

Cascade Corporate Center Worthington, OH 43085

For Lease



Professional office suites with free athletic club

Cascade I: 130 E Wilson Bridge Rd
Cascade II: 150 E Wilson Bridge Rd
Cascade V: 250 E Wilson Bridge Rd

Lease Rate: \$9.95 PSF Net

2022 Projected Operating Expenses:

Cascade I \$9.98 PSF
Cascade II \$8.21 PSF
Cascade V \$8.34 PSF

- Excellent Worthington location in close proximity to restaurants, services and shopping
- Convenient access to I-270, I-71, SR 315 and SR 23
- Lighted parking (4.1/1,000), vending area with seating, outdoor patio, storage, 24/7 key card access
- Athletic club in complex, free to tenants, offering handball/racquetball courts, exercise/cardio equipment, lockers, and sauna/showers
- Conference center for tenant use (accommodates 30)

Available Space:
996 RSF to 31,319 RSF



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Alterra Real Estate
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Cascade Corporate Center

Available Space for Lease

Cascade I - 130 E Wilson Bridge Road

Floor	Suite	RSF	Comments
Terrace	75	1,225	
First	100	4,429	
	120	1,439	
	140	2,757	
	150	9,138	**Can be combined for up to 18,567 SF
Second	250	5,674	***Can be combined for up to 13,809 SF *Large suite directly off lobby
Third	300	2,082	

Cascade II - 150 E Wilson Bridge Road

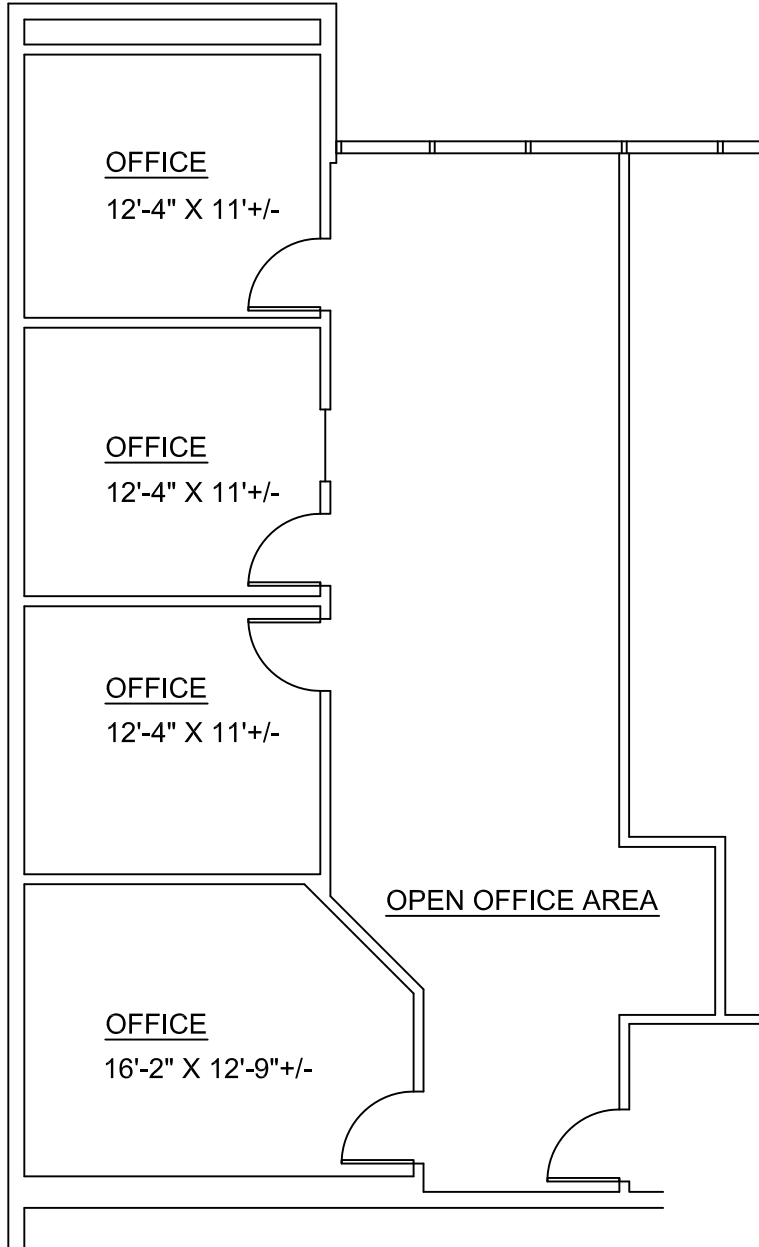
Floor	Suite	RSF	Comments
First	100	4,244	
	160	3,455	
Second	210	1,373	
	250	2,591	
Third	300	1,879	
	320	4,414	

Cascade V - 250 E Wilson Bridge Road

Floor	Suite	RSF	Comments
First	120	3,965	
	130	1,816	
	155	2,130****	****Suite 155 & 175 are currently combined for 5,260 SF but can be divided
	175	3,130****	
	200	4,627	





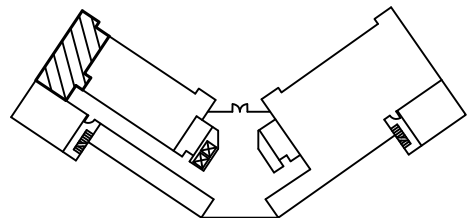


Cascade I - Suite 75

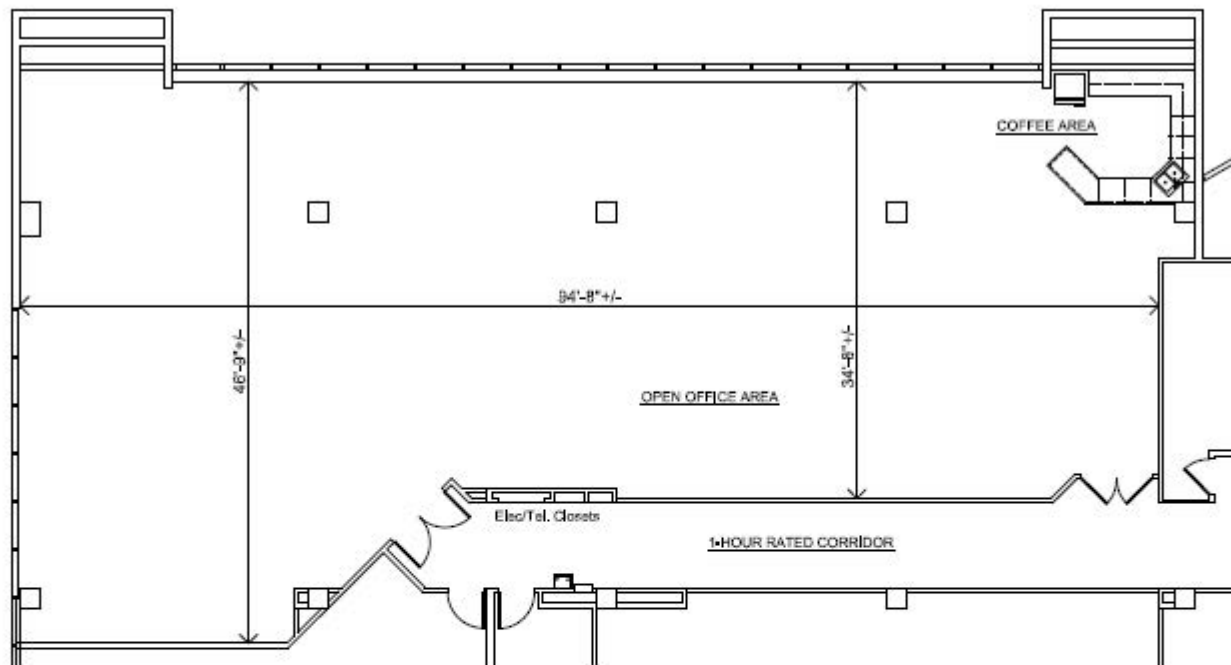
1,225 Sq. Ft. Scale 1/8" = 1' - 0"

