

# FOR LEASE/SALE

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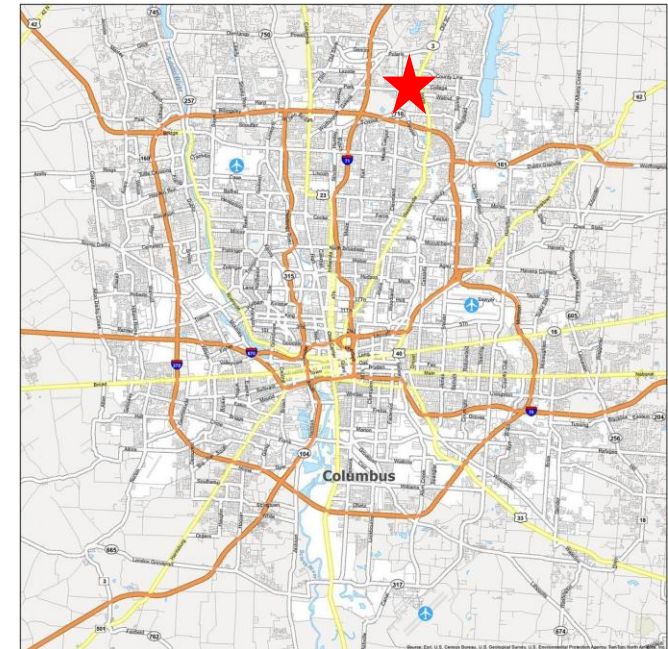
County Line Offices  
116 County Line Road W  
Westerville, Ohio 43082



List Price: \$2,270,000.00

## PROPERTY HIGHLIGHTS

This single unit well built two-story office building boasts 9,644 SF of space, featuring a spacious studio room with high ceilings measuring 71 ft. x 35 ft, windows that open, on-site parking, essential office furniture, and is conveniently located minutes away from major interstates for easy access to downtown Columbus. Situated within County Line Offices, in the desirable Delaware County. The vibrant city of Westerville is renowned for its charming Uptown district and friendly community, making it one of "America's Best Places to Live." With a strategic location near airports and major roadways, Westerville is an ideal business hub.



**Lease Rate:** \$17.00 PSF/MG

**Available Space:** 9,644 SF

**Utilities:** Tenant Responsible for Utilities

**Parking:** Ample Unreserved Free Surface Parking



470 Olde Worthington Road, Suite 101  
Westerville, OH 43082

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[www.drk-realty.com](http://www.drk-realty.com)

**Contact:**



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## BUILDING HIGHLIGHTS

This facility was purpose-built for high-performance broadcast and multimedia. The infrastructure below is preconfigured for high-end audio/video, data-heavy tech operations, or a corporate headquarters requiring 100% uptime.

### **1. Advanced Connectivity & IT Infrastructure (Turnkey) The building is "over-engineered" for data, saving a new tenant tens of thousands in low-voltage wiring and permitting:**

- Triple-Redundant Internet: Rare access to Spectrum Fiber, Breezeline Cable, and Breezeline Fiber (in complex). This provides the redundancy required for mission-critical operations. High-Density Cabling: Extensive High-Bandwidth Cat 6 cabling (exceeding standard office specs) plus comprehensive audio/video trunking integrated throughout. Seamless Integration: Dedicated wire chases run the entire length of the building, connecting upstairs and downstairs studios for effortless equipment expansion. Telecom Ready: Pre-installed equipment racks for server and broadcast gear are already in place and cooled. Updated HVAC Infrastructure: All air conditioning units have been replaced over the life of the building; no original units remain, providing reliable climate control for sensitive equipment and personnel. Equipment Room Cooling: Features a specialized HVAC unit solely for the main Equipment Room, ensuring 24/7 climate control for critical servers and hardware, independent of the rest of the building's system.

