



BEAUTIFULLY RENNOVATED COMMON AREAS,
INCLUDING LOBBY AND RESTROOMS



ORCHARD KNOLL

8351 N. HIGH STREET

RSM DEVELOPMENT
& MANAGEMENT



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 & Costs

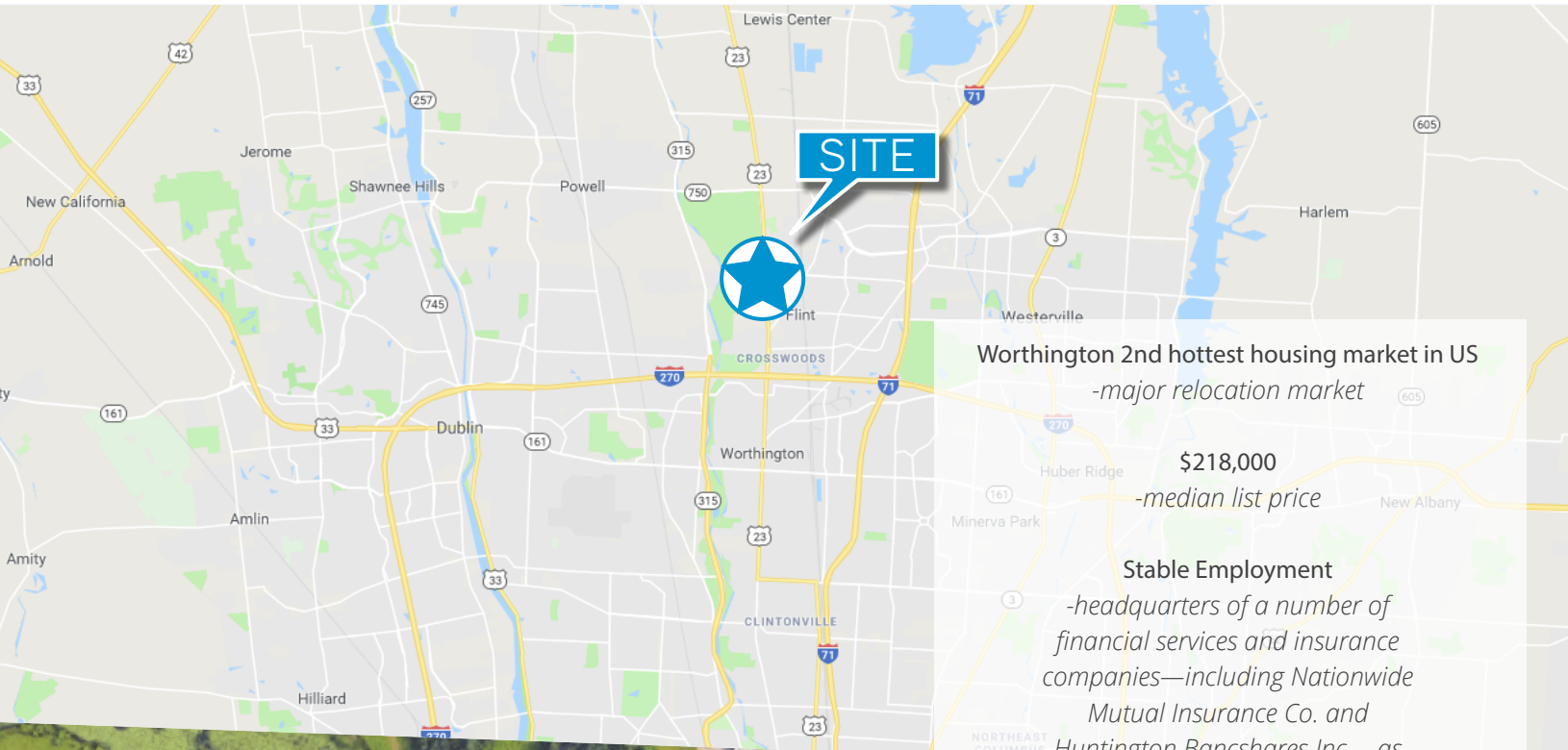
Rate/RSF		\$10.95/NNN
Suite 100	4,308 RSF	Divisible
Suite 160	1,124 RSF	Mostly private offices.
Suite 180	2,377 RSF	Mostly open space.
Suite 188	2,028 RSF	Open space with private offices.
Suites 180 and 188 can be combined up to 4,405 RSF.		

