

FOR SALE



NEGOTIABLE

9039 Antares Avenue, Columbus, OH 43240

Spectacular Penthouse Office Suite

- Fantastic modern finishes from top to bottom.
- Built in 2006 with glass walls & built in furnishings.
- Fantastic reception and breakroom areas.
- 5,073+/- Sq Ft with excellent 360° views.
- Multiple offices and open space.
- Great location surrounded by the amenities.
- Private rooftop patio.
- Subject to bank approval.



Click Here for Video

BEST CORPORATE REAL ESTATE
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.

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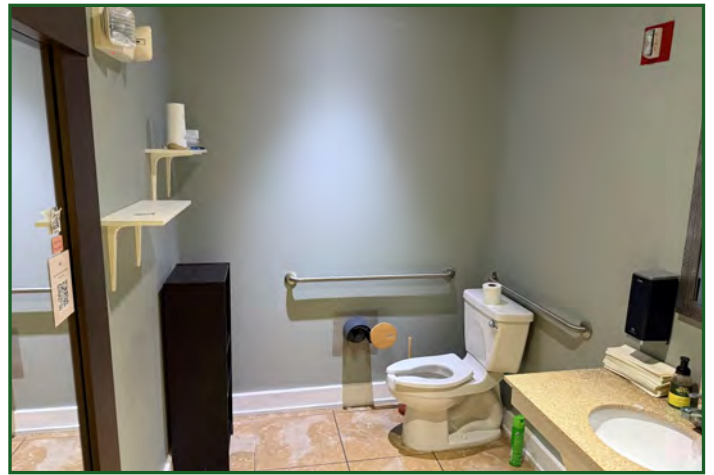
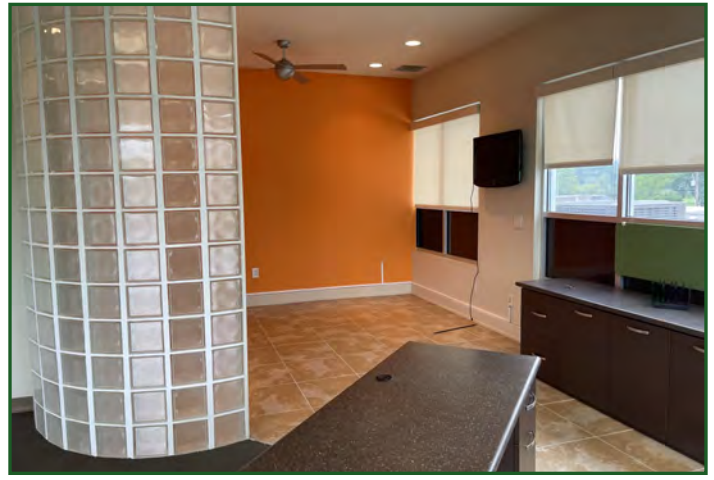


