BEAUTIFULLY RENNOVATED COMMON AREAS,
INCLUDING LOBBY AND RESTROOMS

ORCHARD KNOLL

8351 N. HIGH STREET

Colliers

PROPERTY OVERVIEW

Orchard Knoll is a two-story, 70,869 square-foot structural steel frame office building with concrete floors and a precast, brick and glass exterior skin.

Common Area Factor	13.0%
Recent Common Area Updates	Including lobby and restrooms
Parking	4.3/1,000 RSF
Property Manager	RSM Development & Management
Operating Expenses	Estimated operating expenses: $9.50
Tenant Improvements	Objective is to do "turn-key" deals; however, tenant improvements will be handled on a case-by-case basis
Amenities	Parking lot entry controlled by full-service traffic signal onto Route 23 Conveniently located north of I-270 and Route 23 interchange Beautiful lobby with fountain and outdoor seating area 2 EV charging stations Video surveillance and access control system
Signage	Signage shall consist of a listing on the lobby directory and at the suite entrance. **Building and monument signage available** for larger tenants.

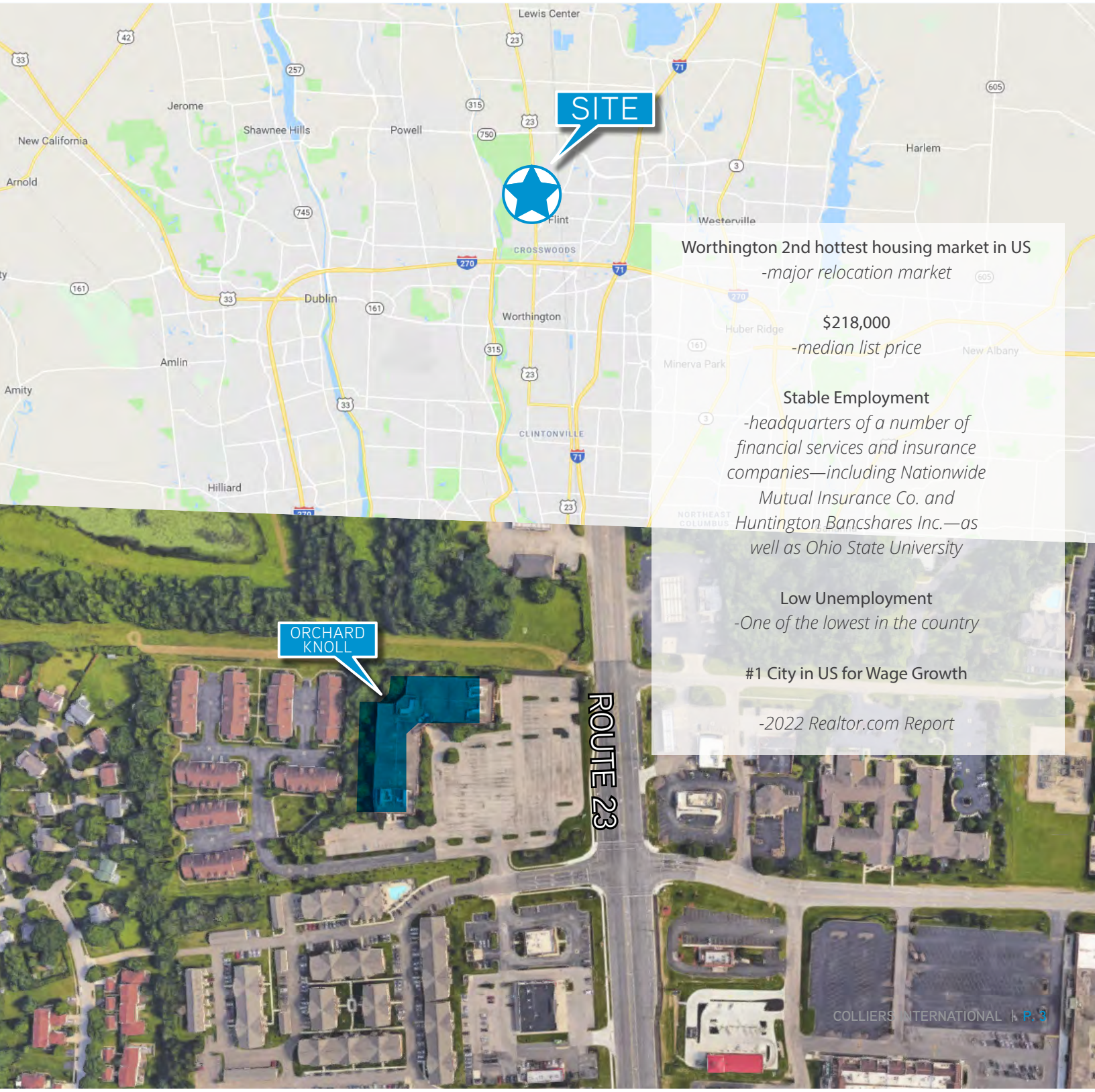
Available Space - $10.95 PSF/NNN

Suite 101	**3,508 RSF**	Mostly private office.
Suite 180	**2,377 RSF**	Mostly open space.

CLICK HERE FOR PROPERTY VIDEO

ORCHARD KNOLL

8351 N. HIGH STREET



Worthington 2nd hottest housing market in US

-major relocation market

$218,000

-median list price

Stable Employment

-headquarters of a number of financial services and insurance companies—including Nationwide Mutual Insurance Co. and Huntington Bancshares Inc.—as well as Ohio State University

Low Unemployment

-One of the lowest in the country

#1 City in US for Wage Growth

-2022 Realtor.com Report

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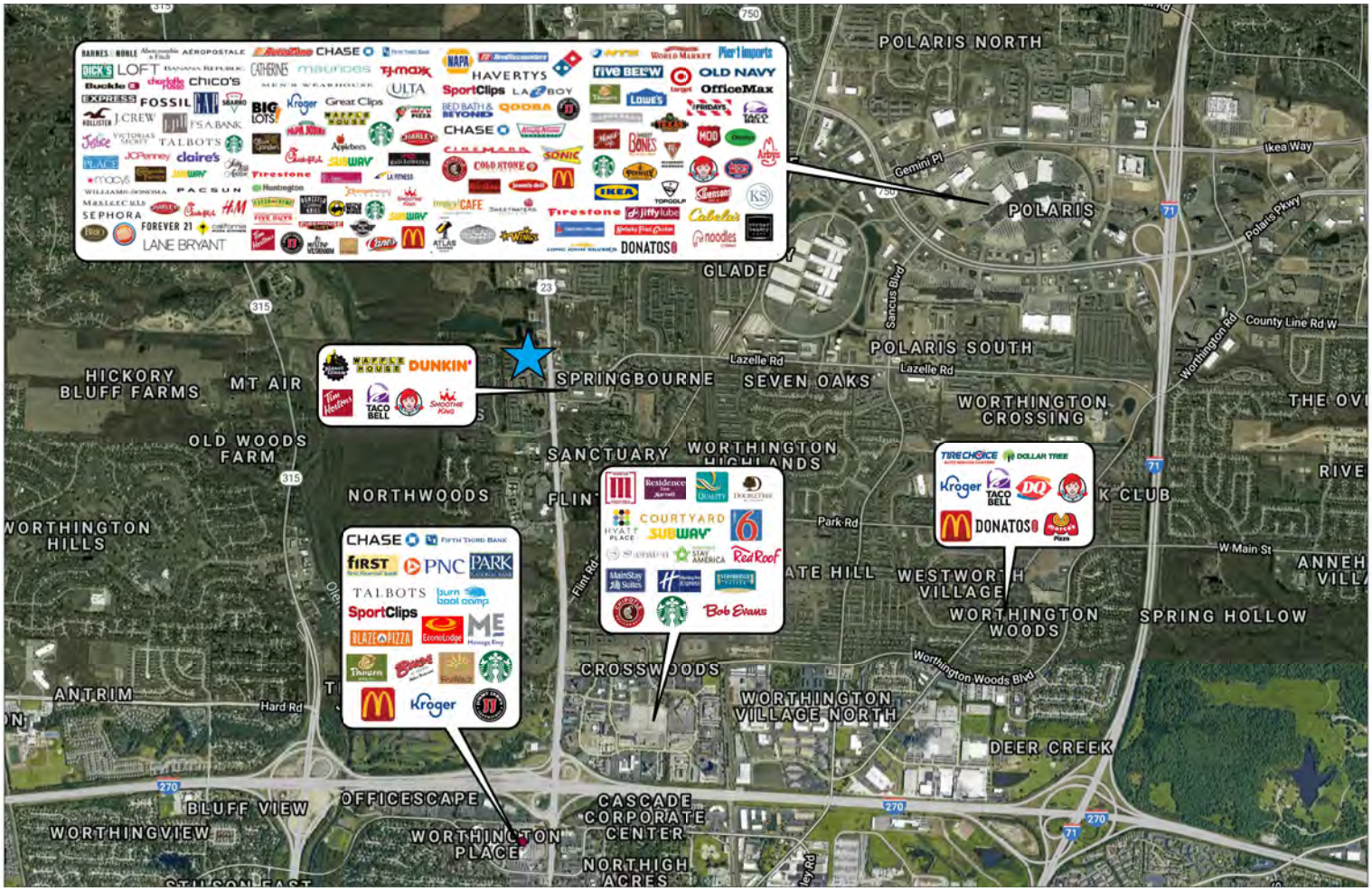
ROUTE 23
PARKING
PARKING
PARKING
N. HIGH STREET
ORCHARD KNOLL LANE
ORCHARD KNOLL LANE


