WESTAR IV

OFFICE SPACE FOR LEASE

460 Polaris Parkway Westerville, Ohio 43082

DAIMLER

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

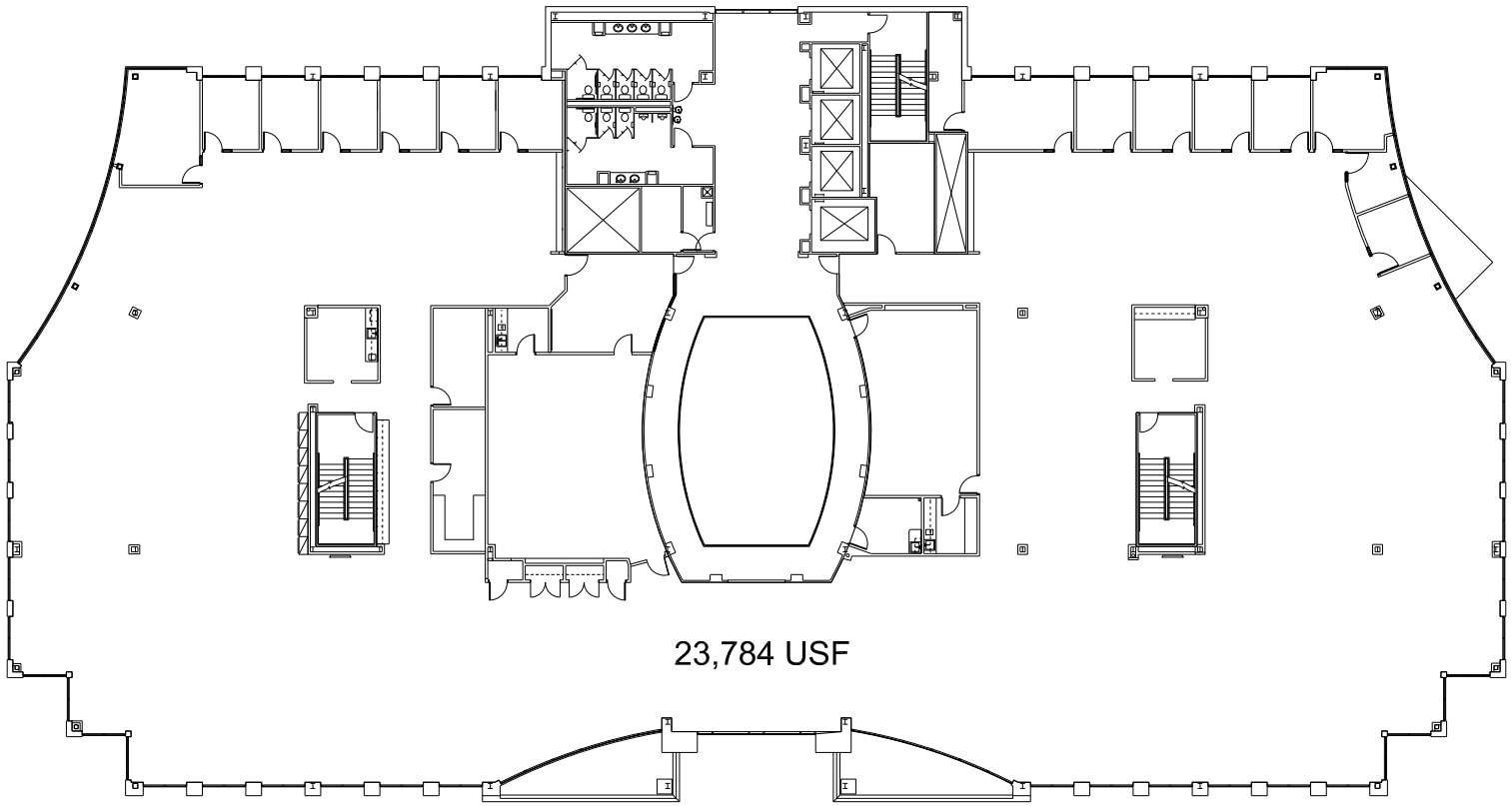
FLOOR PLANS

AVAILABILITY

23,784 SF Available	2nd Floor
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*

