



CUSTOM OFFICE OPPORTUNITY

9200 WORTHINGTON RD. | WESTERVILLE, OH

Colliers

9200 WORTHINGTON

PRIMARY BUILDING FEATURES & AMENITIES



NEW OWNERSHIP

New owner purchased the building in October and is aggressively pursuing tenants to fill up the building.



EXCELLENT QUALITY AND DESIGN

Built in 1999 and significant lobby and amenity updates in 2022, this Class A, 135,786 SF building features beautiful window lines, natural light, timeless finishes, a great mix of open area and office spaces and an abundant parking ratio of 5 per 1,000 SF, with the ability to expand up to 7 per 1,000 SF. State-of-the-art systems, functionality and a high-profile corporate identity, create an excellent and prime office space.



PRIME POLARIS LOCATION

With Downtown to the south, Dublin & Powell to the west, and Westerville and New Albany to the east, Polaris is central to all of Columbus' major business districts. Polaris is centrally located with direct connections to downtown and John Glenn International Airport. Virtually every essential locale in the area is accessible in 20 minutes or less.

- More than a mile of freeway frontage on each side of I-71.
- Two freeway interchanges.
- Unrivaled visibility and incomparable accessibility in a dynamic location.



EXCEPTIONAL BUILDING AMENITIES

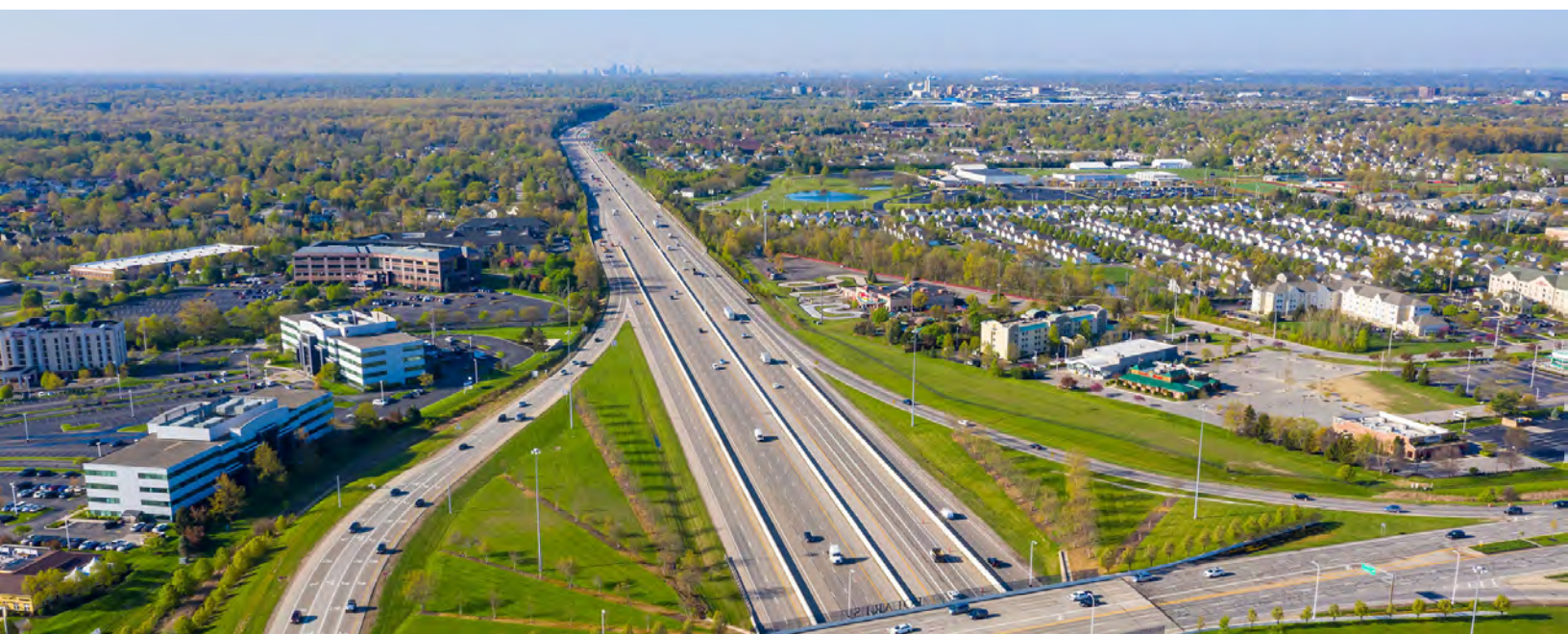
The building contains a large training room and an on-site café with outdoor seating. The building also offers a fitness room with professional equipment as well as a basketball court. Lockers and showers are available off the first floor restrooms. Finally, the building has a walking trail around the perimeter of the site with fitness workout stations.



