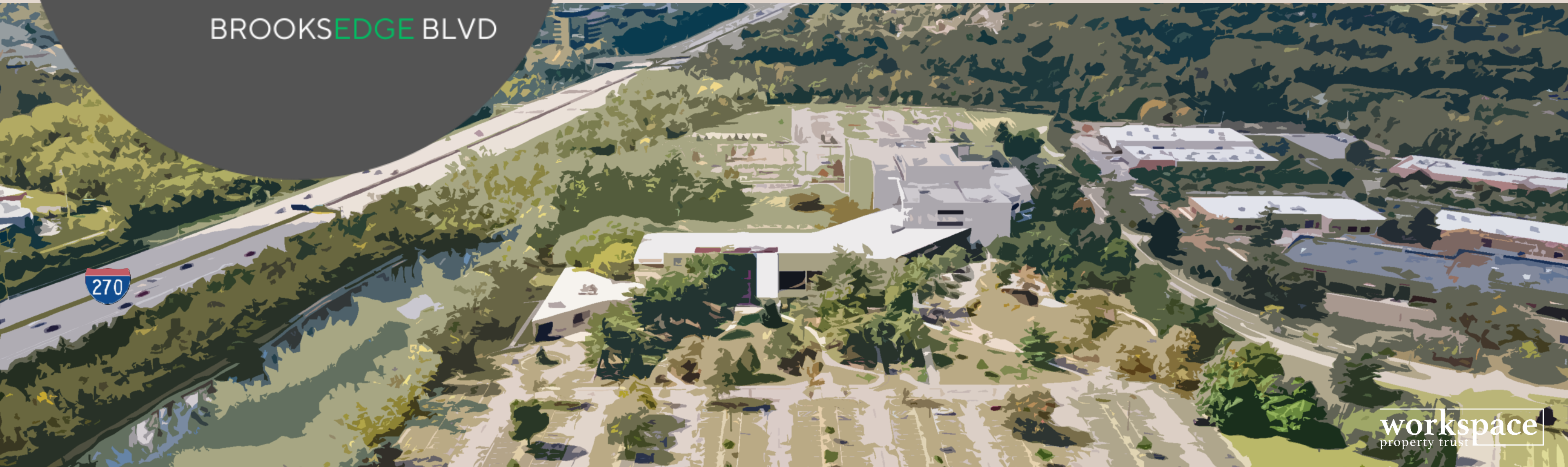


800

BROOKSE^{EDGE} BLVD

Space with an edge.



A Premier Redevelopment Opportunity in Columbus' Most Dynamic Corridor.

The New Chip City: Intel's Semiconductor Plant in Columbus

Intel in Columbus is on track to become the largest single manufacturing site in the world.



Positioned along I-270, 800 Brooksedge is one of the largest and most strategically located properties in the Columbus Region, offering unmatched visibility, accessibility, and scalability. Situated in sought-after Westerville, a thriving business hub, this prime location places businesses in the heart of one of Ohio's most dynamic economic regions, home to industry leaders like Intel, DHL, and Anduril Industries.

Just 12 miles—less than a 20-minute drive—from Intel's groundbreaking \$20B+ chip manufacturing project, 800 Brooksedge offers a front-row seat to one of the nation's fastest-growing economic hubs. Its high-traffic location, expansive site, and adaptable infrastructure create a unique opportunity for businesses looking to capitalize on Westerville's booming market and the broader Columbus Region's economic momentum.

With these corporate giants making substantial growth commitments, Westerville has emerged as a magnet for innovation and economic expansion, offering companies access to a highly skilled workforce, pro-business policies, and a supportive community.

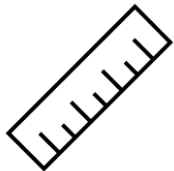
Additionally, The demand for flexible, high-quality real estate solutions has surged, making 800 Brooksedge a premier redevelopment opportunity—whether for modern office space, medical facilities, or a hospitality-driven hotel concept catering to the region's growing workforce and business travelers.



Site Highlights.



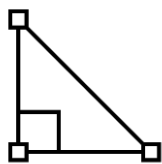
Over 40 acres in Westerville’s vibrant Industrial District: Office, Manufacturing, R&D, and Storage Uses



388,669 sf office building with 1,765 parking spaces existing



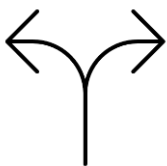
Scenic walking trails, lush landscaping, and ponds on-site with pedestrian access to Alum Creek/Ohio to Erie Trail.



Level grading, low-slope



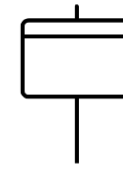
27,000 SF of raised floor data center and existing dual redundant electric feeds



Multiple points of entry from Brooksedge Blvd



Site Highlights.



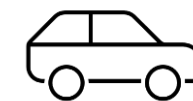
Building signage
available to major
tenant, visible to I-270



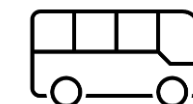
11 miles to John Glenn
International Airport



