



UPDATED OFFICE SPACE FOR LEASE  
**8415 & 8425 PULSAR PLACE**  
COLUMBUS, OH



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8415 Pulsar Place



## Property Overview

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**8415 and 8425 Pulsar Place** are two four-story Class A office buildings located adjacent to the Polaris I-71 Interchange. Each building has a unique combination of brick, concrete and glass exterior. The property boasts high-end finishes, ample parking and easy interstate access. The Offices at Polaris have recently undergone interior and exterior renovations!

8425 Pulsar Place





**Polaris**

**Tenant Signage Opportunity**  
- visible to over 120,000 vehicles per day on I-71.

**Polaris Pkwy**



## Property Highlights



\$13.50/SF NNN



Class A Office



95,000 SF Available



Renovated in 2018



Four Stories



4.5/1,000 SF Parking



13.8 Miles to the Airport



Adjacent to I-71 On/Off Ramps & Polaris Pkwy

# Availability

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## 8415 Pulsar Place

SUITE	RSF	PSF	COMMENTS
120	5,900	\$13.50 NNN	Mostly open space with some private offices and glass conference room.
210	4,969	\$13.50 NNN	
3rd Floor	6,906	\$13.50 NNN	

8415 Pulsar Place Estimated Operating Expenses: \$9.90 PSF

## 8425 Pulsar Place

SUITE	RSF	RATE/RSF	COMMENTS
225*	5,668	\$13.50 NNN	Mostly hardwall offices with interior offices.
250*	2,849	\$13.50 NNN	Good mix of offices and open-space with excellent lobby access.
270	2,819	\$13.50 NNN	Open floor plan spec suite
280	2,875	\$13.50 NNN	Efficient suite with private offices and conference room.
300+	12,843	\$13.50 NNN	Hardwall offices with conference rooms and centralized break room.
330+	2,688	\$13.50 NNN	Hardwall offices with break room and conference room.

8425 Pulsar Place Estimated Operating Expenses: \$9.90 PSF

\* Suites 225 & 250 can be combined for a total of 8,517 SF

+ Suites 300 & 330 can be combined for a total of 15,531 SF

# Location Overview

Polaris Center of Commerce is a master planned development of 1,200 acres. Opening in 1991, the development now contains over 120 buildings totaling over 8 million SF of space. Polaris is home to approximately 200 companies employing nearly 25,000 people. Included in this number is JP Morgan Chase's corporate center, employing 9,000 in 2 million SF of space.

The Polaris office submarket currently contains nearly 4 million SF of office space. Polaris Fashion Place and various retailers surrounding, occupy 3 million SF of space, providing a multitude of restaurants, banking, medical and services to the area.



## Nearby Amenities

### Polaris Mall:

- Macy's
- Von Maur
- Saks Fifth Avenue
- Barnes & Noble
- JC Penny
- Pottery Barn
- GAP
- Cheesecake Factory
- Molly Woo's
- Brio Italian
- Apple

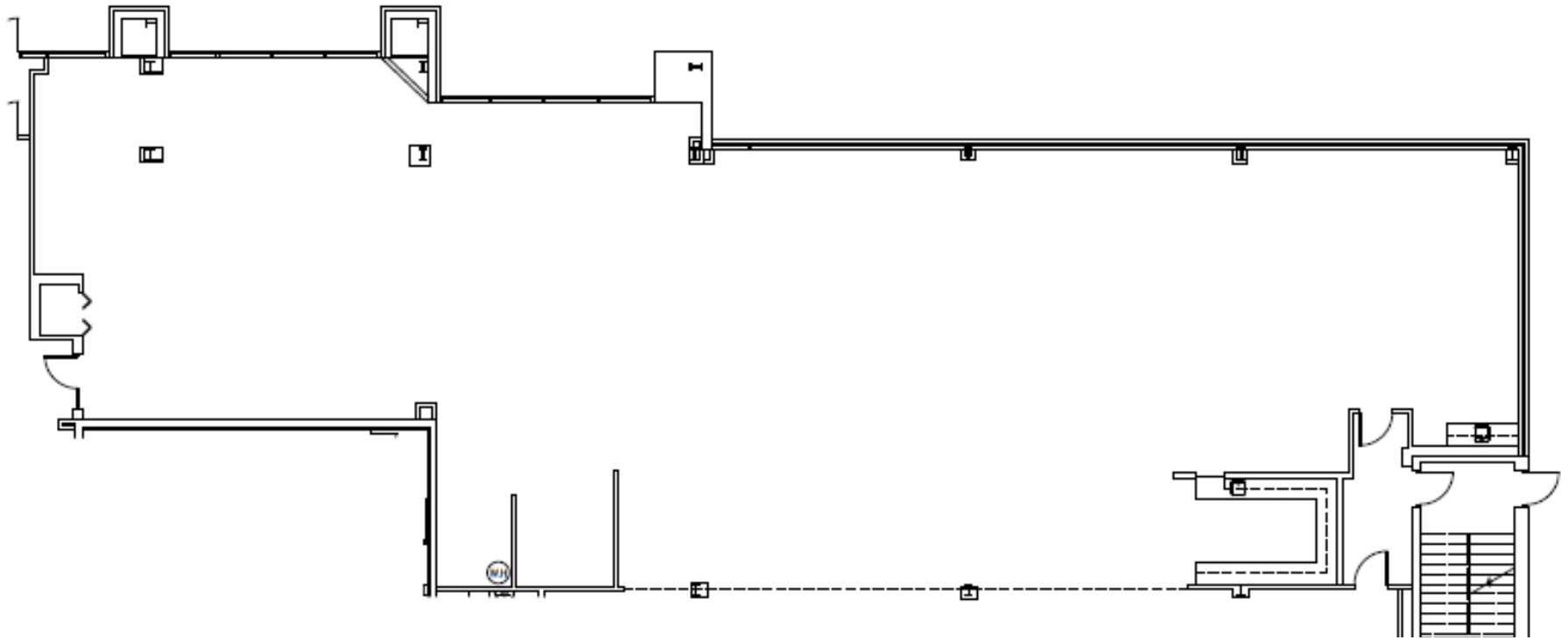
### Polaris Submarket:

- Kitchen Social
- Mitchell's Steakhouse
- First Watch
- Rusty Bucket
- Chick-fil-A
- Starbucks
- Local Cantina
- Kroger
- Fresh Thyme
- Target
- Costco
- IKEA
- Cabela's
- Top Golf

# Floor Plans

8415 Pulsar Place

Suite 120 - 5,900 SF (Divisible to 2,677 SF)



N building key plan

First Floor

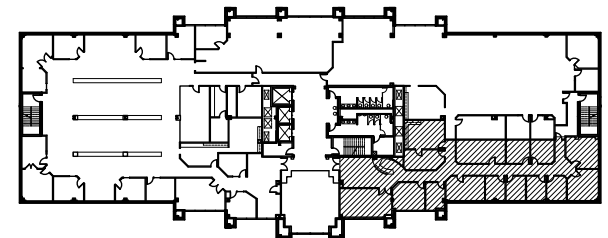
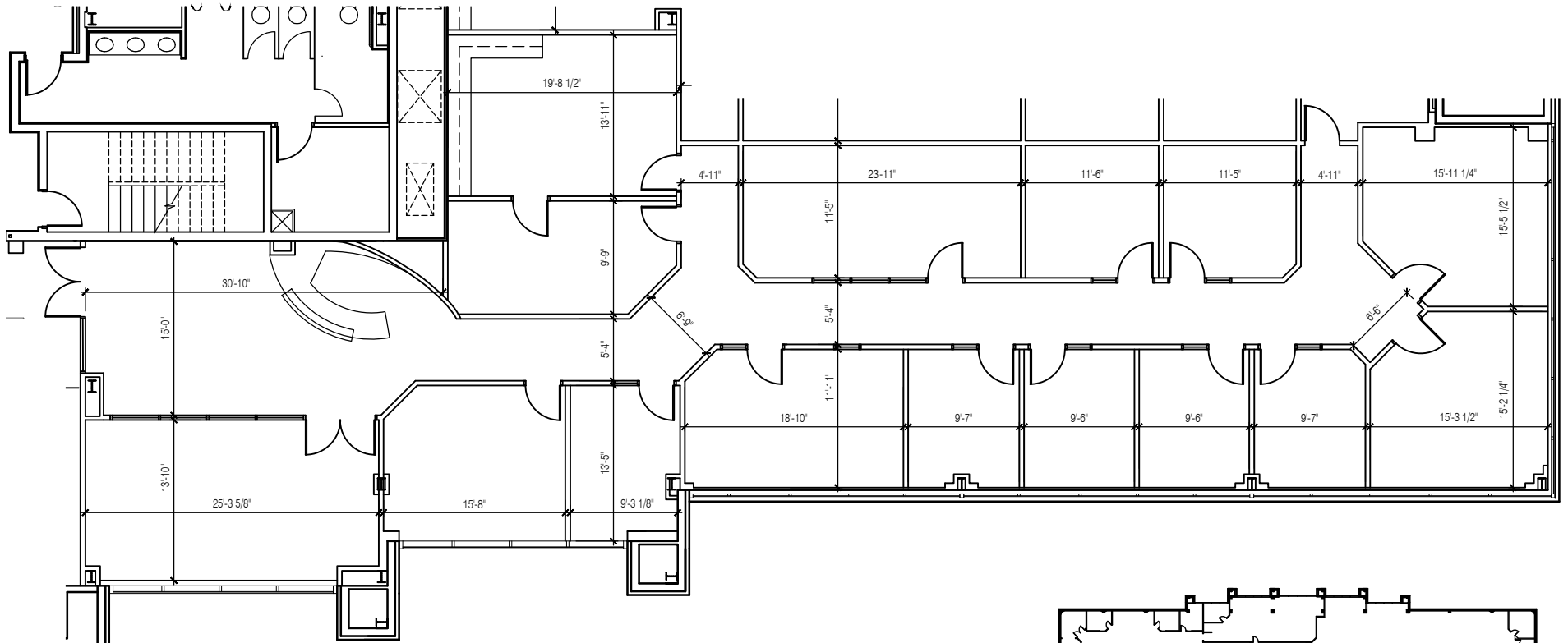
N.T.S.

