

# WESTAR III

440 Polaris Parkway Westerville, Ohio 43082



**DAIMLER**  
DEVELOPMENT • CONSTRUCTION • LEASING • INVESTMENT

OFFICE SPACE FOR LEASE



## PROPERTY DETAILS



The Offices at Westar Phase III is prominently located on the northeast corner of Polaris Parkway and Cleveland Avenue. The site overlooks an elaborate water feature that will be the focal point of the entry to the park. A pedestrian plaza will benefit all occupants of the building, providing an enjoyable and relaxing environment for the workplace.

The Offices At Westar Phase III is a Class A corporate office park on 18.25 beautifully landscaped acres. Included within the complex are two, five-story office buildings with other ancillary support services, including a neighborhood retail center.

This five-story, 139,500 square foot building has a classic architectural design with a brick and granite facade, and reflective glass windows and doors.

**139,500 SF**

**FIVE-STORIES**

**\$13.95/SF**

RENTAL RATE

**\$9.40/SF**

OPERATING EXPENSES  
PROJECTED

**4.6/1,000**

PARKING RATIO

# AERIAL VIEW





# LOCATION



WESTAR III & WESTAR IV

## NEARBY RESTAURANTS

- Winking Lizard
- Local Cantina
- Cardone's Restaurant
- Rusty Bucket
- Hot Chicken Takeover
- NAPA Kitchen + Bar
- Koble Grill
- Polaris Grill
- El Vaquero
- Bru Burger



