

WESTAR IV

460 Polaris Parkway Westerville, Ohio 43082

MEDICAL SPACE FOR LEASE



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

\$18.50/SF

RENTAL RATE

\$13.85/SF

OPERATING EXPENSES
FOR FULL MEDICAL SERVICES

4.6/1,000

PARKING RATIO

\$85/SF

TENANT IMPROVEMENTS

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



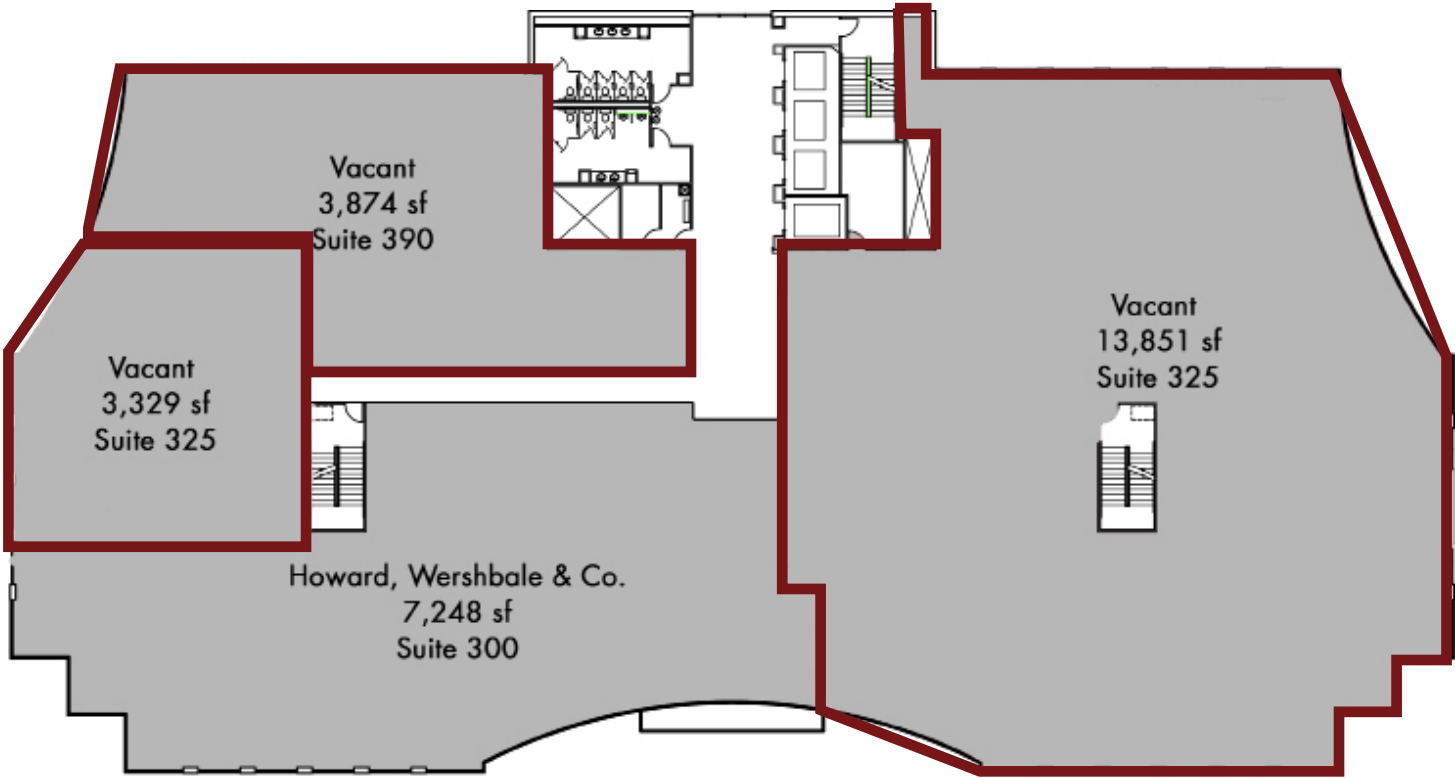
THIRD FLOOR

AVAILABLE SPACE

AVAILABILITY

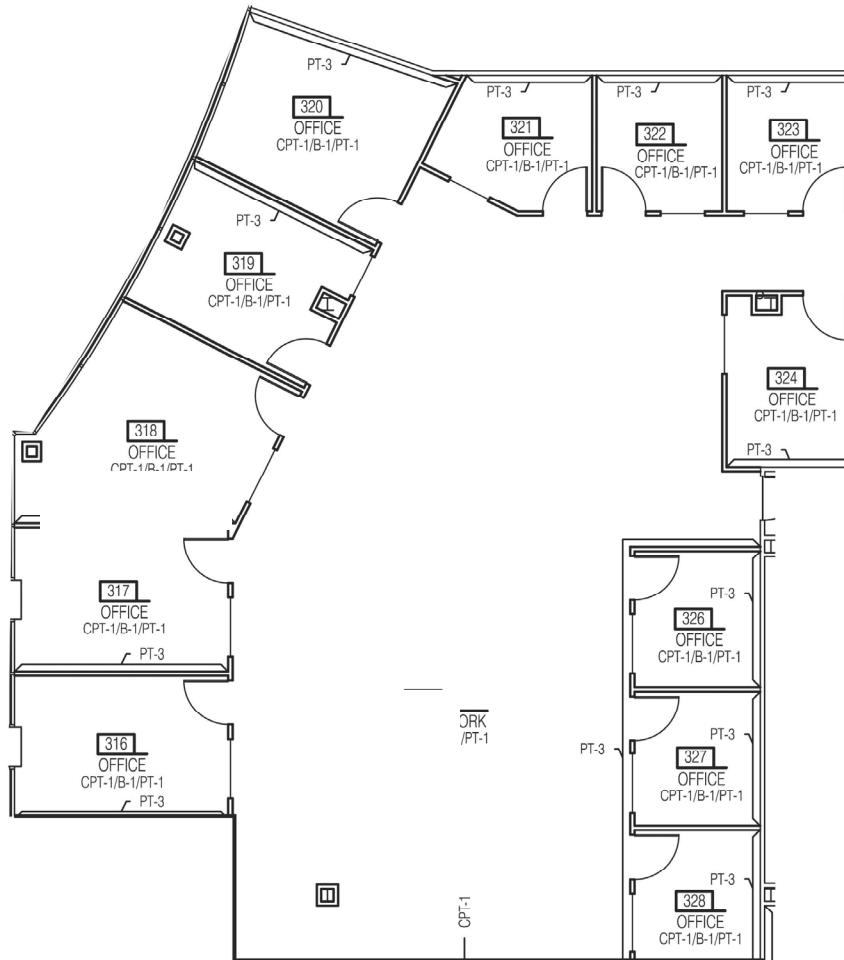
3,329 SF Available	3rd Floor
3,874 SF Available	3rd Floor
13,851 SF Available	3rd Floor
29,500 SF Available	4th Floor
29,500 SF Available	5th Floor

