



WESTAR III

440 Polaris Parkway | Westerville



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 With its dynamic, campus-like and collaborative environment, Westar III transcends the limitations of the outdated workplace by fostering a community that connects and inspires individuals to design a flexible life.



5 Stories
139,000 Total SF



Class A
Office



RSF Available
1,032-15,365 SF



\$13.95/SF NNN
Lease Rate



440
Polaris
Parkway
Westar III



**Tenant Signage
Possibly Available**



**4.6 /1,000 RSF
Surface Spaces**



**OpEx
440 - \$9.40 PSF**



**Terrific On-Site
Amenities**

WESTAR III

AVAILABILITY

SUITE	RSF	DESCRIPTION
100A	2,015	Former cafe space; open to build-out.
100D*	3,609	Several private offices and open space
140*	1,032	Mostly open with two private offices
*Can combine with adjacent suite for 4,641 SF		
170	1,822	Mostly private offices
200	4,549	Reception, private offices, kitchenette, and large conference. <i>Available 11/2026</i>
280	3,997	Mostly private offices with some open space for cubicles
325*	2,601	Several private offices
*Can combine with adjacent suite for 15,365 SF		
350	12,764	Mostly open space. Divisible

LEASE RATE

\$13.95 NNN



VPL

LUNAR SAILS
Robert Mullins

AVAILABILITY FIRST FLOOR

SUITE 100A
2,015 SF

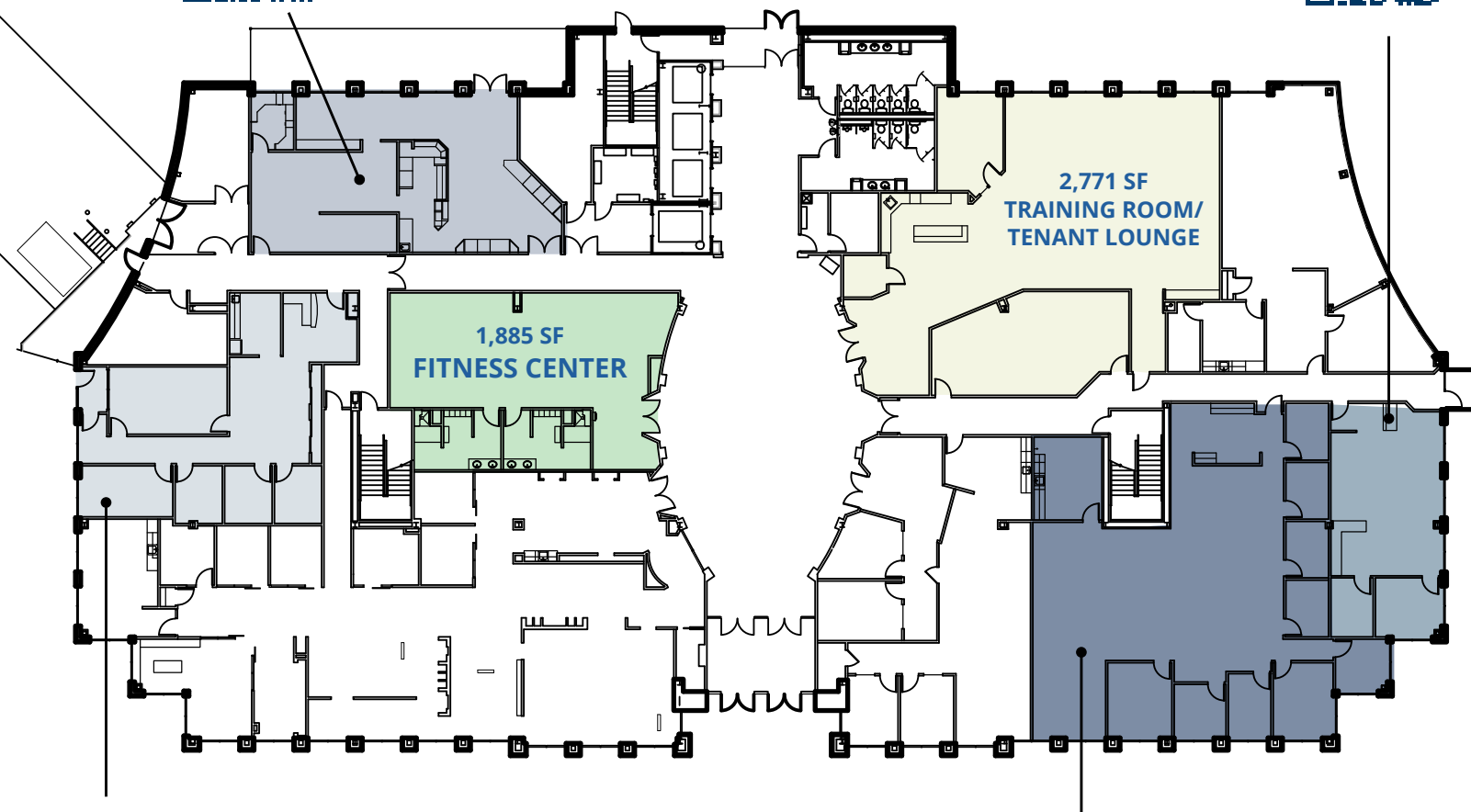


*Click for Virtual Tour
(Suite 100A)*

SUITE 140
1,032 SF



*Click for Virtual Tour
(Suite 140)*



SUITE 170
1,822 SF



*Click for Virtual Tour
(Suite 170)*

SUITE 100D
3,609 SF



*Click for Virtual Tour
(Suite 100D)*

*Suites 100D and Suite 140 can be combined for 4,641 sf

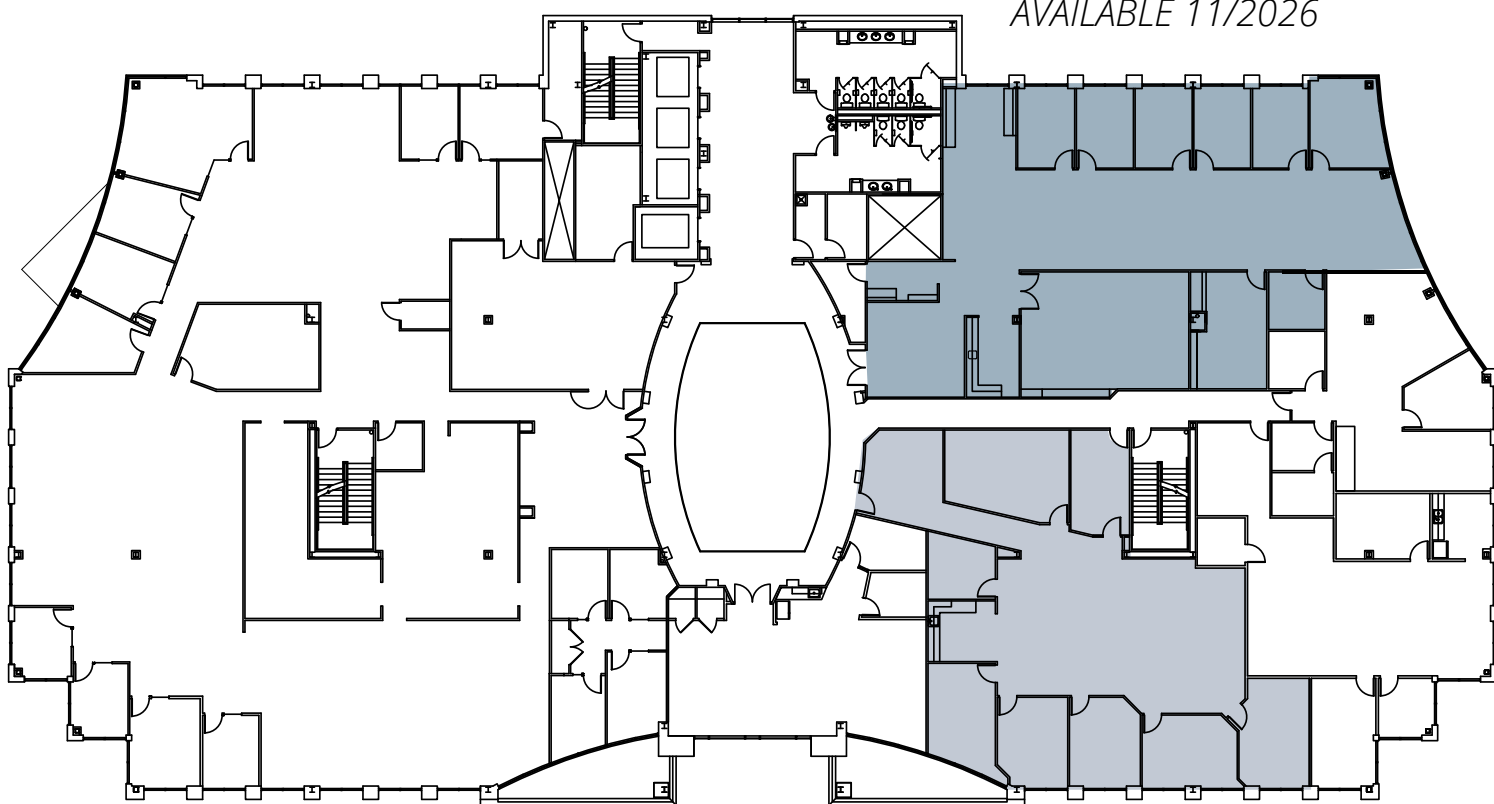
AVAILABILITY SECOND FLOOR

*Click for Virtual Tour
(Suite 200)*



SUITE 200
4,549 SF

AVAILABLE 11/2026



SUITE 280
