INTRODUCING

Vibe® Westerville

579 EXECUTIVE CAMPUS DR. Westerville, Ohio 43082

Marketed Exclusively by:

NAI Ohio Equities

Vibe®

Leasing Information:

Philip Bird, SIOR
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BUILDING OVERVIEW

579 EXECUTIVE CAMPUS DR. Westerville, Ohio 43082

579 Executive Campus Drive is located in the northeast suburban office district, north of Columbus, OH. Access to the property is provided via Polaris Parkway. Polaris Parkway connects 579 Executive Campus Drive to Interstate-71 which leads into Downtown Columbus, OH and Interstate-270. Interstate-270 provides peripheral access to all of the Columbus suburbs and to John Glenn Columbus International Airport. The property is located roughly 2 miles east of Polaris Fashion Place, a premier two-level mall with over 170 retailers and restaurants attracting shoppers from all parts of the Columbus Metro.

PROPERTY FEATURES

- Highly Desirable Class A Building in Westerville / Polaris Sub-Market
- Lobby and Common Area Renovation with Creative High-End Finishes Underway
- 2nd Floor Available | 23,086 SF; Divisible to ±3,000 SF
- Connectivity with High Speed Fiber Network through WeConnect and Other Providers
- Close Proximity to Polaris Amenities such as Shopping, Restaurants, Hotels, & Other Retailers
- Convenient Access to I-71, Polaris Parkway, SR-3 & I-270

BUILDING SIZE	±110,919 SF
FLOORS	THREE (3)
AVAILABLE SF:	3,000 SF up to 23,086 SF
PARKING	ON SITE
2023 OPERATING EXPENSES	$9.76/SF

LEASE RATE: $13.00/SF NNN

WWW.POLARISOFFICESPACE.COM

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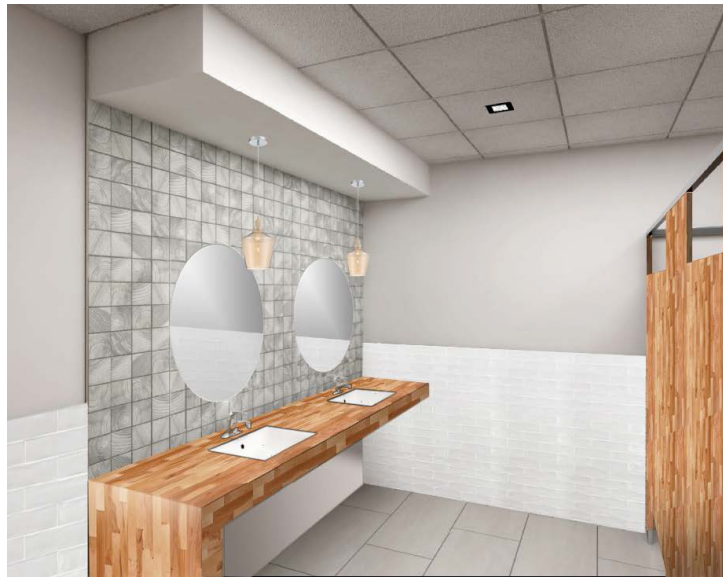
VIBE IS REDEFINING THE SUBURBAN OFFICE SPACE.

Our tenants enjoy a warm, inviting, and modern building without the commute downtown. The focus is on environment, blending comfort and design elements to create a work experience that mimics home, yet facilitates productivity and collaboration