[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

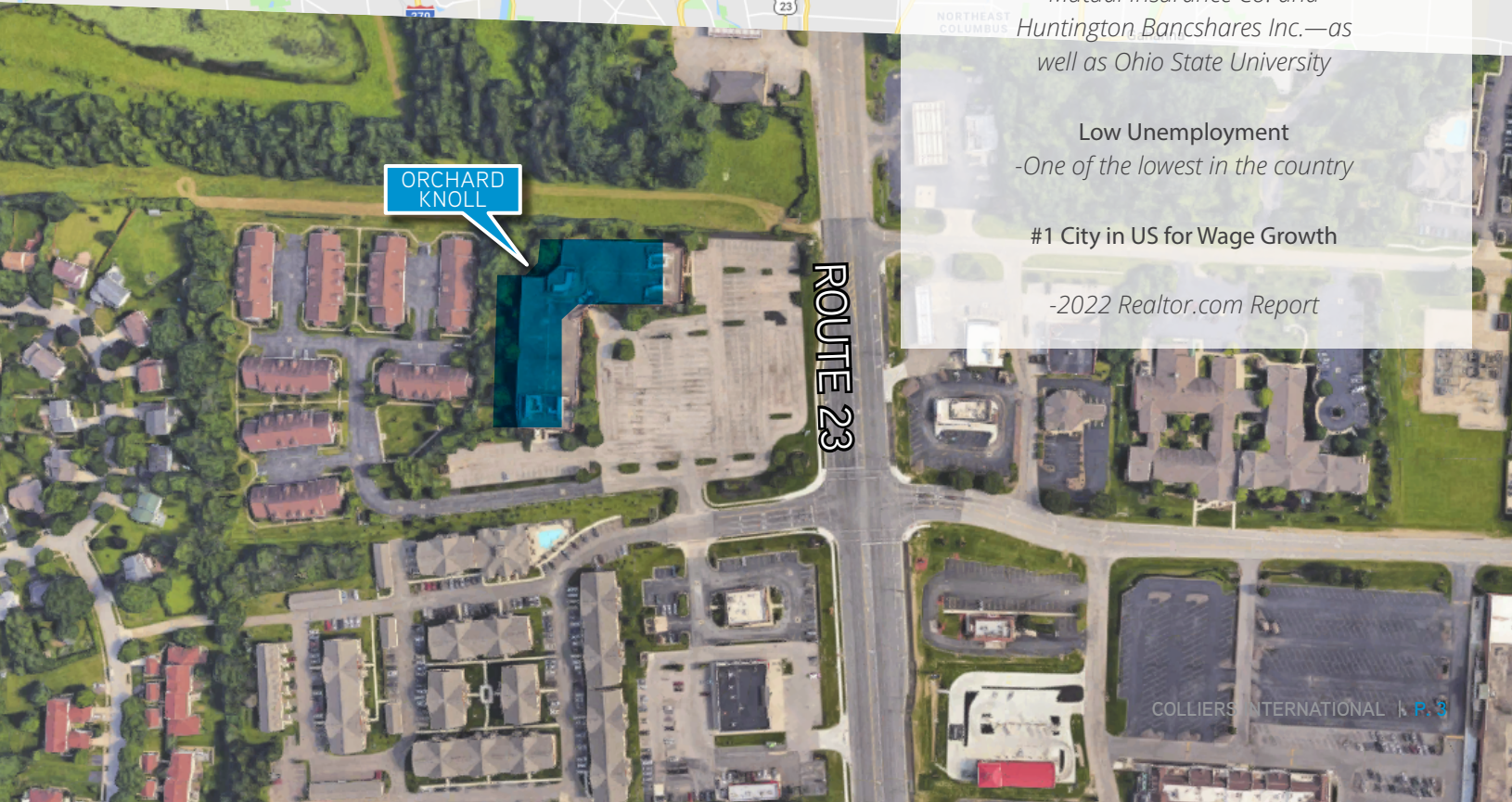
-headquarters of a number of
financial services and insurance
companies—including Nationwide
Mutual Insurance Co. and
Huntington Bancshares Inc.—as
well as Ohio State University

