



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 - \$10.95 PSF/NNN

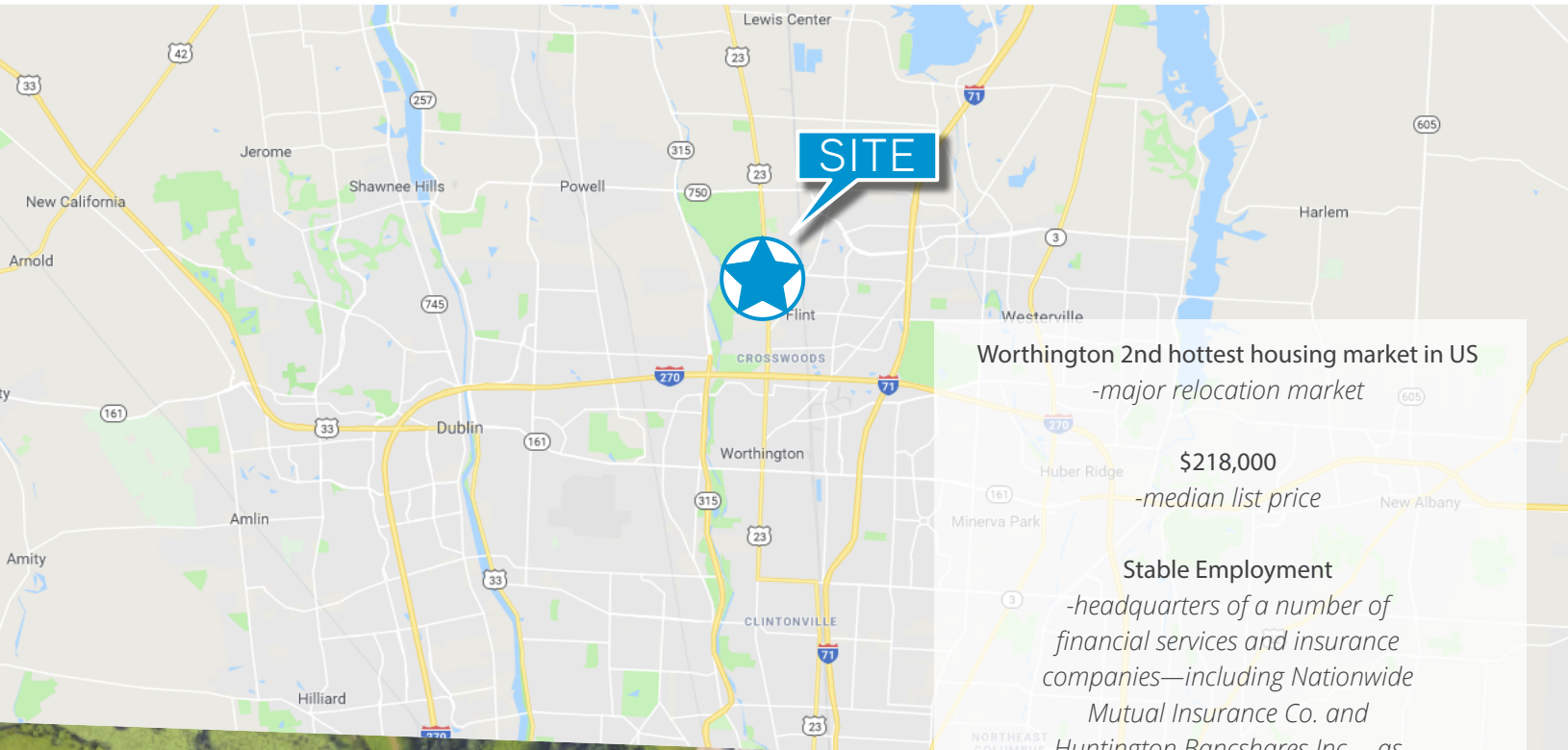
|           |           |                         |
|-----------|-----------|-------------------------|
| Suite 100 | 4,308 RSF | Divisible               |
| Suite 160 | 1,124 RSF | Mostly private offices. |
| Suite 180 | 2,377 RSF | Mostly open space.      |

