

OFFICE SPACE FOR LEASE

 WESTERVILLE'S MOST CONVENIENT LOCATION

**519—SOUTH
OTTERBEIN**



ROTH

REAL
ESTATE
GROUP

PRIME EXECUTIVE OFFICE SPACE
AFFORDABLE + RECENTLY UPDATED
JUST MINUTES FROM POLARIS & I-270

2 SPACES – UP TO 1,300 SF AVAILABLE

519—SOUTH OTTERBEIN

PROPERTY OVERVIEW

QUICK LINKS

PROPERTY INFO

[PARCEL OVERVIEW](#)

[GOOGLE MAP](#)

[COSTAR LISTING](#)

[CREXI LISTING](#)

[DIGITAL FLIPBOOK](#)

CITY

[CITY OF WESTERVILLE](#)

[NICHE.COM](#)

[NEIGHBORHOOD SCOUT](#)

[DEMOGRAPHICS](#)

COUNTY

[FRANKLIN COUNTY](#)

[COUNTY AUDITOR](#)

[WESTERVILLE ZONING](#)

Modern, Flexible Office Suites in the Heart of Westerville

Welcome to 519 S Otterbein Ave, a professionally managed two-story office building offering freshly renovated executive suites in one of Central Ohio's most connected suburban business hubs. Located just off Schrock Rd near I-270, this address puts you minutes from Polaris, Easton, and downtown Columbus.

Now leasing: Suite 14 (1,000 SF) and Suite 16 (300 SF) — ideal for small teams, independent professionals, or growing firms looking for flexible space with modern amenities.

LEASE EXECUTIVE OFFICE SPACE IN WESTERVILLE'S MOST CONVENIENT LOCATION

VIEW

FLIPBOOK



FOR LEASING INFO:

WILL ROTH

614.284.2083

WILL@ROTHREGROUP.COM

**519—SOUTH
OTTERBEIN**

PROPERTY DETAILS

ADDRESS

519 S Otterbein Ave,
Westerville, OH 43081

LEASE RATE

\$22-24/SF/YR
Gross Lease

AVAILABLE SPACE

300 SF - 1,000 SF
(2 Spaces)

LEASE TERM

Negotiable

TOTAL BUILDING SIZE

7,040 SF

TENANCY

Multi

YEAR BUILT/RENOVATED

1972/2023

ZONING

Office

BUILDING CLASS

C

PARKING

27 Surface
Parking Spaces

PARCEL ID

080-003398

SUITE 14



1,000 SF

SUITE 16



300 SF

PROPERTY FEATURES

- ✓ **NOW AVAILABLE SUITES**
Two available spaces on the 2nd floor (1,000 SF and 300 SF)
- ✓ **FLEXIBLE LEASING**
Two move-in ready suites, one full-service professional layout, one smaller private office
- ✓ **RECENTLY RENOVATED**
Brand-new windows, roof, lighting, and parking lot
- ✓ **AFFORDABLE RATES**
\$22-24/SF/YR in a prime location
- ✓ **NEW PARKING LOT WITH AMPLE PARKING**
27 spaces on-site, offering ample parking for tenants and visitors
- ✓ **EXCELLENT VISIBILITY**
Signage available along busy Otterbein Ave
- ✓ **MODERN INTERIOR FEATURES**
New lighting, energy-efficient windows, and water access in-suite
- ✓ **RESPONSIVE PROPERTY MANAGEMENT**
Backed by ROTH Real Estate Group

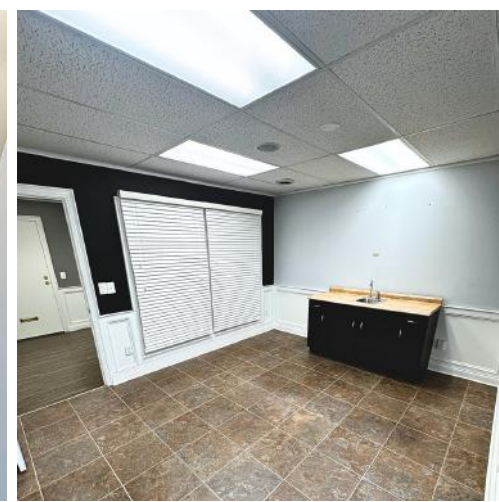
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519 S OTTERBEIN AVE, WESTERVILLE, OH 43081