3,997 SF



*Click for Virtual Tour
(Suite 280)*

AVAILABILITY

THIRD

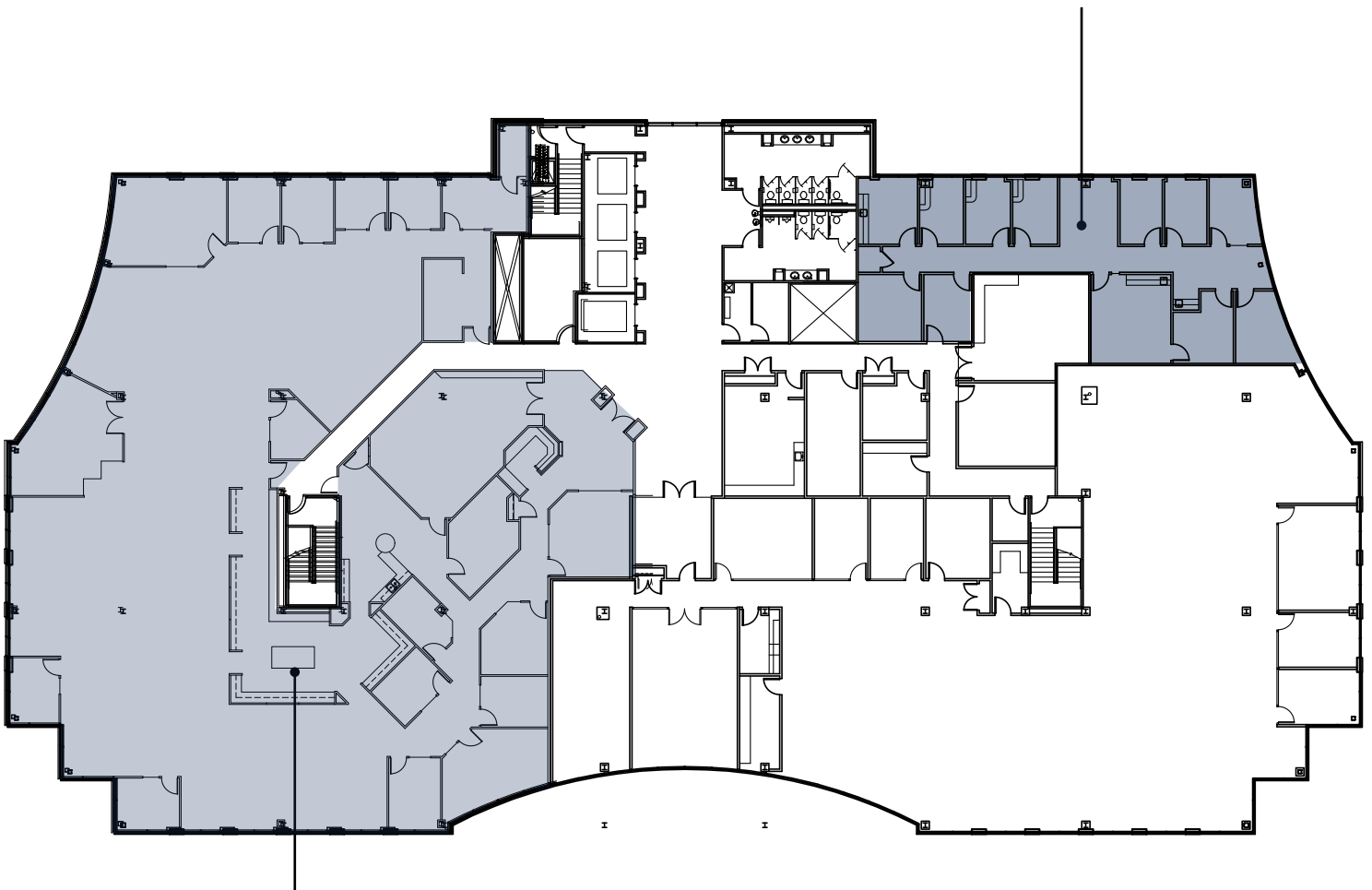
FLOOR

SUITE 325

2,601 SF



*Click for Virtual Tour
(Suite 325)*



SUITE 350

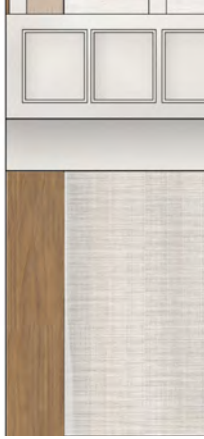
12,764 SF



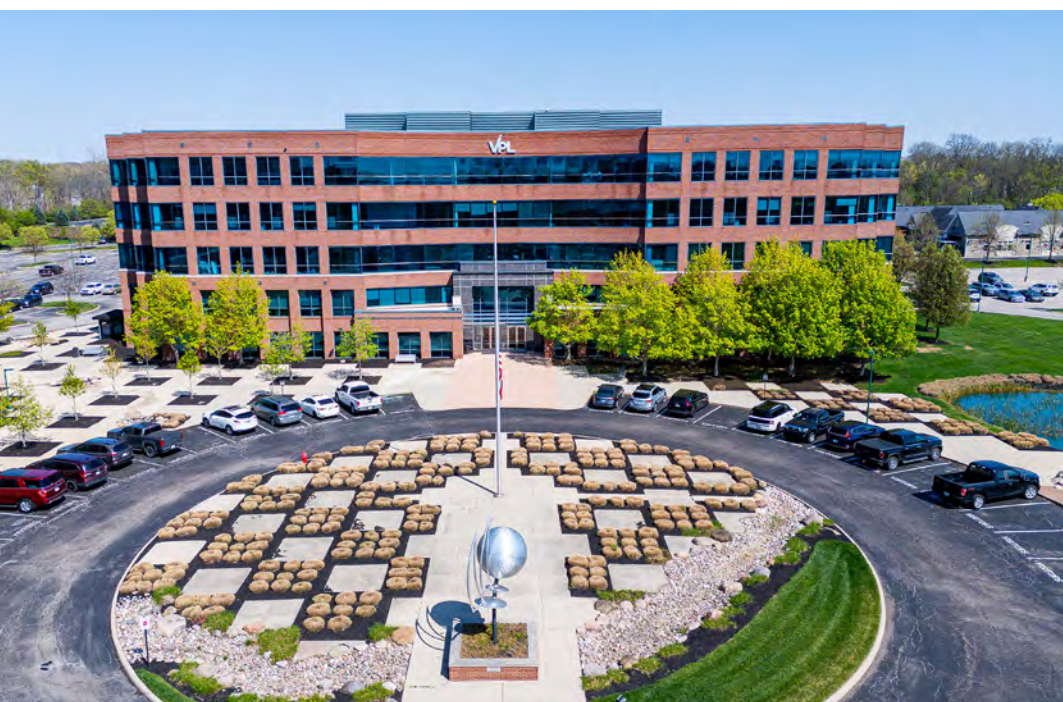
*Click for Virtual Tour
(Suite 350)*



Modern 2,771 SF tenant lounge and conference space
currently under construction



Example conference center and fitness studio finishes



Scenic outdoor landscaping



Expansive 1,835 SF fitness studio with locker rooms and showers
currently under construction