# PROPERTY PHOTOS

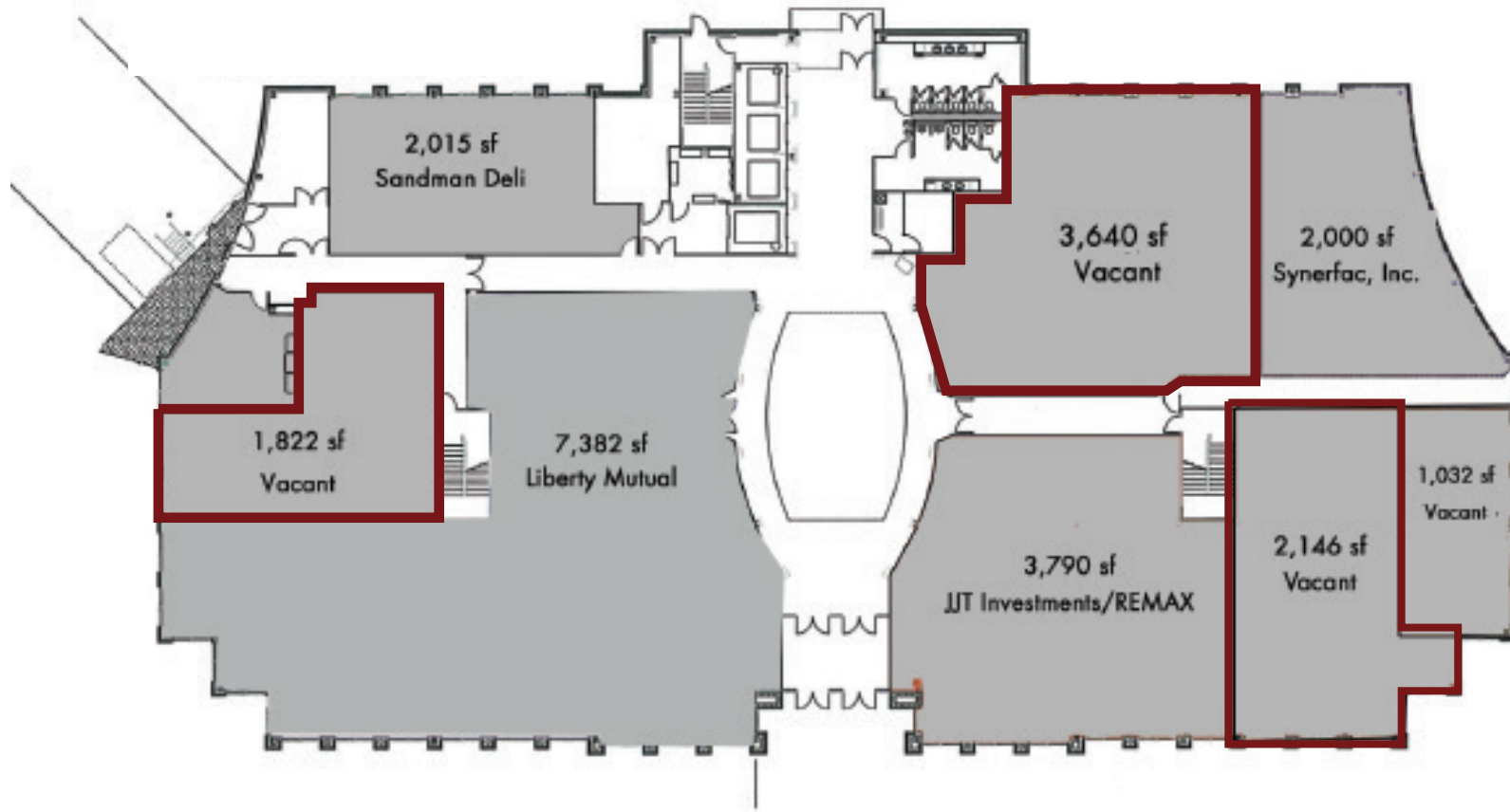


# FLOOR PLANS

## FIRST FLOOR

### AVAILABILITY

3,640 SF	1st Floor
2,146 SF	1st Floor
1,822 SF	1st Floor
3,997 SF	2nd Floor
12,764 SF	3rd Floor
16,374 SF	5th Floor

