

Updated in 2023!

OFFICE FOR SALE OR FOR LEASE

**7575 HUNTINGTON PARK DR**

WORTHINGTON, OH



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## Property Overview

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**7575 Huntington Park Dr** is a 129,826 GSF Class A office building located in Worthington, one of Columbus, Ohio's top suburban office submarkets. Since its development in 1992, the building has been 100% occupied by a single tenant until the end of 2020. Now under new ownership, recent renovations include new common areas and an entire floor of tenant amenities.

# Property Highlights



\$21.95/PSF  
MG



CLASS A  
OFFICE



THREE  
STORIES



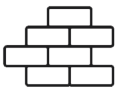
5.42/1,000 SF  
PARKING



95,500 SF  
AVAILABLE  
(45,000 SF  
Floor Plate)



13.8 MILES  
TO AIRPORT



RENOVATED  
IN 2023



CONVENIENT  
ACCESS TO 270,  
23, AND 315

**SALE PRICE: \$12,350,000**

Over \$2M in Common Area  
Improvements!



# Property Details

7575 Huntington Park Drive offers large floor plates, building signage potential and an above market parking ratio of 5.42/1,000 RSF. It is located within easy access to I-270 and US-23.

## Large Floor Plates:

- Building signage potentially available
- 12,000 SF of tenant amenities which include lounge, fitness room, cafeteria, secure storage, and more
- Many nearby area amenities including food, shopping, and lodging

## Additional Features:

- Backup generator available
- Updated LED lighting
- High efficiency building
- Below market Class A Operating Expenses

## Outdoor Features Include:

- Large pond with fountain
- Outdoor seating and gathering space
- Paths and walkways



Tenant Lounge

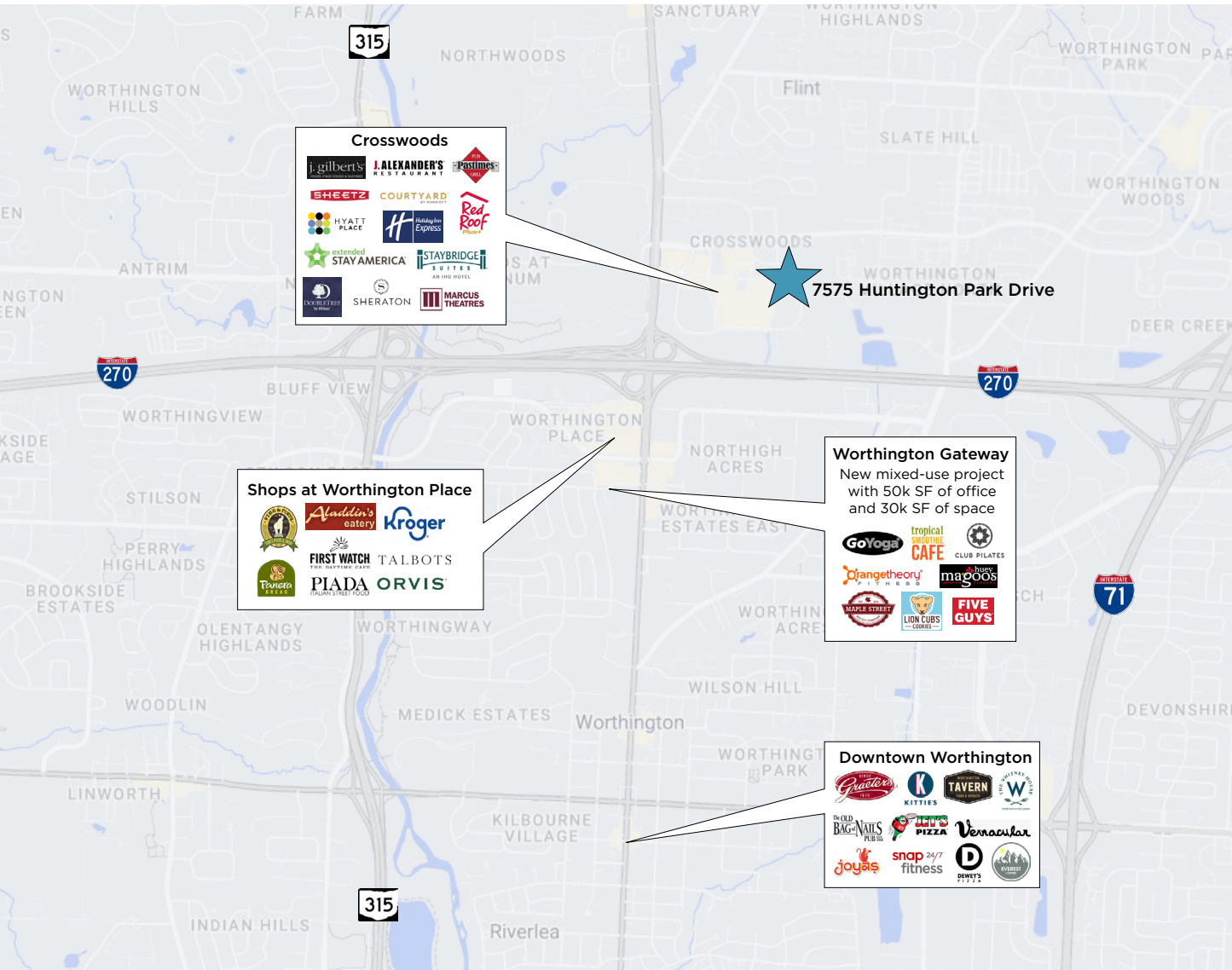
## Availability:

