

480 & 510 E Wilson Bridge Rd
Worthington, OH 43085

For Lease



OFFICE/FLEX MULTI-TENANT PROPERTY

Lease Rate:

\$11.95 - \$12.95 PSF Net

Available Office/Flex Space:

480 Building:

Suite D: 2,045 SF

Suite H: 4,125 SF

510 Building:

Suite C: 4,100 SF

Suite D: 5,000 SF

Suite E: 5,000 SF

*Total Contiguous: 14,100 SF

- Easy access to I-270, SR 315 and I-71.
- 3 building complex on 11 acres .
- Access to complex on both E Wilson Bridge and Worthington Galena Roads.
- Flex space offers 16' ceiling height and 10' drive in doors.
- Tenant signage above suite entrances.
- Ample parking in front and rear of buildings.
- Excellent Worthington location in close proximity to restaurants, services and shopping.



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jpulliam@AlterraRE.com

Richard Conie
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Alterra Real Estate
614.365.9000
www.AltterraRE.com

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Available Suites

Suites	RSF	Comments
480 - D	2,045	Office/warehouse with 1 overhead door.
480 - H	4,125	Office/warehouse with 2 drive-in doors and 2 restrooms
510 - C	4,100	Office/warehouse with 1 overhead door.
510 - D	5,000	Office/warehouse with 1 overhead door.
510 - E	5,000	Office/warehouse with 1 drive-in door

*510 C, D, & E contiguous for a total of: 14,100 SF



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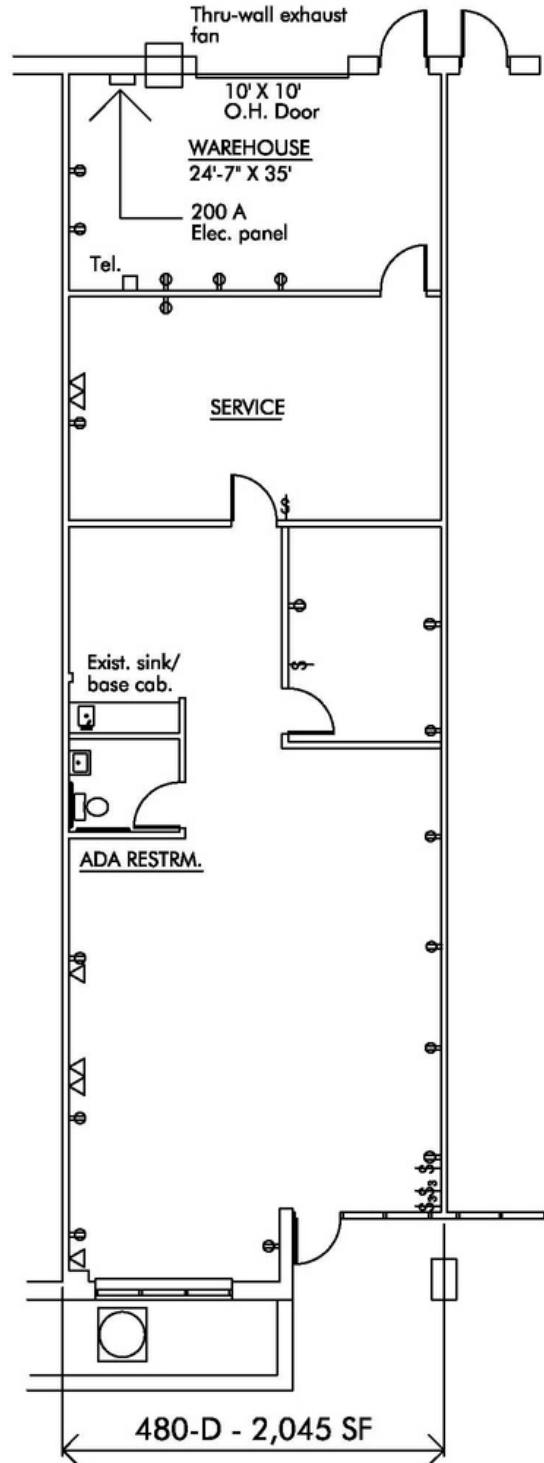
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Available Suites

