

WORTHINGTON GATEWAY

121 W. WILSON BRIDGE ROAD, Worthington, Ohio 43085



NEW CLASS “A” OFFICE FOR LEASE

NAOhio Equities

Leasing Information:

Matt Gregory, SIOR, CCIM
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Philip Bird, SIOR
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BUILDING OVERVIEW



NAI Ohio Equities is pleased to present an excellent opportunity to lease newly developed Class “A” office space at Worthington Gateway. The 7-acre mixed-use development features six buildings with the final building under construction. Building 5, is a four-story mixed-use building with 2,402 SF up to 25,518 SF available on the second and third floors. The first floor consists of retail space which will include a restaurant with an outdoor patio and salon use. Office users can include all professional uses, medical, dental, etc. Expected delivery date of Building 5 is the 1st Quarter 2024.

ADDRESS

121 W. Wilson Bridge Road
Worthington, OH 43085

BUILDING SIZE

±52,000 SF

FLOORS

Four (4)

AVAILABLE SF:

2,402 SF - 25,518 SF

PARKING:

±406 Total Spaces

PROPERTY FEATURES

- Prime Location in Highly Desirable Worthington Sub-market
- Convenient Access on Signalized Corner at W. Wilson Bridge Road and N. High Street
- Access to Patio Space on Second and Third Floors
- Located Directly Across from The Shops at Worthington Place
- Convenient Access to I-270, SR-315, I-71 and Rt-161
- Monument Signage Opportunities

LEASE RATE: \$20.75 PSF NNN

OPEX: \$10.00/SF

WWW.WORTHINGTONGATEWAY.COM

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AVAILABLE SPACE

| FLOOR | LEASE RATE | LEASE TYPE | SIZE (SF) |
|-----------|------------|------------|--------------|
| 2ND FLOOR | \$20.75 | NNN | 2,402-12,759 |
| 3RD FLOOR | \$20.75 | NNN | 2,402-12,759 |
| 2ND + 3RD | \$20.75 | NNN | 25,518 |

Development Plan

- A. Building 1 | Retail
- B. Building 2 | Retail
- C. Building 3 | Office
- D. Building 4 | Office/Retail
- E. Building 5 | Office/Retail
- F. Building 6 | Retail