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Aerial View

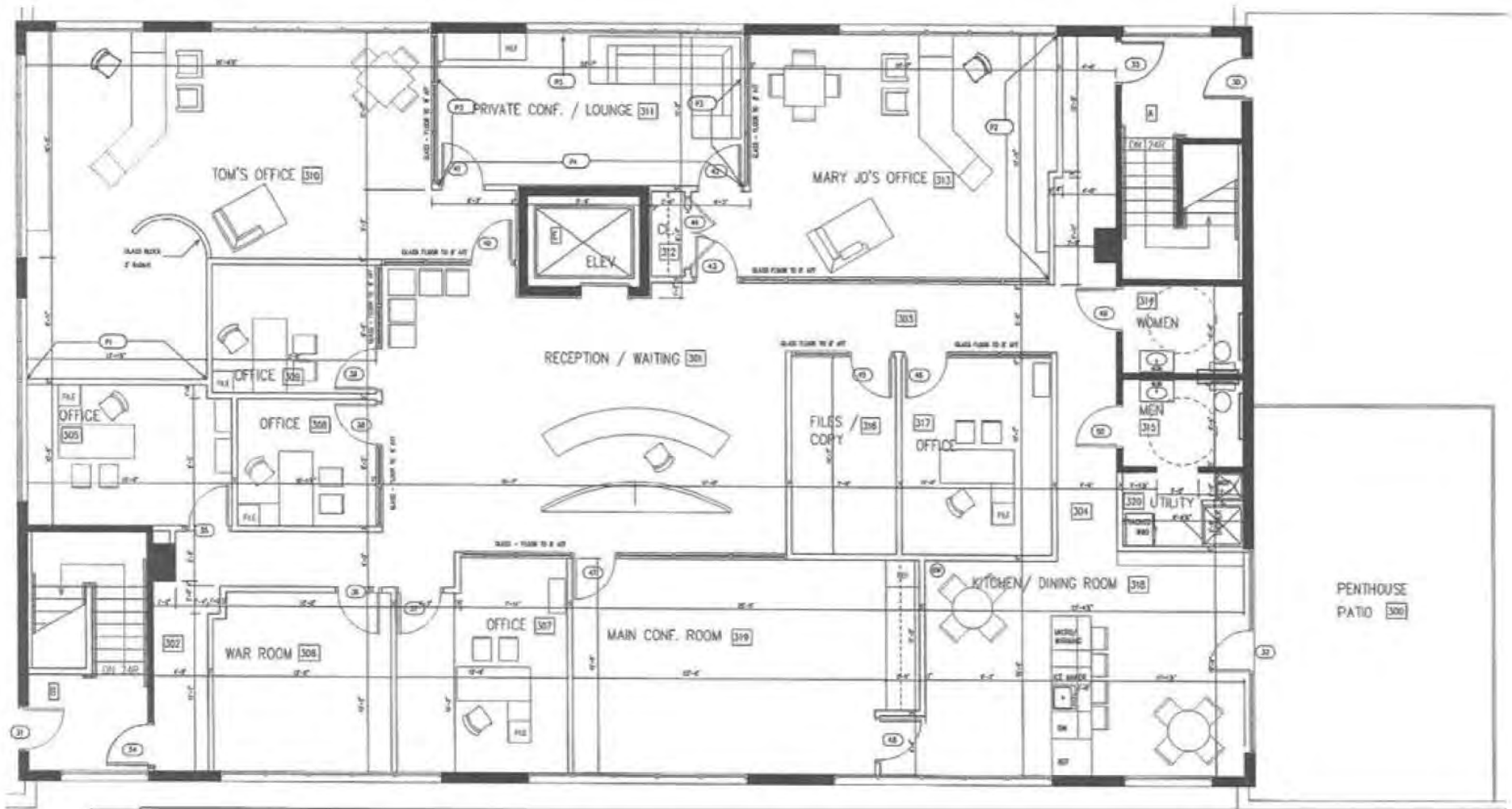


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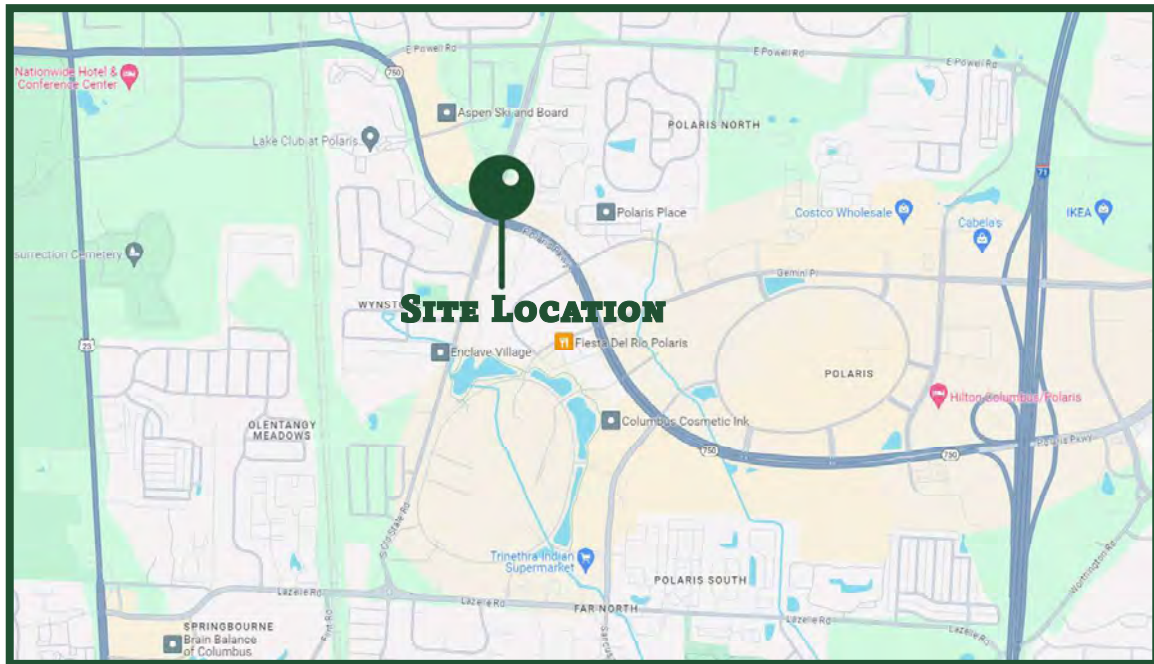
Amenities



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NEARBY TRAFFIC COUNT

Street	Avg Daily Volume
POLARIS PKWY - S OLD STATE RD	48,751
POLARIS PKWY - GEMINI PKWY	40,269
GEMINI PKWY - ANTARES AVE	19,403



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		5,412	51,885	109,404
Households (2020)		6,777	29,703	55,508
Avg Household Income (2020)		\$86,726	\$100,563	\$95,026

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Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population. Central Ohio region is projected to reach a 3.15 million population by 2050.



2,230,960
residents



826,729
households



\$63,498
median household
income

#1

Opportunity
City

#4

City to Start
a Business

#5

City for
Entrepreneurs
& Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

Top Employers



Intel to invest \$20 billion into Central Ohio that will employ approximately 3,000 workers.



Delaware County Overview



Population:

220,000



Total Households:

86,478



Median Household
Income

\$106,908

Notable Employers



GREIF



Kroger



JPMORGAN CHASE & CO.



- ◆ **Delaware County is located just 25 miles north of Downtown Columbus**
- ◆ **Delaware County is comprised of multiple cities including: Delaware, Powell, Sunbury, Dublin, and Westerville**
- ◆ **Delaware County is working on multiple new projects including ODOT Transportation Improvements as well as the recent Intel Corp. investment and new economic development within townships (residential & commercial)**
- ◆ **Located in the fastest growing metropolitan areas in the Midwest, with access to Columbus MSA**

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By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

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