Cascade Corporate Center

130 East Wilson Bridge Road - Terrace Level
 Worthington, Ohio



Terrace Level Key Plan

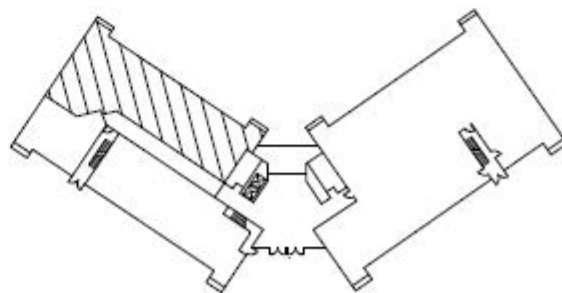


Cascade I - Suite 100

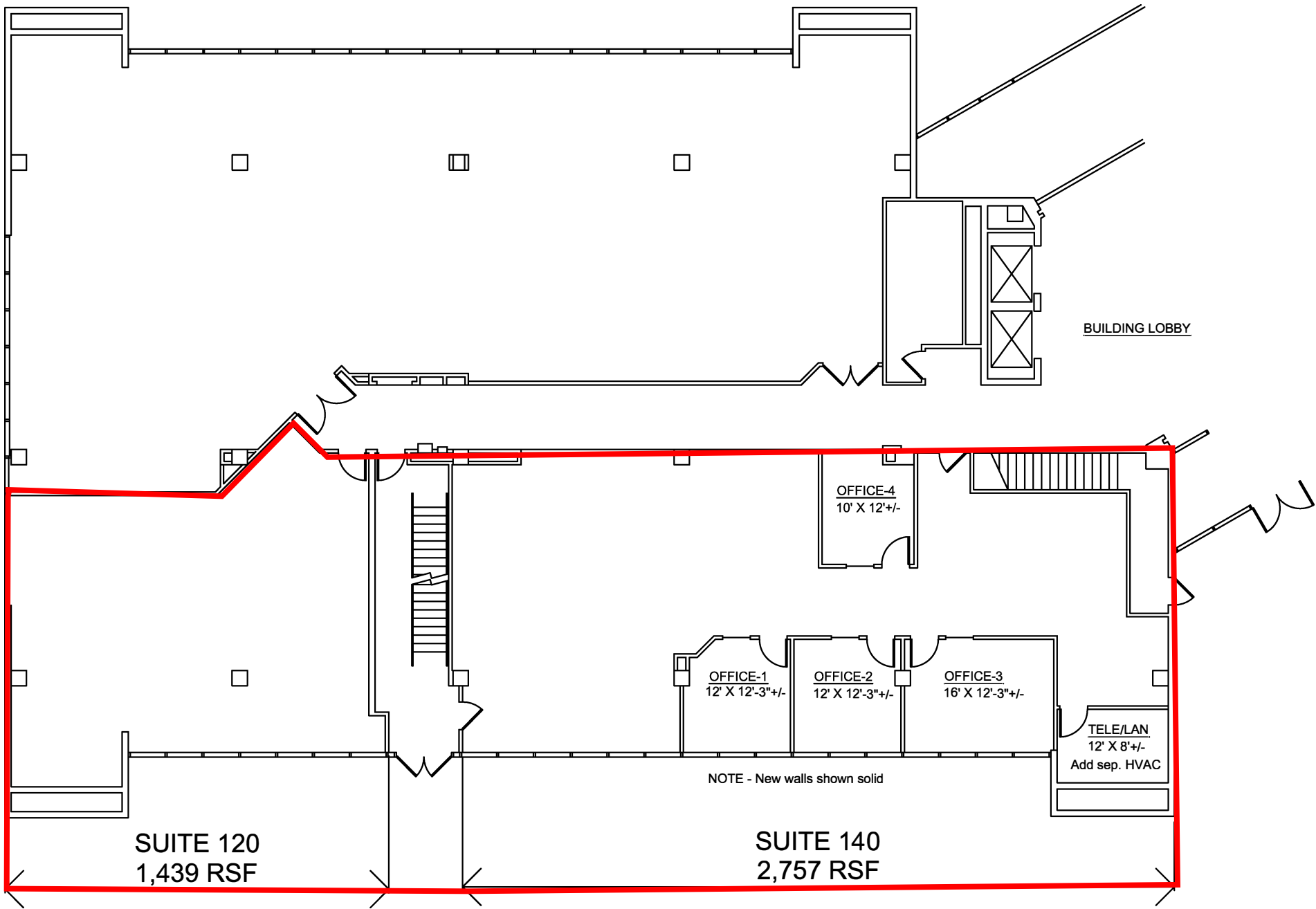
4,429 Square Feet Available Not to Scale

