



For Sale or Lease

Owner-Occupant Opportunity



999

999 Polaris Parkway

Columbus, OH 43240

\$3,000,000

\$131/sf

Reduced Sale Price

Aerial Amenity Map

999 Polaris Parkway

CVS pharmacy

Huntington



Walgreens

SHEETZ

QDOBA

Krispy Kreme



CHASE

CHASE

Kroger

FIFTH THIRD BANK

CLUB PILATES



Chick-fil-A

CINEMA

extended STAY AMERICA



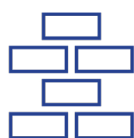
CAND

Chick-fil-A

CVS pharmacy



2 Stories
22,853 Total SF



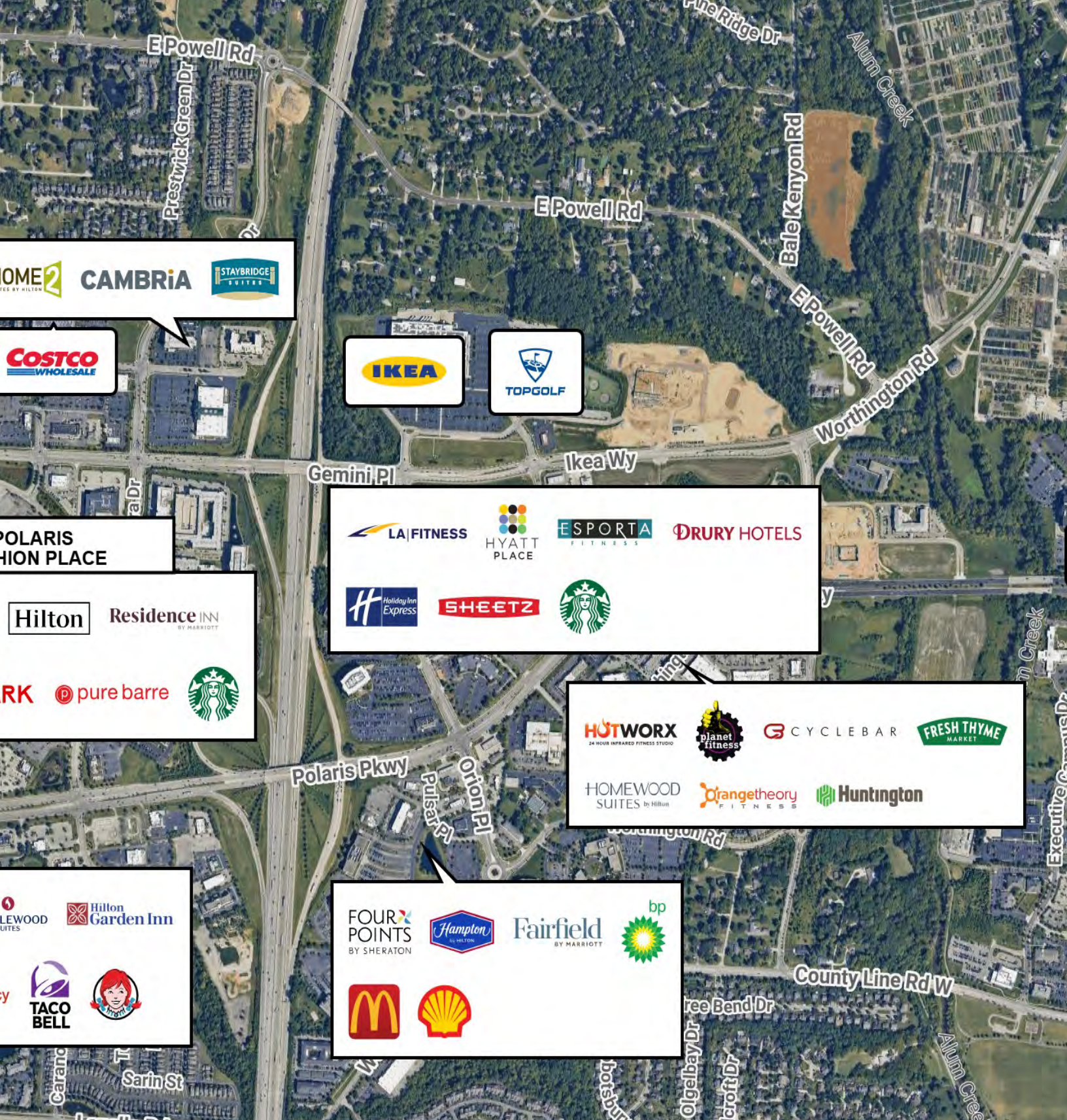
2.19 AC



RSF Available
1,281-22,853 SF



\$3,000,000
Asking Price



**Monument Signage
Opportunity**



**120
Surface Spaces**



**43,388
Traffic Count**

