



BEAUTIFULLY RENNOVATED COMMON AREAS,
INCLUDING LOBBY AND RESTROOMS



ORCHARD KNOLL

8351 N. HIGH STREET

Colliers

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 101

3,508 RSF

Mostly private office.

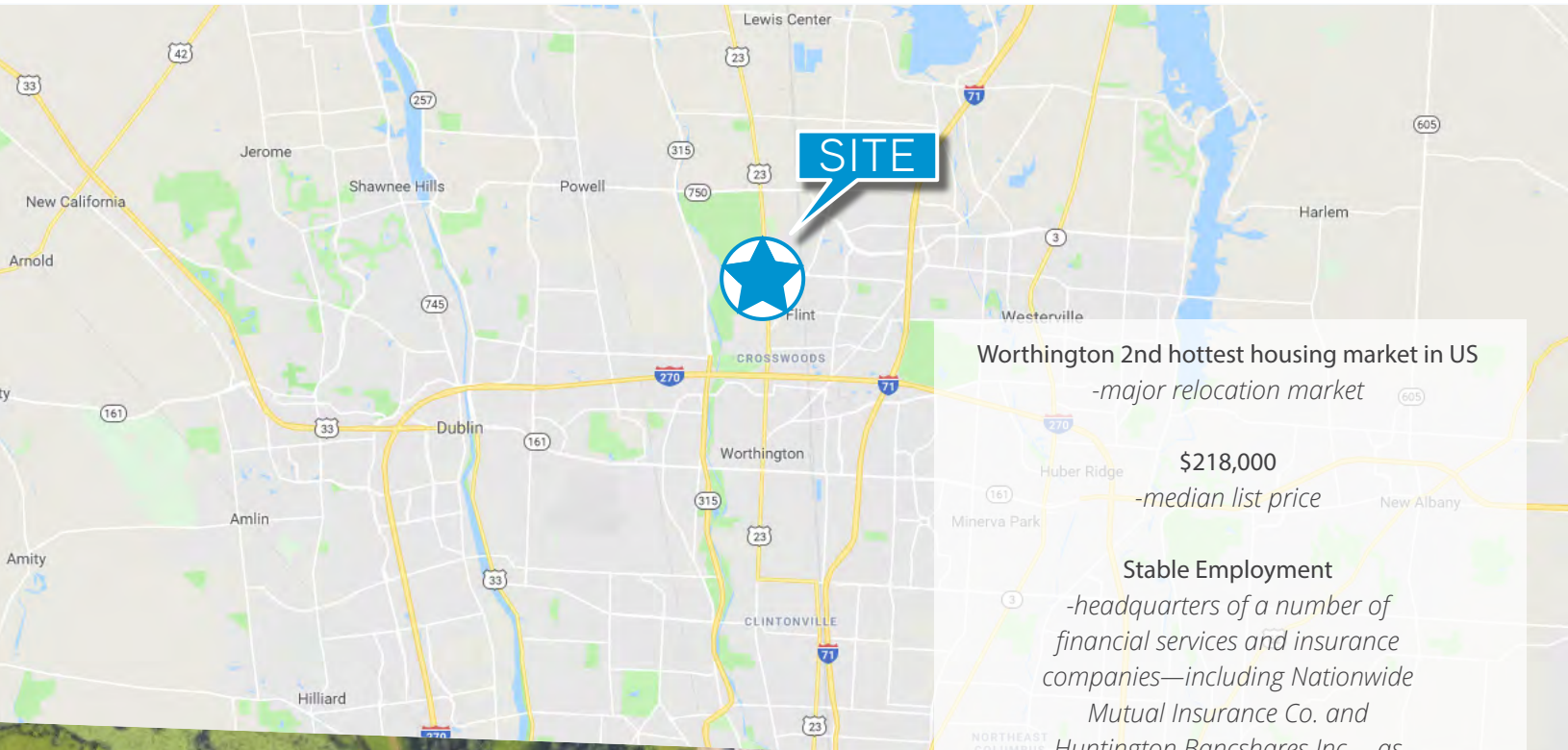


[CLICK HERE FOR PROPERTY VIDEO](#)