Cascade Corporate Center

130 East Wilson Bridge Road - First Floor
Worthington, Ohio



First Floor Key Plan



BUILDING LOBBY

OFFICE-4
10' X 12'+/-

OFFICE-1
12' X 12'-3"+/-

OFFICE-2
12' X 12'-3"+/-

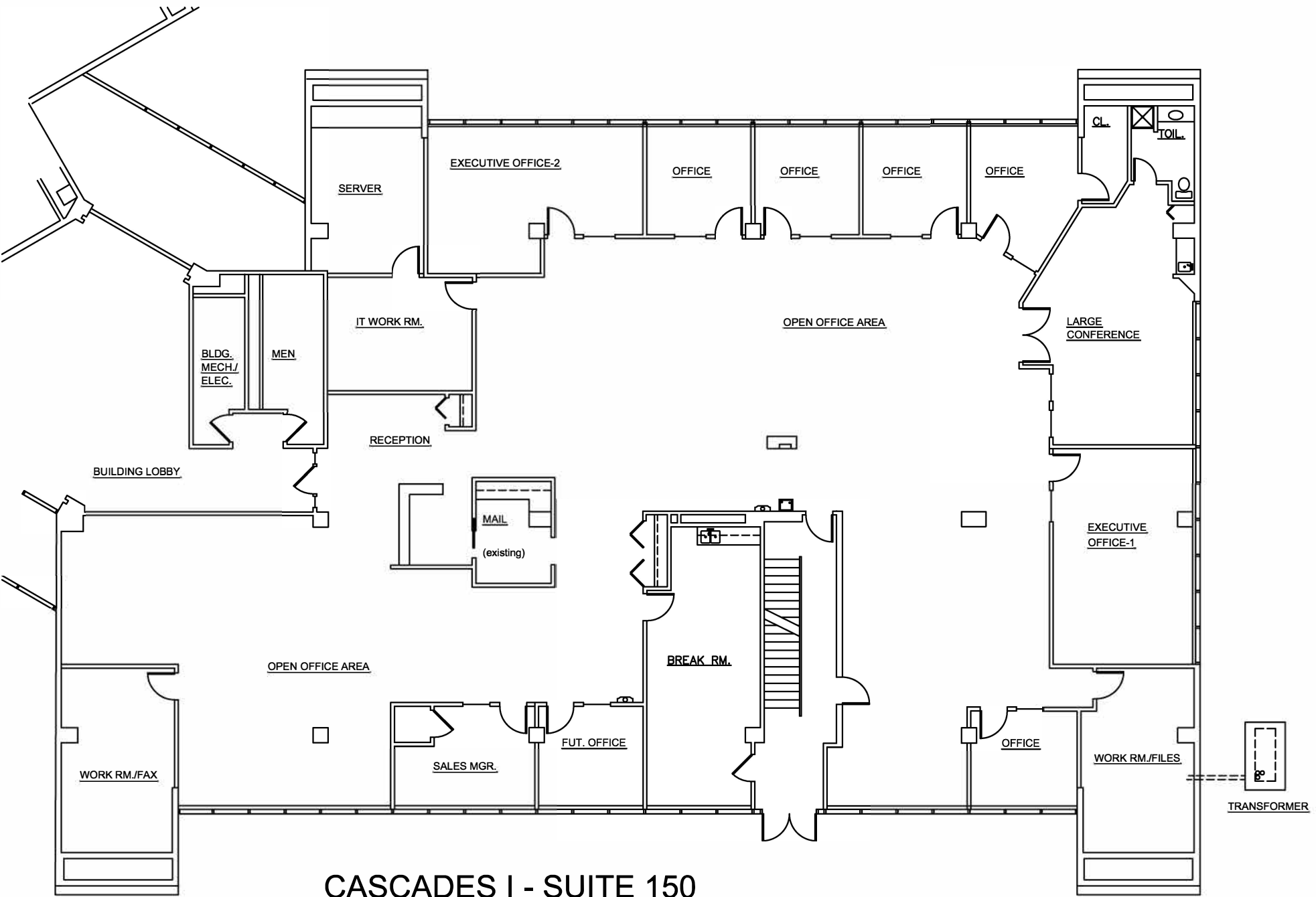
OFFICE-3
16' X 12'-3"+/-

TELE/LAN
12' X 8'+/-
Add sep. HVAC

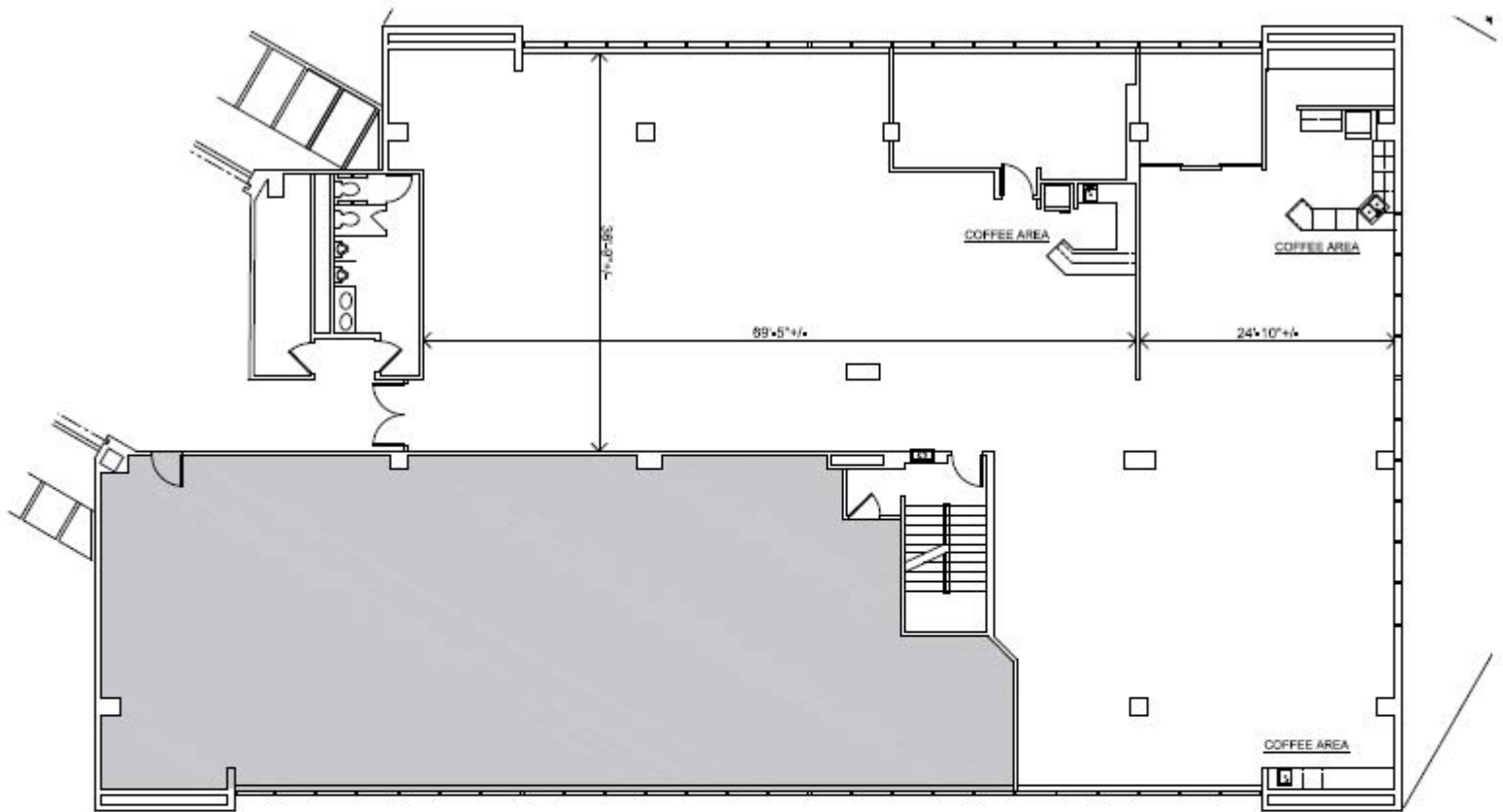
NOTE - New walls shown solid

SUITE 120
1,439 RSF

SUITE 140
2,757 RSF



CASCADES I - SUITE 150
9,138 RSF

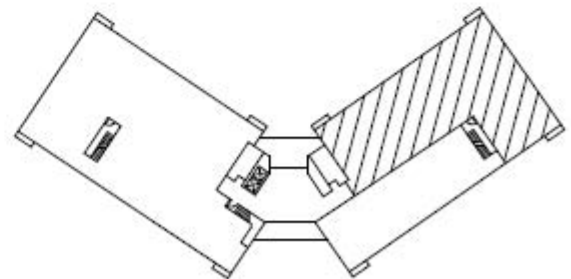


Cascade I - Suite 250

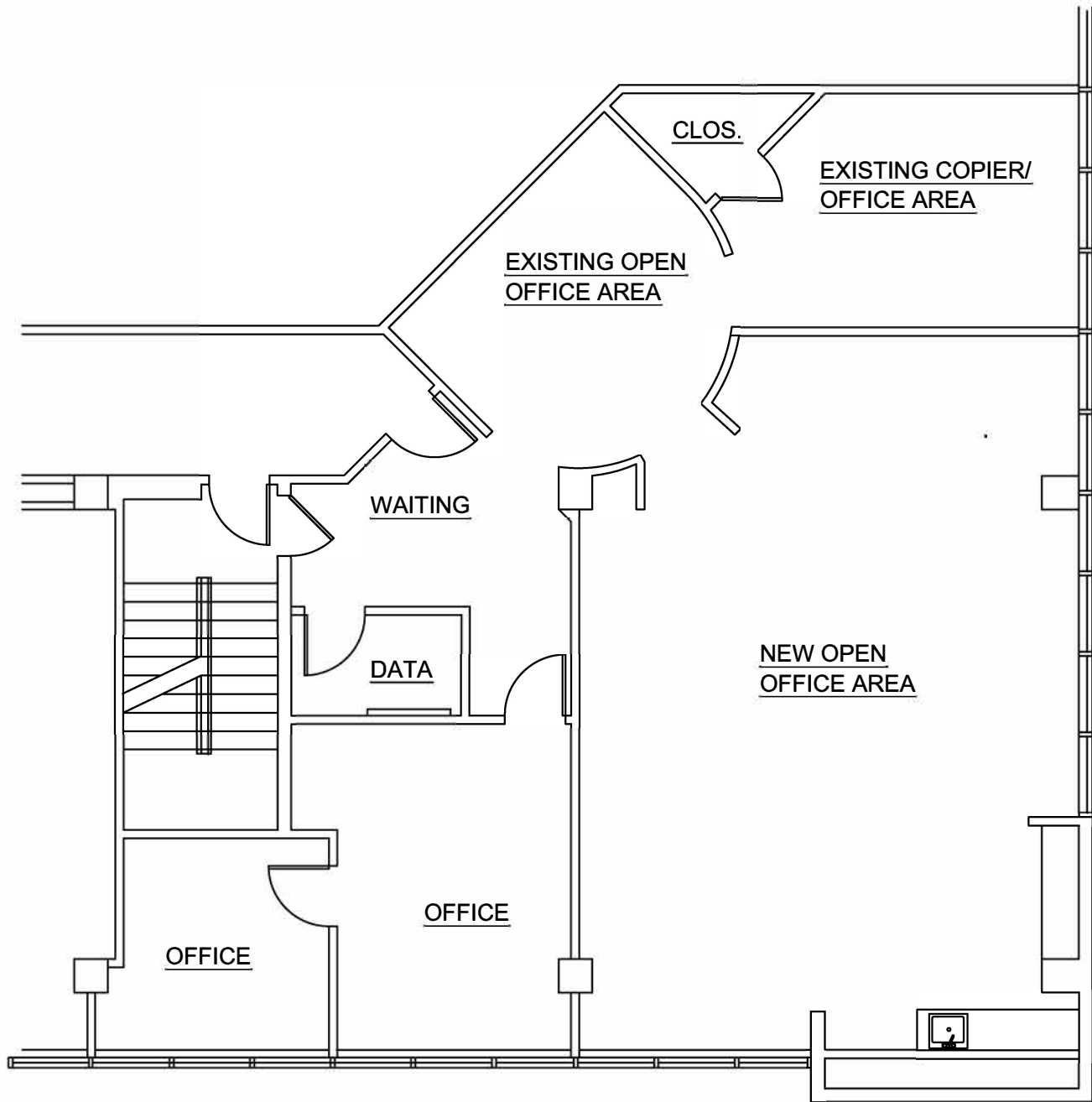
5,674 Square Feet Available Not to Scale

