



WESTAR I & II

570 & 550 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 With its dynamic, campus-like and collaborative environment, Westar I & II transcends the limitations of the outdated workplace by fostering a community that connects and inspires individuals to design a flexible life.







570
Polaris
Parkway



5 Stories
279,876 Total SF



Year Built
2004



RSF Available
From
1,019-30,000 SF



\$12.95-\$13.95/SF
NNN



550
Polaris
Parkway

Westar II



**Tenant Signage
Possibly Available**



**4.35 /1,000 RSF
Surface Spaces**



**Terrific On-Site
Amenities**



OpEx
\$9.97 PSF (*Westar I*)
\$9.38 PSF (*Westar II*)

Westar I & II

AVAILABILITY

570 Polaris | Westar I



550 Polaris | Weststar II

Suite 110	2,356 SF	Efficient suite; two private offices, one conference room
Suite 300	30,000 SF	Full floor available; Great mix of offices and open space; Furniture potentially available
Suite 520	1,019 SF	Efficient suite; Large conference room with floor to ceiling windows



550 polaris **SUITE 110**

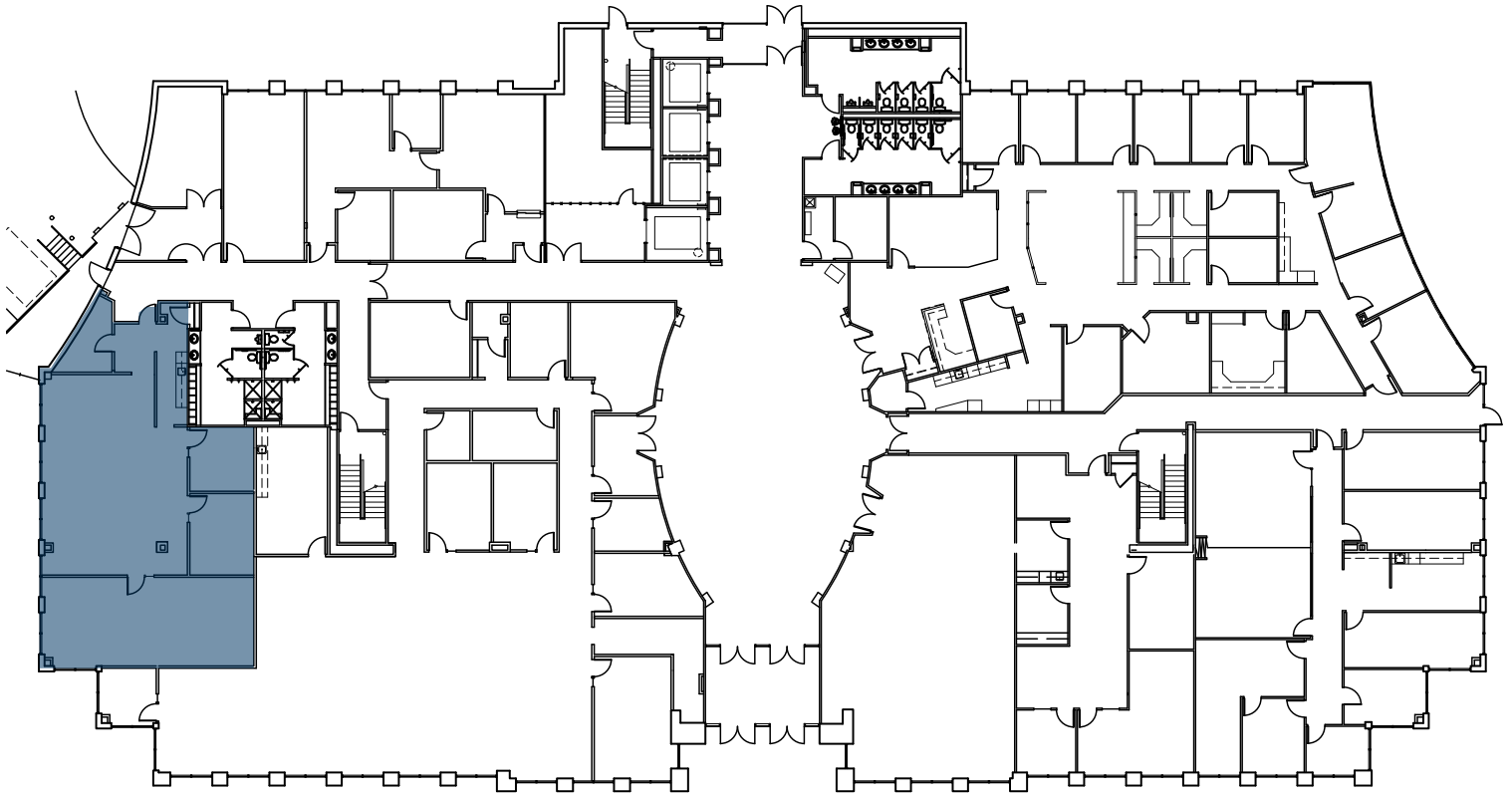


*Click for Virtual Tour
(Suite 110)*

2,356 SF

2 OFFICES

1 CONFERENCE ROOM



(DIVISIBLE)



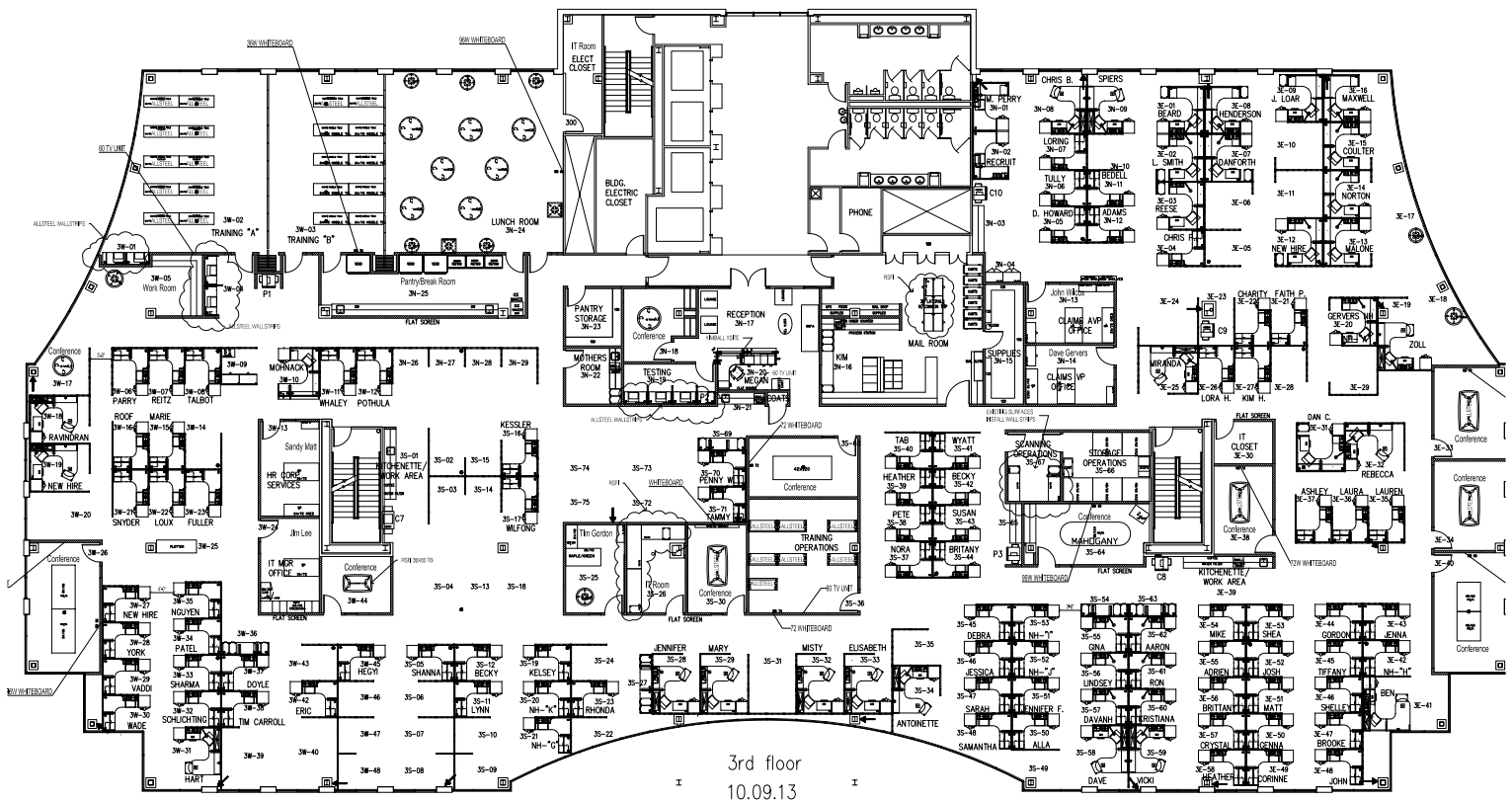
550 polaris SUITE 300



Click for Virtual Tour
(Suite 300)