# Floor Plans

8415 Pulsar Place  
Suite 210 - 4,969 SF



Scan or click the QR Code below or [click here](#) to experience a 360 Tour!



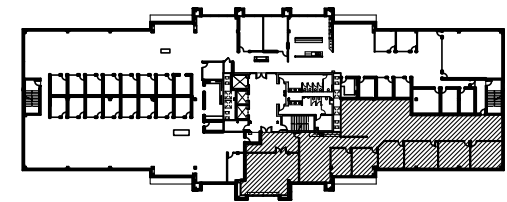
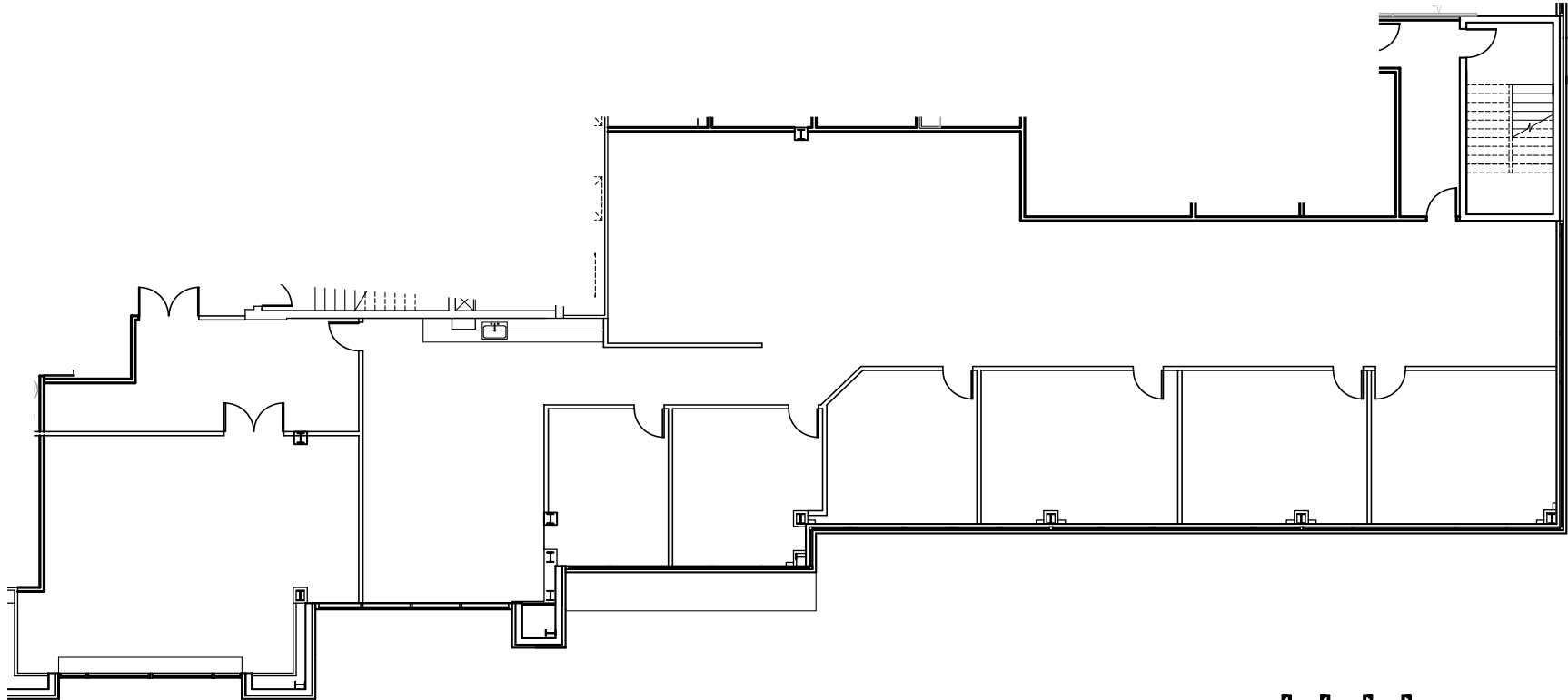
Key Plan

8415 Pulsar Place  
Second Floor

N.T.S.