Cascade Corporate Center

130 East Wilson Bridge Road - Second Floor
Worthington, Ohio

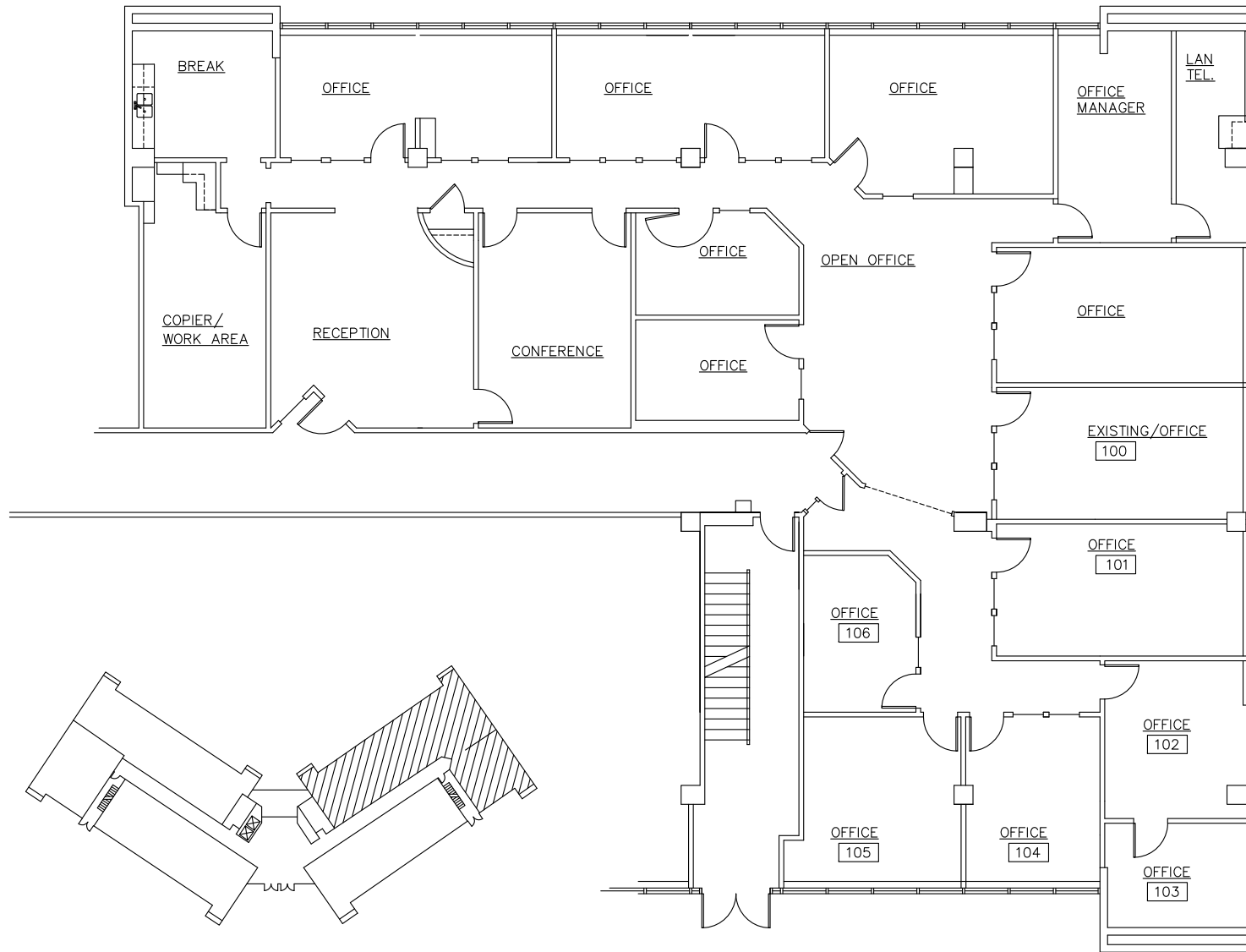


Second Floor Key Plan

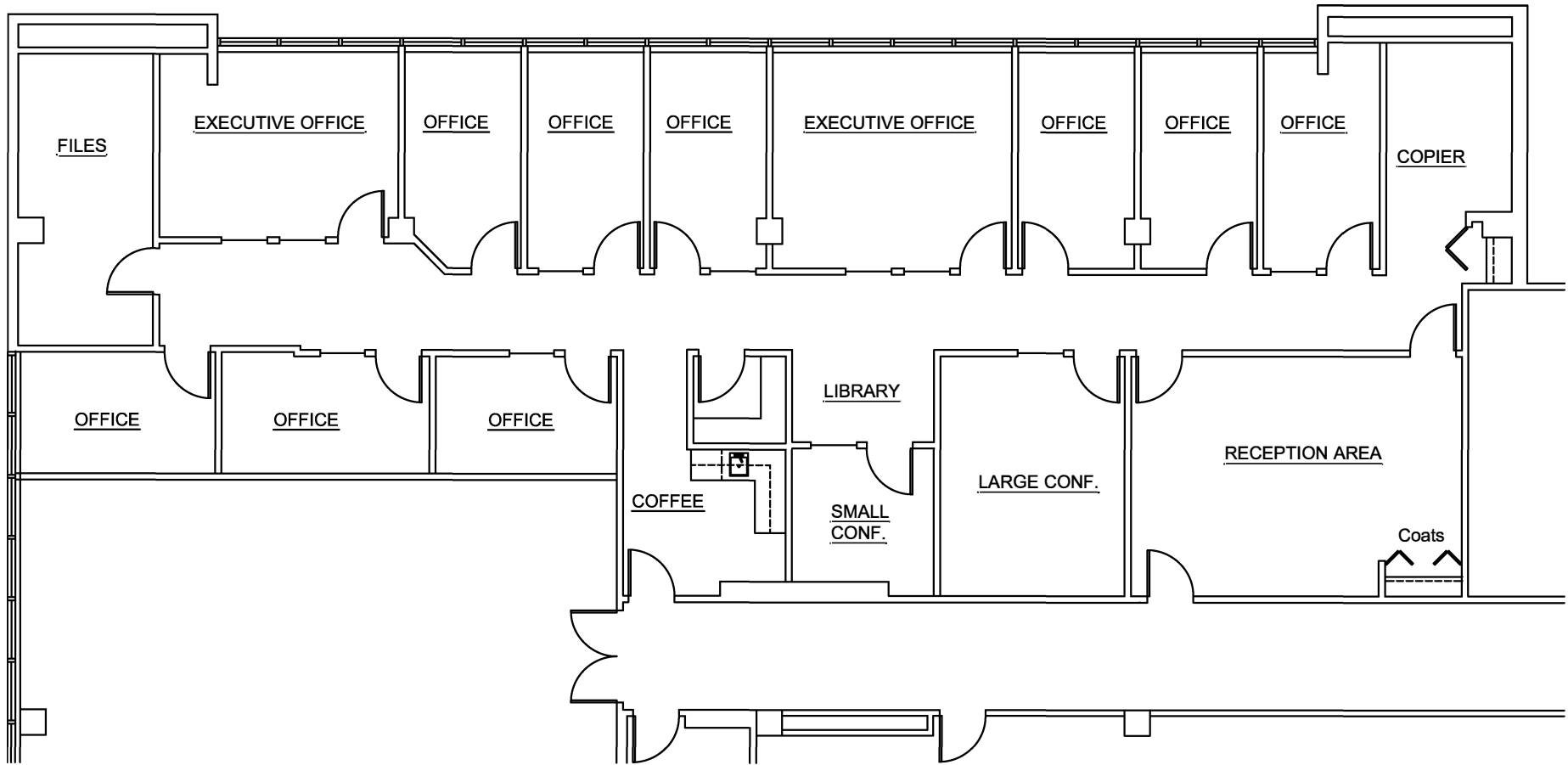


CASCADE I
130 E. WILSON BRIDGE RD. - SUITE 300
WORTHINGTON, OHIO

2,082 RSF

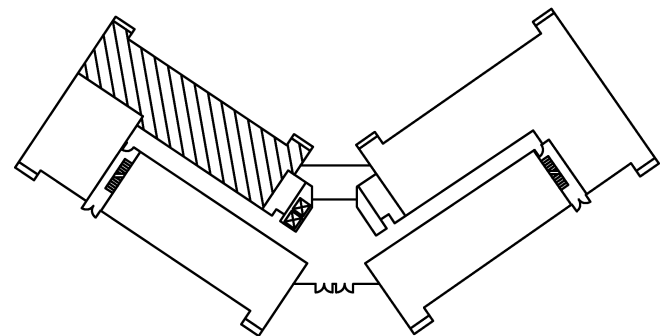


