

# WESTAR IV

OFFICE SPACE FOR LEASE

460 Polaris Parkway Westerville, Ohio 43082





## PROPERTY DETAILS



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

Westar/Polaris IV LLC also has ownership opportunities available for tenants that sign qualified 15-year leases. Pro forma returns are well above market, projected at >20% cash-on-cash, and require no debt guarantees whatsoever.

Owner-occupants enjoy a 'promoted' interest wherein their invested capital receives double the percentage ownership in the project. Ownership opportunities are pro rata based on the square footage leased in the building.

**139,500 SF**

**FIVE-STORIES**

**\$13.95/SF**

RENTAL RATE

**\$13.85/SF**

OPERATING EXPENSES  
PROJECTED

**4.6/1,000**

PARKING RATIO

## AERIAL VIEW





# LOCATION



## NEARBY RESTAURANTS

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



# PROPERTY PHOTOS



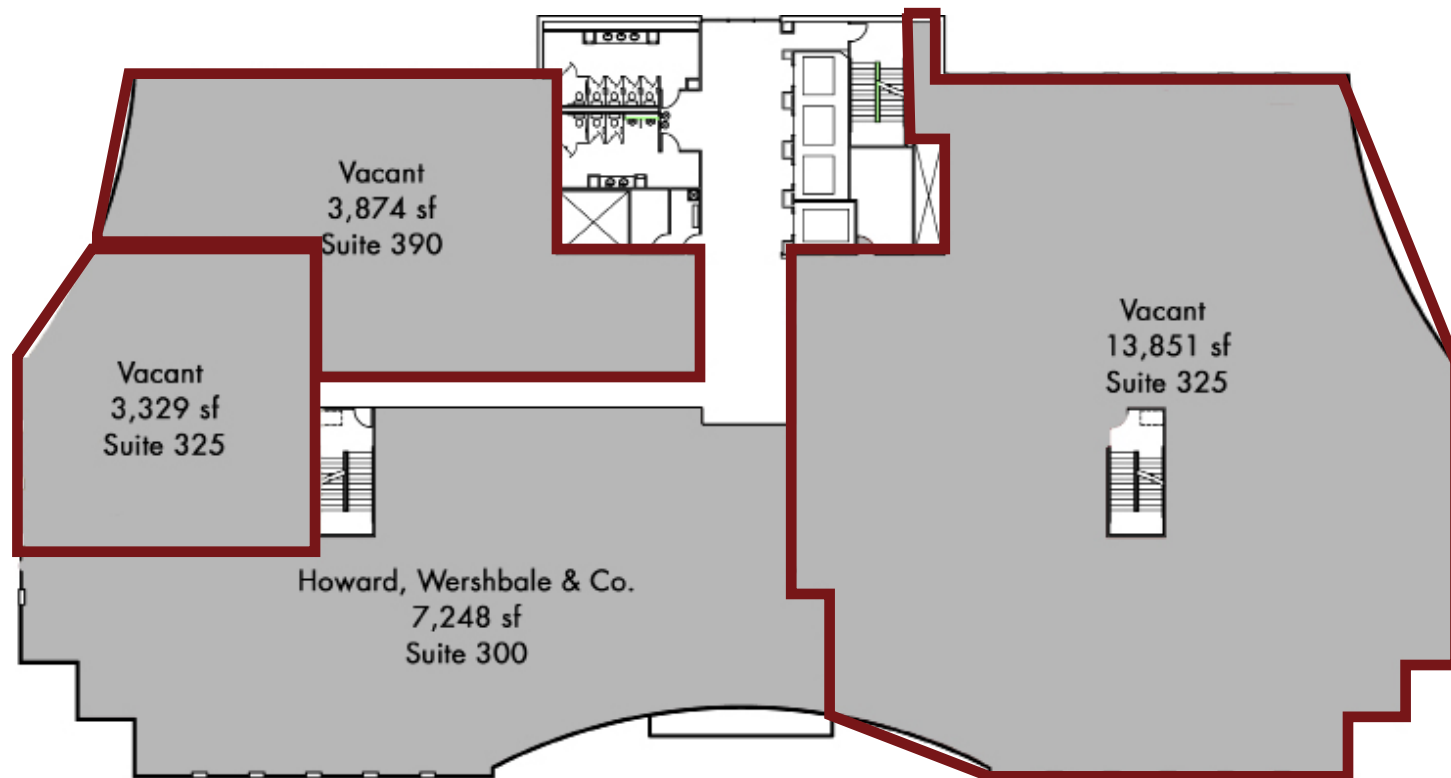
# THIRD FLOOR

## AVAILABLE SPACE

## AVAILABILITY

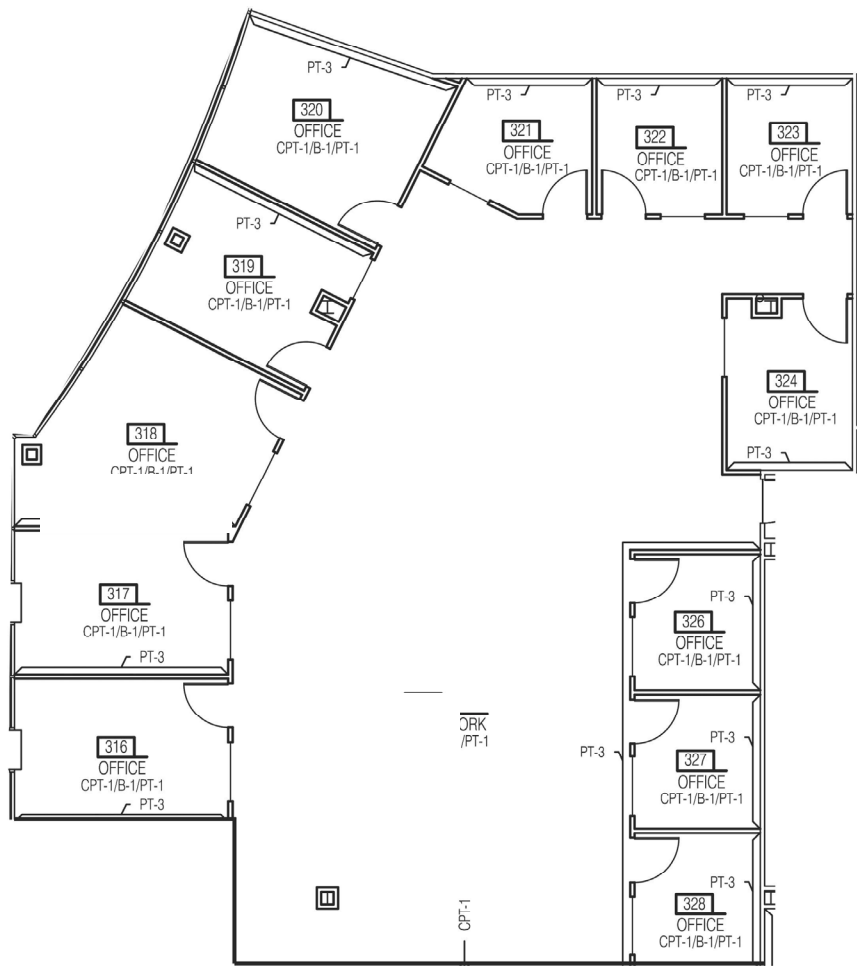
3,329 SF Available	3rd Floor
3,874 SF Available	3rd Floor
13,851 SF Available	3rd Floor
29,500 SF Available	4th Floor
29,500 SF Available	5th Floor

*\* All Suites are divisible down to 5,000 sf*



# THIRD FLOOR

AVAILABLE SPACE  
3,329 SF



## AVAILABILITY

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AVAILABLE SPACE  
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# THIRD FLOOR