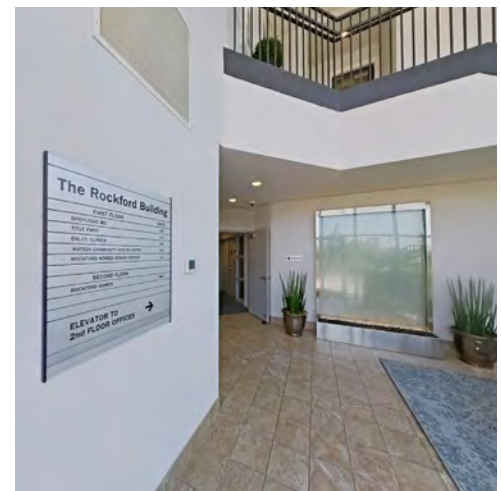


**Great Polaris
Amenities**

Highlights



- Outstanding owner-occupant opportunity
- Monument signage opportunity
- Reduced \$131/sf sale price
- Incredible frontage and visibility on Polaris Parkway and Gemini Place
- Renovated lobby and common areas
- 120 surface lot parking spaces
- Great Polaris location with easy access to I-71 and SR 23
- Polaris amenities, restaurants, hotels and entertainment nearby



Availability



Suite	RSF	Rate/RSF
Suite 104	1,281-11,288	\$18.95 MG
Suite 200	11,565	\$18.95 MG

First Floor Availability

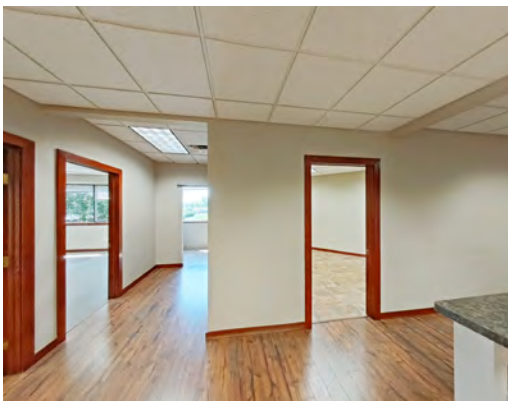
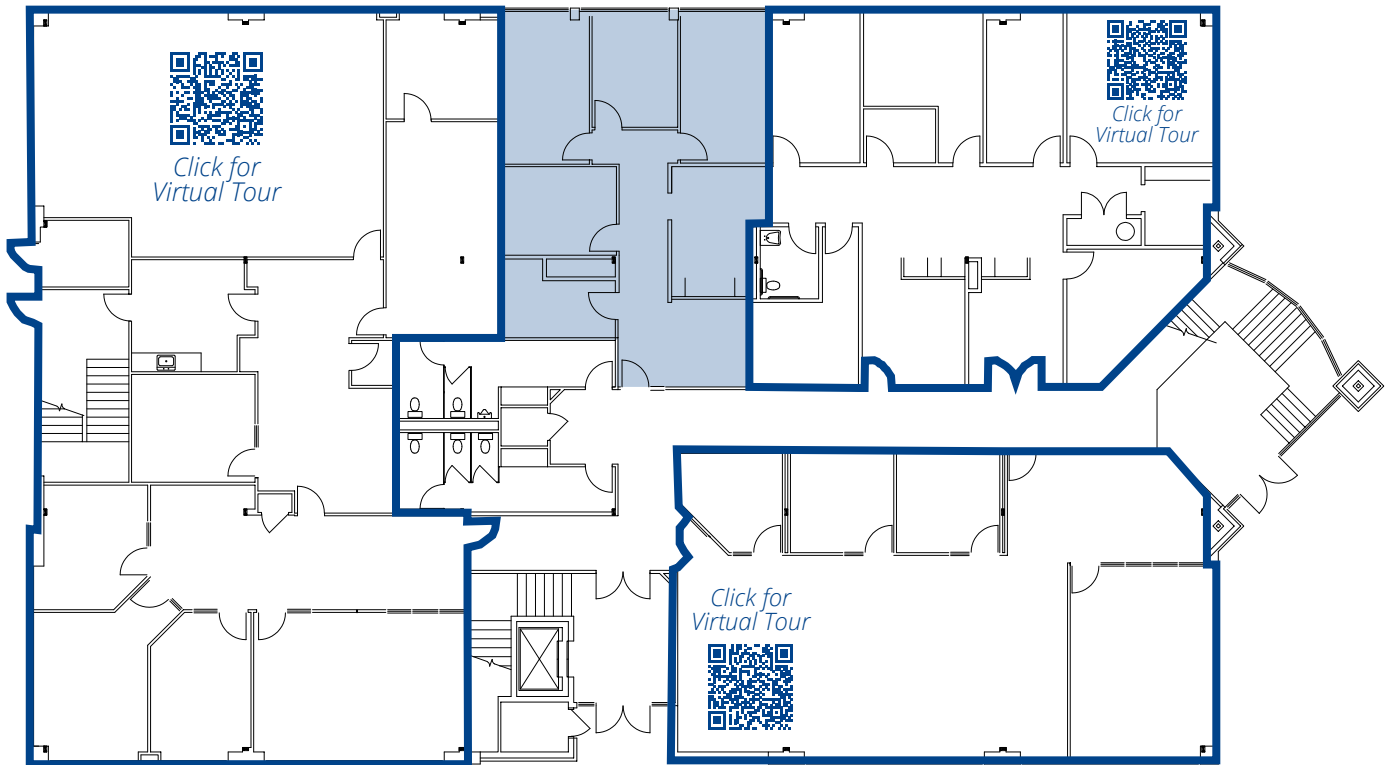
± From 1,281-11,288 SF

