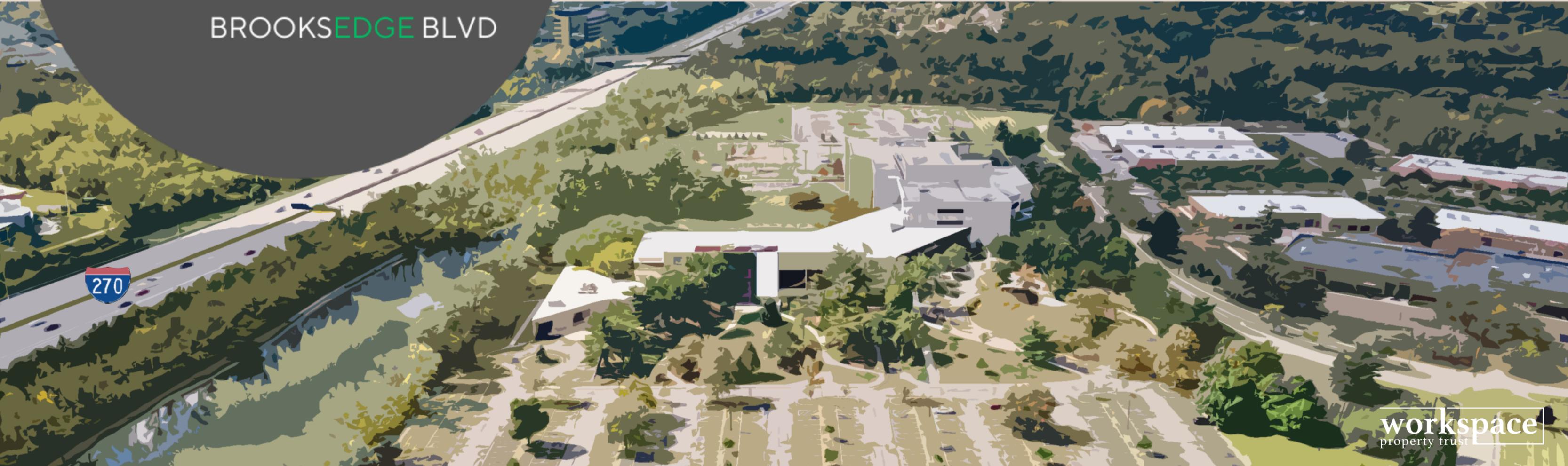


# 8000

BROOKSEGE 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.



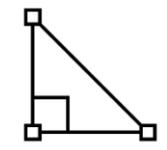
Over 40 acres in Westerville's vibrant Industrial District: Office, Manufacturing, R&D, and Storage Uses



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



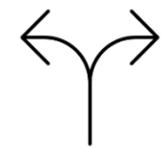
Scenic walking trails, lush landscaping, and ponds on-site with pedestrian access to Alum Creek/Ohio to Erie Trail.



Level grading, low-slope



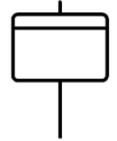
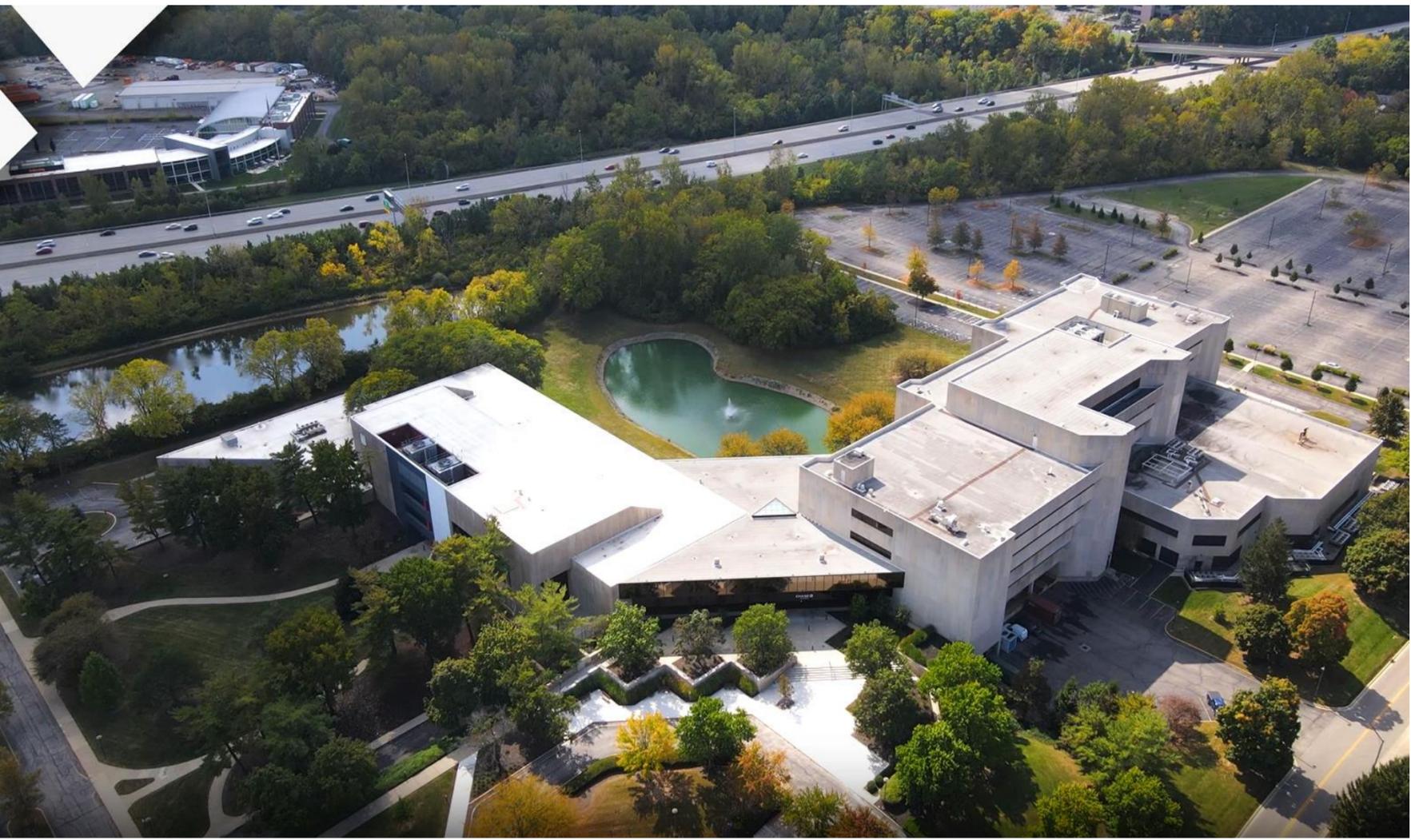
27,000 SF of raised floor data center and existing dual redundant electric feeds



