

Northwoods One

7965 N High Street
FOR LEASE



Colliers





OVERVIEW

Originally built in 1987, Northwoods I is three and a half stories and contains 119,000 square feet of office space. Featuring a brand new common lobby and upper floor common areas, Northwoods I is located in the Center at Northwoods, just minutes away from popular dining, shopping, and entertainment options.



Excellent Location



Conference Center



Direct Exterior Suite
Access
terrace level



Easy Freeway Access



4/1,000 SF Parking Ratio
+ covered parking



Data Center
Suite 10



Availability

Suite	RSF	Description
010	8,618	Former data center space with raised floor. Direct access from underground garage. Can send specs on request. Landlord will pursue deals aggressively for suite. Could also be utilized as an inexpensive storage space.
015	1,827	Private offices and open space
155	2,756	Small efficient suite with open work space, a break room, conference room and one office
210	3,933	Lots of open space with private offices, large kitchenette and conference room.
245	2,308	Nice mix of open space and offices

Lease Rate

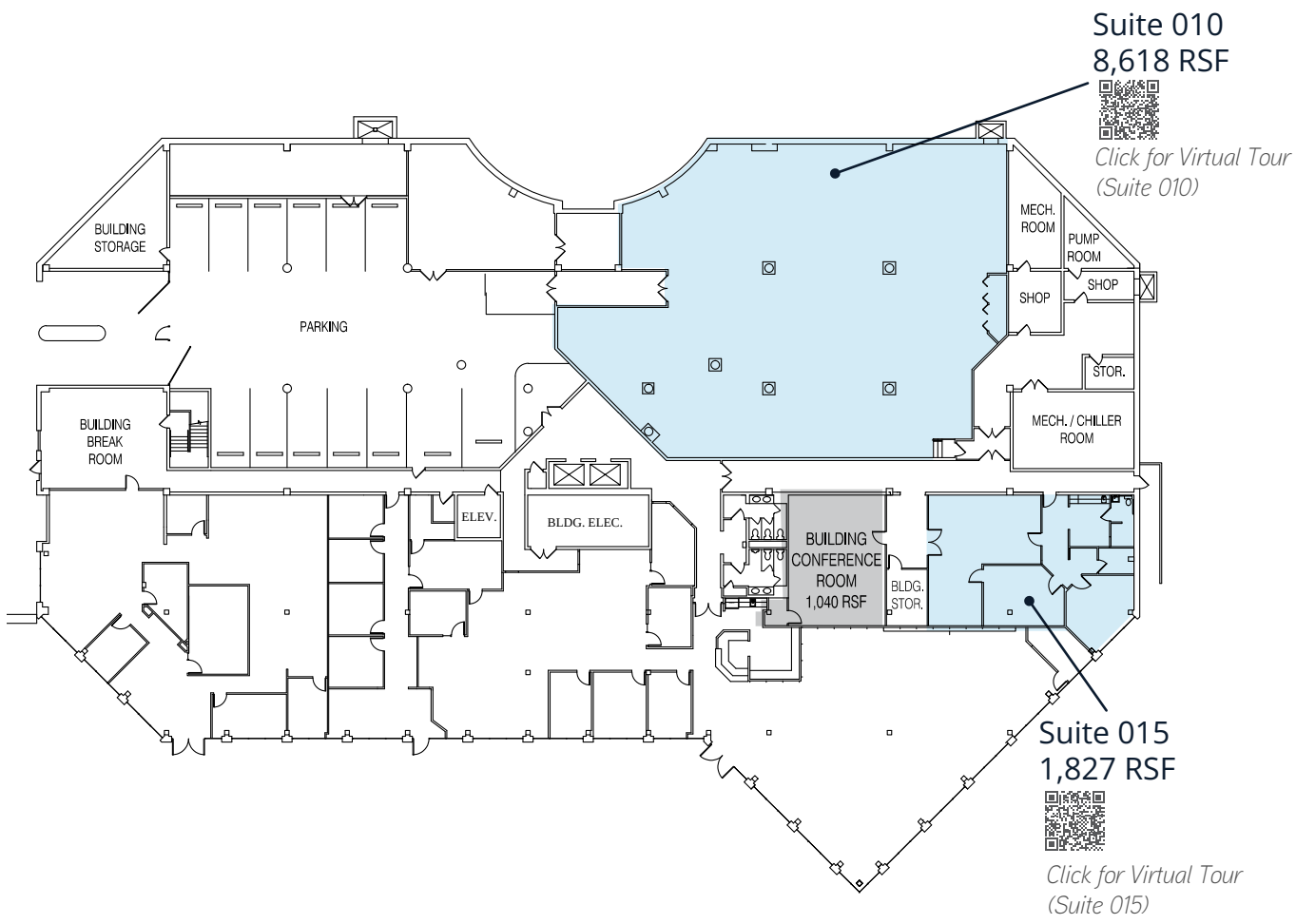
\$9.00 NNN

Operating Expenses Expected to be \$9.28

SF Available

19,442 RSF

Floor Zero



SUITE 10

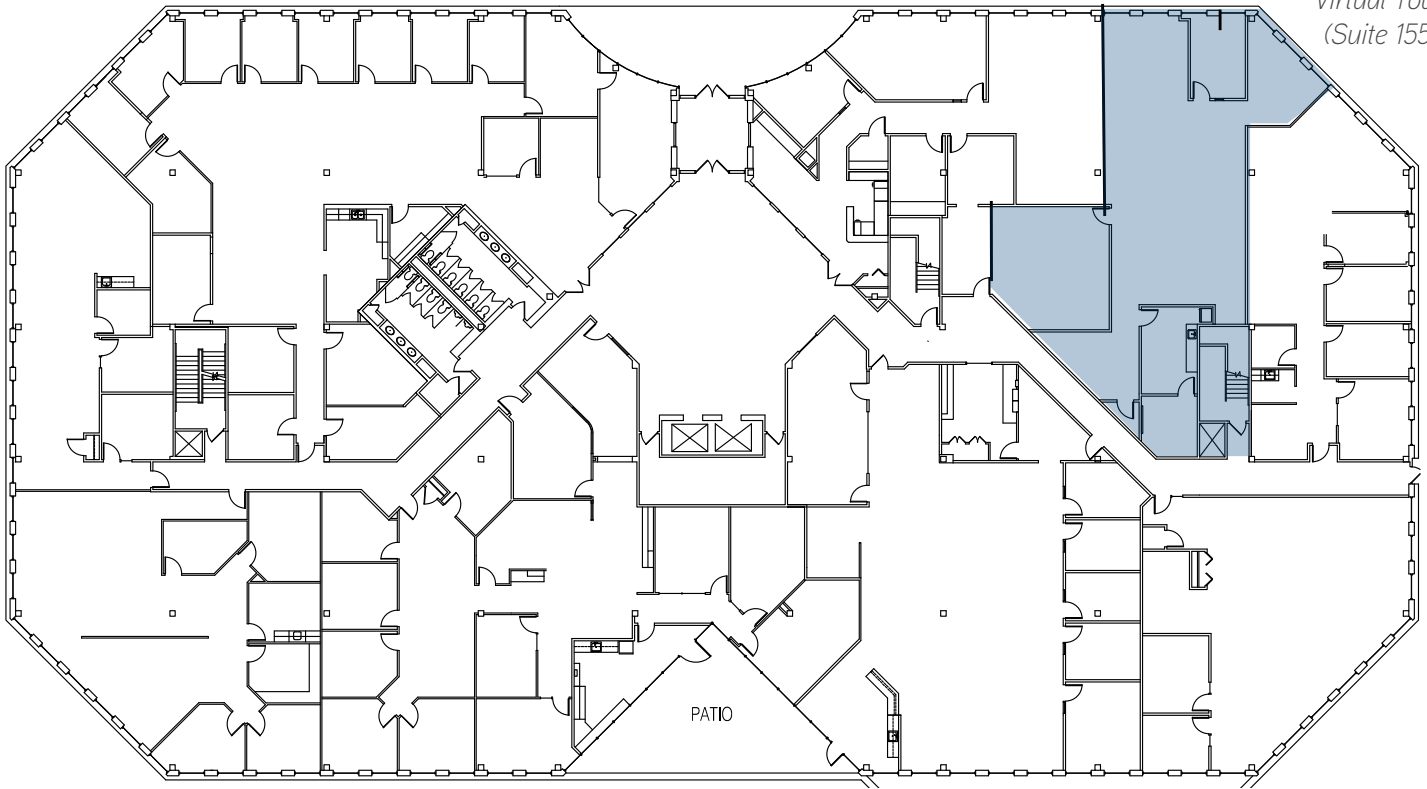


Floor One

Suite 155
2,756 RSF



*Click for
Virtual Tour
(Suite 155)*



SUITE 155

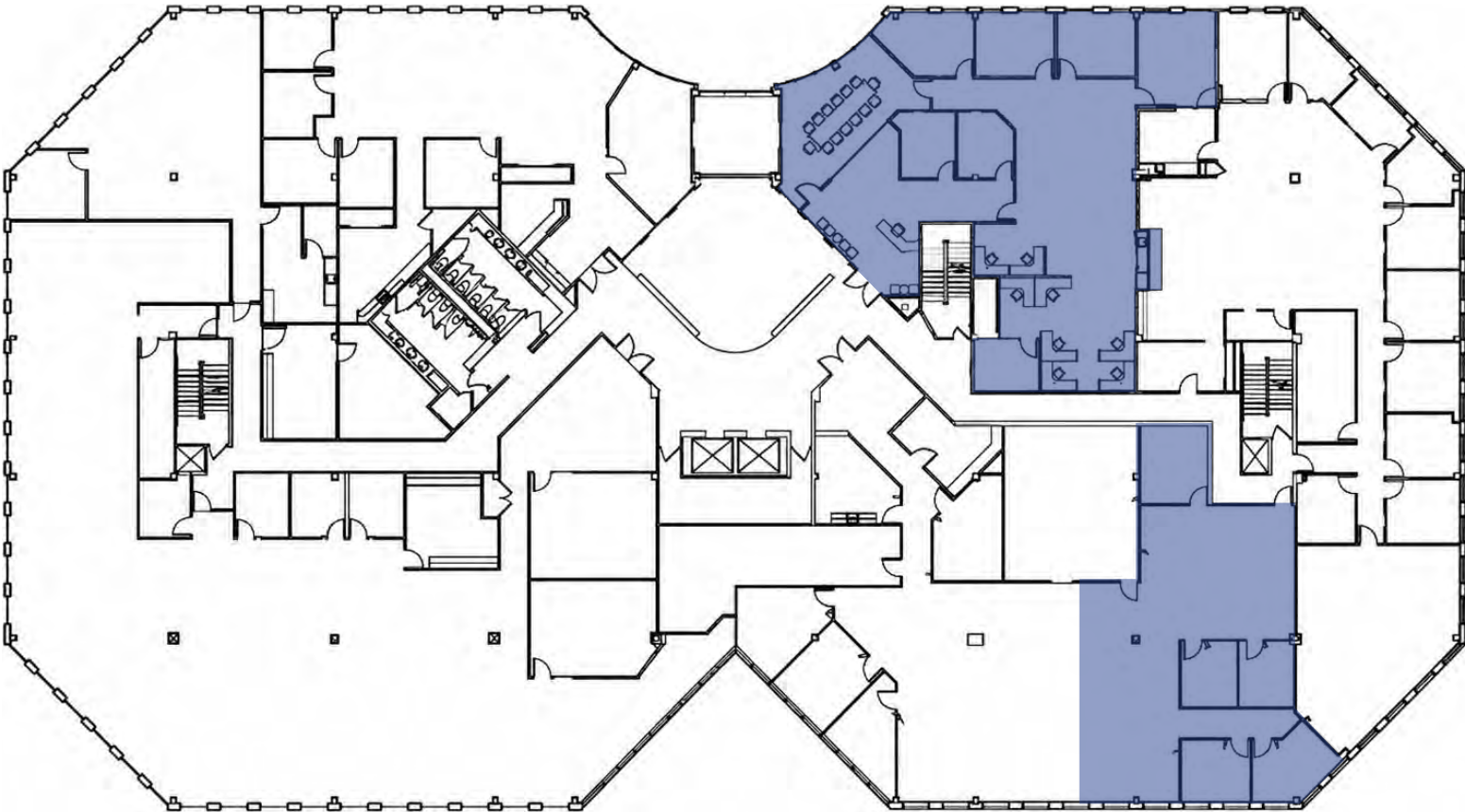


Floor Two

Suite 210
3,933 RSF



*Click for
Virtual Tour
