

INTRODUCING

Vibe® *Westerville*

579 EXECUTIVE CAMPUS DR.

Westerville, Ohio 43082



EXTENSIVE COMMON AREA RENOVATIONS COMPLETED!

Marketed Exclusively by:

NAIOhio Equities

Vibe®



579 EXECUTIVE CAMPUS DR.



BUILDING SIZE ±110,919 SF



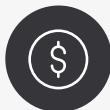
FLOORS THREE (3)



AVAILABLE SF: 2,548 SF up to 11,597 SF



PARKING ON-SITE



2023 OPERATING EXPENSES \$9.78/SF

CURRENT TENANTS:



LEASE RATE: \$13.00/SF NNN

WWW.POLARISOFFICESPACE.COM

Vibe® Westerville

579 Executive Campus Drive is a Class A office building located in the highly desirable Westerville / Polaris sub-market. Recently completed lobby and common area renovations brings in modern design elements that can be enjoyed by both employees and visitors. Vibe Westerville offers it's Tenants High Speed Fiber through WeConnect and other providers plus a brand new common conference room to be completed by the end of 2023.

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.

SUITE	SF	COMMENTS
SUITE 200*	11,597	Conceptual; Divisible
SUITE 220* (SPEC SUITE)	4,199	Expected Completion: 12/31/2023
SUITE 230*	4,199	Conceptual
SUITE 375	2,548	Available: 01/01/2024

*Suites can be combined



Leasing Information:

Philip Bird, SIOR

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Matt Gregory, SIOR, CCIM

614.629.5234 • mgregory@ohioequities.com

Andy Dutcher, SIOR

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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 RENOVATIONS

Leasing Information:

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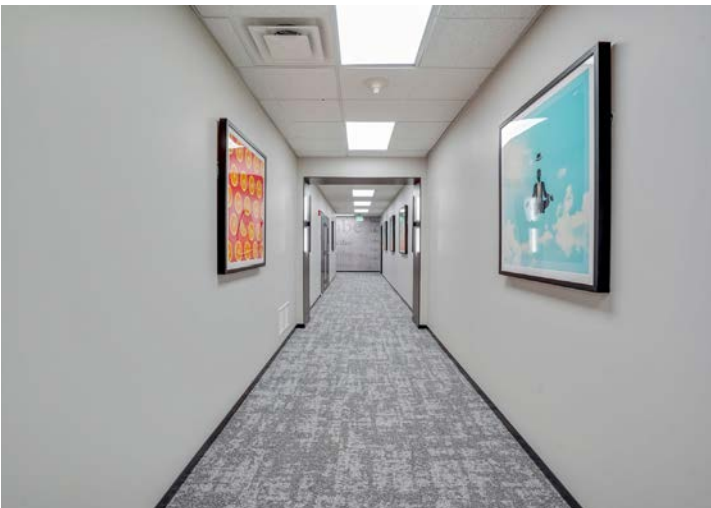
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SUITE 200
11,597 SF

SUITE 230
4,199 SF

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SECOND FLOOR | CONCEPTUAL

VIBE WESTERVILLE

SUITE 200 | CONCEPTUAL
11,597 SF



SUITE 230 | CONCEPTUAL
4,199 SF

SUITE 220 | SPEC SUITE
4,199 SF
Expected Completion: 12/31/23

Suites can be Combined

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SECOND FLOOR | SPEC SUITE

VIBE WESTERVILLE



SPEC SUITE RENDERINGS

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THIRD FLOOR

VIBE WESTERVILLE



SUITE 375
2,548 SF
AVAILABLE 1/1/24

Leasing Information:

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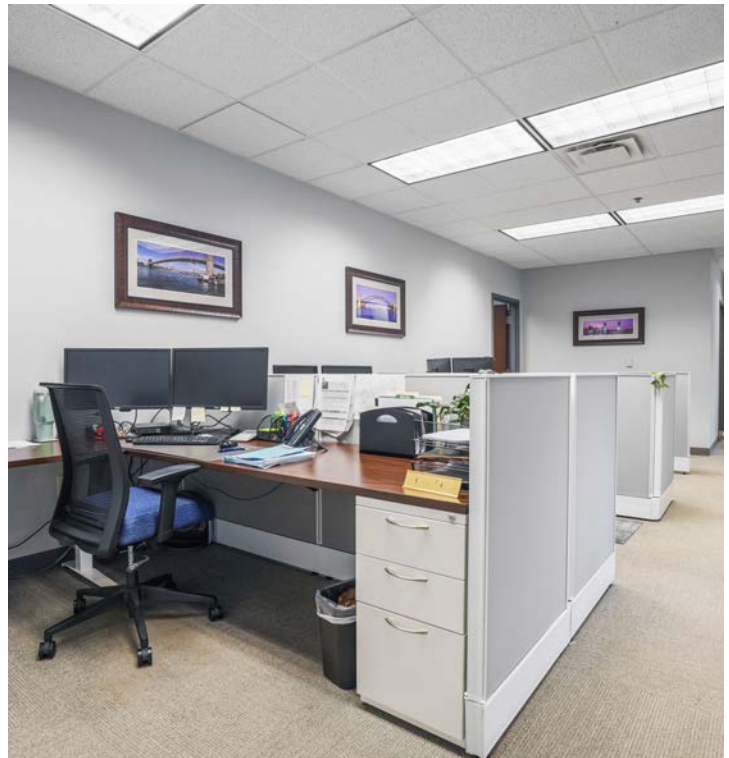
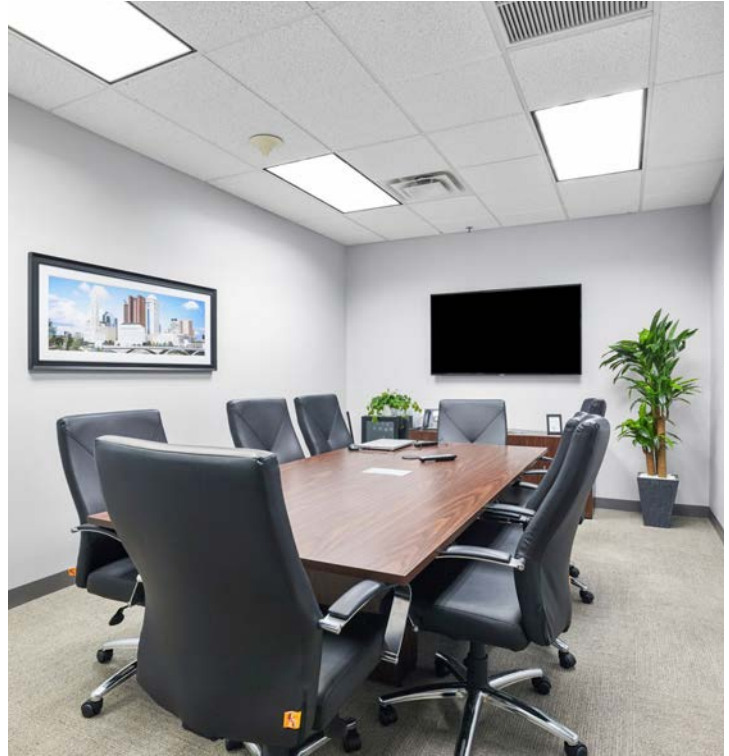
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SUITE 375

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NEARBY AMENITIES

Vibe® Westerville



OTHER WALKABLE AMENITIES



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NEARBY AMENITIES

VIBE WESTERVILLE



RESTAURANTS

- BRU BURGER BAR
- KITCHEN SOCIAL
- WINKING LIZARD
- HOT CHICKEN TAKEOVER
- RUSTY BUCKET
- RAISING CANES
- FIVE GUYS
- STARBUCKS
- CHIPOTLE
- CHICK-FIL-A
- PANERA BREAD
- LOCAL CANTINA
- CITY BARBECUE
- CHICKEN SALAD CHICK
- BARRY BAGELS
- 101 BEER KITCHEN
- FIRST WATCH
- GIORDANO'S
- OUTBACK STEAKHOUSE
- BUFFALO WILD WINGS
- SWENSONS
- CARRABBA'S
- TEXAS ROADHOUSE
- BIBIBOP
- OLIVE GARDEN
- MARCELLA'S
- BJ'S RESTAURANT
- SCRAMBLERS
- JIMMY JOHN'S
- RED ROBIN
- ROOSTERS
- SHAKE SHACK
- MITCHELL'S STEAKHOUSE
- MATT THE MILLER'S TAVERN
- TORCHY'S TACOS
- CHILE VERDE
- POLARIS GRILL
- BONEFISH GRILL



RETAILERS

- POLARIS FASHION PLACE
- IKEA
- COSTCO
- TOPGOLF
- CABELLA'S
- BEST BUY
- LOWE'S
- TARGET
- WORLD MARKET
- T.J. MAXX
- JO-ANN
- PETSMAST
- HOBBY LOBBY
- DULUTH TRADING
- THIRD FEDERAL BANK
- PNC BANK
- CHASE BANK
- HUNTINGTON BANK
- CFBANK
- ESPORTA FITNESS
- HAND AND STONE
- WALGREENS
- MORRIS HOME
- ASHLEY STORE



HOTELS

- RENAISSANCE COLUMBUS
- HYATT PLACE
- STAYBRIDGE SUITES
- CANDLEWOOD SUITES
- HAMPTON INN & SUITES
- FOUR POINTS BY SHERATON
- HILTON COLUMBUS/POLARIS
- HILTON GARDEN INN
- FAIRFIELD INN & SUITES
- EXTENDED STAY AMERICA
- COMFORT INN
- HOLIDAY INN EXPRESS
- DRURY INN & SUITES
- RESIDENCE INN BY MARRIOTT
- CAMBRIA HOTEL
- HOME2 SUITES BY HILTON
- HOMEWOOD SUITES BY HILTON

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