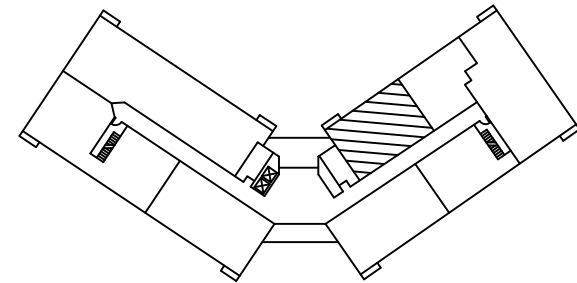
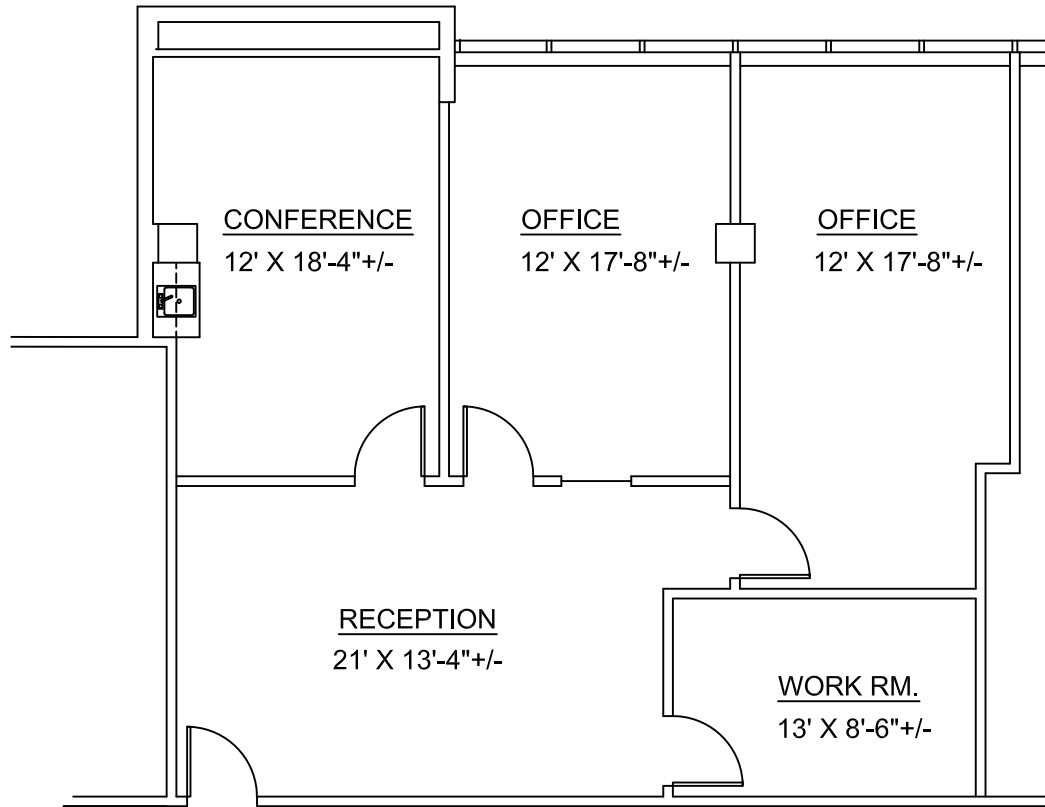
CASCADE II - SUITE 100 AMP
4,244 RSF



CASCADE II - SUITE 160

3,455 RSF





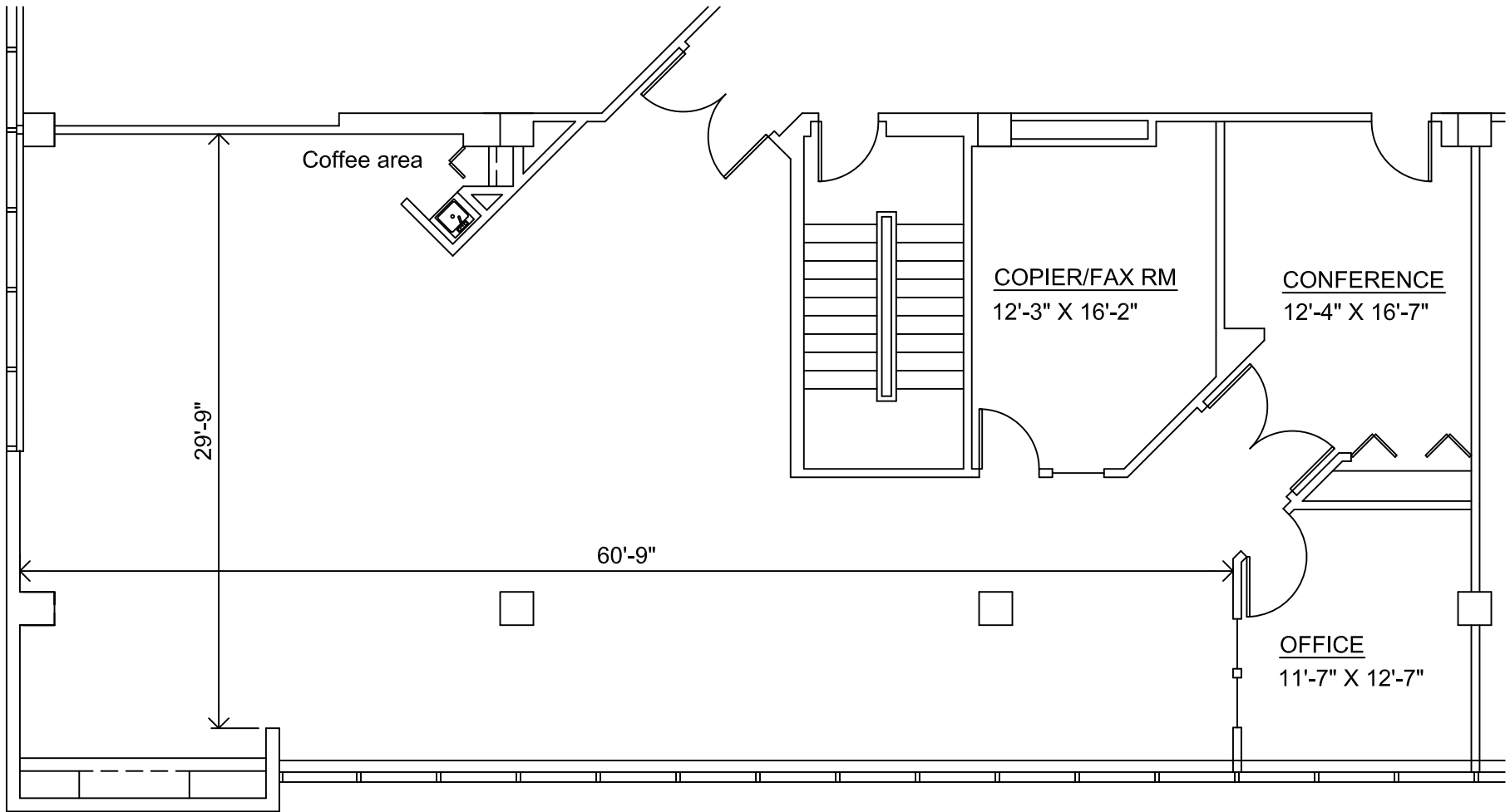
Second Floor Key Plan

Cascade II - Suite 210

1,373 Sq. Ft. Scale 1/8" = 1' - 0"

