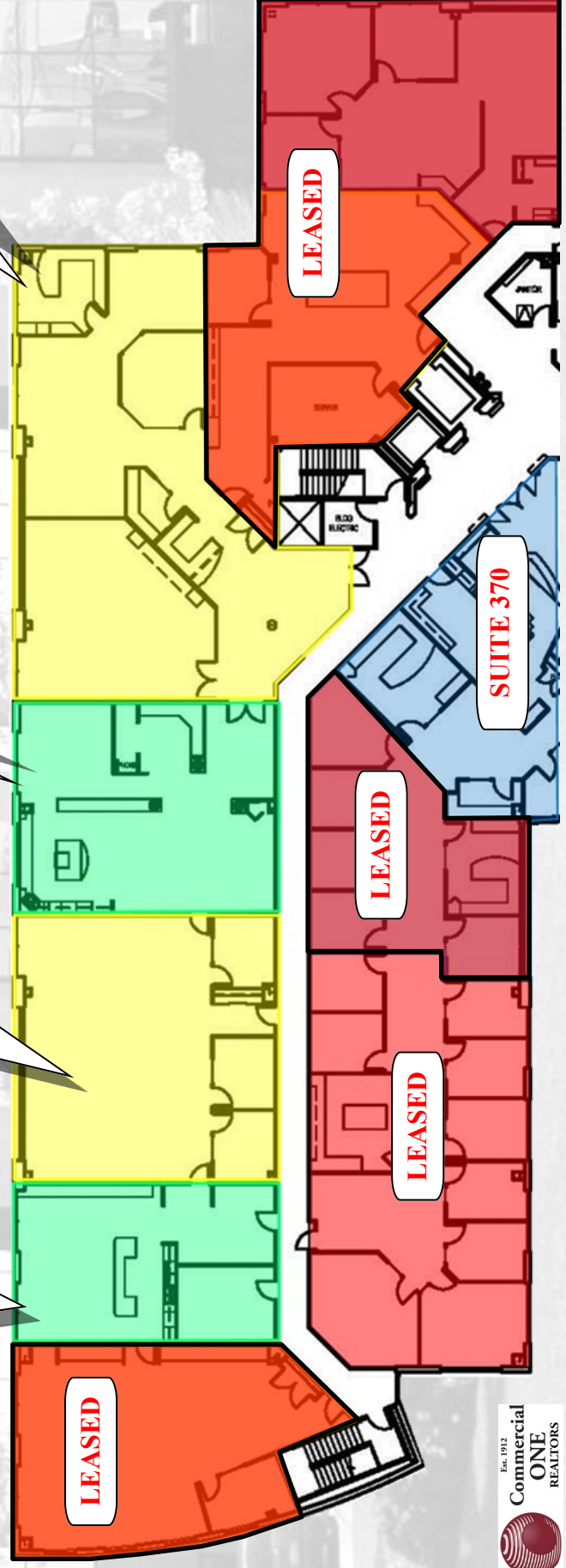
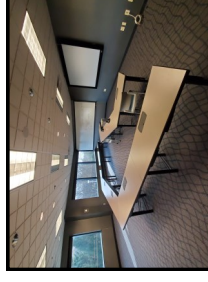
1,460 SF - USF  
1,635 SF - LSF



