WESTAR III

440 Polaris Parkway | Westerville



Colliers

workplace redefined

The boundaries between one's professional and personal lives are constantly blurring, but the traditional workplace has not evolved to reflect this change. Today's employees long to establish meaningful connections between the roles, relationships and responsibilities that make up their lives in order to develop a sense of fluidity and purpose. With its dynamic, campus-like and collaborative environment, Westar III transcends the limitations of the outdated workplace by fostering a community that connects and inspires individuals to design a flexible life.



5 Stories
139,000 Total SF

Class A
Office

RSF Available
1,822-23,605 SF

$13.95/SF NNN
Lease Rate



Sign

Tenant Signage Possibly Available

P

4.6 /1,000 RSF Surface Spaces

OpEx 440 - $9.40 PSF

A

Terrific On-Site Amenities

WESTAR III
AVAILABILITY

SUITE	RSF	DESCRIPTION
100A	2,015	Former cafe space; open to build-out.
100D	3,609	Several private offices and open space
170	1,822	Mostly private offices
200	4,549	Reception, private offices, kitchenette, and large conference. *Available 11/2026*
275	2,488	Mix of private offices/open space with kitchenette
280	3,997	Mostly private offices with some open space for cubicles
345	5,732	Conference, private offices, and cube space
350	12,764-13,046	Mostly open space. Divisible
425	23,605	Lots of open space with private offices. *Available 6/30/27 or potentially sooner*