Cascade Corporate Center

150 East Wilson Bridge Road - Second Floor
Worthington, Ohio

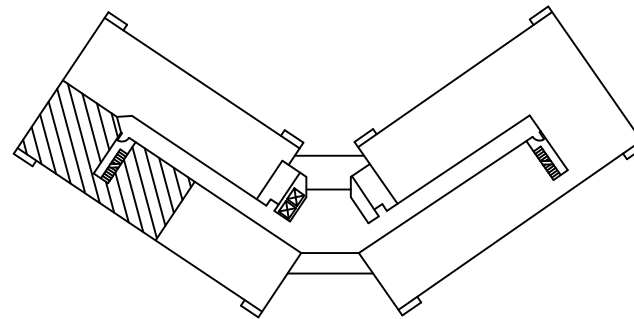


Cascade II - Suite 250

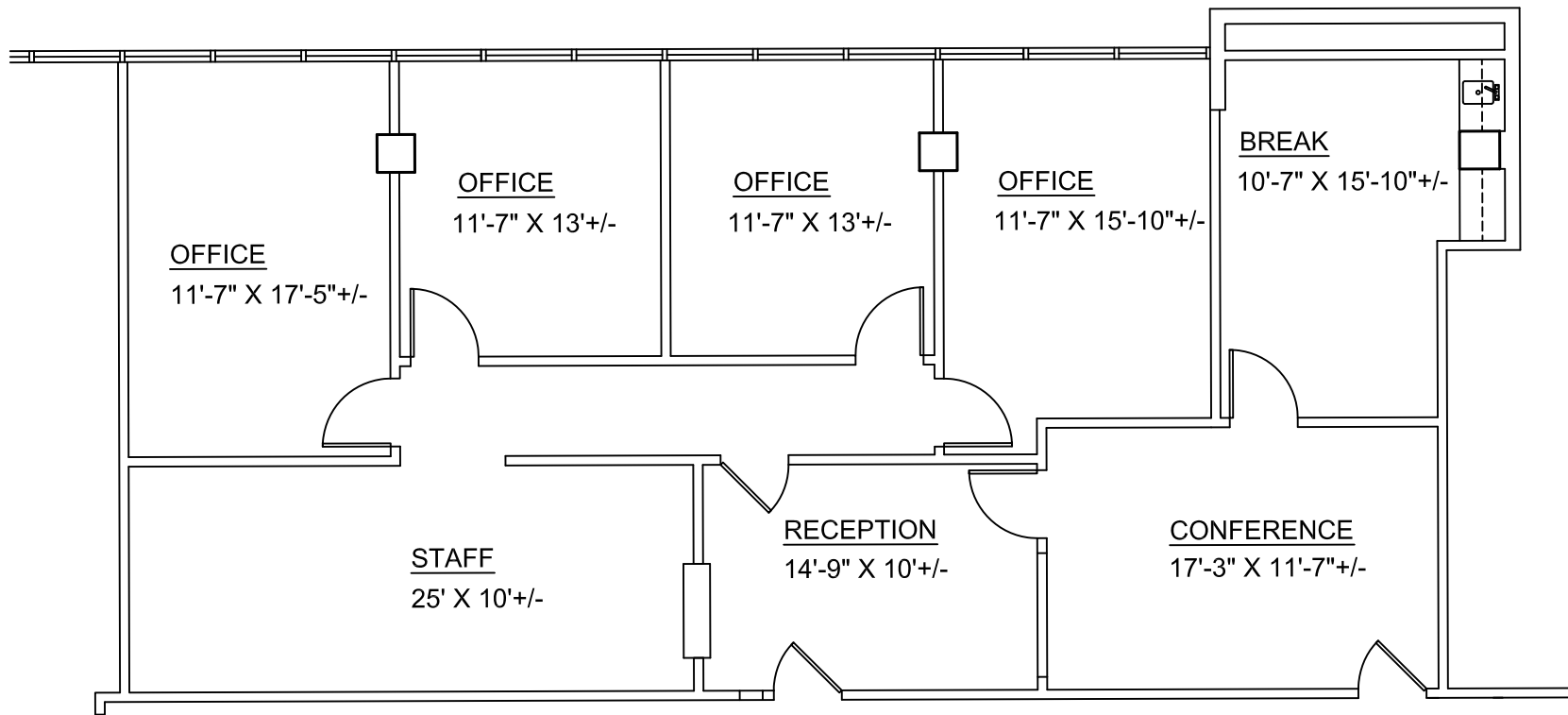
2,591 Sq. Ft. Not to Scale

Cascade Corporate Center

150 East Wilson Bridge Road - Second Floor
 Worthington, Ohio



Second Floor Key Plan

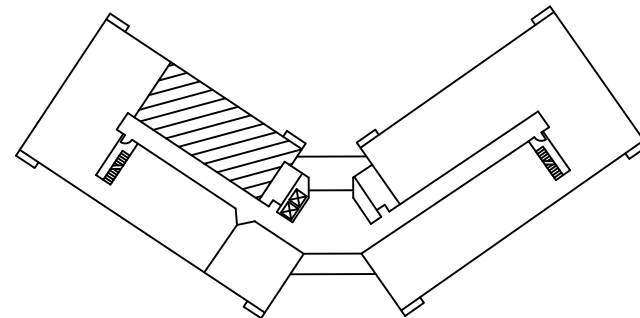


Cascade II - Suite 300

1,879 Sq. Ft. Scale 1/8" = 1' - 0"