Suite 480 D
2,045 SF



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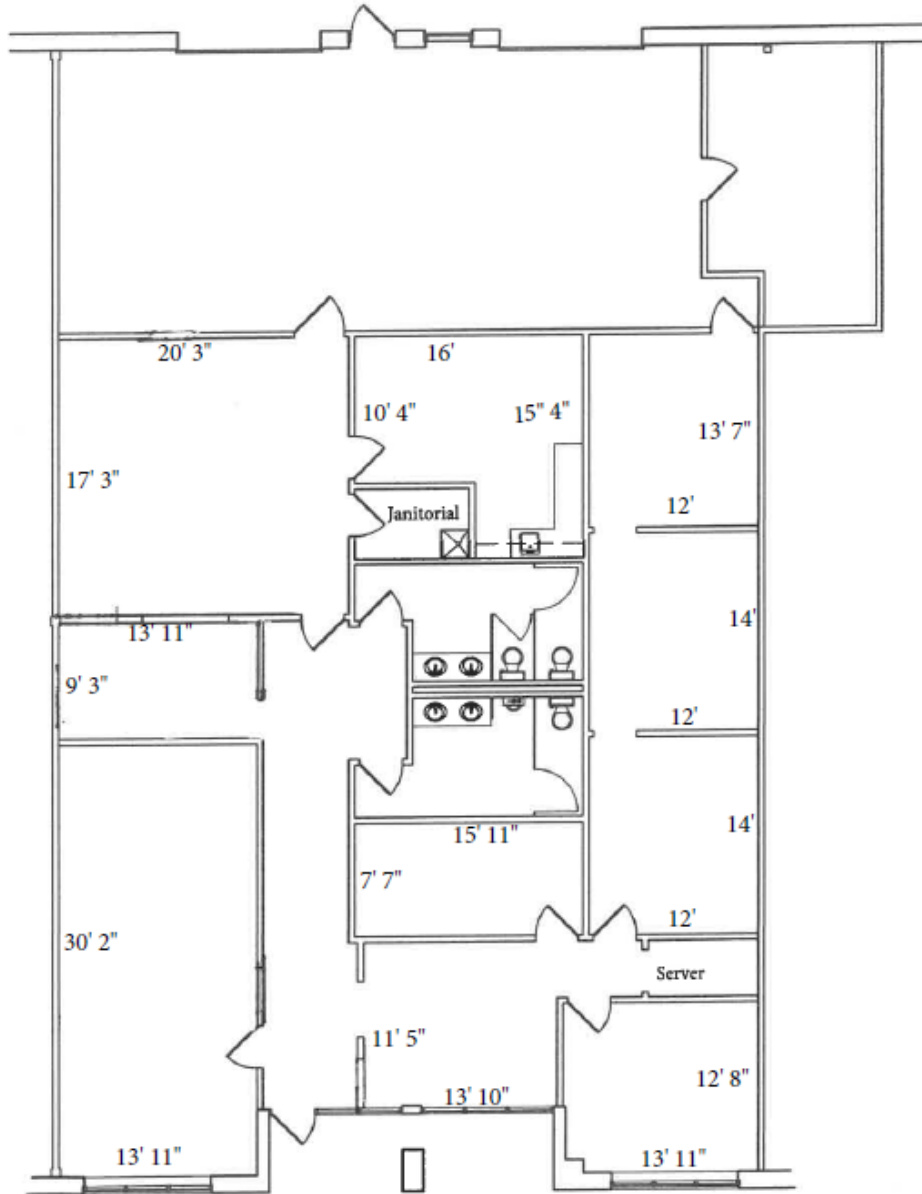
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Available Suites

Suite 480 H
4,125 SF



Floor Plan

N.T.S.