Low Unemployment

-One of the lowest in the country

#1 City in US for Wage Growth

-2022 Realtor.com Report



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Gallery

1.5 miles north of I-270 & Route 23
interchange //

Access with signal controlled traffic
signal onto Route 23 //

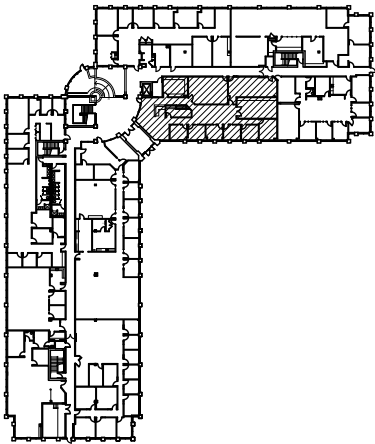
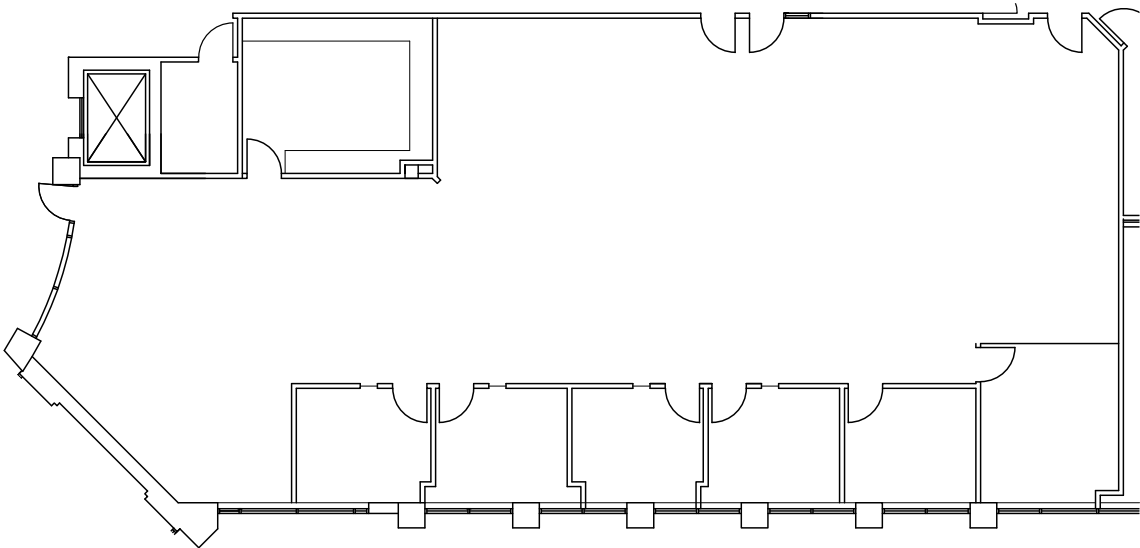
Signage slots available //

Beautiful updated lobby with fountain //

One mile to Polaris //



Suite 100 - 4,308 RSF

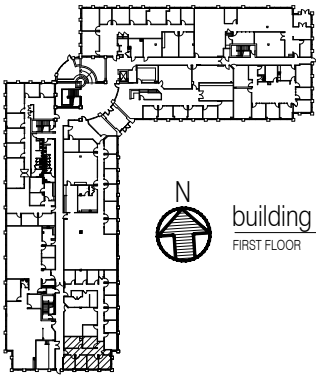
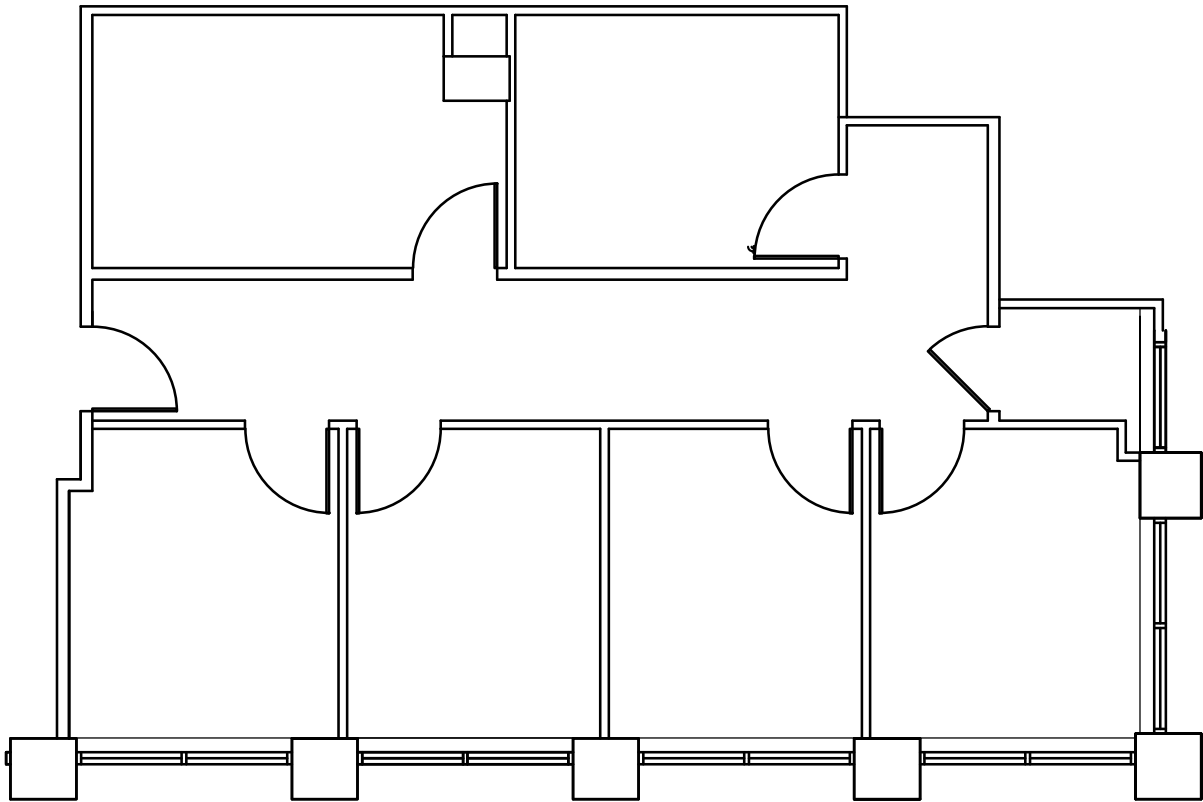


