



7465 Worthington Galena Rd.  
Worthington, OH 43085

OFFICE BUILDING FOR LEASE



RICK SMITH  
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[AlterraRE.com](http://AlterraRE.com)



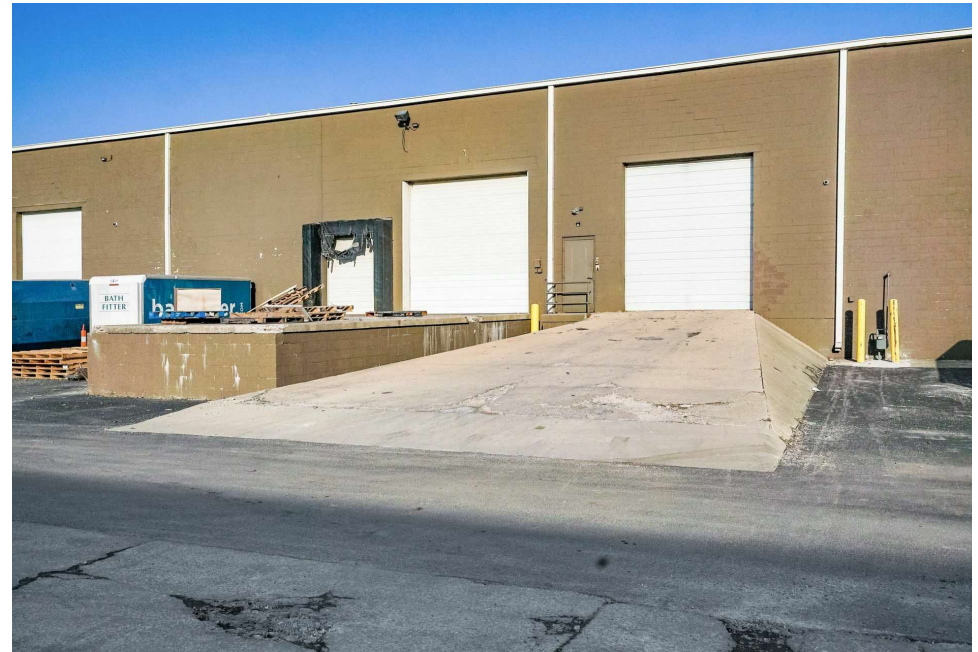
## Property Highlights

- Property Features:
- Excellent Freeway Access: Conveniently located near I-270 and I-71 for easy transportation and logistics.
- Well-Maintained: The property is in excellent condition, offering a clean and professional environment.
- Proximity to Amenities: Close to retail centers, dining options, and service stations, making it an ideal location for employees and clients.
- Warehouse Features: 18' Clear Height
- Versatile Loading Options: Includes a drive-in door, dock door, and platform door for efficient operations.

## Offering Summary

Lease Rate	\$9.95 SF/yr (NNN)
Available SF	15,700 SF
Building Size	15,700 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	5,390	115,302	346,313
Total Population	12,818	288,159	845,048
Average HH Income	\$93,601	\$116,268	\$122,952