Multiple points of entry from Brookside Blvd



# Site Highlights.



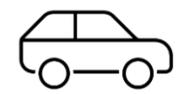
Building signage available to major tenant, visible to I-270



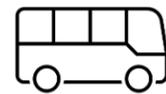
11 miles to John Glenn International Airport



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



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

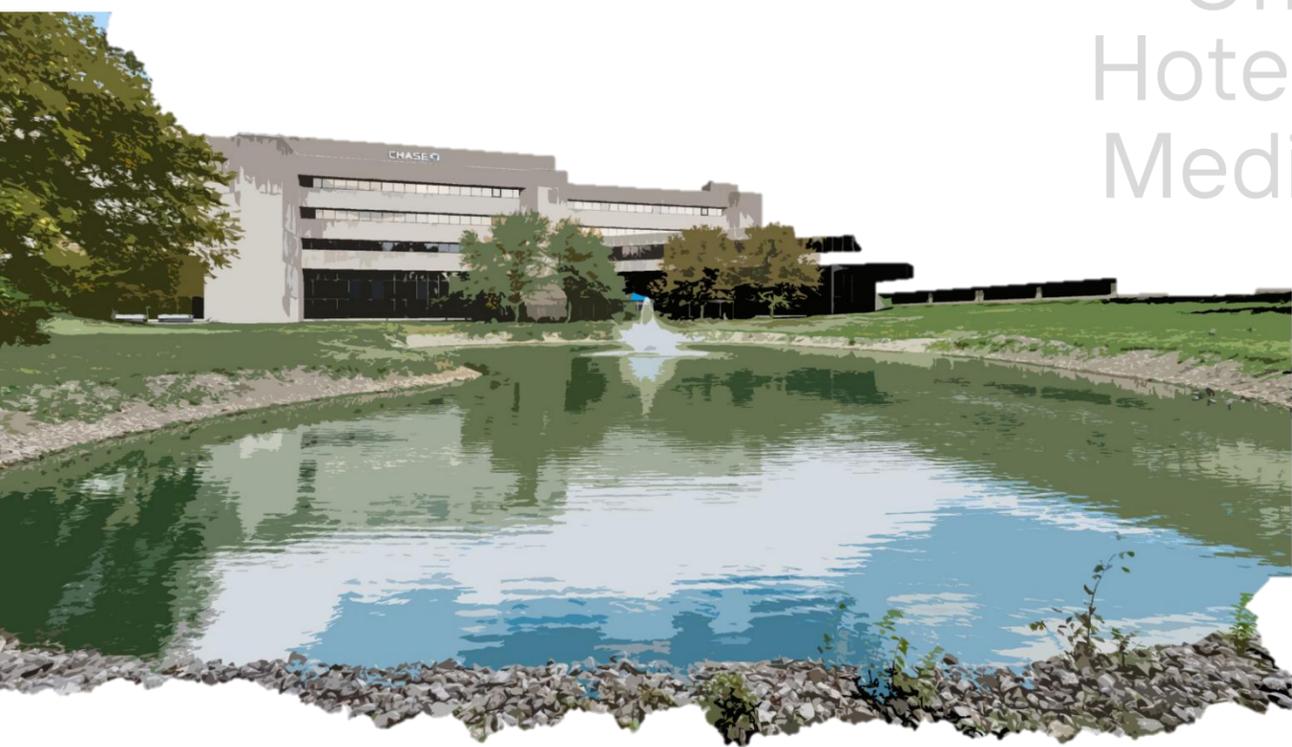


Proximity to line 43 – the Rush Hour line – running along Schrock Rd, State St, Main St, and Cleveland Ave all the way to downtown Columbus



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.