LOBBY & COMMON AREA RENDERINGS

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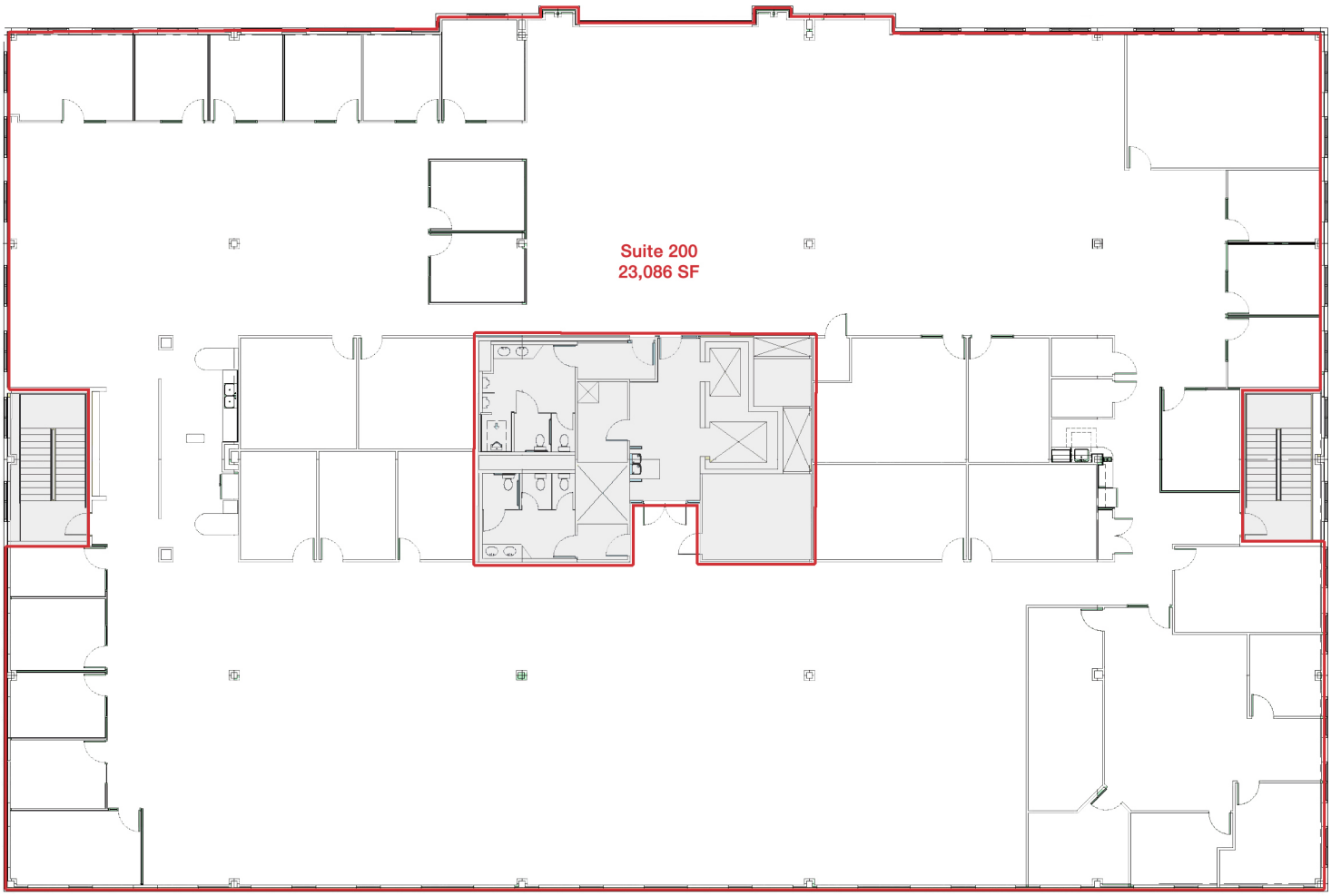
SUITE 220