# Floor Plans

8415 Pulsar Place  
Third Floor - 6,906 SF



N building key plan

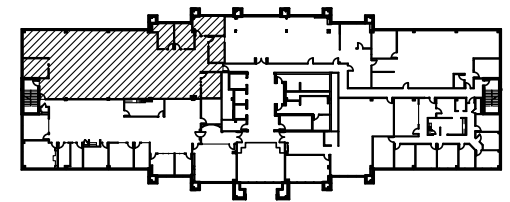
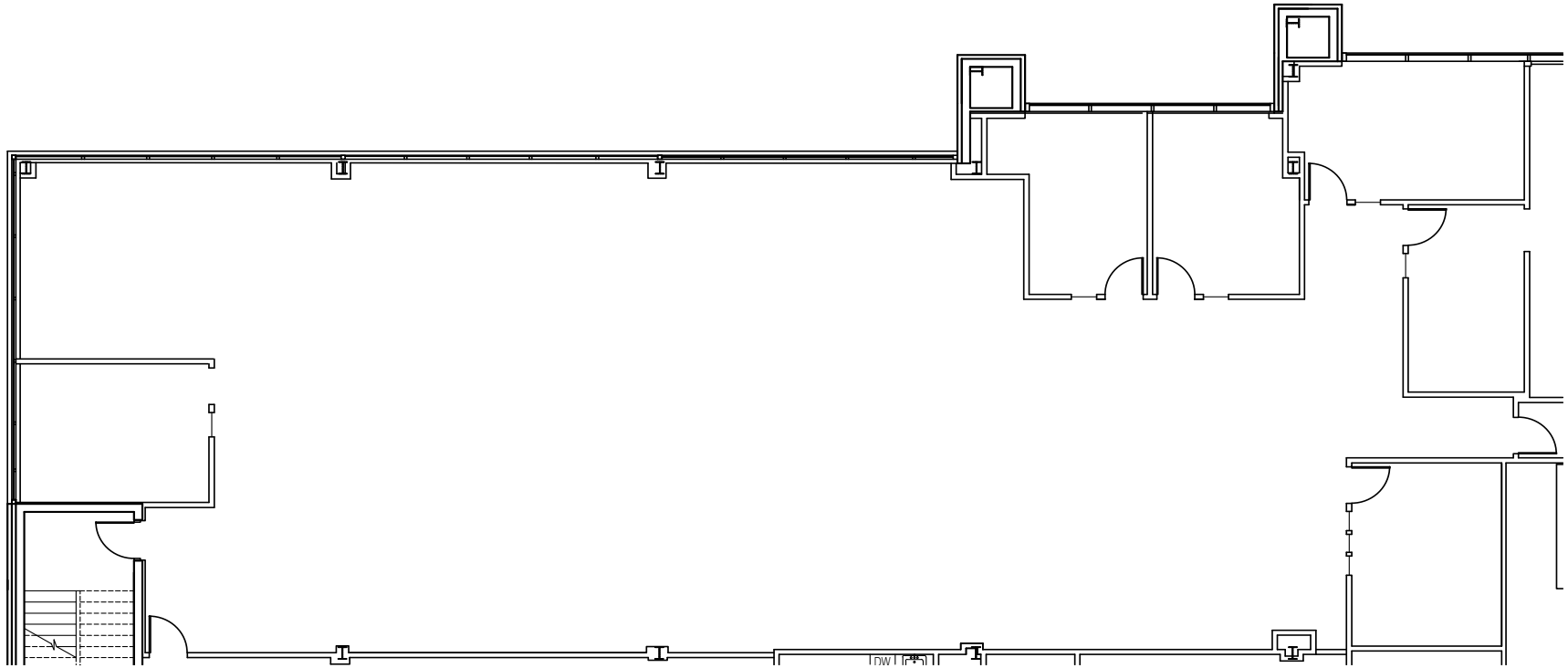
Third Floor

N.T.S.

# Floor Plans

## 8425 Pulsar Place

Suite 225 - 5,668 SF (Suite 225 & Suite 250 are contiguous up to 8,517 SF)



N building key plan

SECOND FLOOR

N.T.S.