2-mile walk to
Westerville's Main
Street via Alum
Creek trail



COTA//PLUS
connects rides
from a COTA bus
stop anywhere
within Westerville

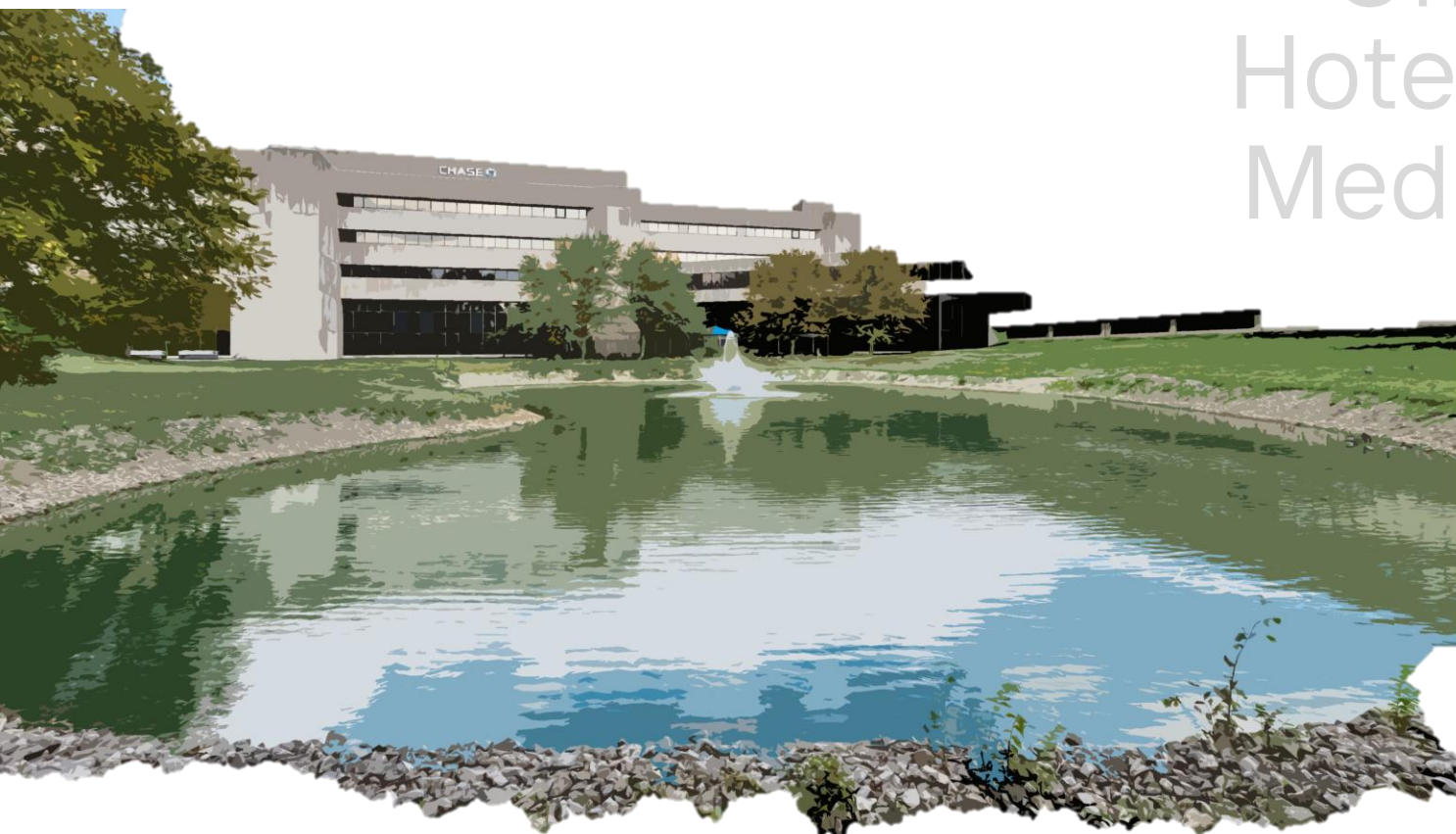


Proximity to line 43 – the
Rush Hour line – running
along Schrock Rd, State
St, Main St, and Cleveland
Ave all the way to
downtown Columbus



10+ childcare
providers within
3 miles from the
site



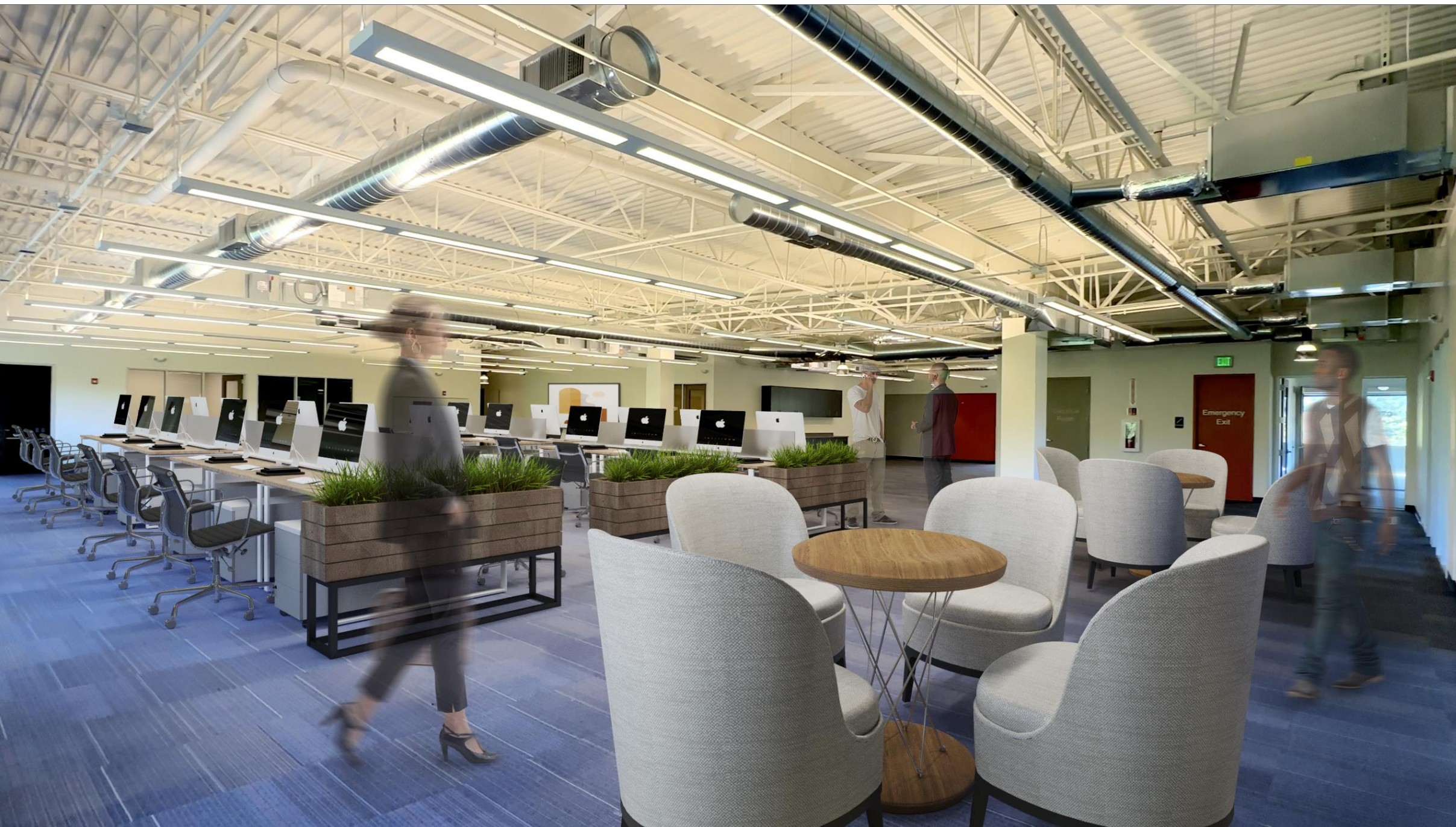


Office
Hoteling
Medical

Space with an edge.



Space with an edge.



OFFICE

Westerville is a growing hub for innovation, offering companies access to a highly skilled workforce from nearby Ohio State University, Otterbein University, and Columbus' thriving tech and healthcare sectors. Businesses benefit from Westerville's pro-business environment, lower operational costs, and commitment to economic success.

This versatile property is strategically positioned to attract a diverse range of users, including life sciences, healthcare, advanced R&D operations, and tech firms—enhanced by its existing on-site data center.



Space with an edge.



HOTELING

Westerville presents an underserved hospitality market, with fewer hotels than demand—particularly in the upscale and extended-stay categories. As corporate relocations and regional expansion continue, the city sees a **steady influx of business and leisure travelers** seeking convenient accommodations. Additionally, **youth sports tournaments, corporate events, and conferences at Otterbein University** further drive the need for overnight stays.

Strategically located along **I-270**, Westerville offers **seamless access to Downtown Columbus (20 minutes), John Glenn Columbus International Airport (15 minutes), and key corporate hubs**, making it an ideal location for hotel development.

Space with an edge.



MEDICAL CENTER

The proximity to Mount Carmel St. Ann's Hospital, one of the region's leading medical centers, creates a prime opportunity for **specialty clinics, outpatient services, and physician offices** looking to establish a presence in a thriving healthcare hub.