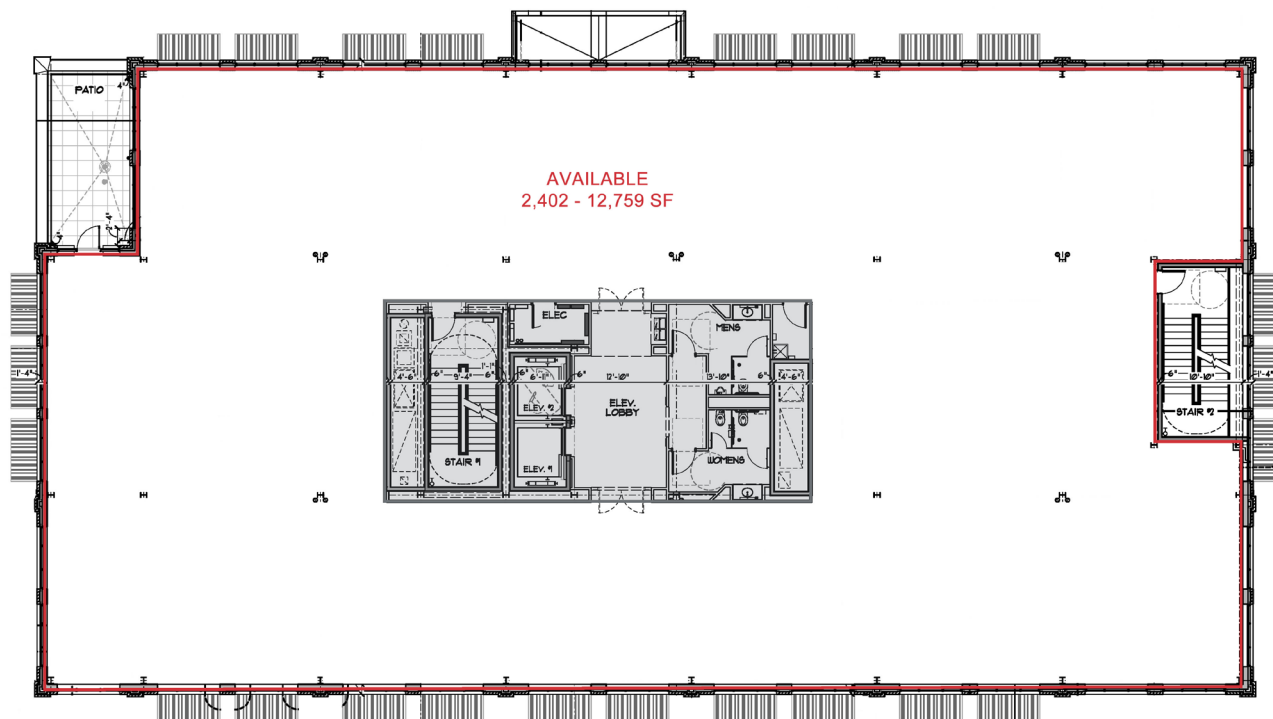
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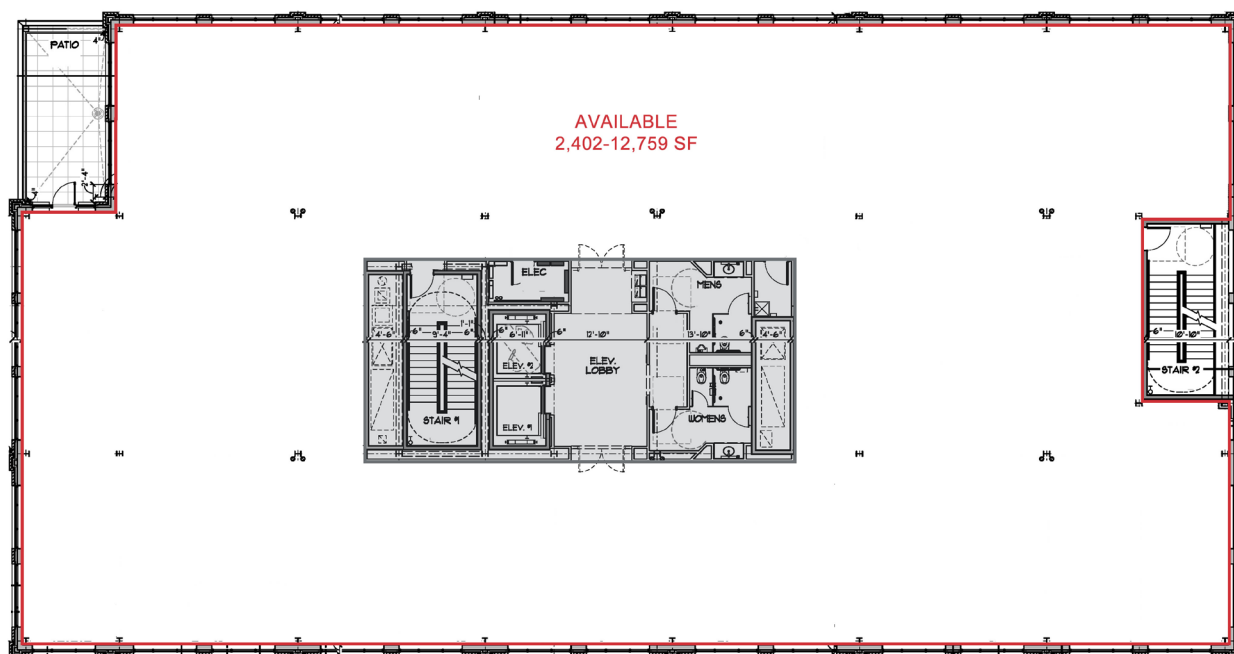
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FLOOR PLANS