AREA AMENITIES

The Polaris submarket is flush with amenities that include one of the newest Hilton hotels in Ohio and the Polaris Fashion Place Mall, which includes prominent tenants including Saks Fifth Avenue, Macy's, Von Maur, Sears, Apple and JC Penney. The submarket also includes the Polaris Towne Center, a 700,000 square-foot power center anchored by major retailers such as Kroger, Target, Lowe's and Best Buy. Additional area amenities include, access to Highbanks and Sharonwoods Metro Parks, The Lakes Golf and Country Club, Athletic Club and the Ed Sneed 18-Hole Golf Course.

Rate - \$12.95 per SF/NNN | Operating Expenses - \$8.74 per SF





BUILDING FEATURES

- Fitness room
- Outdoor fitness workout stations
- Basketball court
- Walking trail
- Updated locker rooms and showers
- Abundant parking with ability to expand up to 7 per 1,000 SF
- Updated bathrooms
- Grab and go cafe
- Indoor and outdoor seating
- Large training room (seats 34)
- Recently updated common areas

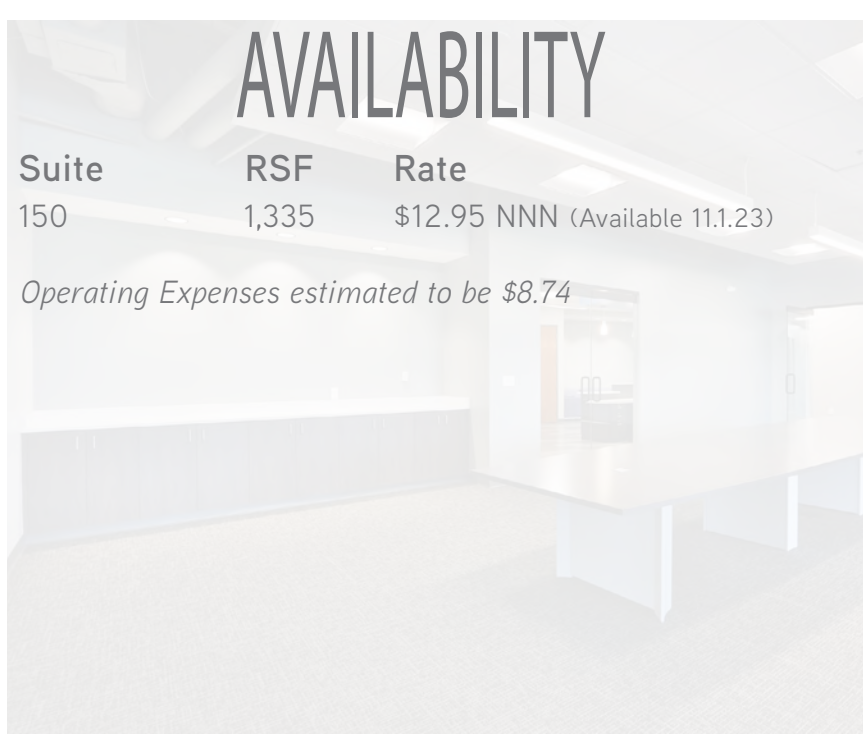




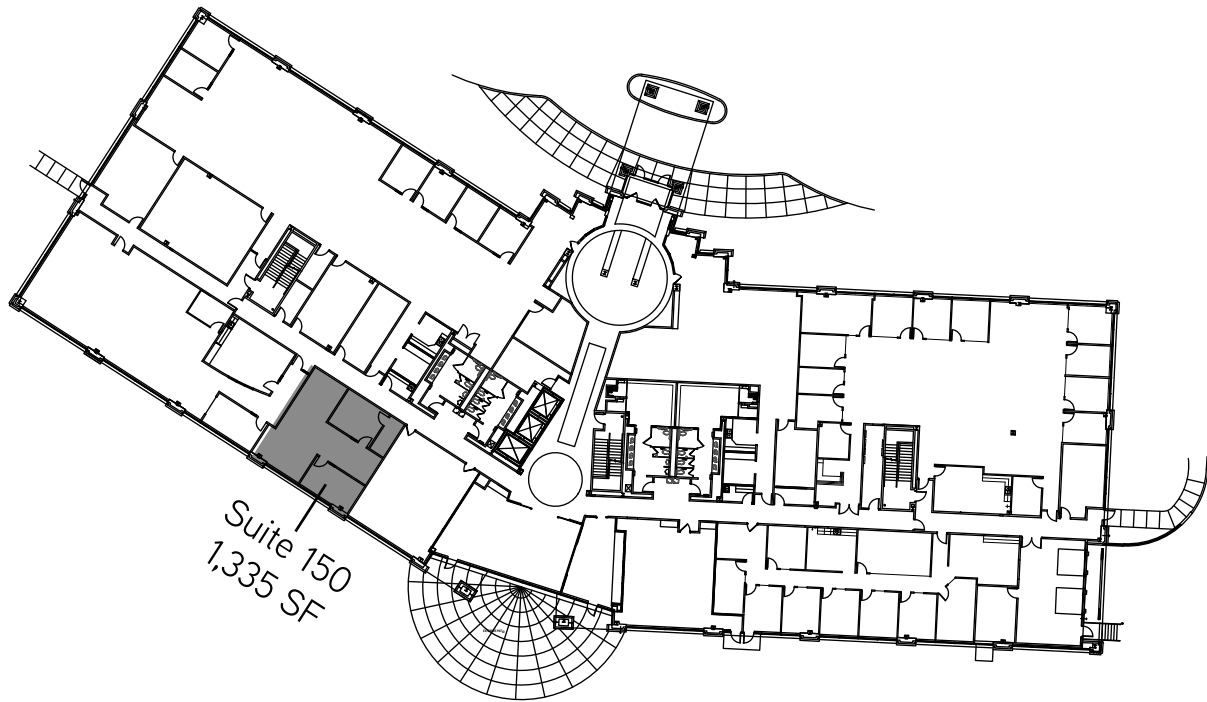