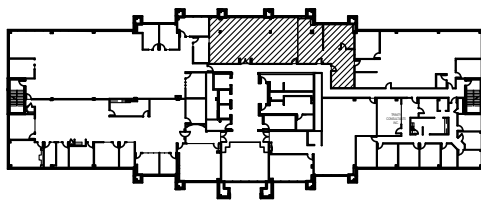
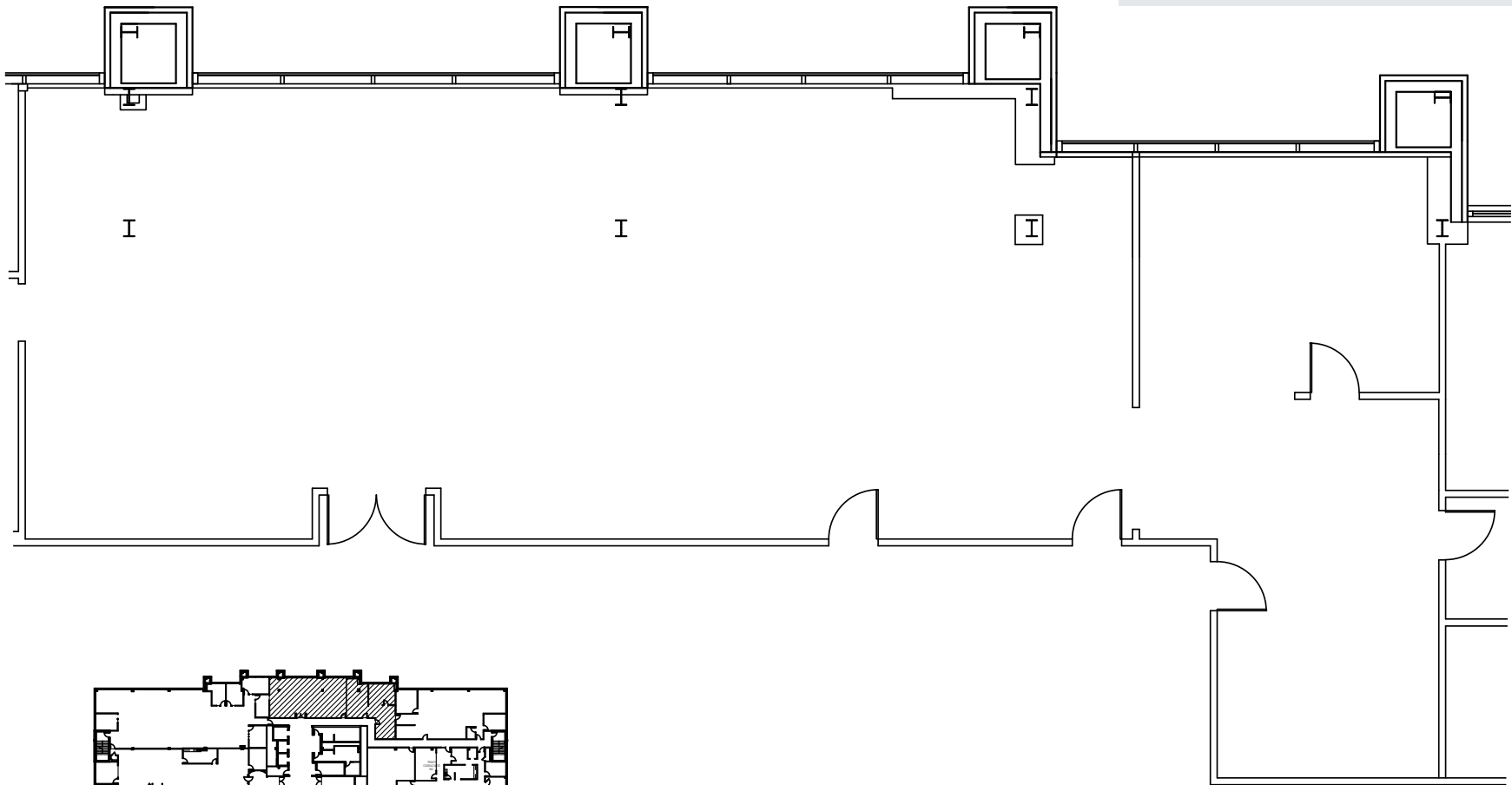
# Floor Plans

8425 Pulsar Place

Suite 250 - 2,849 SF (Suite 225 & Suite 250 are contiguous up to 8,517 SF)



Scan or click the QR Code below or [click here](#) to experience a 360 Tour!