SECOND FLOOR



THIRD FLOOR



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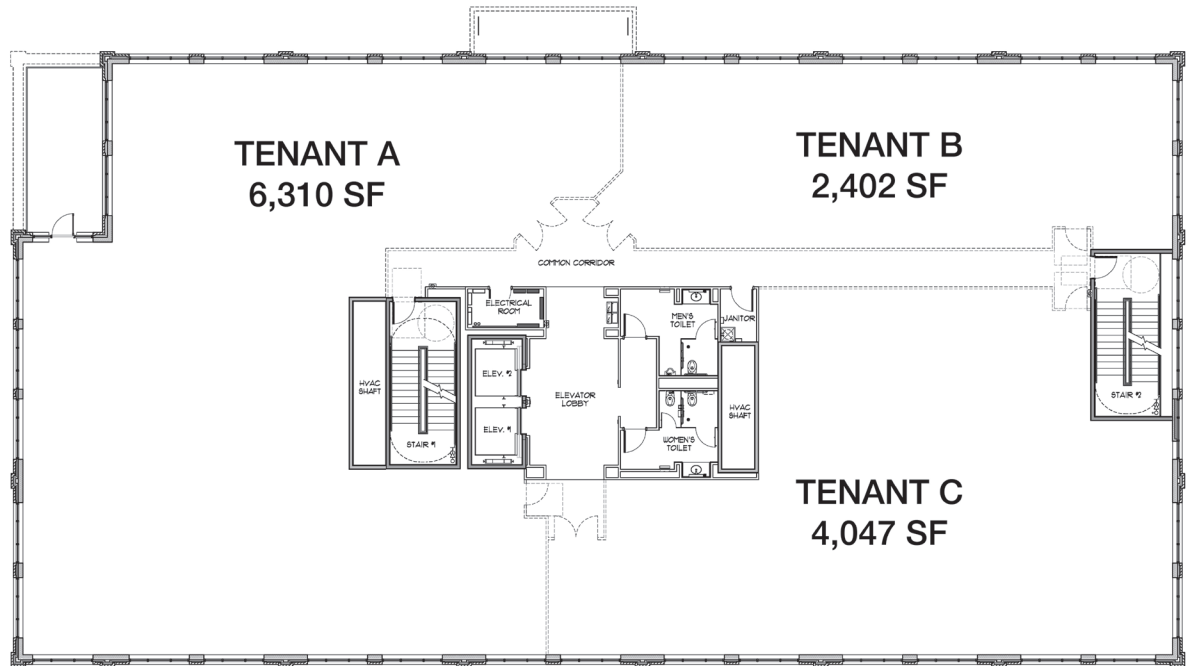
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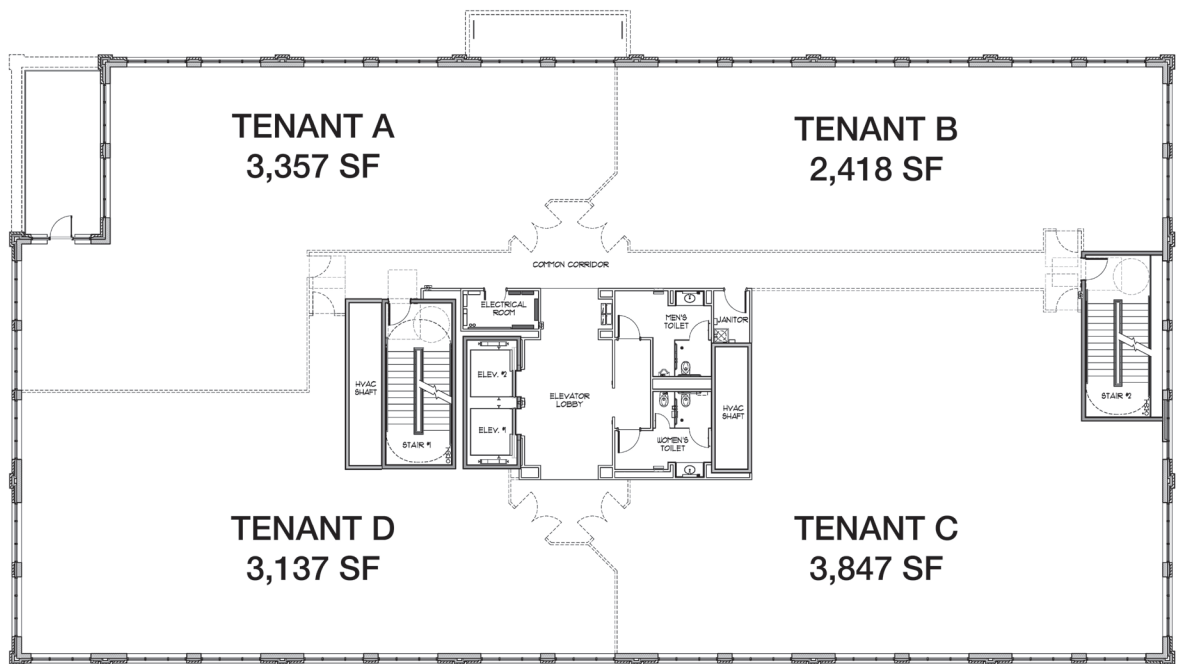
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CONCEPTUAL SPLITS