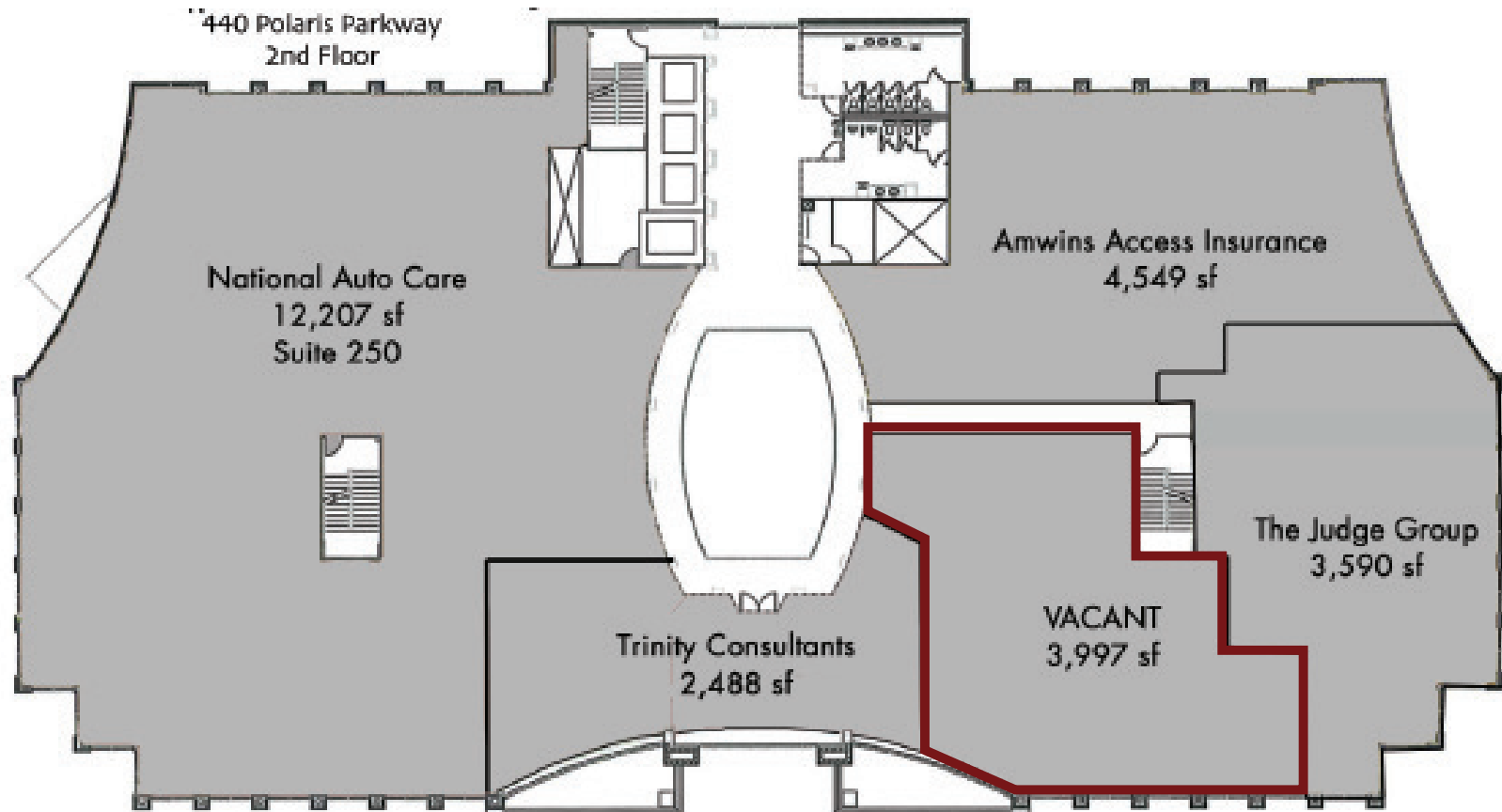




# SECOND FLOOR

## AVAILABILITY

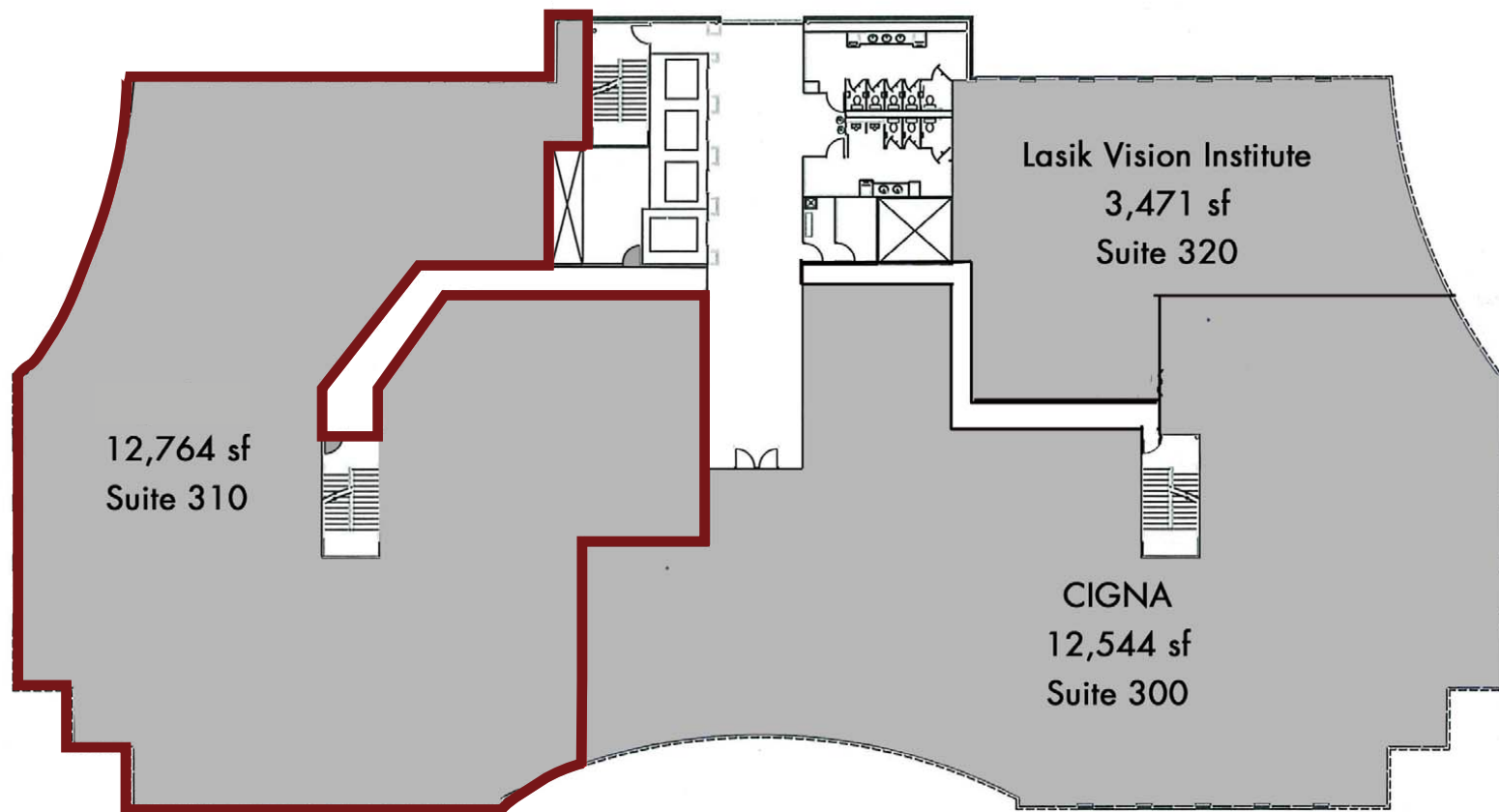
3,640 SF	1st Floor
2,146 SF	1st Floor
1,822 SF	1st Floor
3,997 SF	2nd Floor
12,764 SF	3rd Floor
16,374 SF	5th Floor



