



Colliers



Office Lease Opportunity

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Colliers
Greater Columbus Region
Two Miranova Place
Suite 900
Columbus, OH 43215

Main: +1 614 436 9800
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8760 Orion Place Columbus, Ohio 43240

Great Freeway Access to Two Interchanges

Three-story, multi-tenant building built in 2001 and consisting of 52,027 square feet.

Building Highlights

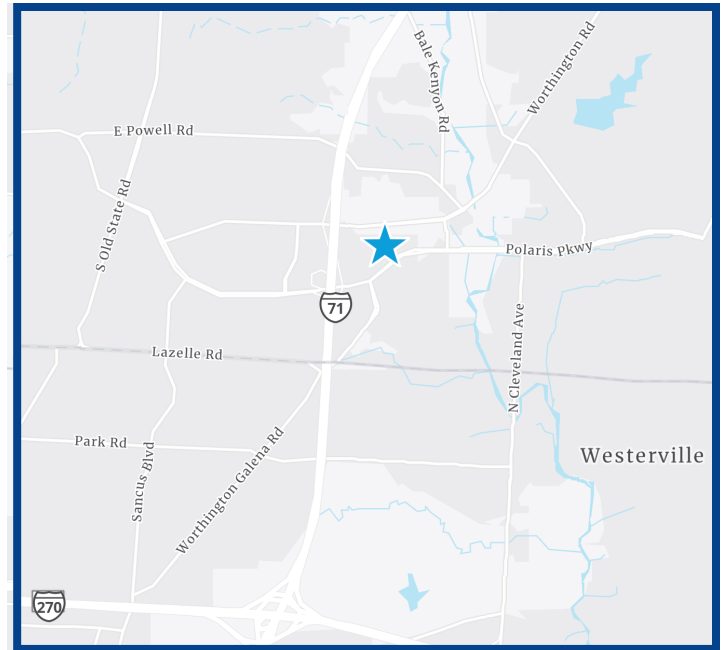
- Backs up to creek and wooded ravine
- Great Polaris area amenities
- Two minute walk to Starbucks, Tim Hortons, Esporta Fitness, and nearby hotels
- Operating Expenses estimated at \$9 per square foot

Accelerating success.

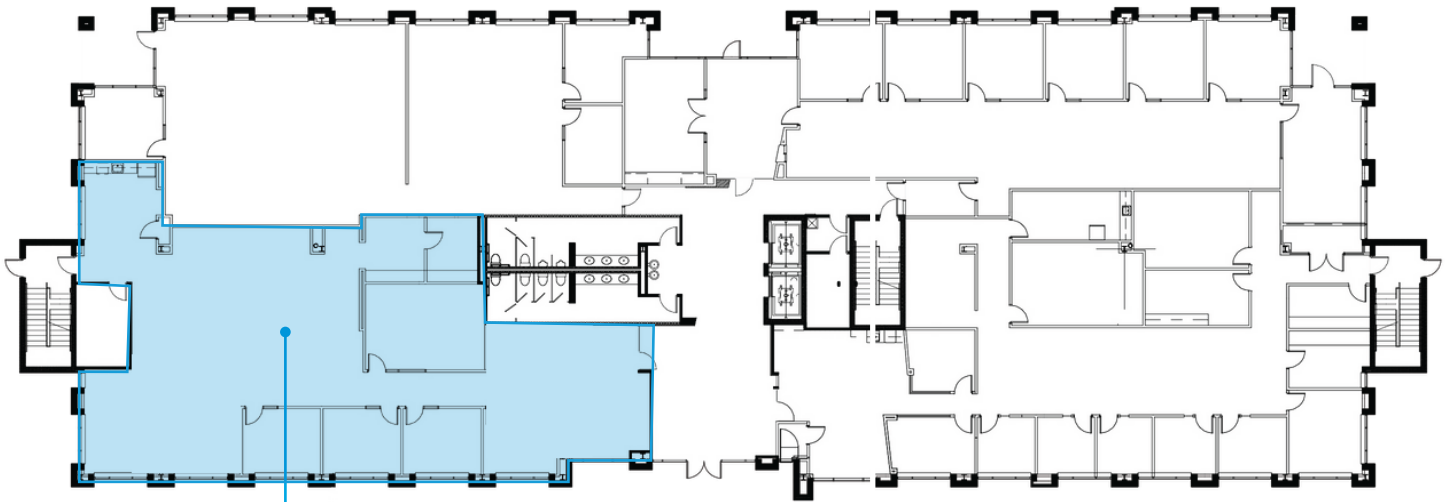
For Lease

Availability

Suite	RSF	Rate/RSF
Suite 110	4,427	\$12.50 NNN
Suite 200	8,060-17,211	\$12.50 NNN
Suite 204	4,351	\$12.50 NNN
Suite 210	4,800-12,860	\$12.50 NNN
Suite 300	7,029	\$12.50 NNN
Suite 350	1,200-10,946	\$12.50 NNN
<i>2025 Operating Expenses</i>		<i>\$9/SF</i>