### **2. Specialized Production & Acoustic Assets: The facility includes specialized studio infrastructure that is increasingly in demand for modern "Content Creation" and "Virtual Town Hall" suites:**

- Professional Soundproofing: Specialized acoustic treatment in the TV space, ideal for broadcast, podcasting, and recording. Integrated Lighting Grid: A professional broadcast-grade ceiling grid, eliminating the need for an expensive studio build-out. Audio & Security: Integrated overhead paging system and electronic door access strikes for high-security environments.

### **3. Industrial-Grade Power & Resilience The building is designed to withstand outages and protect high-value hardware:**

- High-Capacity Three-Phase Power: Industrial-grade power supply providing the robust electrical infrastructure necessary for large-scale media productions. Generator-Ready Site: A pre-existing concrete pad with conduits already piped to the electrical room. A tenant can install a full-building generator without the massive cost of excavation, trenching, or new concrete permitting. Grounding & Lightning Protection: A full grounding ring around the building ideal for a broadcast plant, roof-mounted grounding rods, and lightning suppression to protect sensitive electronics. Satellite Permitted: Rare original pre-approved permitting for satellite uplink and download dish installation on-site.

### **4. Premium Interior Finishes:**

- Open & Bright: Extensive glass windows throughout the building provide a modern, high-end "Class A" feel and maximize natural light. Durable Flooring: Superior-grade tile throughout the entire first floor for a professional look and low long-term maintenance. Employee Amenities: A full kitchen with all appliances, creating an attractive and functional environment for staff.

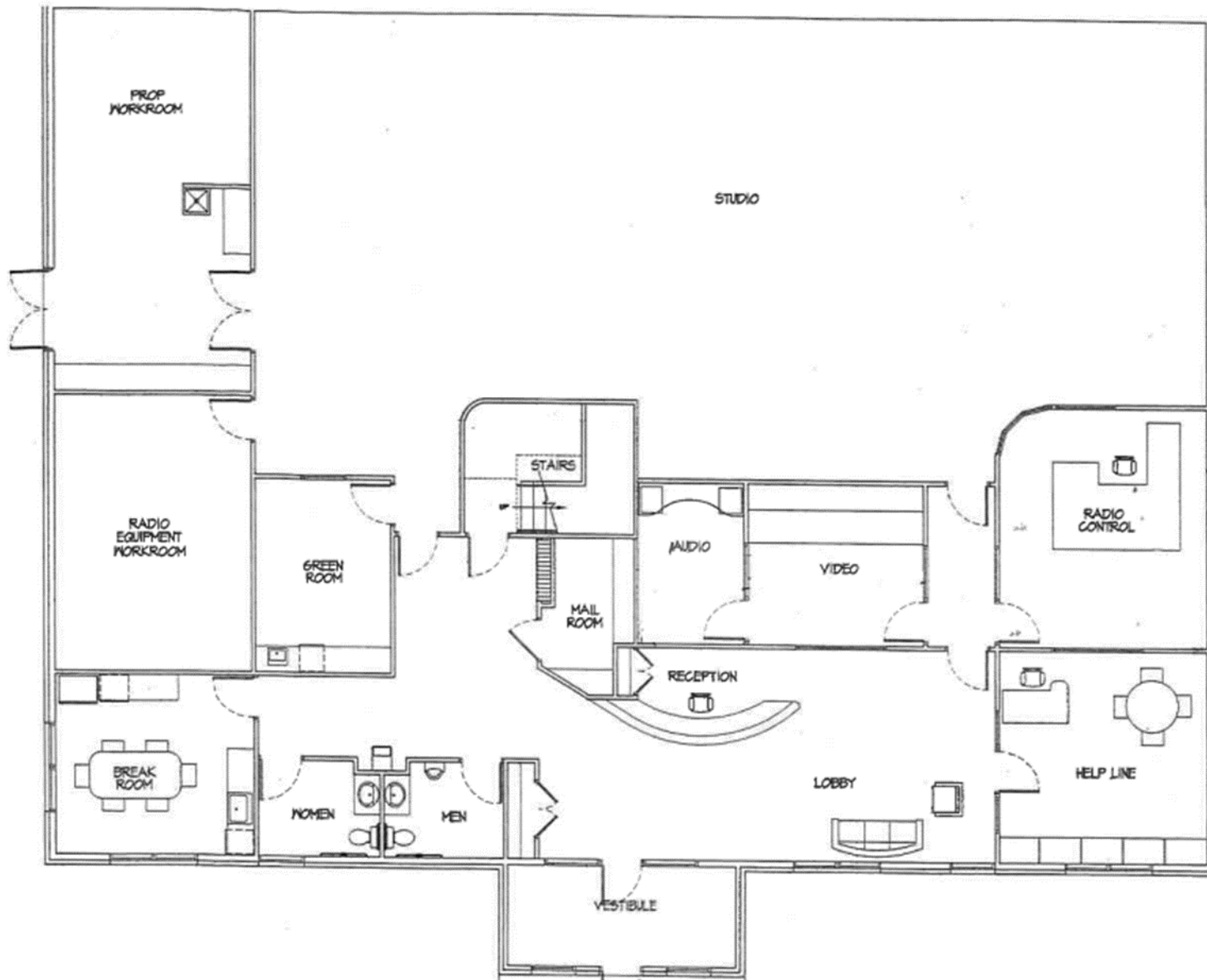
Beyond the physical assets, these existing features represent already included "soft costs" Value included of specialized engineering, permitting, and technical labor infrastructure.