SECOND FLOOR
AVAILABLE SPACE | 23,784 SF



THIRD FLOOR

AVAILABLE SPACE

AVAILABILITY

23,784 SF Available	2nd Floor
3,329 SF Available	3rd Floor
3,874 SF Available	3rd Floor
13,851 SF Available	3rd Floor
29,500 SF Available	4th Floor
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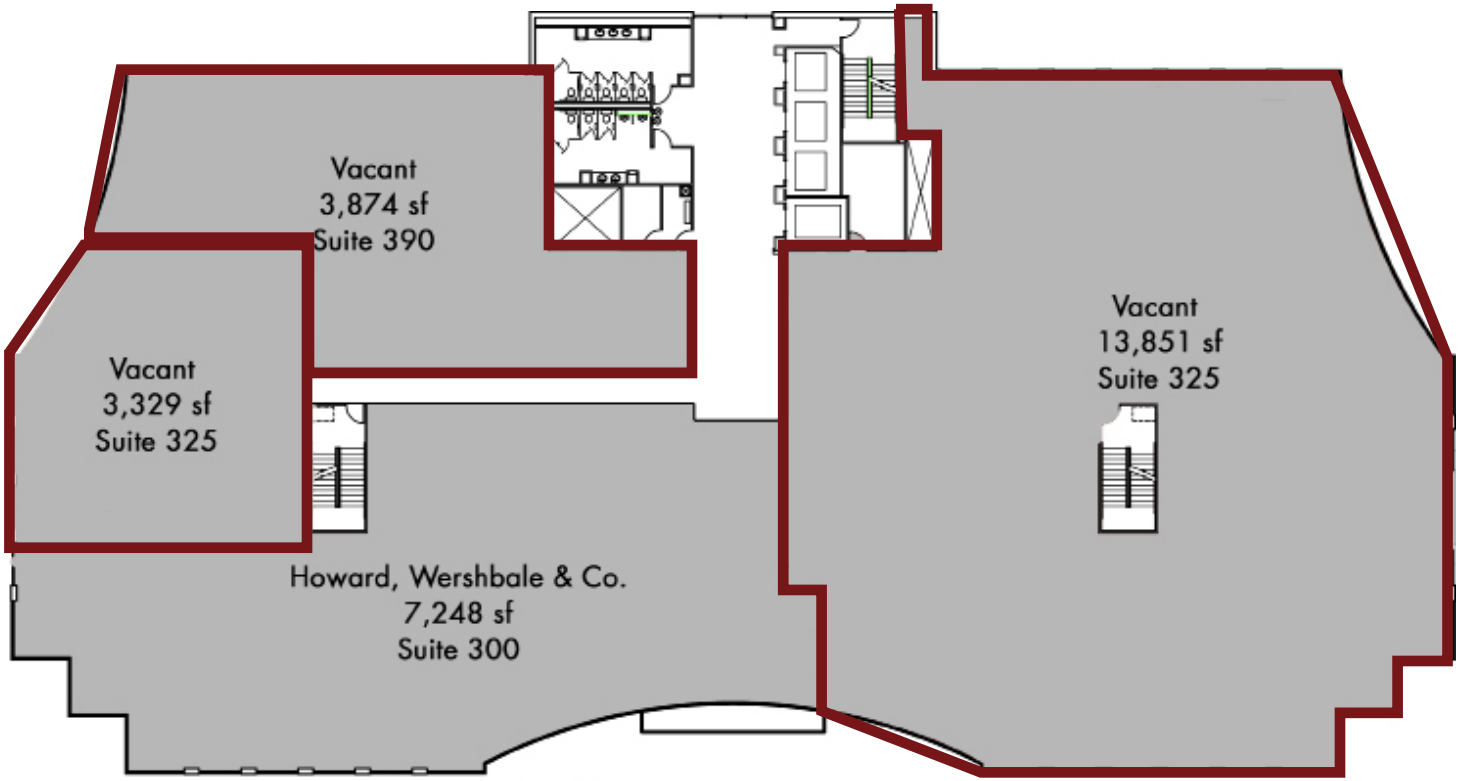