Westerville and the greater Columbus region are experiencing **significant population growth**, with **over 1.3 million people** within a 30-minute drive of the site. This expanding population base is driving increased demand for **primary care, specialty services, and outpatient procedures**—particularly with a **large and growing childbearing-age demographic**, further fueling the need for women's health and pediatric services.



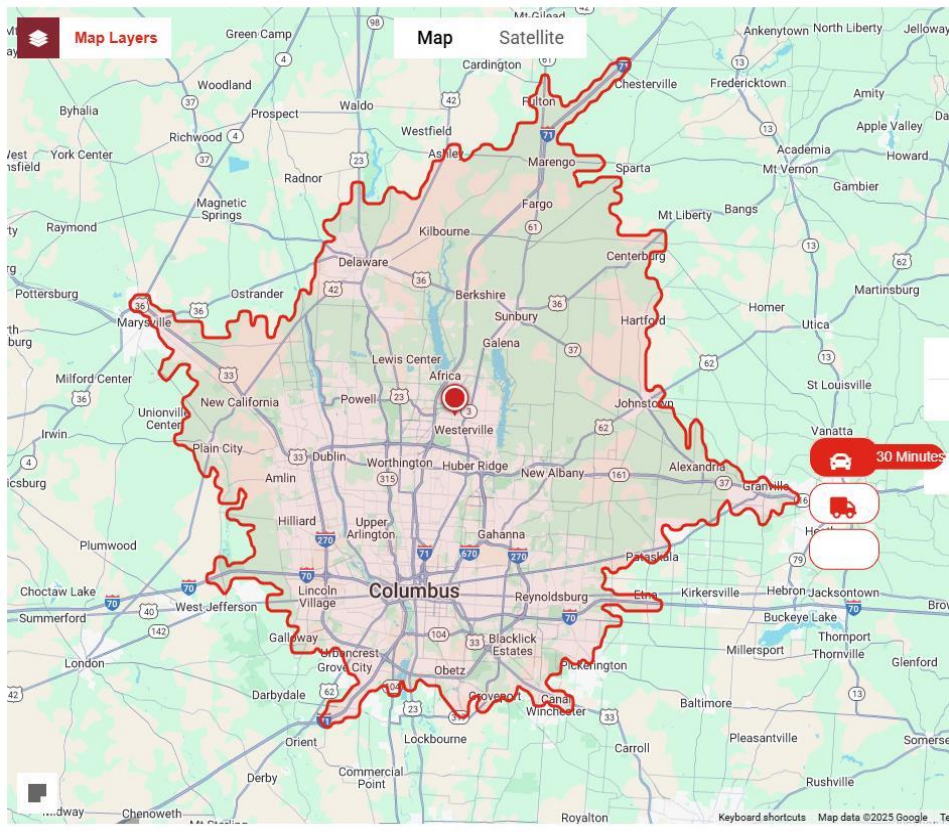
Existing Players



Westerville: Popular and Populated

<u>Affluent Neighborhoods</u>	<u>Distance From 800 BE</u>	<u>Median HHI</u>	<u>Population</u>	<u>Labor Force</u>	<u>Bachelors</u>
New Albany	8.4 miles	\$206,161	11,029	5,334	67.07%
Dublin	13.4 miles	\$152,405	48,946	25,445	70.23%
Powell	12.2 miles	\$185,915	15,260	7,783	70.23%
Upper Arlington	13.5 miles	\$142,864	36,219	18,386	73.18%
Westerville	2.0 miles	\$103,519	38,941	19,796	55.97%

<u>Age</u>	<u>10 Miles</u>	<u>20 Miles</u>	<u>30 Miles</u>
20-29	123,806	234,453	269,805
30-39	125,587	263,445	304,247
40-49	98,096	215,320	255,762
50-59	84,953	191,300	233,161
60-64	40,686	90,988	112,465
65+	107,703	228,397	283,877



Westerville: Popular and Populated



01. Access to a Skilled Workforce

Growing Talent Pool: Westerville is part of the Columbus metropolitan area, home to over 1.3 million people and a strong labor force ages 25-54.

Proximity to Higher Education: The city is near **The Ohio State University**, one of the nation's largest universities, as well as Otterbein University, providing a steady stream of educated professionals.



02. Business-Friendly Environment

Competitive Cost of Doing Business: Ohio offers tax incentives and lower operating costs compared to major coastal cities.

Supportive Economic Development Initiatives: Westerville has been recognized for its pro-business policies, including incentives for office, tech, and light industrial companies.

Fast-Growing Tech & Innovation Hub: The Columbus region is emerging as a tech and innovation hub, attracting businesses in fintech, healthcare, and logistics.

03. Prime Location + Infrastructure

Proximity to Major Highways: Located near I-270, I-71, and I-670, providing easy access to Columbus, Cincinnati, Cleveland, and beyond.

John Glenn Columbus International Airport (CMH): Just 15 minutes away, offering direct flights to major U.S. cities.

Reliable Utilities & Fiber Internet: The city boasts advanced fiber-optic infrastructure, making it attractive for tech-driven companies.

