

8740 Orion Place  
Columbus, OH 43240

For Lease



## POLARIS - MULTI-TENANT OFFICE PROPERTY

### Lease Rate:

\$10.95 PSF Net

2025 Est Op Ex: \$9.75 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  
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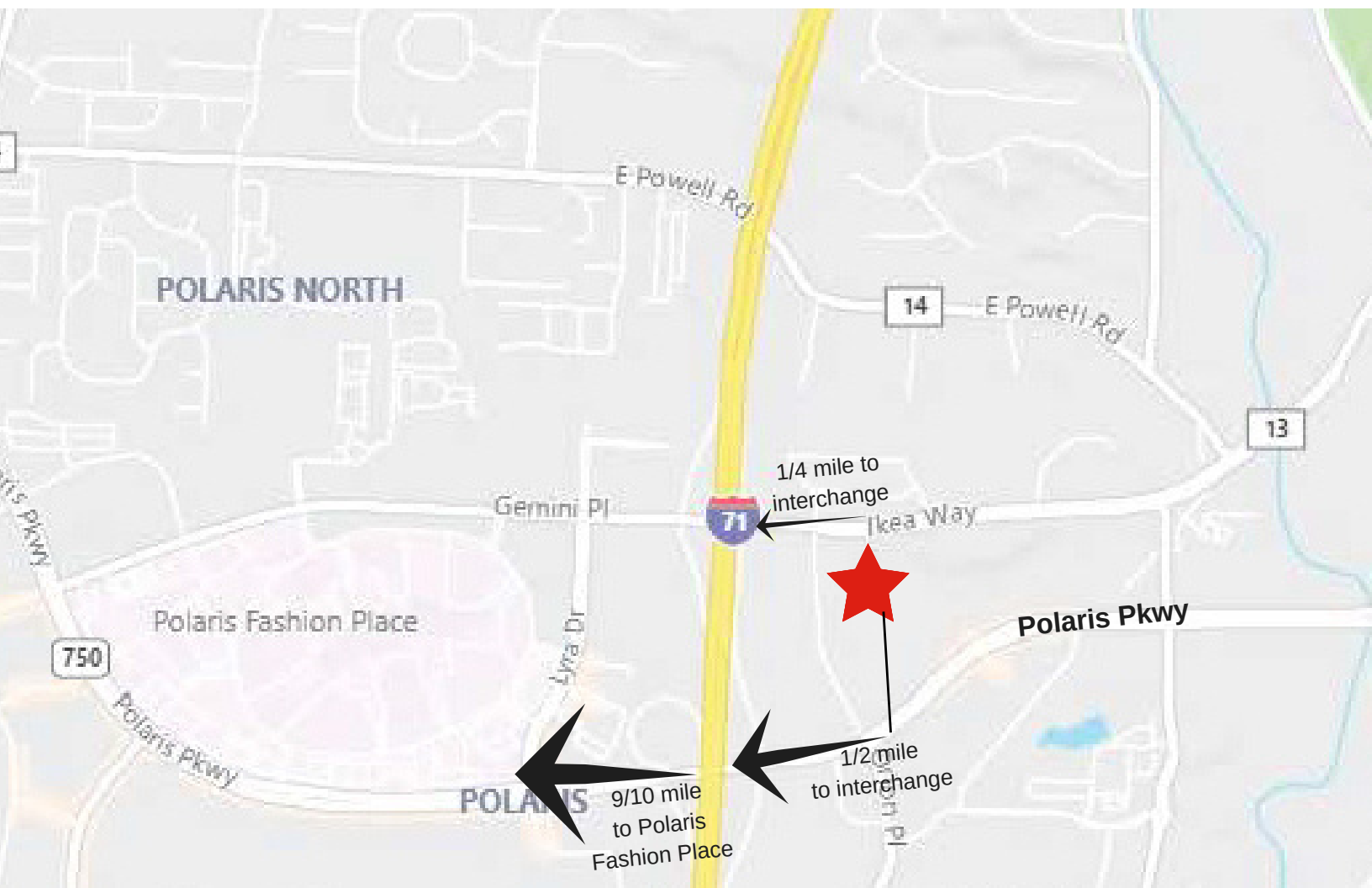
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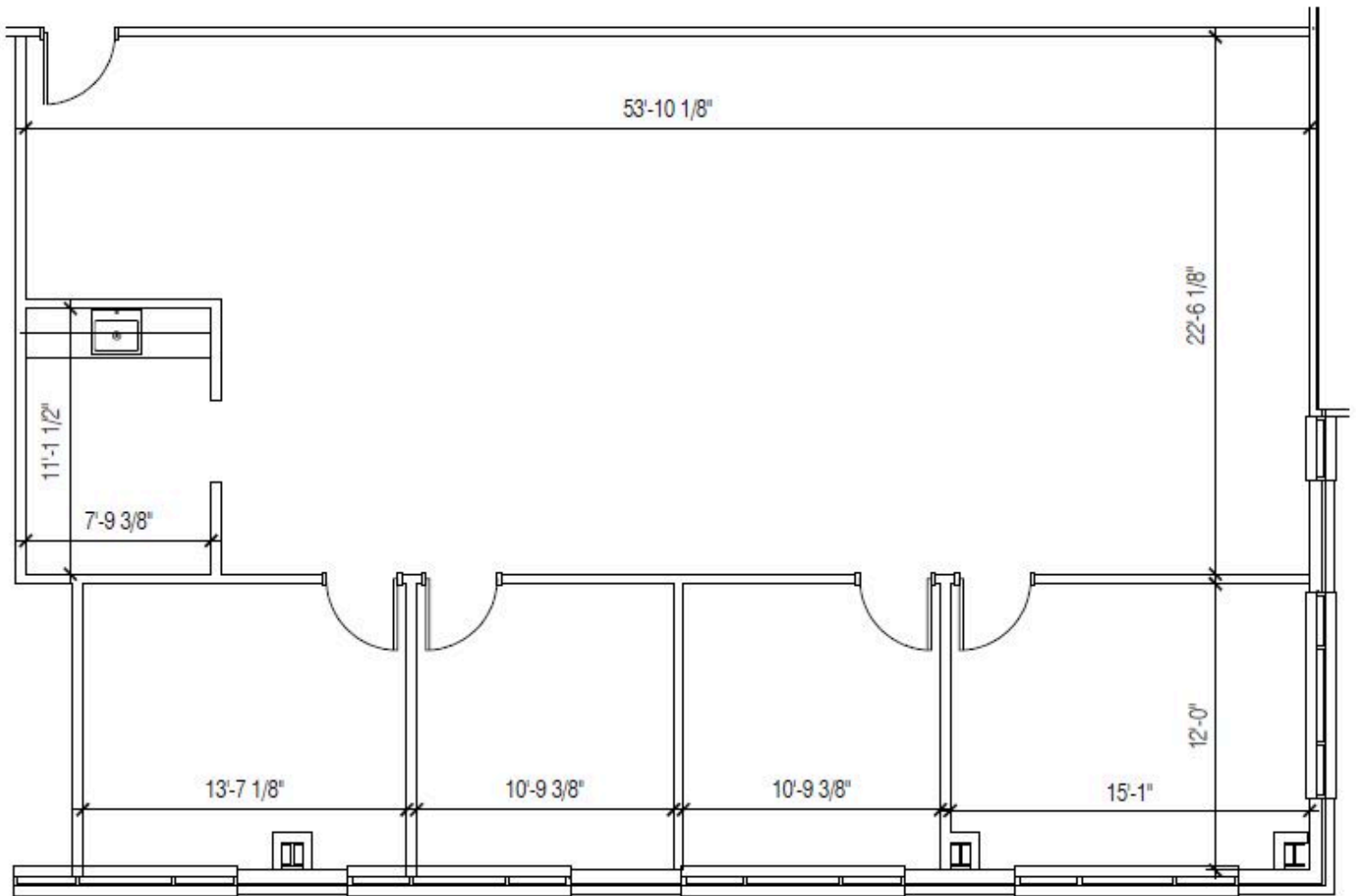
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**Suite 230**  
**2,271 SF**



