

8740 Orion Place
Columbus, OH 43240

For Lease



POLARIS - MULTI-TENANT OFFICE PROPERTY

Lease Rate:

\$10.95 PSF Net

2024 Est Op Ex: \$9.82 PSF

Available Space:

Suite 230: 2,271 SF

Sublease Space & Rate:

\$12.68 PSF NNN

Suite 240: 4,884 SF

- 3 story professional multi-tenant office property
- Outstanding Polaris location off of Polaris Parkway; quick access to two I-71 interchanges and Polaris Fashion Place
- Abundance of hotels, amenities such as Top Golf and services in the area
- Property located along a creek and wooded ravine
- Multiple fiber optic providers for fast inexpensive internet options
- Office suites available immediately
- Building signage available
- Updated HVAC with ionization, Solar, LED Lights



Bradford L. Kitchen
614.545.2155
bkitchen@AlterraRE.com

Jackson Pulliam
614.545.4097
jpulliam@AlterraRE.com

Alterra Real Estate
614.365.9000
www.AltterraRE.com

8740 Orion Place
Columbus, OH 43240

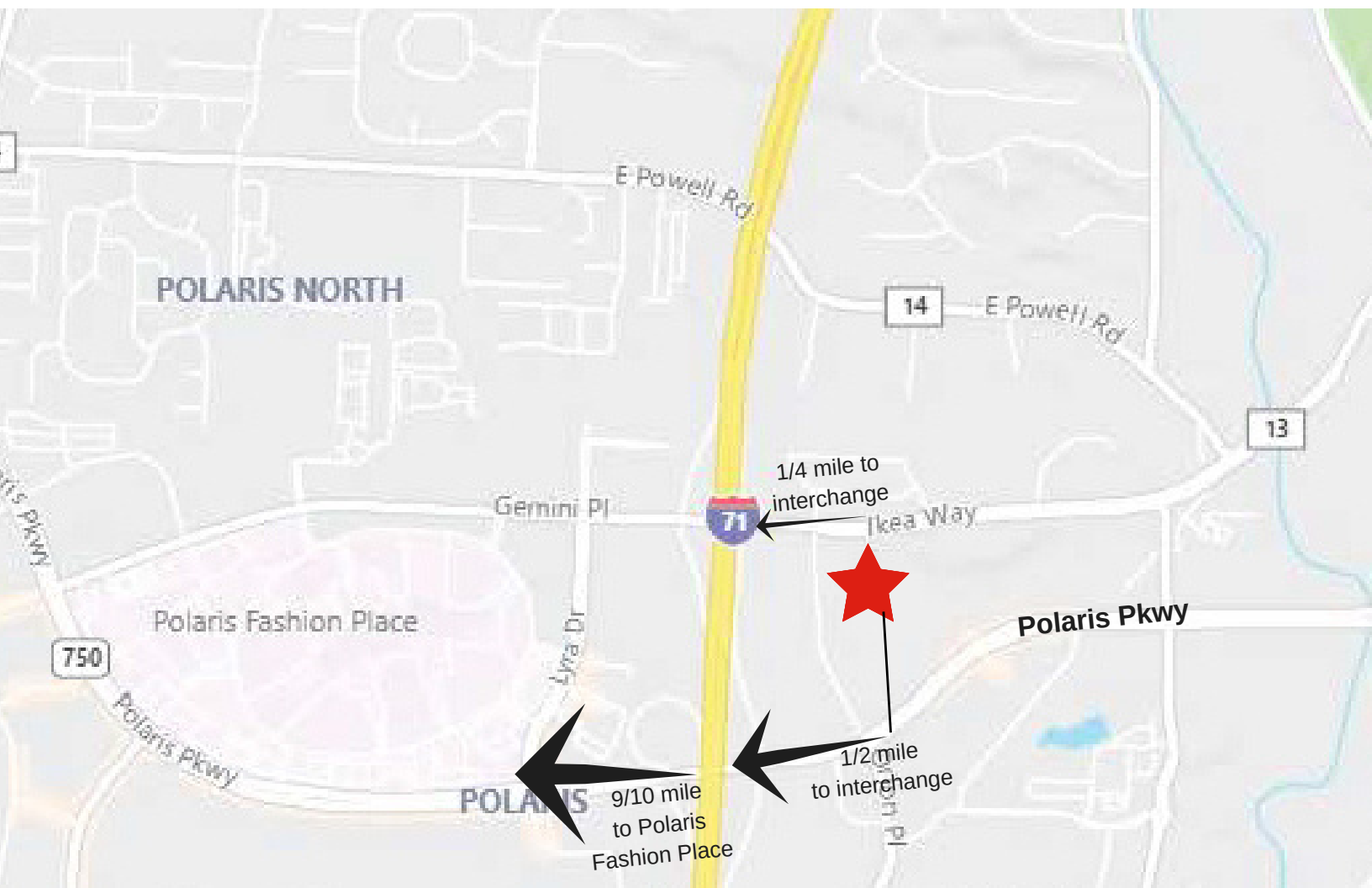
For Lease



Bradford L. Kitchen
614.545.2155
bkitchen@AlterraRE.com

Jackson Pulliam
614.545.4097
jpulliam@AlterraRE.com

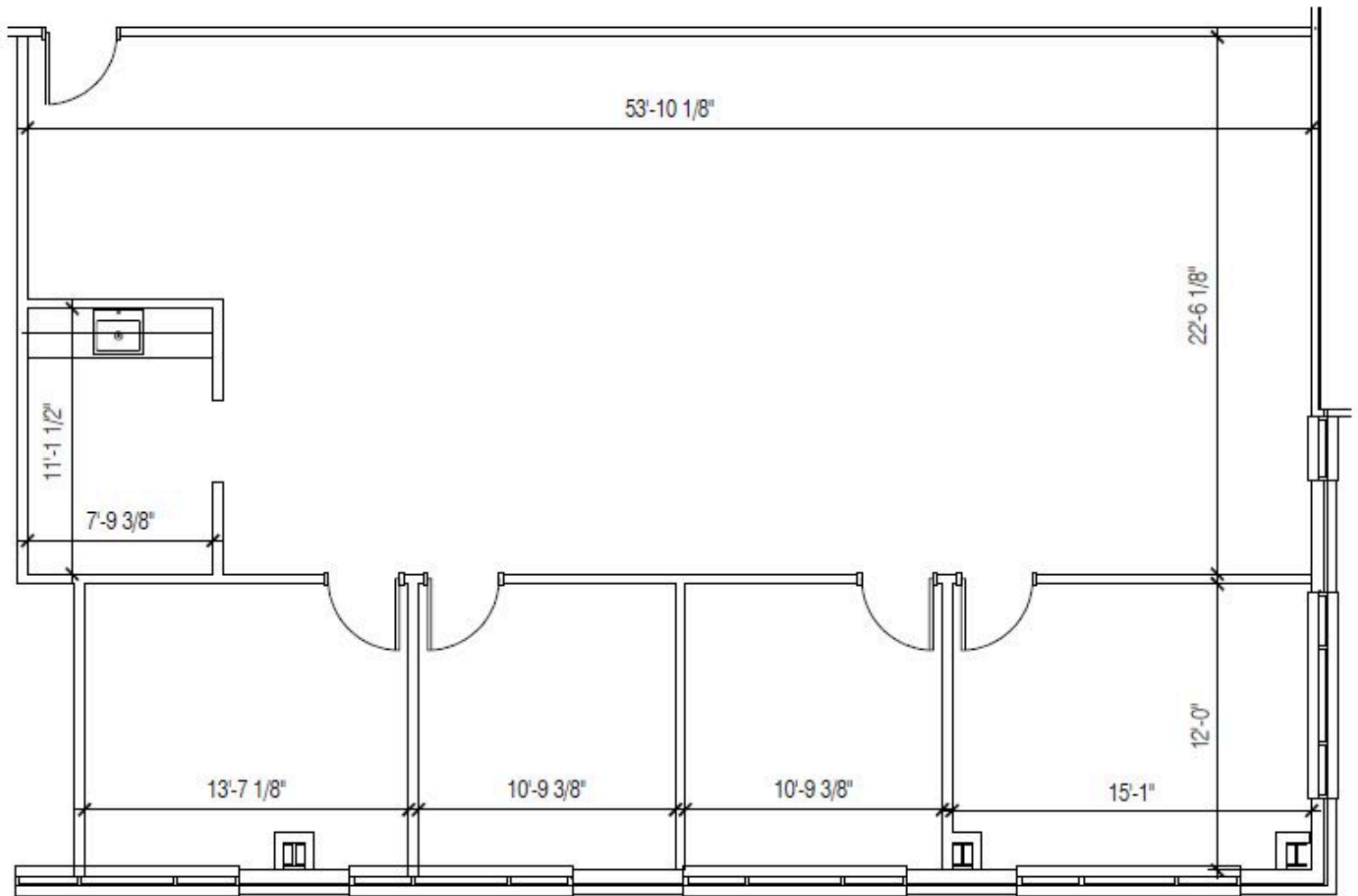
Alterra Real Estate
614.365.9000
www.AltterraRE.com



