



400 Venture Drive

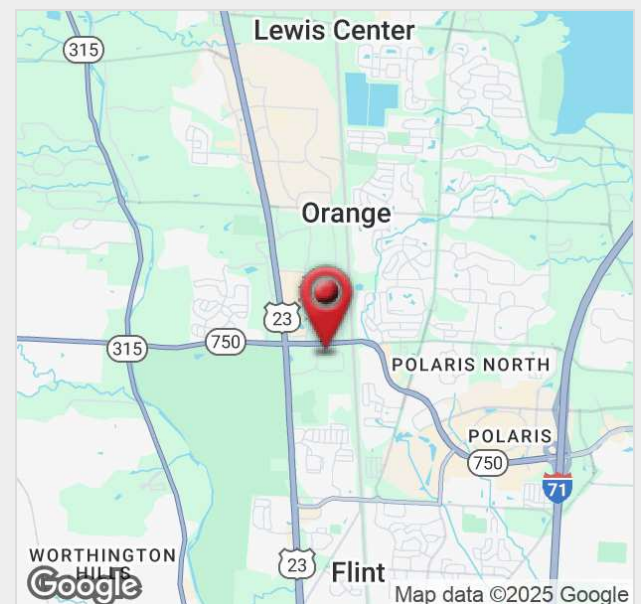
Lewis Center, Ohio 43035

Property Features

- 8,120 SF Available on the First Floor
- 7 Private Offices
- 3 Conference Rooms & 1 Training Room
- Large Breakroom & Open Work Spaces
- Direct Access to Suite from Parking Lot
- Access to Covered Patio
- Monument Signage Available
- 4.0/1,000 SF Parking Ratio
- Located in the Green Meadows Corporate Park
- Near the Nationwide Conference and Event Center (The Ohioan)
- Close Proximity to Polaris Amenities such as Shopping, Restaurants, Hotels, & Other Retailers
- Convenient Access to Polaris Parkway, SR-315, & I-71

Lease Rate: \$15.00 SF/Yr (MG)

www.LewisCenterOffice.com



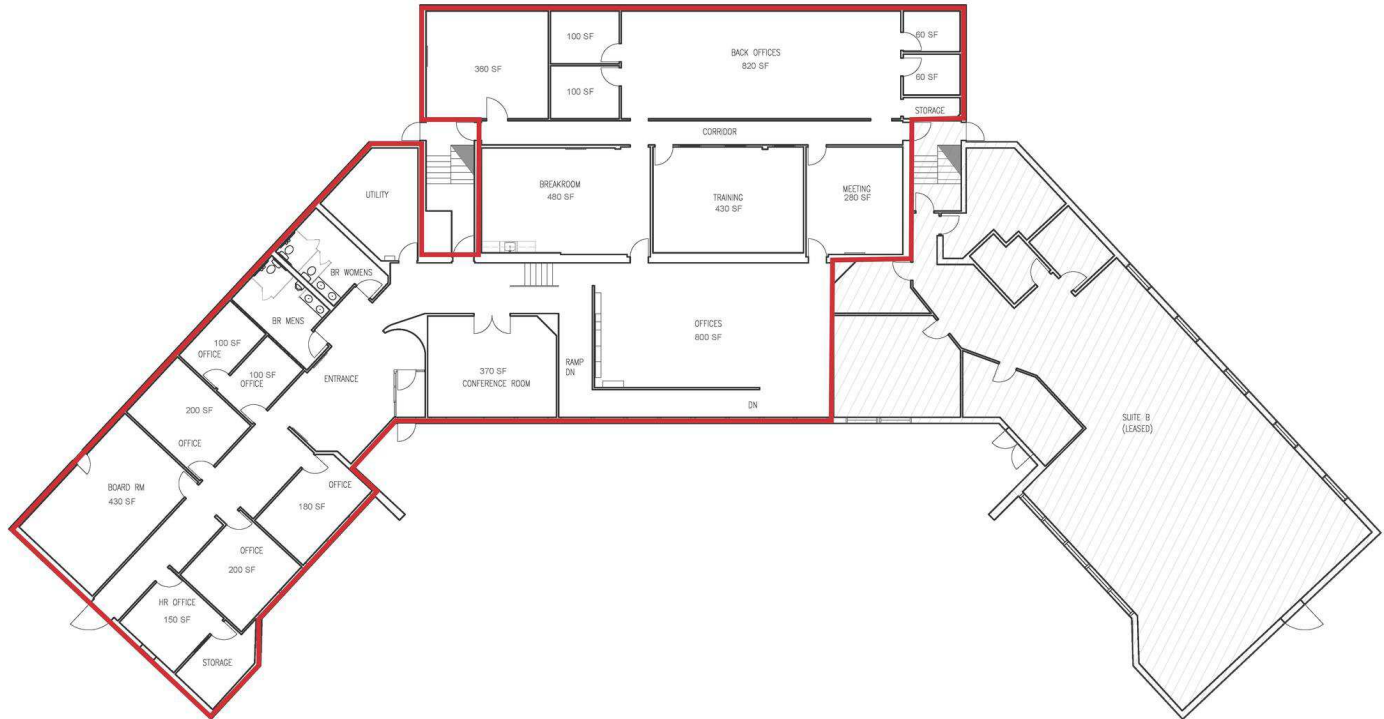
For more information:

Matt Gregory, SIOR, CCIM

614 629 5234 • mgregory@ohioequities.com

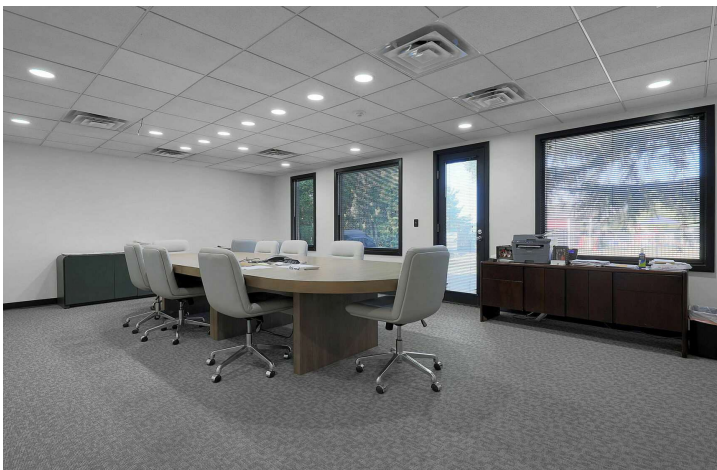
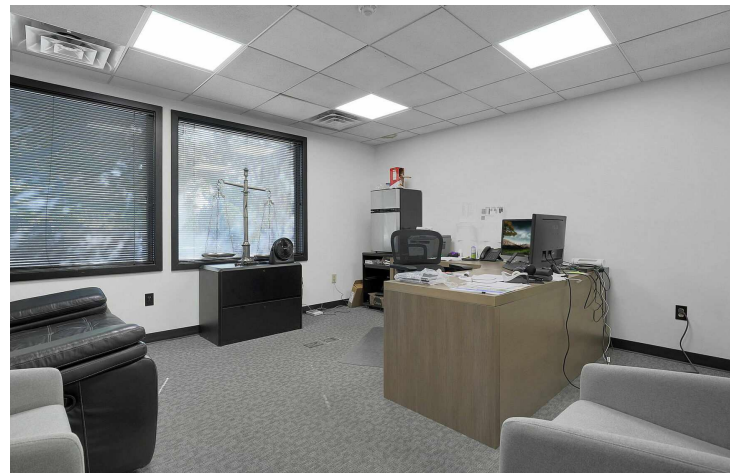
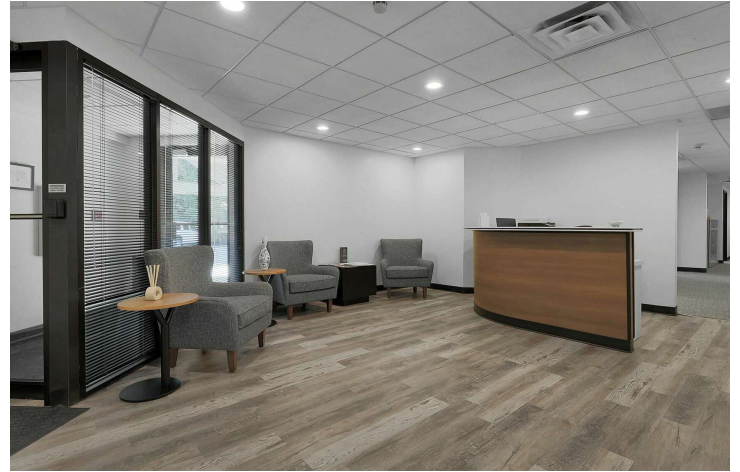
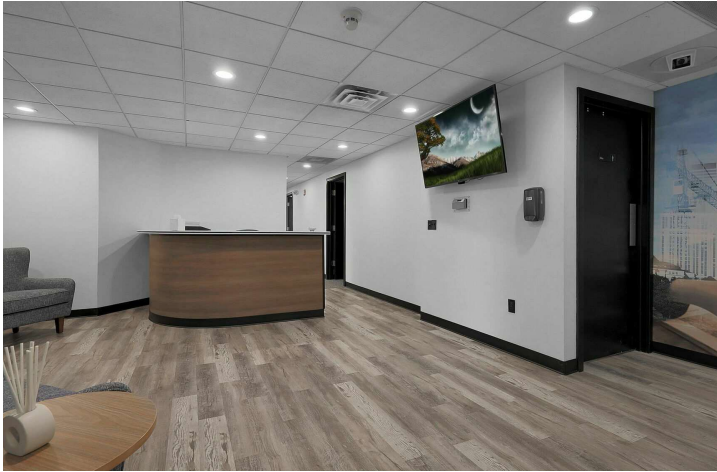
Philip Bird, SIOR