5880 Wilson Plaza
Suite J
Dublin, OH 43016
Ph: 614-752-1000
Fax: 614-752-1320
mail@carneyranker.com

Asbuilt for

480 E. Wilson Bridge Road, Suite H

480 E. Wilson Bridge Road

Worthington, Ohio

AB-1

14246.190



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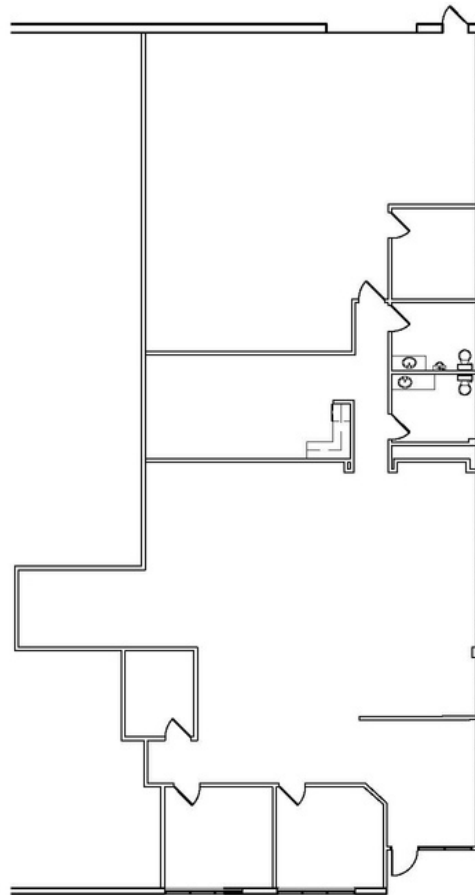
Available Suites

Suite 510 C 4,100 SF



Building Key Plan

N.T.S.



Suite 510 C

1/16" = 1'-0"



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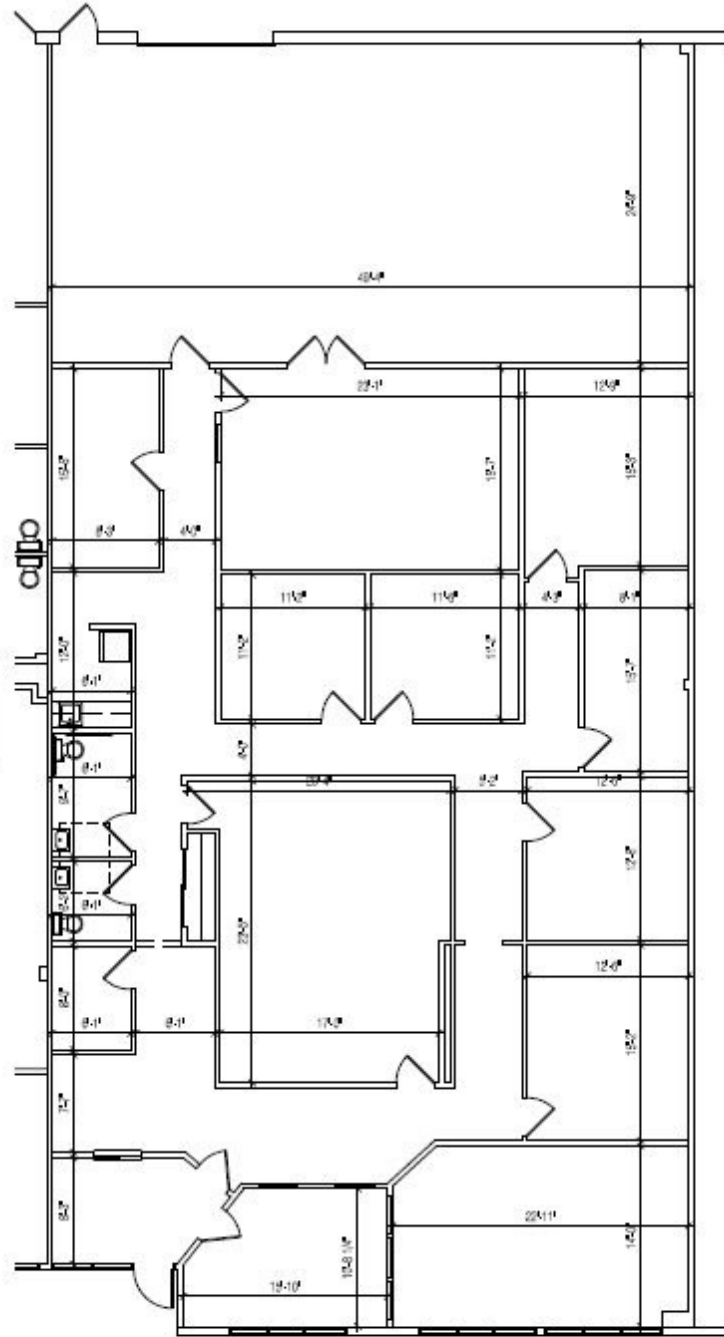
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Available Suites