8740 Orion Place
Columbus, OH 43240

For Lease

Suite 230
2,271 SF



Bradford L. Kitchen
614.545.2155
bkitchen@AlterraRE.com

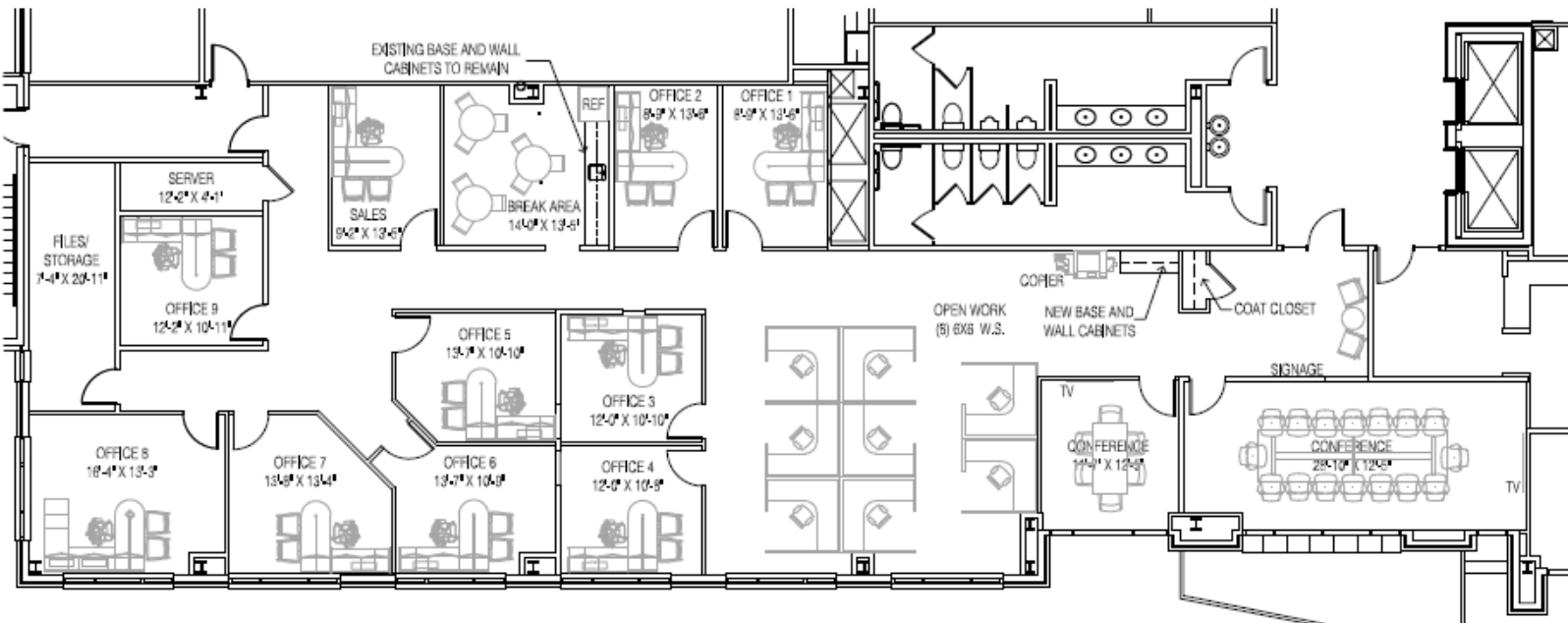
Jackson Pulliam
614.545.4097
jpulliam@AlterraRE.com

