

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:

1st Floor:

Suite 100 8,385 SF

2nd Floor:

Suite 230 2,271 SF

3rd Floor:

Suite 300* 9,523 SF

Suite 320 4,277 SF

*Can be subdivided to 4,277 SF or 4,787 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
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Alterra Real Estate
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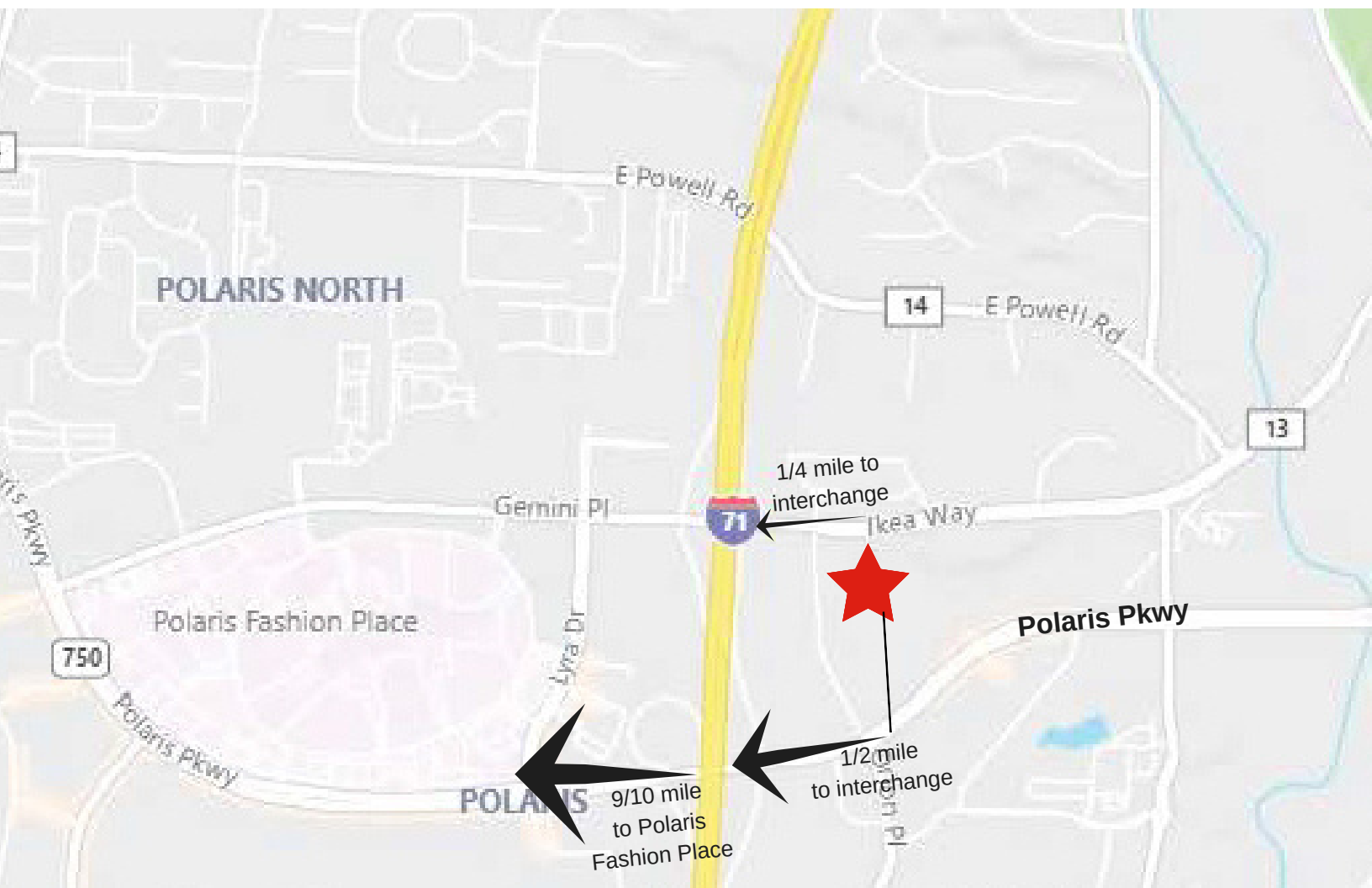
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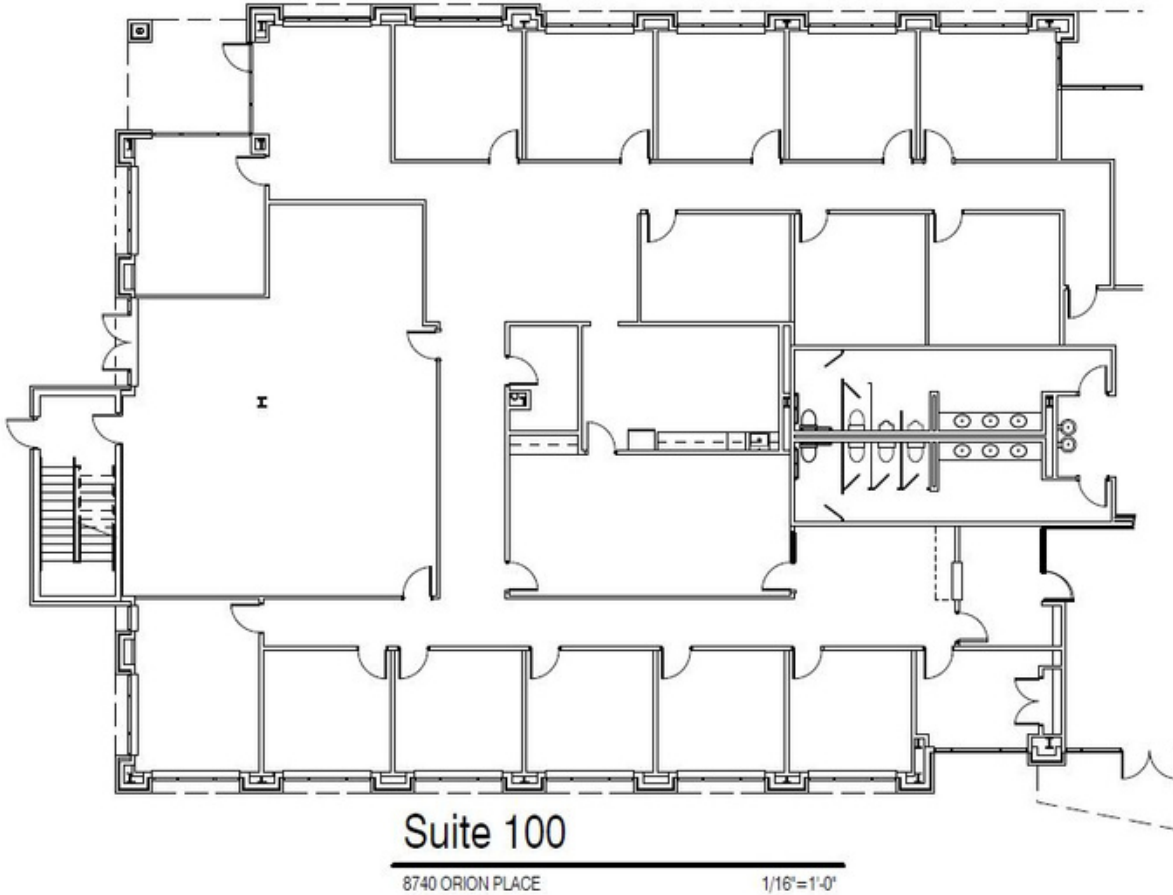
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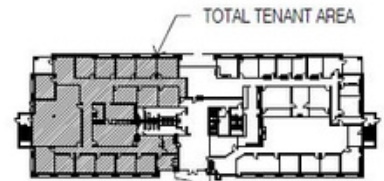
Suite 100
8,385 SF