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



THIRD FLOOR

AVAILABLE SPACE
3,329 SF



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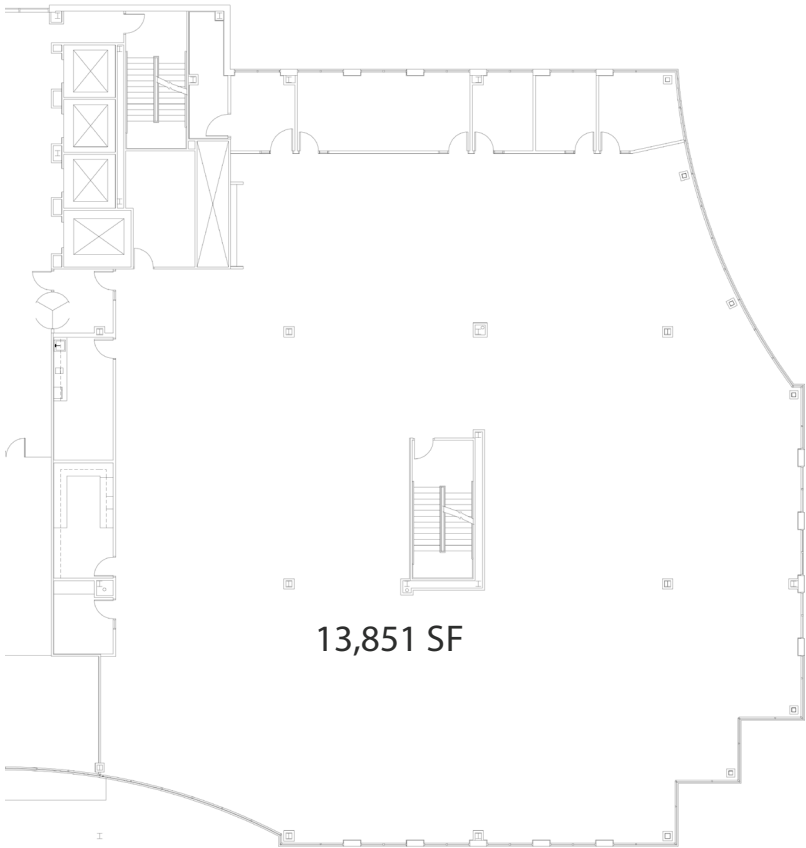
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13,851 SF

FOURTH FLOOR

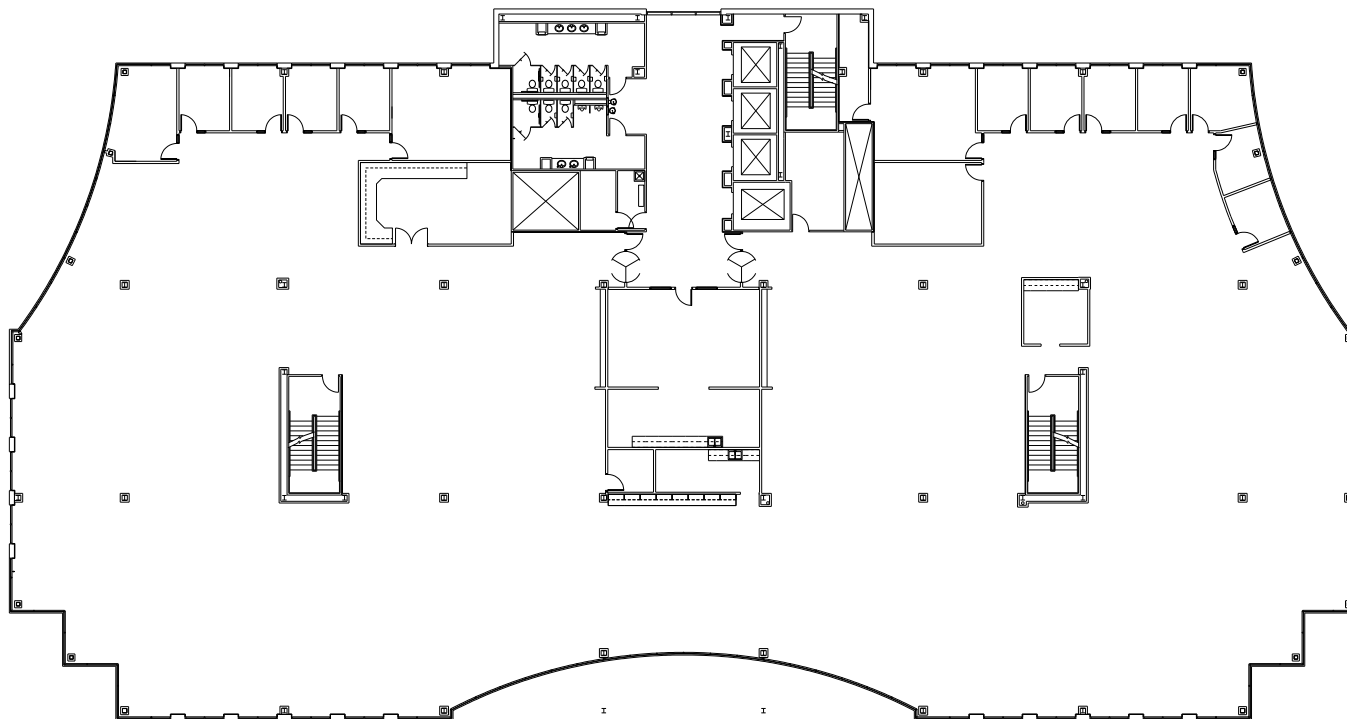
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FIFTH FLOOR

