



VISIBILITY TO I-270

FLEX INDUSTRIAL & OFFICE SPACE FOR LEASE

**921-929 EASTWIND DR**

WESTERVILLE, OH

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# Building Highlights

921-929 Eastwind Dr is a 134,621 SF flex building located in the Westerville submarket with direct visibility to I-270. The property offers several vacancies and competitive lease rates.

Additional highlights include:



Building signage visible to freeway



Easy access to I-270



Direct-entry



Connectivity to Westerville's WeConnect Data Center



Numerous retail amenities nearby



Abundant parking available



18' clear height



Docks & drive-in doors



## Availability

Suite #:	Size:	Notes:
Suite 112	4,120 SF	Flex/office industrial suite
Suite 115	3,200 SF	Flex/office industrial suite
Suite 211	7,338 SF	Flex suite; 1 loading dock; 1 ramped dock
Suite 225	4,831 SF	General office suite
Suite 220	9,282 SF*	Flex suite; 2 loading docks
Suite 218	2,839 SF*	General office suite

\*Suites 220 & 218 can be combined for 12,121 total SF

**\$10.95/SF NNN**

Lease Rate

**\$4.50/SF**

Estimated 2026 OpEx\*\*

\*\* Utilities separately metered

# Location Overview

921-929 Eastwind Dr is located immediately off of I-270 in the vibrant city of Westerville, Ohio which is a northeastern Columbus suburb that is within close proximity to the Airport, Polaris, Easton and New Albany. New Albany is located immediately to the northeast and is dubbed as the “Silicon Heartland” because it is the future home to the \$20 billion Intel chip manufacturing plant and other major tech companies such as Google and Facebook. Westerville boasts a population of nearly 40,000 residents and is home to many major employers such as DHL, Mount Carmel, JP Morgan Chase, ABB and Vertiv. The city of Westerville has a reputation of being extremely proactive and pro-business which is demonstrated by its hands on approach and various economic packages offered to companies that choose to locate within the community.