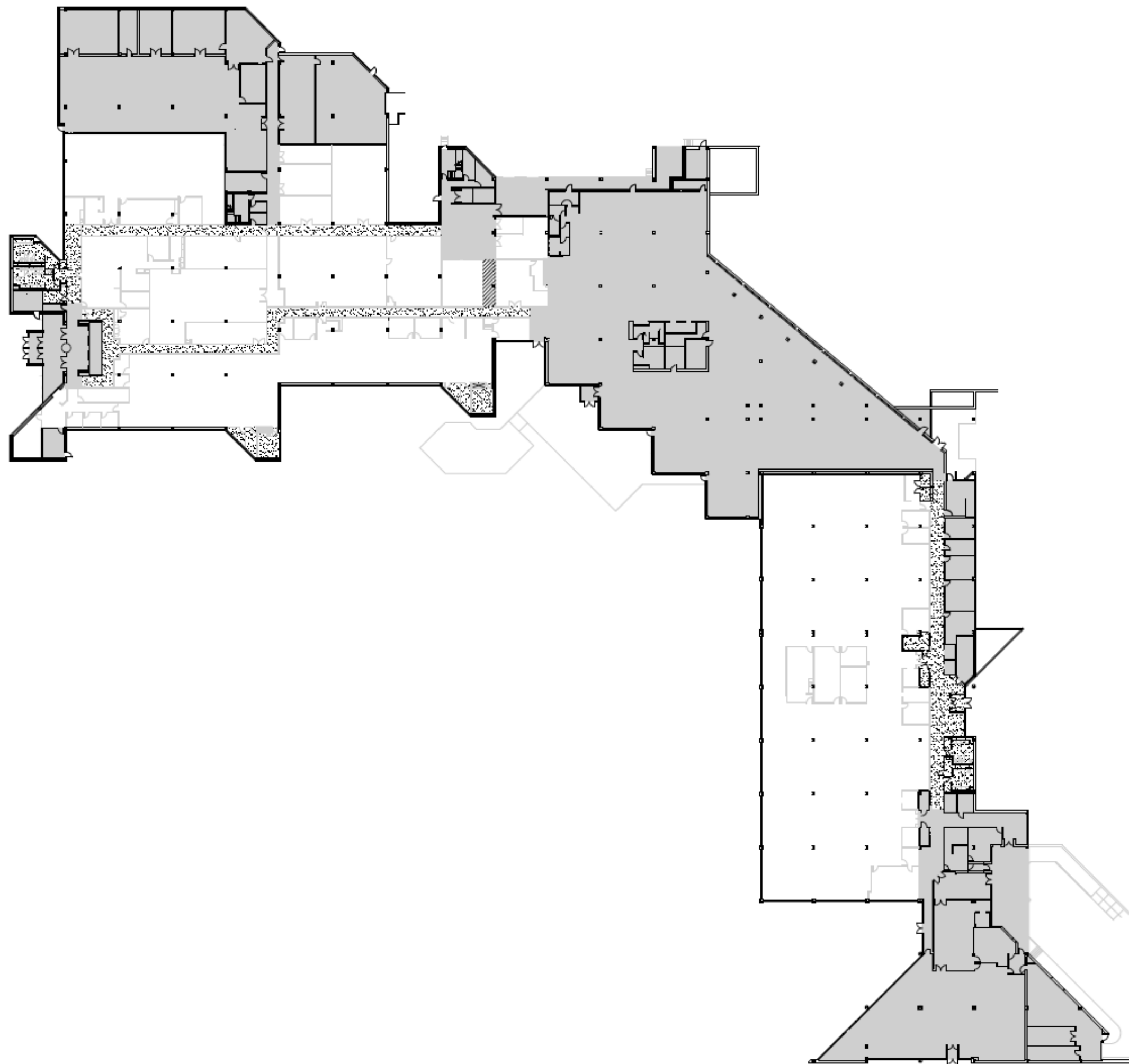


04. Quality of Life

Thriving Community: Westerville has been ranked as one of **America's Best Places to Live**, with excellent schools, parks, and a low crime rate.

Vibrant Downtown & Recreation: People benefit from walkable retail, dining, and entertainment options, as well as Alum Creek Park and Hoover Reservoir for outdoor connoisseurs.

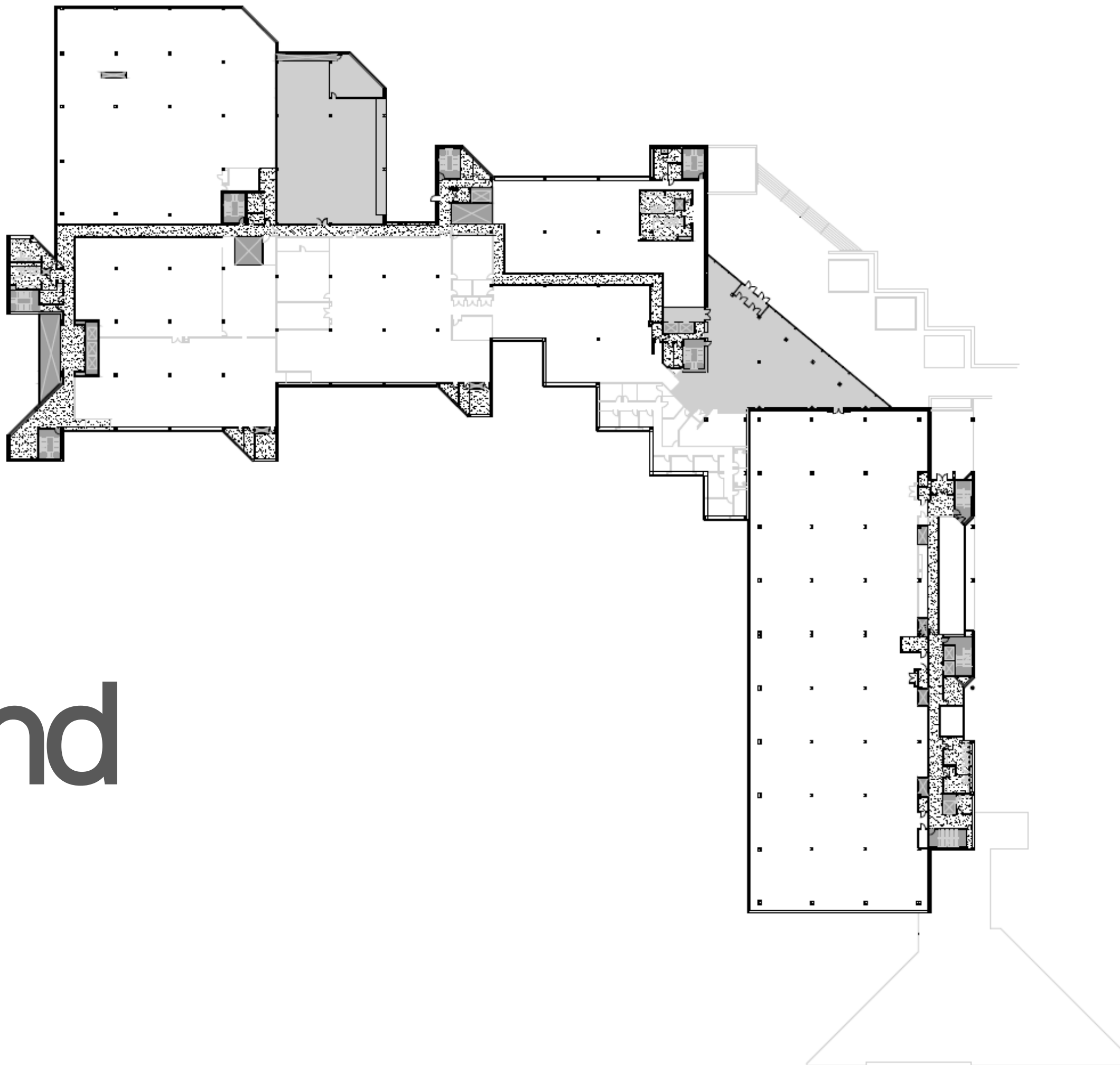
Affordable Cost of Living: Compared to major cities, Westerville and the Columbus metro area offer more affordable housing and living costs, making it easier for employees to live and work in the same area.



