



Recently Updated!

OFFICE FOR SALE OR FOR LEASE

7575 HUNTINGTON PARK DR

WORTHINGTON, OH



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Property Overview

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



RANGE OF
SUITE SIZES
AVAILABLE



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.

Building Features:

- Large floor plates
- Building signage potentially available
- 12,000 SF of tenant amenities which include lounge, fitness room, cafeteria, secure storage, and more

Additional Features:

- Backup generator available
- Updated LED lighting
- High efficiency building
- Below market Class A Operating Expenses
- Many nearby area amenities including food, shopping, and lodging

Outdoor Features Include:

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



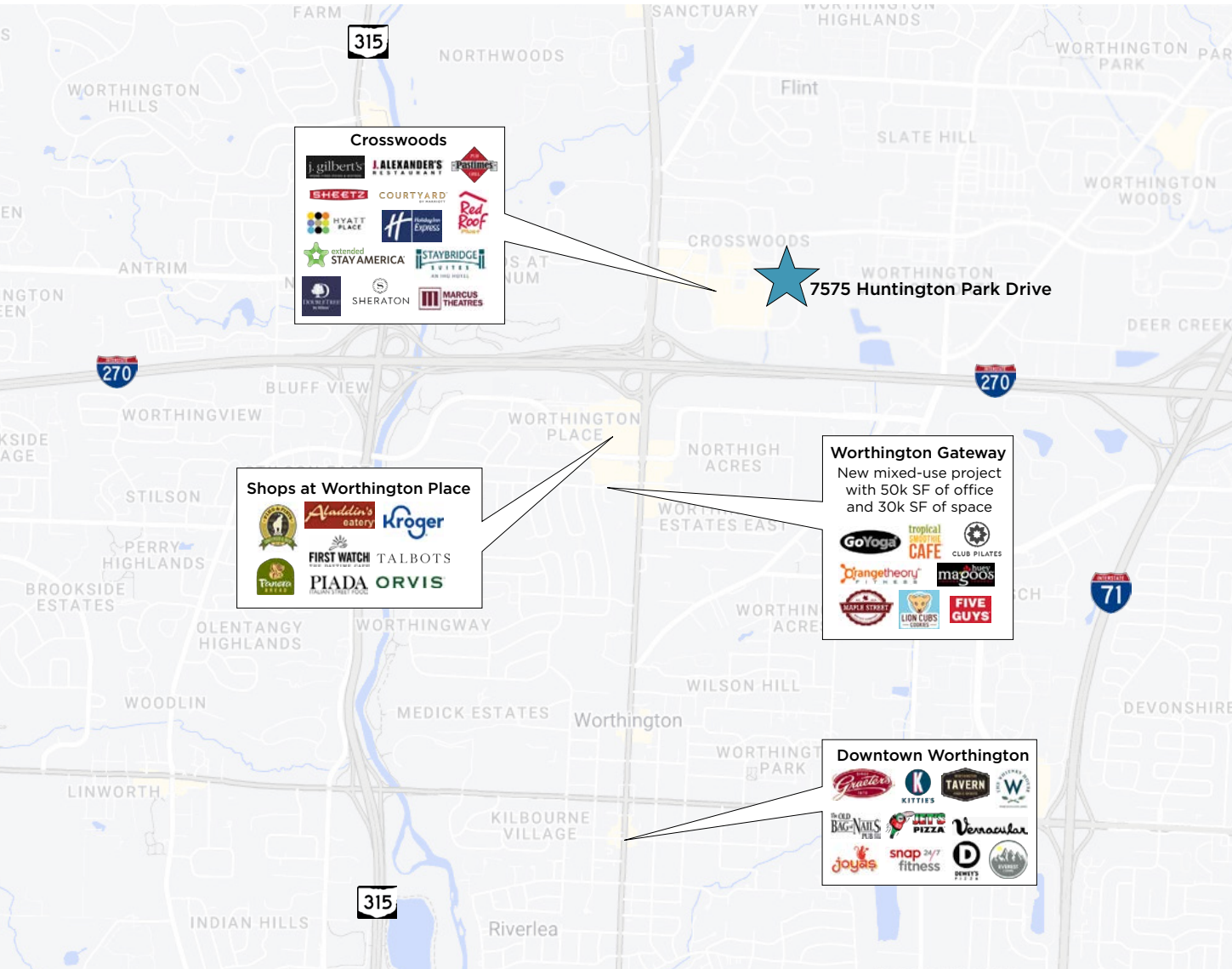
Availability:

FLOOR	SUITE	SF
1ST	C	24,486 SF
2ND	B	12,043 SF
2ND	C	11,942 SF
2ND	D	12,895 SF
3RD	Entire Floor	44,800 SF

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

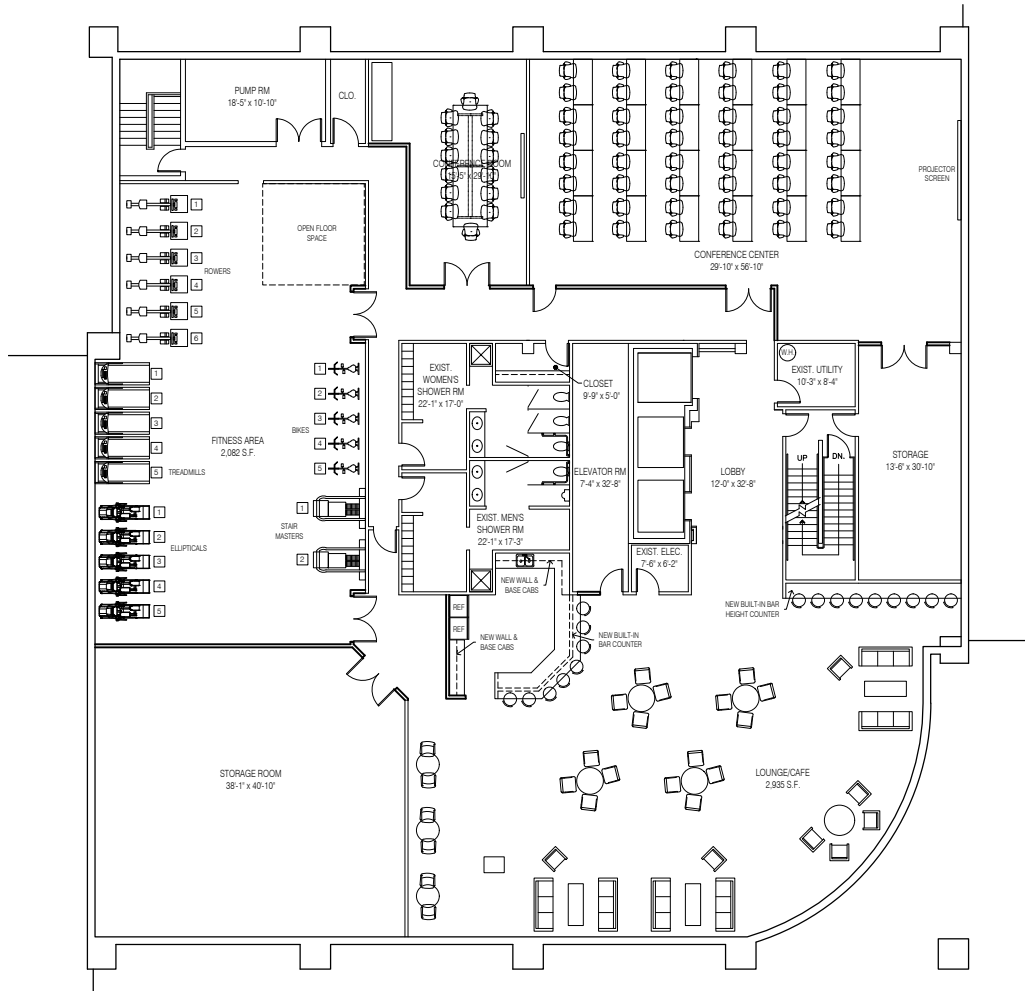
Shopping:

- 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.