**AVAILABLE**

**Suite: 310-A**

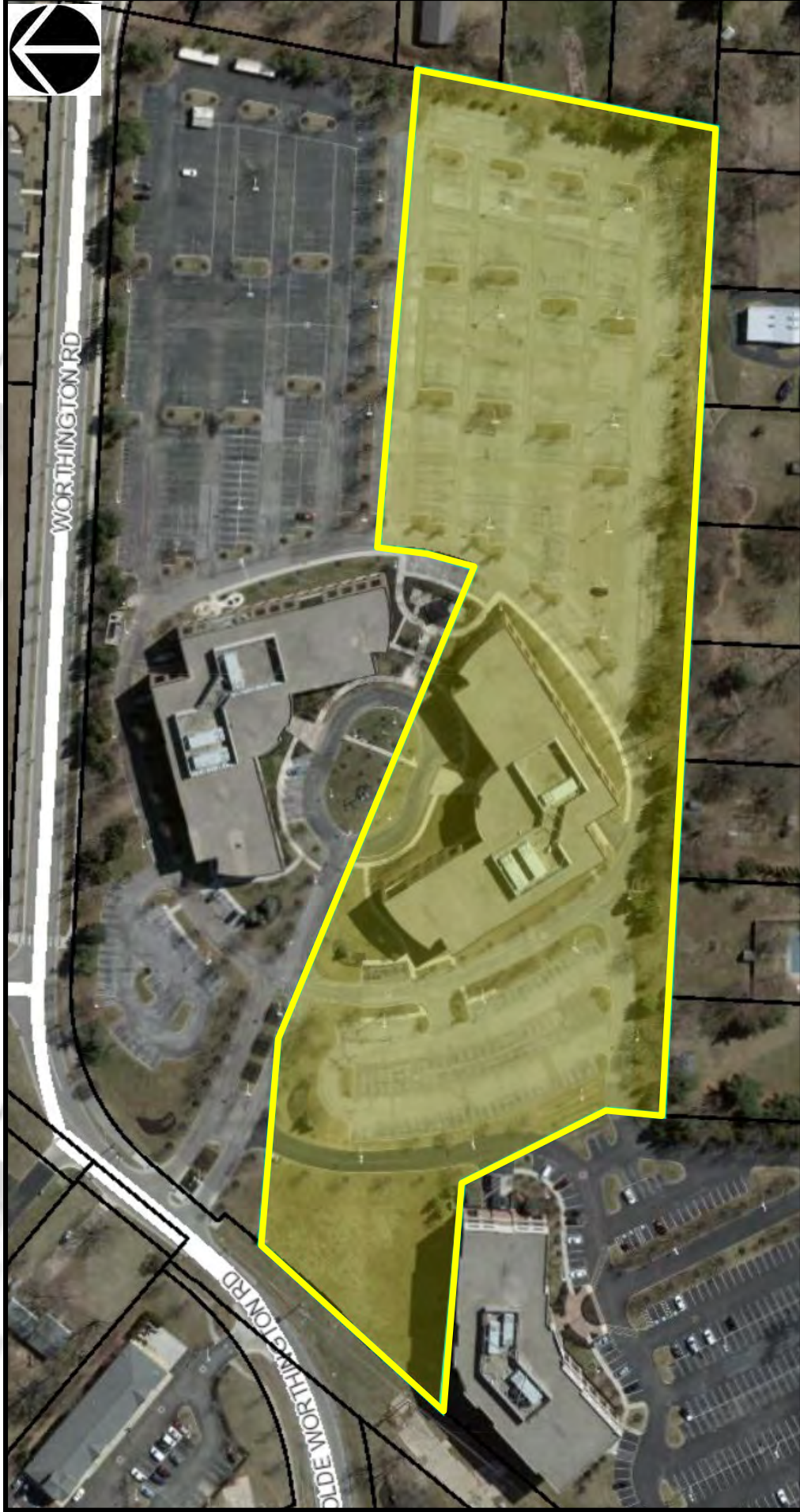
2,756 SF - USF  
