



438 E Wilson Bridge Rd
Worthington, OH 43085

OFFICE BUILDING FOR LEASE



JACKSON N. PULLIAM, SIOR
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AlterraRE.com



Property Highlights

- Excellent Worthington location in close proximity to restaurants, services and shopping
- Easy access to I-270, SR 315, I-71 & SR 23
- Flexible floor plans
- Renovated common restrooms in 2020
- 24/7 fob access, passenger elevator
- Ample parking in well-lighted lot

Offering Summary

Lease Rate	\$22.95 SF/yr (Gross)
CAM	\$9.12 / SF
Available SF	6,100 - 6,136 SF
Building Size	33,582 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	3,699	123,745	346,313
Total Population	8,379	304,299	845,048
Average HH Income	\$94,711	\$112,535	\$122,952





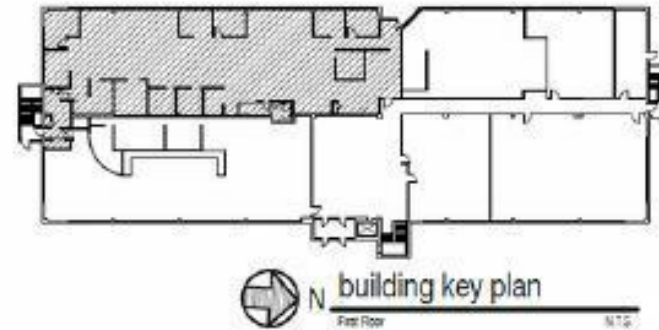
Lease Information

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	6,100 - 6,136 SF	Lease Rate:	\$22.95 SF/yr

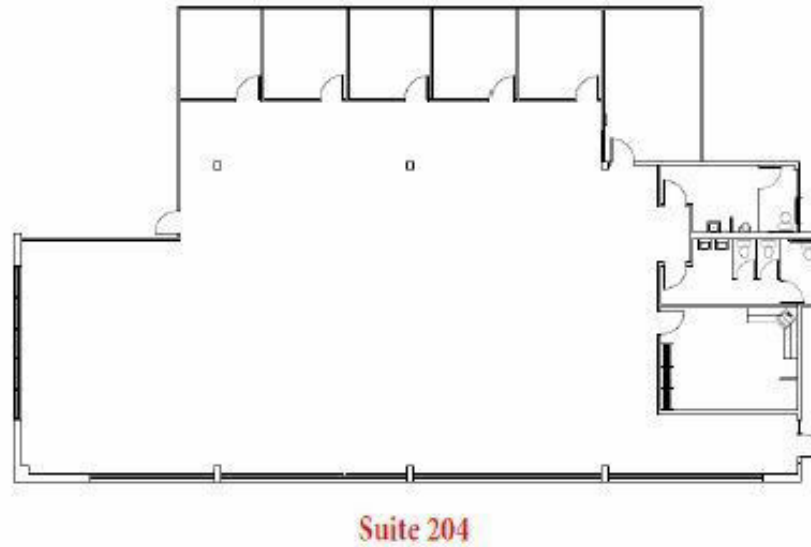
Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 101	Available	6,100 SF	Gross	\$22.95 SF/yr	Large, creative office space with open areas. View of pond.
Suite 204	Available	6,136 SF	Gross	\$22.95 SF/yr	Primarily open office space with conference room and in-suite restrooms.