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## 1st FLOOR

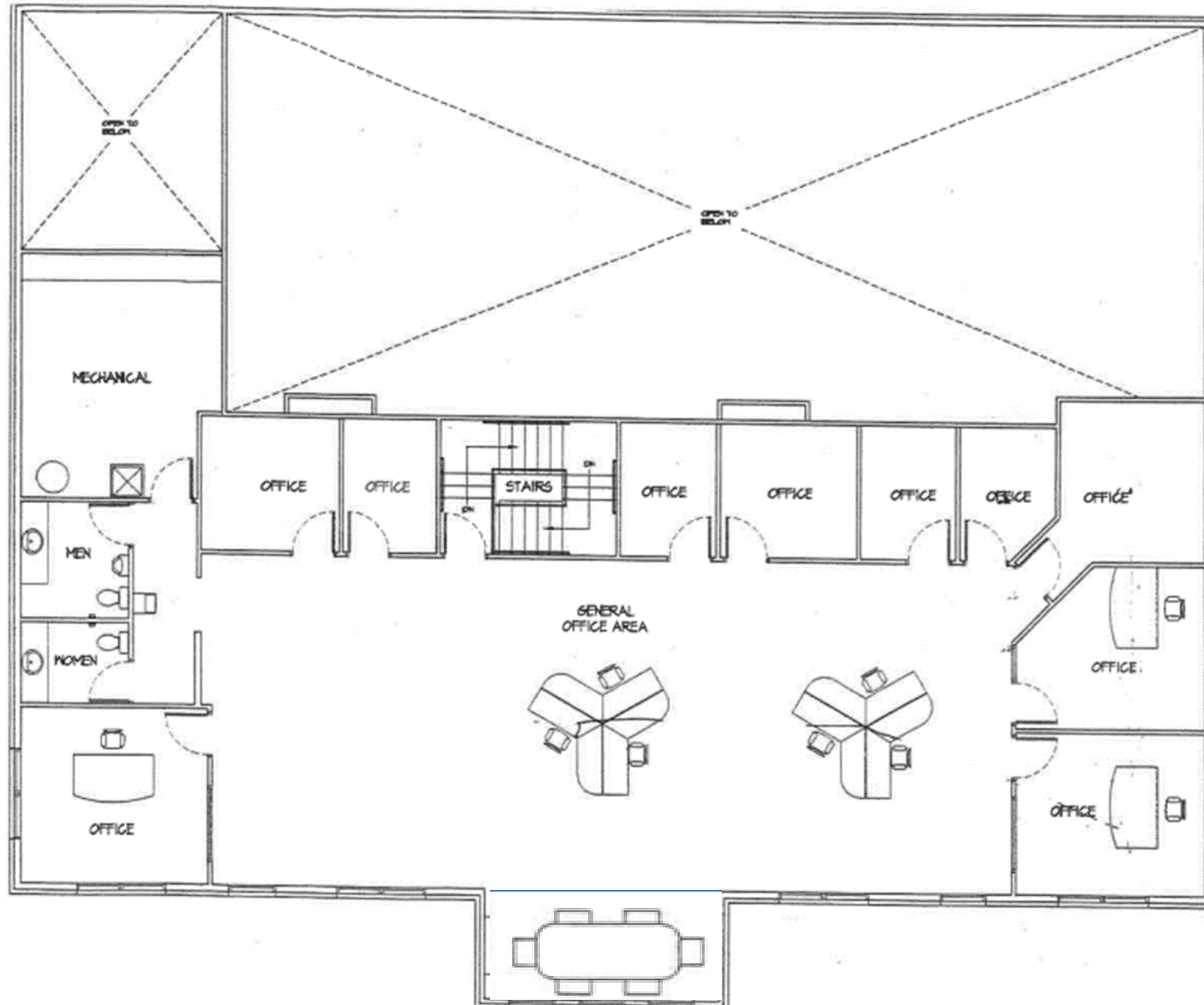


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