3,087 SF - LSF





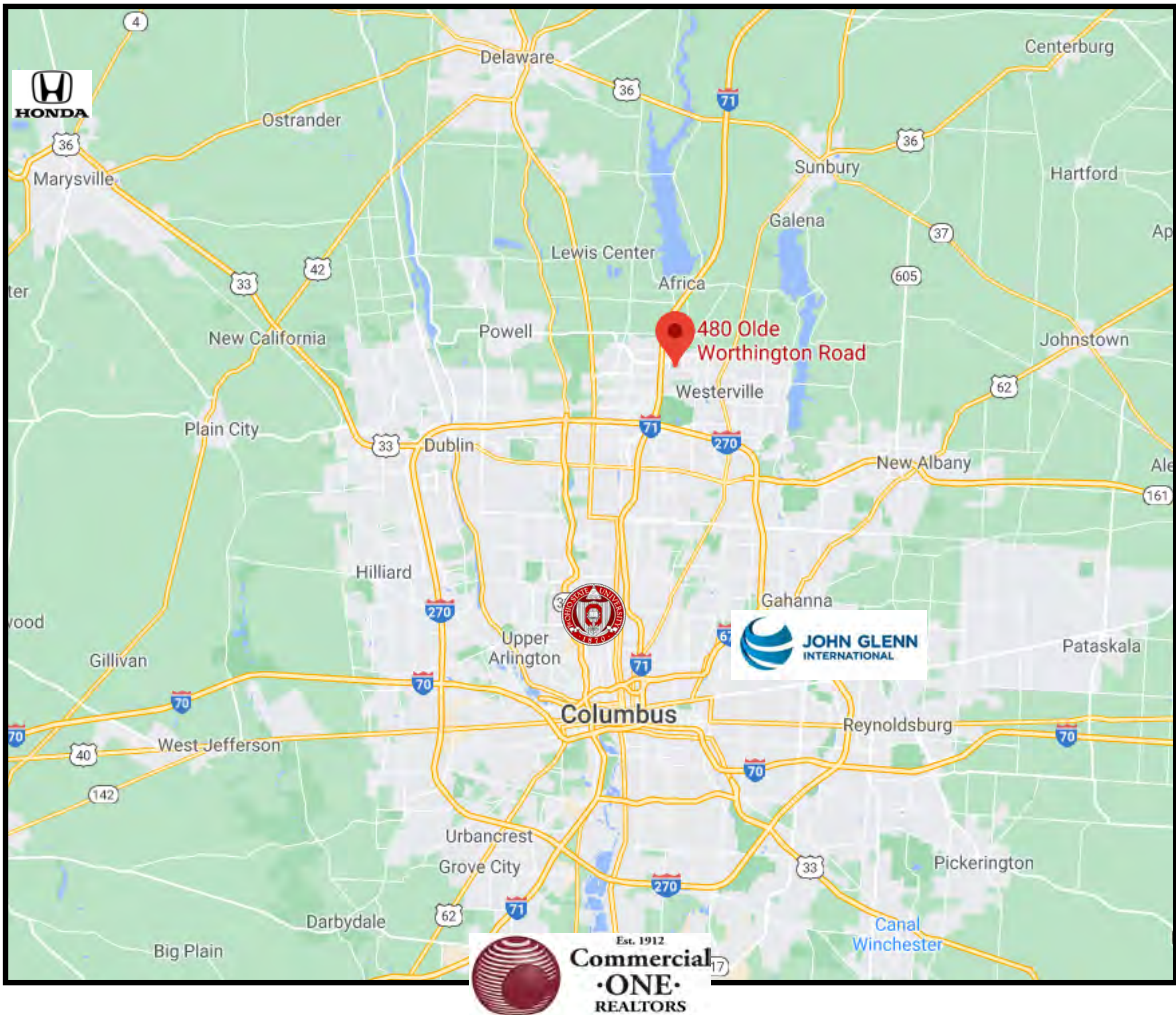
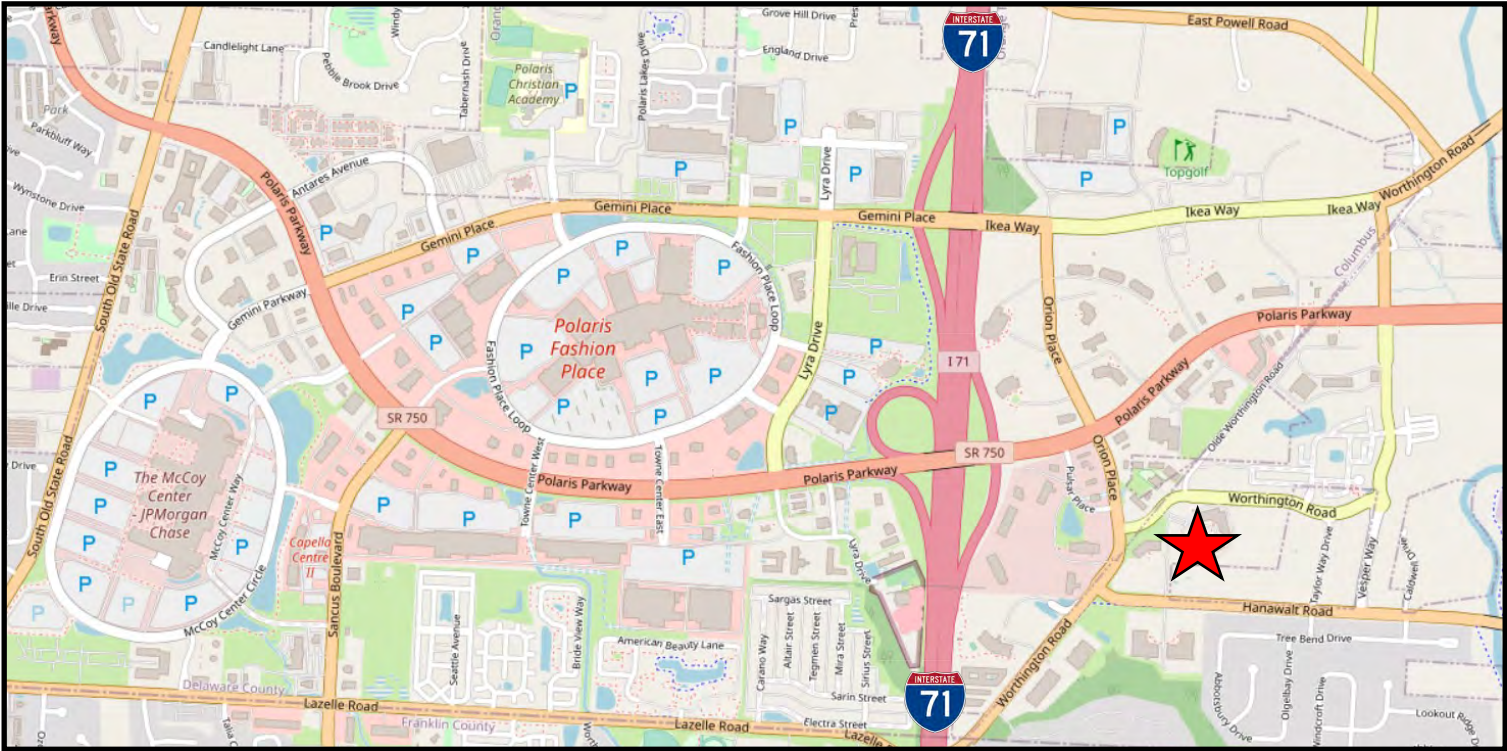