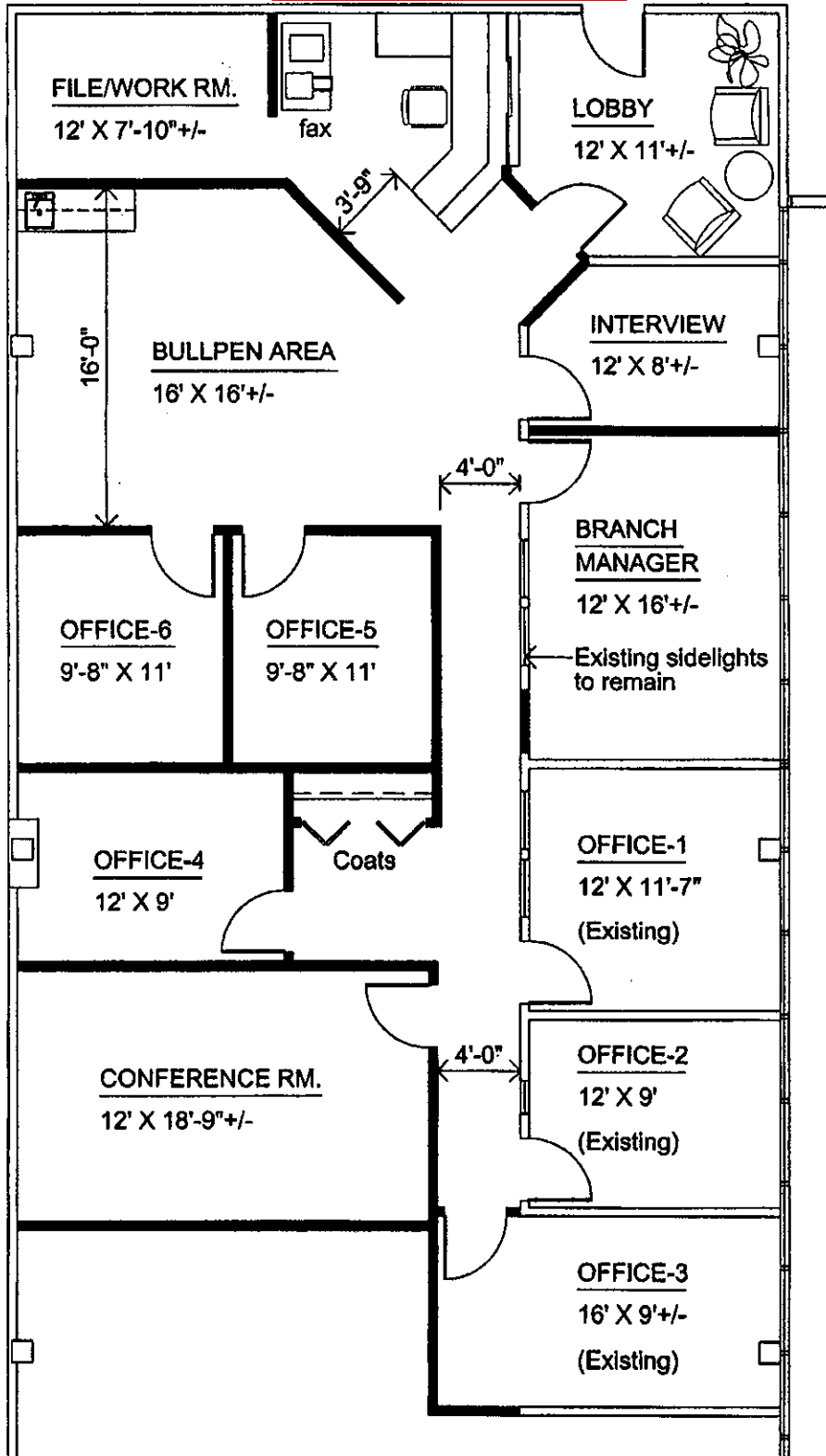
Cascade Corporate Center

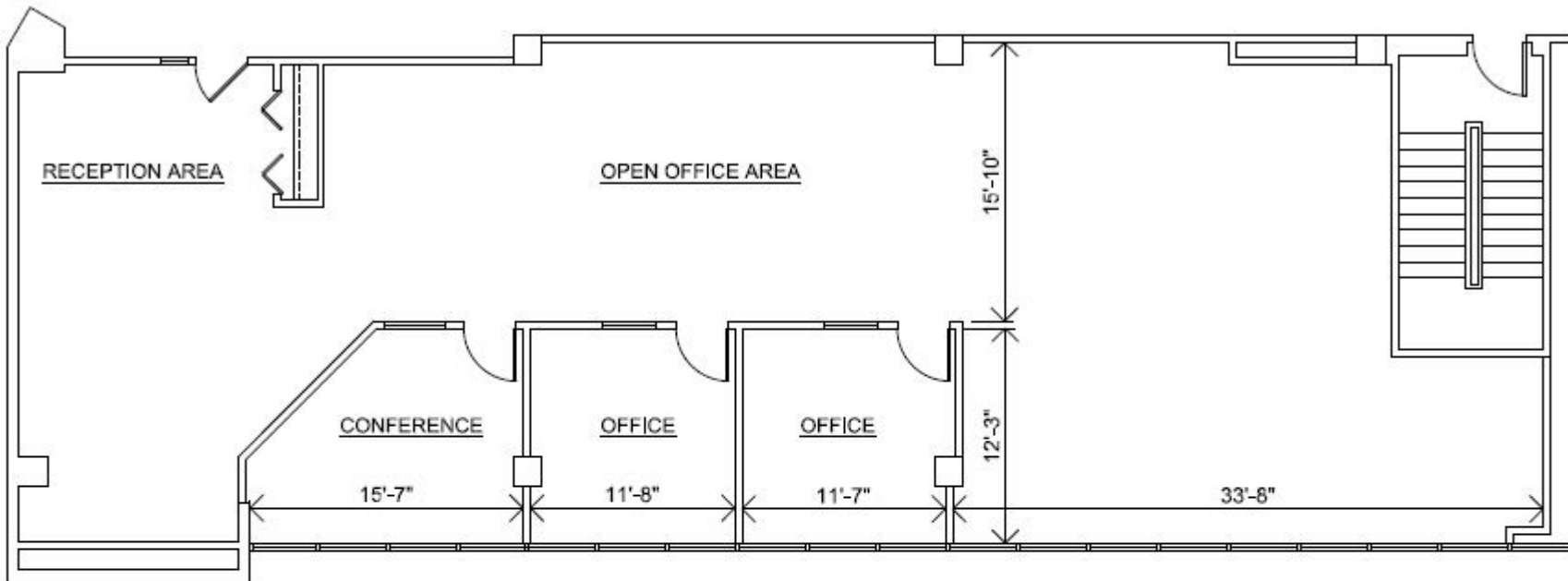
150 East Wilson Bridge Road - Third Floor
Worthington, Ohio



Third Floor Key Plan

Cascades II - 4,414 SF
Suite 320



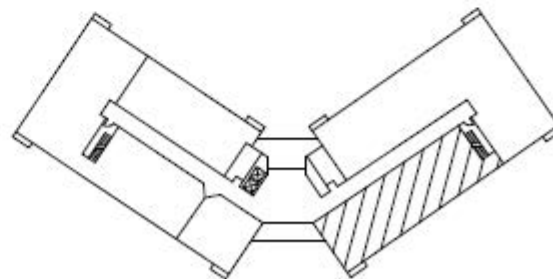


Cascade II - Suite 360

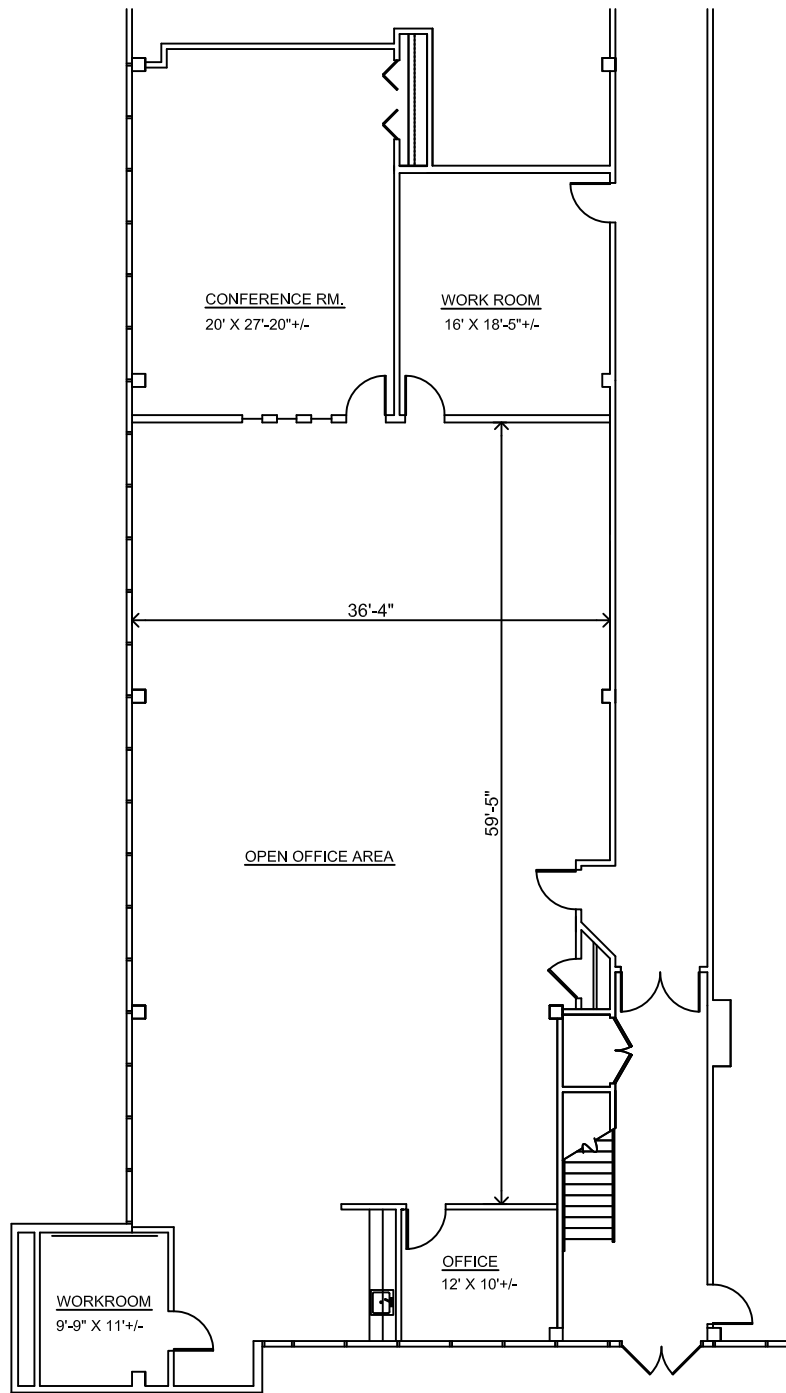
2,599 Square Feet Available Scale 1/8" = 1' - 0"