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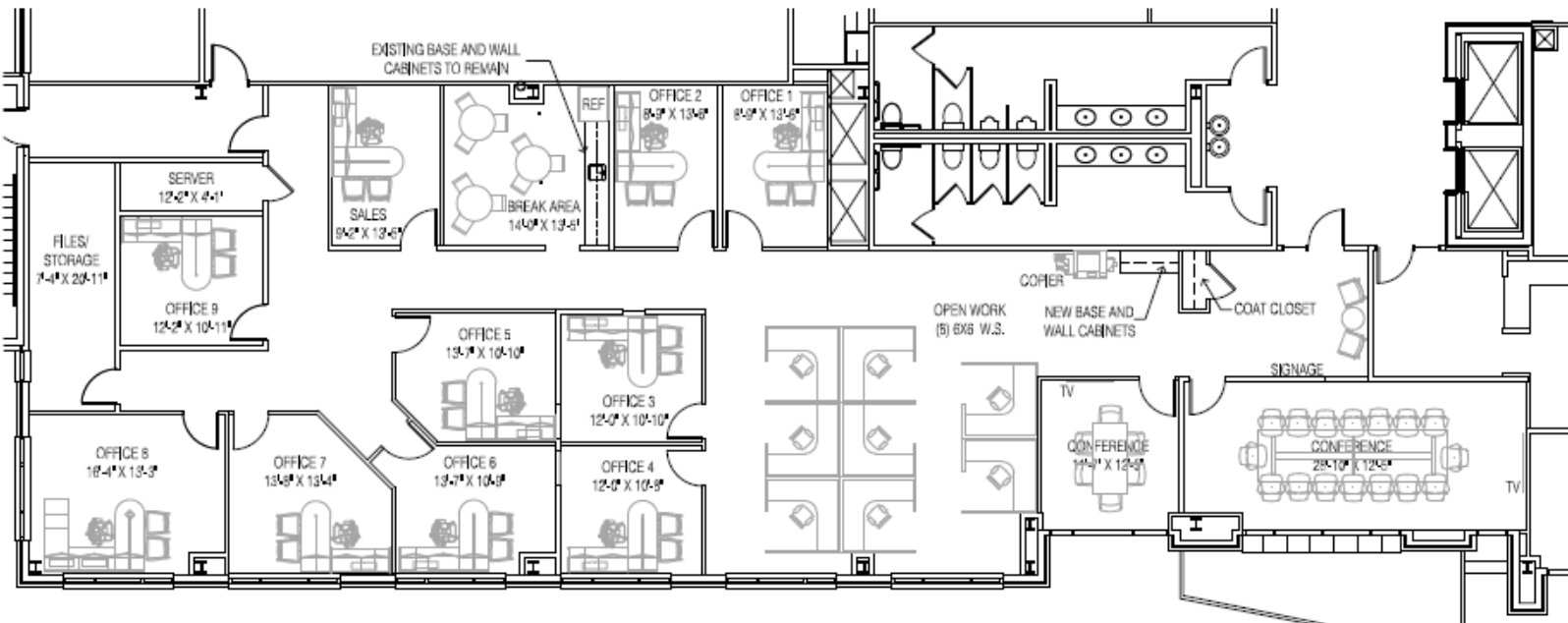
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**SUBLEASE**  
**Suite 240**  
**4,884 SF**