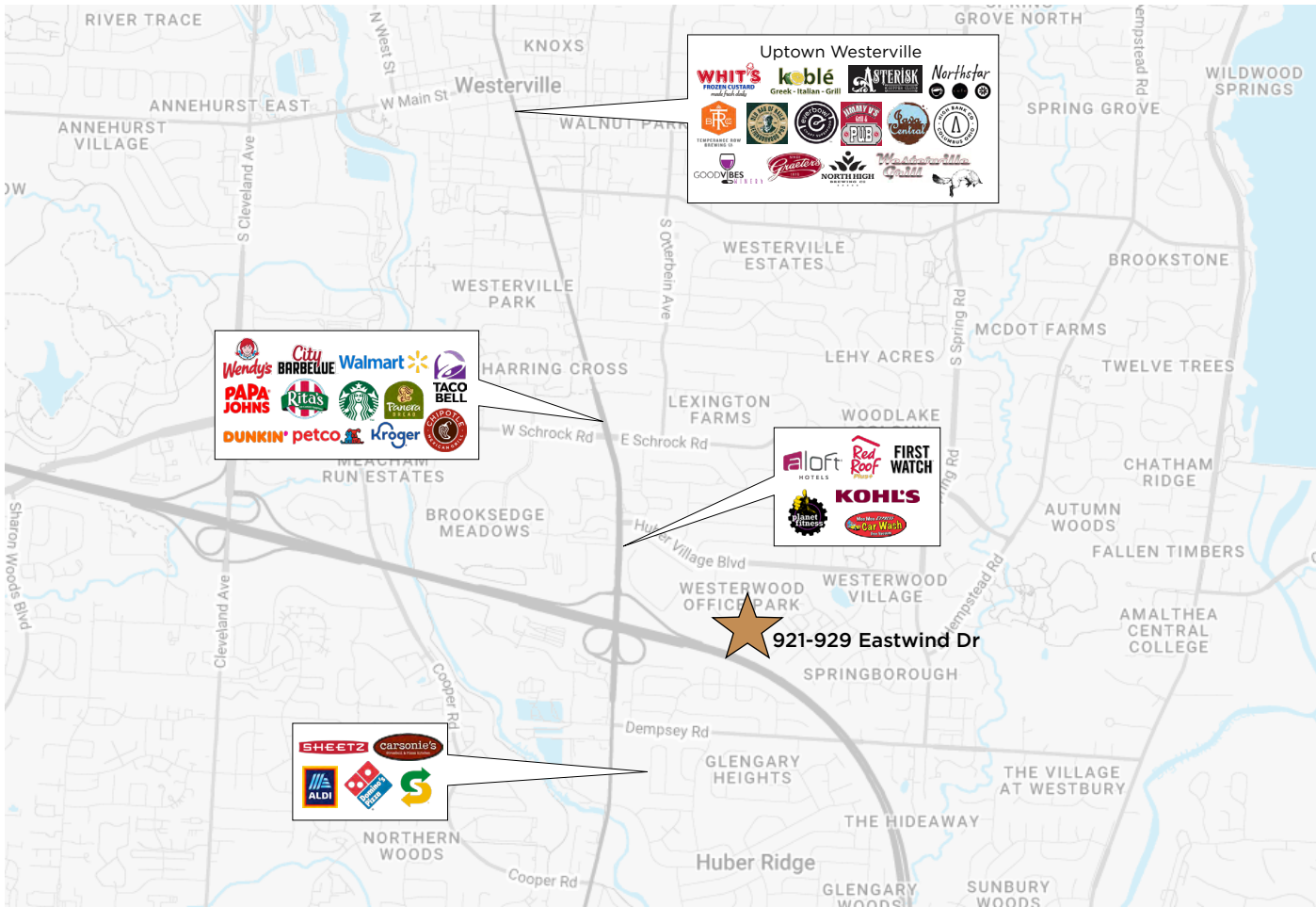
# Nearby Amenities

The Westerville submarket boasts over 4.1 million square feet of office space, more than 4 million square feet of retail space, and upwards of 250 retail establishments. The area is home to a number of prominent companies, including Vertiv, DHL, Central Ohio Primary Care (COPC), and T. Marzetti Company. The submarket is also adjacent to the thriving Polaris area.

**250+**  
Total Retailers

**1,500+**  
Hotel Rooms

**40M**  
Annual Visitors



## Amenities Include:

### Shopping:

- Kohl's
- Kroger
- Petco
- Marc's
- Walmart

### Restaurants:

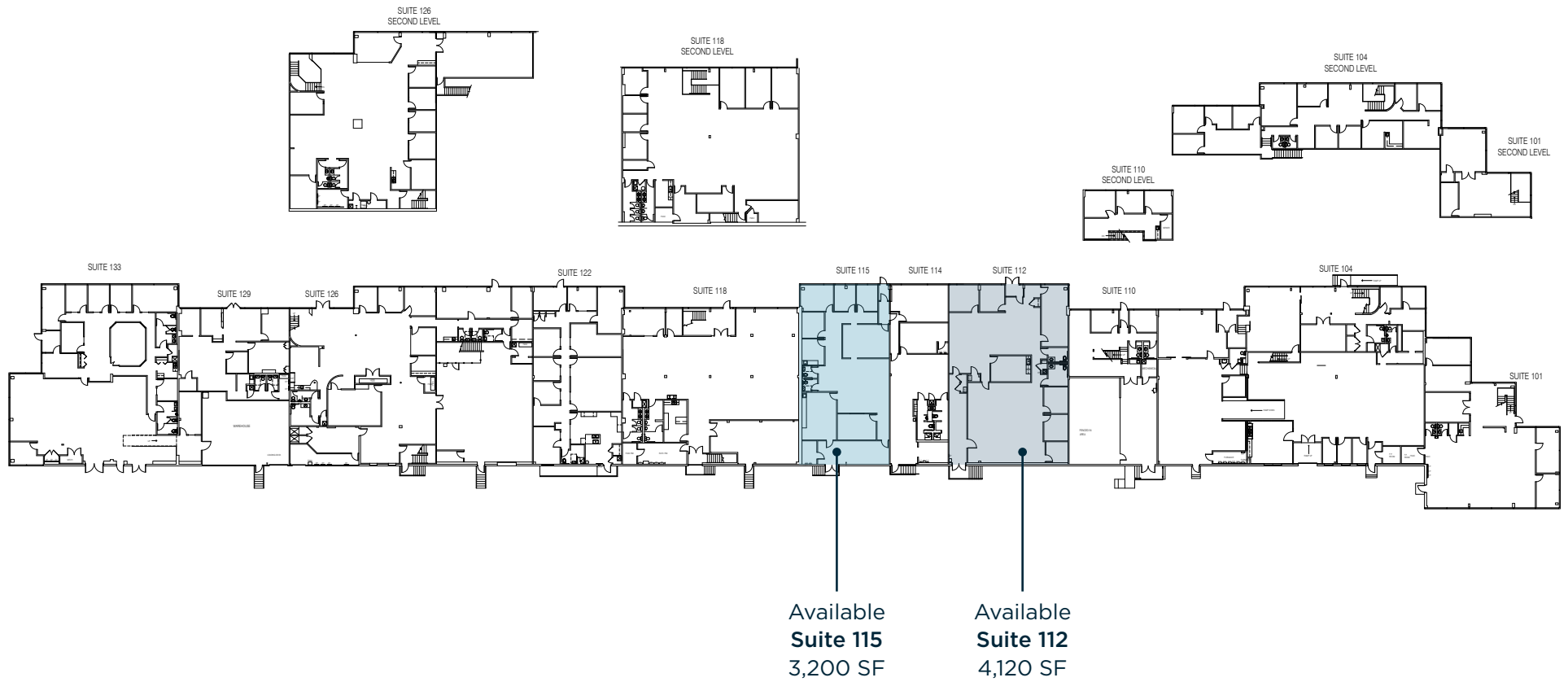
- First Watch
- Wendy's
- Chipotle
- Bob Evans
- Panera
- Starbucks
- Fazoli's
- The Pancake House
- Smashburger
- Rita's Frozen Ice
- McDonald's
- Tim Hortons

### Drive Times:

- 8 min to Uptown Westerville
- 10 min to Polaris Fashion Place
- 11 min to Easton Town Center
- 13 min to John Glenn International Airport
- 13 min to New Albany International Business Park
- 18 min to Downtown Columbus

