

LEASE

Two-Story Office Suites

1001 Eastwind Drive
Westerville, OH 43081



Property Highlights

- Two offices suites available for lease
- Suite 301: 1,559 SF with 4 private offices, reception area, and conference room
- Suite 302: 1,875 SF with 6-7 private offices, 1-2 conference rooms, and reception area
- Suites can be combined for 3,434 SF
- Two-story office suites with private offices and reception areas
- The space is ideal for professional offices, healthcare agencies, engineering firms, and similar office users



COLDWELL BANKER
COMMERCIAL
ASPIRE REALTY
SERVICES

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OFFERING SUMMARY

Lease Rate: \$18 SF/Year (MG)

of Units: 2

Available SF: 1,559 - 3,434



LOCATION

Discover the vibrant community surrounding the location in Westerville, OH, 43081. Located in the heart of a thriving business district, this area is surrounded by an array of amenities, including popular dining options such as The Olive Tree Mediterranean Cafe and Mezze Middleterranean Cuisine. Enjoy the convenience of nearby fitness centers, grocery stores, and scenic parks like Alum Creek Park North, perfect for unwinding after a productive workday. With easy access to major highways and public transportation, the location provides seamless connectivity for employees and clients. Embrace the dynamic energy of Westerville while enjoying the benefits of a bustling commercial hub.



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AVAILABLE SPACES - SUITE 301



SUITE	SIZE (SF)	LEASE RATE	LEASE TYPE	DESCRIPTION
Suite 301	1,559 SF	\$18.00 SF/yr	Modified Gross	• 4 private offices • Reception area • Two levels: (Ground level: 2 offices, Second level: 2 offices) conference room • New HVAC equipment • Can be combined with Suite 302 for 3,434 SF

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AVAILABLE SPACES - SUITE 302



SUITE	SIZE (SF)	LEASE RATE	LEASE TYPE	DESCRIPTION
Suite 302	1,875 SF	\$18.00 SF/yr	Modified Gross	• 6–7 private offices • 1–2 conference rooms • 2 restrooms • Reception area/receptionist office • Two levels (3 offices on upper level and 3 offices on lower level) • Can be combined with Suite 301 for 3,434 SF

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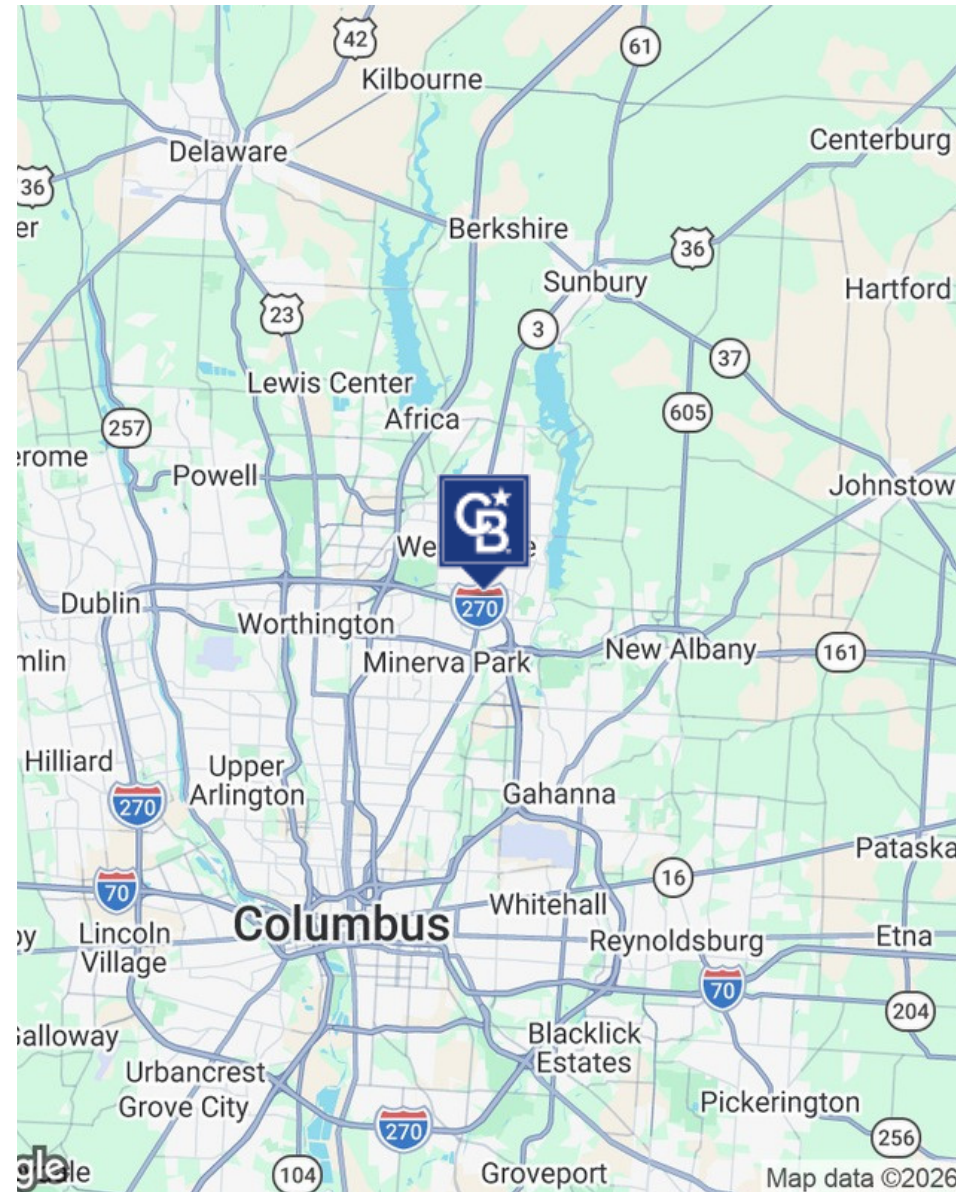
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NEARBY RETAILERS