**519—SOUTH
OTTERBEIN**



SUITE 14 | 2ND FLOOR
1,000 SF | \$24/SF/YR | MODIFIED GROSS LEASE

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- Approx. 1,000 SF
- Fully built-out with 3–4 private offices
- Recently updated with modern LVT flooring
- Private restroom in-suite
- Water and sink access in every room – ideal for medical, wellness, or consulting use
- Move-in ready, flexible layout suitable for a variety of professional services



**519—SOUTH
OTTERBEIN**

SUITE 16 | 2ND FLOOR
300 SF | \$22/SF/YR | MODIFIED GROSS LEASE

- Approx. 300 SF
- 1 private office plus reception area
- Ideal for solo professionals, therapy, or consulting use
- Compact, efficient layout with a professional finish



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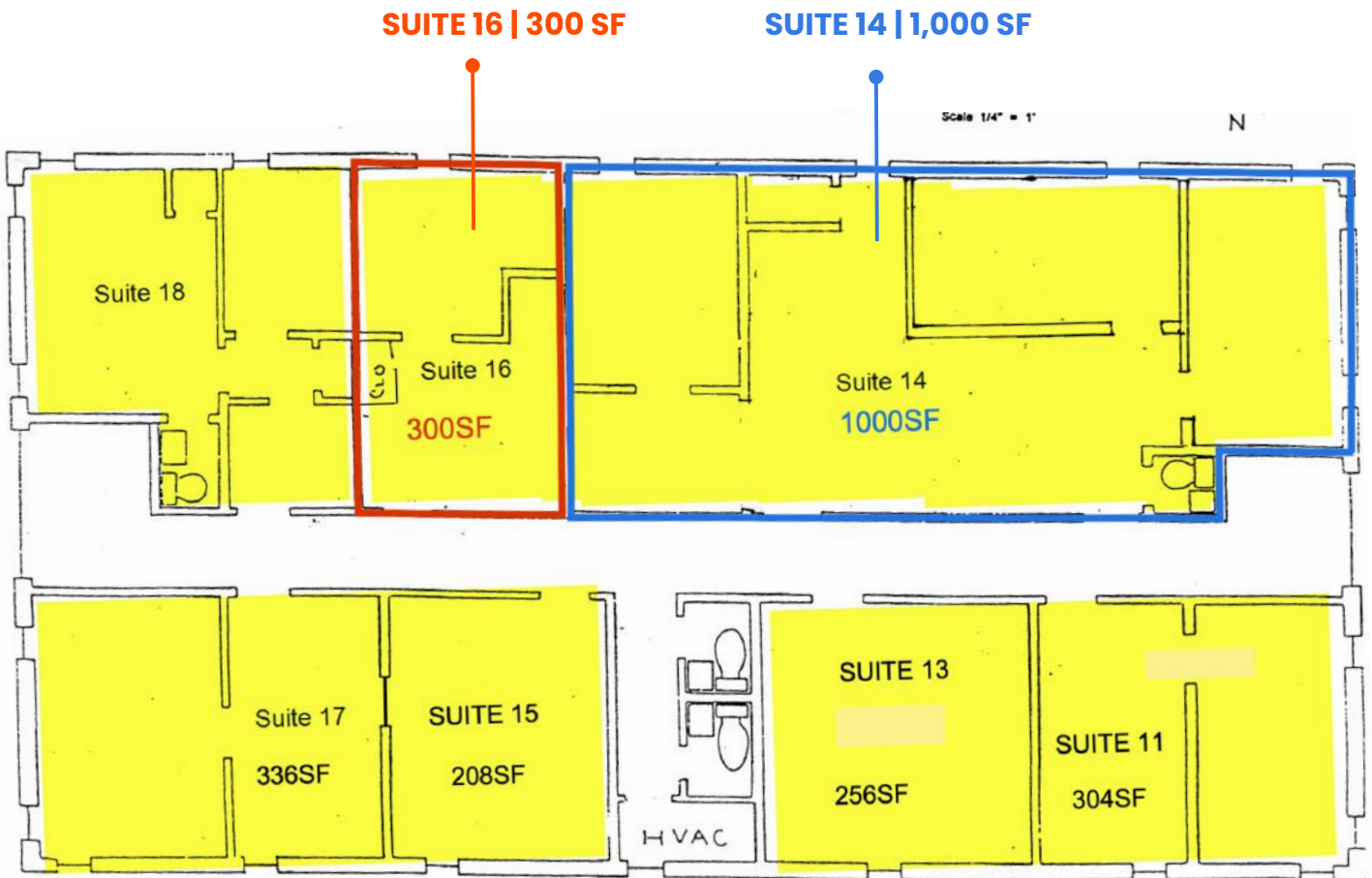