# Parcel Aerial



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# Pictures



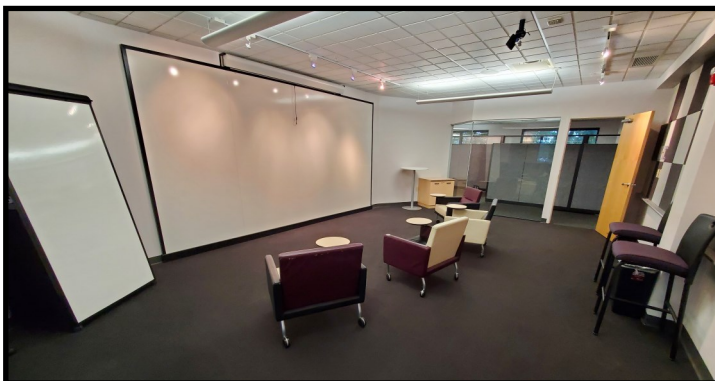


# Pictures





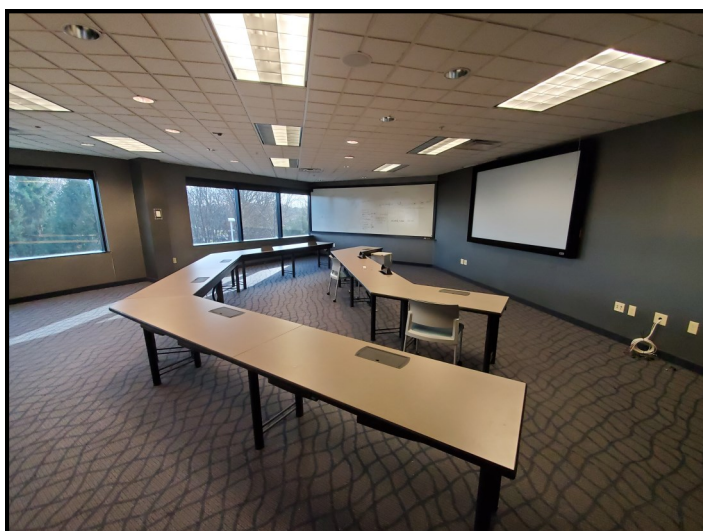
# Pictures





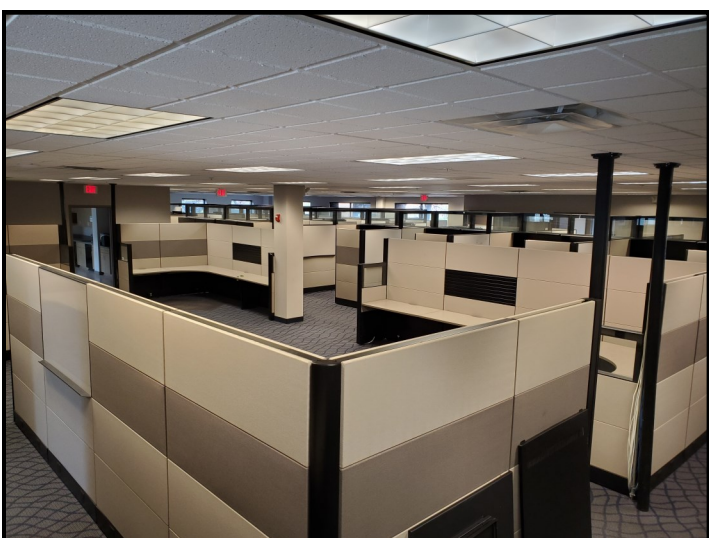
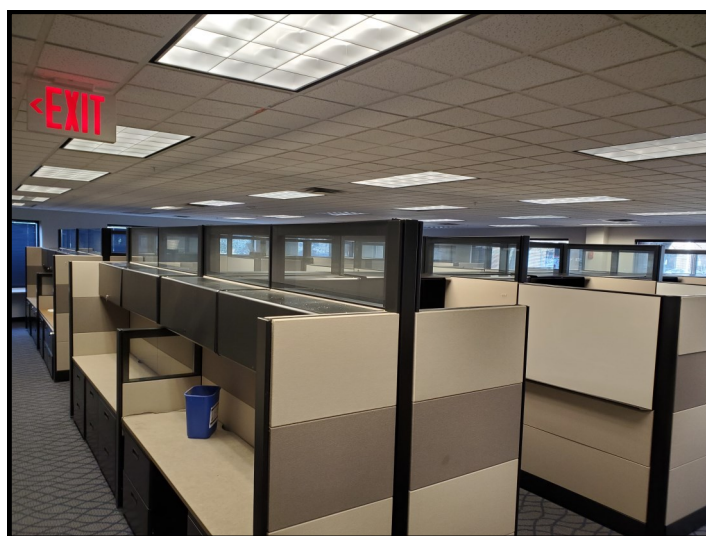


