

# 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 With its dynamic, campus-like and collaborative environment, Westar III transcends the limitations of the outdated workplace by fostering a community that connects and inspires individuals to design a flexible life.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**  
**1,032-12,764 SF**



**\$13.95/SF NNN**  
**Lease Rate**



**Tenant Signage  
Possibly Available**



**4.6 /1,000 RSF  
Surface Spaces**



**OpEx  
440 - \$9.40 PSF**



**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                                                  |
| *Can combine with adjacent suite for 4,641 SF |        |                                                                                         |
| 170                                           | 1,822  | Mostly private offices                                                                  |
| 200                                           | 4,549  | Reception, private offices, kitchenette, and large conference. <i>Available 11/2026</i> |
| 280                                           | 3,997  | Mostly private offices with some open space for cubicles                                |
| 345                                           | 5,732  | Conference, private offices, and cube space                                             |
| 350                                           | 12,764 | Mostly open space. Divisible                                                            |

LEASE RATE

\$13.95 NNN



VPL

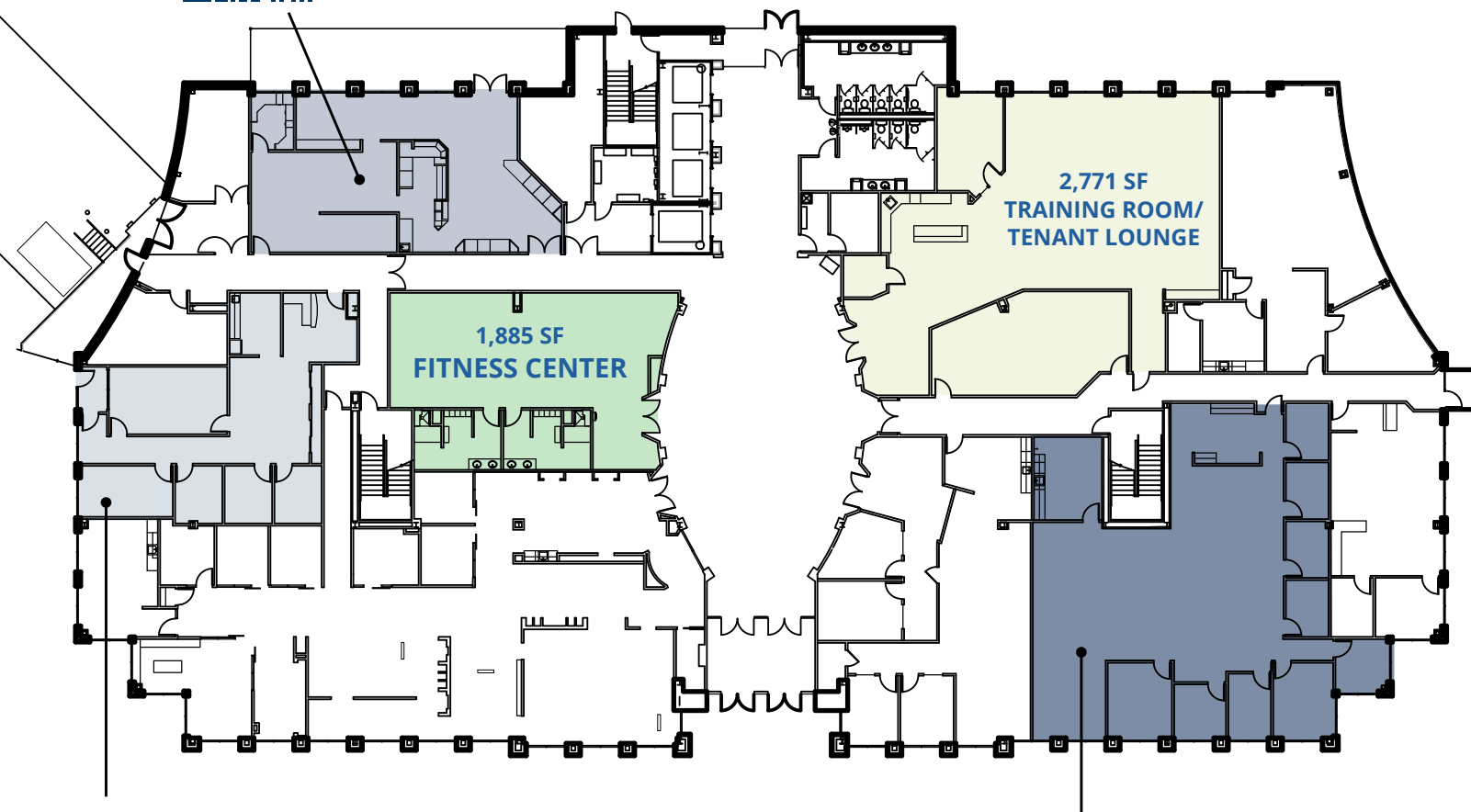
LUNAR SAILS  
Robert Mullins

# 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)*

\*Suites 100D and Suite 140 can be combined for 4,641 sf

# AVAILABILITY

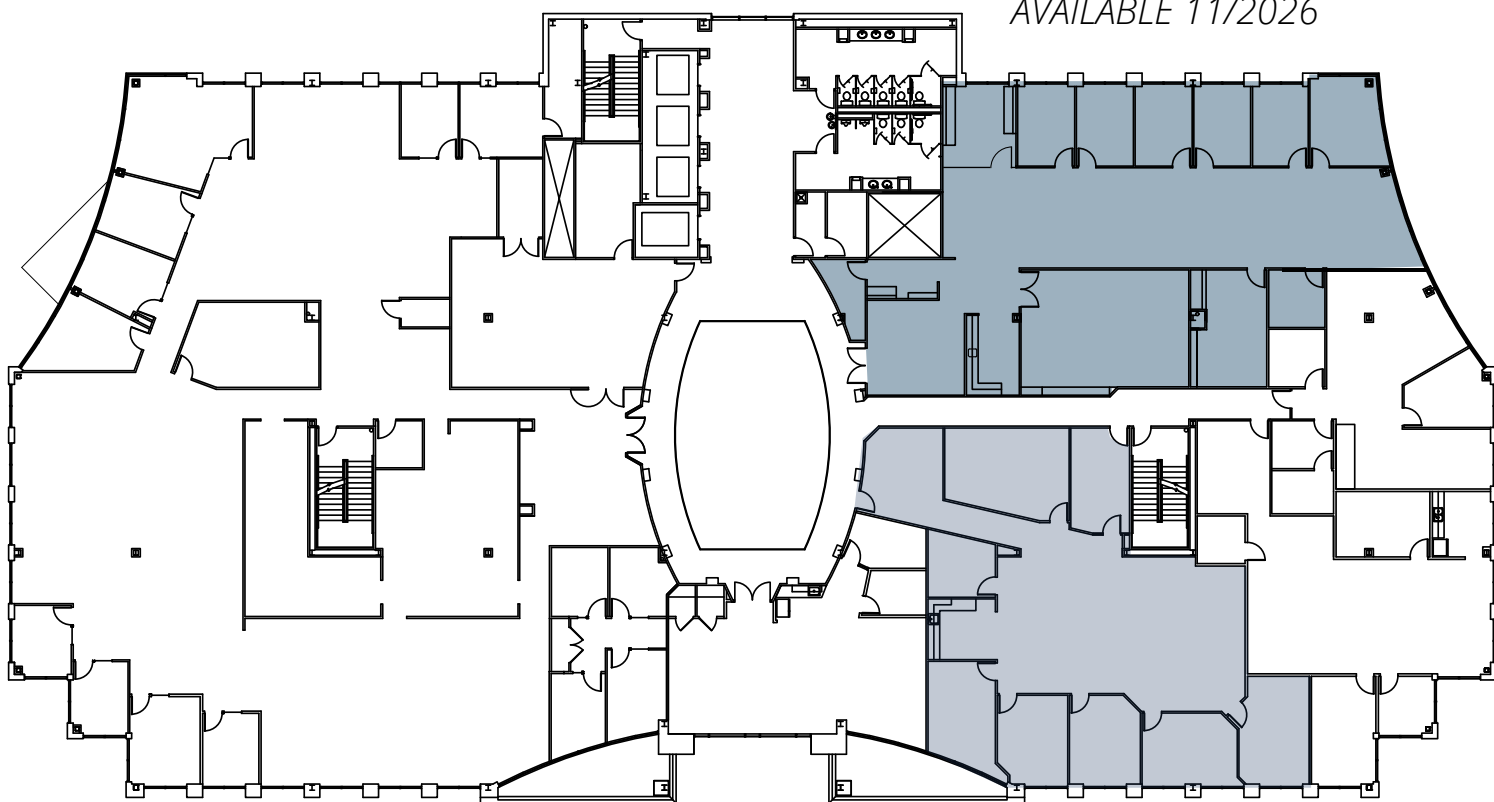