[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**

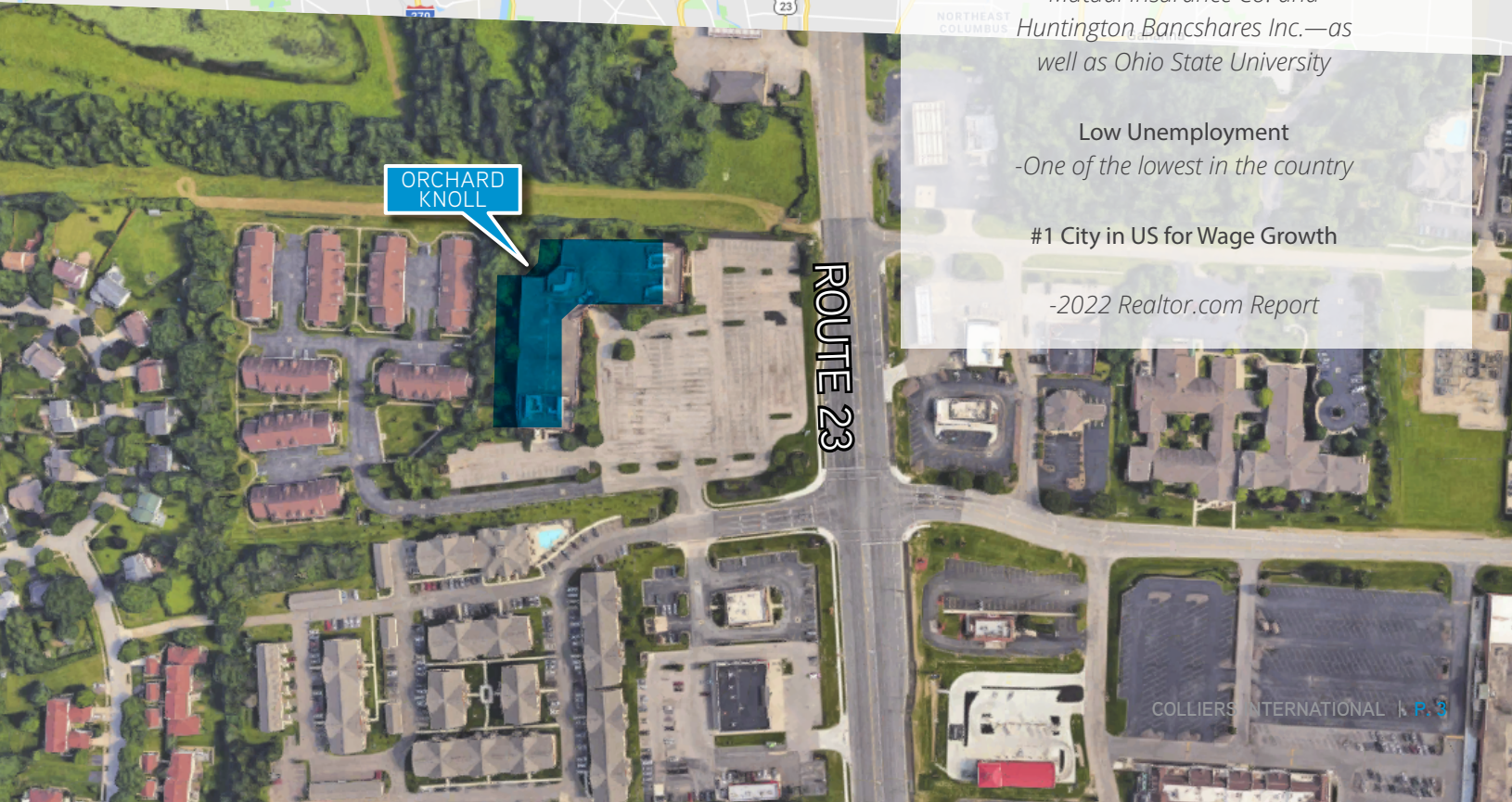
-headquarters of a number of  
financial services and insurance  
companies—including Nationwide  
Mutual Insurance Co. and  
Huntington Bancshares Inc.—as  
well as Ohio State University