THIRD **FLOOR**

AVAILABILITY

23,784 SF Available	2nd Floor
3,329 SF Available	3rd Floor
3,874 SF Available	3rd Floor
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29,500 SF Available	4th Floor
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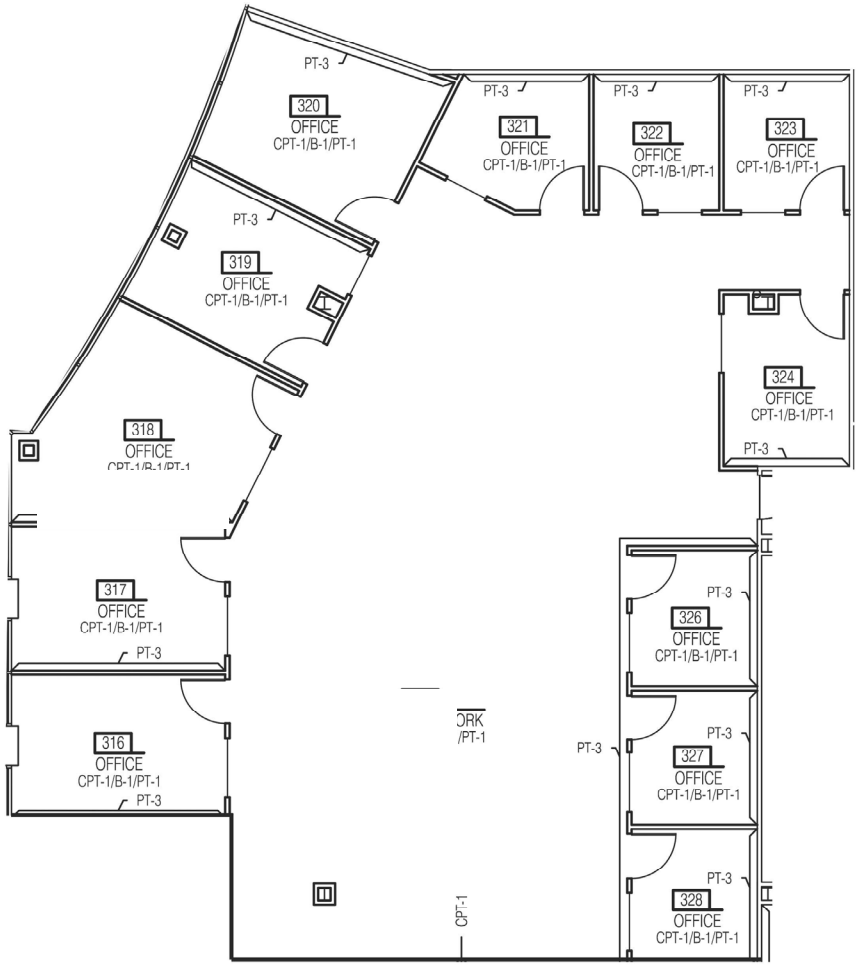
AVAILABLE SPACE
3,329 SF



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THIRD FLOOR

AVAILABLE SPACE
3,874 SF

AVAILABILITY

23,784 SF Available	2nd Floor
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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*