579 Executive Campus Drive



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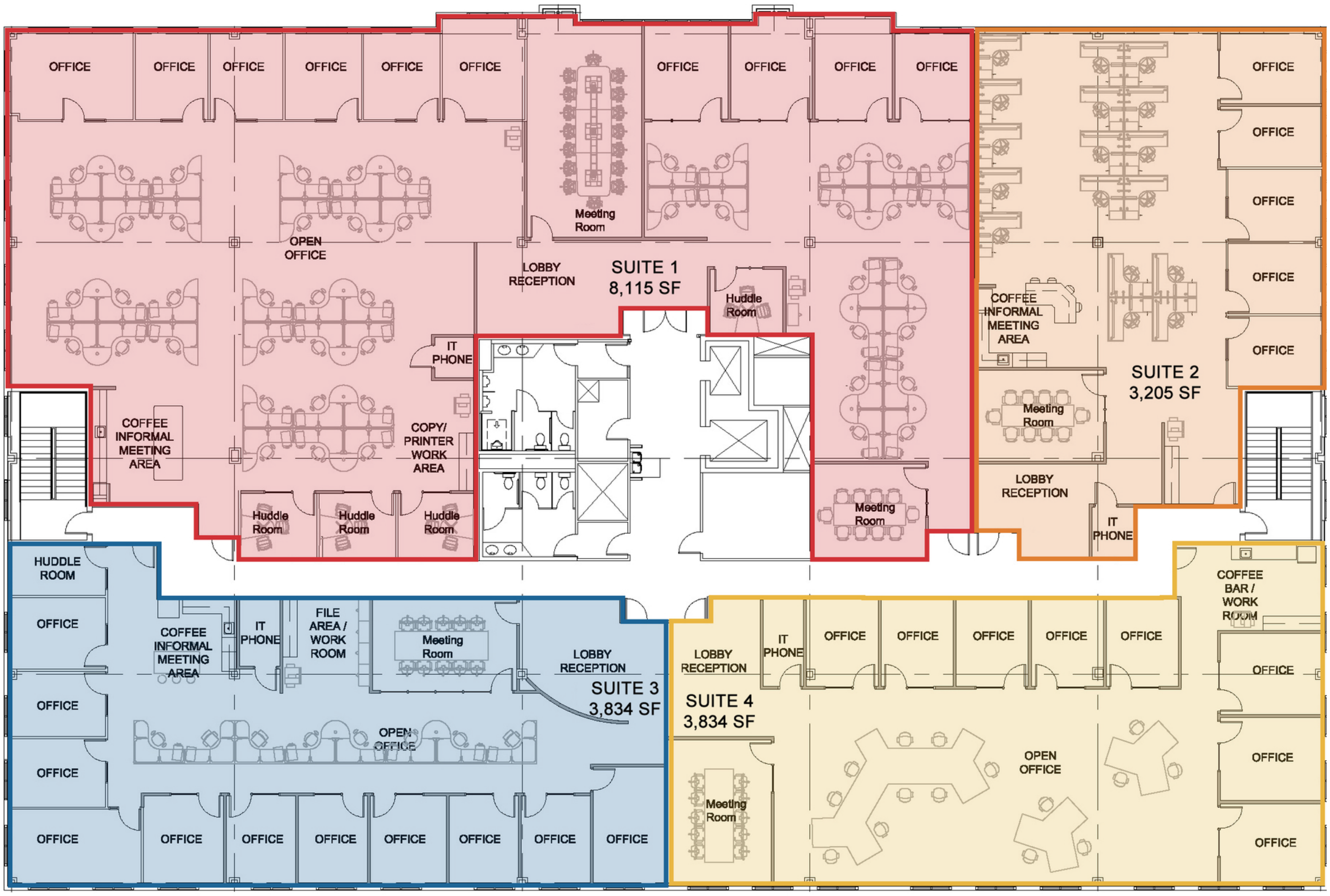
CONCEPTUAL SPLIT ONE