building key plan

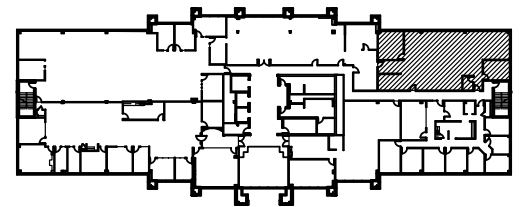
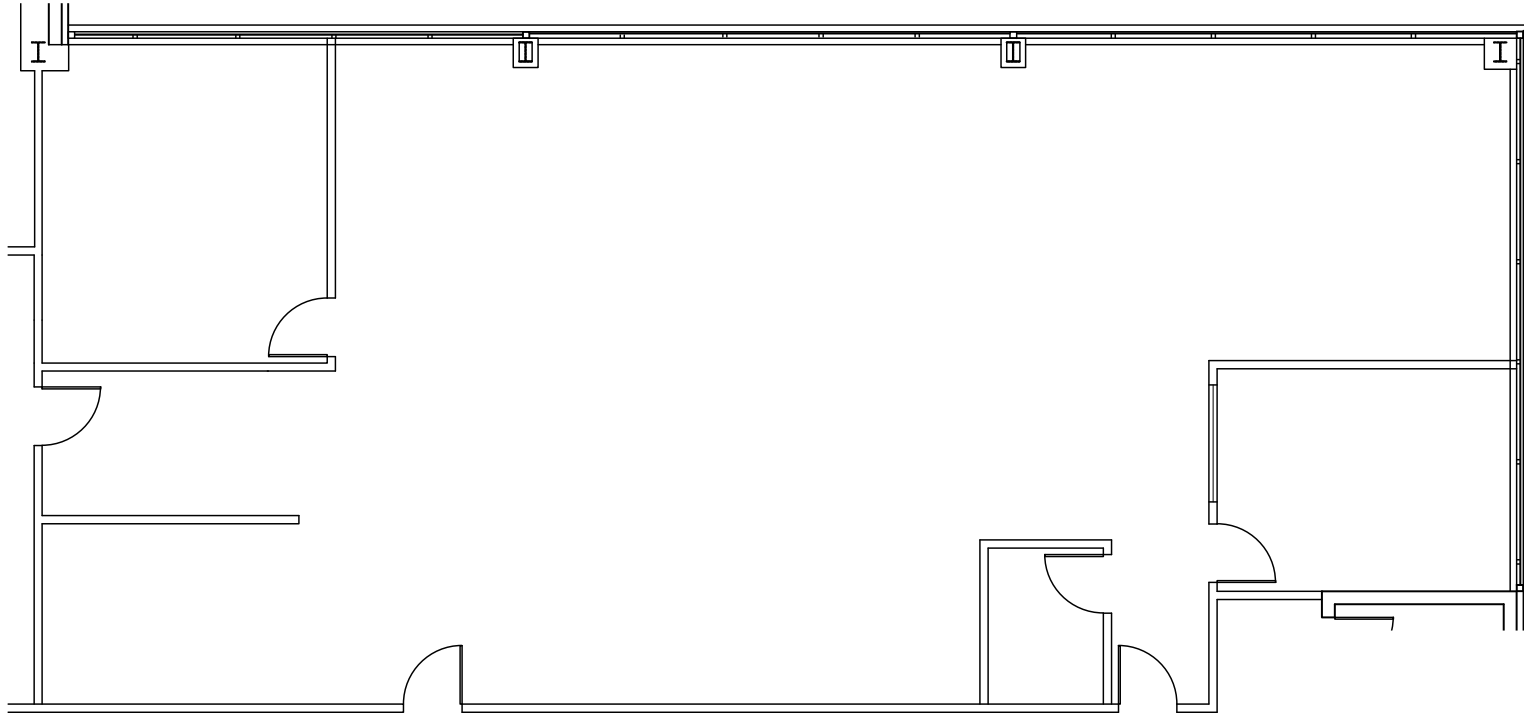
SECOND FLOOR

N.T.S.

# Floor Plans

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8425 Pulsar Place  
Suite 270 - 2,819 SF