Suite 510 D 5,000 SF



Building Key Plan



Suite 510 D

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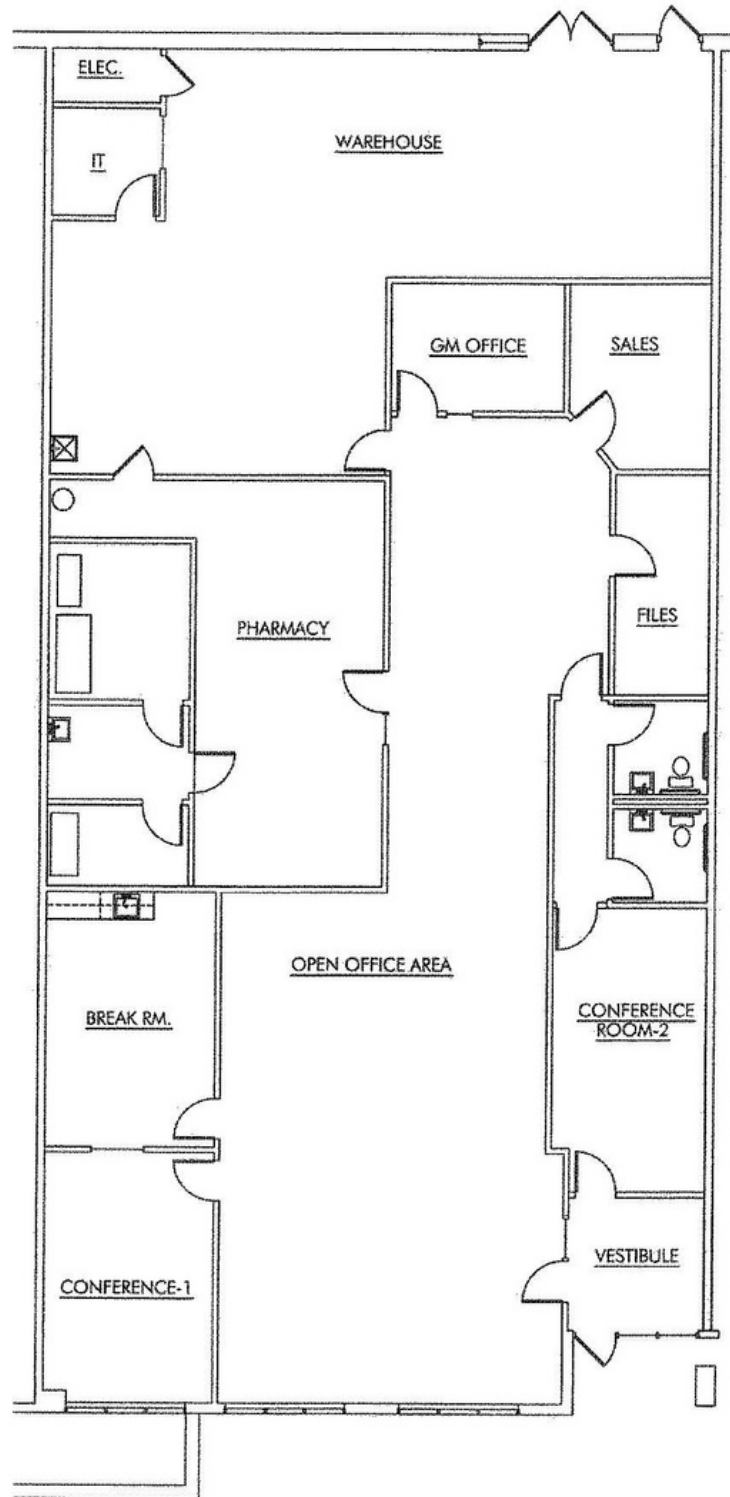
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Suite 510 E
5,000 SF