# SECOND FLOOR

*Click for Virtual Tour  
(Suite 200)*



SUITE 200  
4,549 SF

AVAILABLE 11/2026



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 345  
5,732 SF



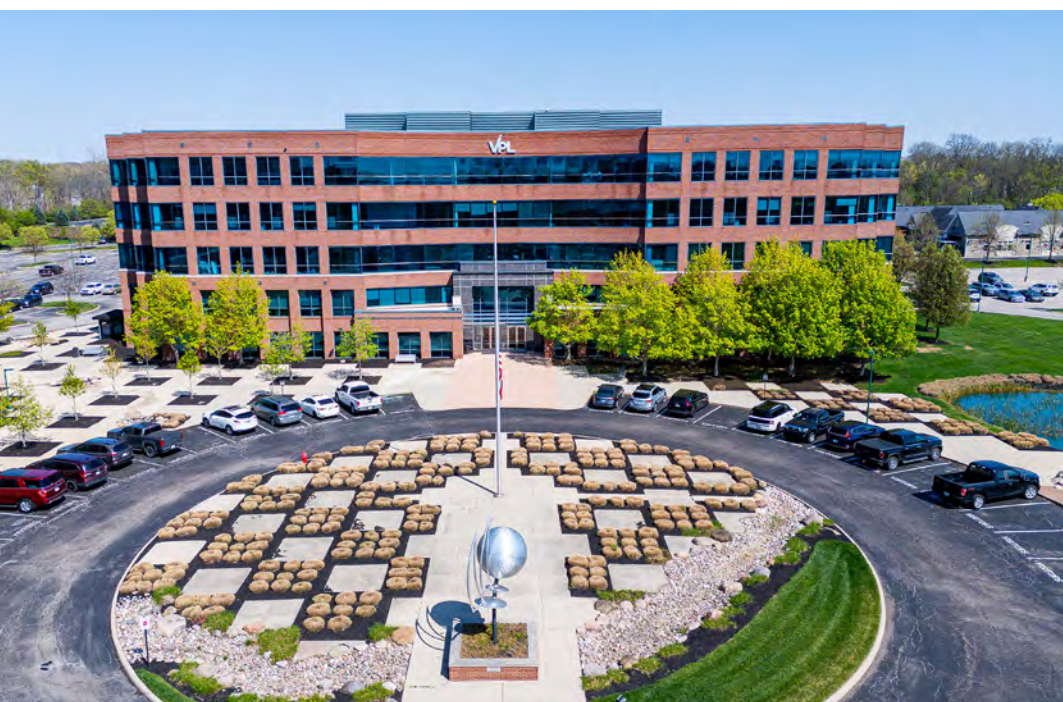
*Click for Virtual Tour  
(Suite 345)*



Modern 2,771 SF tenant lounge and conference space  
*currently under construction*



Example conference center and fitness studio finishes



Scenic outdoor landscaping



Expansive 1,835 SF fitness studio with locker rooms and showers  
*currently under construction*



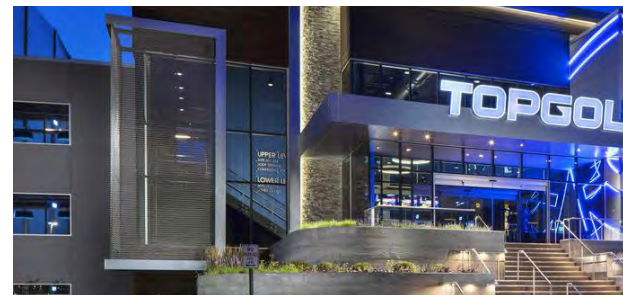
Retail center within walking distance

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Expansive full height window line

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Connected to Westerville's WeConnect  
fiber system

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Free wi-fi in main common areas and  
outdoor space