DAIMLER

THIRD FLOOR

AVAILABLE SPACE
13,851

AVAILABILITY

23,784 SF Available	2nd Floor
3,329 SF Available	3rd Floor
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13,851 SF Available	3rd Floor
29,500 SF Available	4th Floor
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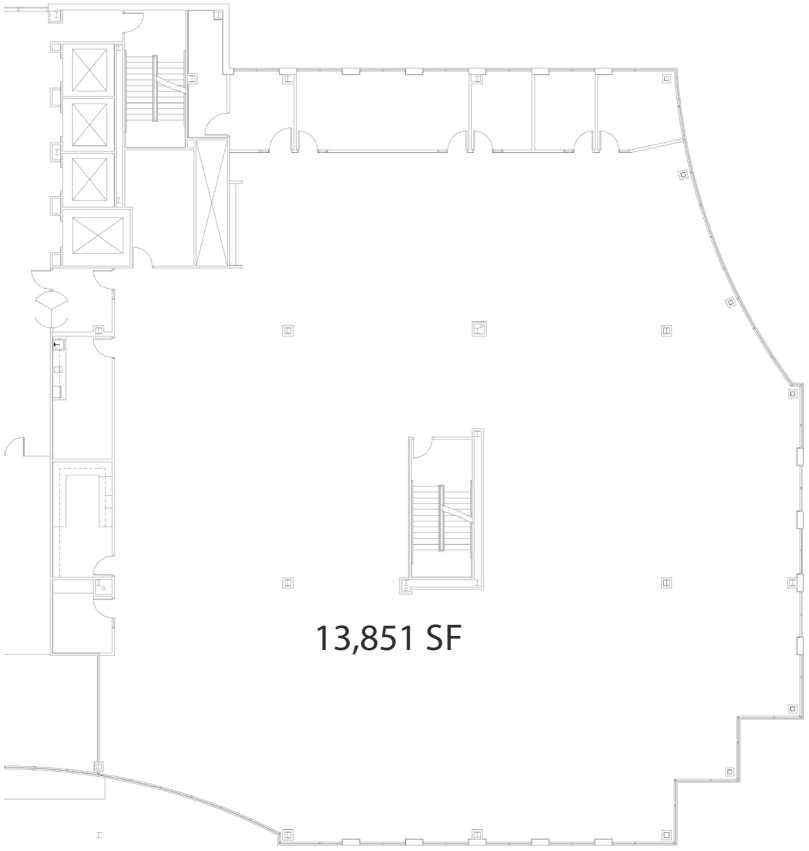
** All Suites are divisible down to 5,000 sf*