**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 //

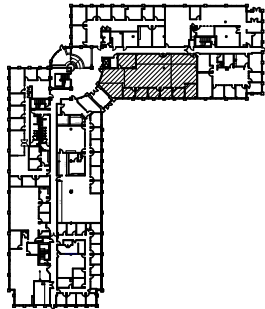
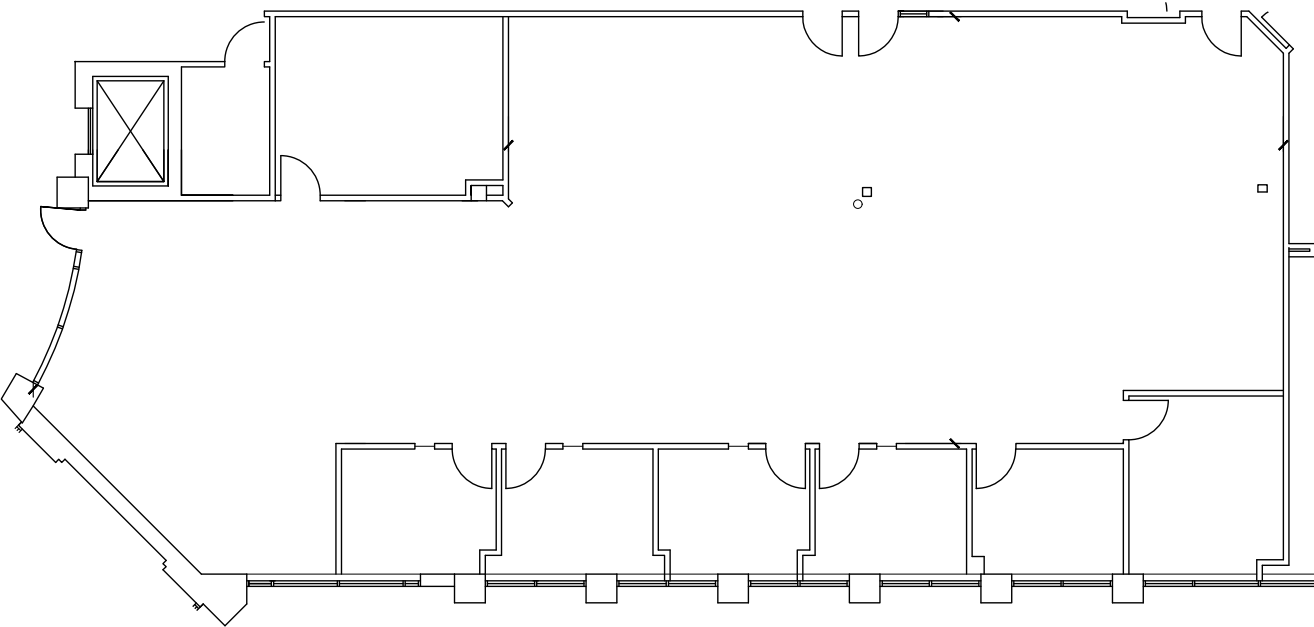
Signage slots available //