579 Executive Campus Drive



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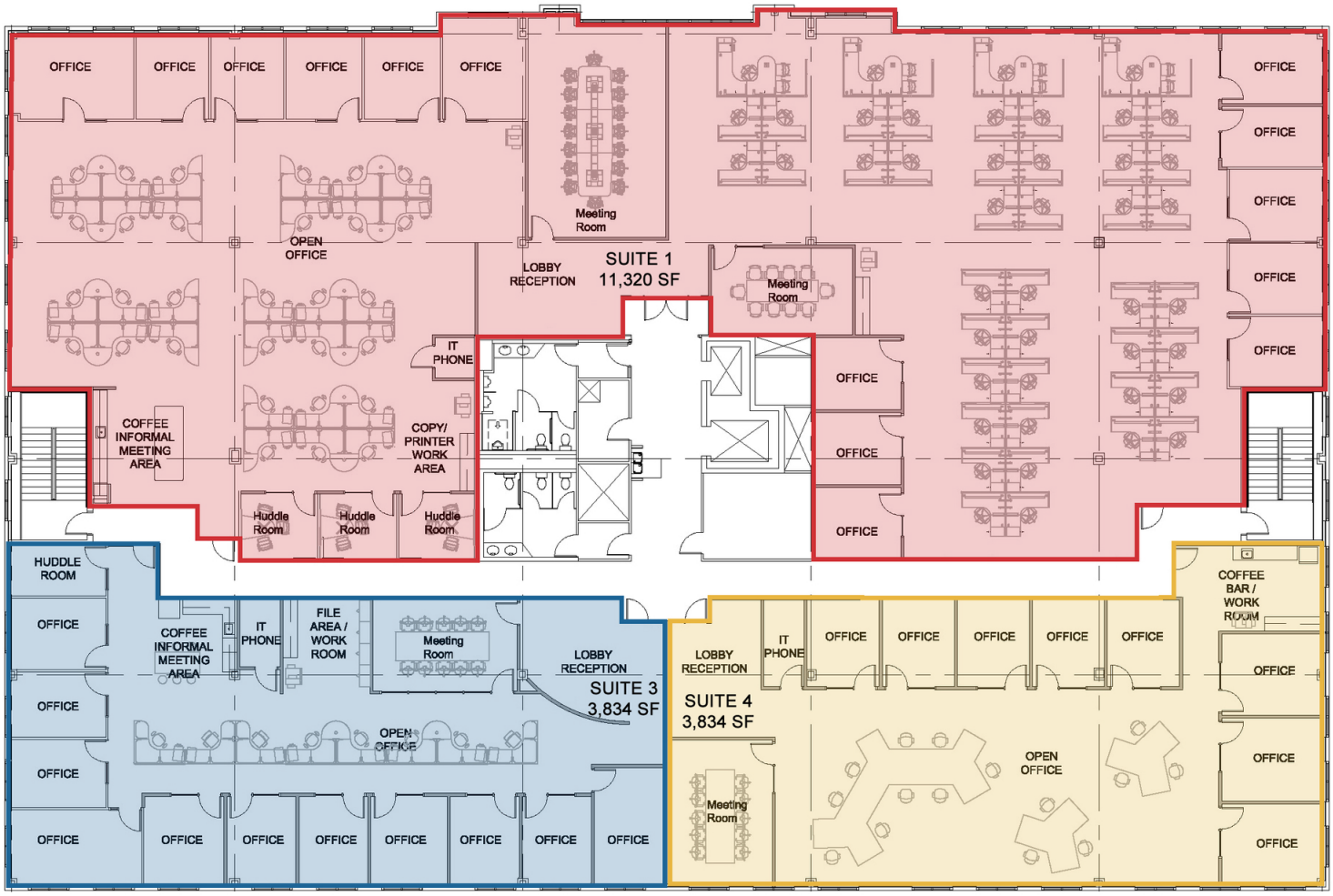
CONCEPTUAL SPLIT TWO