Suite 100

8740 ORION PLACE

1/16"=1'-0"



TOTAL TENANT AREA



building key plan

First Floor

N.T.S.

DRA DARIN RANKER ARCHITECTS
+ INTERIOR DESIGNERS
5925 Wilcox Place, Suite B Dublin, OH 43016
Ph: 614-732-1022 Fax: 614-732-1001
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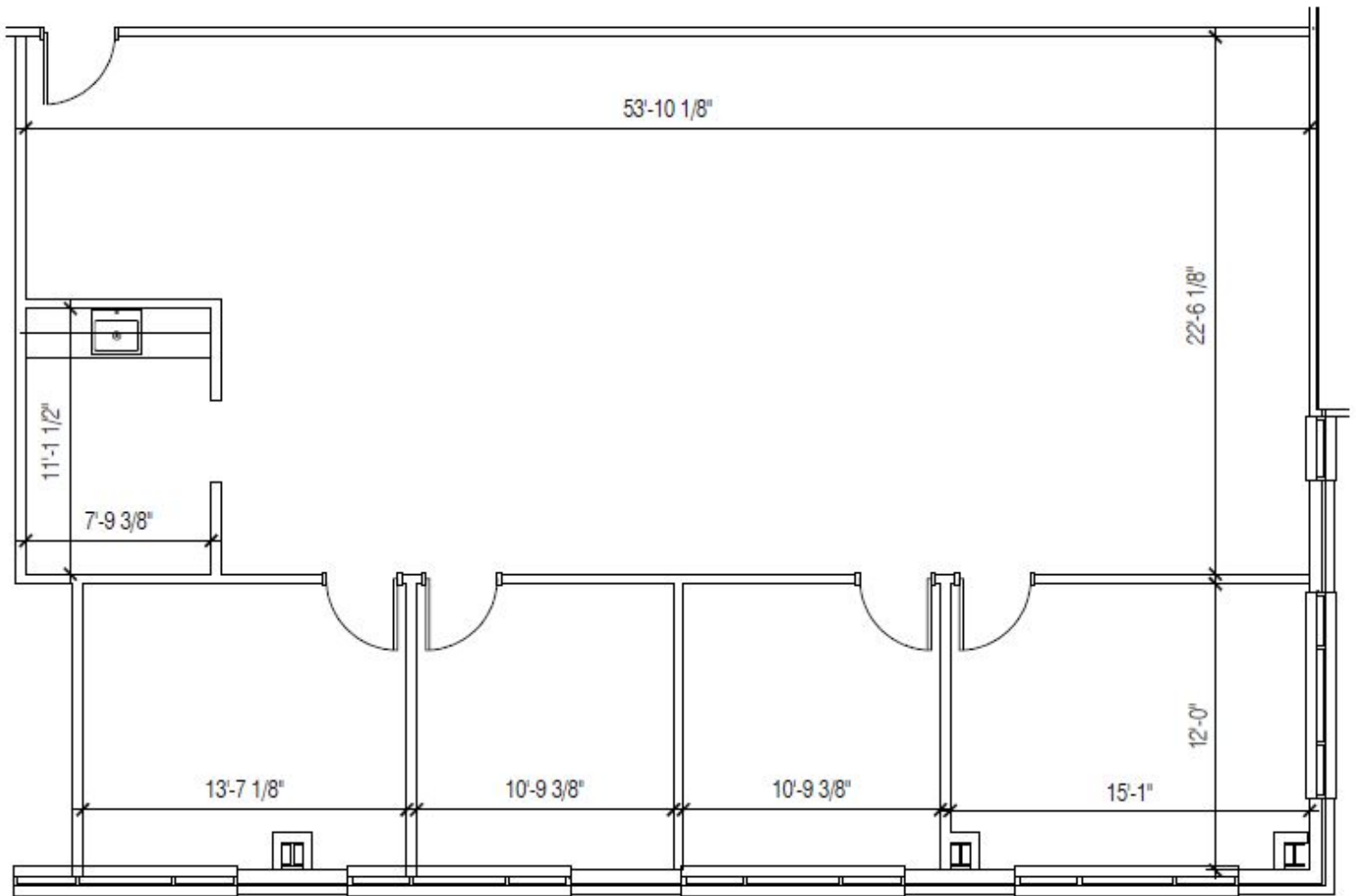
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Suite 230
2,271 SF