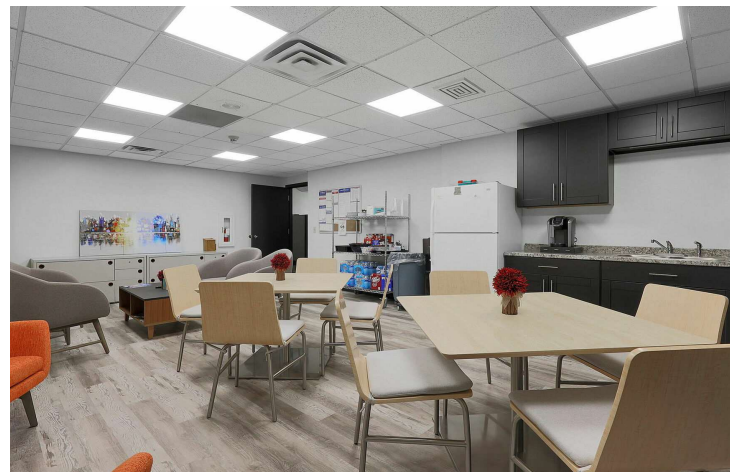
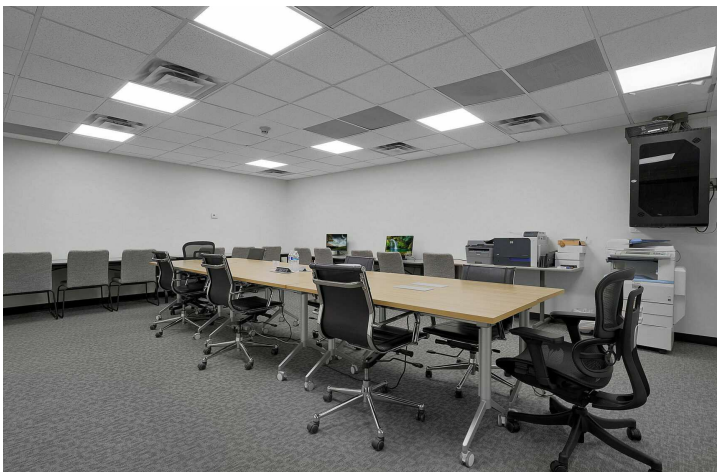
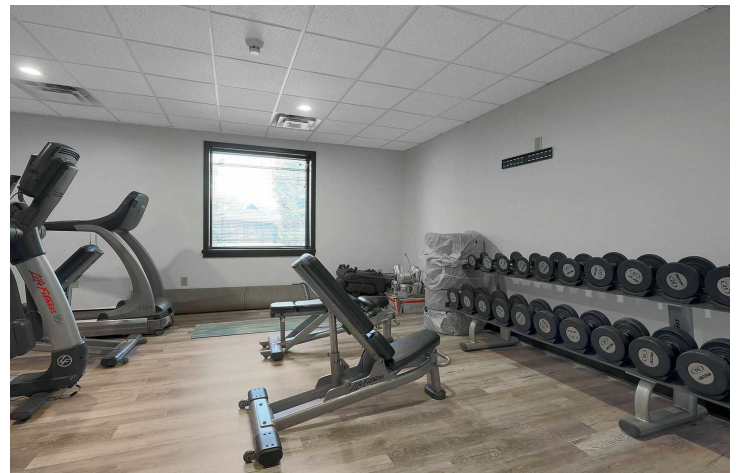
614 629 5296 • pbird@ohioequities.com