## 2ND FLOOR



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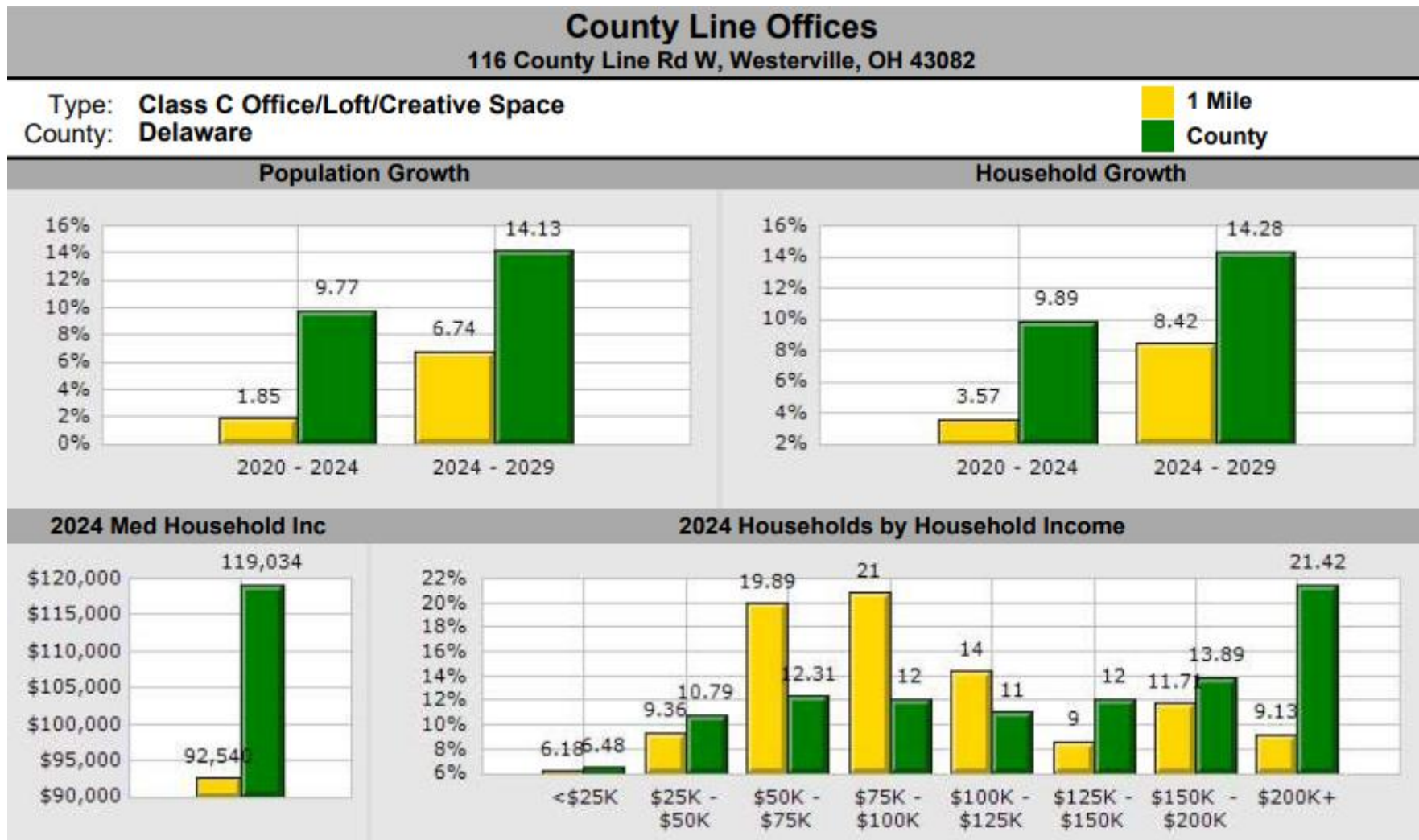