POLARIS NORTH
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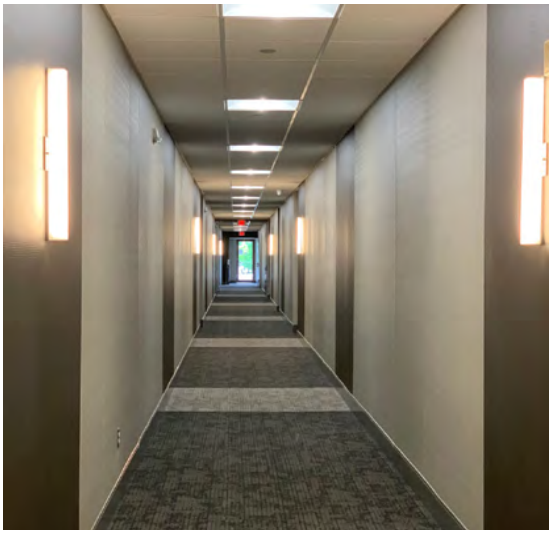
GLADE
SPRINGBOURNE
SEVEN OAKS
HICKORY BLUFF FARMS
MT AIR
OLD WOODS FARM
NORTHWOODS
SANCTUARY
WORTHINGTON HIGHLANDS
WORTHINGTON CROSSING
WORTHINGTON HILLS
WESTWORTH VILLAGE
WORTHINGTON WOODS
SPRING HOLLOW
CROSSWOODS
WORTHINGTON VILLAGE NORTH
DEER CREEK
ANTRIM
BLUFF VIEW
WORTHINGVIEW
OFFICESCAPE
WORTHINGTON PLACE
CASCADE CORPORATE CENTER
NORTHIGH ACRES
Lazelle Rd
Park Rd
Flint Rd
Hard Rd
Sancus Blvd
Worthington Rd
County Line Rd W
W Main St
Worthington Woods Blvd
Ikea Way
Gemini Pl
Polaris Pkwy
DUNKIN'
TACO BELL
SMOOTHIE KING
COURTYARD
SUBWAY
Red Roof
Bob Evans
Kroger
DONATOS
DOLLAR TREE
TIRE CHOICE
CHASE
FIRST
PNC
PARK
TALBOTS
SportClips
BLAZE PIZZA
EconoLodge
Kroger