RENTABLE AREAS (APPROXIMATE)		
FLOOR	SUITE	SF
1ST	Entire Floor	39,092 SF Total
1ST	A	13,077 SF (LEASED)
1ST	B	1,529 SF (LEASED)
1ST	C	24,486 SF
2ND	Entire Floor	43,006 SF
2ND	A	6,125 SF (LEASED)
2ND	B	12,043 SF
2ND	C	11,942 SF
2ND	D	12,895 SF
3RD	Entire Floor	44,800 SF
<b>TOTAL</b>		<b>126,899 SF</b>

**Basic Lease Rate: \$21.95/SF MG**

# Location Overview

7575 Huntington Park Drive is located in Crosswoods Office Park, with convenient access to I-270, US-23, and SR-315. The Worthington submarket offers a wide variety of amenities which include shopping, restaurants, banks, and lodging. The property is also less than 10 minutes to Polaris.



## Nearby Amenities

### Restaurants:

- J Alexander's
- Bob Evans
- Chipotle
- Starbucks
- El Vaquero
- 7 Brew Coffee
- OH Pizza & Wings
- Wendy's
- Taco Bell
- Maple Street Biscuit Co
- Huey Magoo's
- Pies & Pints
- First Watch
- Aladdin's Eatery
- McDonald's
- Lion Cub's Cookies
- Five Guys
- DiBella's Subs

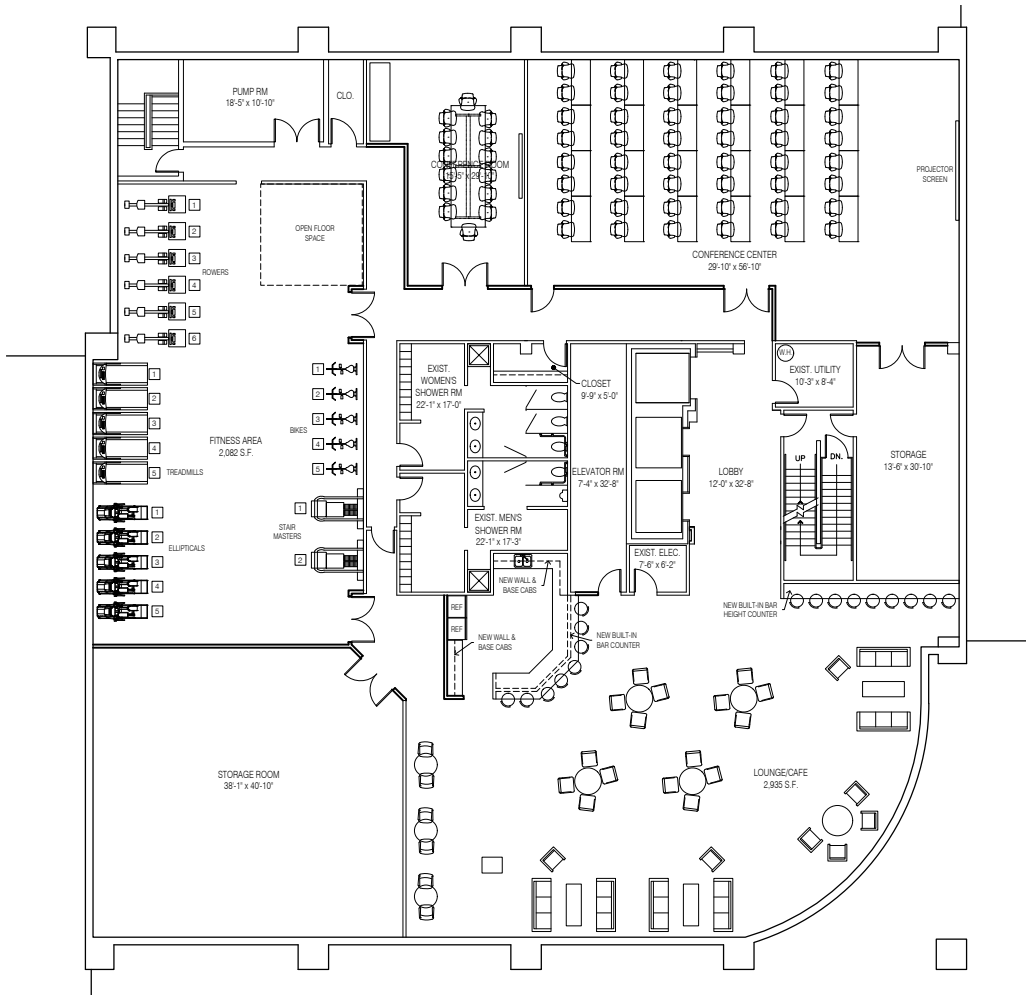
### Shopping:

- Kroger
- Talbots
- The Hills Market
- Road Runner Sports

# Floor Plans

## Lower Level

The Lower Level is a full floor of tenant amenities which include a lounge, fitness room, cafeteria and more.



Scan or click the QR Code below or [click here](#) to experience a 360 Tour of the Lobby and Lower Level!

# Floor Plans

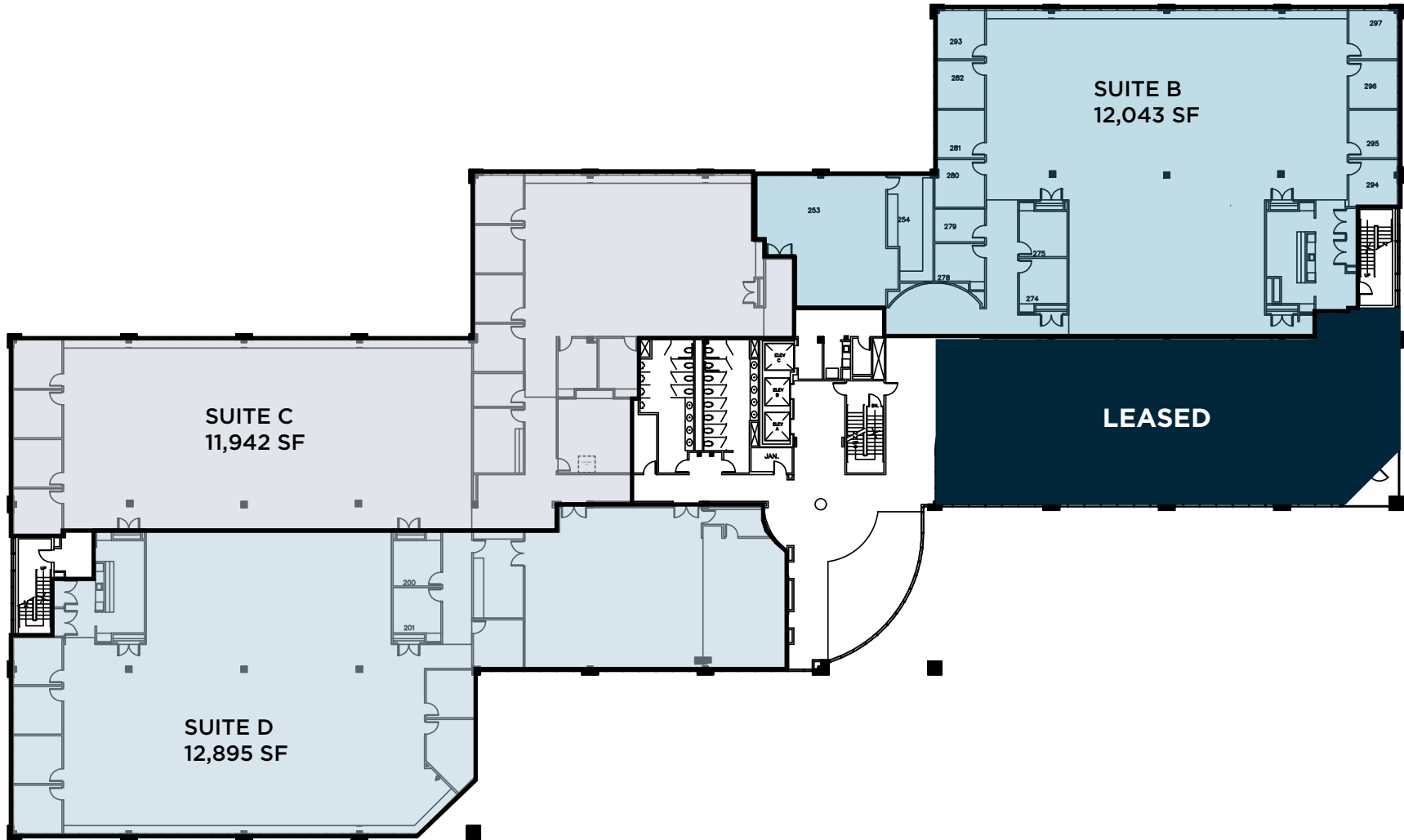
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First Floor  
39,092 SF