Common Conference



Fitness Center



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

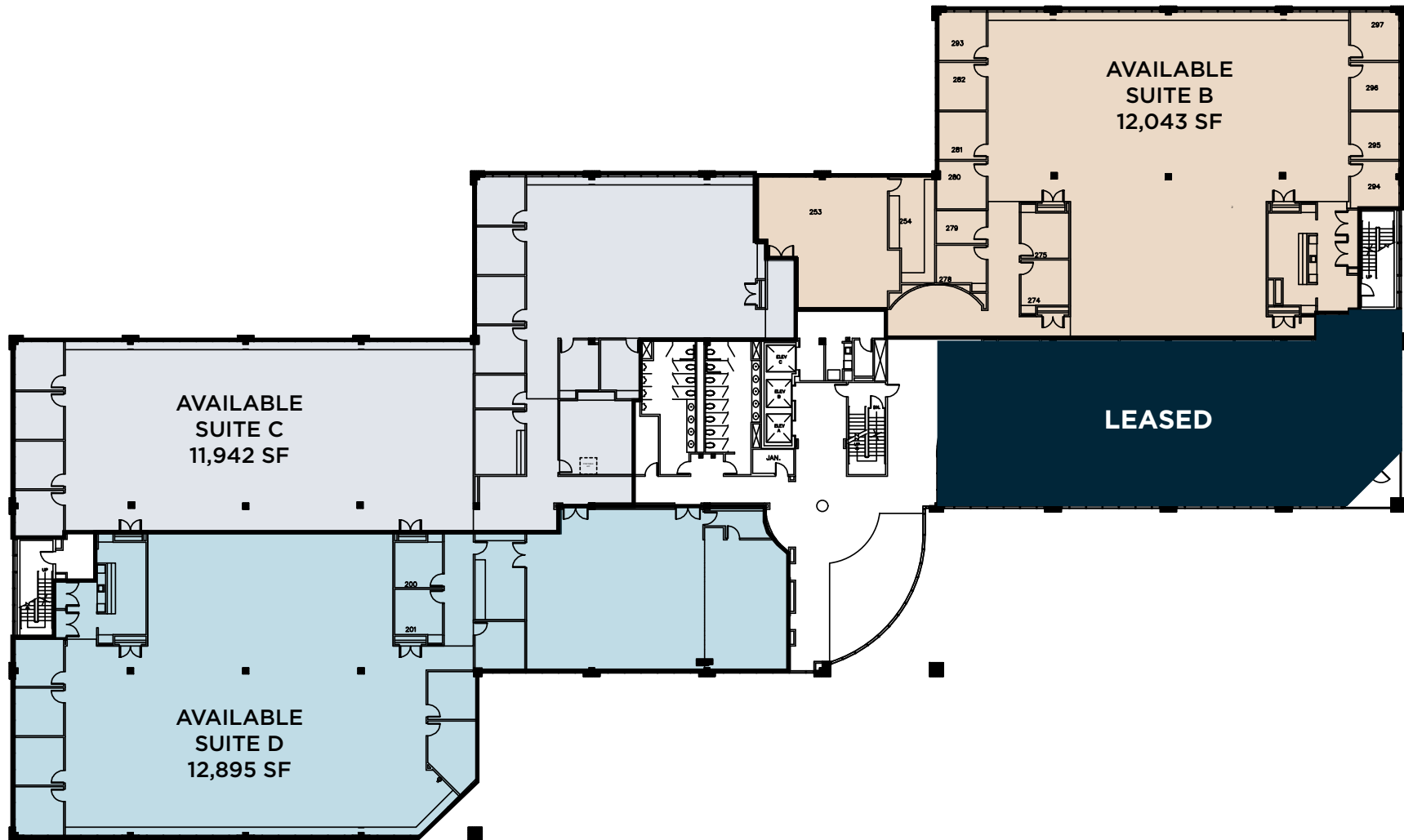
Floor Plans

First Floor
39,092 SF