(Suite 210)*



Suite 245
2,308 RSF

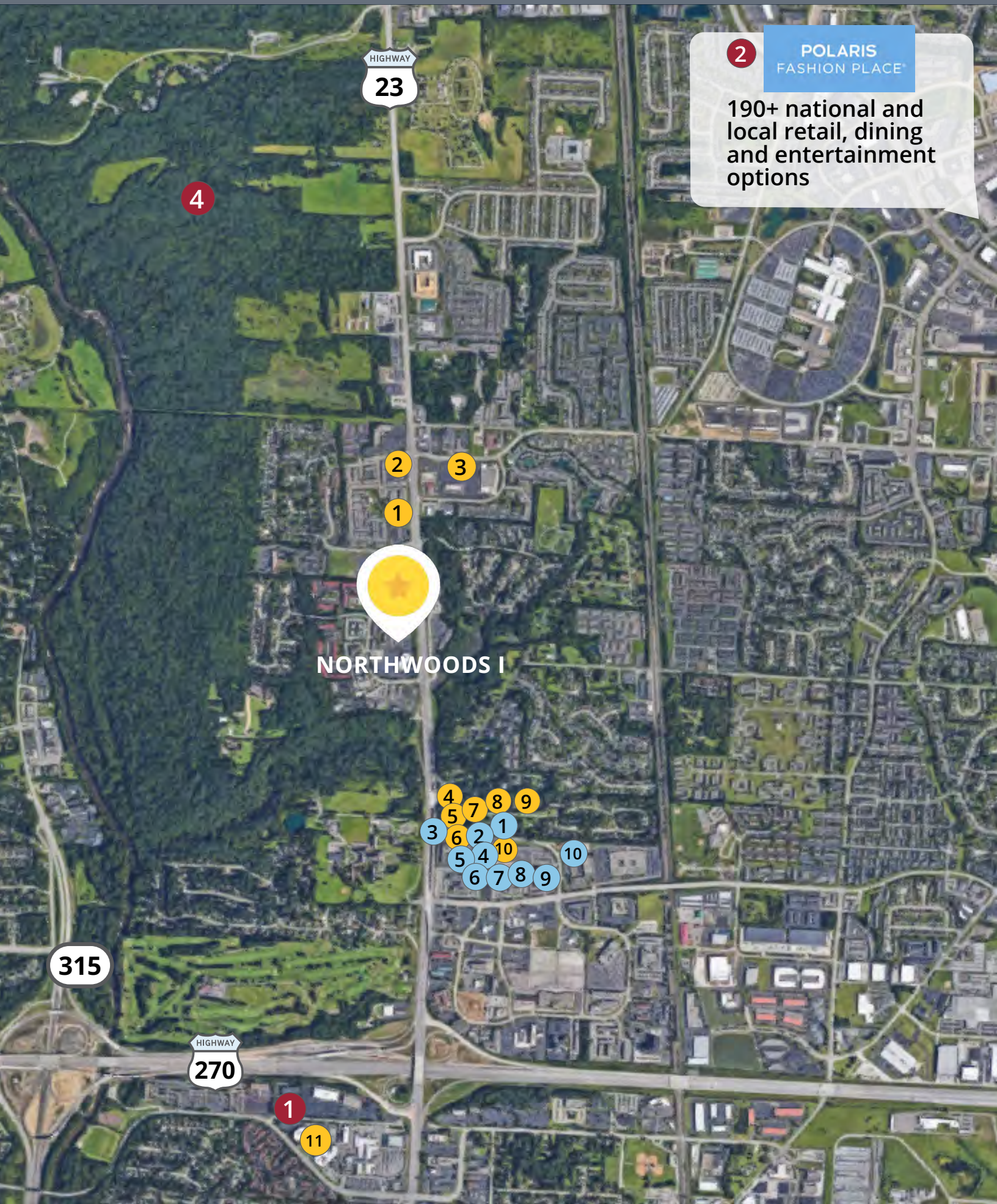
SUITE 210



SUITE 245



LOCATION AMENITIES



2

**POLARIS
FASHION PLACE®**

190+ national and local retail, dining and entertainment options

NORTHWOODS I

315

HIGHWAY
270

1

11



Restaurants

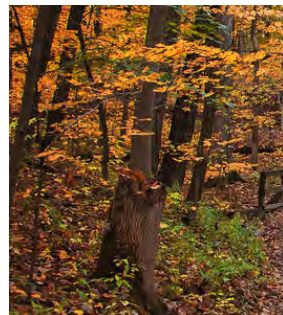
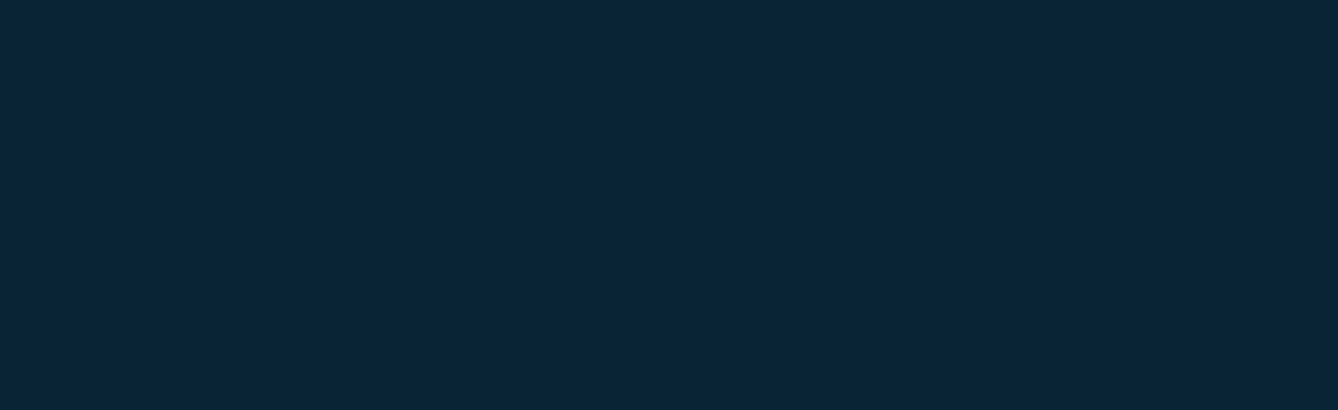
- 1 The Wine Bistro
- 2 Hot Head Burriots
- 3 Saigon Baguette & Coffee
- 4 Subway
- 5 Bob Evans
- 6 El Acapulco
- 7 Redlands Grill
- 8 Chipotle