519 S OTTERBEIN AVE, WESTERVILLE, OH 43081

519—SOUTH OTTERBEIN

FLOOR PLAN

SECOND FLOOR



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WHY 519 S OTTERBEIN OUTPERFORMS THE COMPETITION

Unlike many executive offices in Westerville and Northeast Columbus that offer rigid layouts or higher costs, 519 S Otterbein delivers modern upgrades, efficient suite sizes, and standout value. It outperforms competitors with flexible floorplans, private plumbing, ample parking, and signage—ideal for professionals and medical users. Plus, it offers negotiable terms and local management without the premium rents of Polaris or New Albany.

- ✓ **Most affordable** full-service executive space in Westerville
- ✓ Only building in its class with **brand-new windows, roof, and parking lot**
- ✓ Private restrooms, in-suite plumbing, and **flexible suite sizes**
- ✓ **Gross lease includes many building services**, simplifying tenant budgeting
- ✓ **Pro-business zoning** and access to a young, educated workforce
- ✓ **Minutes to Uptown Westerville**, Polaris, New Albany, and downtown Columbus

519—SOUTH OTTERBEIN

EXECUTIVE OFFICE MARKET COMPARISON

| Building Name | Location | Lease Rate (\$/SF/YR) | Suite Sizes (SF) | Parking | Office Use | Key Features |
|--------------------------------|-------------|-----------------------|------------------|--------------------|--------------------------------|--|
| 519 S Otterbein | Westerville | \$22-\$24 | 300-1,000 | Ample, on-site | Executive, Medical, Consulting | New windows, roof, parking lot, in-suite RR, flexible lease, signage available |
| Westerview Plaza | Westerville | \$26 | 400 – 1,200 | Surface lot | General Office | High-visibility plaza, retail adjacency |
| Schrock Business Center | Westerville | \$23 | 350 – 800 | Shared lot | Small Business, Startups | Budget-friendly, no elevator, functional layout |
| New Albany Office Park | New Albany | \$26 | 600 – 2,000 | Surface + garage | Corporate, Finance | Class A finishes, onsite café, upgraded lobbies |
| Hamilton Quarters Exec. Center | Gahanna | \$25 | 500 – 1,500 | Dedicated lot | Medical, Executive | Healthcare zoning, new build, proximity to medical corridor |
| Worthington Gateway Offices | Worthington | \$23 | 450 – 950 | Ample surface | General Office | Walkable restaurants, modern glass exterior |
| Polaris Corporate Center | Polaris | \$27 | 600 – 2,500 | Structured parking | Corporate HQ | Lobby reception, tenant lounge, Polaris retail nearby |