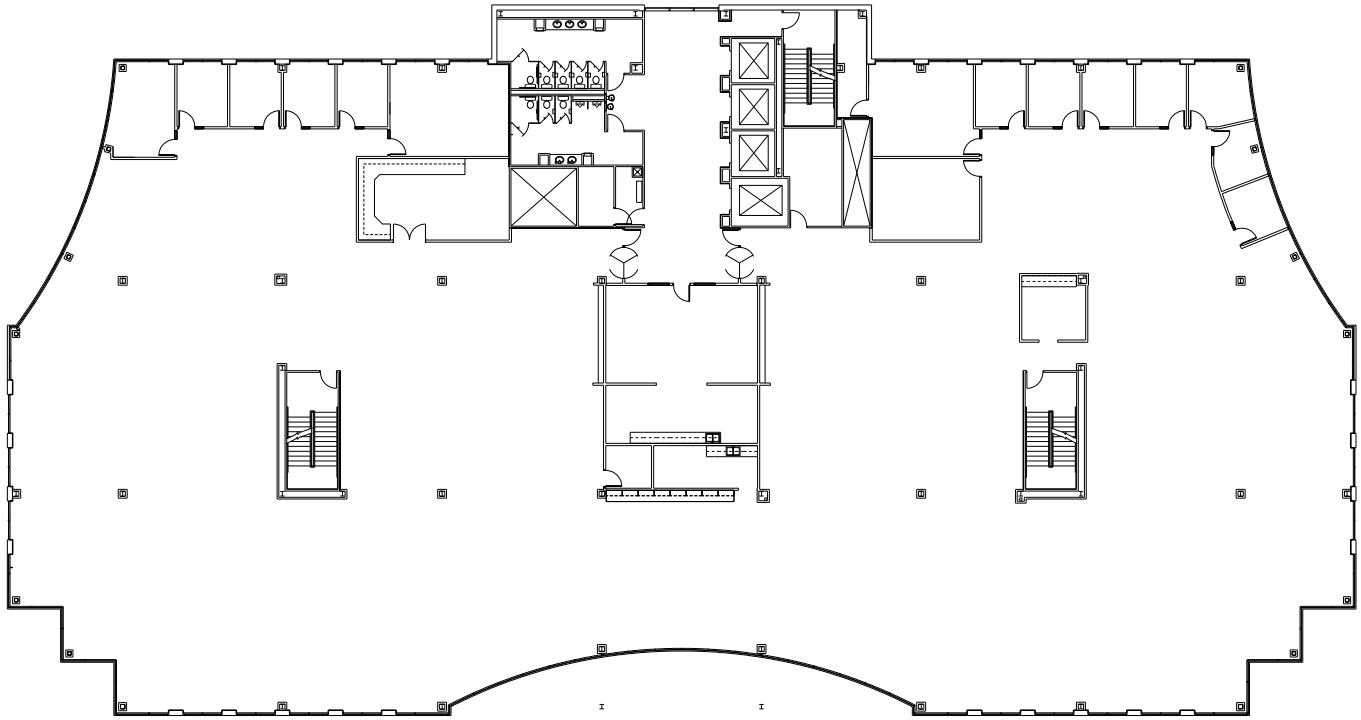
FOURTH FLOOR

AVAILABLE SPACE
29,500 SF

AVAILABILITY

23,784 SF Available	2nd Floor
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*



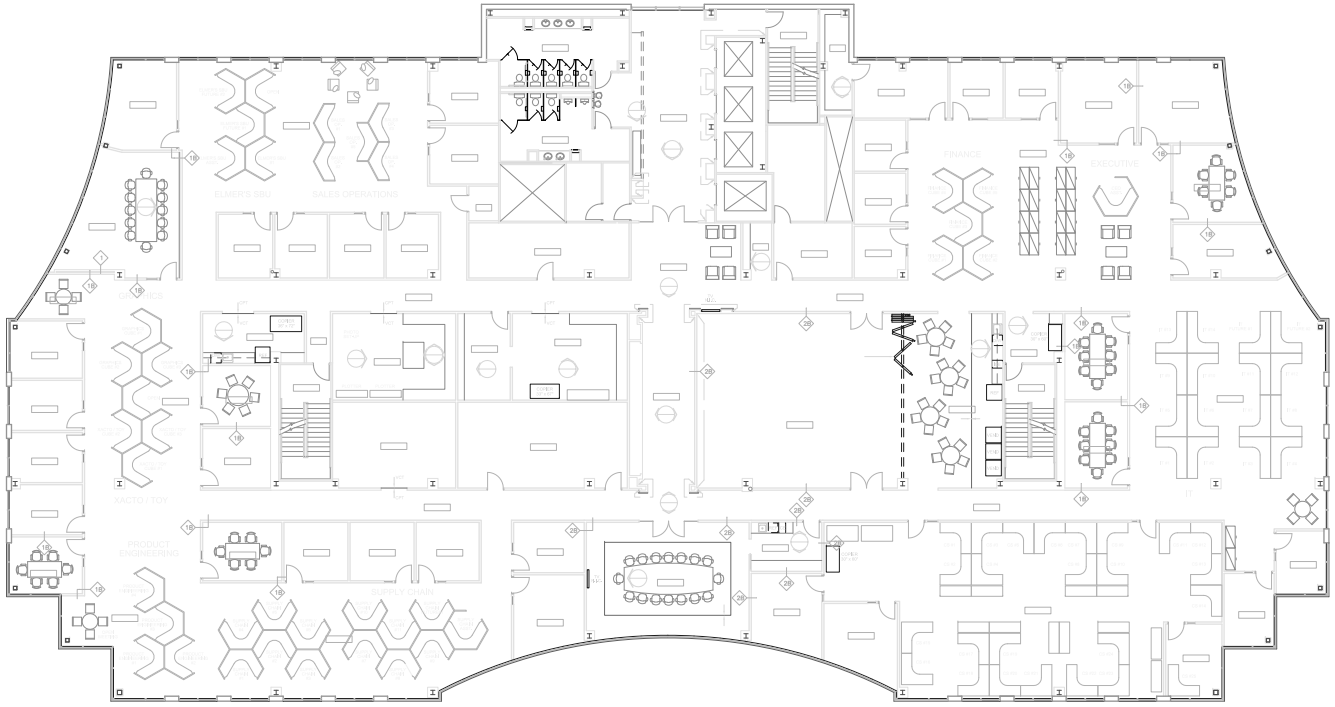
FIFTH
FLOOR

AVAILABLE SPACE
29,500 SF

AVAILABILITY

23,784 SF Available	2nd Floor
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*



OFFICE SPACE FOR LEASE

WESTAR IV

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