From 5,000-30,000 SF
Full floor Now Available

115 CUBICLES
8 OFFICES
10 CONFERENCE ROOMS



(DIVISIBLE)

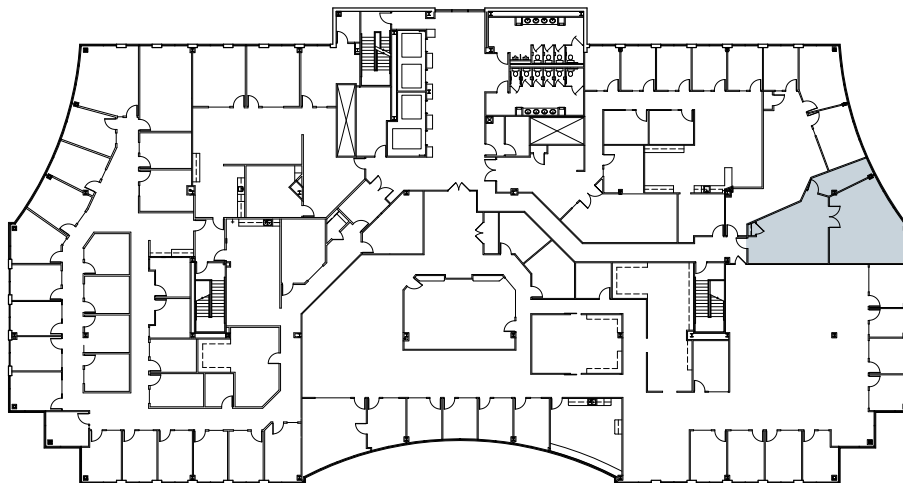
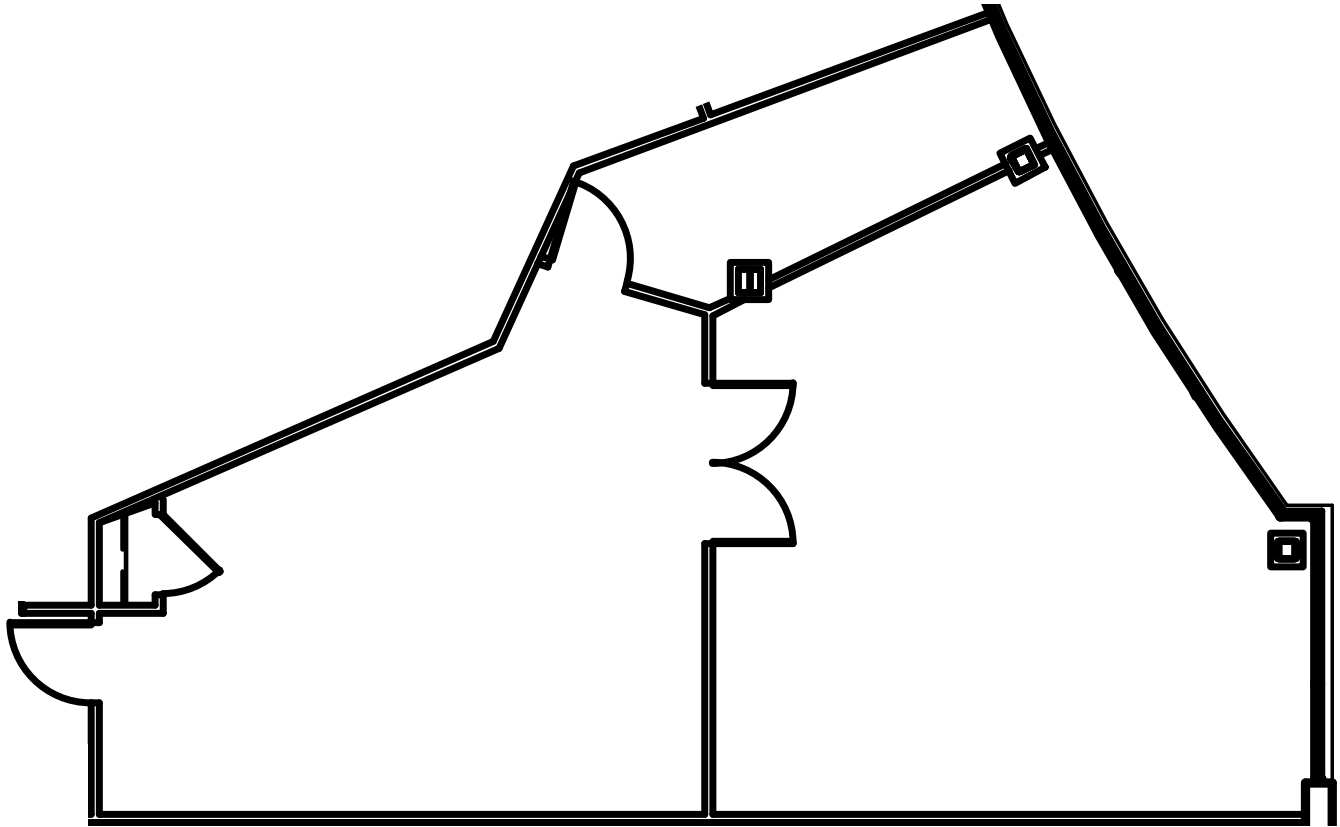