# Pictures





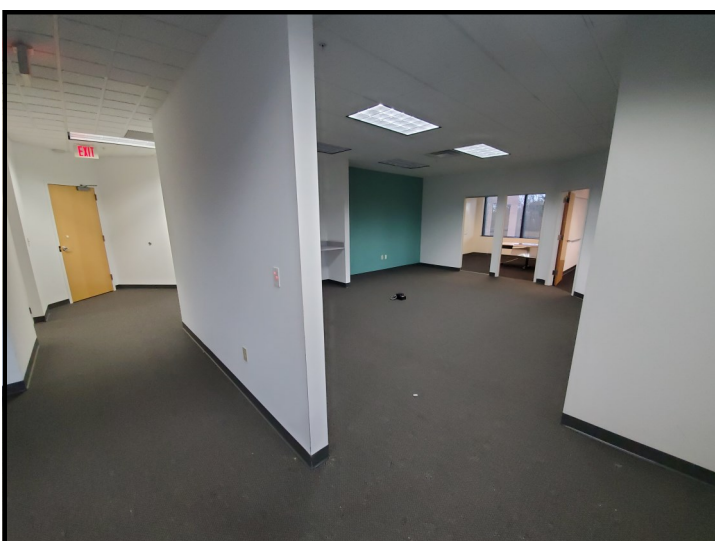
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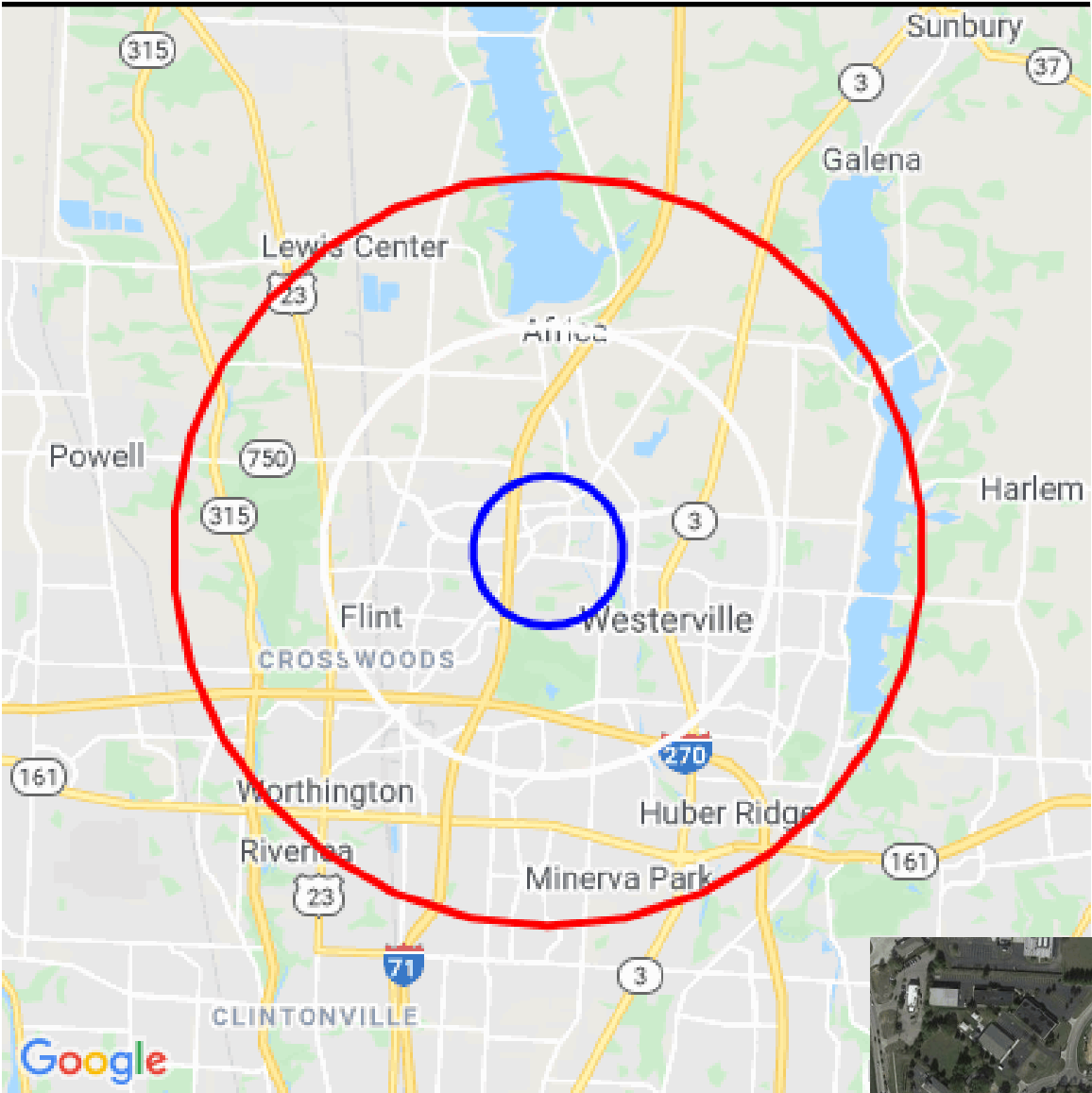