Alterra Real Estate
614.365.9000
www.AltterraRE.com

8740 Orion Place
Columbus, OH 43240

For Lease

SUBLEASE
Suite 240
4,884 SF



Bradford L. Kitchen
614.545.2155
bkitchen@AlterraRE.com

Jackson Pulliam
614.545.4097
jpulliam@AlterraRE.com

Alterra Real Estate
614.365.9000
www.AltterraRE.com

8740 Orion Place Columbus, OH 43240

For Lease

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 8740 Orion Place, Columbus, OH 43240

CITY, STATE

Columbus, OH

POPULATION

128,280

AVG. HHSIZE

2.49

MEDIAN HH INCOME

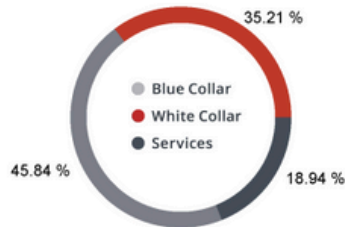
\$74,720

HOME OWNERSHIP

Renters: **18,519**

Owners: **32,116**

EMPLOYMENT



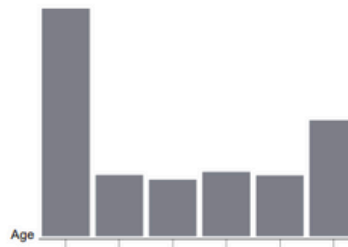
Employed: **54.40%**
Unemployed: **1.23%**

EDUCATION

High School Grad: **19.95%**
Some College: **22.25%**
Associates: **6.45%**
Bachelors: **50.83%**

GENDER & AGE

48.92% 51.08%

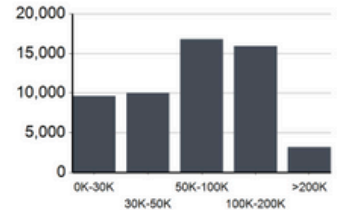


RACE & ETHNICITY

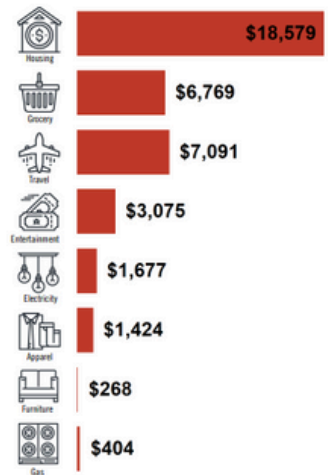
White: **81.00%**
Asian: **7.74%**
Native American: **0.00%**
Pacific Islanders: **0.00%**
African-American: **4.73%**
Hispanic: **3.64%**
Two or More Races: **2.88%**

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



Bradford L. Kitchen
614.545.2155
bkitchen@AlterraRE.com

Jackson Pulliam
614.545.4097
jpulliam@AlterraRE.com

Alterra Real Estate
614.365.9000
www.AltterraRE.com