AREA	CODE
RENTABLE EXCLUSIONS	
BUILDING SERVICE AREA	
FLOOR SERVICE AREA	
EXTENDED CIRCULATION	
OCCUPANT AREA	

first
floor

second floor

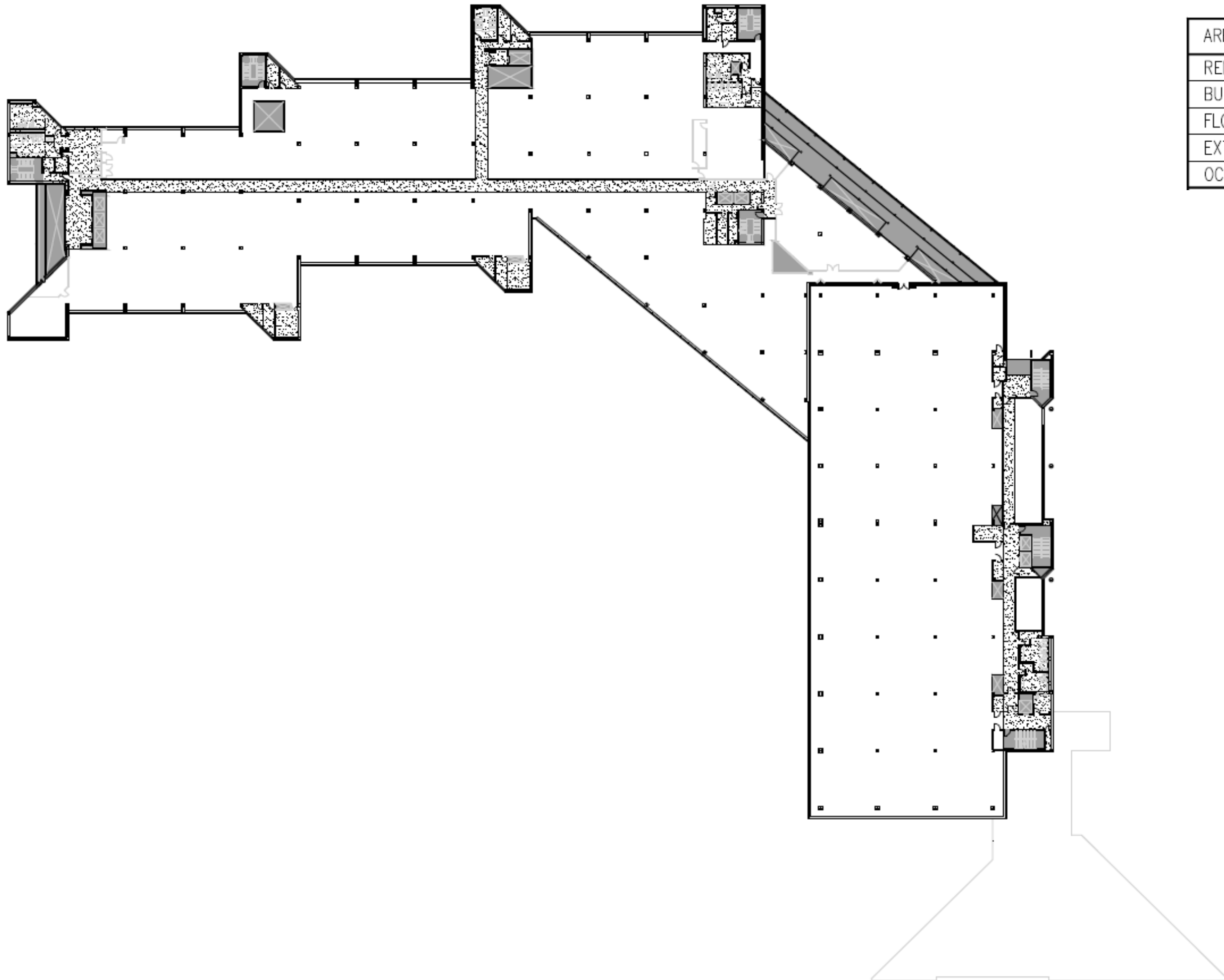


AREA	CODE
RENTABLE EXCLUSIONS	
BUILDING SERVICE AREA	
FLOOR SERVICE AREA	
EXTENDED CIRCULATION	
OCCUPANT AREA	

800
BROOKS BLVD

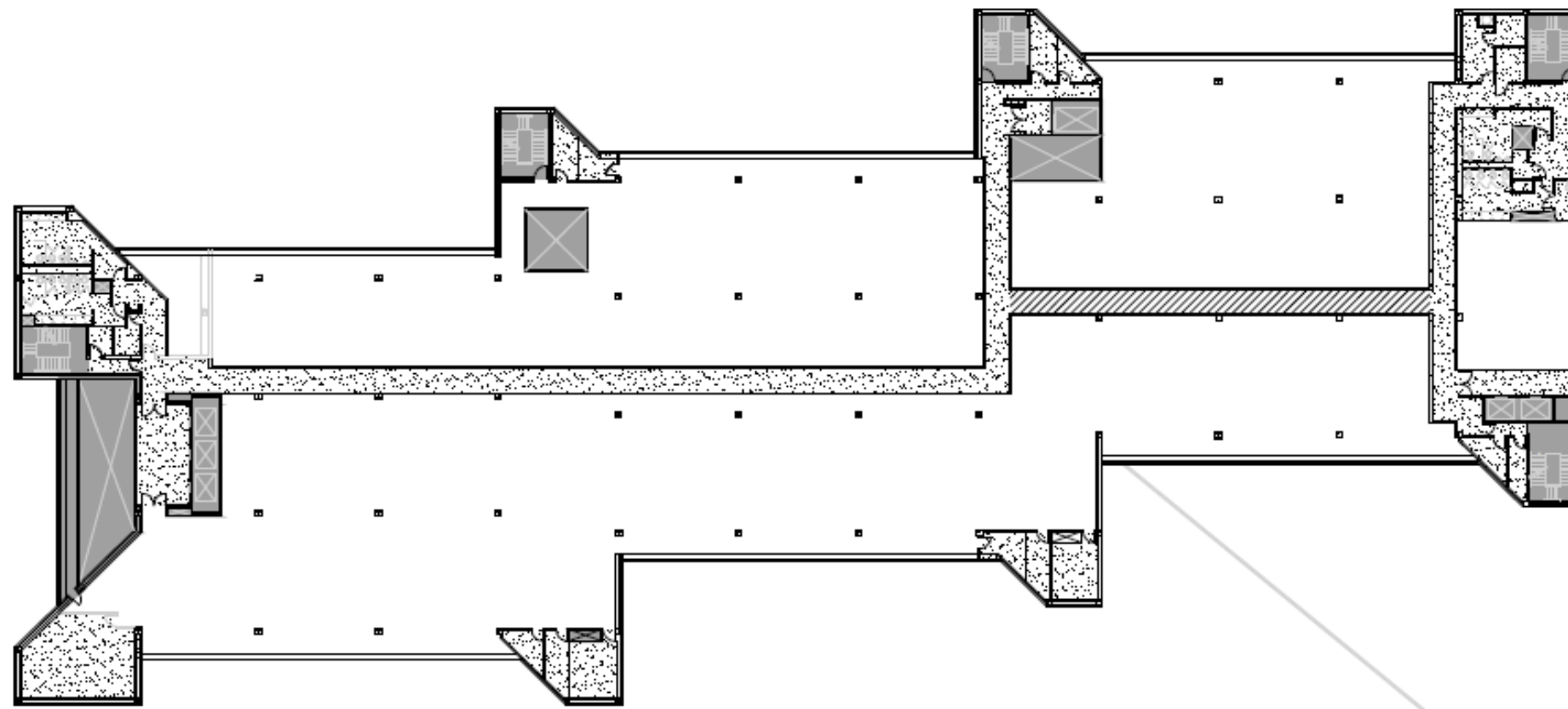


