



550 Polaris Parkway | Westerville



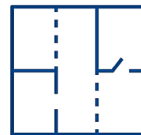
Colliers



5 Stories
279,876 Total SF



Year Built
2004



RSF Available
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**



**OpEx
\$9.02 PSF**



**Terrific On-Site
Amenities**

550 polaris

AVAILABILITY

Suite 300 30,000 SF Full floor available; Great mix of offices and open space; Furniture potentially available

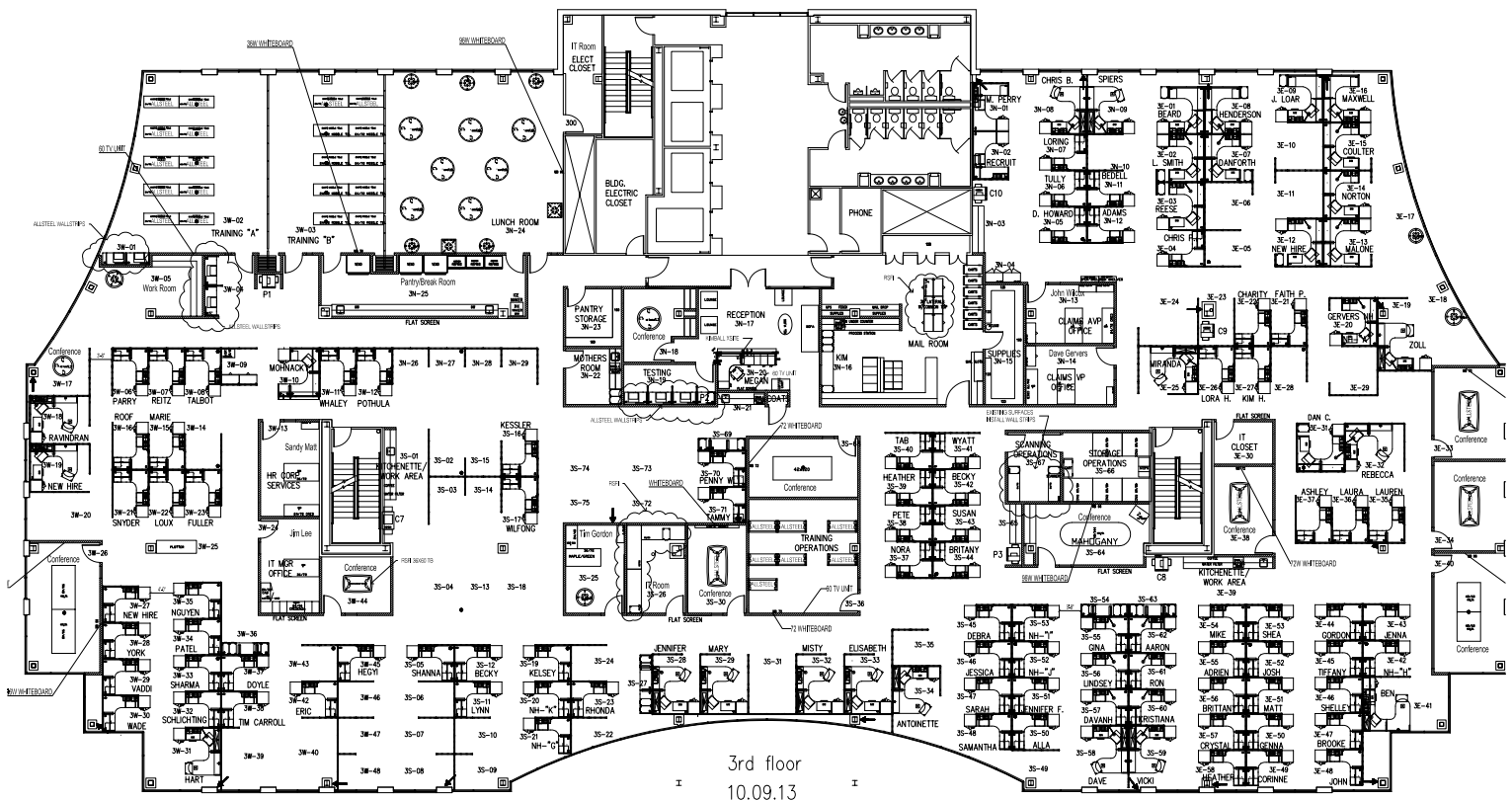