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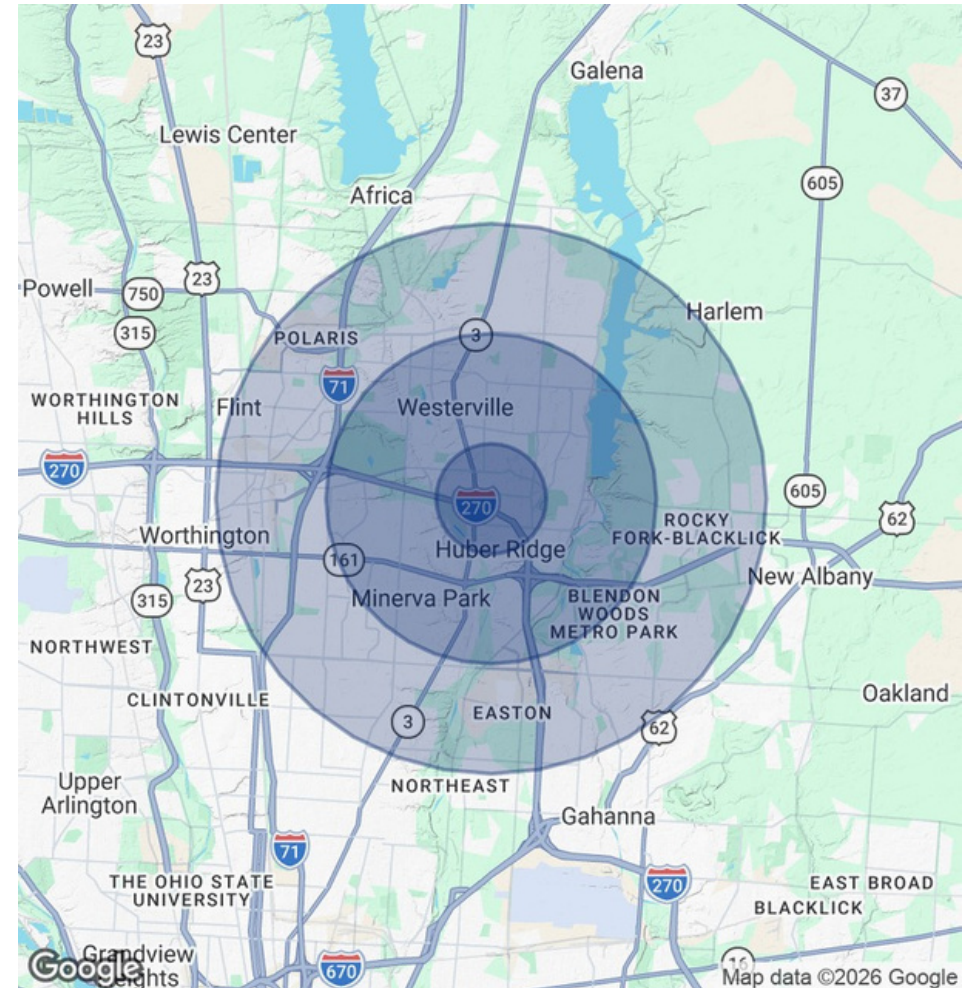
DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,492	101,26	263,28
Average Age	36.5	5 37	1 36.4
Average Age (Male)	34.5	35.9	35.5
Average Age (Female)	38	37.9	37.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,152	39,984	106,860
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$99,687	\$96,154	\$102,258
Average House Value	\$249,418	\$278,404	\$302,698

2023 American Community Survey (ACS)

TRAFFIC COUNTS	DIRECTION	YEAR	COUNTS
Huber Village Blvd	2-way	2025	5,871
S State St (SR-3) north of I-270	2-way	2025	39,505
I-270 between Cleveland Ave and State St	2-way	2025	160,910



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