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## DEMOGRAPHICS

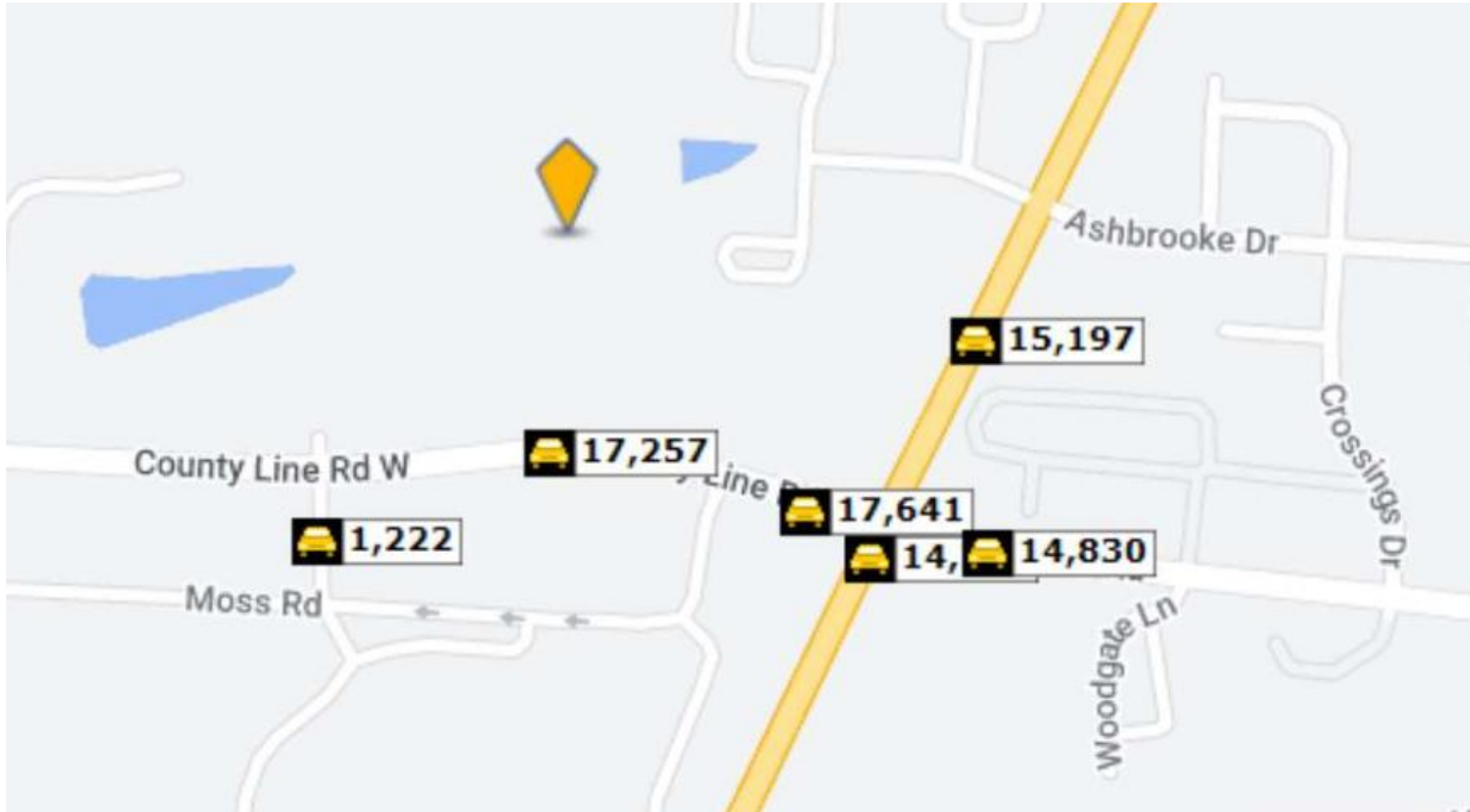


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## TRAFFIC COUNT



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## CITY OF WESTERVILLE



**Welcome to Westerville, Ohio**, a city that is nationally recognized as one of “America’s Best Places to Live” by Money Magazine (#15/Top 100).

A dynamic and progressive city in the heart of the Columbus metropolitan area, Westerville has a rich history driven by purposeful development. Westerville has created a vibrant Uptown district by preserving the heritage and culture of its historic Uptown while providing progressive retail and dining amenities. Recognized as one of “America’s friendliest towns,” by “Forbes,” residents describe Westerville as authentic, with a hometown feel and a respect for its culture.

### **Location, Location, Location**

Nestled in northeast Franklin County and southern Delaware County, Westerville’s proximity to two major interstates — I-270 and I-71 — provides easy access to downtown Columbus. The John Glenn International Airport is 10 miles from Westerville, and Rickenbacker International Airport, a designated foreign trade zone, is located within a 30-minute drive. Additionally, the city is conveniently located within 500 miles of more than half of the U.S. and Canadian population.

### **Why Westerville?**

Westerville, Ohio, is a dynamic and progressive city in the heart of the Columbus region, with a rich history driven by purposeful development and a forward-thinking approach to infrastructure. The city possesses critical ingredients in an increasingly competitive economic development environment.

Westerville offers tremendous assets for growth across industries, such as a vibrant business base, transportation infrastructure and an educated workforce, which are some of the attributes that make Westerville an ideal location for business growth. Some of America’s leading global brands are headquartered in the city.