519-SOUTH OTTERBEIN



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VIEW LIVE MAP



519-SOUTH OTTERBEIN

ACCESSIBILITY+ AMENITIES

**519—SOUTH
OTTERBEIN**

**VIEW LIVE
MAP**

SHOPPING

KROGER
0.43 miles
WALMART
1.08 miles
**WESTERVILLE
SHOPPING
CENTER**
1.34 miles
**WESTERVILLE
PLAZA**
1.16 miles
**HALF PRICE
BOOKS**
1.16 miles
DOLLAR TREE
1.15 miles
PLATO'S CLOSET
1.13 miles

DINING

SMASHBURGER
0.01 miles
WENDY'S
0.07 miles
CITY BARBEQUE
0.02 miles
**LUCKY'S HOUSE
CHINESE**
0.02 miles
**RITA'S ITALIAN
ICE + FROZEN
CUSTARD**
0.02 miles
CHIPOTLE
0.04 miles
PIZZA HUT
0.05 miles
MCDONALD'S
0.08 miles
MASSEY'S PIZZA
0.08 miles
ARBY'S
0.07 miles
KFC CHICKEN
0.07 miles

COFFEE

STARBUCKS
0.54 miles
TIM HORTON'S
0.35 miles
PANERA BREAD
0.35 miles
**FAMILY ROOM
COFFEE + BAKE
SHOP**
0.35 miles
DUNKIN
0.35 miles

GAS

SHELL
0.14 miles
BP
0.14 miles
SHEETZ
0.14 MILES

BANKS

HEARTLAND BANK
0.71 miles
**FIFTH THIRD BANK
ATM**
0.35 miles
KEY BANK
0.18 miles
PNC BANK
0.01 miles
BANK OF AMERICA
0.01 miles

TRANSPORTATION

**RICKENBACKER
INTERNATIONAL**
25.6 miles
**JOHN GLENN
INTERNATIONAL
AIRPORT**
11.2 miles

SCHOOLS

**WESTERVILLE
NORTH HIGH
SCHOOL**
1.2 miles
**WESTERVILLE
CENTRAL HIGH
SCHOOL**
2.5 miles
**OTTERBEIN
UNIVERSITY**
1.5 miles
**HAWTHORNE
ELEMENTARY**
0.5 miles
**GENOA MIDDLE
SCHOOL**
0.8 miles



519-SOUTH OTTERBEIN

PRIME LOCATION

- DOWNTOWN COLUMBUS
- 15 mins
- POLARIS BUSINESS HUB
- 10 mins
- NEW ALBANY TECH CORRIDOR (INTEL SITE)
- 12 mins
- JOHN GLENN INTERNATIONAL AIRPORT
- 18 mins
- I-270 AND I-71
- Direct access