LEASE RATE

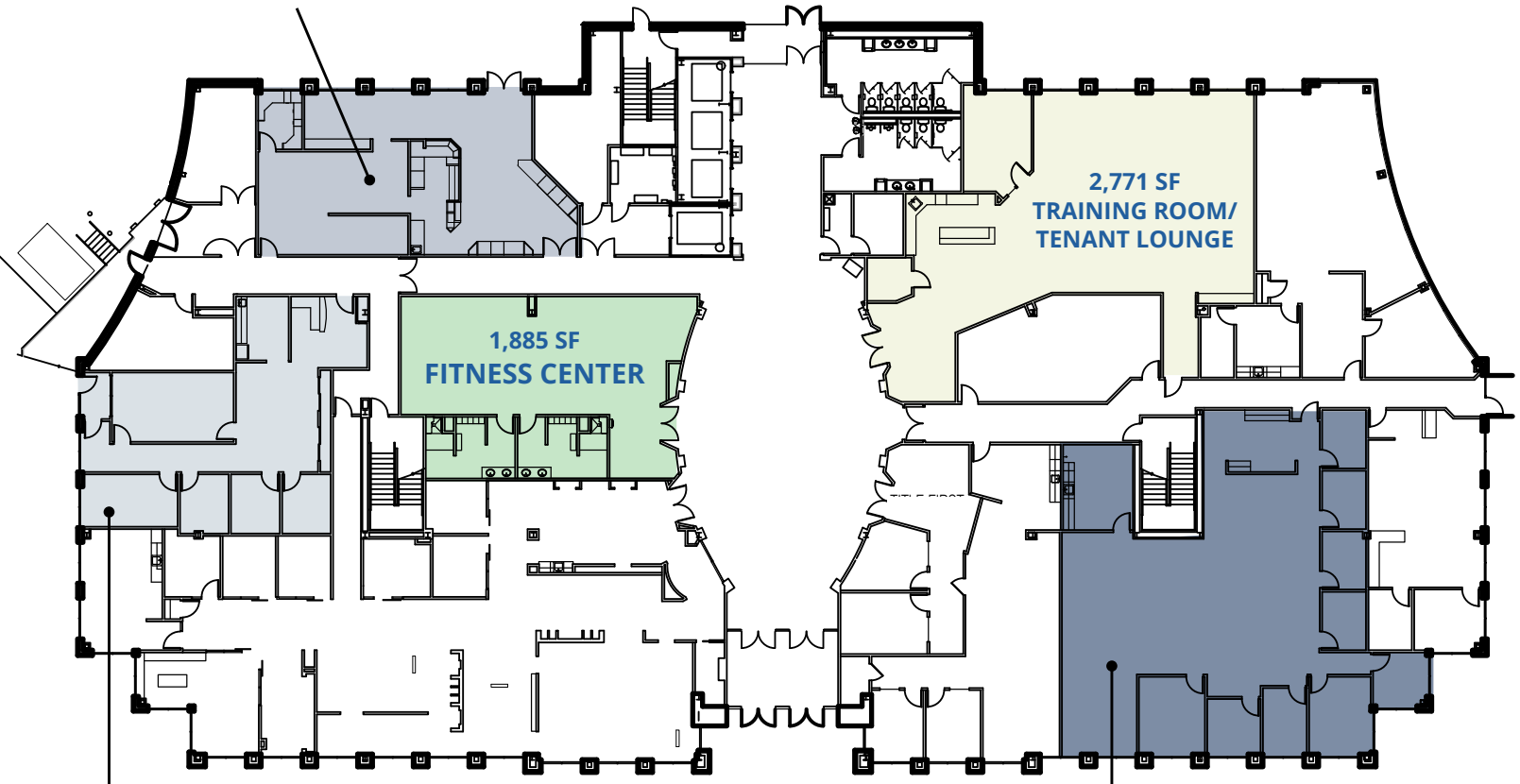
$13.95 NNN


VPL
LUNAR SAILS
2020
Robert Mullins

AVAILABILITY
FIRST FLOOR

SUITE 100A
2,015 SF

Click for Virtual Tour (Suite 100A)