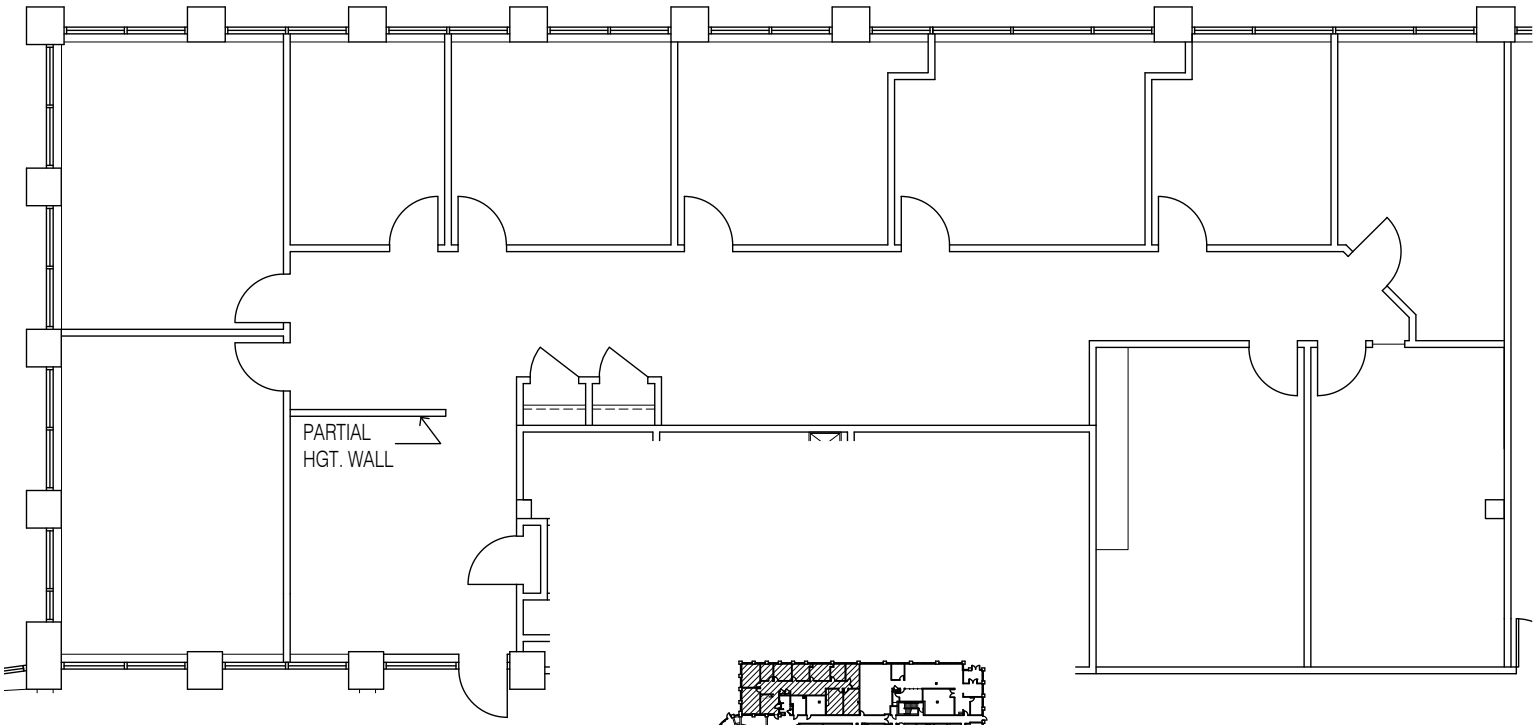


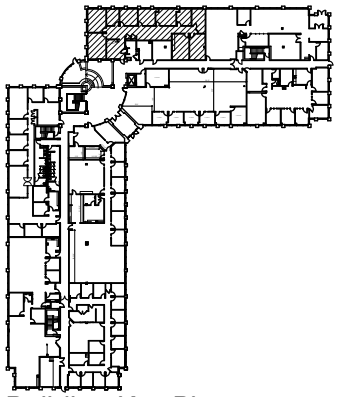
Gallery

1.5 miles north of I-270 & Route 23 interchange //
Access with signal controlled traffic signal onto Route 23 //
Signage slots available //
Beautiful updated lobby with fountain //
One mile to Polaris //

