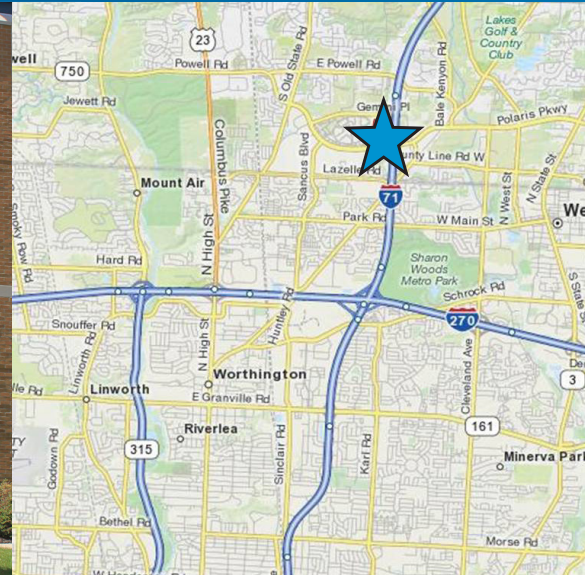


FOR LEASE > OFFICE SPACE

8740 Orion Place

COLUMBUS, OH 43240



***REDUCED RENTAL RATE OF \$8.95 NNN**

BROKER INCENTIVES:

- > **\$50 Gift Card** for all qualified showings over 4,000 SF through 2/28/2018
- > **The Polaris Experience** A two night hotel stay at the Polaris Hilton hotel plus a \$500 shopping voucher with a new tenant

8740 Orion Place > Office Space

Three-story, multi-tenant building built in 2002 and consisting of 52,007 square feet

Building Amenities

- > Building signage opportunity with 10,000 SF or more
- > Great freeway access to two interchanges and road extension
- > Backs up to creek and wooded ravine
- > Great Polaris area amenities
- > Operating expenses estimated at \$8.45 per square foot
- > Recently updated common areas
- > Monument signage potentially available
- > Can accommodate as small as 1,500 SF

Contact Us

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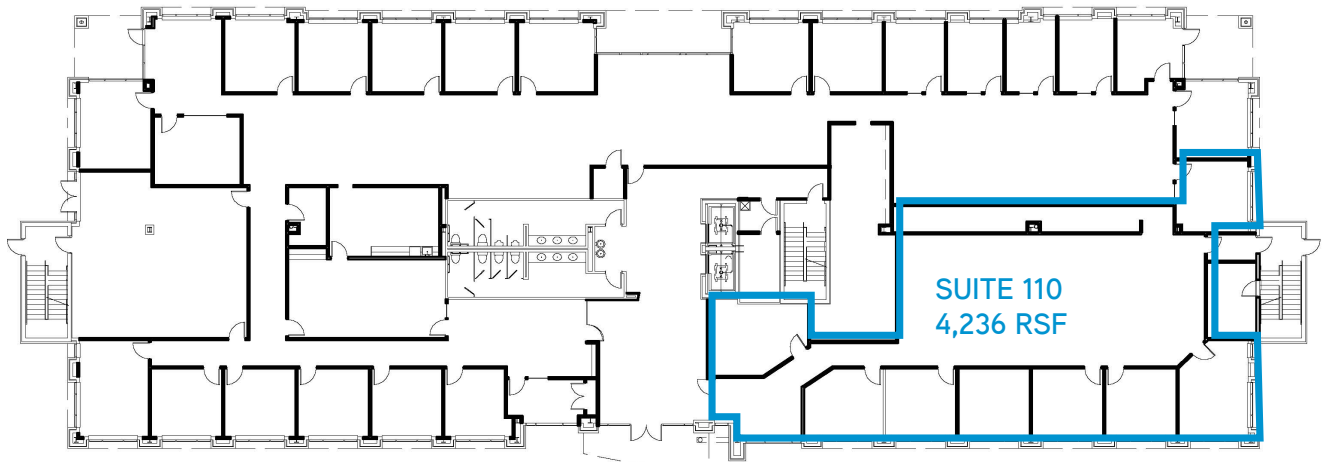
COLLIERS INTERNATIONAL
Two Miranova Place, Suite 900
Columbus, OH 43215
www.colliers.com

8740 Orion Place > Building Overview

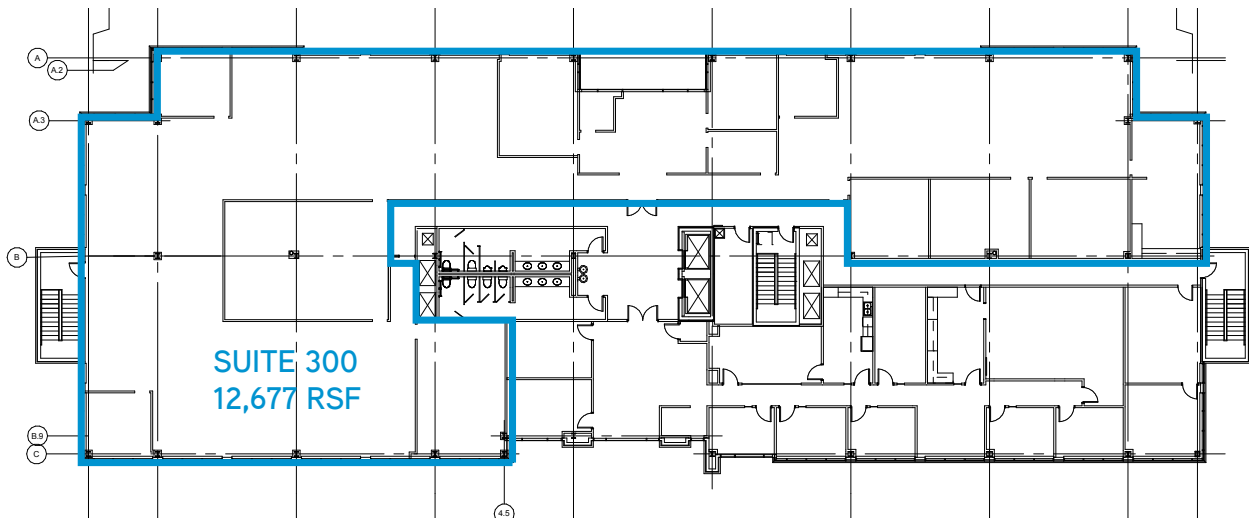
SUITE	RSF	RENTAL RATE/RSF	COMMENTS
110	4,236	\$8.95 NNN*	Mix of open space and private offices.
300	12,677	\$8.95 NNN*	Divisible; available now.

*Year 1 rate

FIRST FLOOR



THIRD FLOOR



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