1st Floor



Suite 110
4,427 SF

Contact Us

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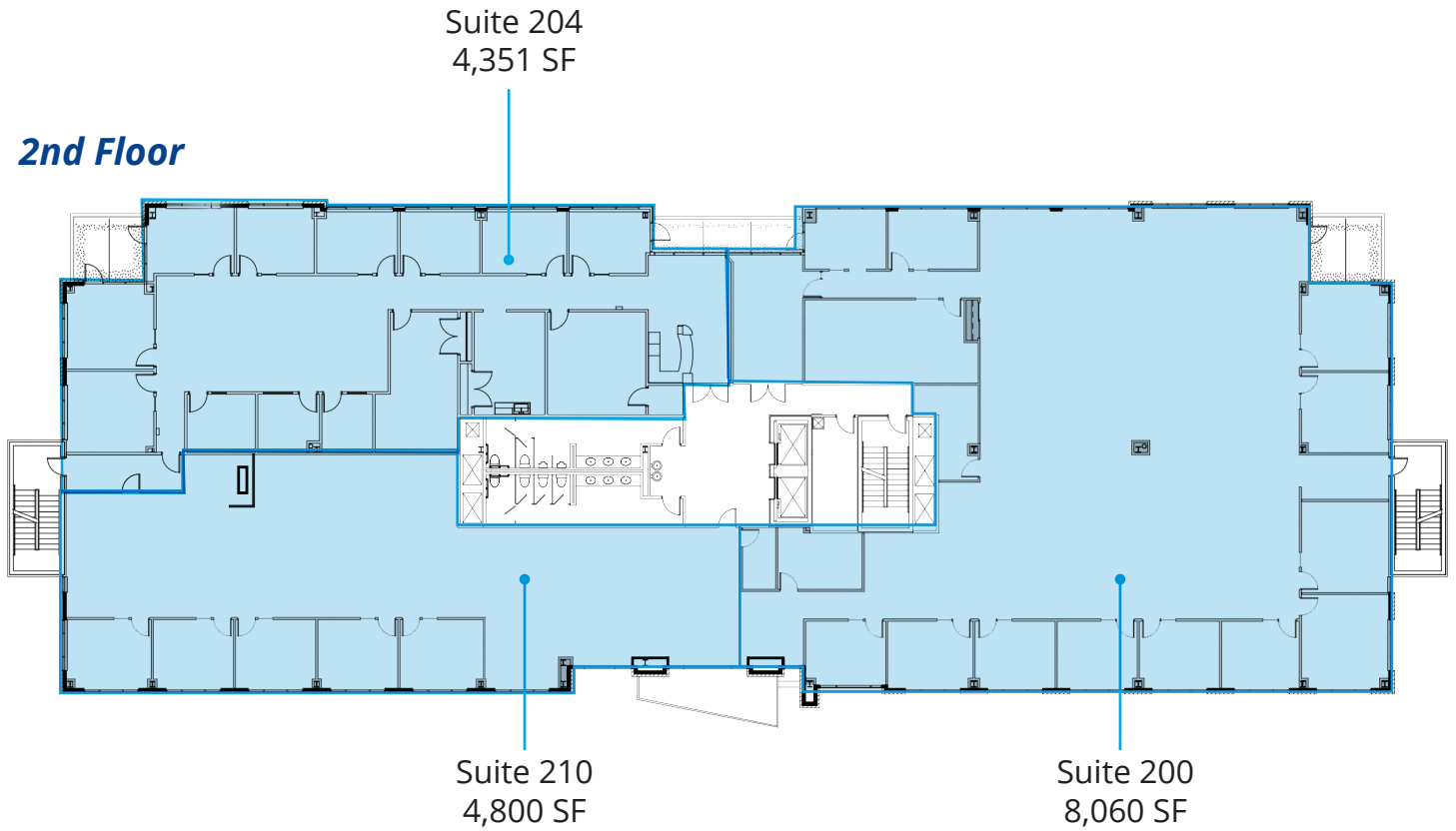
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Floorplans