SUITE 170
1,822 SF

Click for Virtual Tour (Suite 170)

SUITE 100D
3,609 SF

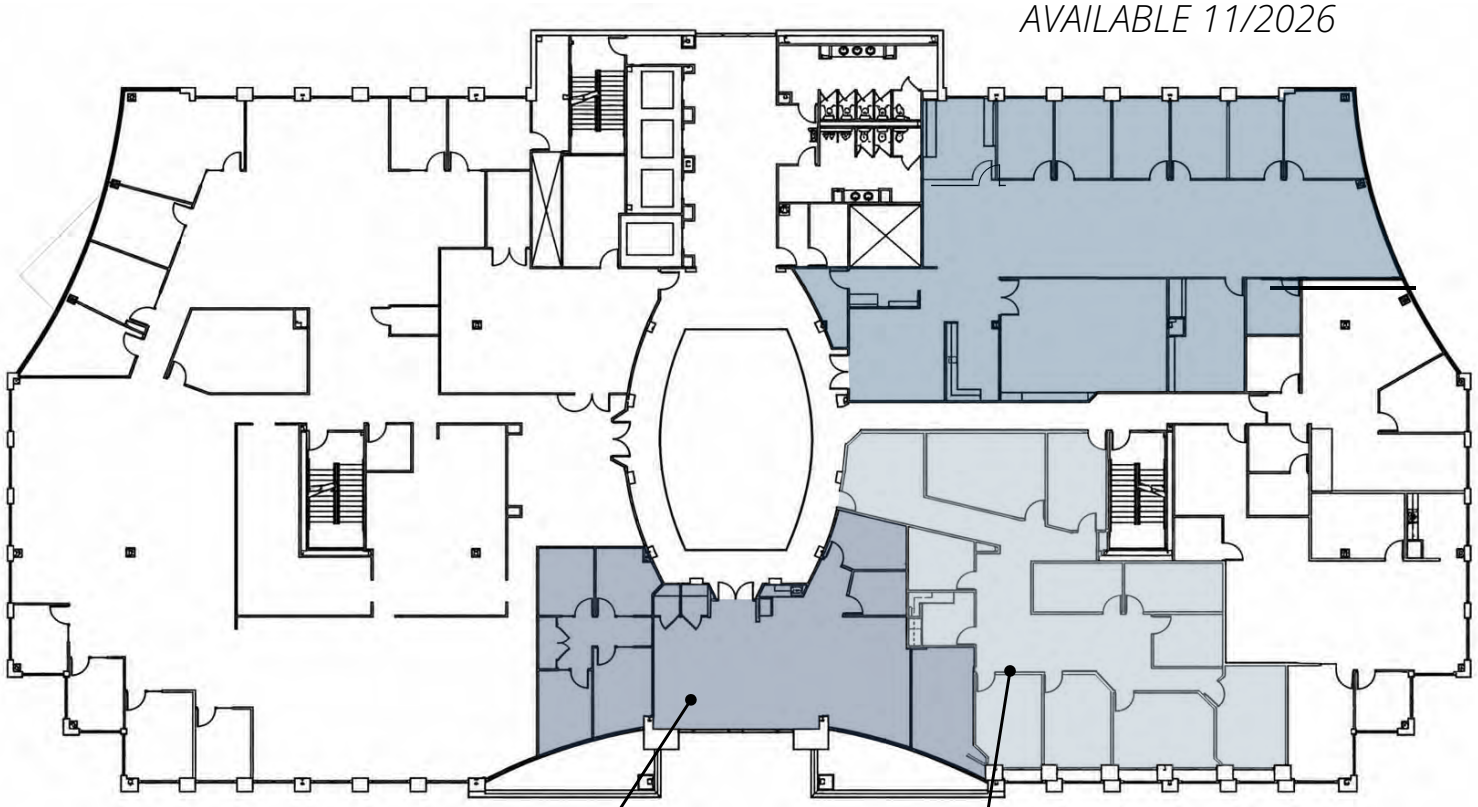
Click for Virtual Tour (Suite 100D)