THREE TENANTS



FOUR TENANTS



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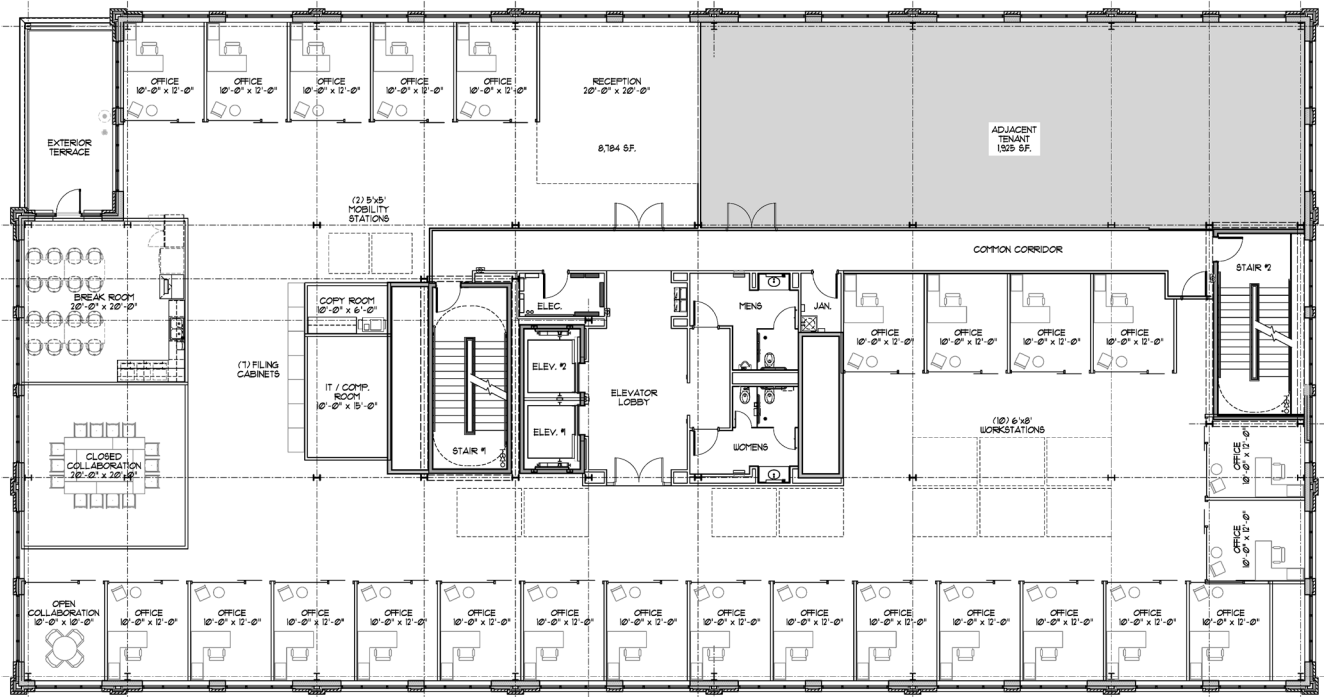
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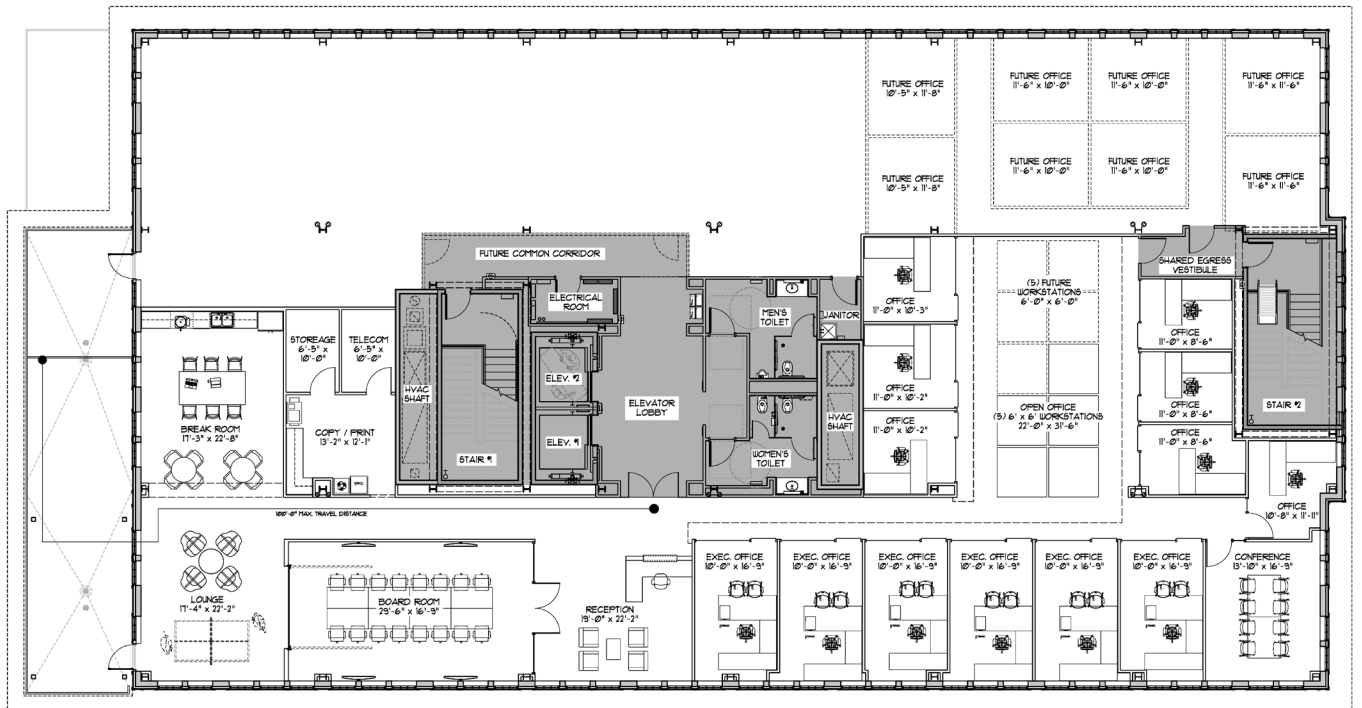
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CONCEPTUAL PLANS