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 100	Office	\$15.00 SF/YR	Modified Gross	8,120 SF	VACANT

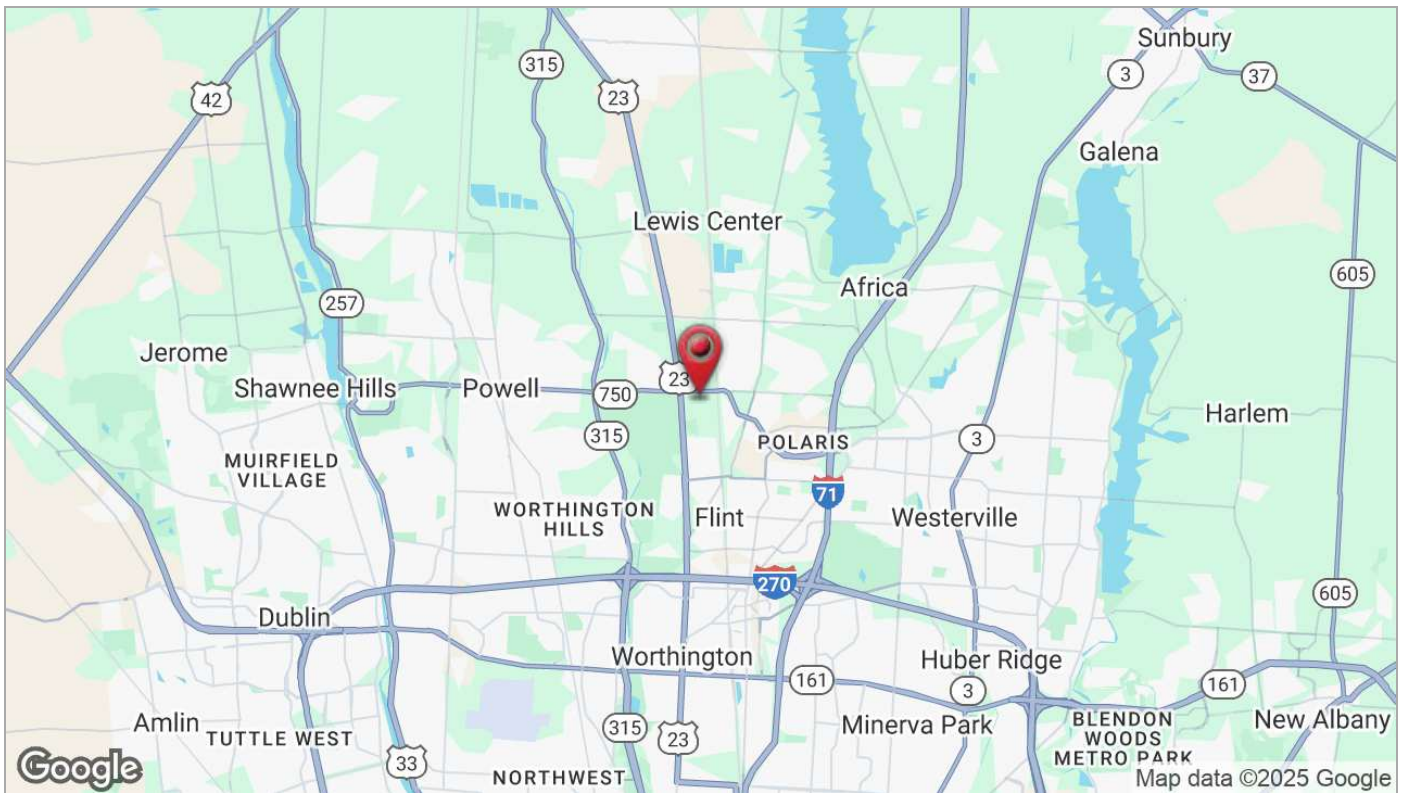
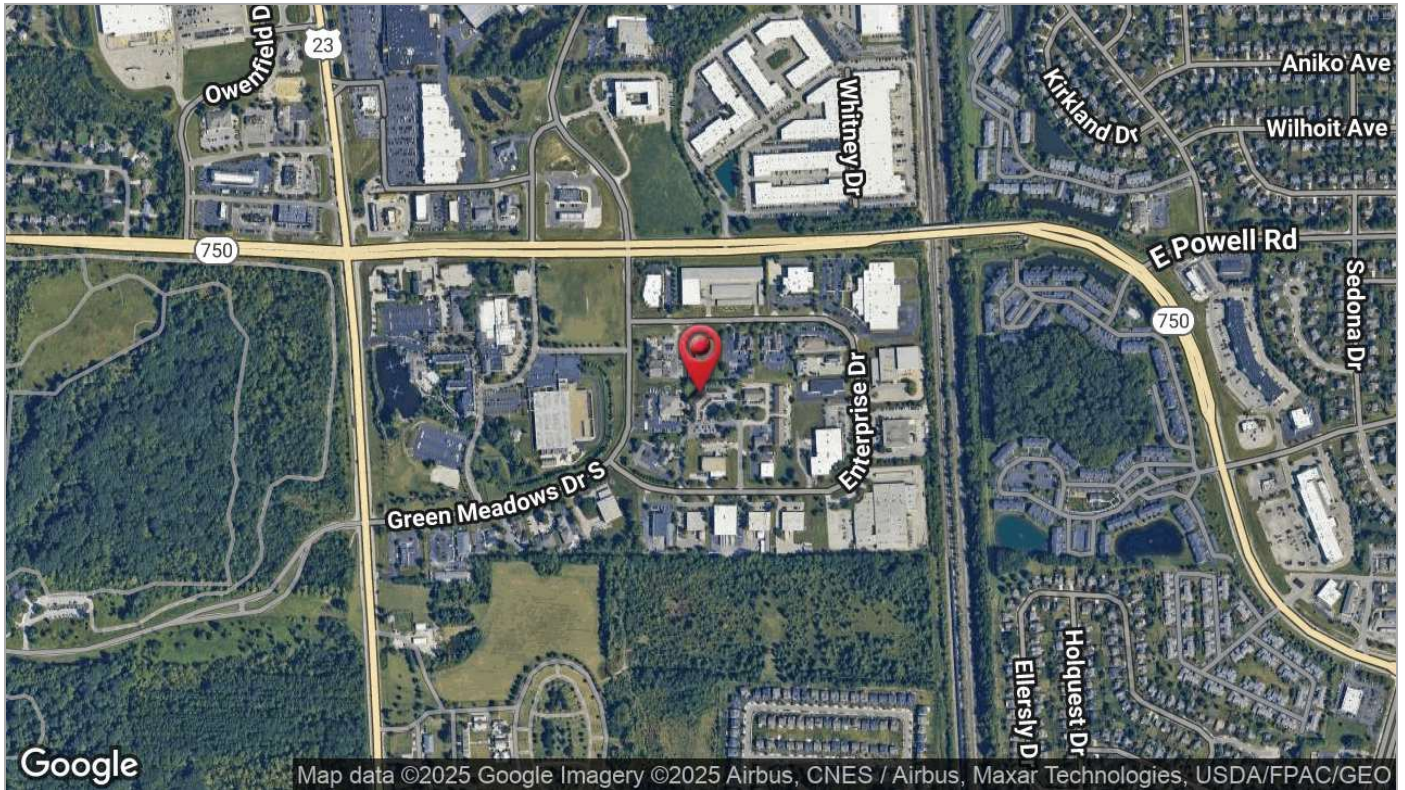