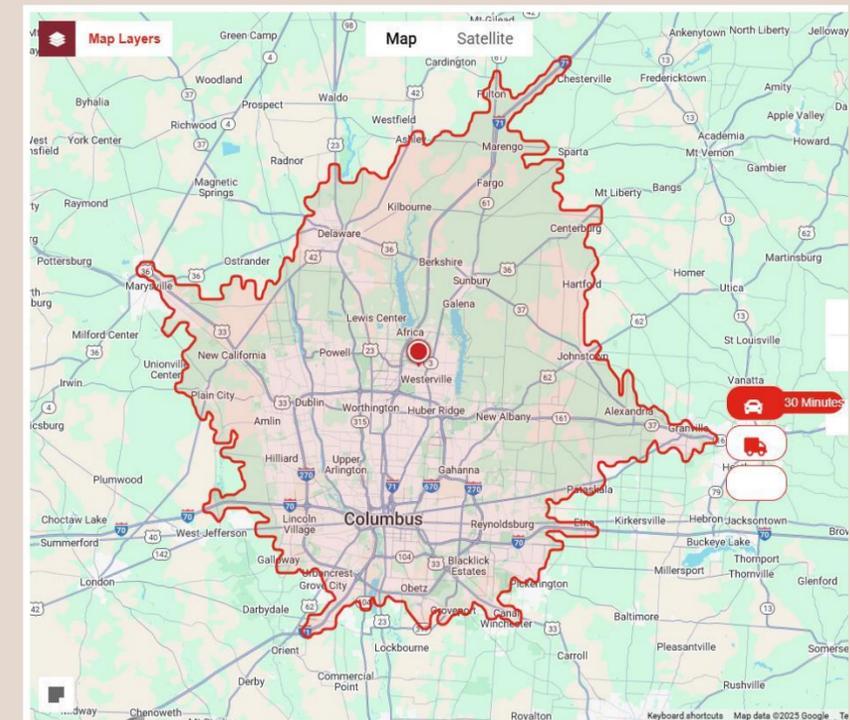
# Existing Players



# 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.

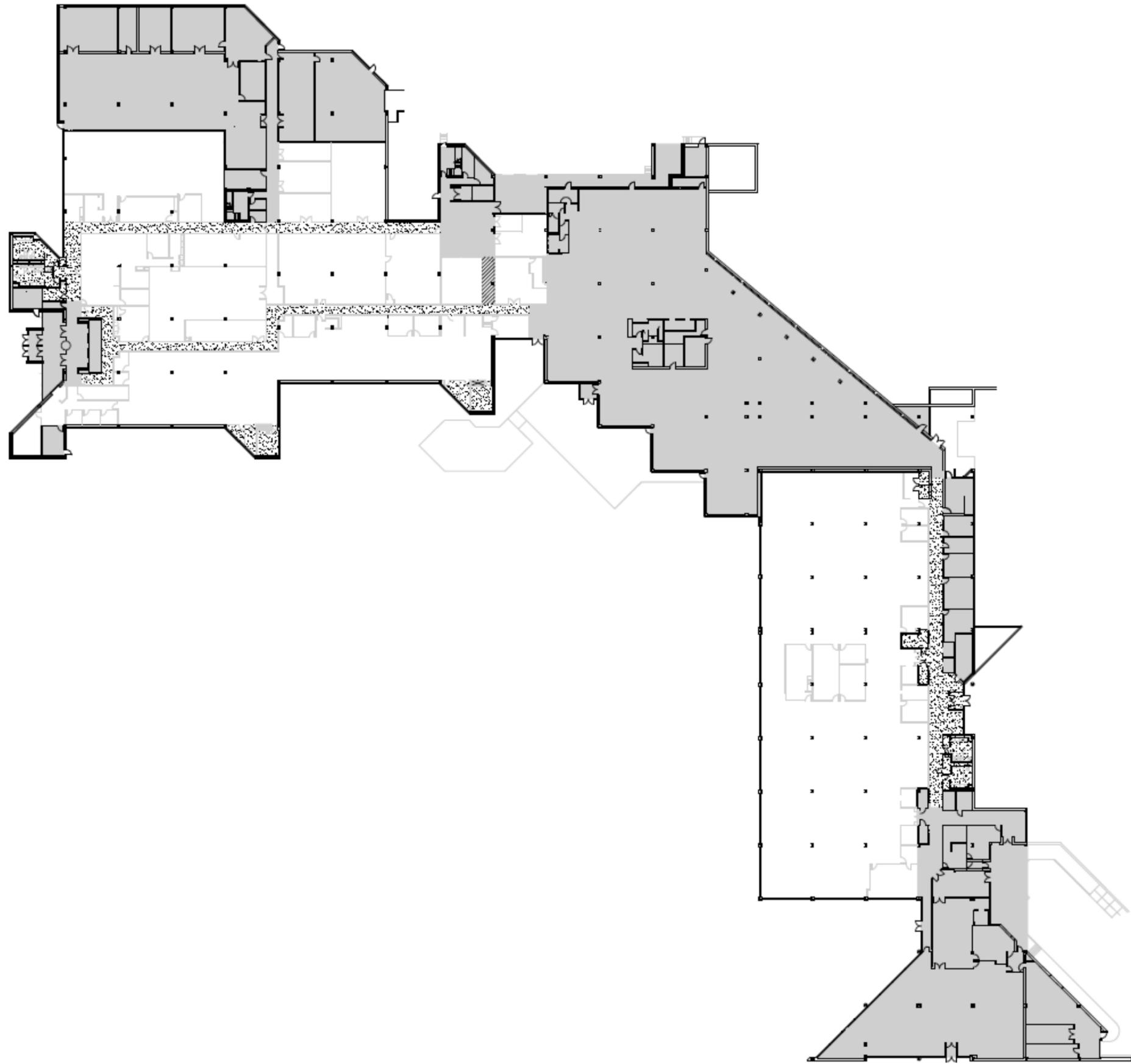


## 04. Quality of Life

**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.



