## OFFICE FOR SALE - ADJACENT TO NEW JUSTICE CENTER HUBER VILLAGE PROFESSIONAL CENTER



737-833 Eastwind Drive, Westerville, OH 43081



#### HUBER VILLAGE PROFESSIONAL CENTER

SALE	PRICE:	TBD

#### **PROPERTY INFORMATION**

SUBMARKET:	Westerville			
BUILDING DATA				
BUILDING SIZE:	19,348 SF			
SITE ACREAGE:	2.2 acres			
PARKING:	95 existing spaces. 4.91 / 1,000 SF			
ZONING:	Ol (Office Institutional)			
ECONOMIC INCENTIVES:	Community Reinvestment Area (CRA)			
SIGNAGE:	Monument Signage on Eastwind Drive			

#### **PROPERTY OVERVIEW**

The Huber Village Professional Center is a 19,348 SF single story office / medical building constructed in 1977 on 2.2 acres with immediate access to I-270 in the highly desirable Westerville submarket. The property is located within the Westerville Community Reinvestment Area offering potential economic incentives and is zoned for office / institutional uses and could be occupied by a single owner / user or purchased as an investment and leased out to multiple users. Adjacent to the new proposed 65,000 SF Westerville Justice Center.

#### **PROPERTY HIGHLIGHTS**

- Flexible Building Layout with Multiple Suites
- Ideal for medical or general office owner / user

#### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,282	36,158	85,737
Total Population	11,460	91,157	215,091

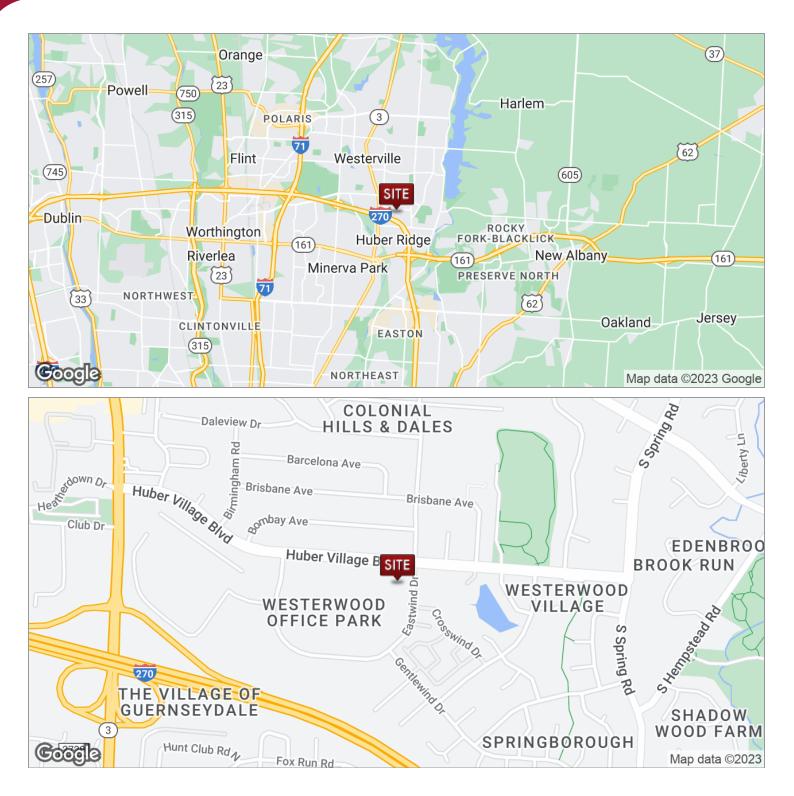
Todd Spencer, SIOR, CCIM todd.spencer@lee-associates.com C 614.327.0258

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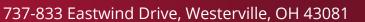
**Downtown Columbus** 



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