8,784 SF TENANT PLAN



5,483 SF TENANT PLAN



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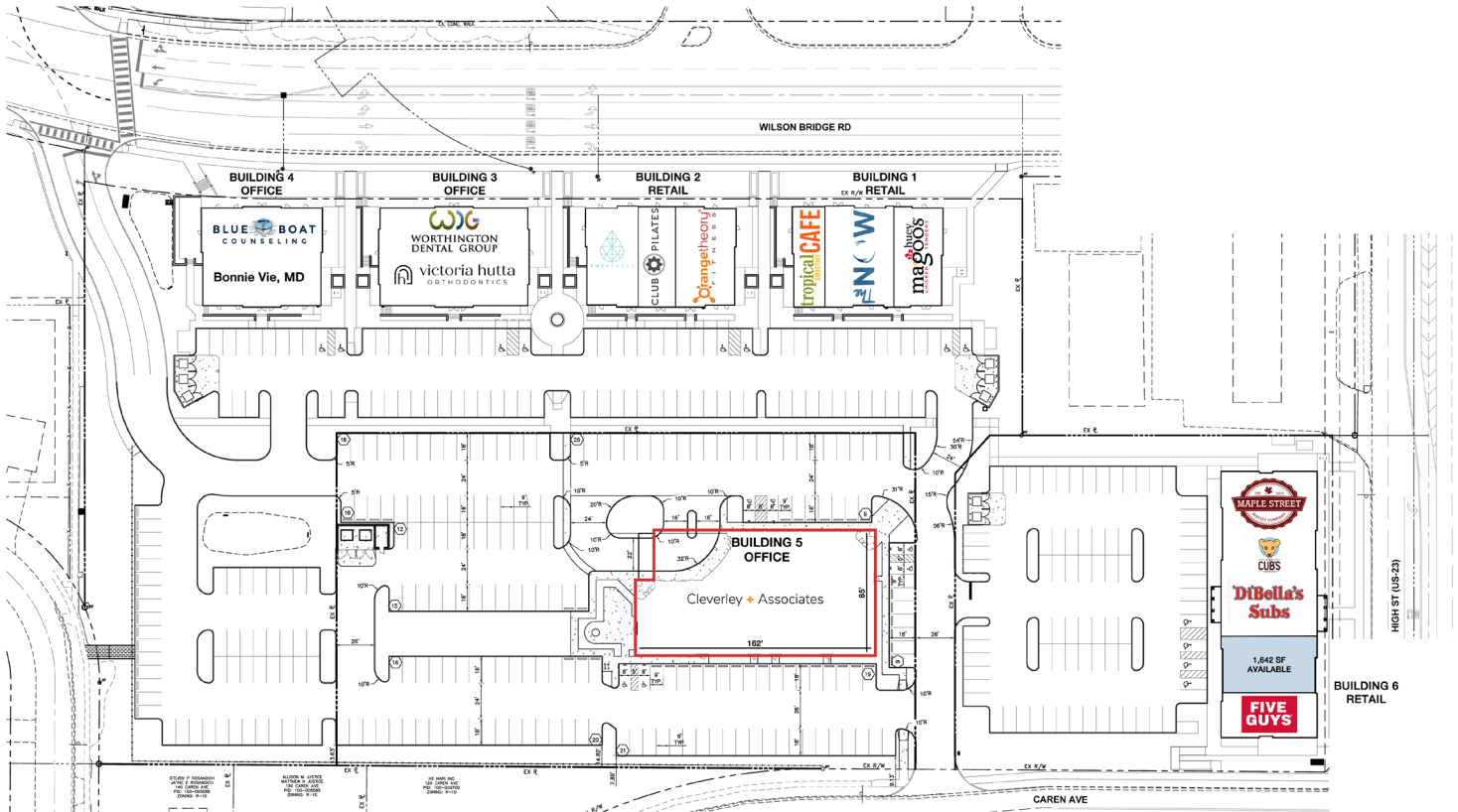
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SITE PLAN