building key plan

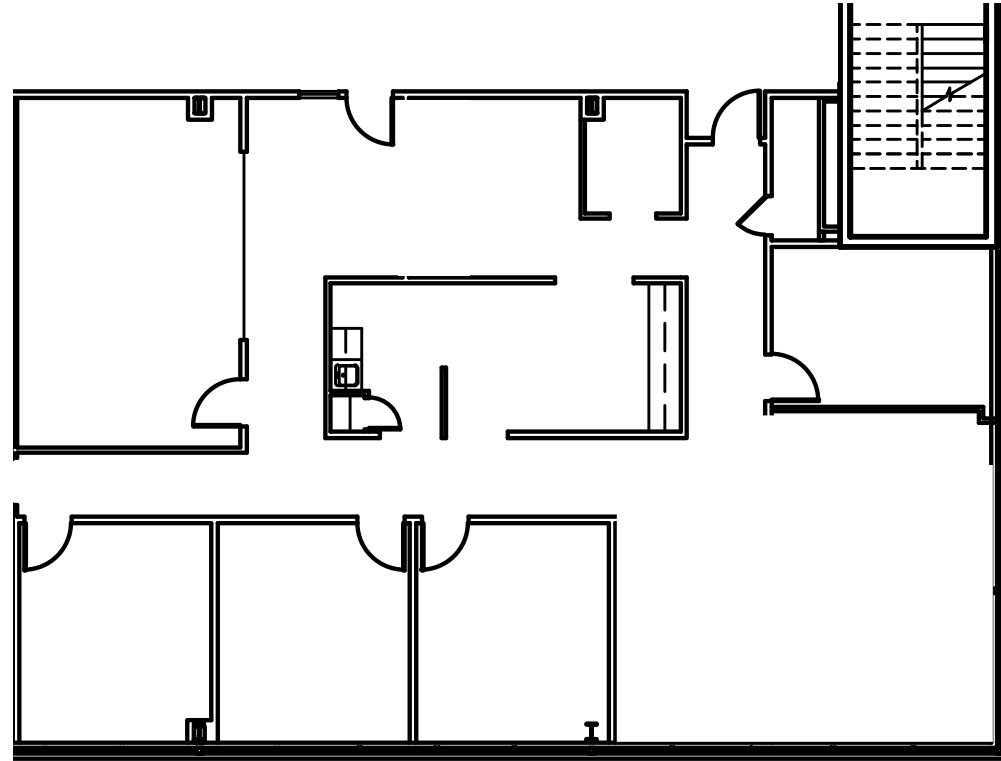
Second Floor

N.T.S.

# Floor Plans

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8425 Pulsar Place  
Suite 280 - 2,875 SF

