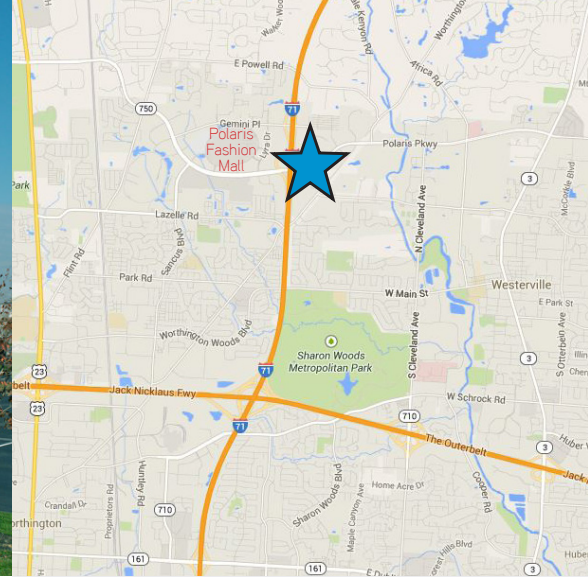


FOR LEASE > OFFICE SPACE



The Offices at Polaris

8415 & 8425 PULSAR PLACE COLUMBUS, OH 43240



The Offices at Polaris > Office Space

Developed in 1997/1998, The Offices at Polaris offers two four-story Class A office buildings located adjacent to the Polaris I-71 Interchange. Each building has a unique combination of brick, concrete and glass exterior. The property boasts high-end finishes, ample parking and easy interstate access.

Building Amenities

- > Building signage potentially available
- > Efficient rectangular floor plans accommodate full floor or multi-floor tenants
- > Less than a mile from Polaris Fashion Mall
- > Hotel, restaurant, banking and shopping options abound
- > Generous parking areas surrounding the buildings
- > Property overlooks a beautiful one-acre pond and fountain, site is heavily landscaped and impeccably maintained
- > Proximity cards available to provide tenants with 24 hour access to the building

Building Overview

Available SF:	Suites ranging from 1,500 SF to approx. 15,000 SF
Lease Rate:	\$13.75/SF NNN
Parking:	4 spaces per 1,000 SF of leased space (possibility to increase)

Agent has ownership interest.

The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. There presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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The Offices at Polaris > Building Overview

SUITE	RSF	RATE/RSF/YR	COMMENTS
8415 Pulsar Place			
120	5,900 SF	\$13.75 NNN	Mostly open space with perimeter offices
130	1,590 SF	\$13.75 NNN	Nice mix of office and open space; double glass doors off lobby
250	6,769 SF	\$13.75 NNN	Mostly open space with interior offices.
<i>8415 Pulsar estimated Operating Expenses: \$8.38</i>			
8425 Pulsar Place			
100	12,231 SF	\$13.75 NNN	Terrific lobby exposure. Space essentially in shell condition.
110	3,181 SF	\$13.75 NNN	Space off lobby with private offices and open space.
220*	2,428 SF	\$13.75 NNN	Great lobby presence
240	1,649 SF	\$13.75 NNN	Great small office suite; double-glass doors off lobby
280*	3,149 SF	\$13.75 NNN	Nice space on 2nd floor with private offices and open space.
<i>*Suites 220 & 280 can be combined for a total of 5,577 SF.</i>			
400	6,640 SF	\$13.75 NNN	Nice mix of office and open.
<i>8425 Pulsar estimated Operating Expenses: \$8.31</i>			



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