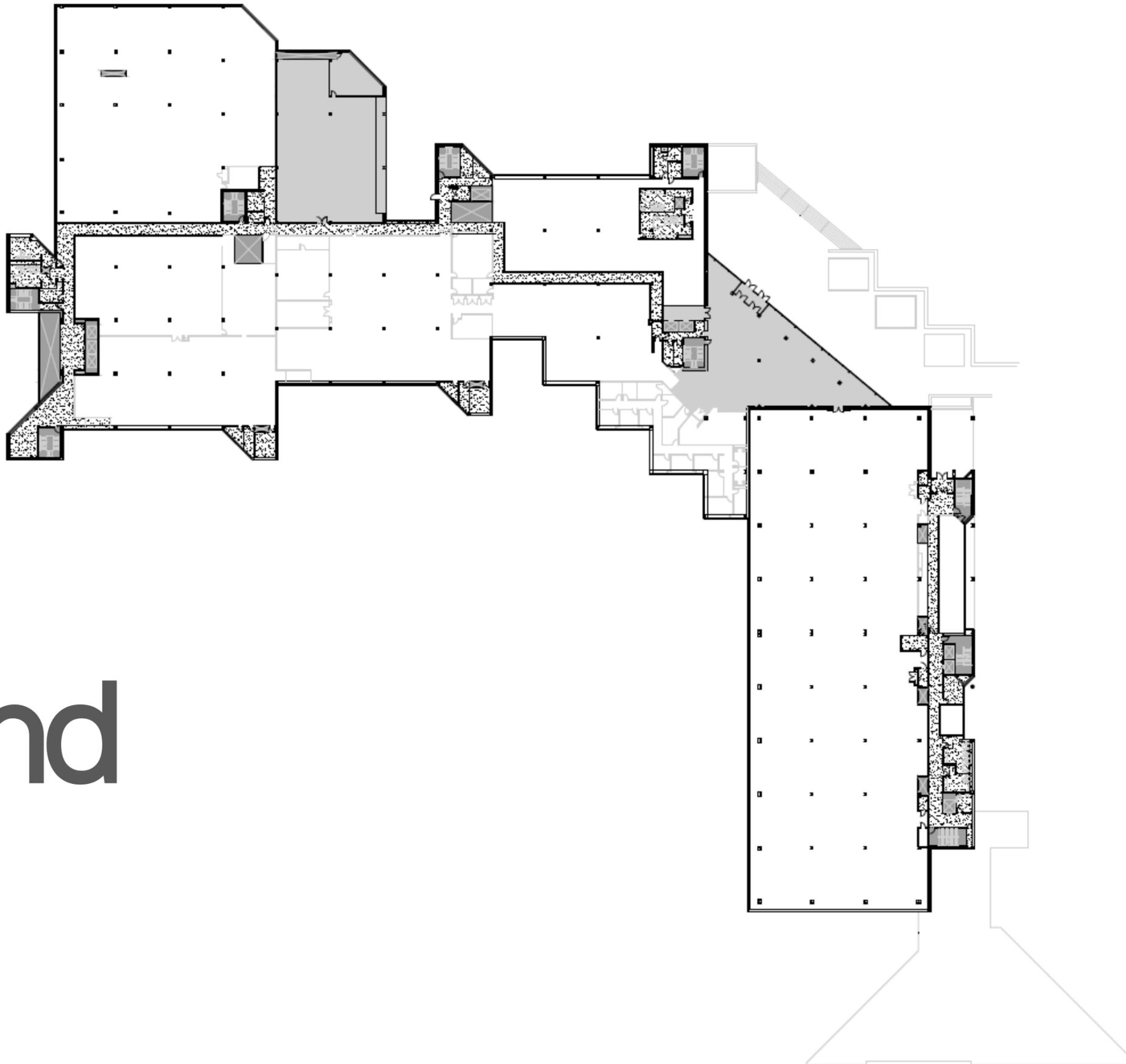
AREA	CODE
RENTABLE EXCLUSIONS	[Solid Grey]
BUILDING SERVICE AREA	[Light Grey]
FLOOR SERVICE AREA	[Dotted Pattern]
EXTENDED CIRCULATION	[Diagonal Line Pattern]
OCCUPANT AREA	[Colorful Strips]