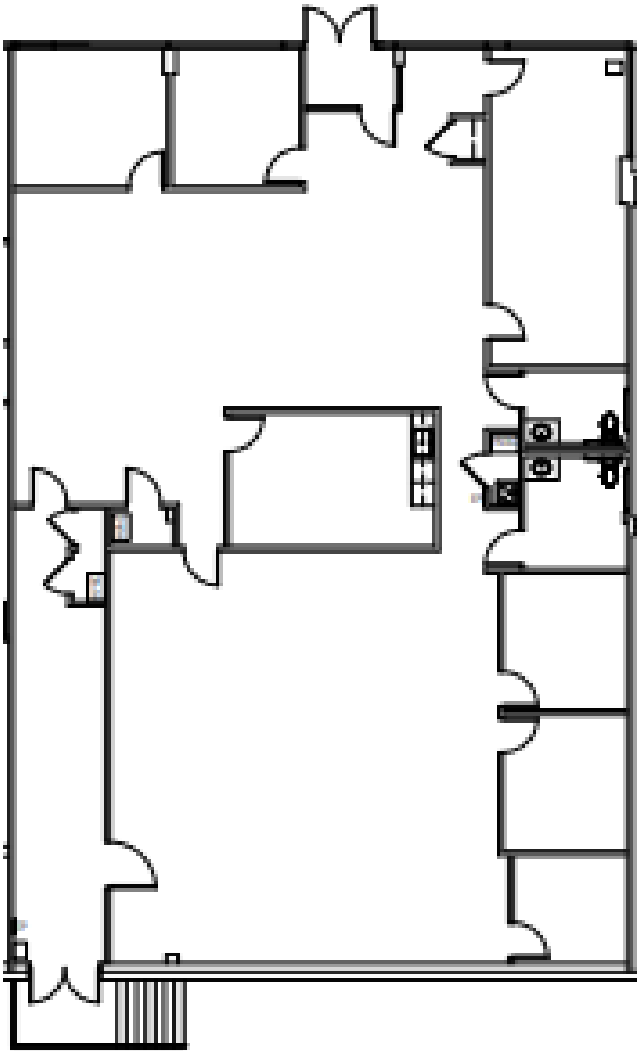
# Floor Plan

921 Eastwind Dr



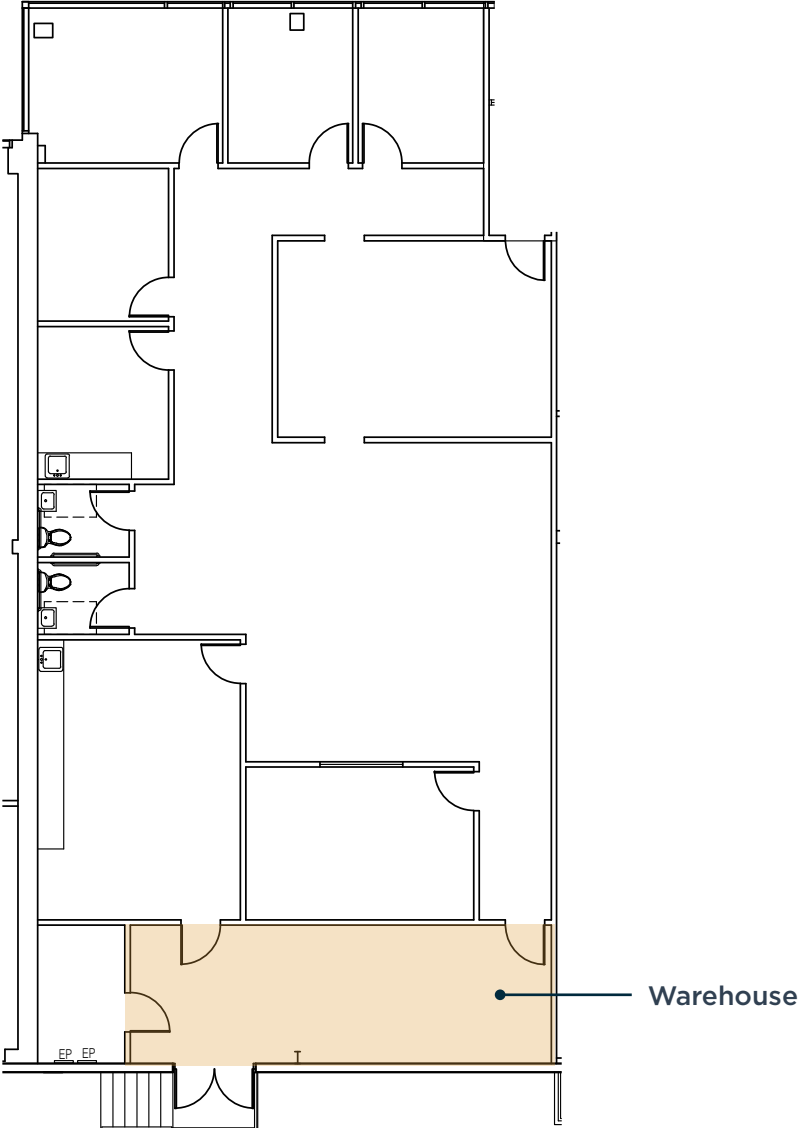
# Floor Plan

921 Eastwind Dr, Suite 112: 4,120 SF



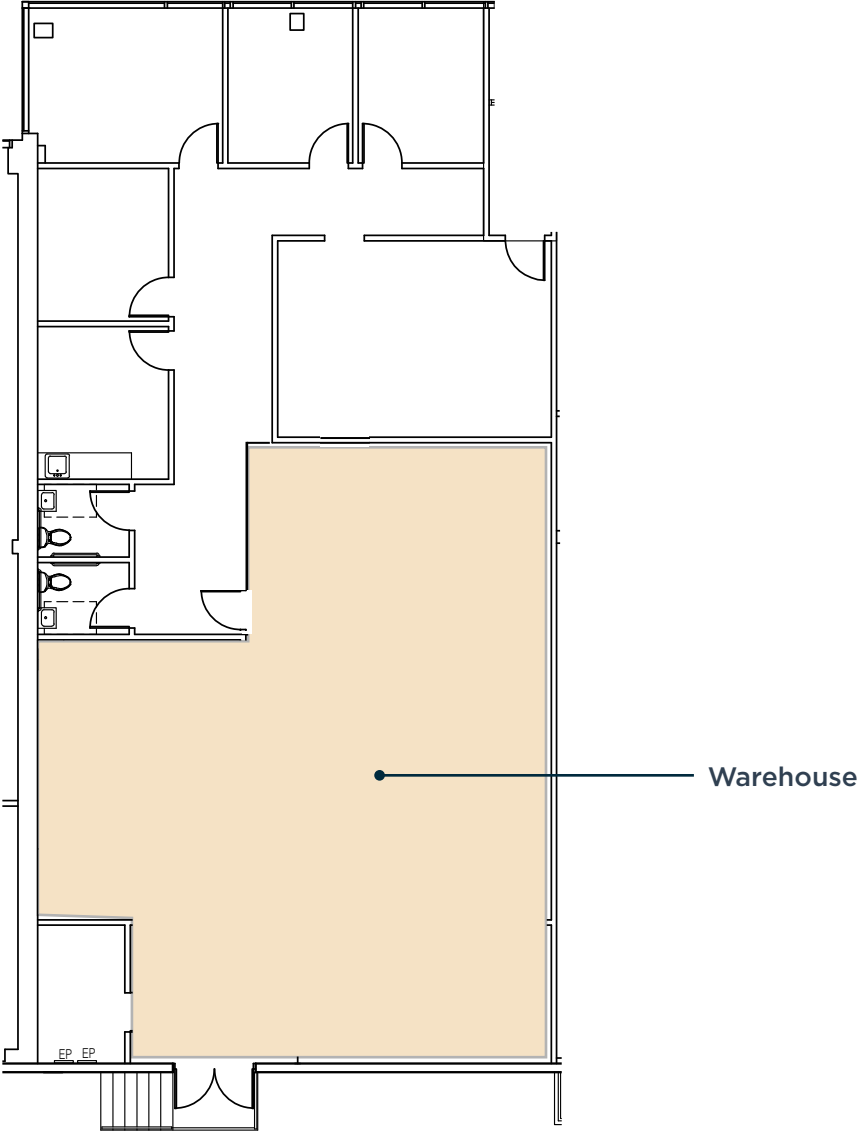