# Floor Plans

Second Floor  
43,006 SF

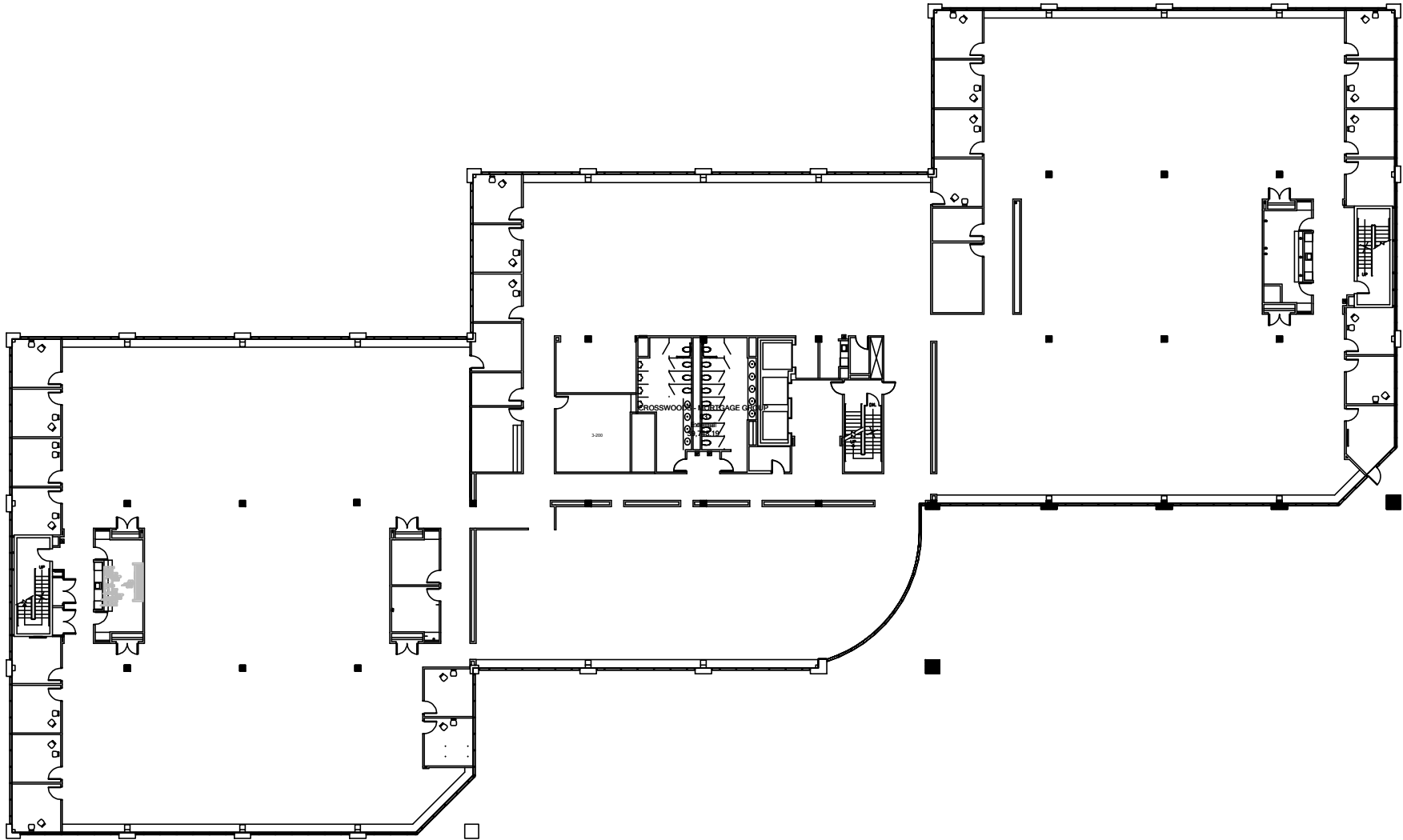


# Floor Plans

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## Third Floor

44,800 SF - Full Floor Available



# Building Lobby



# Amenity Floor





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Ownership Disclosure: Agents have an ownership interest in the property.

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