POPULATION

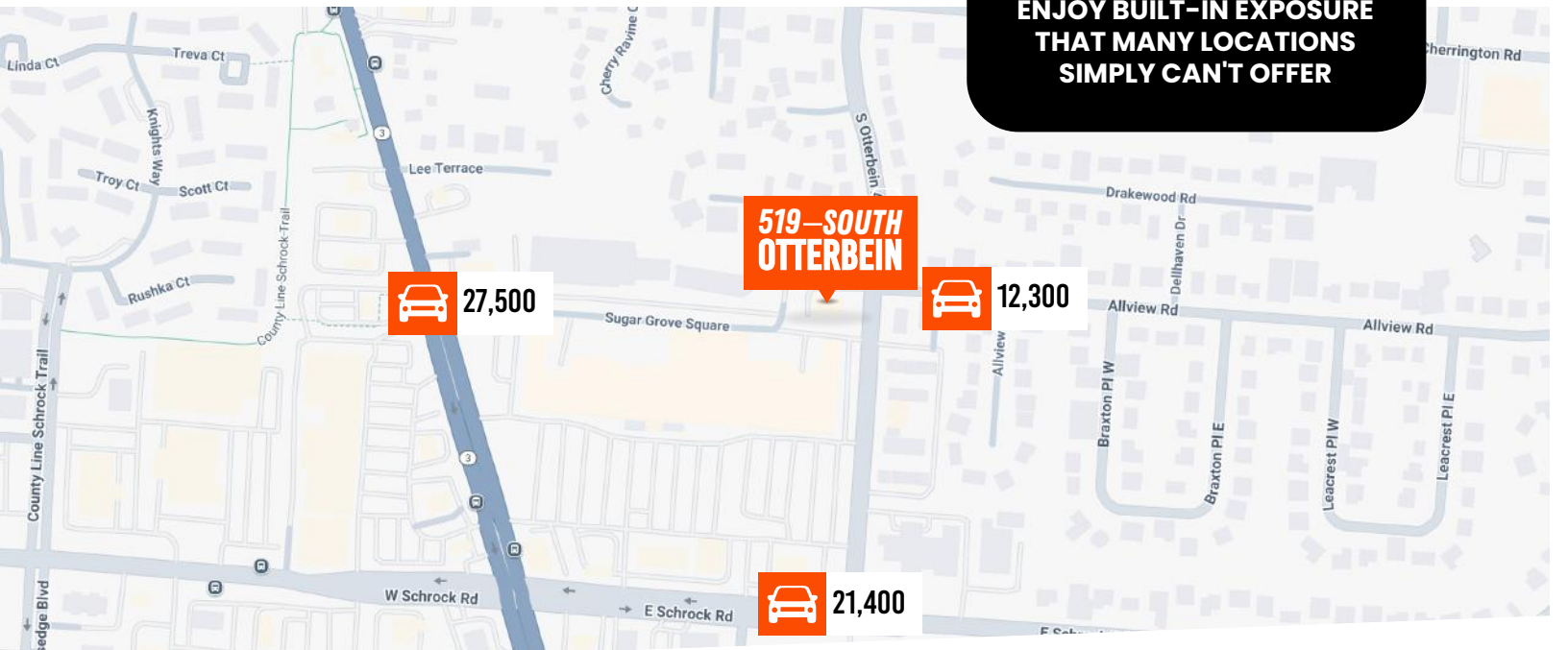
| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| TOTAL POPULATION | 10.7K | 63.4K | 164K |
| AVERAGE AGE | 39.4 | 39.1 | 38.6 |
| AVERAGE HH INCOME | \$97K | \$104K | \$106K |
| AVERAGE HOUSE VALUE | \$295K | \$318K | \$331K |

Demographic data derived from Crexli

**TRAFFIC
HIGH VISIBILITY +
EXPOSURE**

519 S OTTERBEIN AVE OFFERS THE BEST OF BOTH WORLDS — EASY ACCESS TO MAJOR HIGHWAYS AND THE WELCOMING ATMOSPHERE OF WESTERVILLE’S THRIVING COMMUNITY. ITS PRIME LOCATION MAKES IT AN IDEAL BASE FOR BUSINESSES LOOKING TO GROW IN CENTRAL OHIO.

WITH 61K+ VEHICLES PER DAY PASSING THE PROPERTY, BUSINESSES ENJOY BUILT-IN EXPOSURE THAT MANY LOCATIONS SIMPLY CAN’T OFFER



27,500

519-SOUTH OTTERBEIN

12,300

21,400

Traffic count data represents estimated average daily traffic (ADT) based on the Mid-Ohio Regional Planning Commission (MORPC) Traffic Count Database System (TCDS), and may vary due to seasonal changes, construction, or other factors; verification with local authorities is recommended for accuracy (morpc.org).

WESTERVILLE, OH

TOP 10-RATED SCHOOL DISTRICT - WESTERVILLE CITY SCHOOLS IN CENTRAL OHIO

A+ FOR DIVERSITY, FAMILY-FRIENDLINESS & OUTDOOR RECREATION – NICHE.COM



#5 BEST SUBURBS FOR YOUNG PROFESSIONALS IN COLUMBUS AREA NICHE.COM (2025)

#5 MID-WEST METRO FOR VC AND STARTUPS (2023)

#7 BEST PLACES TO RAISE A FAMILY IN COLUMBUS AREA NICHE.COM (2025)

#8 BEST SUBURB TO LIVE IN OHIO AND THE COLUMBUS AREA NICHE.COM (2025)

519—SOUTH OTTERBEIN

Westerville isn't just a suburb of Columbus — it's a strategic business location that blends access to talent, infrastructure, and economic resilience with small-town support. The City of Westerville proactively invests in high-growth industries, modern business parks, and fast-tracked development support to attract and retain leading companies.