Westerville's economy is diversified across various sectors, including healthcare, technology, education, manufacturing, retail and finance. The city collaborates with educational institutions, businesses and workforce development agencies to ensure a skilled and adaptable workforce. Training programs, apprenticeships and other initiatives help residents acquire the skills needed to succeed in the local job market. Westerville's high quality of life, excellent schools, safe neighborhoods and recreational amenities make it an attractive destination for businesses and employees alike.

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## CITY OF WESTERVILLE

The City of Westerville has been named a Top 7 “Intelligent Community” by the Intelligent Community Forum. Westerville is one of only three cities in the United States to receive this global recognition. Here is what makes the city a Top 7 Intelligent Community:

**WēConnect Fiber Network and Data Center.** Westerville has its own municipal data center. This full-service, 16,000-square-foot facility supports a network of more than 40 miles of flexible, scalable fiber offering 100 Gb-plus connectivity to businesses, schools and municipal service providers. WēConnect is purpose-built, carrier-neutral and compatible with all cloud providers. Learn more about this high-speed fiber powerhouse.

**A Smart Grid.** Westerville is known for bringing smart technology directly to businesses and residents and is home to the only municipally owned and operated suburban electric provider in the Columbus region. The Westerville Electric Division has never settled for the status quo and is a driving force for innovation in the city, with programs like [businessWISE](#), which provides incentives to help Westerville businesses fund green-energy programs, and smart thermostat programs, offering rebates to customers who adopt smart thermostats and help reduce peak usage and more.

**The Point at Otterbein University.** An innovation partnership with Westerville’s local university, The Point offers access to a truly unique collaborative environment for innovation and education. The facility not only houses Otterbein University’s Systems Engineering program but also provides opportunities for companies to conduct research or partner with others for product development. The impressive list of tenants includes JP Morgan Chase, Nestlé and Honda.