# Floor Plan

921 Eastwind Dr, Suite 115: 3,200 SF



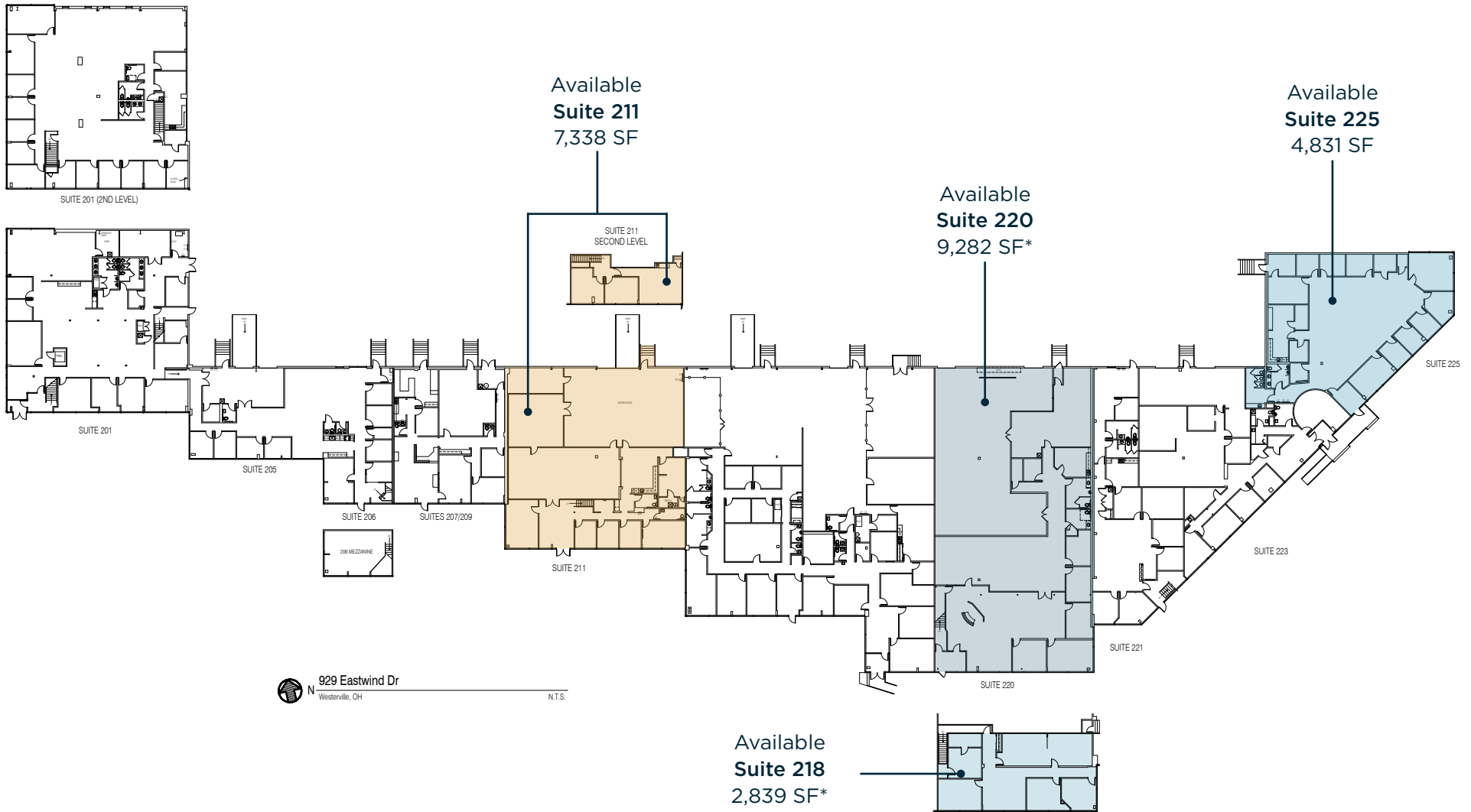
# Floor Plan

921 Eastwind Dr, Suite 115: 3,200 SF  
Conceptual Plan



# Floor Plan

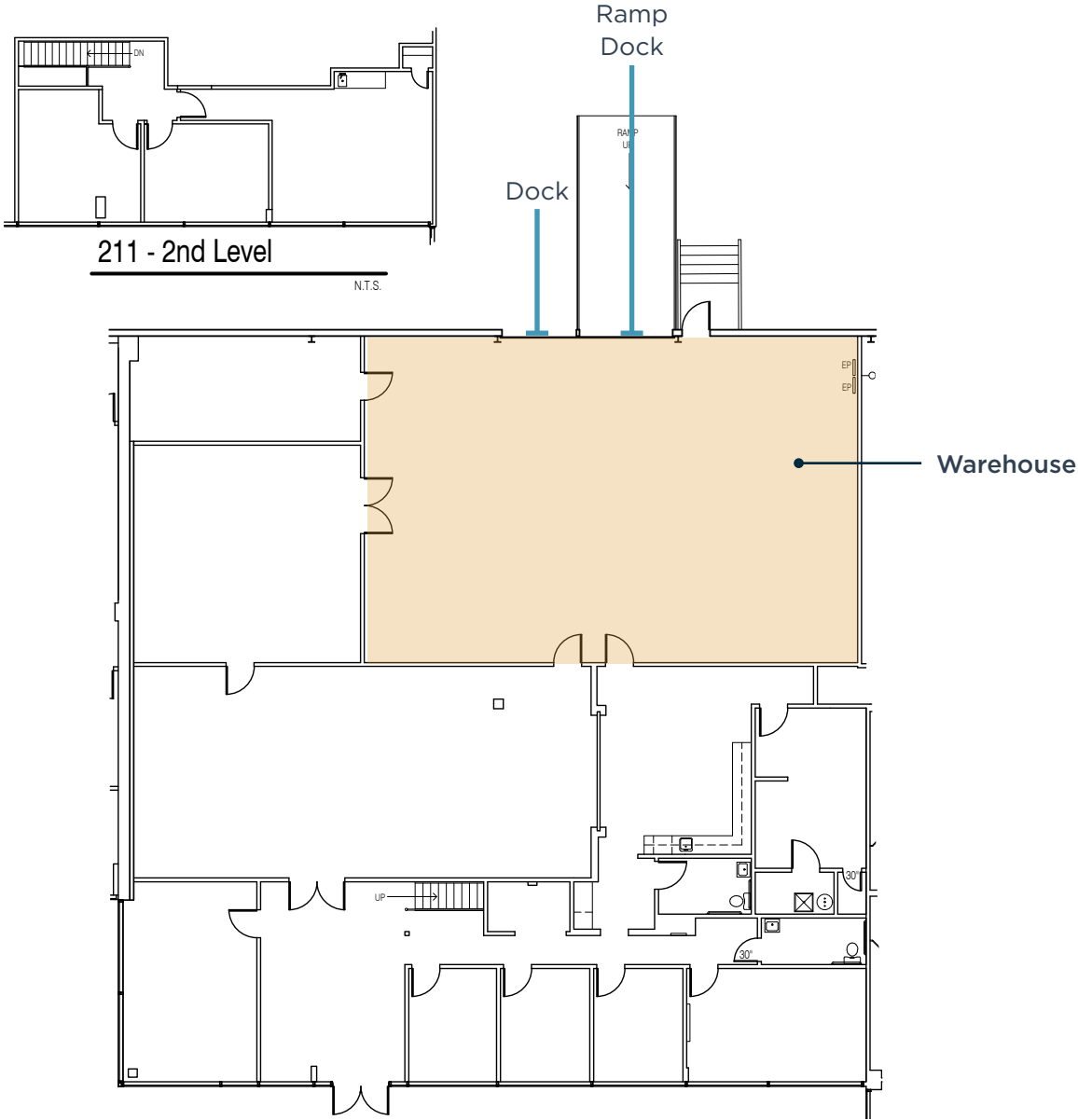