WORKFORCE & EDUCATION PIPELINE

- Otterbein University's The Point Innovation Center – Hands-on collaboration hub for engineering, design, robotics, and data science
- Local access to talent from Ohio State University, Franklin University, and Columbus State Community College
- Home to one of the highest rates of college-educated residents in Central Ohio

BUSINESS SUPPORT & INFRASTRUCTURE ADVANTAGES

- City-owned utilities – Faster, more affordable service delivery
- Smart City Tech – Fiber infrastructure and digital planning systems in place
- Westerville Industry Partnership – Pro-business community network to connect employers, educators, and city planners
- Zoning flexibility for medical, office, and technology tenants in Westar and Uptown districts

ACTIVE DEVELOPMENT PIPELINE:

- Westar Place and Polaris Parkway Corridor continue to draw medical, professional, and mixed-use tenants
- Uptown Westerville seeing revitalization and private reinvestment in historic structures

WITH A 1.2% ANNUAL GROWTH RATE, WESTERVILLE CONTINUES TO EXPAND STEADILY — DRIVEN BY ITS HIGH QUALITY OF LIFE, EXCELLENT SCHOOLS, AND PRO-BUSINESS ENVIRONMENT.



38.5K

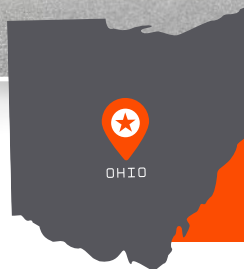
TOTAL POPULATION

\$213K

AVG HOME VALUE

MAJOR EMPLOYERS

- JPMorgan Chase – Large office campus
- Mount Carmel St. Ann’s Hospital
- Otterbein University
- McGraw-Hill Education
- Exel (DHL)
- Safelite (regional HQ nearby)
- Vertiv, Kroger Tech Hub, and others in proximity



WESTERVILLE, OH



100K+
STUDENT PIPELINE

COLUMBUS REGION INCLUDING OSU, OTTERBEIN, CAPITAL, CCAD, AND FRANKLIN UNIVERSITY

1K NEW RESIDENTS IN 2024



+7.9%

PROJECTED GROWTH FORECAST IN THE NEXT 5 YEARS

NEW DEVELOPMENTS DRIVING MOMENTUM

MULTIPLE MIXED-USE DEVELOPMENTS IN UPTOWN WESTERVILLE AND POLARIS CORRIDOR CONTINUE TO DRAW RESTAURANTS, RETAIL, AND CLASS A TENANTS



2 BILLION EXPANSION AT JOHN GLENN INTERNATIONAL AIRPORT BREAKS GROUND IN EARLY 2025



INTEL’S \$20B CHIP MANUFACTURING FACILITY JUST 25 MINUTES EAST IN LICKING COUNTY, CREATING THOUSANDS OF SKILLED JOBS

Lower than the Columbus metro average, driven by demand for smaller, efficient executive suites and well-located suburban office space.

OFFICE VACANCY RATE (Q4 2024)

→ **10.4%**

Positive net absorption of +52K SF in Westerville/Polaris corridor, driven by medical users, professional firms, and hybrid workspace demand.

OFFICE MARKET ABSORPTION (2023–2024)

+52K SF

\$107K

AVG HH INCOME

40.9

MEDIAN AGE

55%

BACHELOR’S DEGREE OR HIGHER

Westerville continues to outperform similar suburban markets due to its strong school systems, access to I-270/I-71, and reputation for safety and stability. Businesses here enjoy proximity to a highly educated workforce, while avoiding the congestion and premium pricing of urban towers or new build-outs.