LOBBY ENTRY & 4 OFFICES

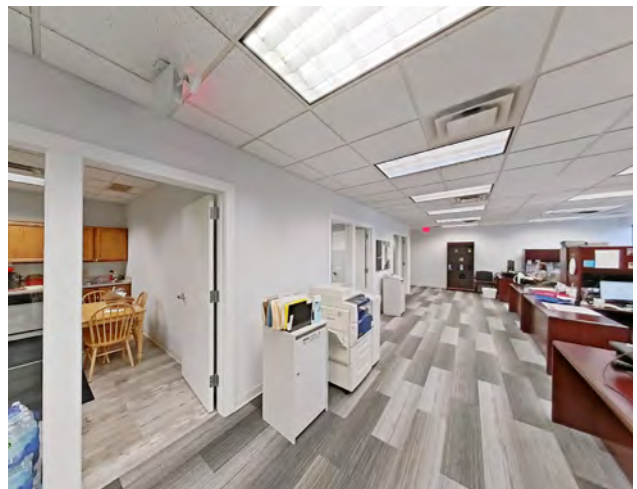


Watson Community Health Centre

CURRENT MTM TENANT



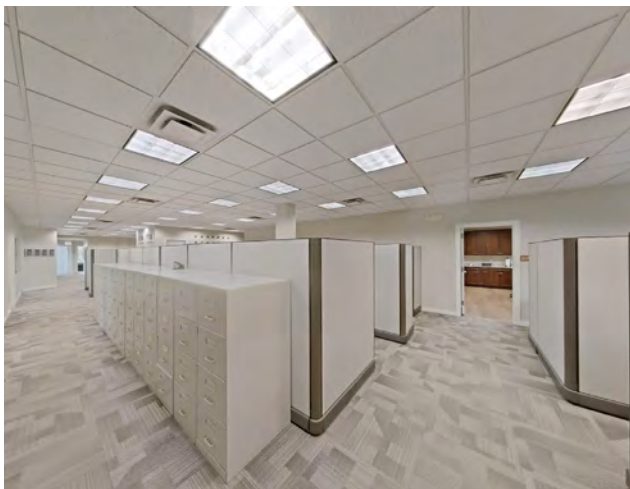
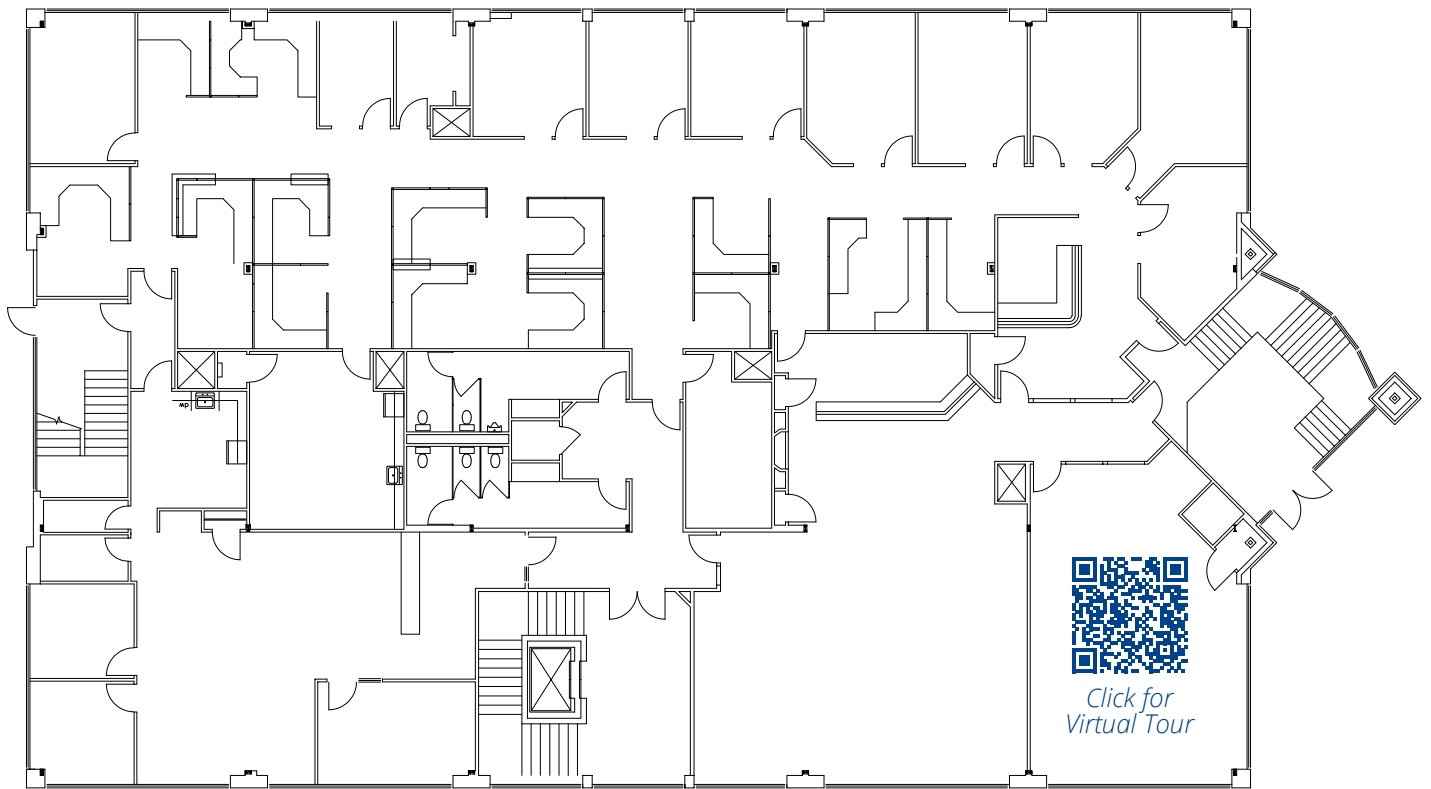
First Floor Gallery



Second Floor Availability

Suite 200 | 11,565 SF

ENTIRE FLOOR & 15 OFFICES



Second Floor Gallery





12

miles to **Bridge Park**

15

miles to **John Glenn International Airport**

16

miles to **Broad Street** and **High Street**







For More Information

Andrew Jameson SIOR CCIM

Vice Chair | Columbus

614 - 206 - 6882

andrew.jameson@colliers.com



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