AVAILABILITY
SECOND FLOOR

Click for Virtual Tour (Suite 200)

SUITE 200
4,549 SF

AVAILABLE 11/2026



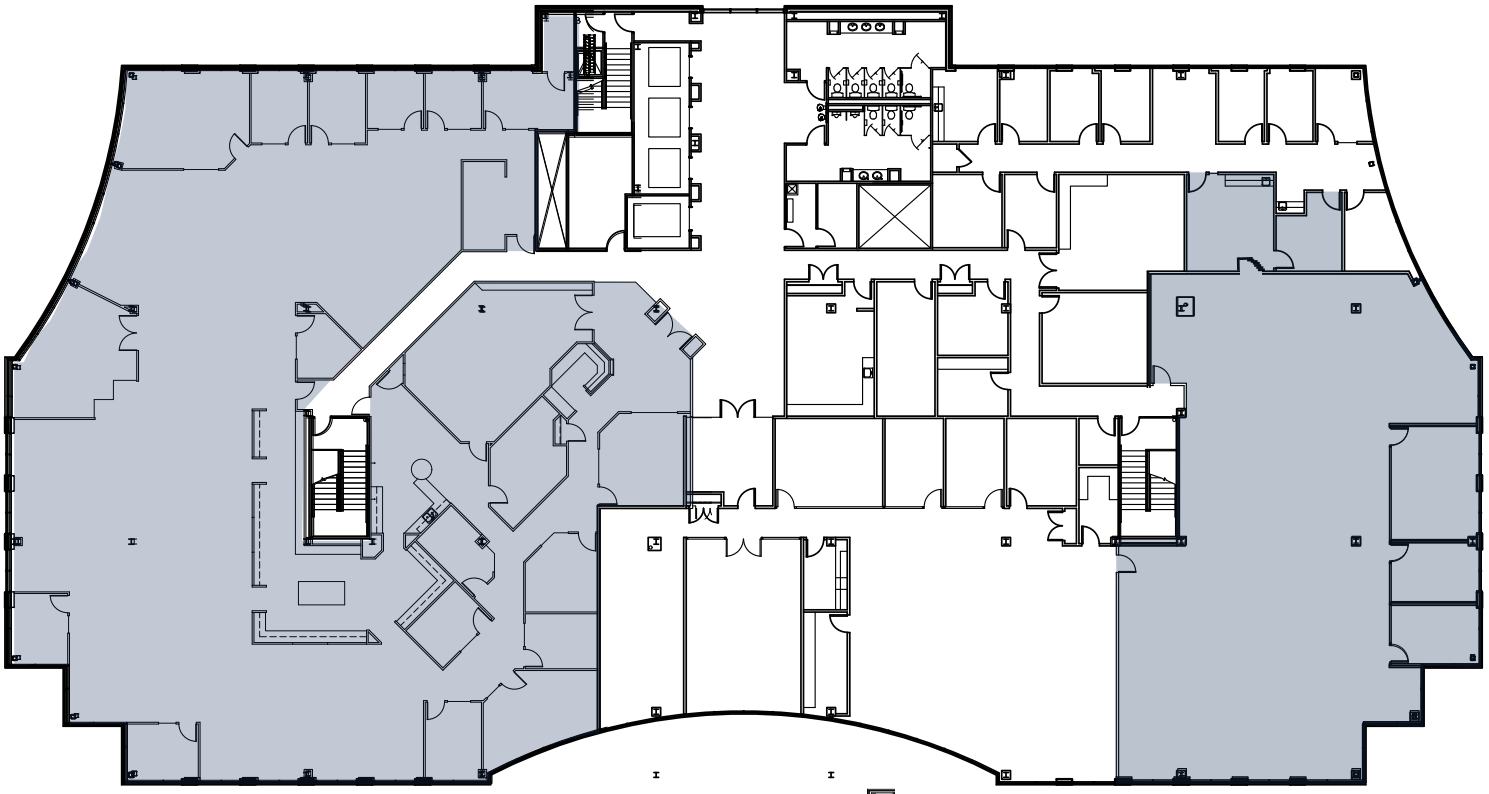
SUITE 275
2,488 SF

Click for Virtual Tour (Suite 275)

SUITE 280
3,997 SF

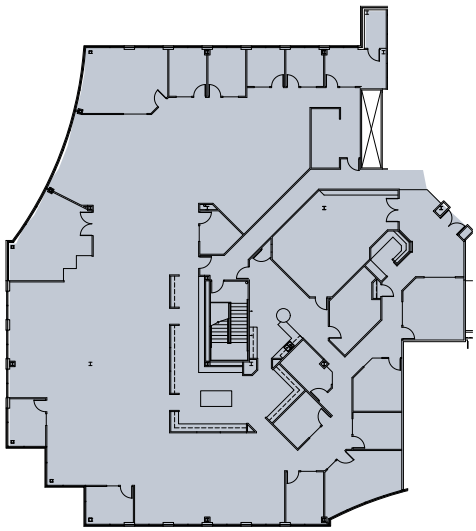
Click for Virtual Tour (Suite 280)

AVAILABILITY
THIRD FLOOR



SUITE 350
12,764 SF

Click for Virtual Tour
(Suite 350)