first floor

800 BROOKS BLVD



# second floor

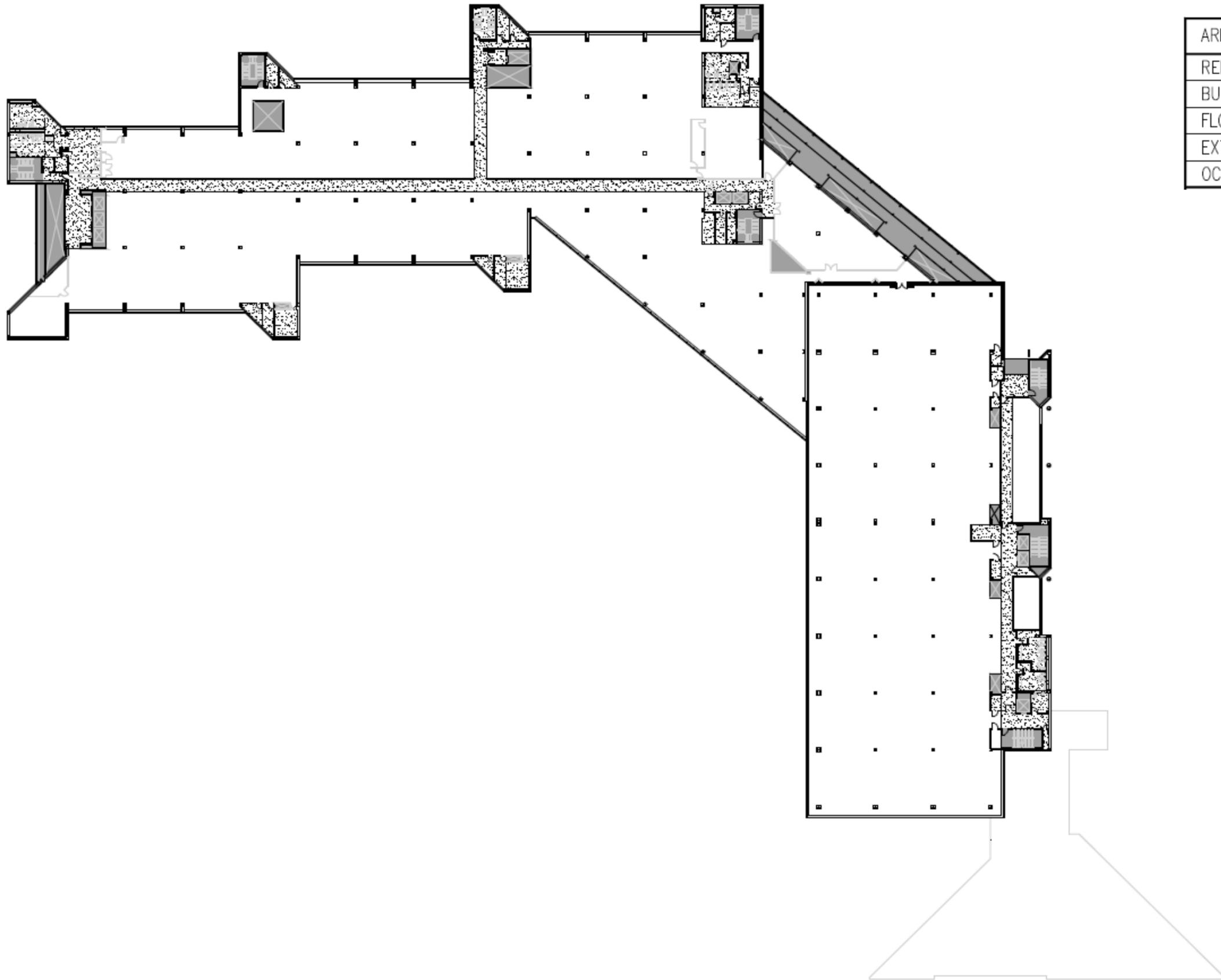


AREA	CODE
RENTABLE EXCLUSIONS	[Solid Gray]
BUILDING SERVICE AREA	[Light Gray]
FLOOR SERVICE AREA	[Dotted Pattern]
EXTENDED CIRCULATION	[Diagonal Hatching]
OCCUPANT AREA	[Colorful Grid]