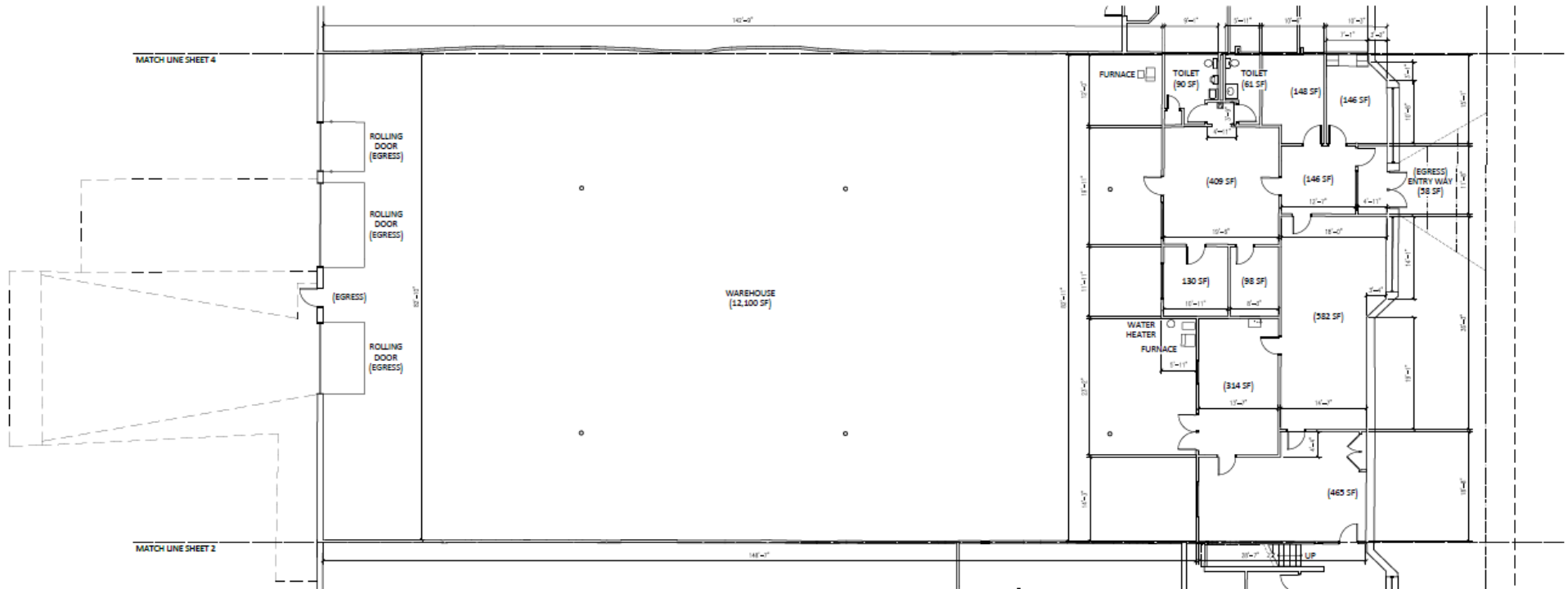


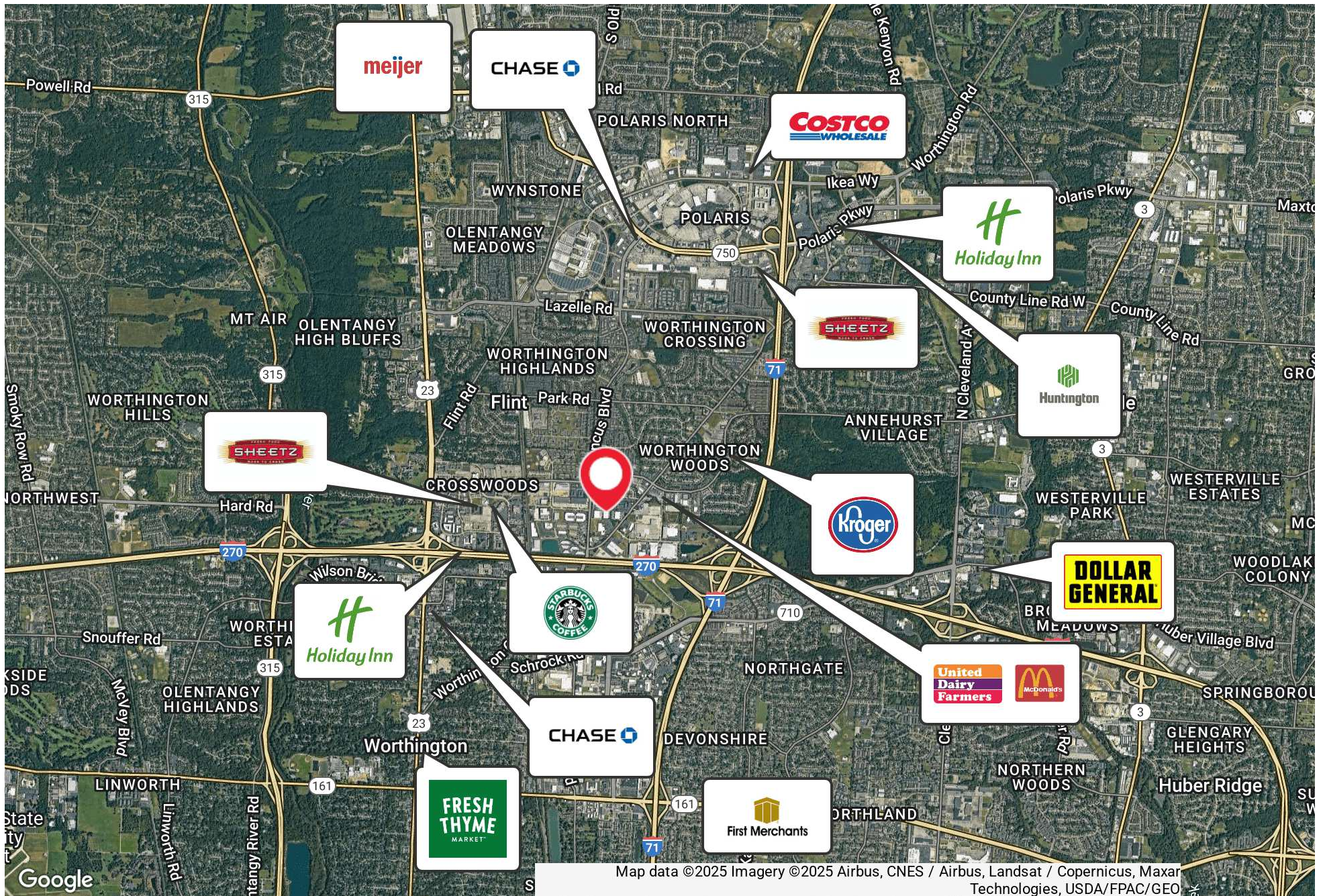
### Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	15,700 SF	Lease Rate:	\$9.95 SF/yr

### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite B	Available	15,700 SF	NNN	\$9.95 SF/yr	-

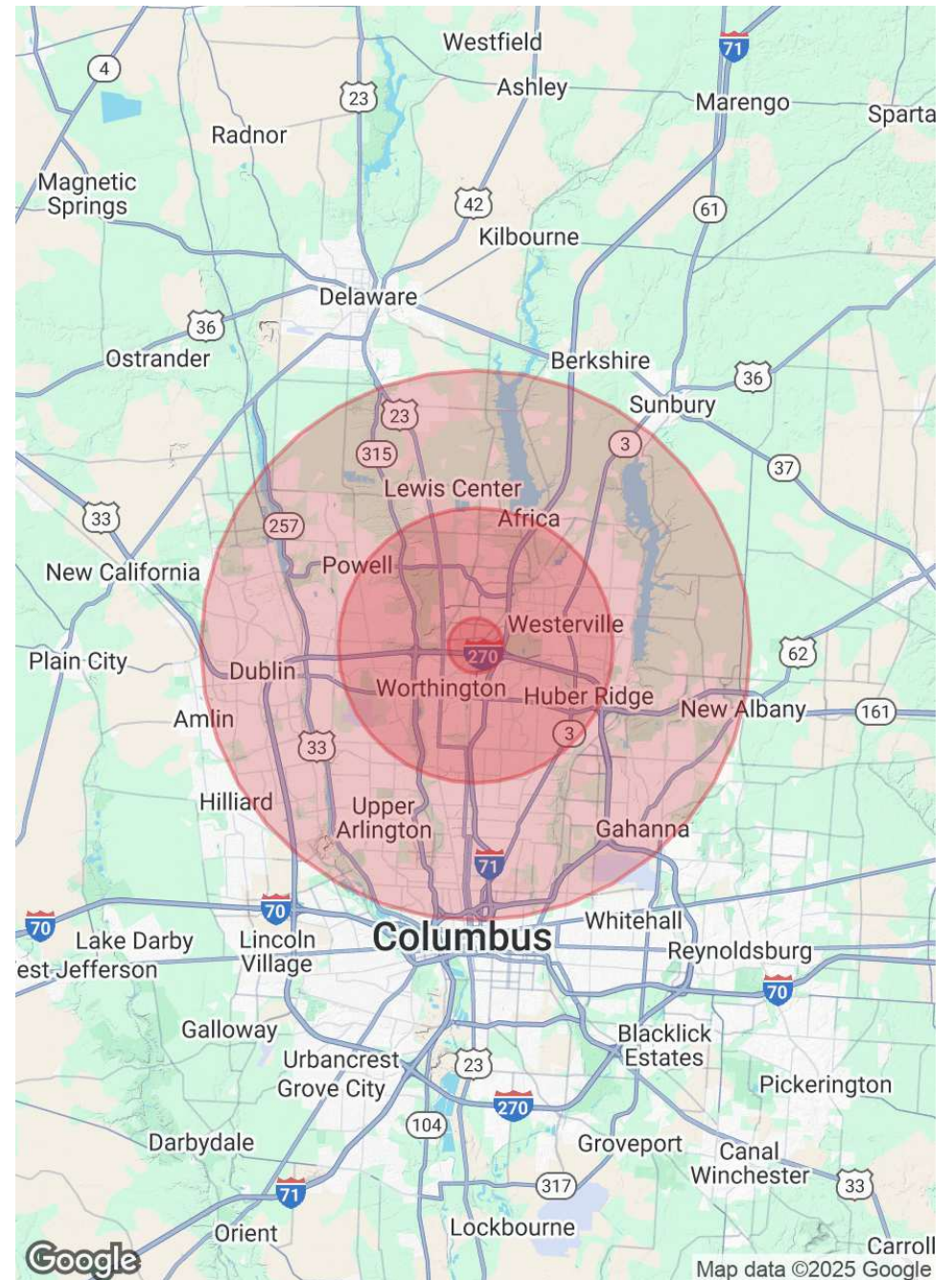




Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

Population	1 Mile	5 Miles	10 Miles
Total Population	12,818	288,159	845,048
Average Age	36	38	38
Average Age (Male)	35	37	37
Average Age (Female)	36	39	38

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	5,390	115,302	346,313
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$93,601	\$116,268	\$122,952
Average House Value	\$278,626	\$349,886	\$392,014





### Rick Smith

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### Professional Background

Rick joined Alterra in 2020. Rick spent the last eight of his 32-year real estate career as President and Managing Partner of his own Dublin, Ohio-based commercial brokerage company known as Smith Realty Partners, LLC. Now through the Alterra platform, his desire is to expand his reach while continuing to provide clients the most advanced professional level of commercial real estate services. With more than 30 years of industry experience, Rick has leased, sold or acquired more than 5 million square feet of office, retail, industrial and warehouse space. He has executed real estate investment transactions totaling more than \$950 million, which includes land acquisitions and development.

A graduate of The Ohio State University, Rick served as Captain of the OSU men's basketball team in 1979, and was awarded the John Havlicek Most Inspirational Player Award that same year. He served as Graduate Assistant Coach for the 1980 season and remains involved as Past President of the OSU Athletic Alumni Association (Varsity "O") and a past board member.

Additionally, Rick can be found serving as a basketball color analyst on 10 TV's Wall-to-Wall Sports and QFM 96.3 Torg & Elliott Morning Show. Rick resides in Dublin and has three daughters, Kayleigh, Anessa and Cassidy.

### REPRESENTATIVE TRANSACTIONS

Represented Huntington Bank for over 30 years as their sole broker handling all new deals and renewals in 400,000+ SF at 17 South High Street, 21 West Broad Street, and 37 West Broad Street – maintaining an average occupancy of over 85% for the entire 30+ years.

Compiled 330 acres of land for retail development in Mason, Ohio. \$23,000,000 purchase.

Land acquisition transactions and office leases for Glimcher Realty and Huntington Bank.

Represented the Fraternal Order of Police in disposition on two property sales and the acquisition of a new headquarters and lodge hall.

Acquired four Columbus/Dublin office buildings approximately 440,000 SF for Allegiance Group. \$44,000,000 purchase.

Site selection and negotiations for Dallas-based Dickey's BBQ for Ohio franchisees.

Site selection, development and acquisition of 27 Goddard Schools in Ohio and Colorado.

Represented 40 different law firms in Central Ohio including, Lane Alton Horst, Hahn Loeser & Parks, Zaino LPA, and Cooper & Elliott

### Alterra Real Estate Advisors - OH

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