929 Eastwind Dr



\*Suites 220 and 218 (mezzanine) can be combined for 12,121 total SF

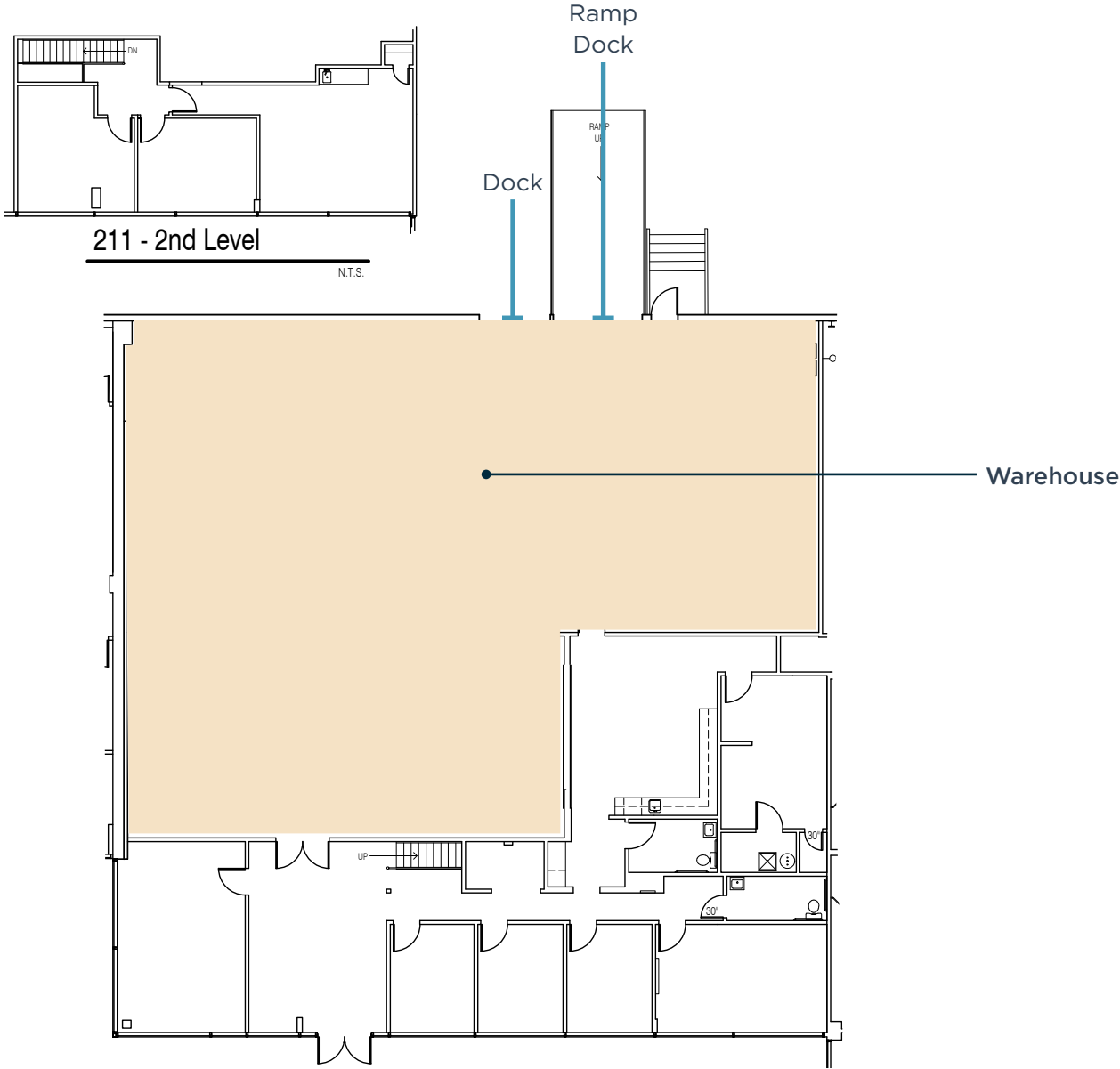
# Suite Floor Plans

929 Eastwind Dr, Suite 211: 7,338 SF