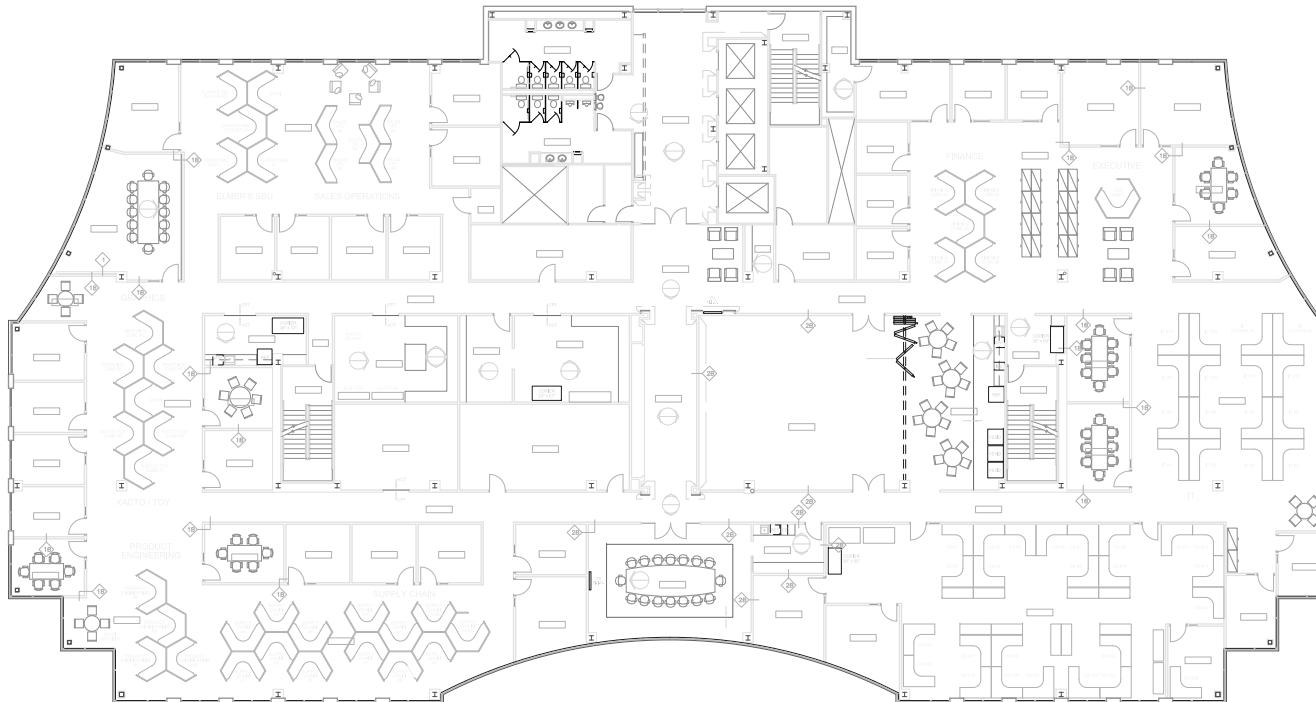
AVAILABLE SPACE
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3rd Floor
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4th Floor
5th Floor

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WESTAR IV

MEDICAL/OFFICE SPACE FOR LEASE

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Senior Vice President
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CONTACT