Beautiful updated lobby with fountain //

One mile to Polaris //



# Suite 100 - 4,308 RSF

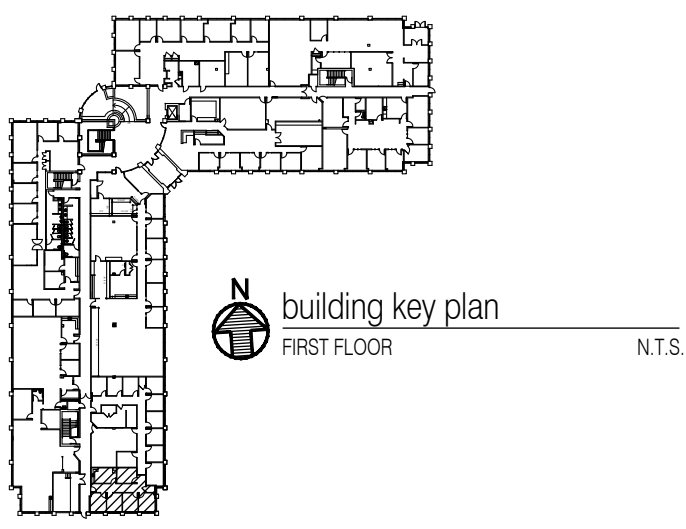
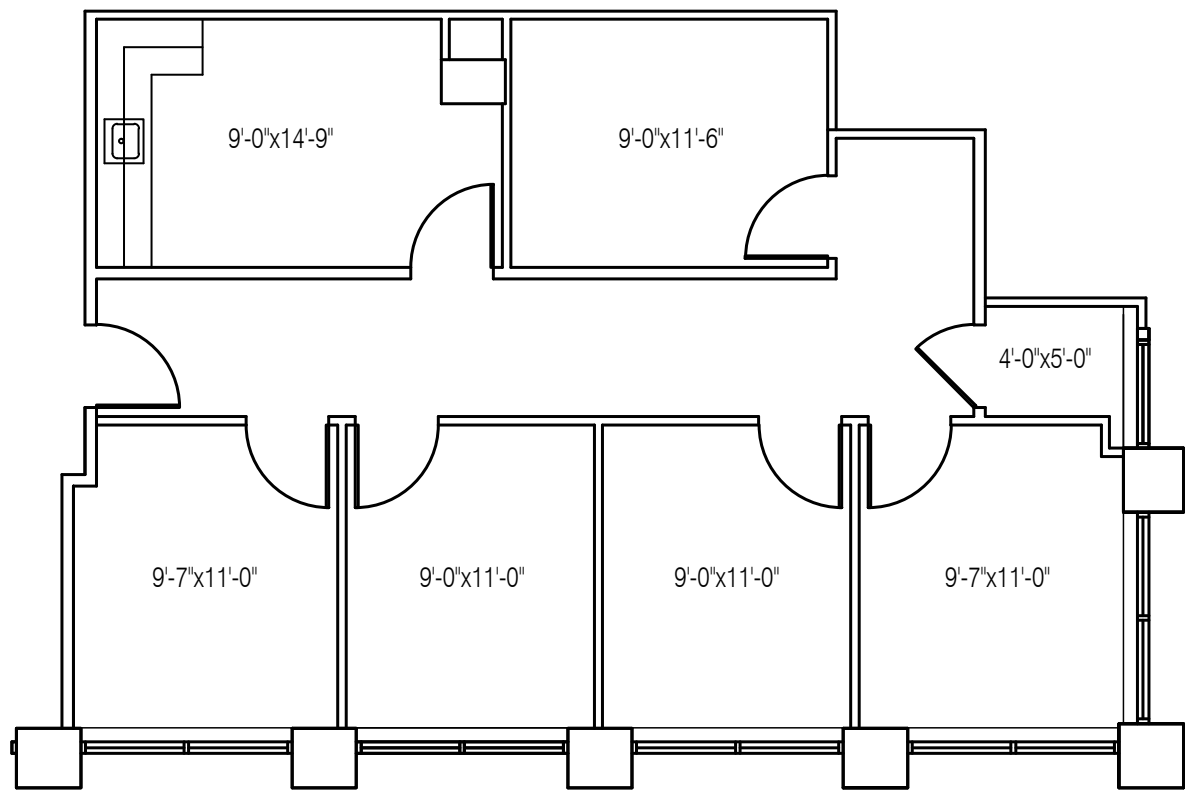