AVAILABLE SPACE  
13,851

AVAILABILITY

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# FOURTH FLOOR

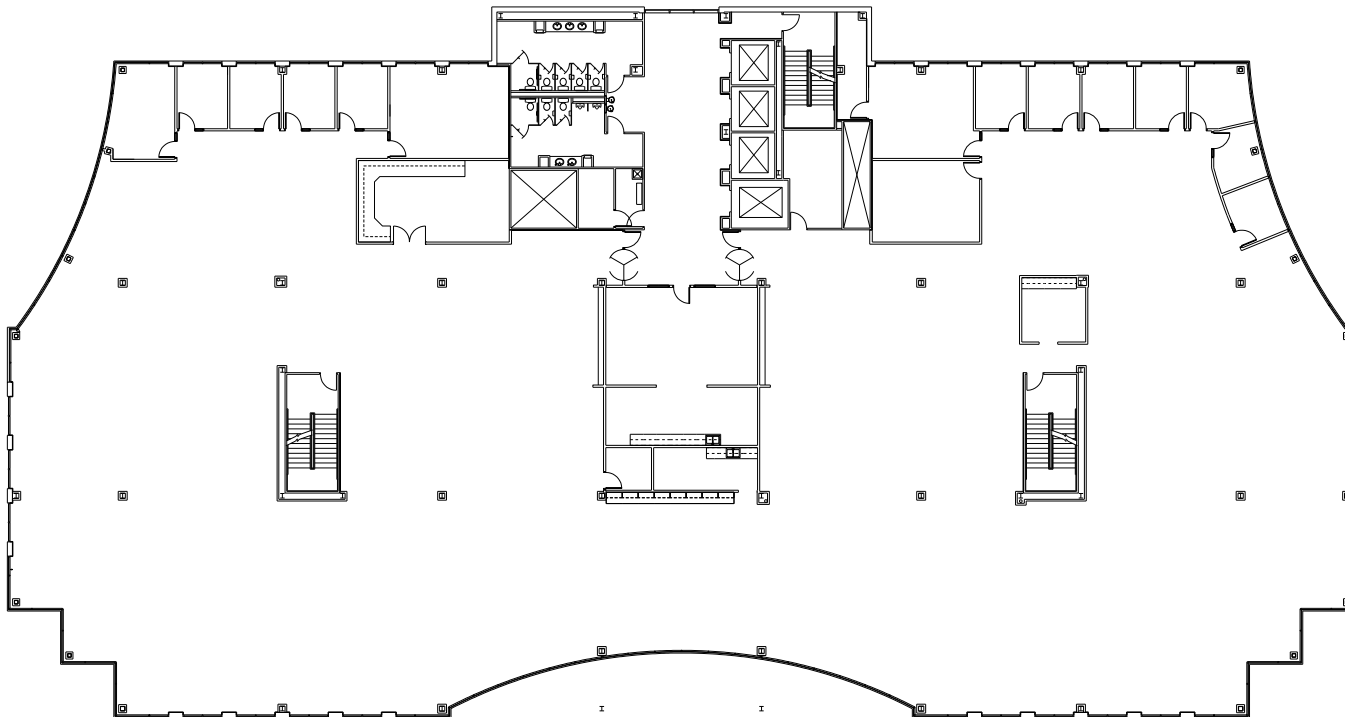
AVAILABLE SPACE  
29,500 SF

## AVAILABILITY

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3rd Floor  
3rd Floor  
3rd Floor  
4th Floor  
5th Floor

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# FIFTH FLOOR

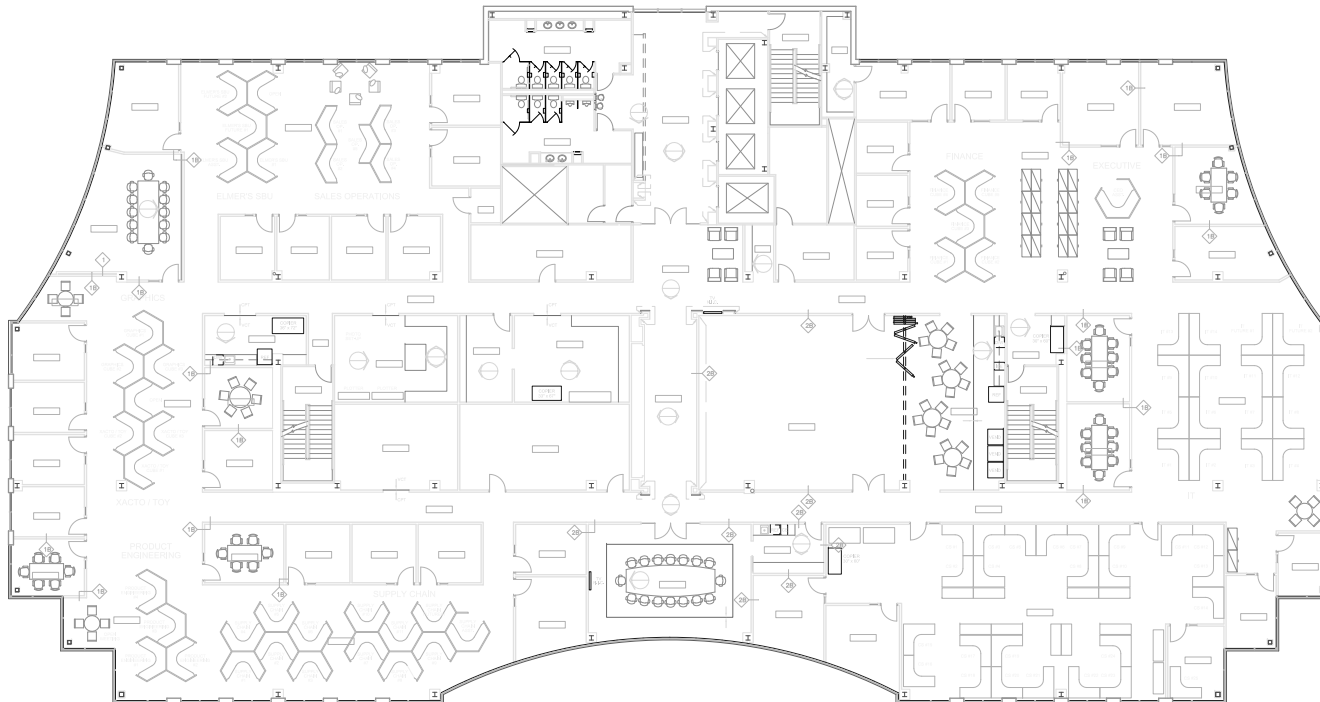
AVAILABLE SPACE  
29,500 SF

## AVAILABILITY

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3,874 SF Available  
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3rd Floor  
3rd Floor  
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OFFICE SPACE FOR LEASE



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