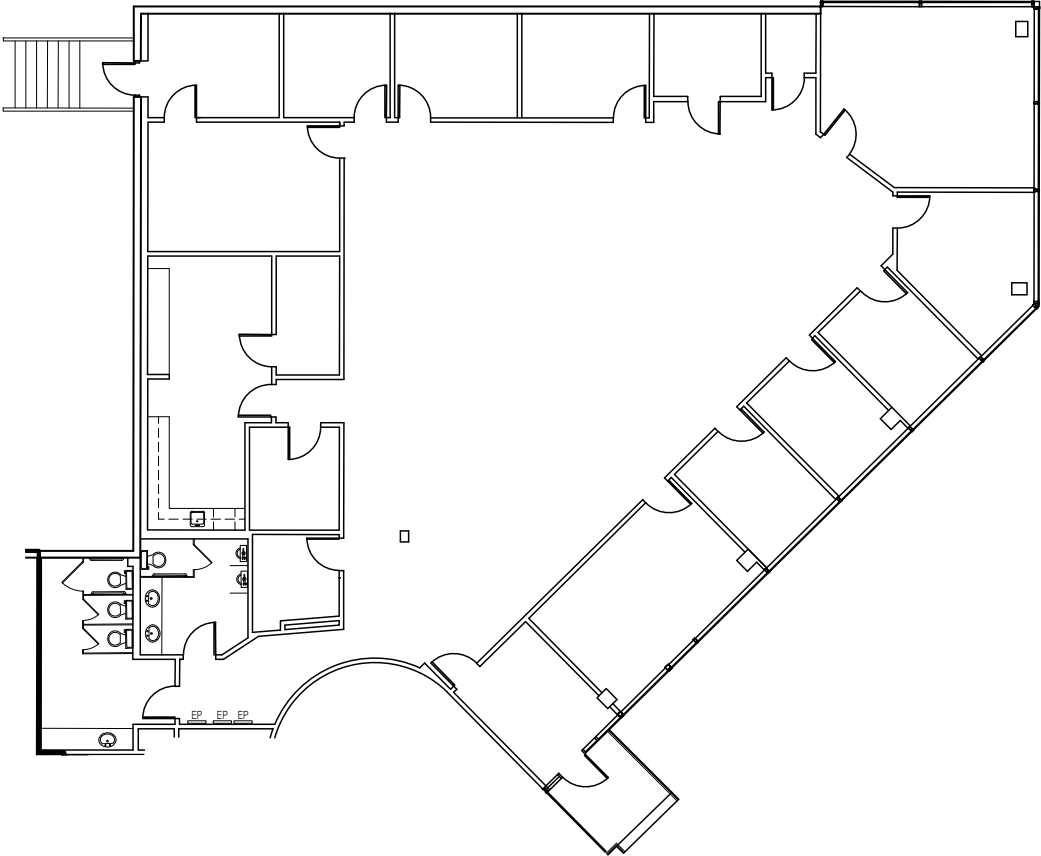
# Suite Floor Plans

929 Eastwind Dr, Suite 211: 7,338 SF  
Conceptual Plan



# Suite Floor Plans

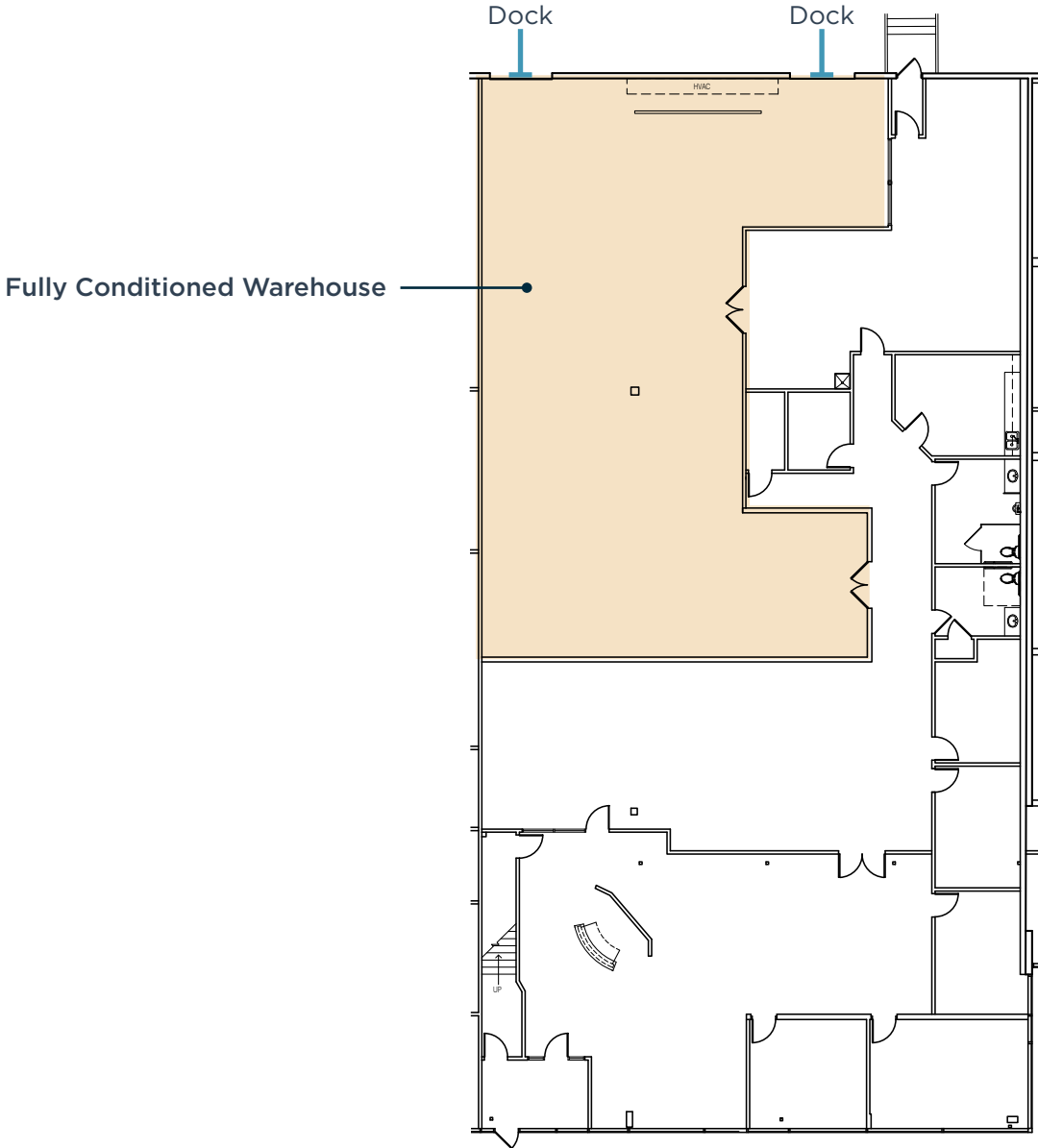
929 Eastwind Dr, Suite 225: 4,831 SF