N building key plan

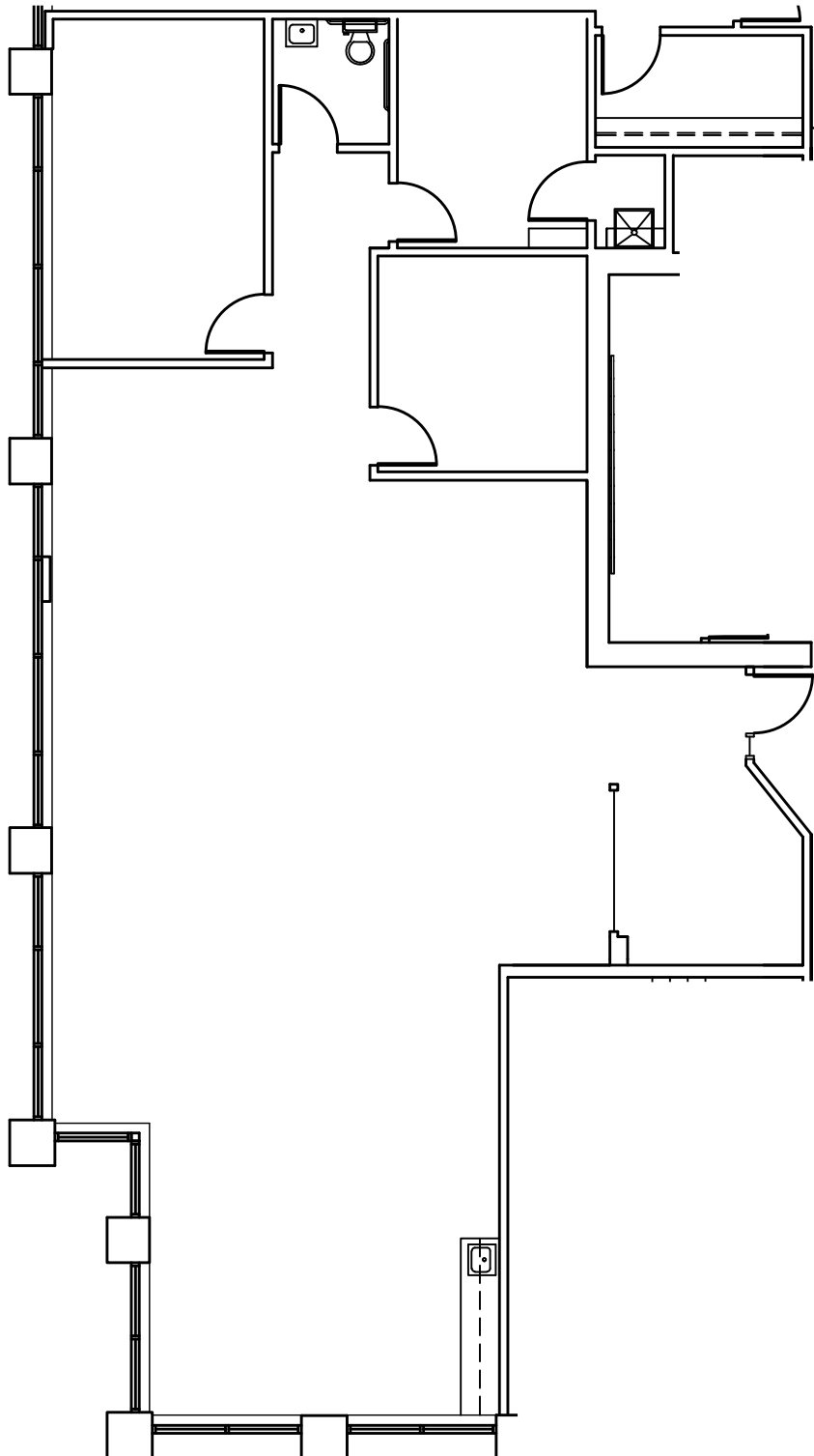
First Floor

N.T.S.

# Suite 160 - 1,124 RSF



# Suite 180 - 2,377 RSF





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