ORCHARD KNOLL

8351 N. HIGH STREET



Worthington 2nd hottest housing market in US
-major relocation market

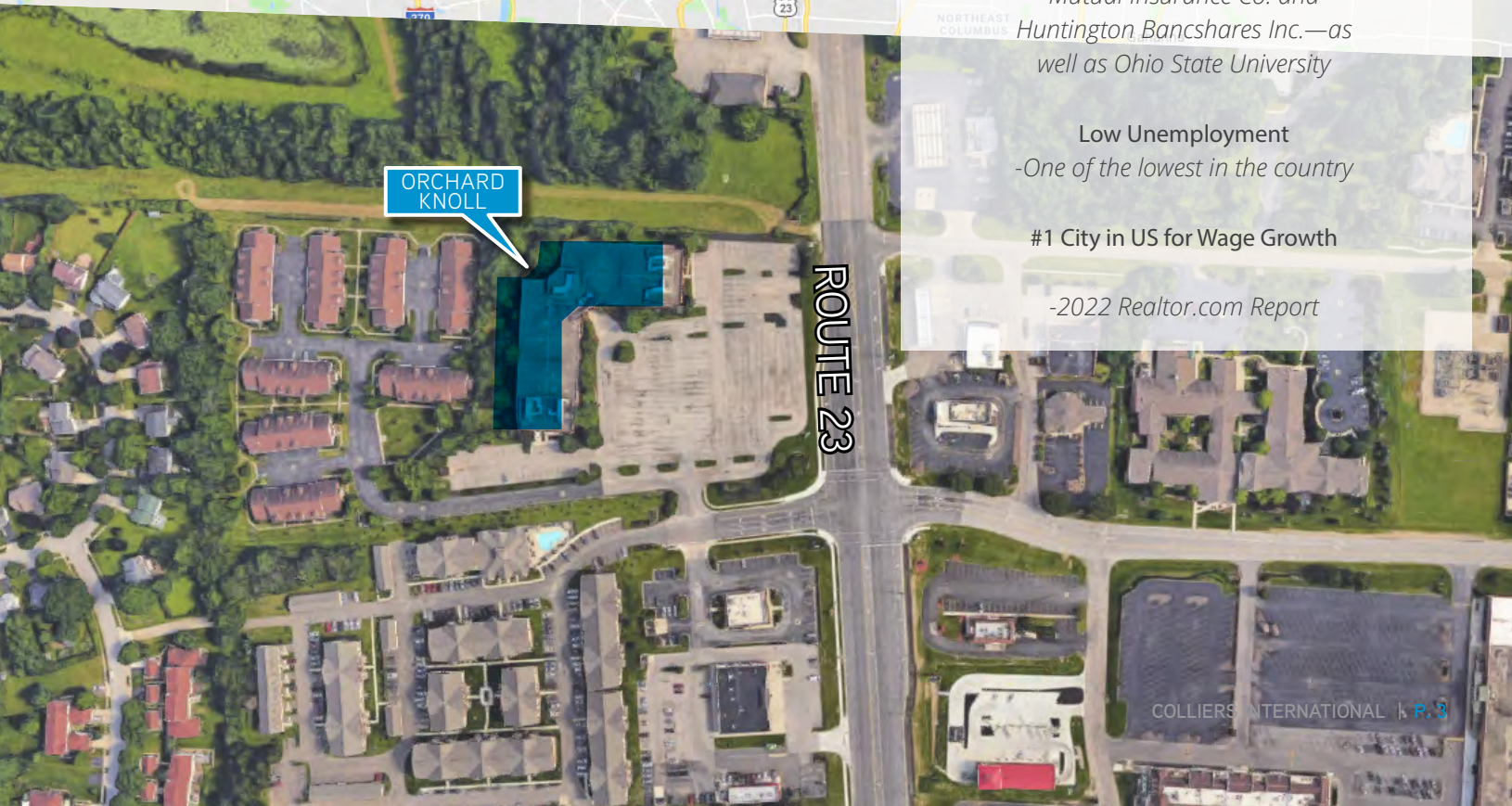
\$218,000
-median list price

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 //

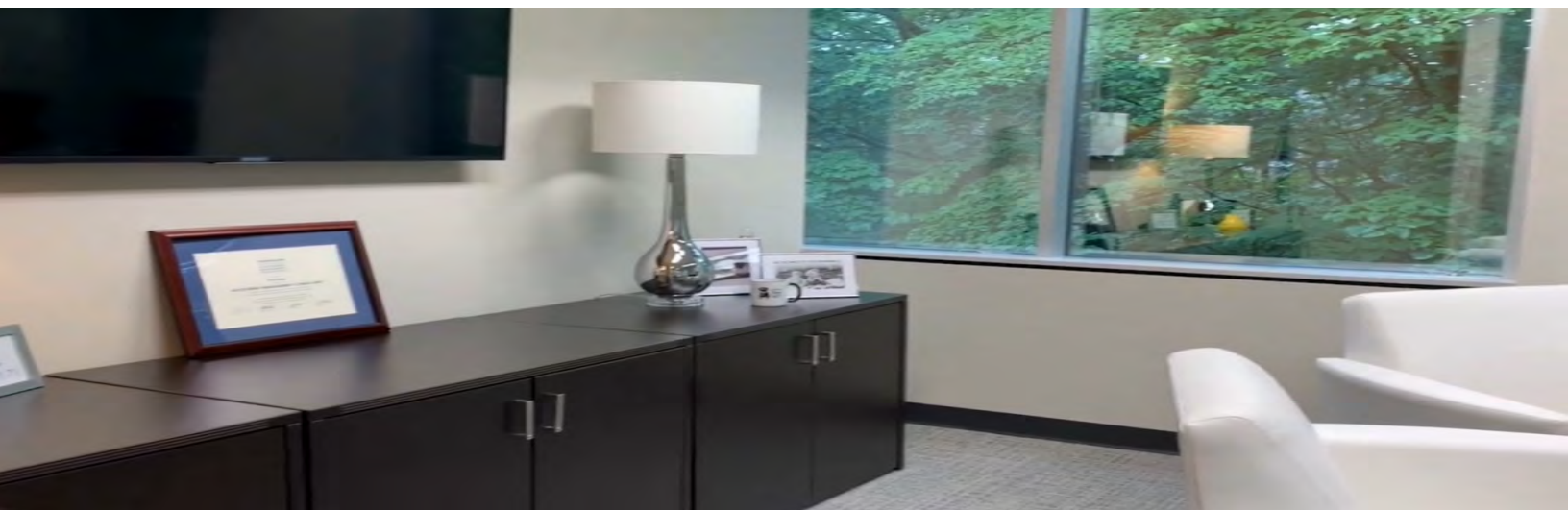
Signage slots available //