EXAMPLE TENANT FINISHES

Suite 101 - 3,508 RSF

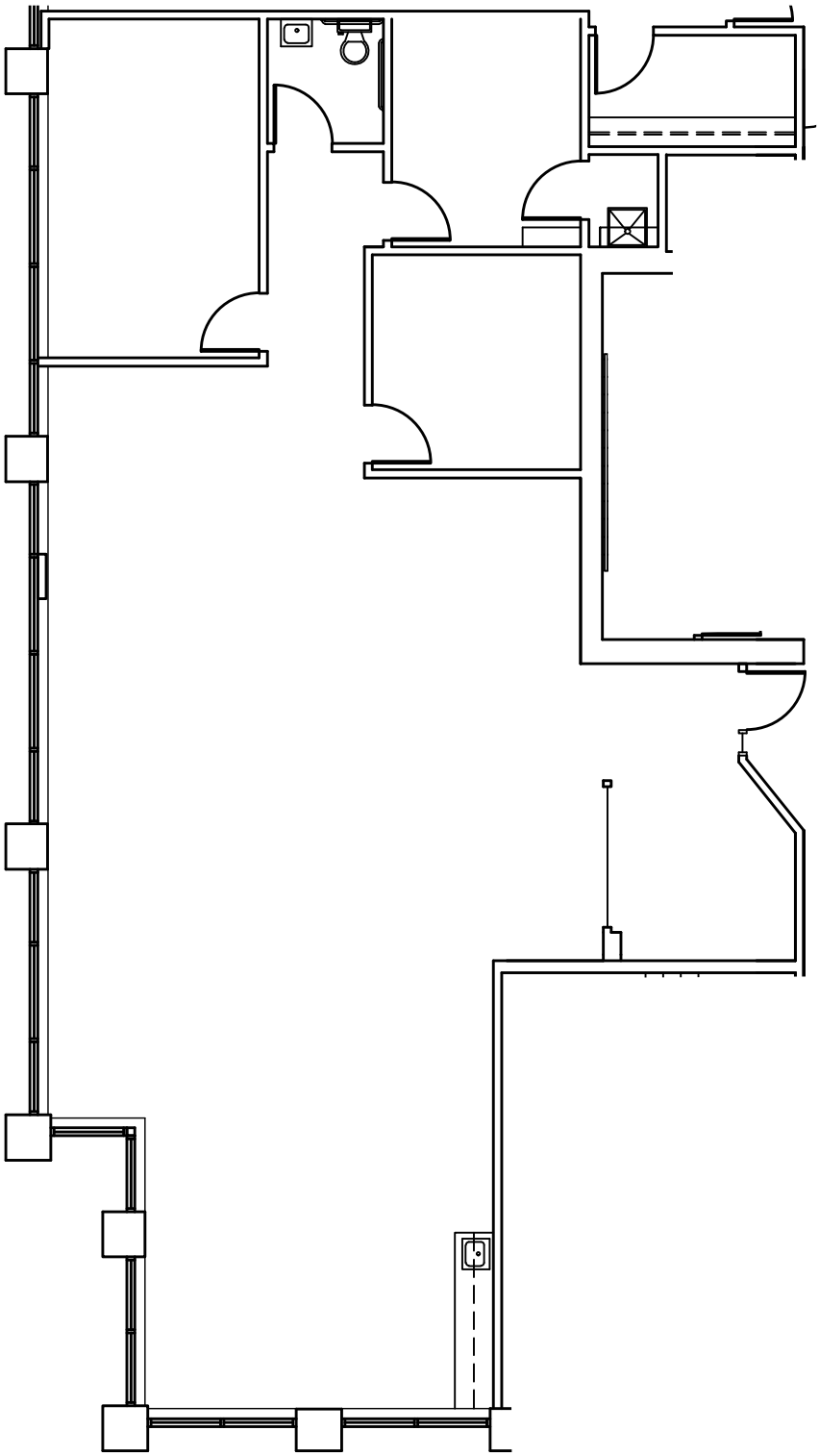




Building Key Plan

FIRST FLOOR N.T.S.

Suite 180 - 2,377 RSF



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