third floor

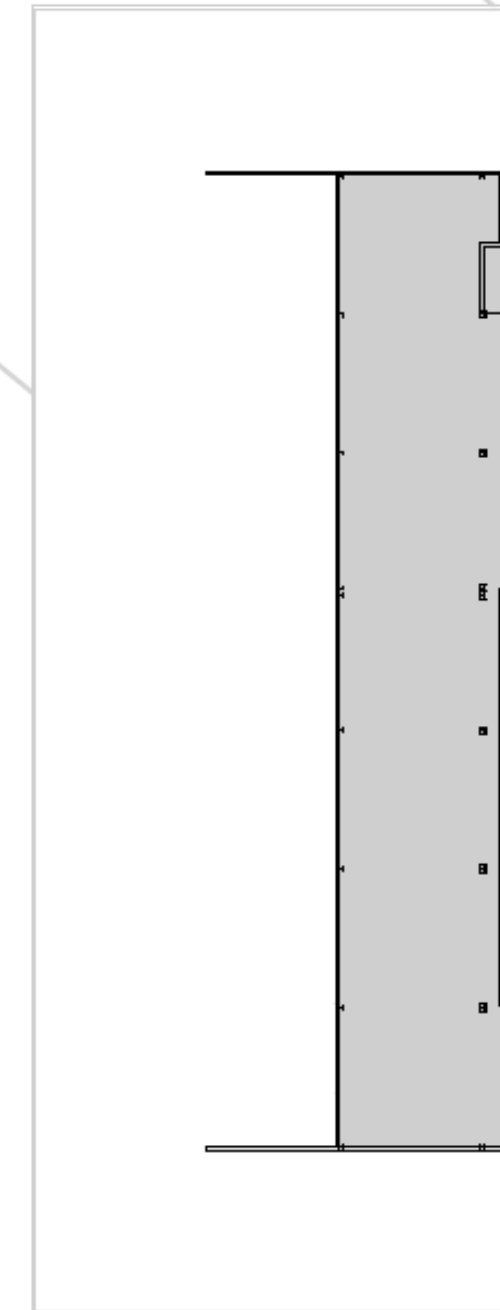


AREA	CODE
RENTABLE EXCLUSIONS	
BUILDING SERVICE AREA	
FLOOR SERVICE AREA	
EXTENDED CIRCULATION	
OCCUPANT AREA	

fourth floor



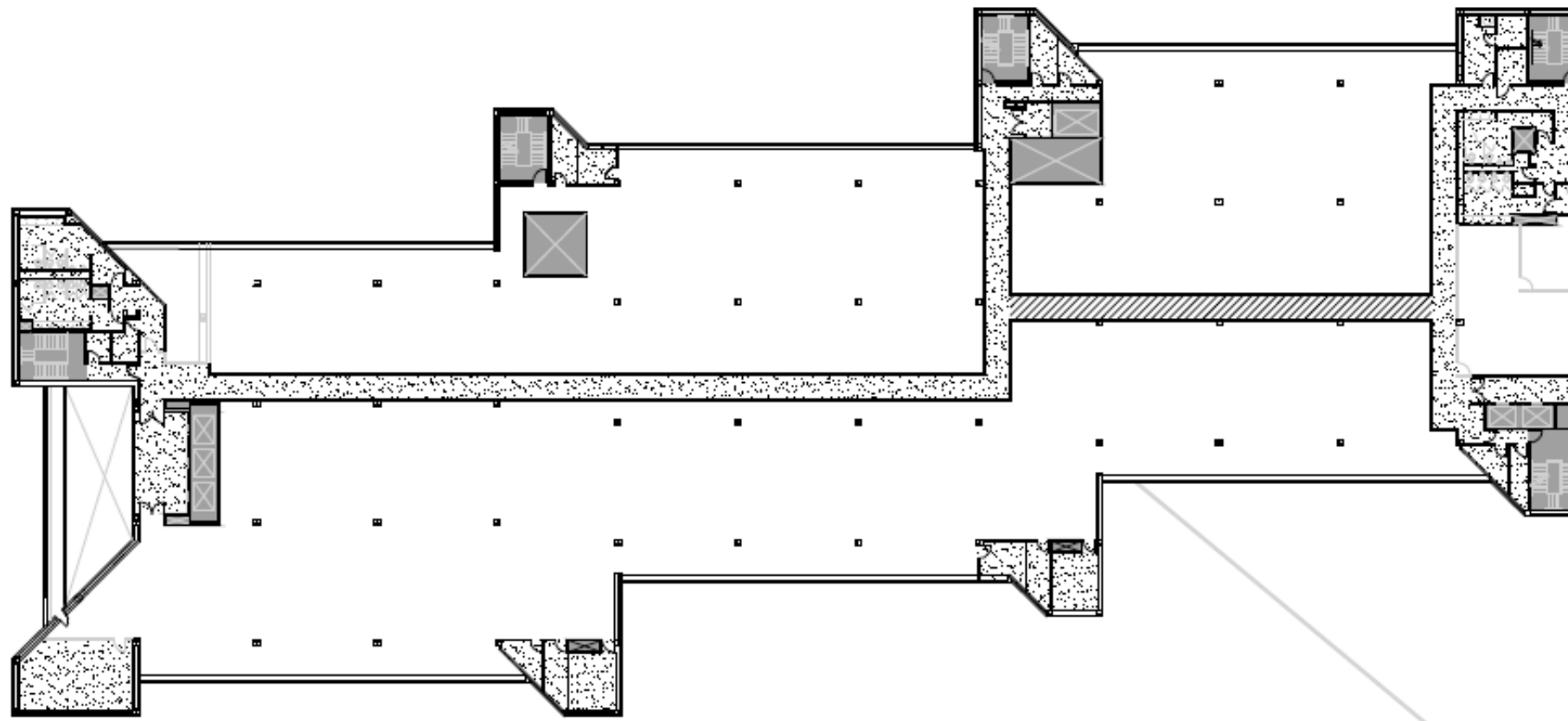
AREA	CODE
RENTABLE EXCLUSIONS	
BUILDING SERVICE AREA	
FLOOR SERVICE AREA	
EXTENDED CIRCULATION	
OCCUPANT AREA	