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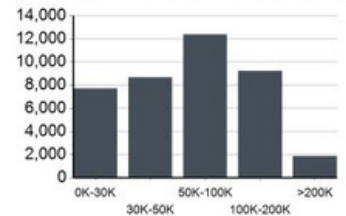
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Available Suites



INCOME BY HOUSEHOLD



HH SPENDING



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 510 E Wilson Bridge Rd, Worthington, OH 43085

CITY, STATE

Worthington, OH

POPULATION

87,849

AVG. HHSIZE

2.33

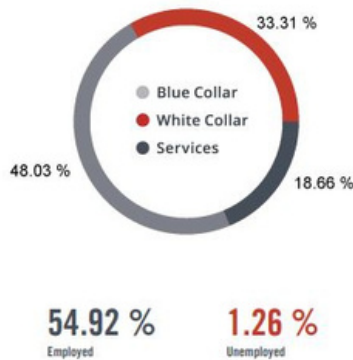
MEDIAN HH INCOME

\$67,797

HOME OWNERSHIP

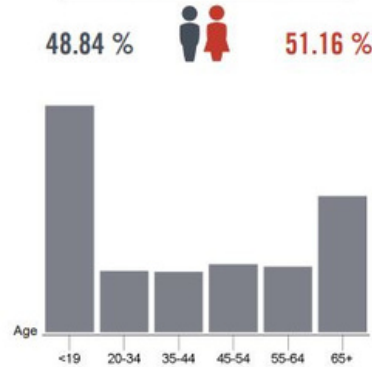
Renters: **15,902**
Owners: **21,923**

EMPLOYMENT



Employed: **54.92 %**
Unemployed: **1.26 %**

GENDER & AGE

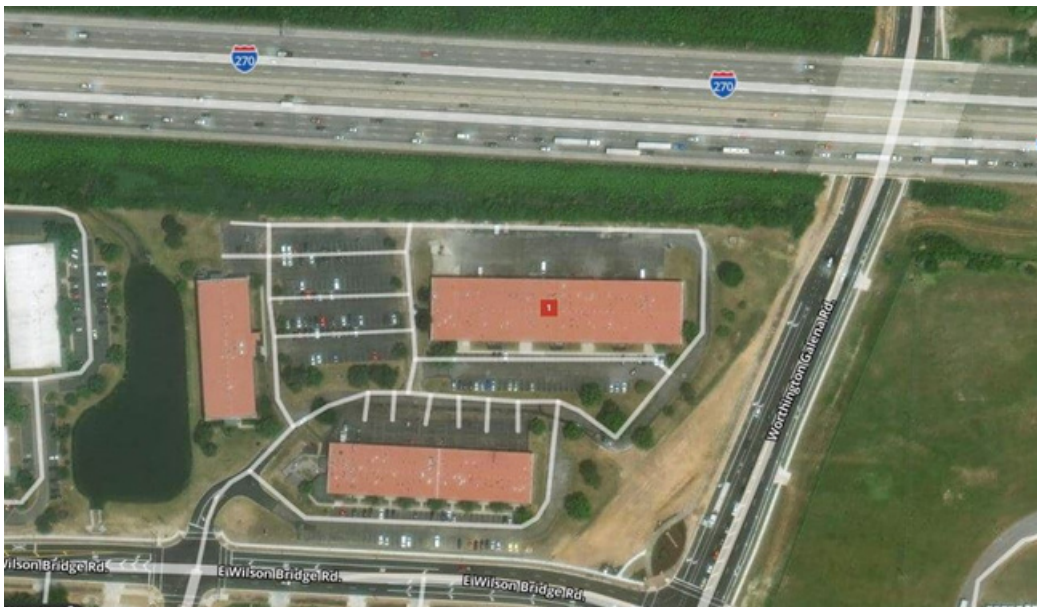


RACE & ETHNICITY

White: **76.69 %**
Asian: **3.31 %**
Native American: **0.02 %**
Pacific Islanders: **0.00 %**
African-American: **8.09 %**
Hispanic: **6.56 %**
Two or More Races: **5.33 %**

EDUCATION

High School Grad: **17.76 %**
Some College: **21.76 %**
Associates: **6.94 %**
Bachelors: **51.72 %**



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