800

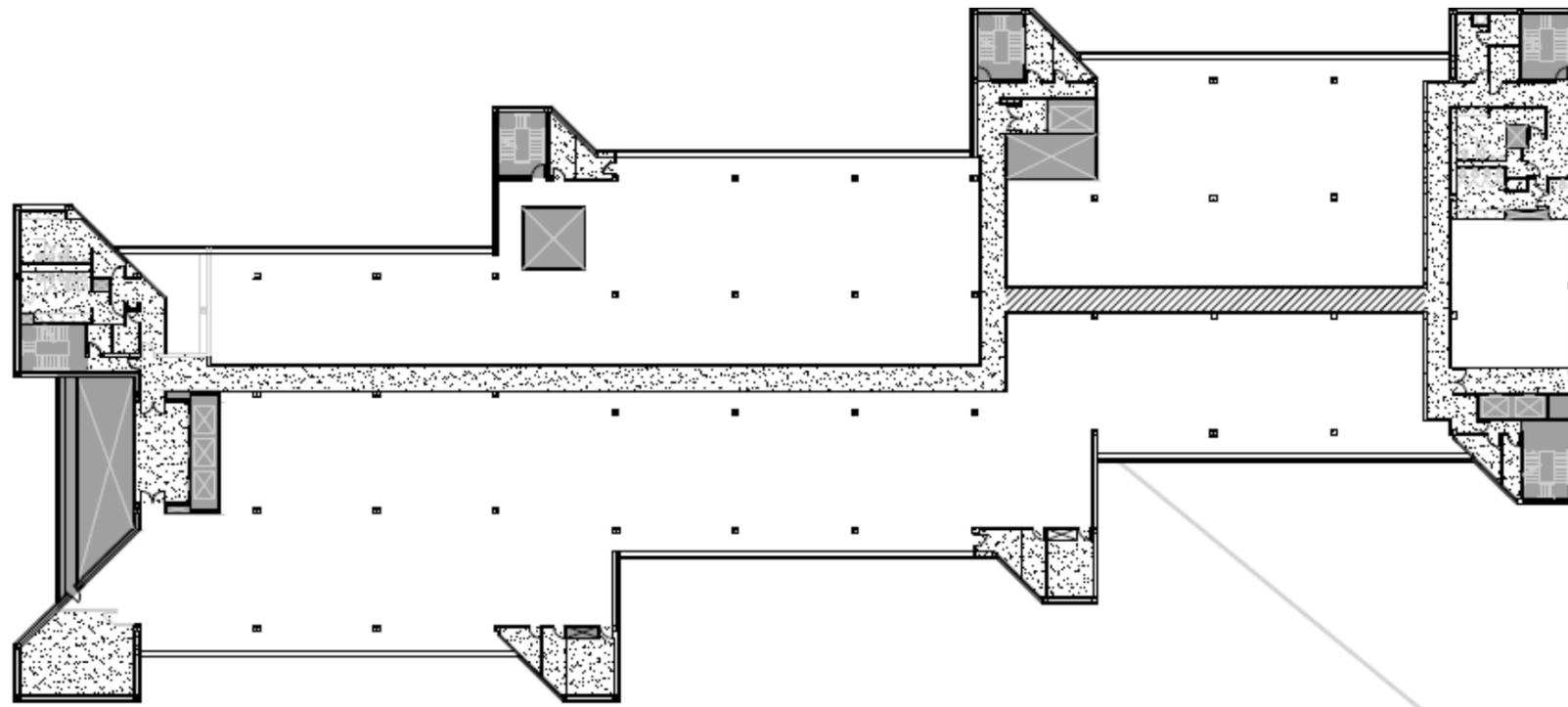


# third floor

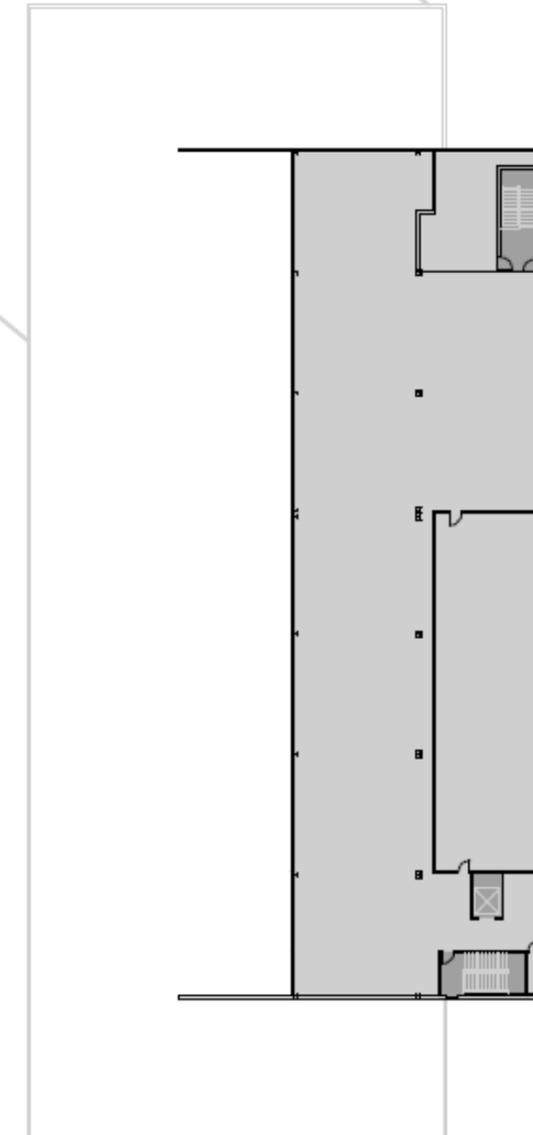


AREA	CODE
RENTABLE EXCLUSIONS	[Solid Grey]
BUILDING SERVICE AREA	[Light Grey]
FLOOR SERVICE AREA	[Dotted Pattern]
EXTENDED CIRCULATION	[Diagonal Hatching]
OCCUPANT AREA	[Colorful Strips]

# fourth floor

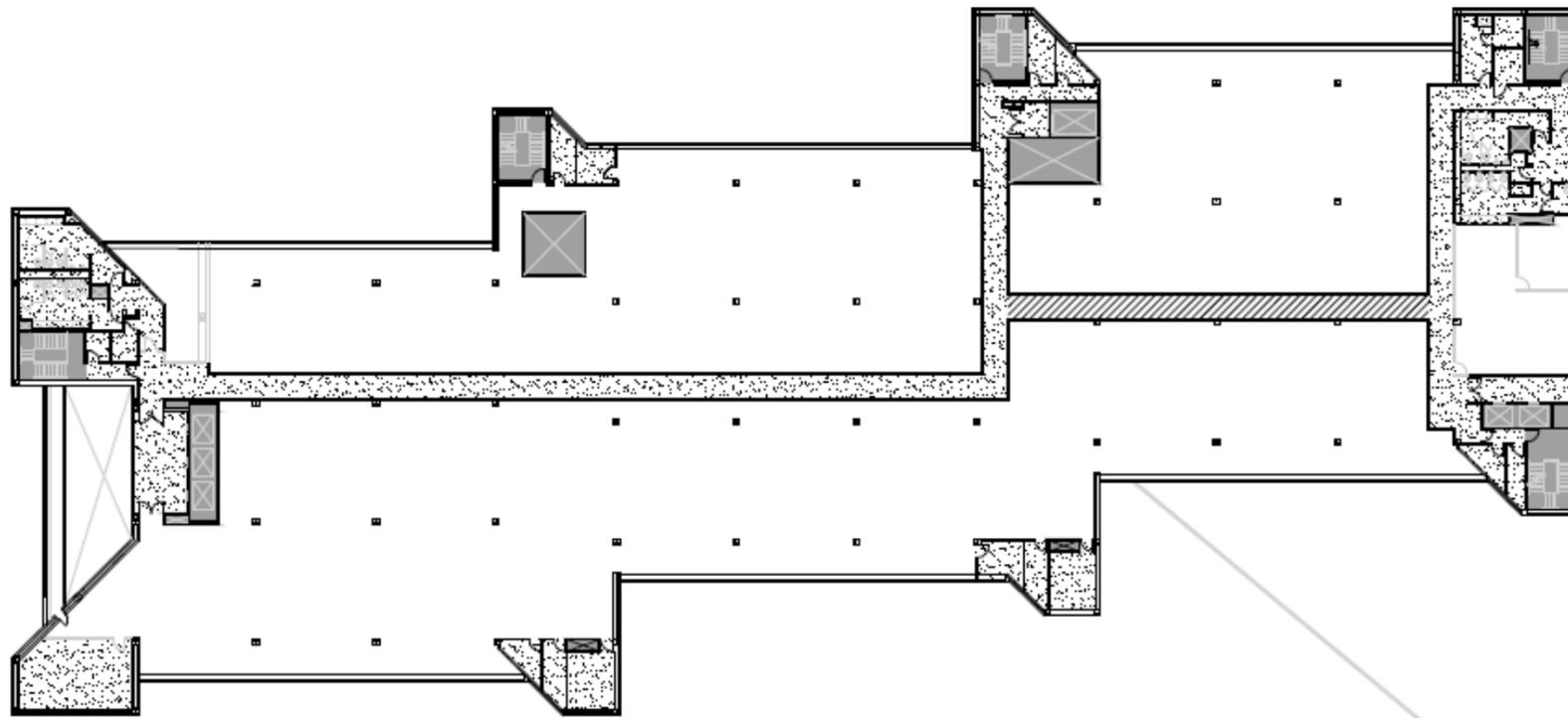


AREA	CODE
RENTABLE EXCLUSIONS	[Solid Grey]
BUILDING SERVICE AREA	[Light Grey]
FLOOR SERVICE AREA	[Dotted]
EXTENDED CIRCULATION	[Diagonal Hatching]
OCCUPANT AREA	[Colorful Strips]