TENANT MIX

BLUE BOAT
COUNSELING

WORTHINGTON
DENTAL GROUP

CLUB PILATES

Orangetheory
FITNESS

tropicalCAFE
SMOOTHIE

The NOW

magoo's
CHICKEN TENDERS

MAPLE STREET
EST. 2012
BOUTIQUE COMPANY

CUBS
COOKIES

DiBella's
Subs

FIVE GUYS

SWEATHOUZ

victoria hutta
ORTHODONTICS

Cleverley + Associates

Bonnie Vie, MD

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NA Ohio Equities

PHOTOGRAPHS



As of October 2023

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RENDERINGS



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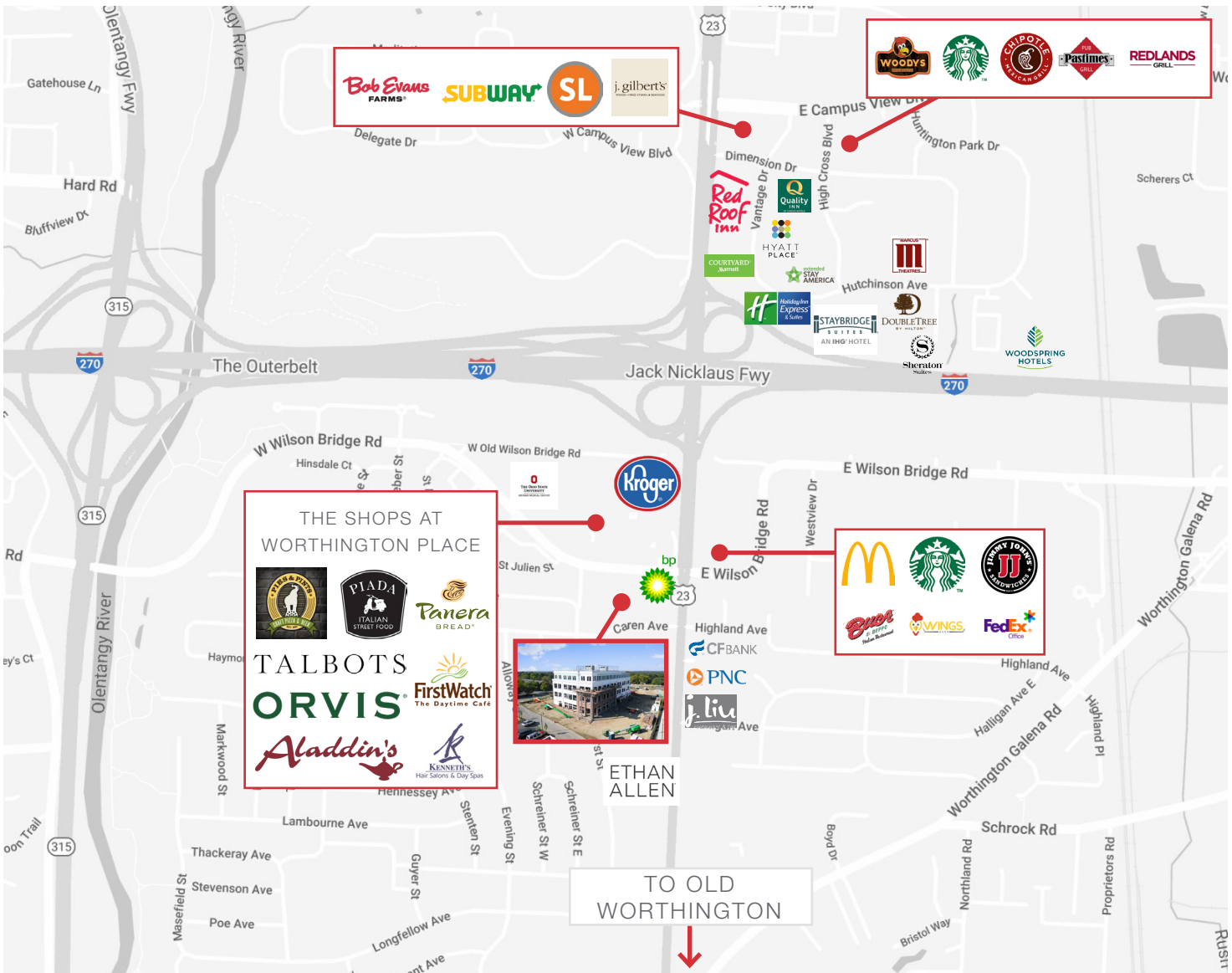
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HIGHLY DESIRABLE WORTHINGTON SUB-MARKET

