

Colliers

For Sale or Lease

Owner-Occupant Opportunity



999 Polaris Parkway
Columbus, OH 43240

Aerial Amenity Map

999 Polaris Parkway



2 Stories
22,853 Total SF



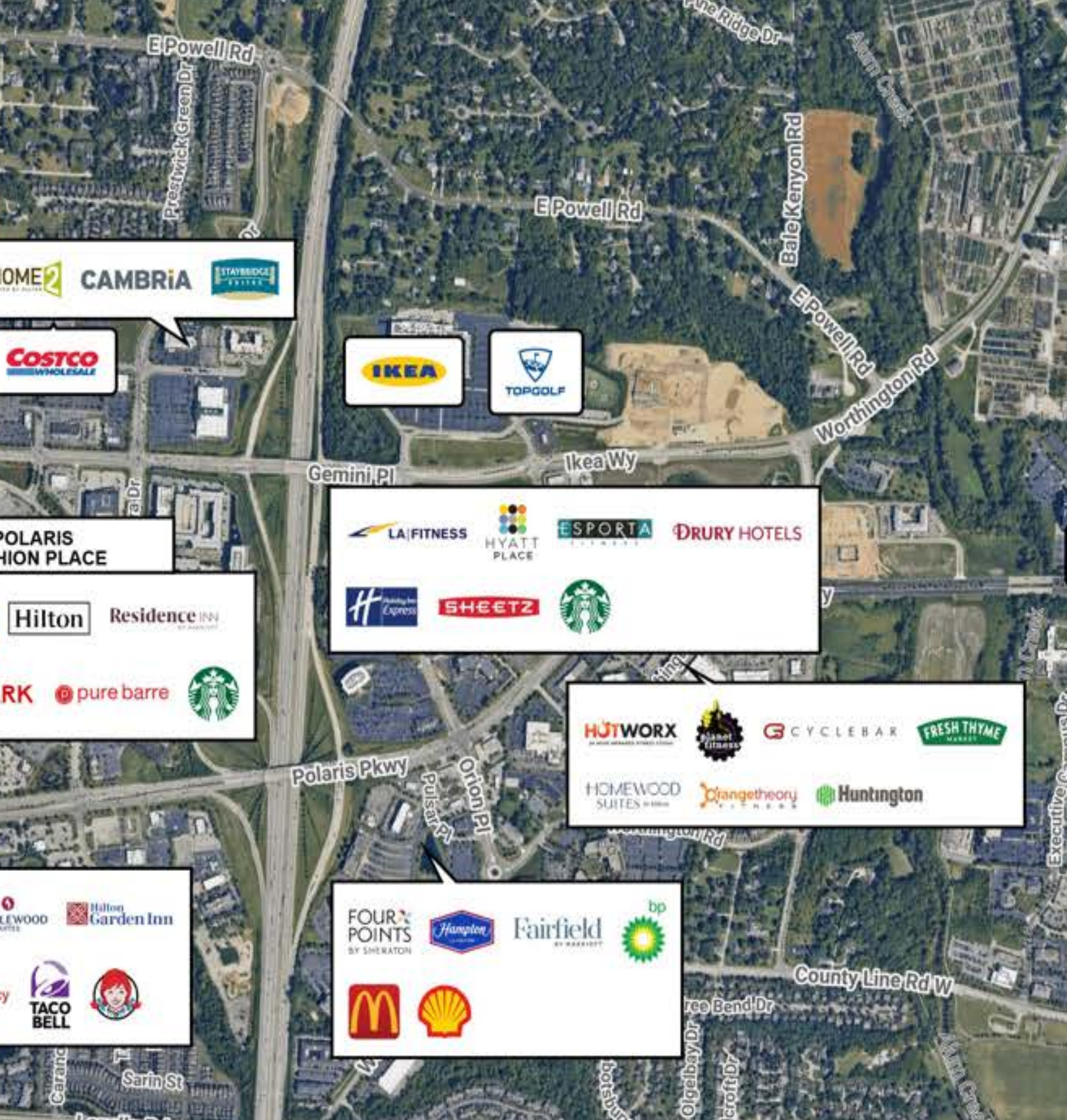
2.19 AC



RSF Available
1,281-22,853 SF



\$3,382,000
Asking price



**Monument Signage
Opportunity**



**120
Surface Spaces**



**43,388 traffic
count**



**Great Polaris
amenities**

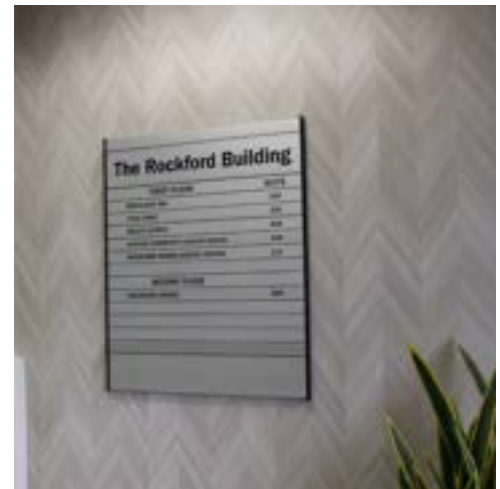
Monument Signage



Highlights



- Outstanding Owner-Occupant Opportunity
- \$18.95 MG Lease Rate
- Monument signage opportunity
- 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