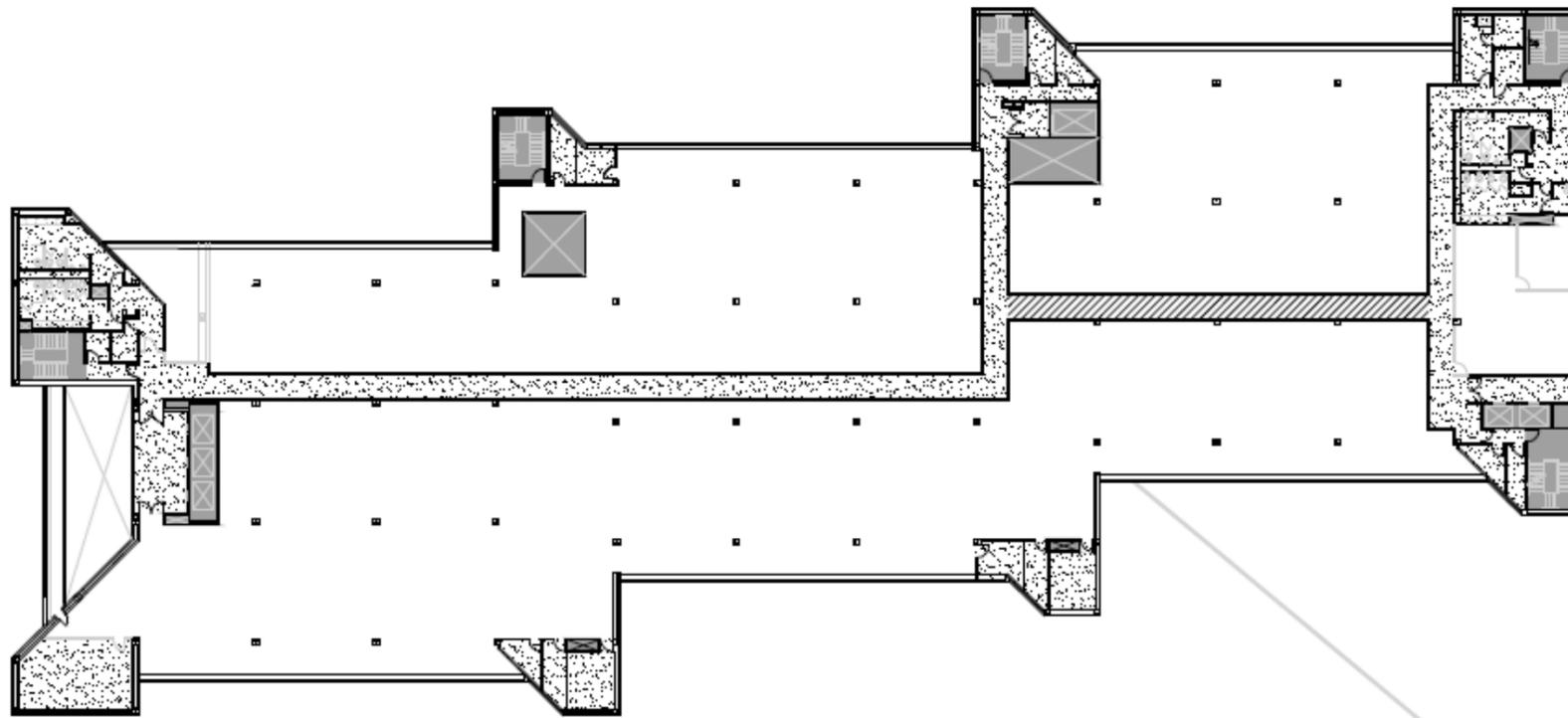
800 BROOKS BLVD

# fifth floor

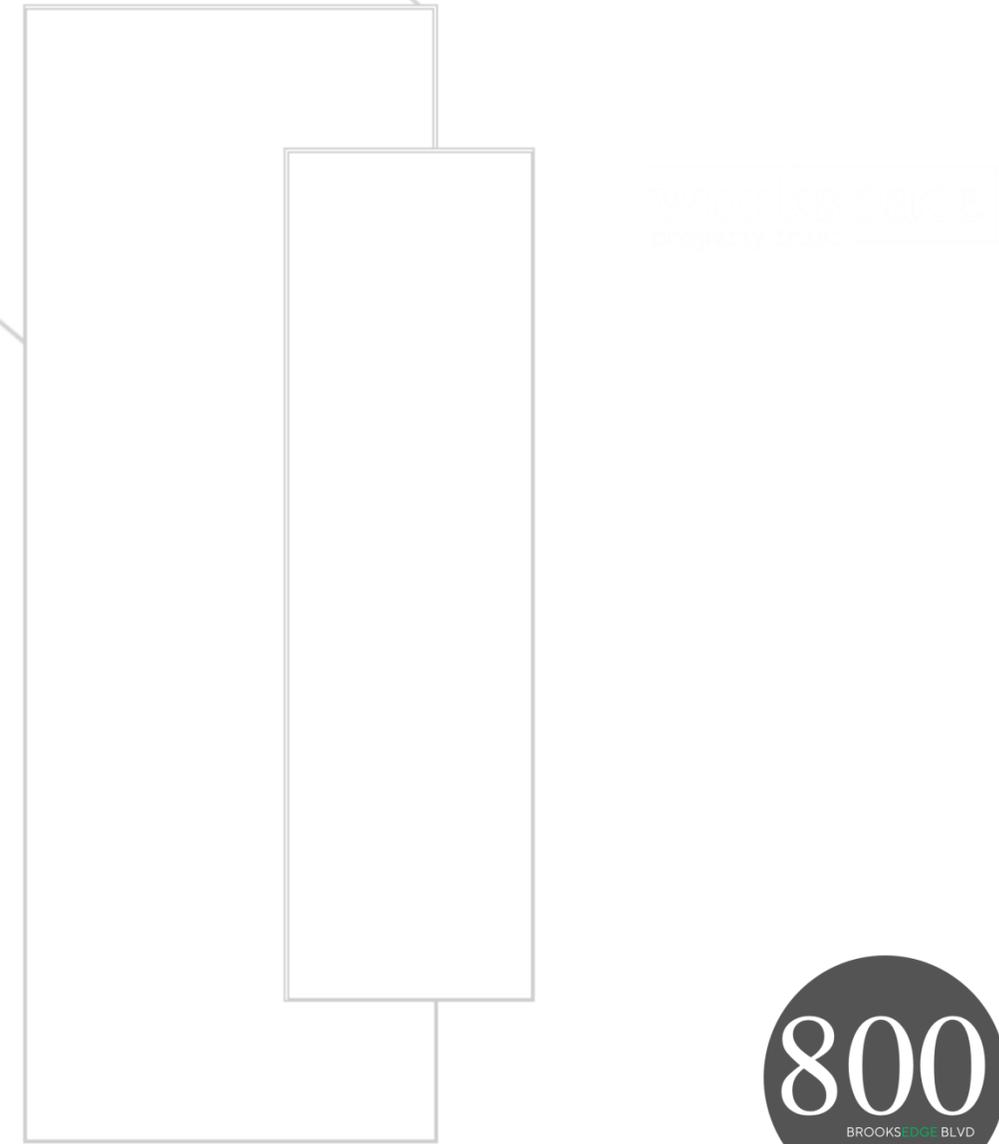


AREA	CODE
RENTABLE EXCLUSIONS	[Solid Grey]
BUILDING SERVICE AREA	[Light Grey]
FLOOR SERVICE AREA	[Dotted Pattern]
EXTENDED CIRCULATION	[Diagonal Hatching]
OCCUPANT AREA	[Colorful Strips]

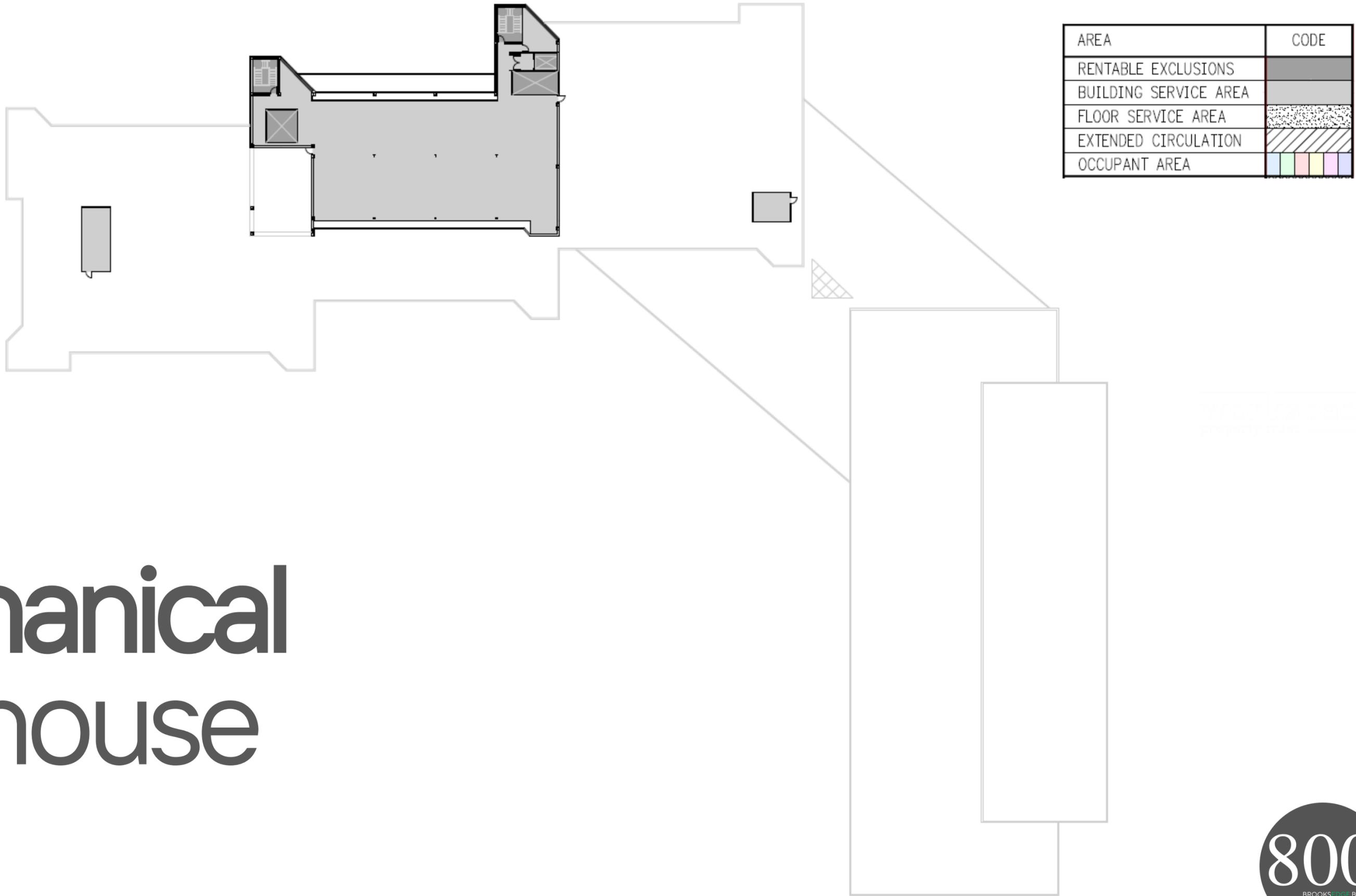
# sixth floor



AREA	CODE
RENTABLE EXCLUSIONS	[Solid Gray]
BUILDING SERVICE AREA	[Stippled]
FLOOR SERVICE AREA	[Diagonal Hatching]
EXTENDED CIRCULATION	[Diagonal Hatching]
OCCUPANT AREA	[Colorful Grid]



# mechanical penthouse





workspace  
property trust

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Wes Rudes

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# Get in touch with us.

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