Building Key Plan

FIRST FLOOR

N.T.S.

Suite 160 - 1,124 RSF

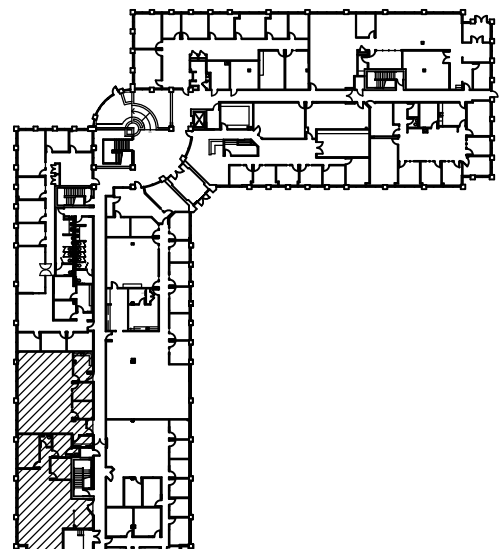
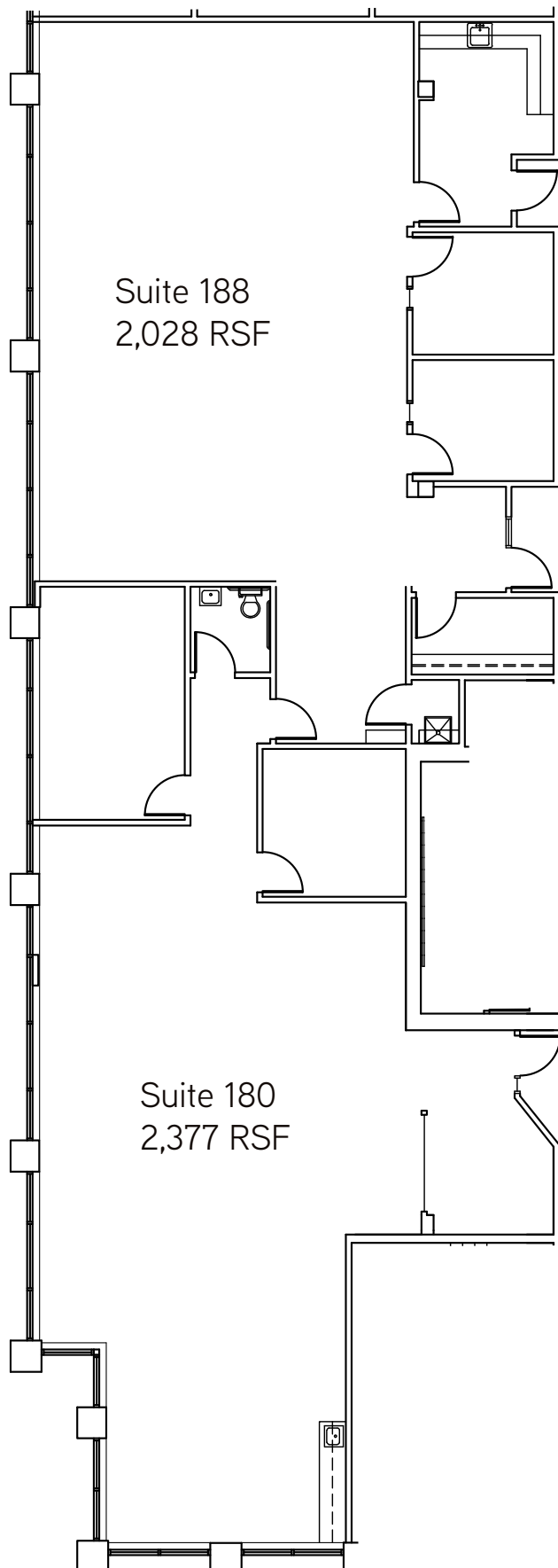


building key plan

FIRST FLOOR

N.T.S.

Suite 180 & 188 - 4,405 RSF





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