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## 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

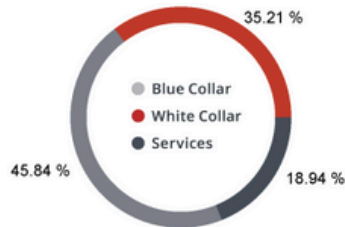
**\$74,720**

HOME OWNERSHIP

Renters: **18,519**

Owners: **32,116**

EMPLOYMENT



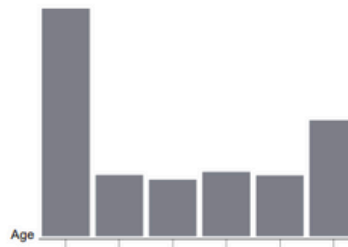
Employed: **54.40%**  
Unemployed: **1.23%**

EDUCATION

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

GENDER & AGE

48.92% 51.08%

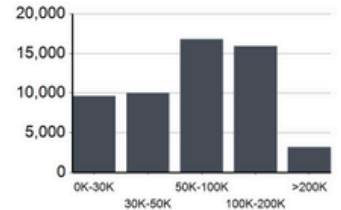


RACE & ETHNICITY

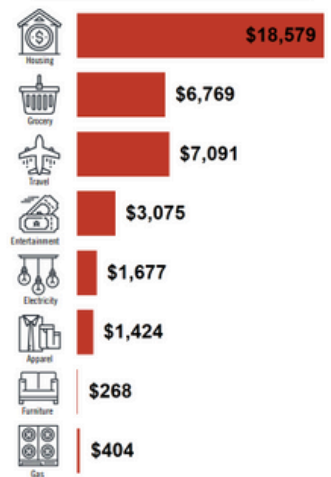
White: **81.00%**  
Asian: **7.74%**  
Native American: **0.00%**  
Pacific Islanders: **0.00%**  
African-American: **4.73%**  
Hispanic: **3.64%**  
Two or More Races: **2.88%**

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



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