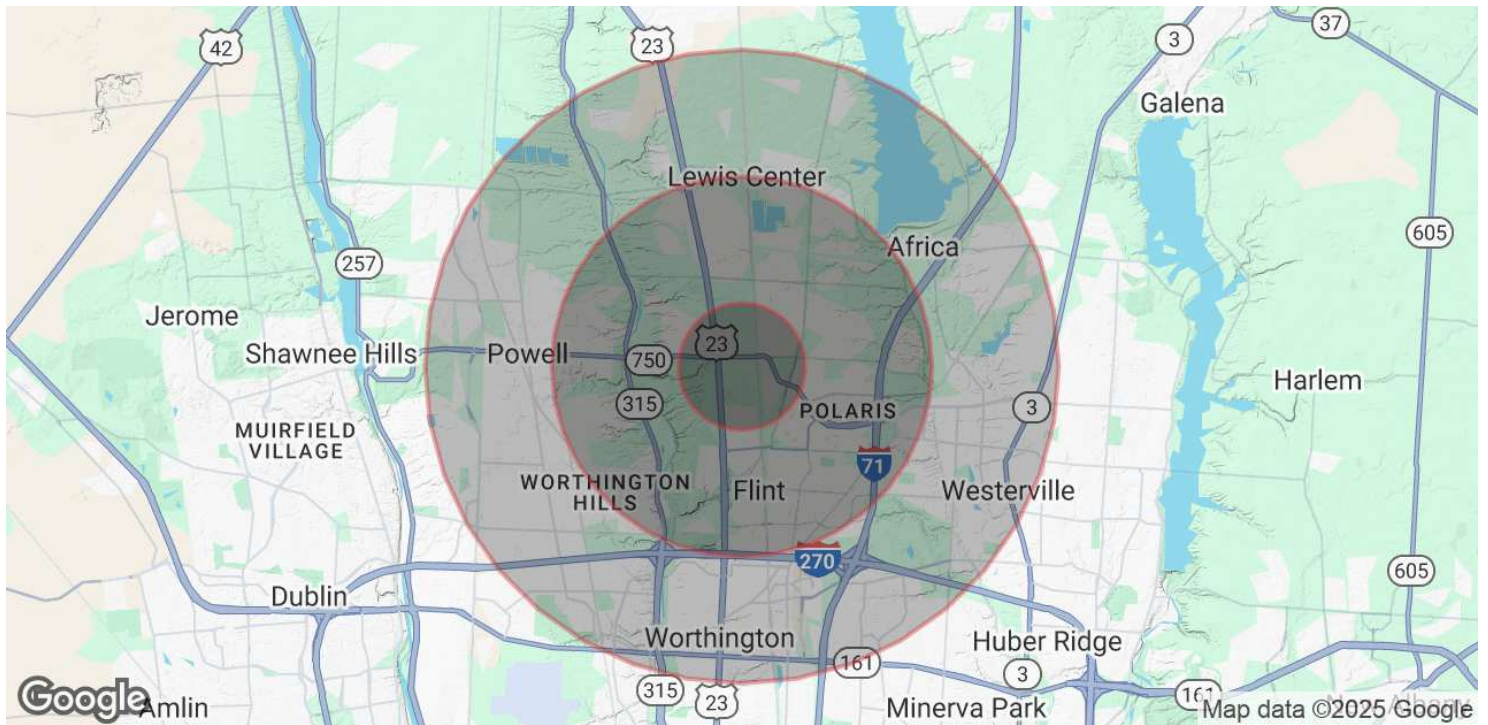












POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,758	51,279	135,617
Average age	31.4	33.5	35.8
Average age (Male)	31.5	32.5	35.2
Average age (Female)	31.3	34.7	36.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,474	20,359	52,621
# of persons per HH	2.3	2.5	2.6
Average HH income	\$86,019	\$96,285	\$101,384
Average house value	\$269,720	\$309,959	\$300,833

* Demographic data derived from 2020 ACS - US Census