LOCAL MARKET OVERVIEW

FRANKLIN COUNTY

↗ 1.32M

TOTAL POPULATION

↗ \$243K

AVERAGE HOME VALUE

↗ \$71K

AVERAGE HH INCOME

COLUMBUS METRO AREA

↗ 2.14M

TOTAL POPULATION

↗ \$252K

AVERAGE HOME VALUE

↗ \$77K

AVERAGE HH INCOME

OHIO RANKED
#7 AMERICA'S
TOP STATES FOR
BUSINESS 2024
CNBC



RANKED AMONG
THE TOP 10 CITIES
FOR BUSINESS
GROWTH
FORBES

Forbes

NAMED ONE OF
THE BEST CITIES
FOR YOUNG
PROFESSIONALS
FORBES

Forbes

BEST
DESTINATIONS
FOR CULINARY
TRAVEL 2024
ESSENCE

ESSENCE

RANKED IN THE
TOP 10 HOTTEST
JOB MARKETS
WALL STREET
JOURNAL

WSJ

Franklin County and the Columbus Region have received numerous accolades that highlight their attractiveness to businesses, including retailers. The region is recognized as a top-ranked business climate with a strong economy and a prepared workforce. It has been named the No.1 Rising City for Startups and has grown multiple unicorn companies, showcasing its potential for innovation and business success.

FOR LEASING INFO: WILL ROTH | 614.284.2083 | WILL@ROTHREGROUP.COM

YOUR BUSINESS. PRIME LOCATION. BIG OPPORTUNITY.



With upgraded interiors, flexible suite sizes, and prime positioning just off I-270, 519 S Otterbein Ave offers the credibility of a professional address without the overhead of a corporate complex. Westerville and Columbus offer growth, affordability, talent, and infrastructure.

ACCESSIBLE, WALKABLE, WORKABLE

- Uptown Westerville – 4 minutes
- Polaris Business Corridor – 8 minutes
- Mount Carmel St. Ann’s Hospital – 6 minutes
- Otterbein University – 3 minutes
- I-270 & I-71 Interchange – 2 minutes
- Dining, Retail & Banking – All Within ½ Mile
- Walkable Eats: Chipotle, Smashburger, Wendy’s, Pizza Hut
- Coffee Breaks: Starbucks, Dunkin’, Tim Horton’s, Panera
- Everyday Essentials: Kroger, BP, PNC Bank, Dollar Tree

519—SOUTH OTTERBEIN

519 S OTTERBEIN AVE PUTS YOUR BUSINESS RIGHT AT THE CENTER OF A BOOMING AREA — WITH EXECUTIVE SPACE THAT’S READY TO GO, PROFESSIONALLY MANAGED, AND PRICED FOR SMALL BUSINESSES THAT THINK BIG

- PARKING
- RECENT UPGRADES
- GROSS LEASES
- AFFORDABILITY

BUILT-IN VALUE. NO SURPRISE COSTS.

Many suburban office buildings come with hidden fees, outdated finishes, or one-size-fits-all layouts. Not here. At 519 S Otterbein, tenants benefit from gross leases, modern upgrades, private plumbing, and on-site parking — all included, all ready to go.

It’s everything you need to run a professional, cost-effective operation — with no circling for parking, no build-out delays, and no downtown price tag.

**AFFORDABLE LEASE RATE
\$22-24/SF/YR GROSS**

**TWO RENOVATED SUITES
AVAILABLE: 336 SF & 1,300 SF**

**AMPLE ON-SITE PARKING FOR
CLIENTS & TEAMS**

**PRIVATE RESTROOM & WATER
ACCESS IN LARGER SUITE**

**LOCAL OWNERSHIP & RESPONSIVE
MANAGEMENT**

**NEW WINDOWS, ROOF &
PARKING LOT = LONG-TERM
EFFICIENCY**

519—SOUTH OTTERBEIN



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VIEW
FLIPBOOK



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