DEMOGRAPHICS



| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|-----------|-----------|-----------|
| Population | 8,675 | 100,038 | 286,830 |
| Median Household Income | \$173,675 | \$131,026 | \$125,758 |
| Housing Units | 3,522 | 42,880 | 122,759 |



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NEARBY AMENITIES



RESTAURANTS

- FIVE GUYS
- LION CUB COOKIES
- TROPICAL SMOOTHIE
- HUEY MAGOOS
- MAPLE STREET BISCUITS
- DIBELLA'S SUBS
- J LIU
- BUCA DI BEPPO
- PIES & PINTS
- FIRST WATCH
- ALADDIN'S EATERY
- PANERA BREAD
- PIADA
- WINGS OVER COLUMBUS
- JIMMY JOHN'S
- MCDONALDS
- DAIRY QUEEN
- PORCH GROWLER
- JERSEY MIKE'S SUBS
- BIG APPLE BREAKFAST
- WORTHINGTON TAVERN
- THE PUB OUT BACK
- THE OLD BAG OF NAILS PUB
- JOYA'S
- THE WHITNEY HOUSE
- KITTIE'S
- PEACE, LOVE & LITTLE DONUTS
- GRAETER'S ICE CREAM
- EVEREST CUISINE
- HOUSE WINE
- DEWEY'S PIZZA
- LA CHATELAINE FRENCH BAKERY & BISTRO
- CHAPALA MEXICAN GRILL
- STARBUCKS
- J. GILBERT'S
- J. ALEXANDER'S
- PASTIMES PUB & GRILL
- BOB EVANS
- CHIPOTLE
- HC WAY
- SUBWAY
- EL ACAPULCO MEXICAN



RETAILERS / BANKS

- CLUB PILATES
- THE NOW
- ORANGETHEORY FITNESS
- SWEATHOUZ
- MARUCS CROSSWOODS
- KROGER
- TALBOTS
- ORVIS
- MODEALISE
- LEARNING EXPRESS TOYS
- BLISSFUL TRENDS
- JADE YOGA & WELLNESS
- HOWARD BROOKS INTERIORS
- CHASE BANK
- PARK NATIONAL BANK
- FEDEX
- FIFTH THIRD BANK
- TELHIO CREDIT UNION
- PNC BANK
- ETHAN ALLEN FURNITURE
- FCBANK
- FRESH THYME MARKET
- ACE HARDWARE
- CVS
- HOLLYWOOD FEED
- GOYOGA
- SEW TO SPEAK
- WORTHINGTON JEWELERS
- ALPHA SUIT
- VERNACULAR
- OASIS FACE BAR