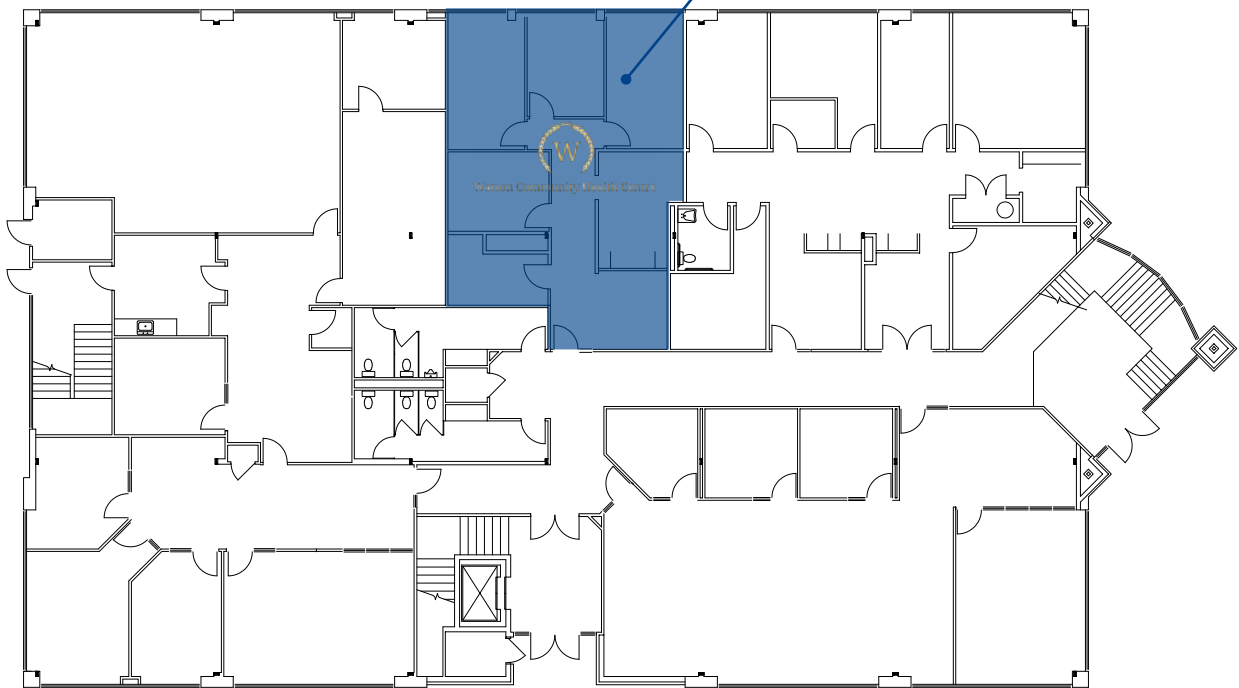
± From 1,281-11,288 SF

LOBBY ENTRY & 4 OFFICES

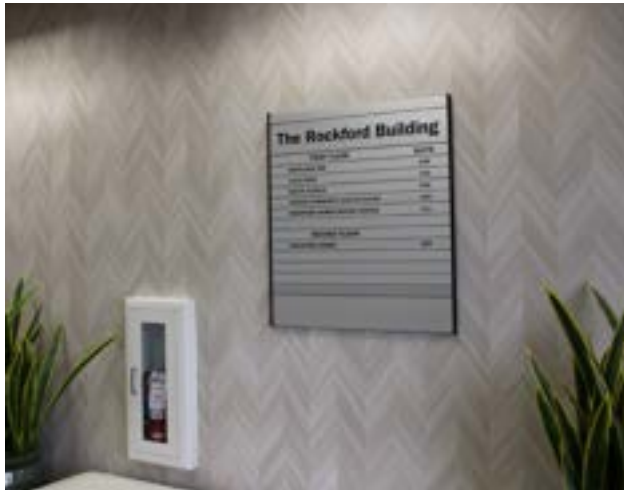
Suite 104

1,281 SF

Leased through 1/31/26



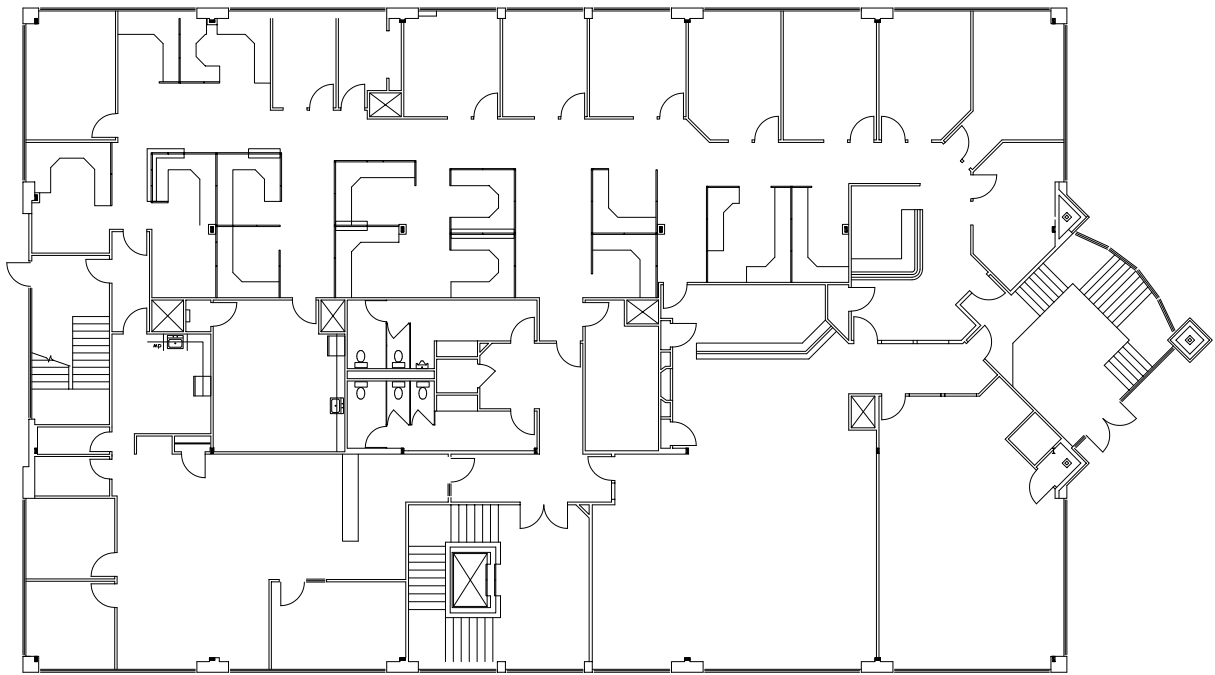
First Floor Gallery



Second Floor Availability

Suite 200 | 11,565 SF

ENTIRE FLOOR & 15 OFFICES



Second Floor Gallery





SALON LOFTS®



HAVERTYS™
MAKES IT HOME

FRESH FOOD
SHEETZ
MADE TO ORDER



FINE HOME
FURNISHINGS

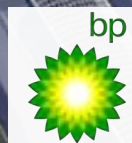
Walgreens

Rockford Building



Gemini Parkway

Krispy Kreme
DOUGHNUTS



12

miles to **Bridge Park**

15

miles to **John Glenn International Airport**

16

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

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