Beautiful updated lobby with fountain //

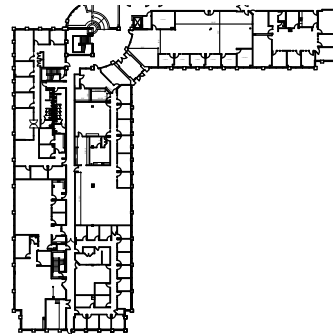
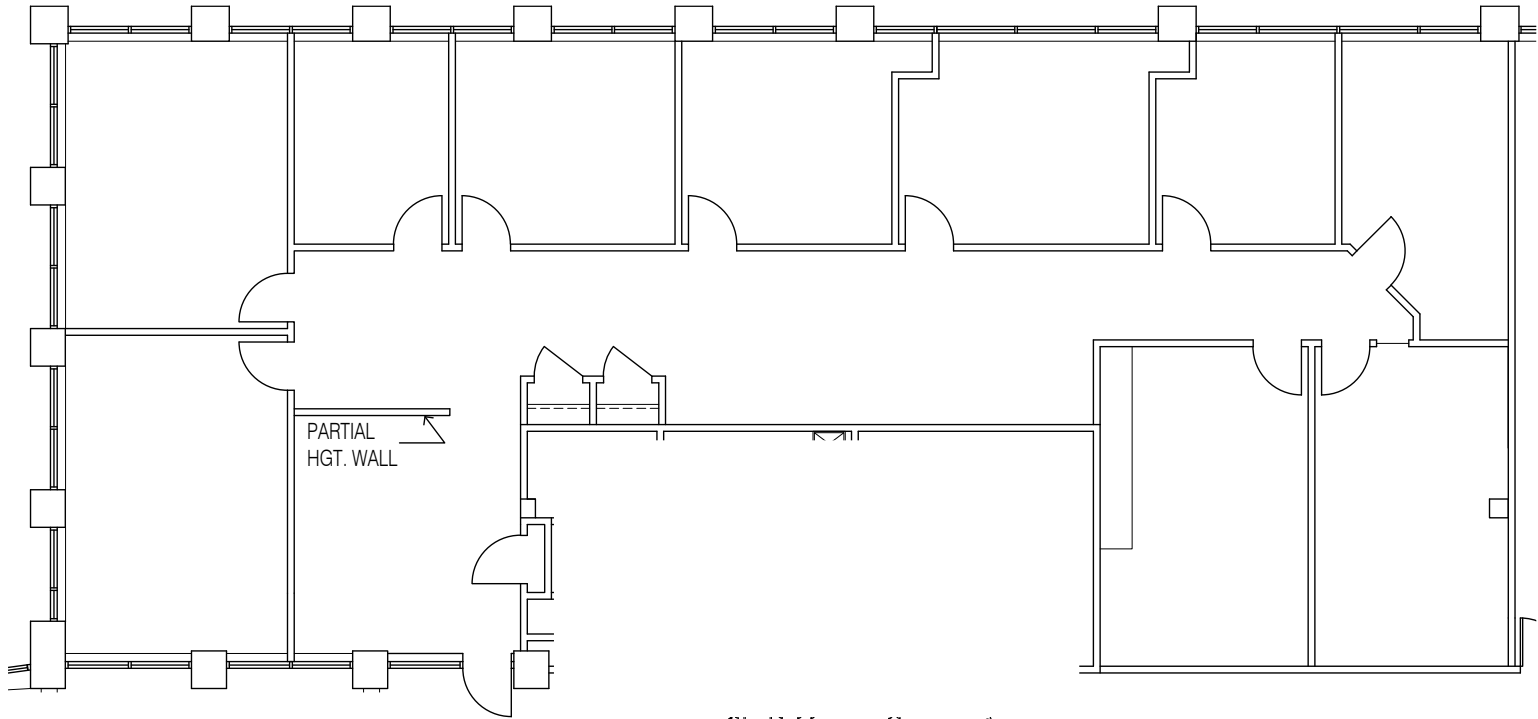
One mile to Polaris //



EXAMPLE TENANT FINISHES



Suite 101 - 3,508 RSF



Building Key Plan

FIRST FLOOR

N.T.S.



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