- 9 Starbucks
- 10 Sushiko
- 11 First Watch

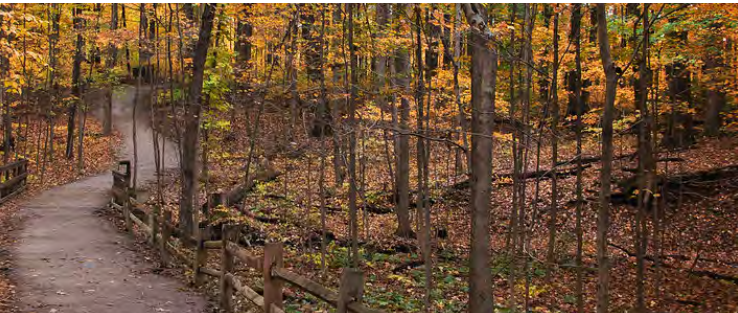
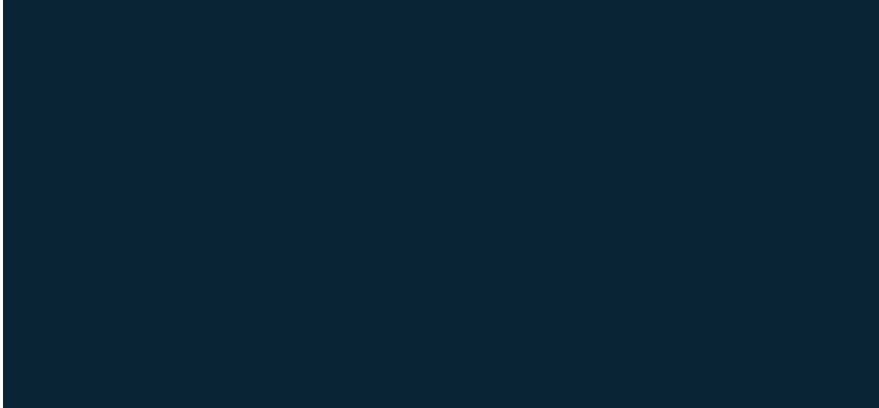
Hotels

- 1 Quality Inn & Suites
- 2 Hyatt Place
- 3 Motel 6
- 4 Extended Stay
- 5 Courtyard
- 6 Homewood Suites
- 7 DoubleTree
- 8 Sheraton Suites
- 9 WoodSpring Suites
- 10 Residence Inn

Other

- 1 The Shops at Worthington
- 2 Place
- 3 Polaris Fashion Place
- 4 Sharon Woods Metro Park
Highbanks Metro Park







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