Second Floor
43,006 SF

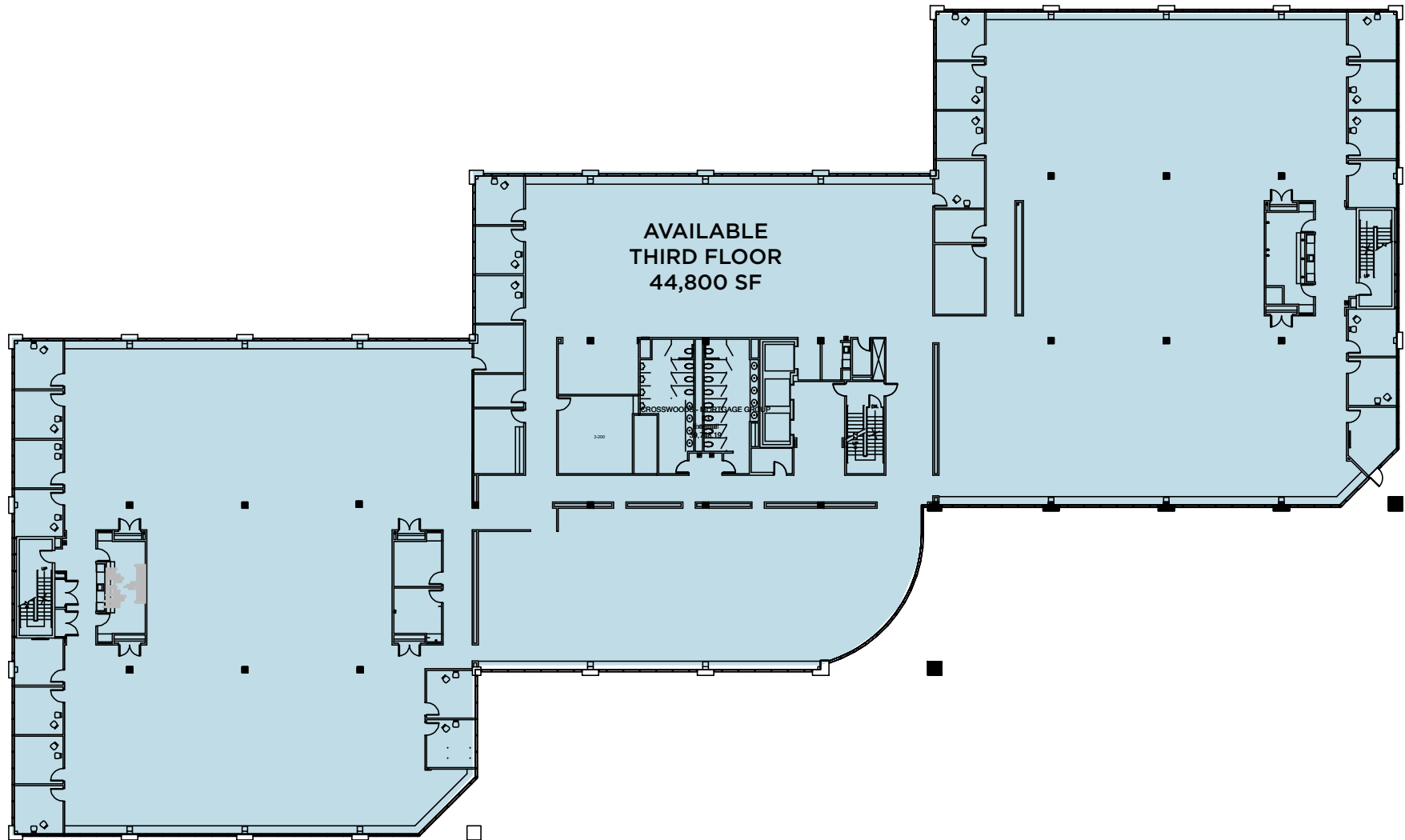
Second Floor
43,006 SF



Floor Plans

Third Floor

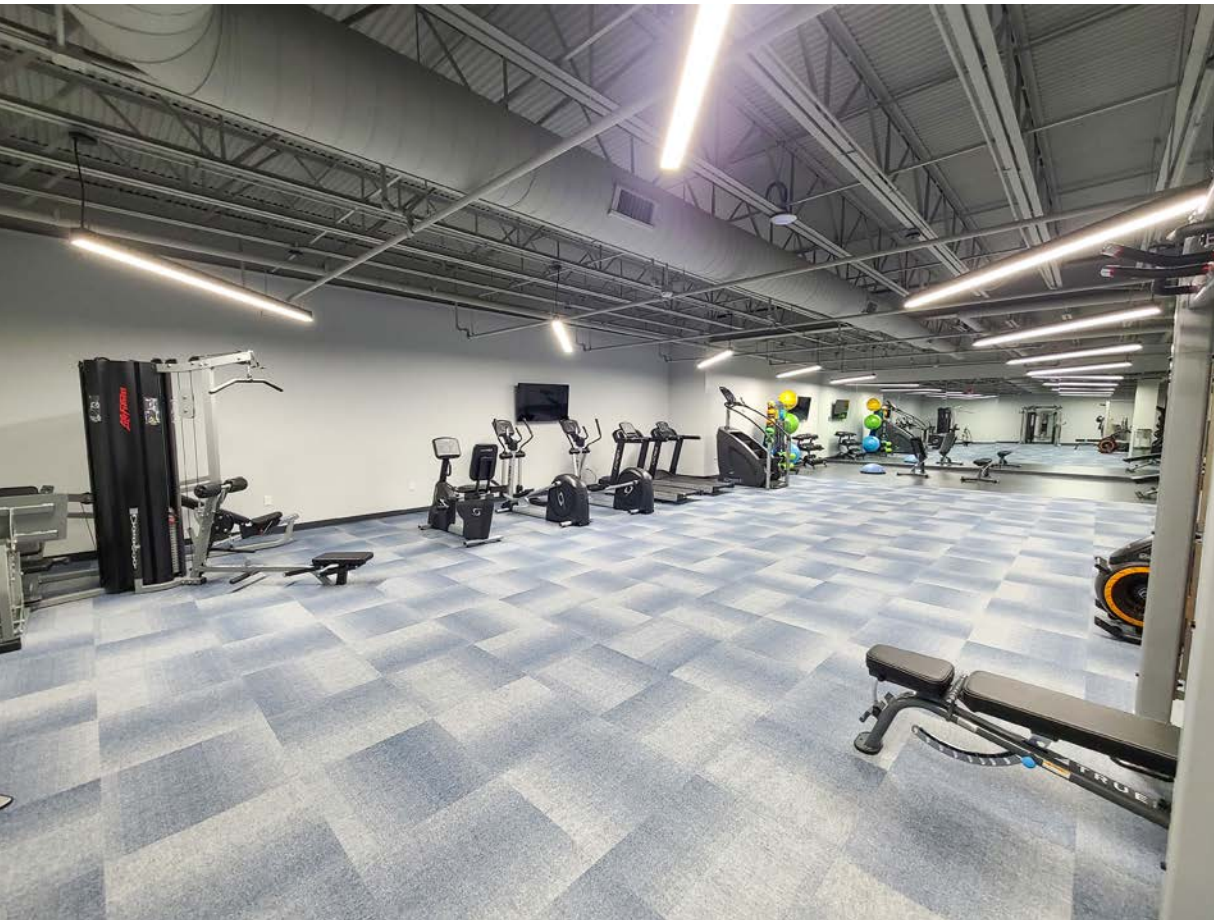
44,800 SF - Full Floor Available



Building Lobby



Amenity Floor





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

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