AVAILABILITY

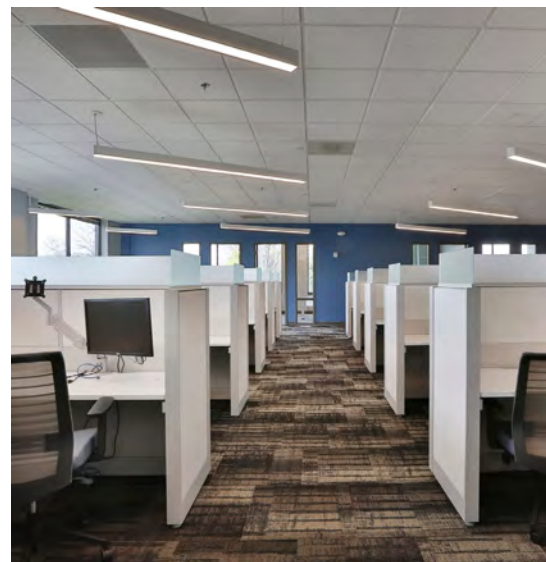
Suite	RSF	Rate
150	1,335	\$12.95 NNN (Available 11.1.23)

Operating Expenses estimated to be \$8.74



FIRST FLOOR





UPDATED LOBBY



COMMON CONFERENCE ROOM



FITNESS CENTER



TENANT LOUNGE



RECENT
COMMON AREA
RENOVATIONS

WHY 9200 WORTHINGTON?



LOCATED IN THRIVING BUSINESS COMMUNITY

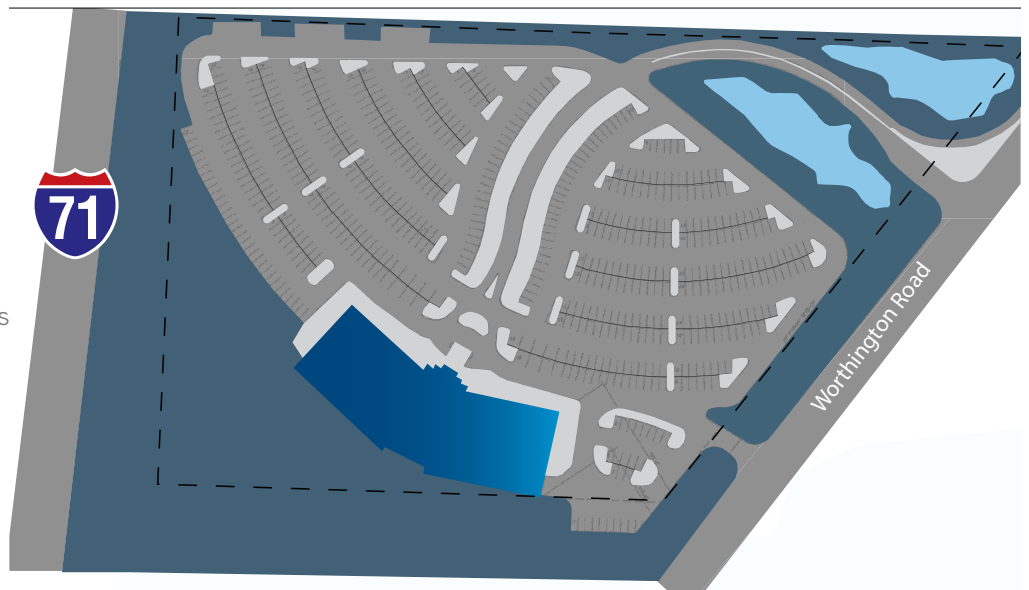
The area's astounding growth since its inception has outperformed even the most optimistic expectations, making Polaris living, thriving proof that in business, location is everything!

EXCELLENT ACCESS

Virtually every essential locale in the area is accessible in 20 minutes or less.

OUTSTANDING VISIBILITY

More than a mile of freeway frontage on each side of I-71. Two freeway interchanges. Unrivalled visibility! Roadside monument and building signage available for larger tenants.





FOR MORE INFORMATION CONTACT

Andrew Jameson SIOR, CCIM
614.206.6882
andrew.jameson@colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2022. All rights reserved.