SUITE 350
(with corridor)
13,046 SF

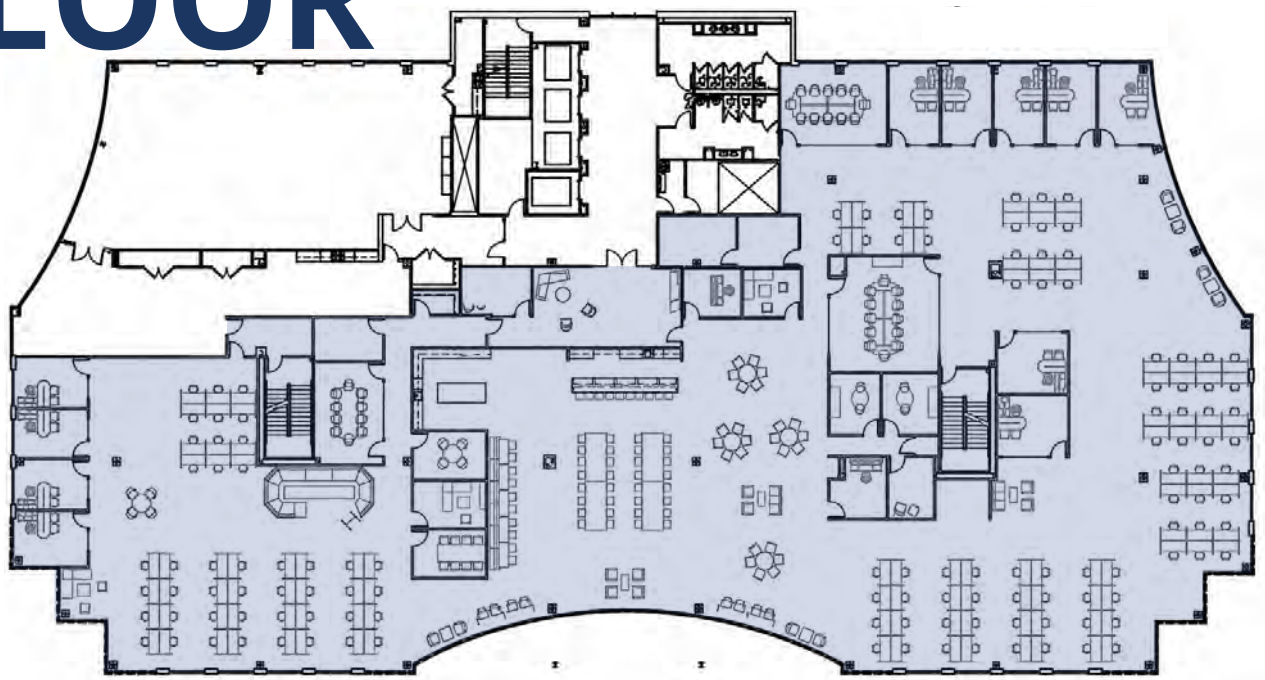
SUITE 345
5,732 SF

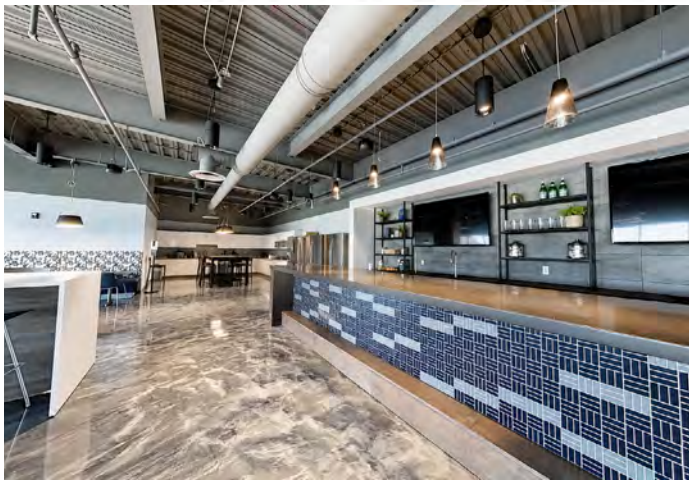
Click for Virtual Tour
(Suite 345)

AVAILABILITY
FOURTH FLOOR

SUITE 400
23,605 SF

Click for Virtual Tour (Suite 400)