Cascade Corporate Center

150 East Wilson Bridge Road - Third Floor
Worthington, Ohio



Thlrd Floor Key Plan

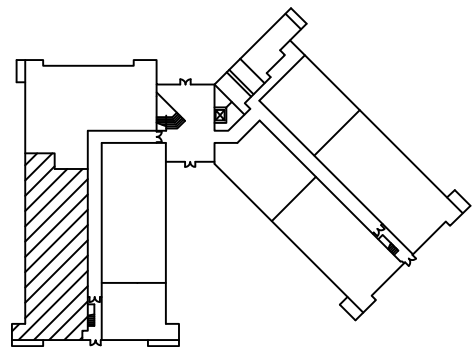


Cascade V - Suite 120

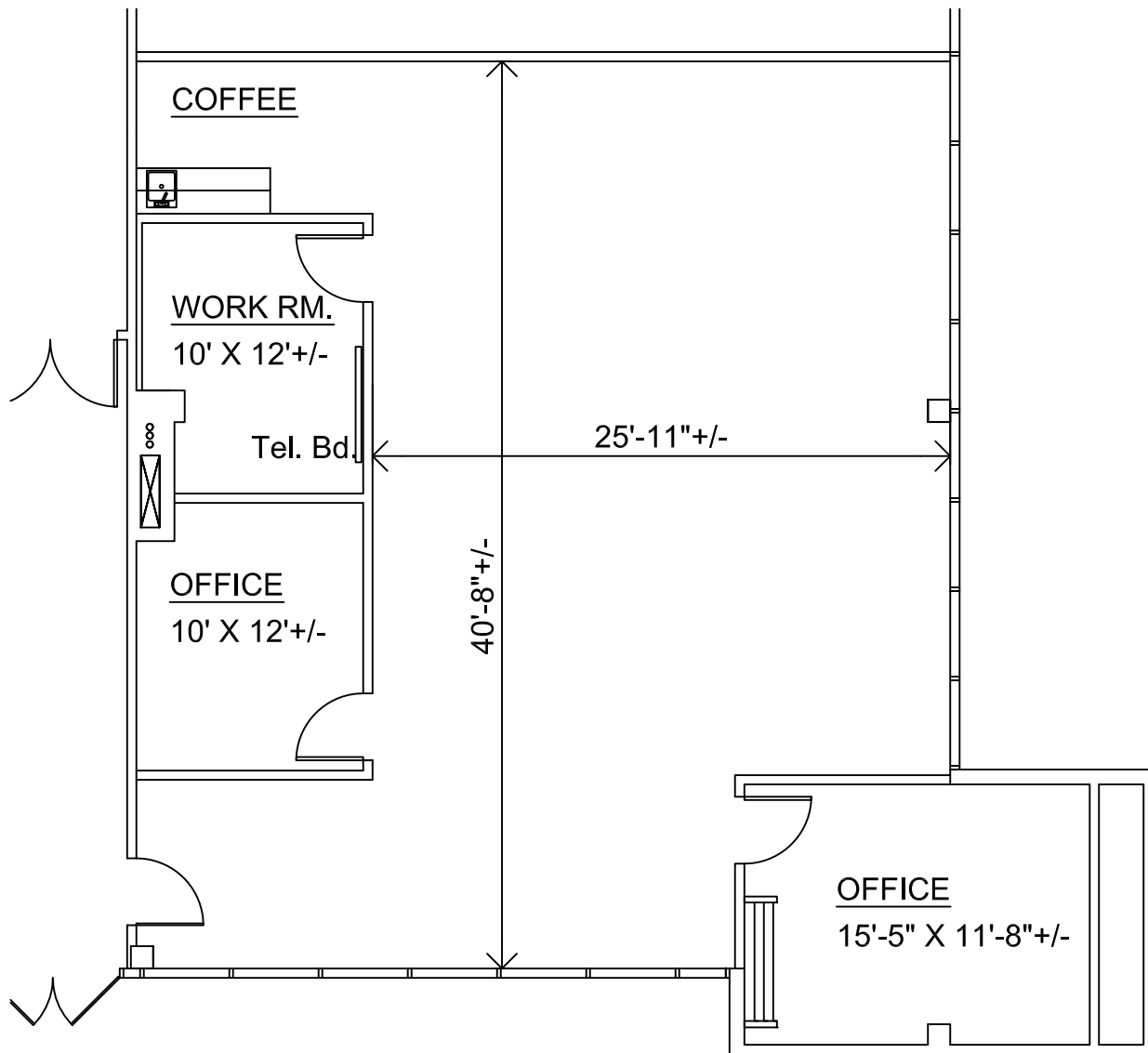
3,965 Sq. Ft. Not to Scale

Cascade Corporate Center

250 East Wilson Bridge Road - First Floor
 Worthington, Ohio



First Floor Plan

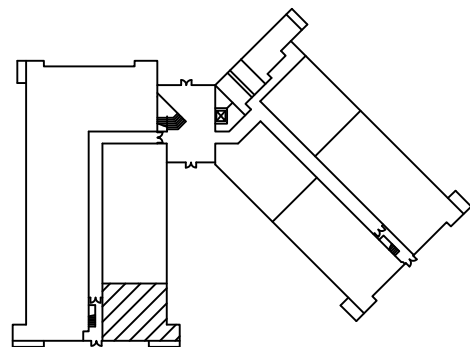


Cascade V - Suite 130

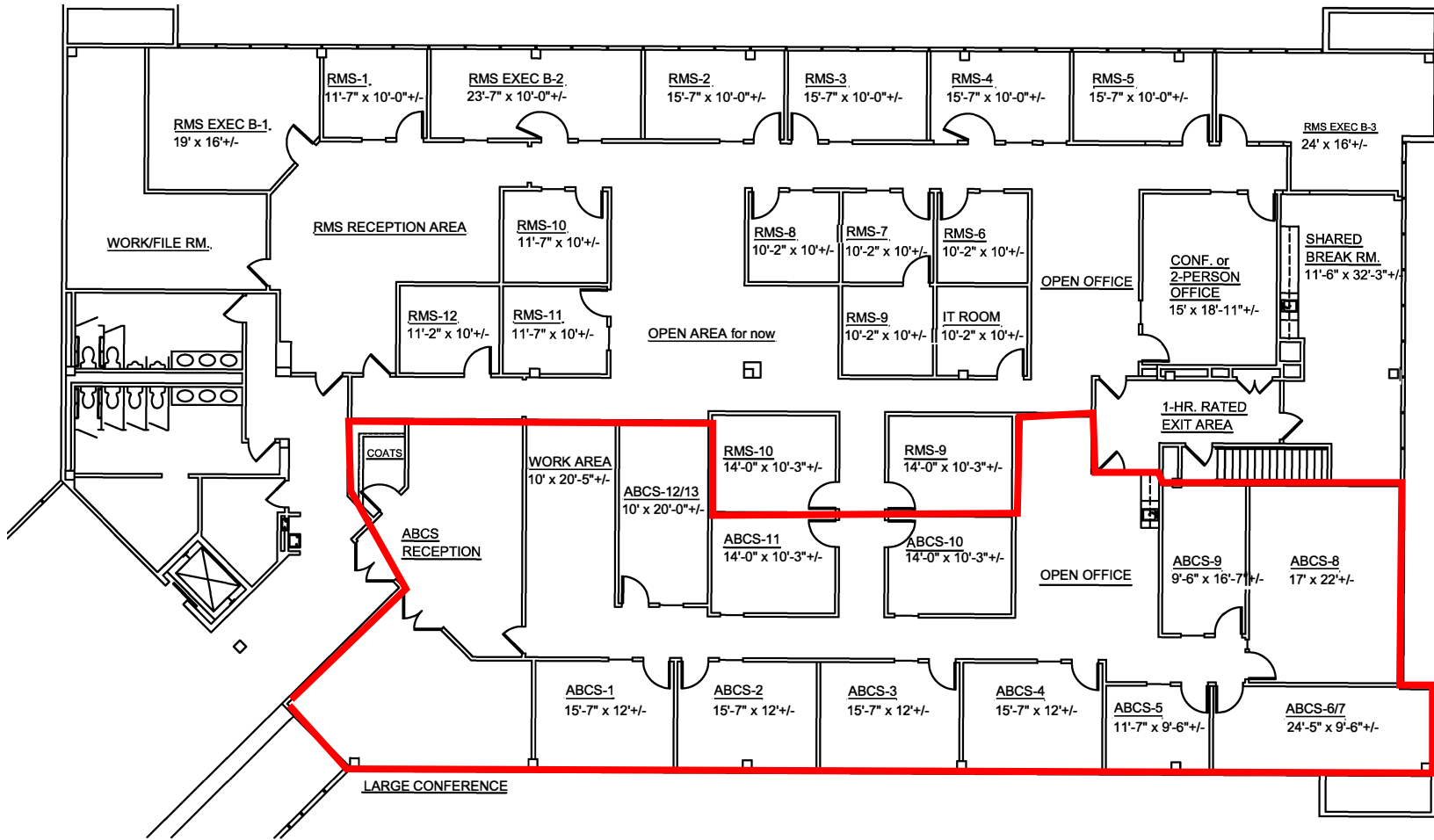
1,816 Sq. Ft. Scale 1/8" = 1' - 0"

Cascade Corporate Center

250 East Wilson Bridge Road - First Floor
 Worthington, Ohio



First Floor Key Plan



CASCADE V - SUITE 200

4,627 TOTAL RSF