1st Floor Suite 101 - 6,100 SF



2nd Floor Suite 204 - 6,136 SF with in-suite restrooms

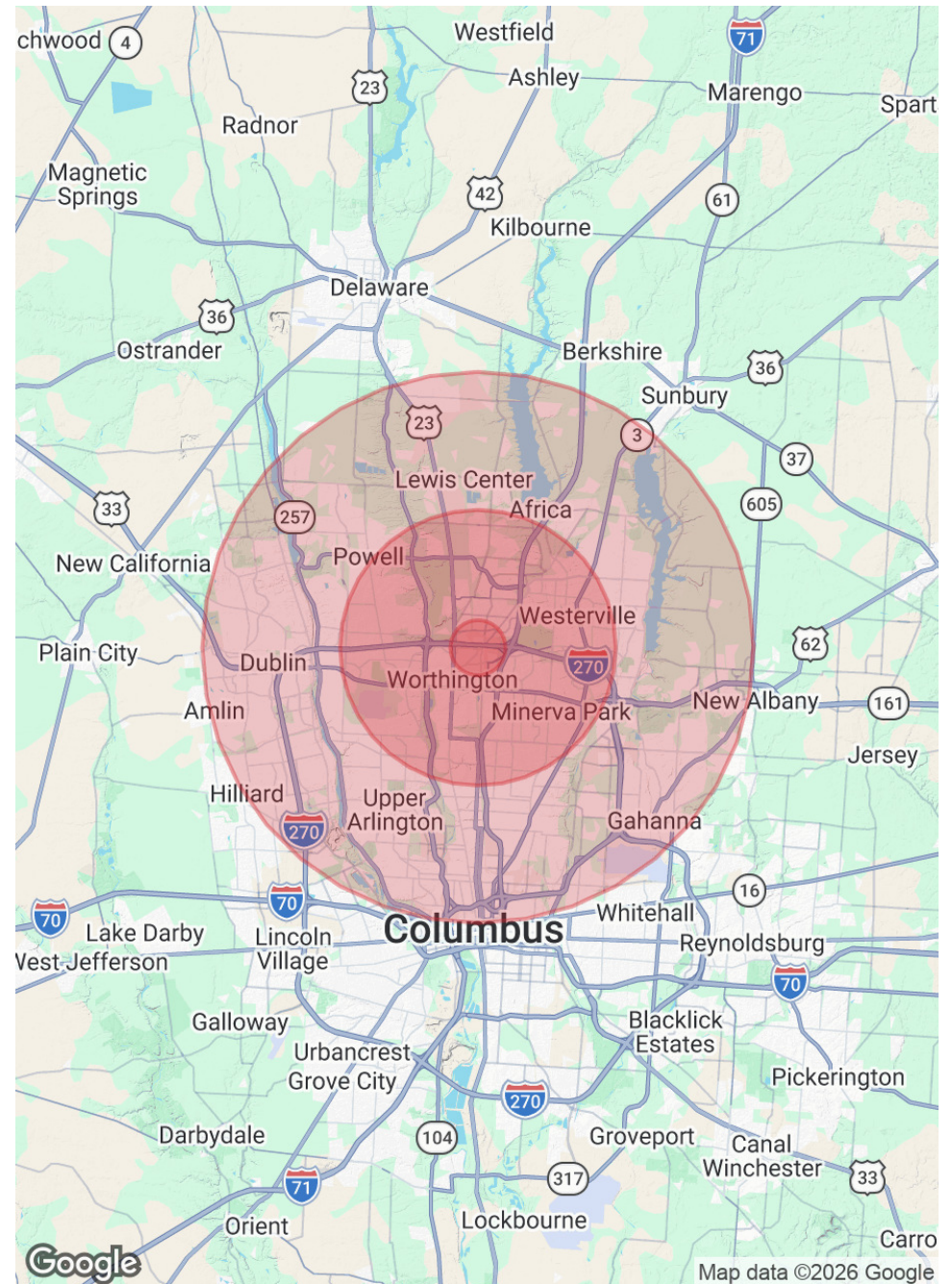


BUILDING KEY PLAN
SECOND FLOOR



Population	1 Mile	5 Miles	10 Miles
Total Population	8,379	304,299	845,048
Average Age	37	38	38
Average Age (Male)	36	37	37
Average Age (Female)	38	39	38

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	3,699	123,745	346,313
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$94,711	\$112,535	\$122,952
Average House Value	\$316,301	\$350,060	\$392,014





Jackson N. Pulliam, SIOR

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Professional Background

Accomplished Commercial Real Estate Agent

Award-winning, multi-faceted, and accomplished Commercial Real Estate Broker and Principal, renowned for superior opportunity identification abilities and exceptional negotiation skills. With a track record of over \$51,000,000.00 in total transactions since joining Alterra Real Estate in 2019, Jackson is an ROI-driven professional who remains at the forefront of industry trends.

Key Attributes:

ROI-Driven Expertise: Proven success as a take-charge leader, leveraging sharp business acumen and management expertise to drive growth with minimal client risk. **Strategic Vision:** Known for strong expertise in investment analysis, contract development and negotiation, and strategic commercial business partnerships. **Innovative Leadership:** Progressive, innovative and provides decisive leadership to achieve business goals.

Background:

Before transitioning to commercial real estate, Jackson spent nearly a decade as a finance manager in the greater Columbus area. During this period, he honed his skills in financial analysis, risk management, and stakeholder engagement. His tenure in finance equipped him with a deep understanding of market dynamics, fiscal responsibility, and the importance of fostering long-term client relationships.

Jackson's journey from finance to real estate was driven by a passion for leveraging his financial expertise to create tangible value in the built environment. His transition seamlessly integrated his financial acumen with the complexities of commercial real estate transactions, allowing him to offer clients a unique blend of strategic foresight and financial stewardship.

Specialties:

1031 Exchanges, Lead Generation, Sales Management, Strategic Partnerships, Sales Staff Training & Development, Market Research & Analysis, Data-Driven Decision Making, Consultative Sales Skills, Strong Negotiation Skills, P&L Management, Risk Management, Stakeholder Management.

Memberships

SIOR (Society of Industrial and Office Realtors)

CCIR (Columbus Commercial, Industrial & Investment Realtors)

Costar Power Broker

Alterra Real Estate Advisors - OH

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