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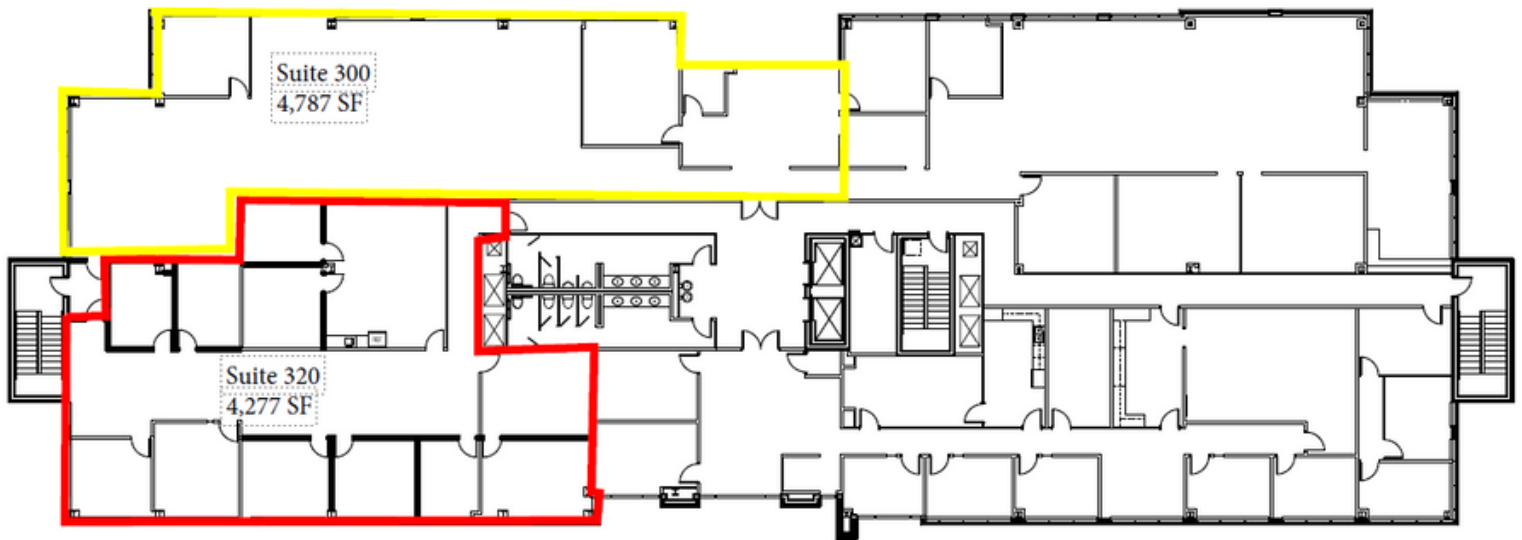
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Suite 300

9,523 SF

***Can be subdivided to 4,277 SF or 4,787 SF**



 N 3rd Floor
8740 Orion Place n.l.s



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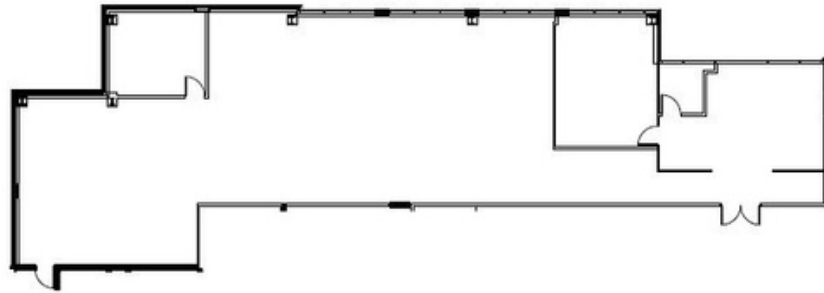
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For Lease

Suite 300
4,787 SF



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 N building key plan
3rd Floor N.T.S.