HOTELS

- HYATT PLACE
- COURTYARD BY MARRIOTT
- HOLIDAY INN EXPRESS
- DOUBLETREE BY HILTON
- SHERATON SUITES
- WOODSPRING SUITES
- SURFACE INN WORTHINGTON
- RED ROOF
- QUALITY INN & SUITES
- EXTENDED STAY AMERICA

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Senior Vice President

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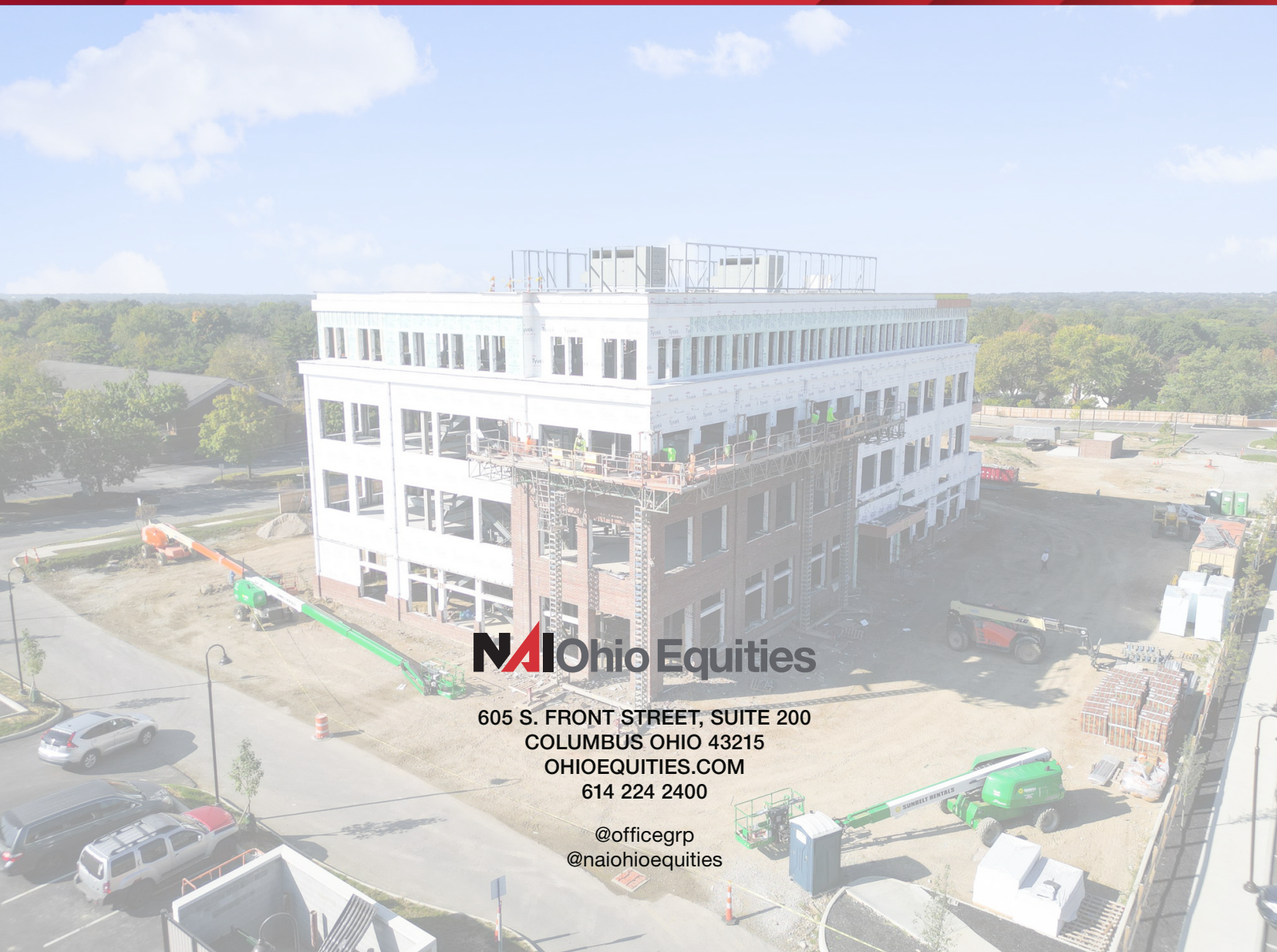
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