579 Executive Campus Drive



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2ND FLOOR PHOTOS

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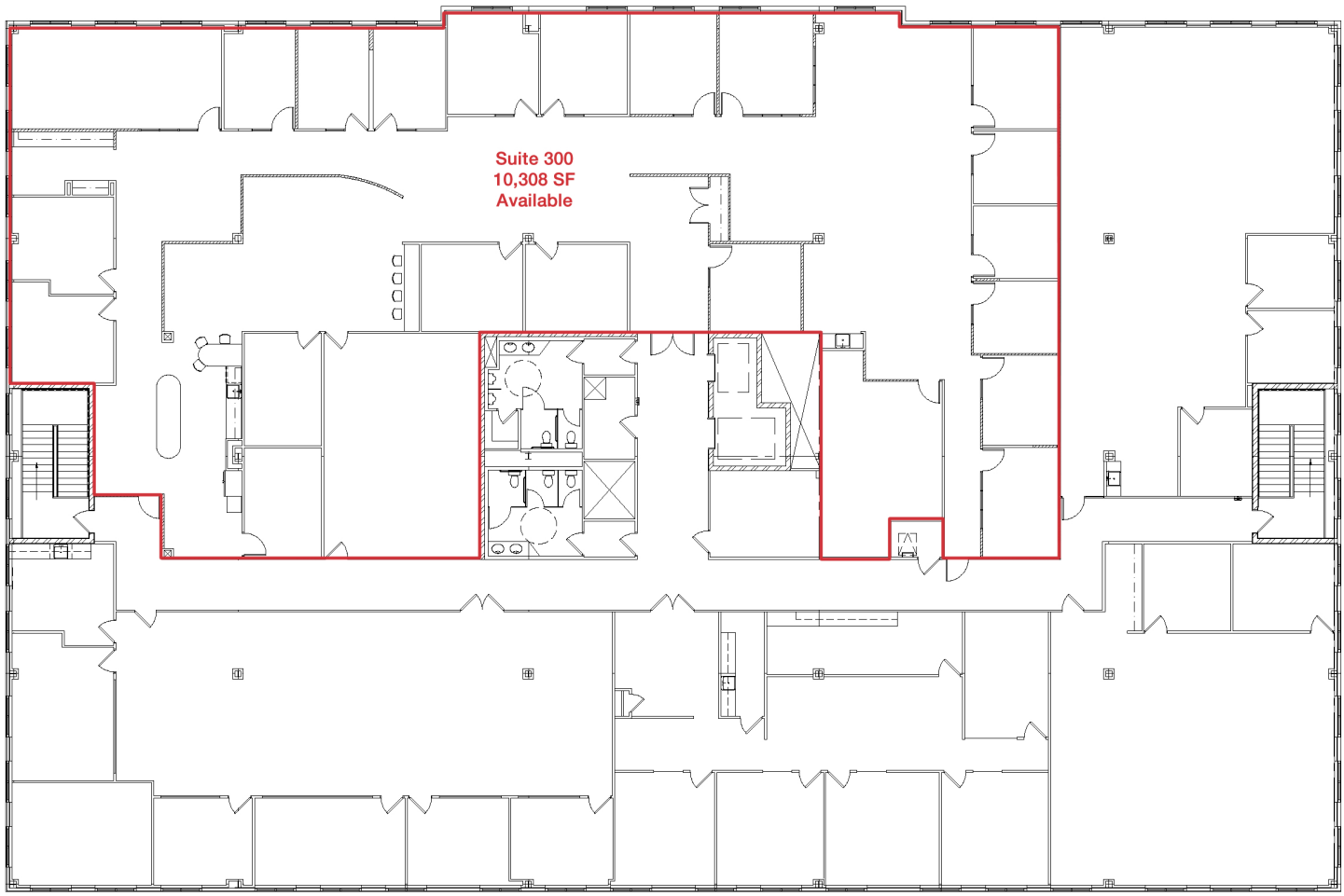
SUITE 300

579 Executive Campus Drive



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HIGHLY DESIRED WESTERVILLE SUB-MARKET

NEIGHBORING CITIES

GAHANNA	12 MINS
UPPER ARLINGTON	14 MINS
NEW ALBANY	16 MINS
DUBLIN	20 MINS
COLUMBUS	20 MINS

RESTAURANTS

RAISING CANES	05 MINS
FIVE GUYS	05 MINS
STARBUCKS	06 MINS
CHIPOTLE	08 MINS
CHICK-FIL-A	09 MINS
PANERA BREAD	09 MINS

DEMOGRAPHICS - 3 MILE

POPULATION	87,755
AVG. HH INCOME	$111,147
TOTAL HOUSEHOLDS	34,939
MEDIAN AGE	36.3

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NEARBY AMENITIES

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