

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:** OI (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

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Downtown Columbus



Rt. 3 / State St

HCR Manorcare

Site of Westerville's Proposed  
new 65,000 SF Justice Center

Eastwind Dr

Huber Village Blvd

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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