# Pictures



# 480 Olde Worthington Rd

## Demographic Report



### 480 Olde Worthington Rd

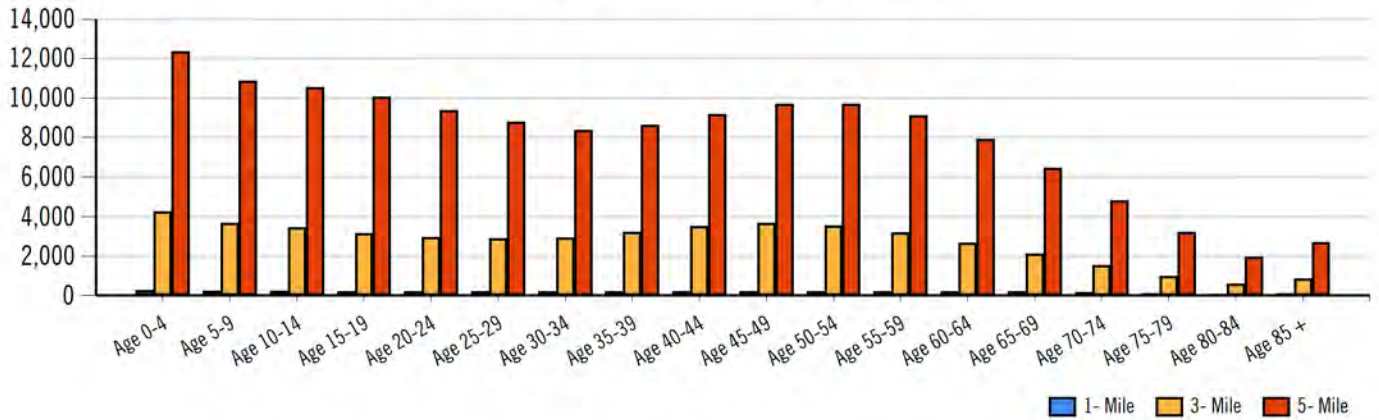
#### Population

Distance	Male	Female	Total
1- Mile	1,673	1,903	3,576
3- Mile	23,946	25,452	49,398
5- Mile	70,300	73,571	143,871