# Suite Floor Plans

929 Eastwind Dr, Suite 220: 9,282 SF

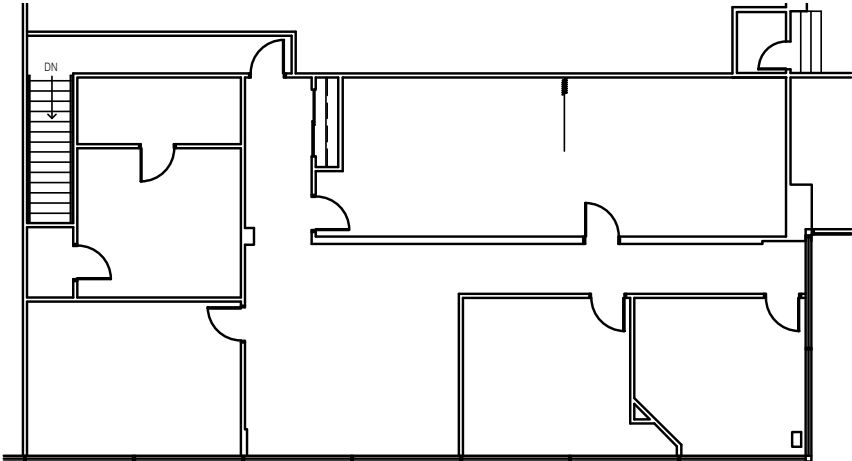
Can be combined with Suite 118 (mezzanine) for 12,121 total SF



# Suite Floor Plans

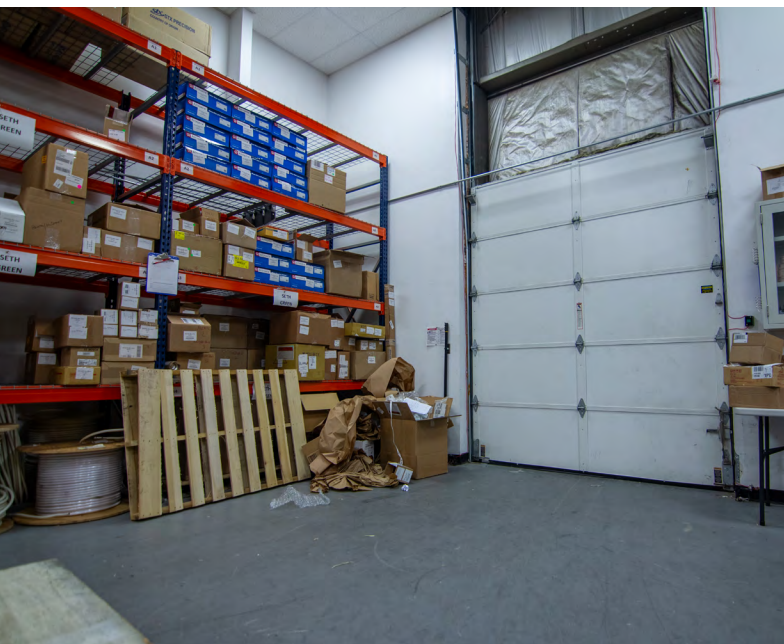
929 Eastwind Dr, Suite 218 (mezzanine above 220): 2,839 SF

Can be combined with Suite 220 for 12,121 total SF



# Property Photos

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