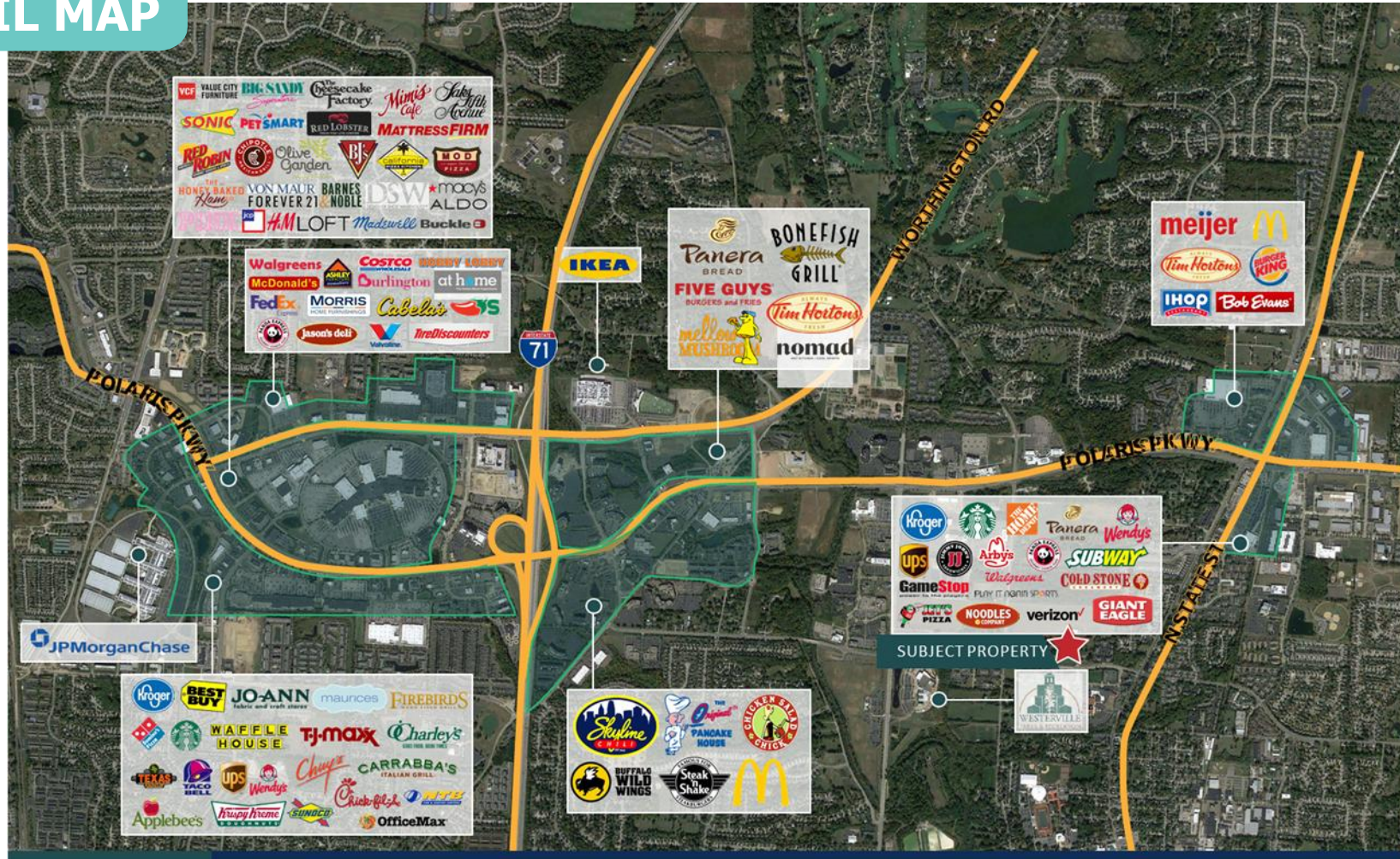


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## RETAIL MAP



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