Newly renovated lobby and restrooms



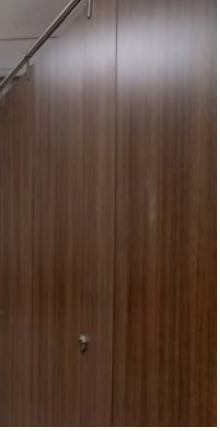


Modern 2,771 SF tenant lounge and conference space





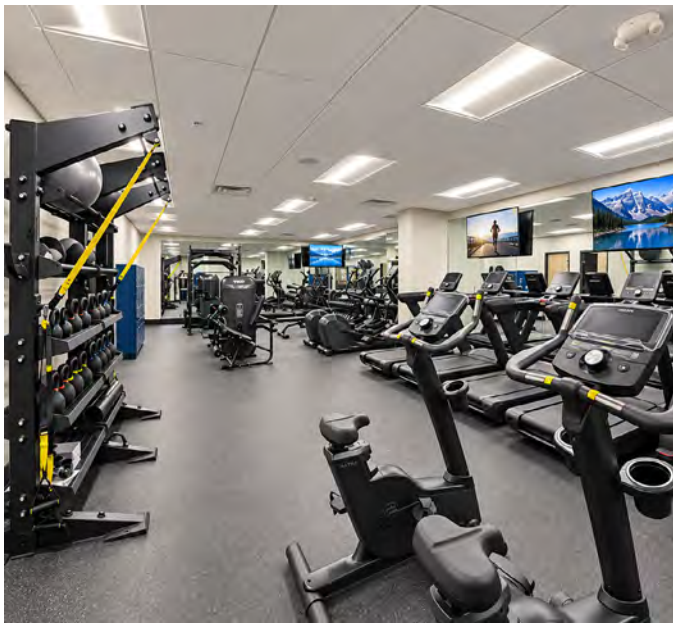
Scenic outdoor landscaping



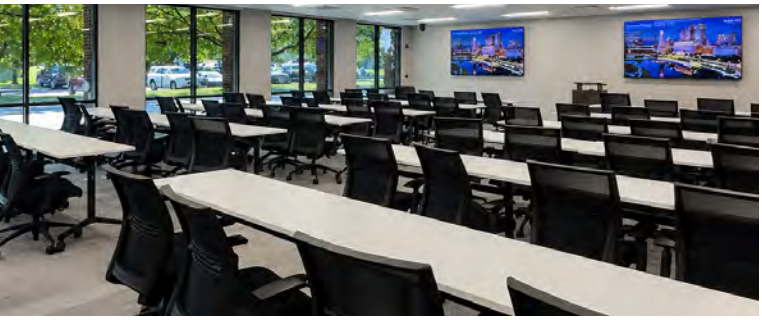




Expansive 1,835 SF fitness studio with locker rooms and showers











Retail center within walking distace

Expansive full height window line

Connected to Westerville's WeConnect fiber system

Free wi-fi in main common areas and outdoor space

Nearby amenities and access

















I-71	< 2 miles
Polaris Fashion Place	2 miles
I-270	4.2 miles
Rt. 23	4.5 miles
Easton	10.1 miles
Ohio State University	13.5 miles
John Glenn International Airport	14.0 miles
Downtown Columbus	15.0 miles