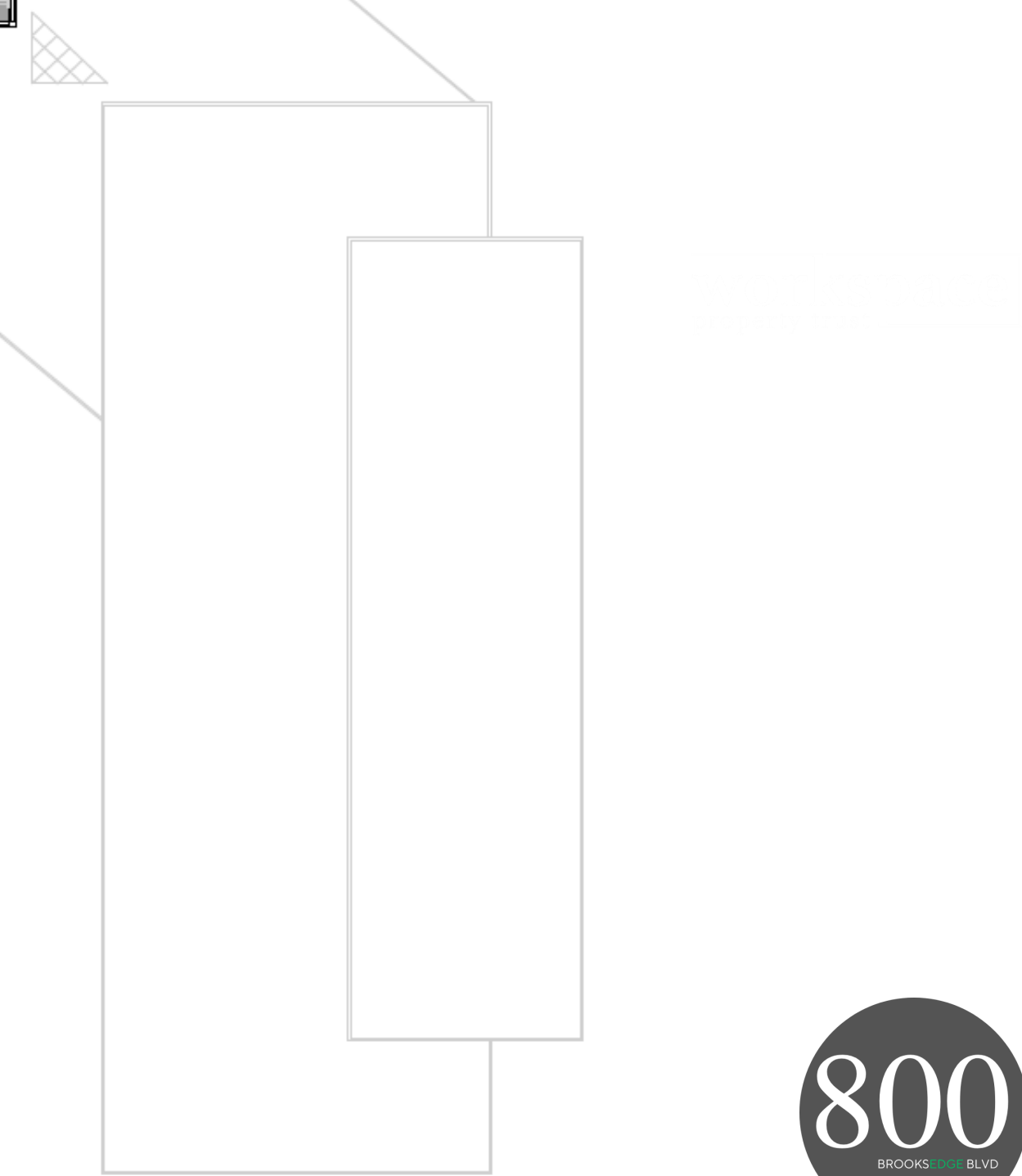
800
BROOKS BLVD



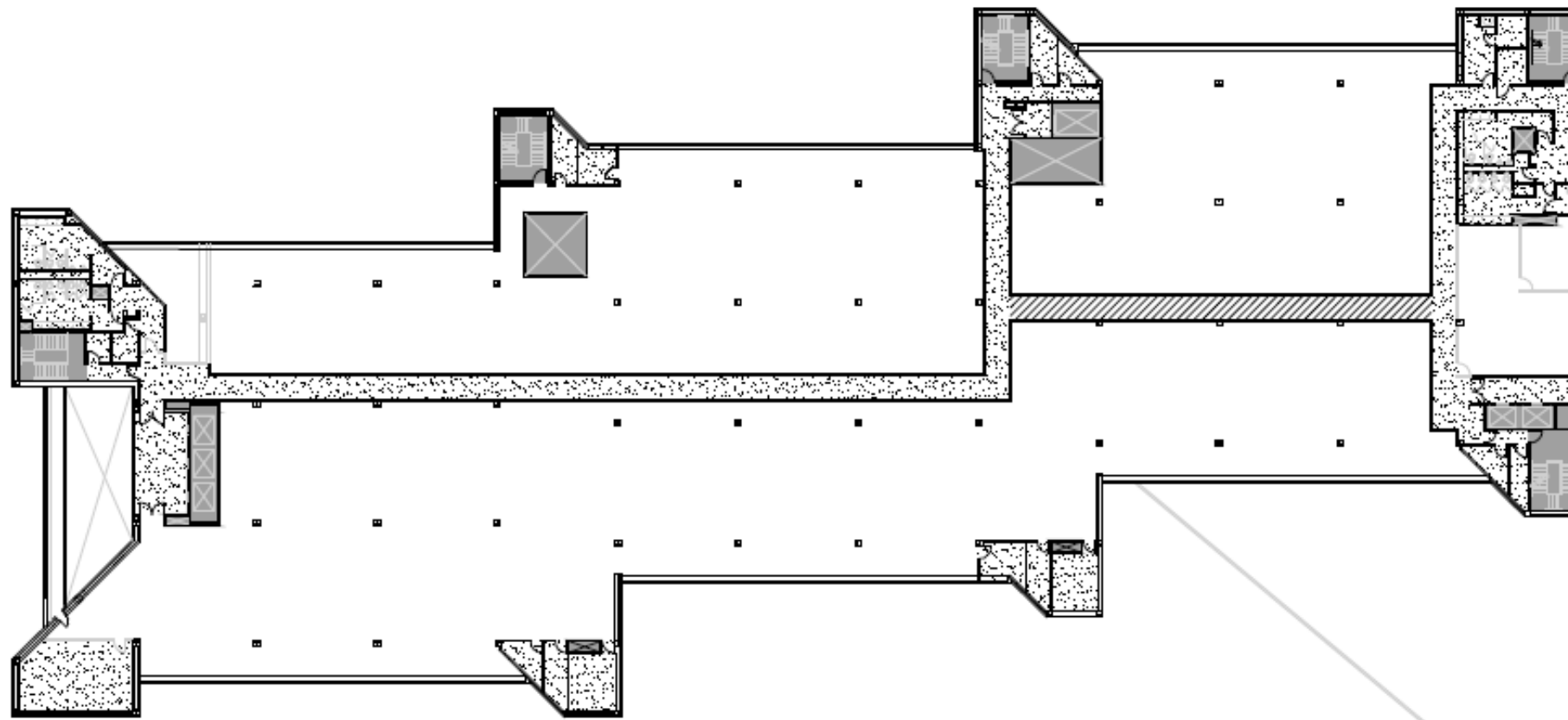
fifth floor



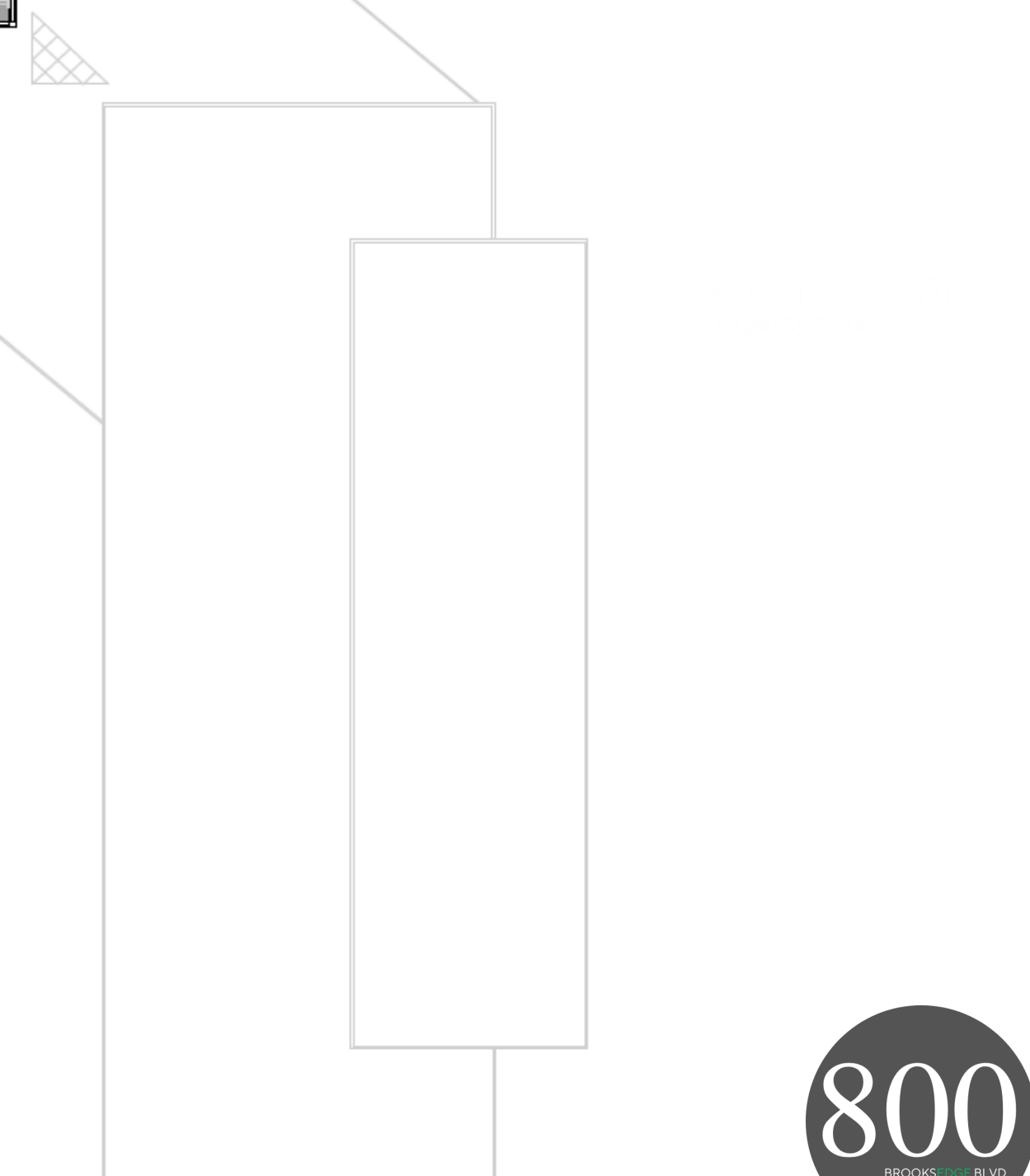
AREA	CODE
RENTABLE EXCLUSIONS	
BUILDING SERVICE AREA	
FLOOR SERVICE AREA	
EXTENDED CIRCULATION	
OCCUPANT AREA	