## Nearby amenities and access



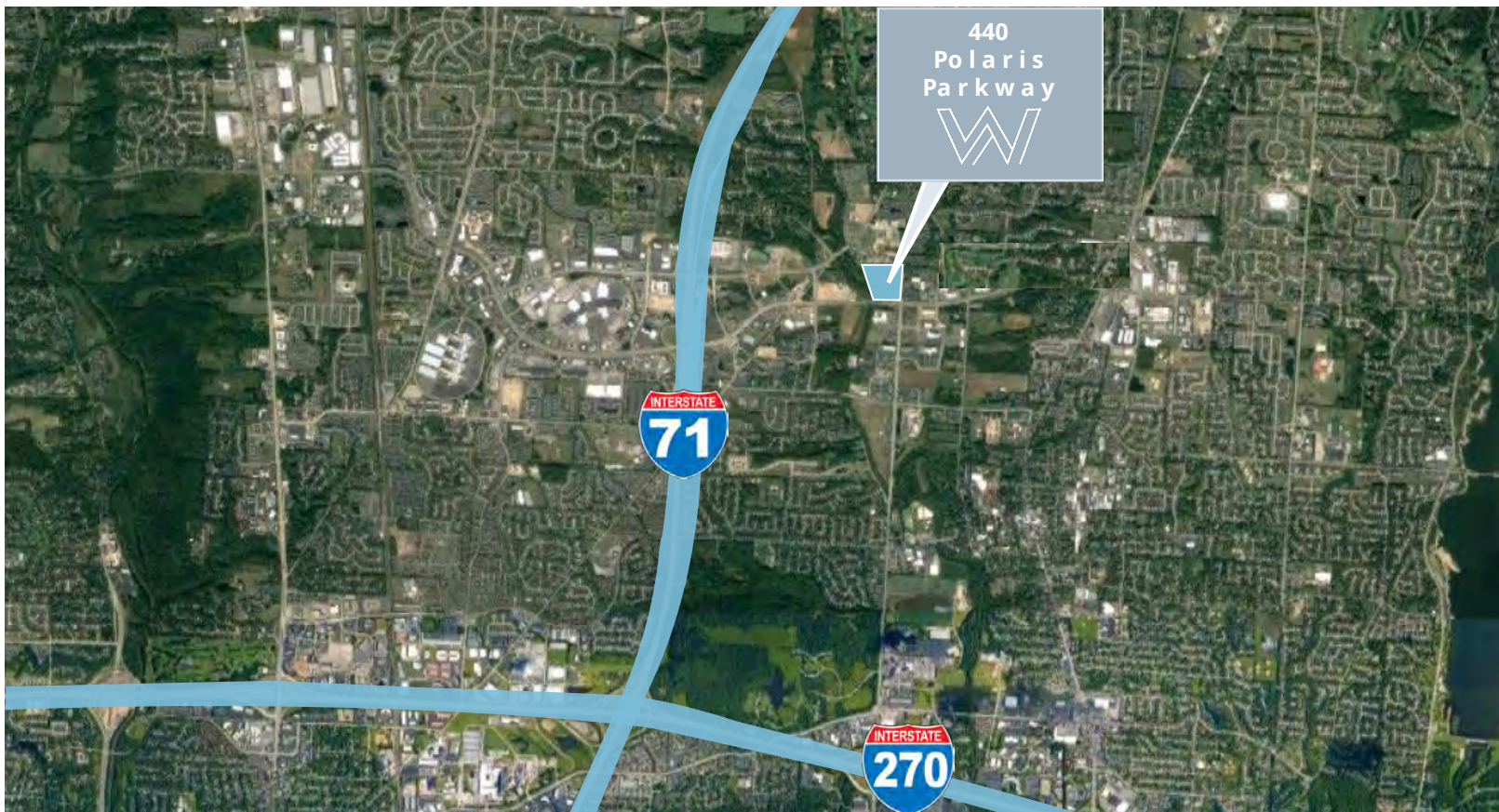
I-71  
 Polaris Fashion Place  
 I-270  
 Rt. 23  
 Easton  
 Ohio State University  
 John Glenn International Airport  
 Downtown Columbus

< 2 miles  
 2 miles  
 4.2 miles  
 4.5 miles  
 10.1 miles  
 13.5 miles  
 14.0 miles  
 15.0 miles





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

## \$316 MILLION

TAXABLE MARKET VALUE

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

## 2.8 MILLION

SF OF OFFICE/medical space



# WESTAR III

## Contact Us

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