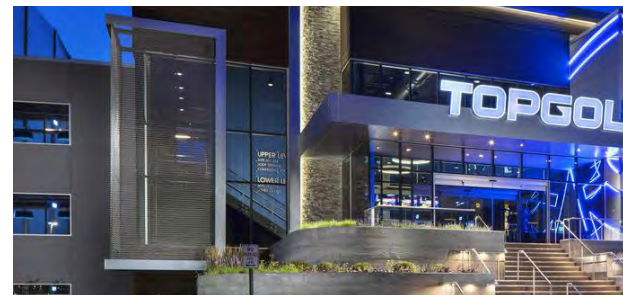
Retail center within walking distance

Expansive full height window line

Connected to Westerville's WeConnect
fiber system

Free wi-fi in main common areas and
outdoor space

Nearby amenities and access



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

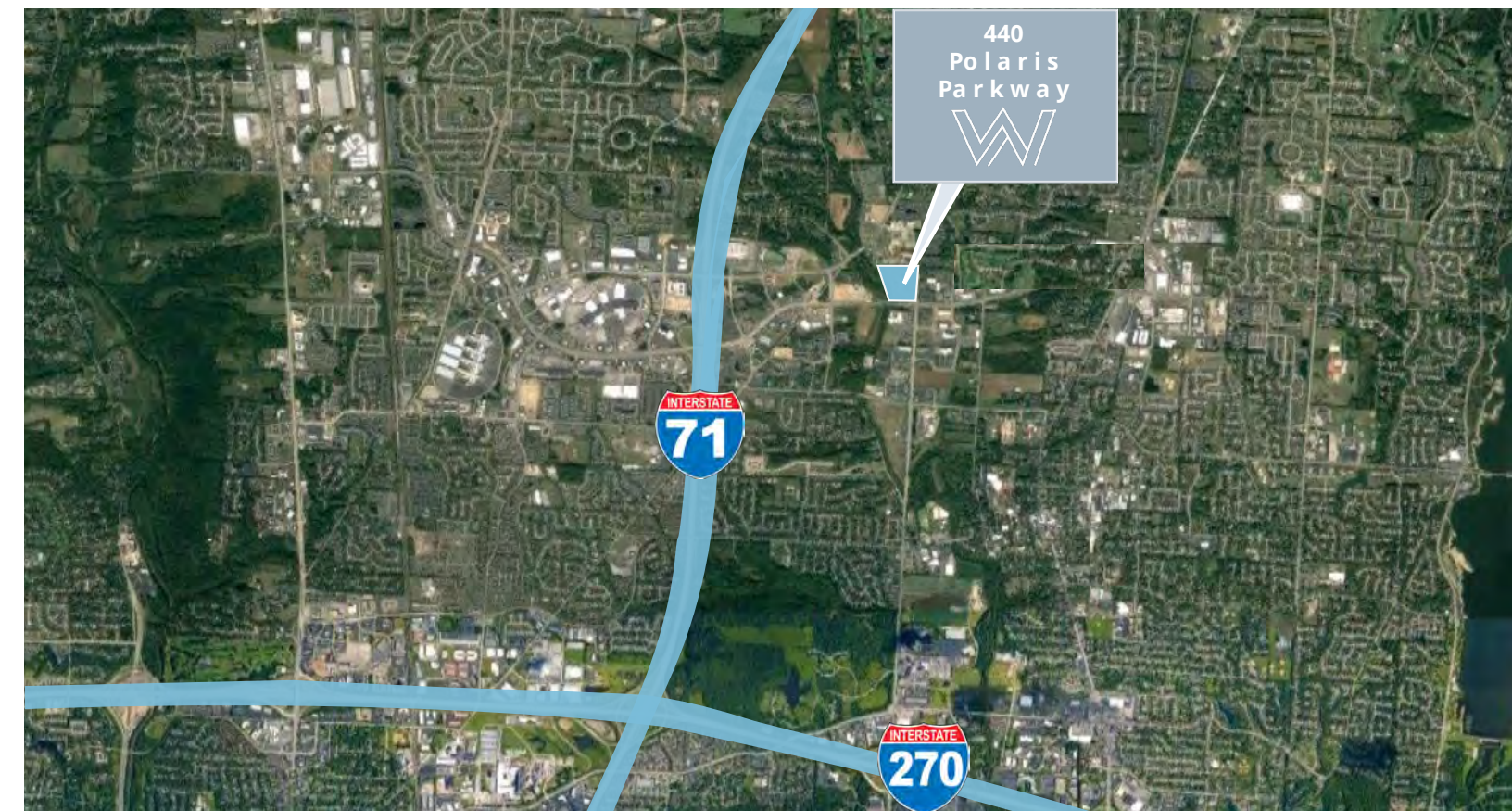
< 2 miles
2 miles
4.2 miles
4.5 miles
10.1 miles
13.5 miles
14.0 miles
15.0 miles





BRAND NEW Smashpark Westerville
right across the street

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

2.8 MILLION

SF OF OFFICE/medical space



WESTAR III

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