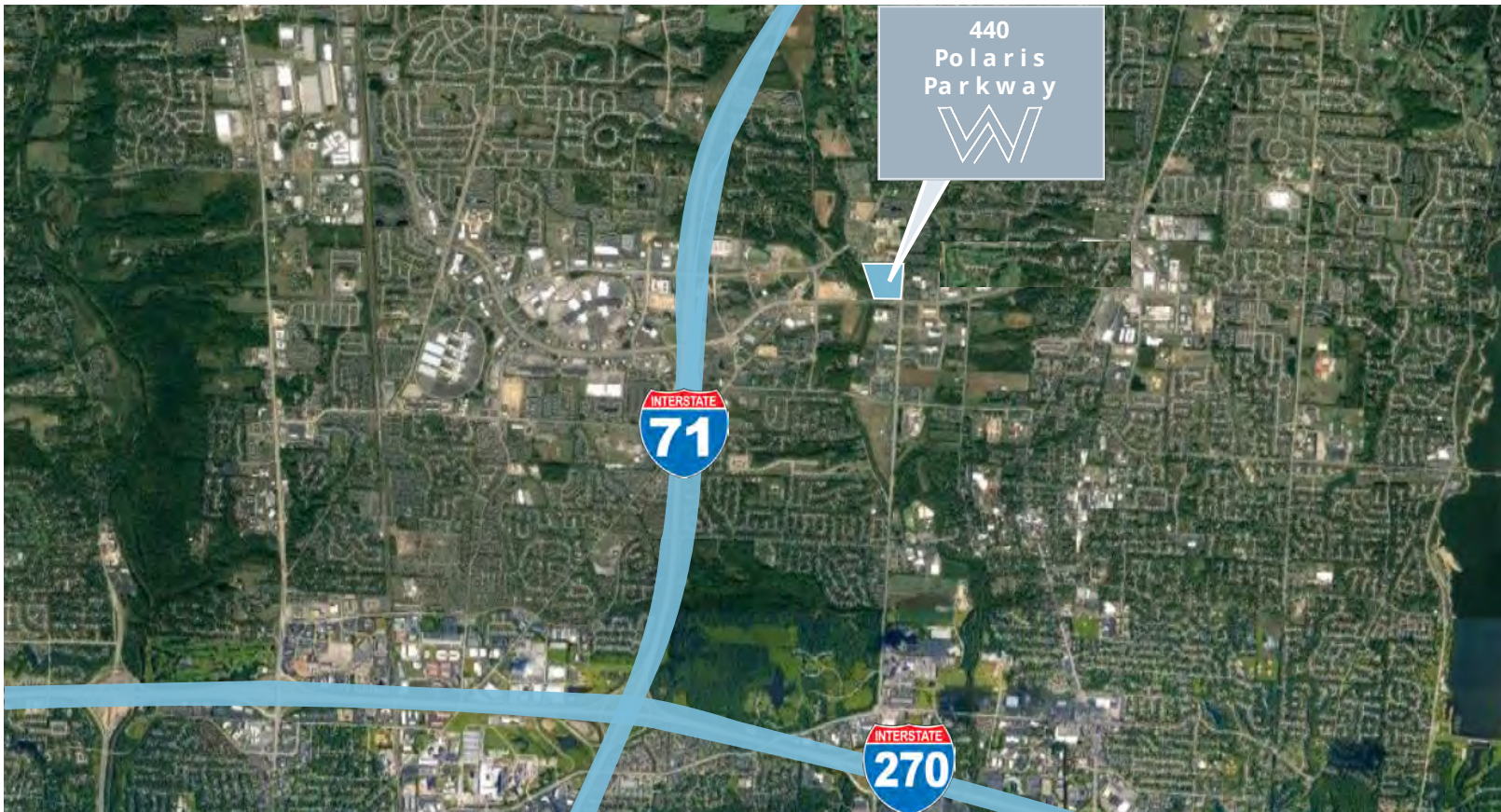
BRAND NEW Smashpark Westerville
right across the street

Over 60 restaurants, 10 banks, several high end hotels, and several additional fitness facilities within 2 miles of the properties.









About Westerville











"Westar is truly a case study in smart, intentional planning and strategic execution. City leaders saw the potential for this area decades ago and we continue to improve upon and shepherd that vision into reality. That intentionality and follow-through exemplifies what we call 'The Westerville Way.'"
- City Manager Dave Collinsworth.



WESTAR
BY THE NUMBERS

$316 MILLION
TAXABLE MARKET VALUE

8,564 JOBS
$81K AVG SALARY
$13.9M INCOME TAX

2.8 MILLION
SF OF OFFICE/medical space



WESTAR III

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