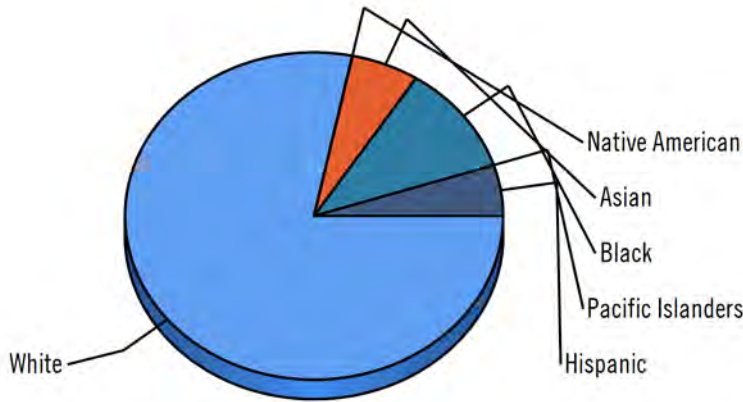




## Population by Distance and Age (2018)

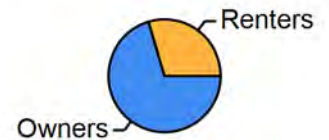


## Ethnicity within 5 miles



White Native American Asian Black Pacific Islanders Hispanic

### Home Ownership 1 Mile



### Home Ownership 3 Mile



### Home Ownership 5 Mile



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	2,084	37	0.58 %
3-Mile	27,467	599	1.34 %
5-Mile	77,846	1,687	1.80 %

# 480 Olde Worthington Rd



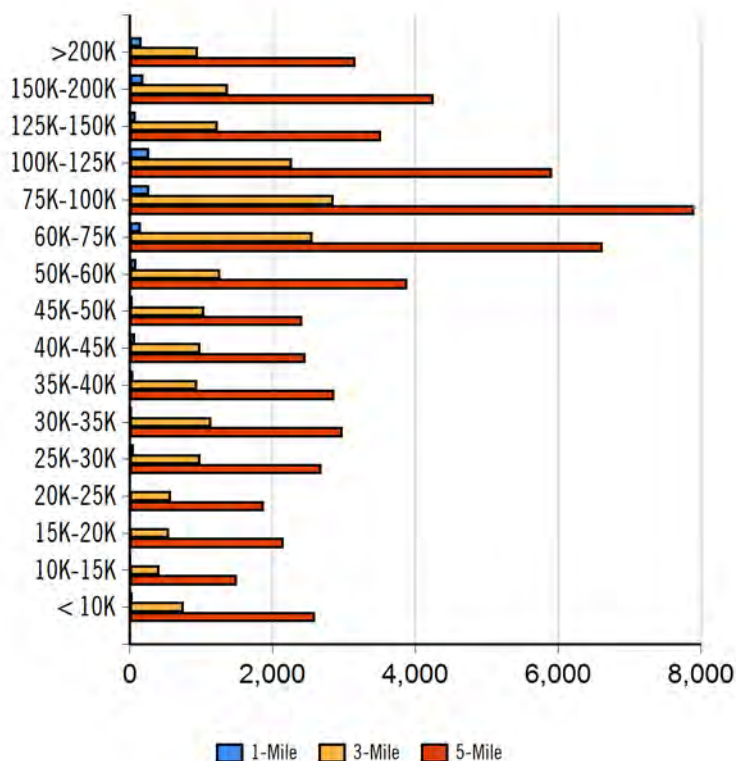
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## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	4	4	77	138	52	211	42	39	255	670	66	80	74
3-Mile	65	45	895	1,941	760	3,412	654	645	3,744	5,983	2,509	1,195	1,377
5-Mile	179	111	2,864	6,000	2,559	9,429	2,365	1,932	9,812	17,038	6,602	3,226	4,548

## Household Income



Radius	Median Household Income
1-Mile	\$92,717.50
3-Mile	\$78,851.33
5-Mile	\$78,080.75

Radius	Average Household Income
1-Mile	\$98,629.50
3-Mile	\$82,991.94
5-Mile	\$82,630.32

Radius	Aggregate Household Income
1-Mile	\$168,307,228.08
3-Mile	\$1,621,797,929.03
5-Mile	\$4,645,444,341.61

## Education

	1-Mile	3-mile	5-mile
Pop > 25	2,387	31,829	90,636
High School Grad	294	5,462	18,707
Some College	514	6,989	20,420
Associates	150	2,104	6,033
Bachelors	1,034	11,327	28,789
Masters	243	2,919	8,006
Prof. Degree	67	902	2,182
Doctorate	26	340	752

## Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	23 %	24 %	41 %
Teen's	33 %	63 %	86 %
Expensive Homes	0 %	14 %	9 %
Mobile Homes	1 %	3 %	2 %
New Homes	182 %	194 %	200 %
New Households	60 %	111 %	119 %
Military Households	0 %	7 %	7 %
Households with 4+ Cars	35 %	38 %	57 %
Public Transportation Users	6 %	8 %	15 %
Young Wealthy Households	6 %	76 %	80 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	90,793,768		1,033,687,696		2,960,007,958	
<b>Average annual household</b>	58,083		53,222		53,031	
<b>Food</b>	7,437	12.80 %	6,879	12.93 %	6,848	12.91 %
Food at home	4,659		4,382		4,365	
Cereals and bakery products	664		623		621	
Cereals and cereal products	237		222		221	
Bakery products	426		400		399	
Meats poultry fish and eggs	906		869		867	
Beef	208		201		201	
Pork	160		154		153	
Poultry	171		164		164	
Fish and seafood	151		143		143	
Eggs	73		70		70	
Dairy products	485		448		446	
Fruits and vegetables	959		893		889	
Fresh fruits	141		131		131	
Processed vegetables	177		168		167	
Sugar and other sweets	169		160		159	
Fats and oils	148		139		138	
Miscellaneous foods	877		822		819	
Nonalcoholic beverages	384		367		366	
Food away from home	2,778		2,497		2,482	
Alcoholic beverages	442		395		393	
<b>Housing</b>	20,182	34.75 %	18,826	35.37 %	18,784	35.42 %
Shelter	12,282		11,424		11,393	
Owned dwellings	7,768		6,988		6,955	
Mortgage interest and charges	4,061		3,581		3,553	
Property taxes	2,610		2,353		2,347	
Maintenance repairs	1,096		1,053		1,054	
Rented dwellings	3,384		3,434		3,426	
Other lodging	1,130		1,001		1,011	
Utilities fuels	4,478		4,282		4,272	
Natural gas	436		410		407	
Electricity	1,730		1,685		1,685	
Fuel oil	179		167		168	
Telephone services	1,408		1,337		1,331	
Water and other public services	723		681		679	
<b>Household operations</b>	1,454	2.50 %	1,325	2.49 %	1,321	2.49 %
Personal services	455		401		398	
Other household expenses	998		923		923	
Housekeeping supplies	675		633		635	
Laundry and cleaning supplies	179		169		169	
Other household products	398		371		372	
Postage and stationery	97		92		94	
Household furnishings	1,291		1,161		1,160	
Household textiles	97		86		87	
Furniture	313		273		276	
Floor coverings	36		31		31	
Major appliances	146		140		138	
Small appliances	101		98		98	
Miscellaneous	596		531		528	
<b>Apparel and services</b>	1,576	2.71 %	1,450	2.72 %	1,443	2.72 %
Men and boys	330		291		290	
Men 16 and over	279		243		242	
Boys 2 to 15	50		48		48	
Women and girls	552		516		516	



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Women 16 and over	477	441	442
Girls 2 to 15	75	74	73
Children under 2	98	95	94

## Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	90,793,768		1,033,687,696		2,960,007,958	
<b>Average annual household</b>	58,083		53,222		53,031	
<b>Transportation</b>	7,897	13.60 %	7,232	13.59 %	7,179	13.54 %
Vehicle purchases	2,022		1,761		1,737	
Cars and trucks new	1,071		912		901	
Cars and trucks used	899		805		793	
Gasoline and motor oil	2,359		2,219		2,202	
Other vehicle expenses	2,883		2,693		2,682	
Vehicle finance charges	202		184		183	
Maintenance and repairs	1,036		953		947	
Vehicle insurance	1,247		1,203		1,201	
Vehicle rental leases	396		352		349	
Public transportation	632		557		557	
<b>Health care</b>	4,265	7.34 %	3,962	7.44 %	3,948	7.44 %
Health insurance	2,737		2,579		2,573	
Medical services	953		850		845	
Drugs	433		400		397	
Medical supplies	142		132		132	
<b>Entertainment</b>	3,448	5.94 %	3,135	5.89 %	3,114	5.87 %
Fees and admissions	754		652		648	
Television radios	1,116		1,062		1,057	
Pets toys	1,257		1,145		1,138	
Personal care products	762		691		690	
Reading	62		59		59	
Education	1,706		1,531		1,543	
Tobacco products	391		391		391	
<b>Miscellaneous</b>	924	1.59 %	859	1.61 %	860	1.62 %
<b>Cash contributions</b>	1,474		1,384		1,381	
<b>Personal insurance</b>	7,512		6,423		6,392	
Life and other personal insurance	197		181		180	
Pensions and Social Security	7,315		6,242		6,212	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2000	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	5,339	4,302	21.91 %	1,492	3,348	3,594	1,745	342
3-Mile	2020	32,149	26,494	19.87 %	9,232	20,178	19,894	12,255	2,217
5-Mile	2020	70,305	58,944	17.44 %	18,044	47,557	46,939	23,366	5,757
1-Mile	2023	5,478	4,302	24.72 %	1,515	3,452	3,713	1,765	590
3-Mile	2023	33,276	26,494	24.36 %	9,616	20,784	20,670	12,606	3,207
5-Mile	2023	72,958	58,944	22.36 %	18,900	49,104	48,956	24,002	7,093



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