550 polaris **SUITE 520**



*Click for Virtual Tour
(Suite 520)*

1,019 SF



550 polaris

SUITE 520





Hilton Garden Inn

Tim Hortons

PUBLIC LANDS
BIOLOGY PARKING LOT

Orangetheory

TARGET

Kroger

Holiday Inn

POLARIS FASHION PLACE

FRESH THYME MARKET

HOMEWOOD SUITES BY HILTON

CHICKEN SALAD CHICK



101 BEER KITCHEN

CYCLEBAR

INTERSTATE 71

ROOSTERS MEN'S GROOMING CENTER

Polaris Parkway

Zoup! EATERY

BRU burger bar

agapé PITAS | SALADS | BOWLS

HOT CHICKEN TAKEOVER

HAMMER COSMETICS NAILS

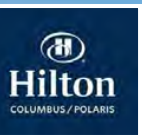
GoYoga



Local Cantina

N Cleveland Ave
across the street

We



Gemini Place/Ikea Way



stgreen Lane

unrivalled amenities



Complimentary 57 person
common conference facility

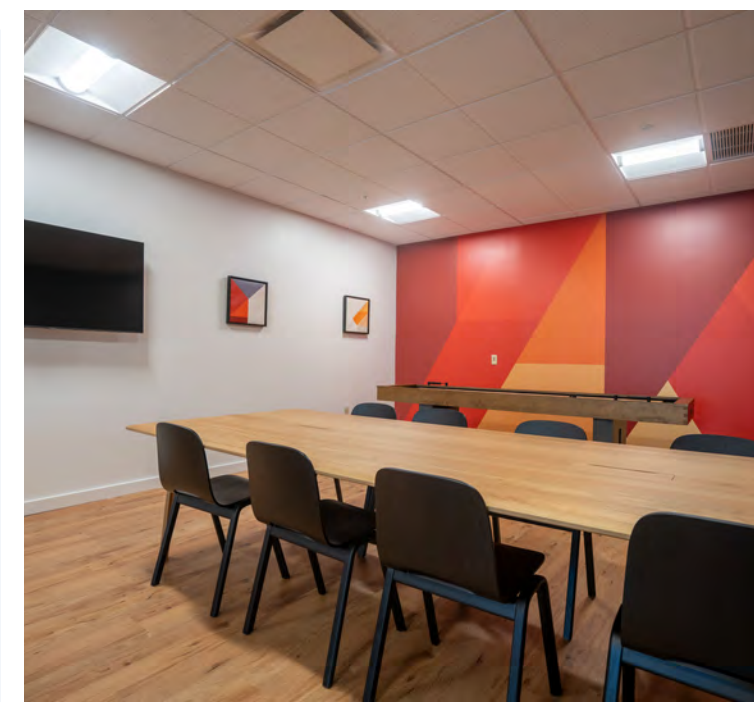


scenic outdoor meeting area

on-site cafe/tenant lounge



Complimentary Fitness Studio
with locker rooms and shower facilities



additional amenities include:

full-service vending area

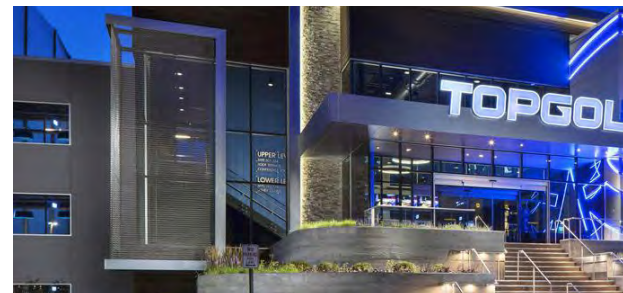
expansive full height window line

connected to westerville's weconnect
fiber system

free wi-fi in main common areas and
outdoor space

year round food trucks

nearby amenities
and access



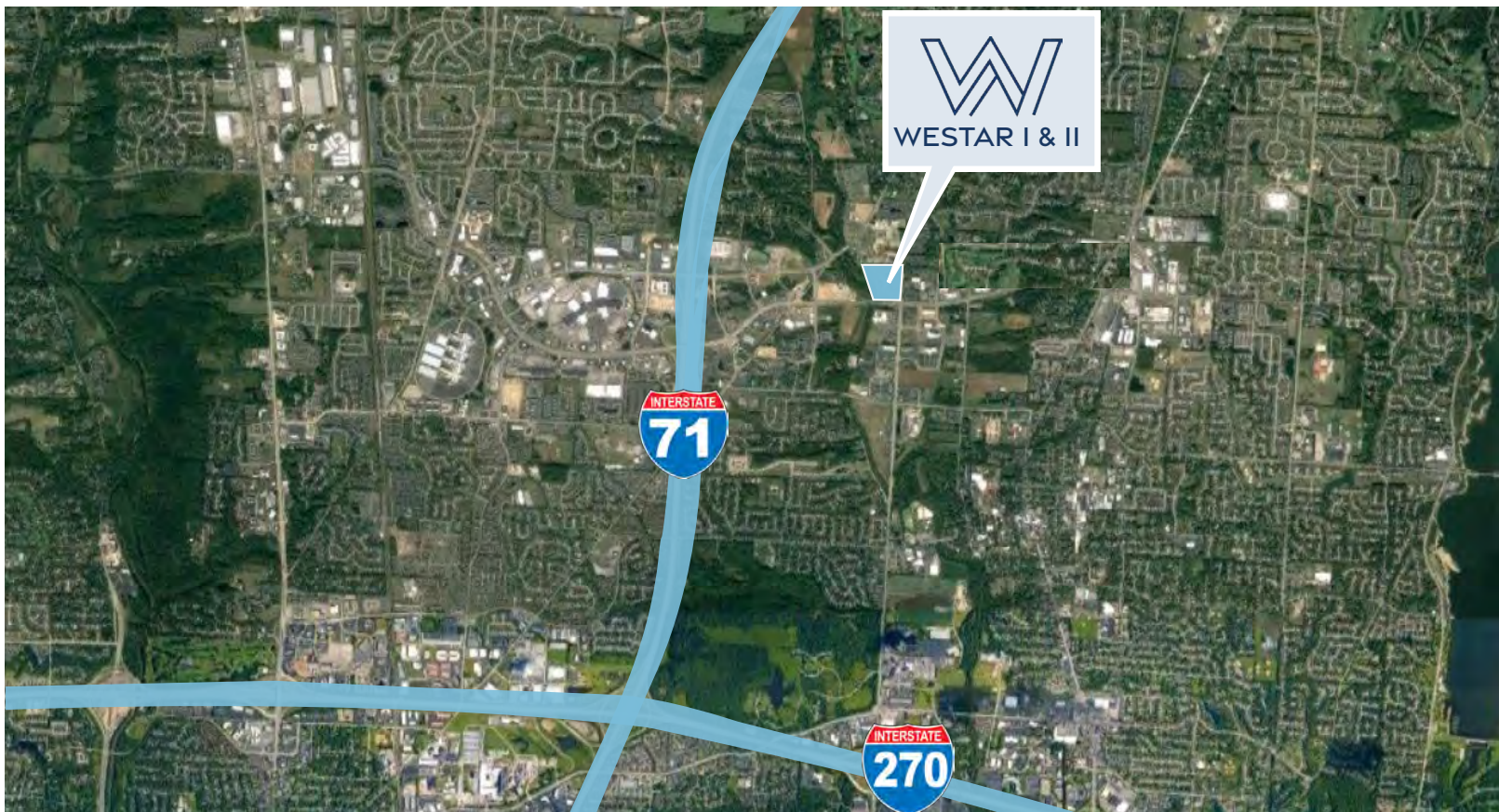
I-71
Polaris Fashion Place
I-270
Rt. 23
Easton
Ohio State University
John Glenn International Airport
Downtown Columbus

< 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 TAX

2.8 MILLION

SF OF OFFICE/medical space



WESTAR I & II

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