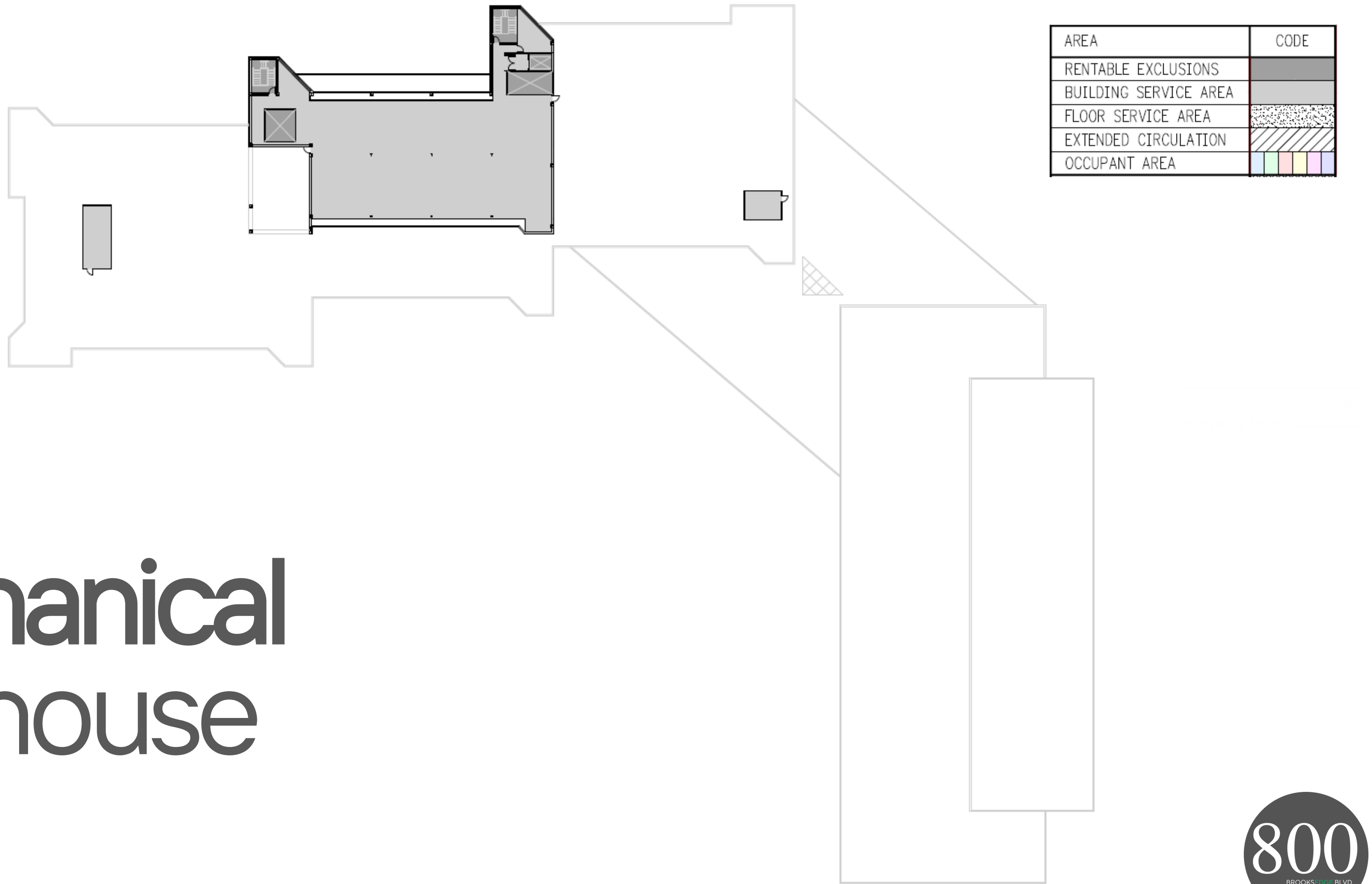


sixth floor



AREA	CODE
RENTABLE EXCLUSIONS	
BUILDING SERVICE AREA	
FLOOR SERVICE AREA	
EXTENDED CIRCULATION	
OCCUPANT AREA	





mechanical penthouse



workspace
property trust

DIRECTOR OF LEASING

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