

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 and patients.

Westar/Polaris IV LLC also has ownership opportunities available for tenants that sign qualified leases.

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. No debt guarantees are required.

139,500 SF

FIVE-STORIES

\$18.50/SF

RENTAL RATE

\$8.74-12.97/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



SECOND FLOOR

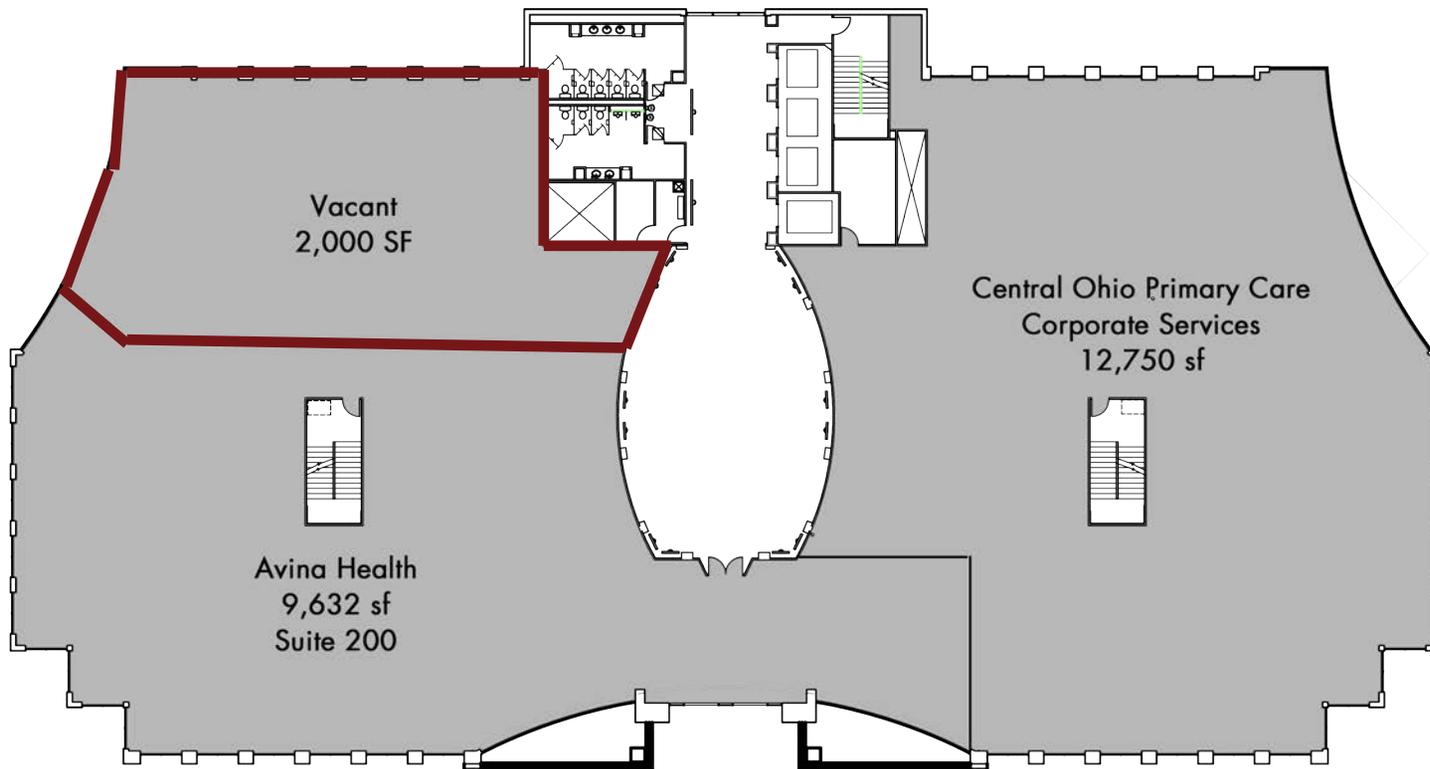
AVAILABILITY

2,000 SF Available
29,500 SF Available

2nd Floor
5th Floor

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

AVAILABLE
SPACE



FIFTH FLOOR

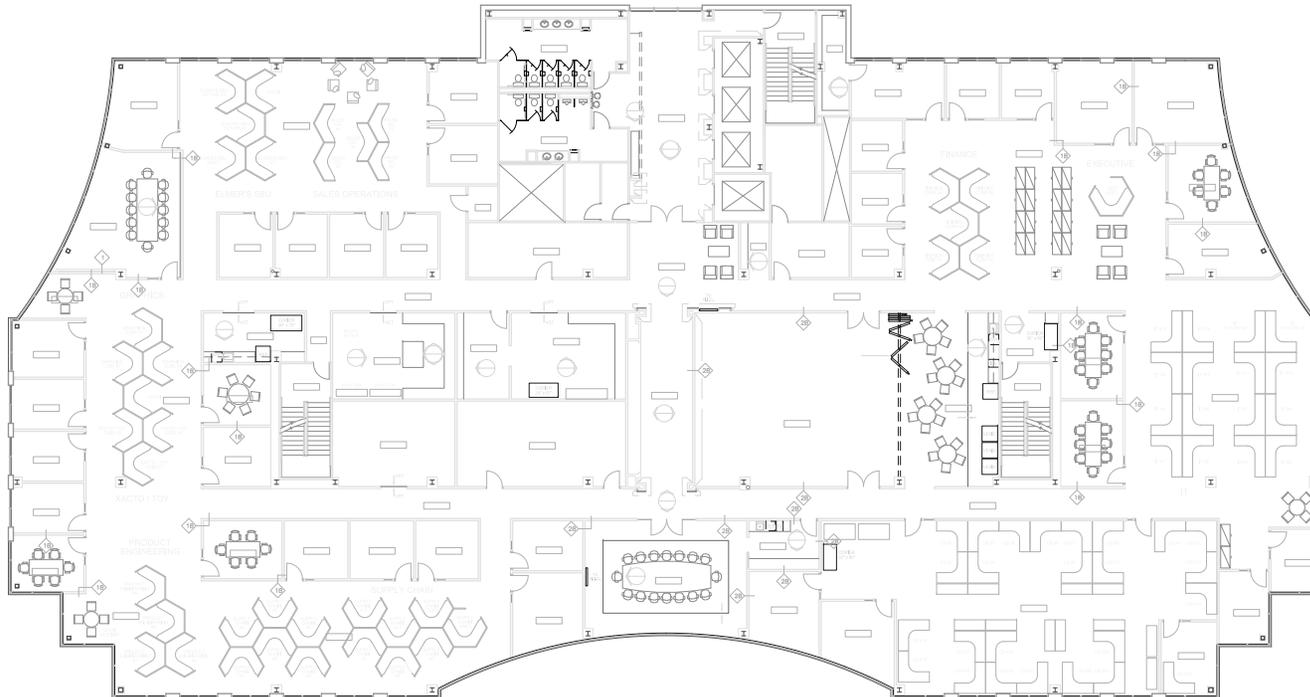
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AVAILABLE SPACE
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Gregory Weber, SIOR, LEED AP
Senior Vice President
gregw@daimlergroup.com

John Derzon
Senior Vice President
johnd@daimlergroup.com

CONTACT