550 polaris

SUITE 300

30,000 SF
Full floor Now Available

115 CUBICLES
8 OFFICES
10 CONFERENCE ROOMS



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



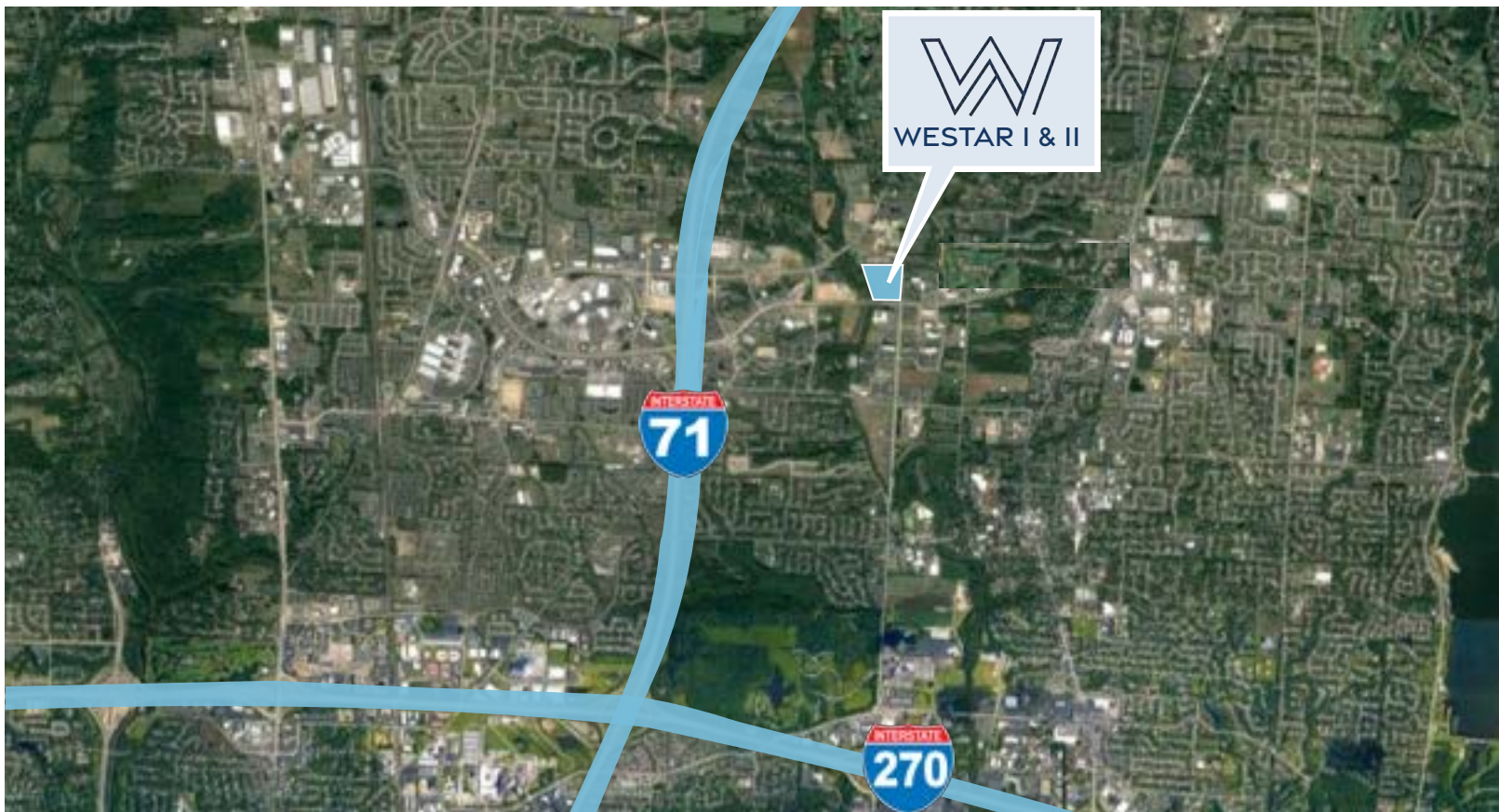
I-71
Polaris Fashion Place
I-270
Rt. 23
Easton
Ohio State University
John Glenn International Airport
Downtown Columbus

< 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 II

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