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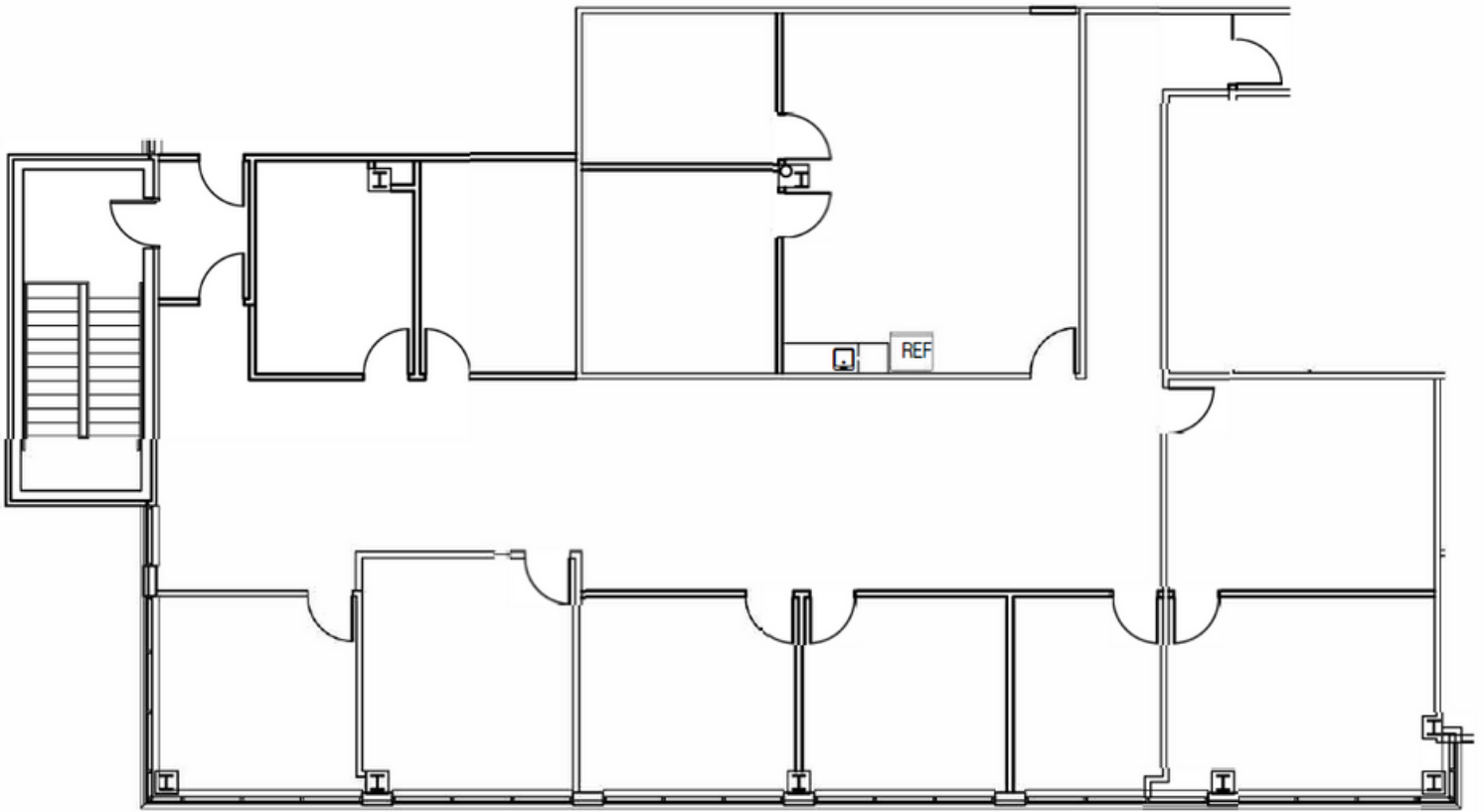
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8740 Orion Place
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For Lease

Suite 320
4,277 SF



Suite 320



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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

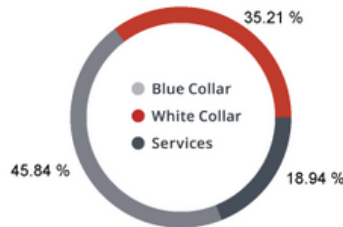
\$74,720

HOME OWNERSHIP

Renters: **18,519**

Owners: **32,116**

EMPLOYMENT



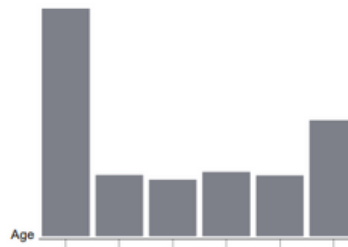
Employed: **54.40%**
Unemployed: **1.23%**

EDUCATION

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

GENDER & AGE

48.92% 51.08%

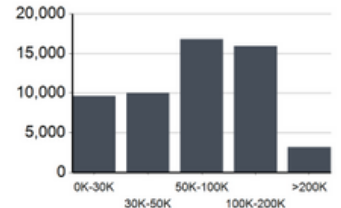


RACE & ETHNICITY

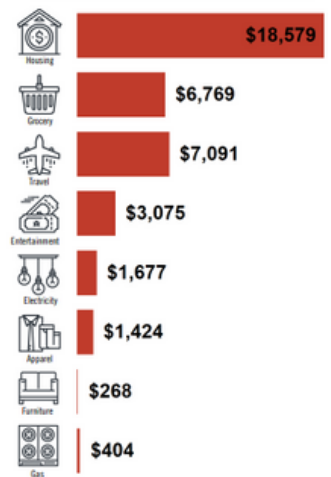
White: **81.00%**
Asian: **7.74%**
Native American: **0.00%**
Pacific Islanders: **0.00%**
African-American: **4.73%**
Hispanic: **3.64%**
Two or More Races: **2.88%**

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



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