# THIRD FLOOR

## AVAILABILITY

3,640 SF	1st Floor
2,146 SF	1st Floor
1,822 SF	1st Floor
3,997 SF	2nd Floor
12,764 SF	3rd Floor
16,374 SF	5th Floor

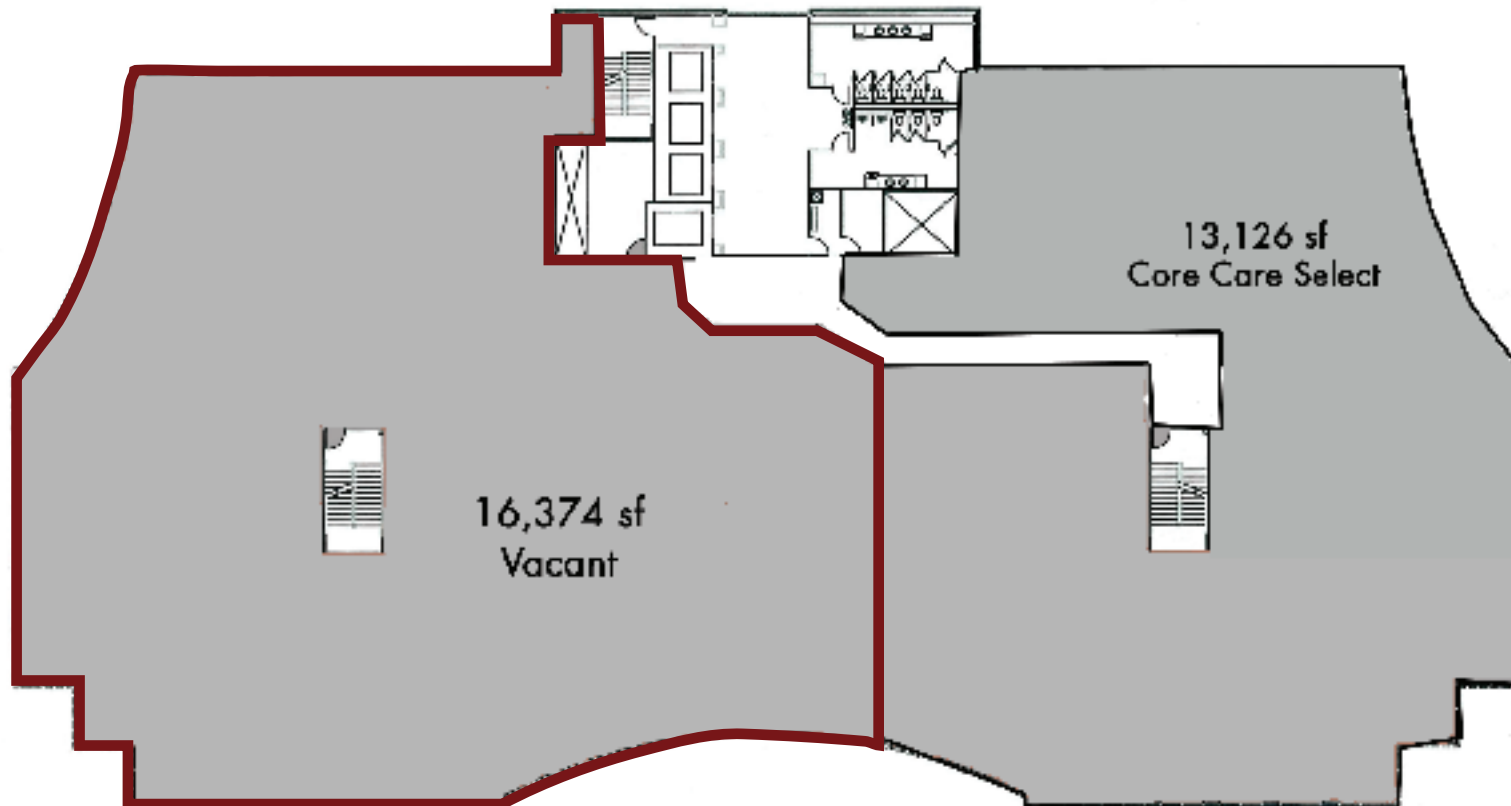




# FIFTH FLOOR

## AVAILABILITY

3,640 SF	1st Floor
2,146 SF	1st Floor
1,822 SF	1st Floor
3,997 SF	2nd Floor
12,764 SF	3rd Floor
16,374 SF	5th Floor





OFFICE SPACE FOR LEASE



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