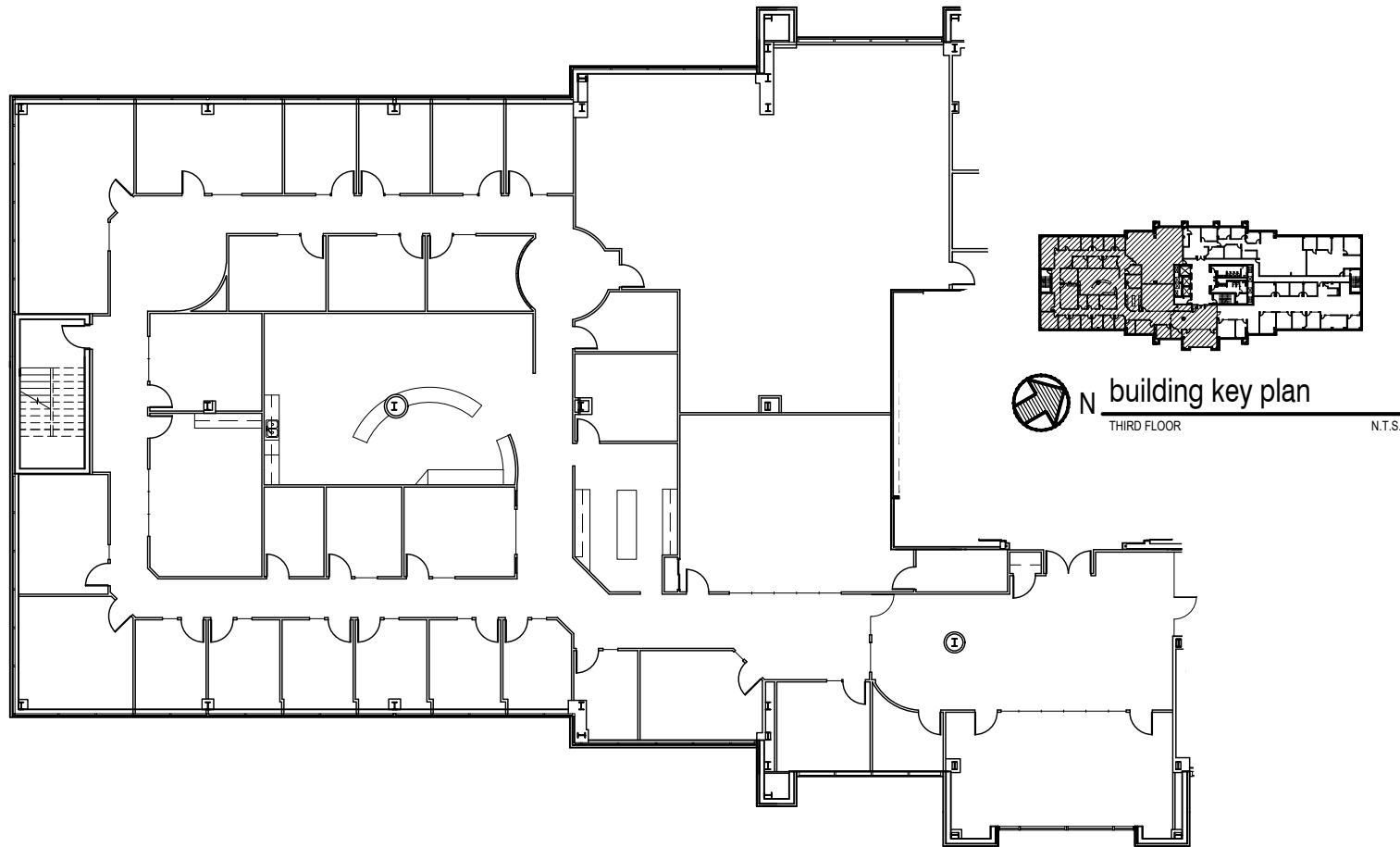


# Floor Plans

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## 8425 Pulsar Place

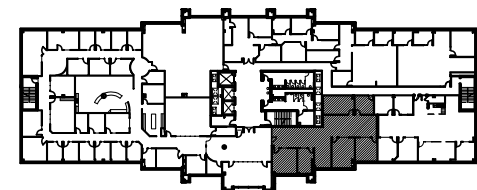
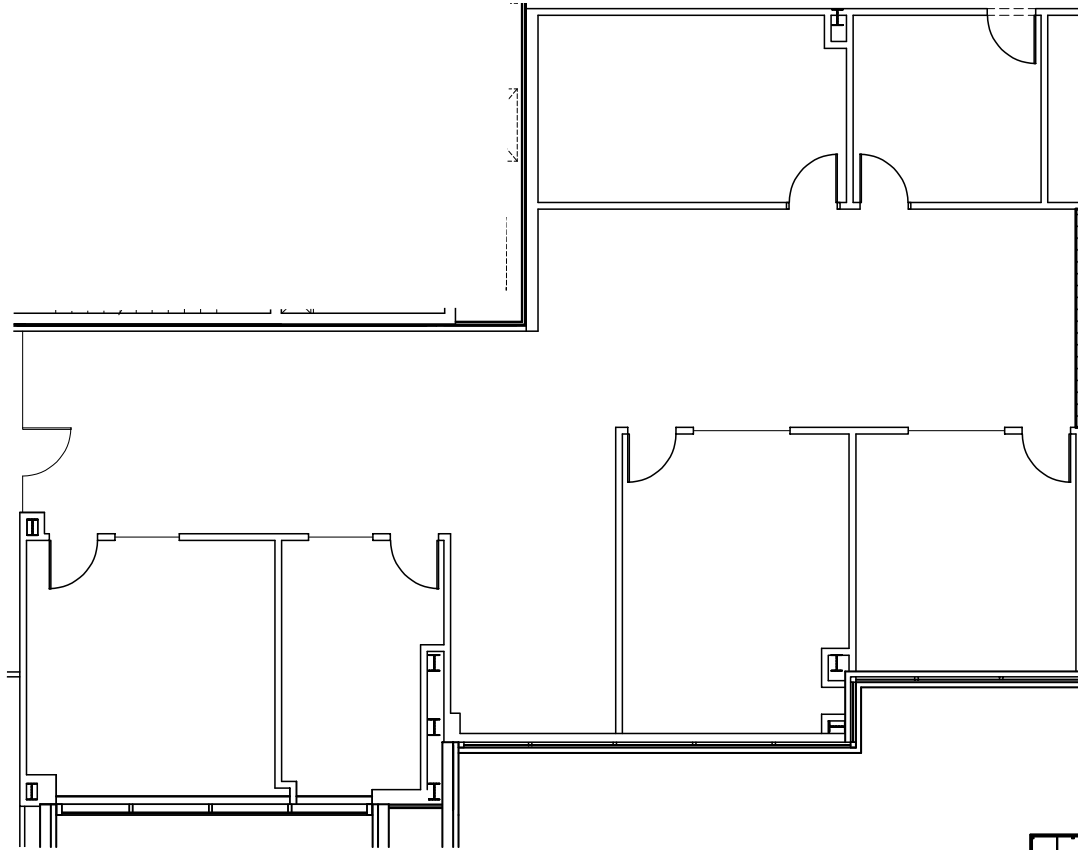
Suite 300 - 12,843 SF (Suite 300 & Suite 330 can be combined for a total of 15,531 SF)



# Floor Plans

## 8425 Pulsar Place

Suite 330 - 2,688 SF (Suite 300 & Suite 330 can be combined for a total of 15,531 SF)



N building key plan

THIRD FLOOR

N.T.S.

# Building Lobby



# Amenity Lounge



# Outdoor Spaces





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[www.alliedre.com](http://www.alliedre.com)

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

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