2nd Floor

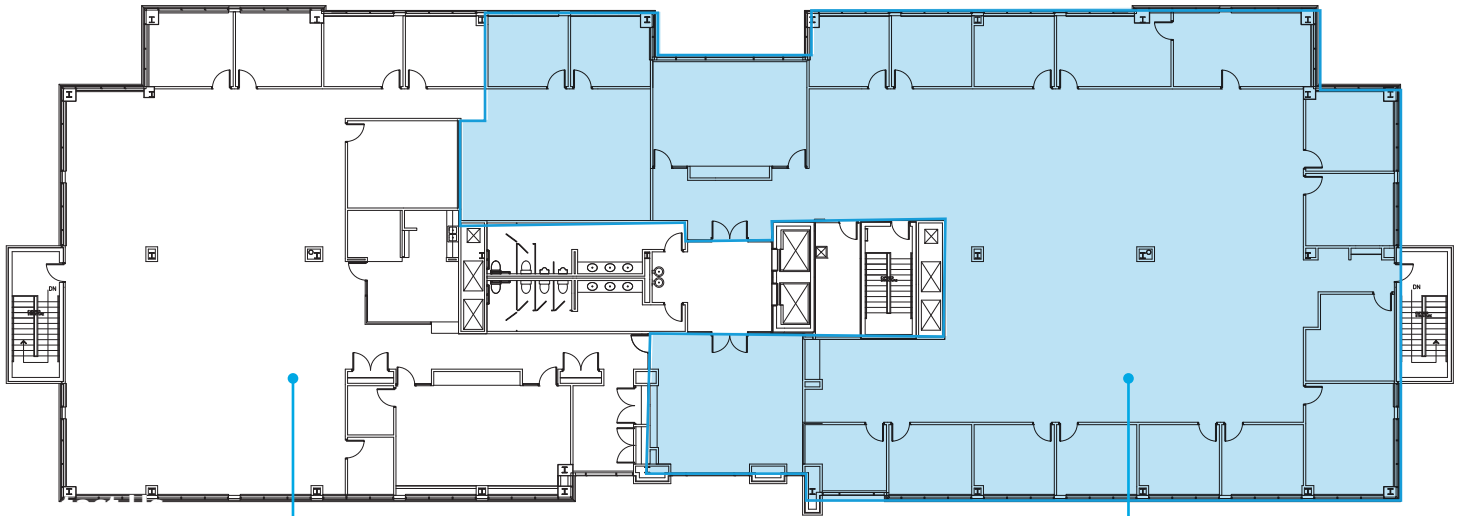


Floors 2 and 3 can be combined for 35,186 RSF

For Lease

Floorplans

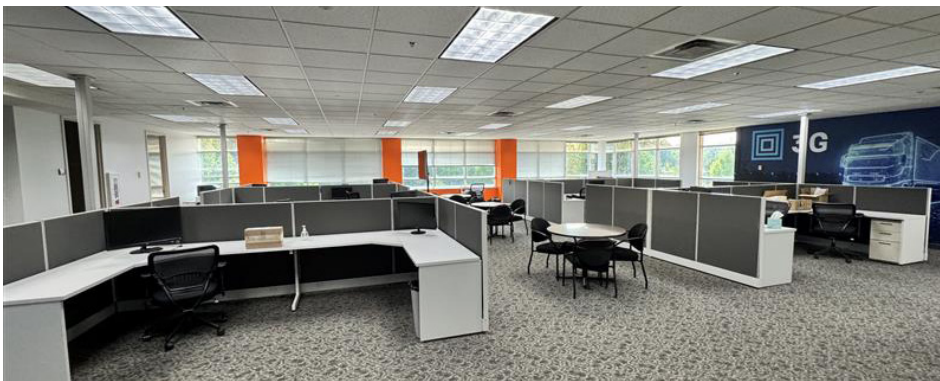
3rd Floor



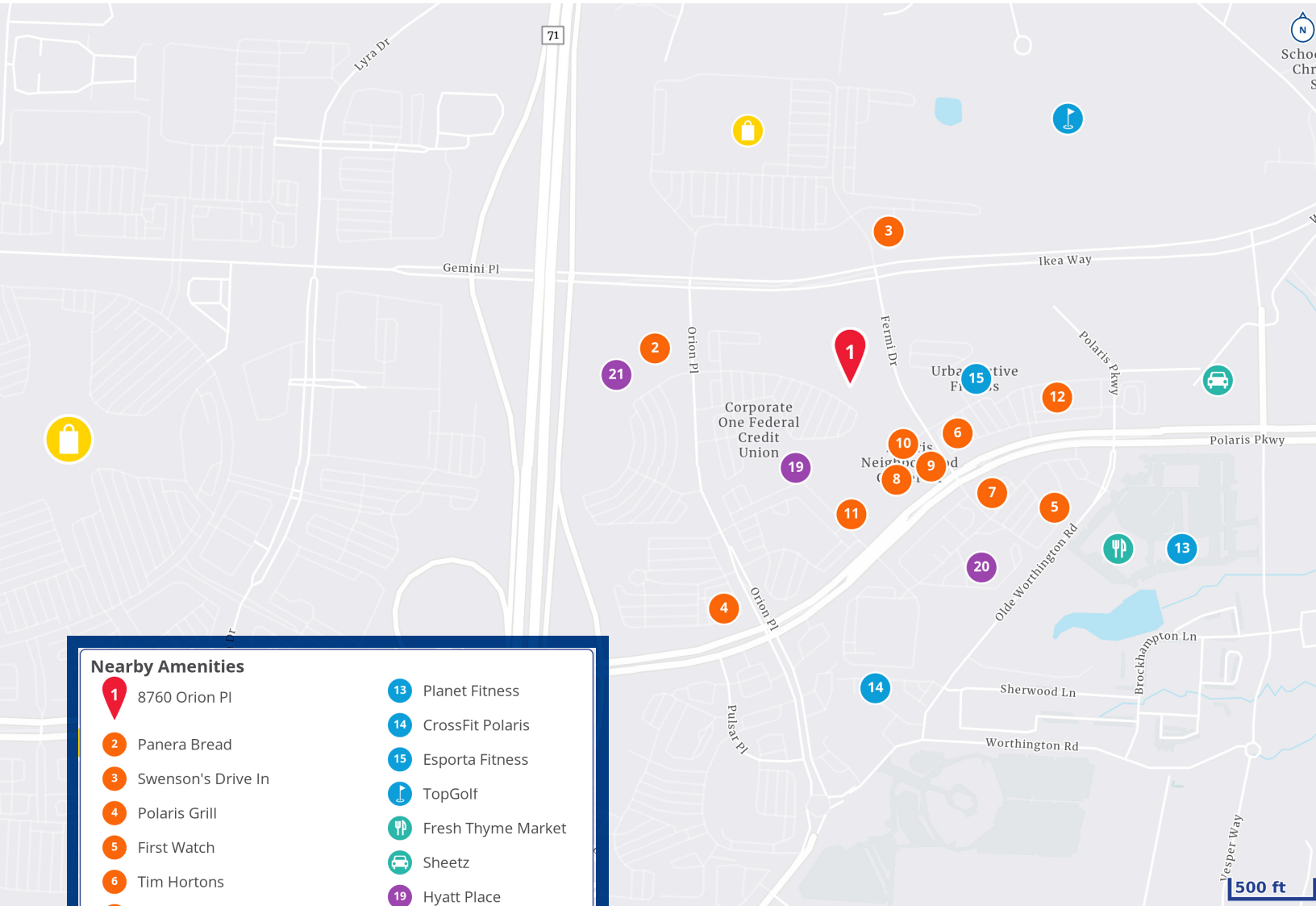
Suite 300
7,029 SF

Suite 350
10,946 SF
(Divisible to 1,200 SF)

Floors 2 and 3 can be combined for 35,186 RSF



Amenity Map



Nearby Amenities

- | | |
|--|----------------------------------|
| 1 8760 Orion Pl | 13 Planet Fitness |
| 2 Panera Bread | 14 CrossFit Polaris |
| 3 Swenson's Drive In | 15 Esporta Fitness |
| 4 Polaris Grill | TopGolf |
| 5 First Watch | Fresh Thyme Market |
| 6 Tim Hortons | Sheetz |
| 7 Raising Canes Chicken Fingers | 19 Hyatt Place |
| 8 Starbucks | 20 Homewood Suites Hilton |
| 9 Nomad Restaurant | 21 Drury Inn and Suites |
| 10 Chop 5 Salad Kitchen | Ikea |
| 11 Outback Steakhouse | Polaris Fashion Place |
| 12 Firehouse Subs | |

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