

540 Offcenter Place  
Gahanna, OH 43230

For Lease



## PROFESSIONAL MEDICAL & OFFICE PROPERTY

### Lease Rate:

\$12.95 psf Net

Operating Expenses \$9.68 psf

### Available Space:

1st Floor: Ste 120 - 2,895 SF

2nd Floor: Ste 286 - 1,290 SF

Ste 295 - 2,270 SF

- Located in convenient Gahanna location off of Hamilton Road with easy access to I-270 & I-670
- Attractive 2 story atrium lobby with elevator
- Great mix of medical and office tenants including OSU Dermatology and Kindred Healthcare
- Nearby retail, restaurants and services



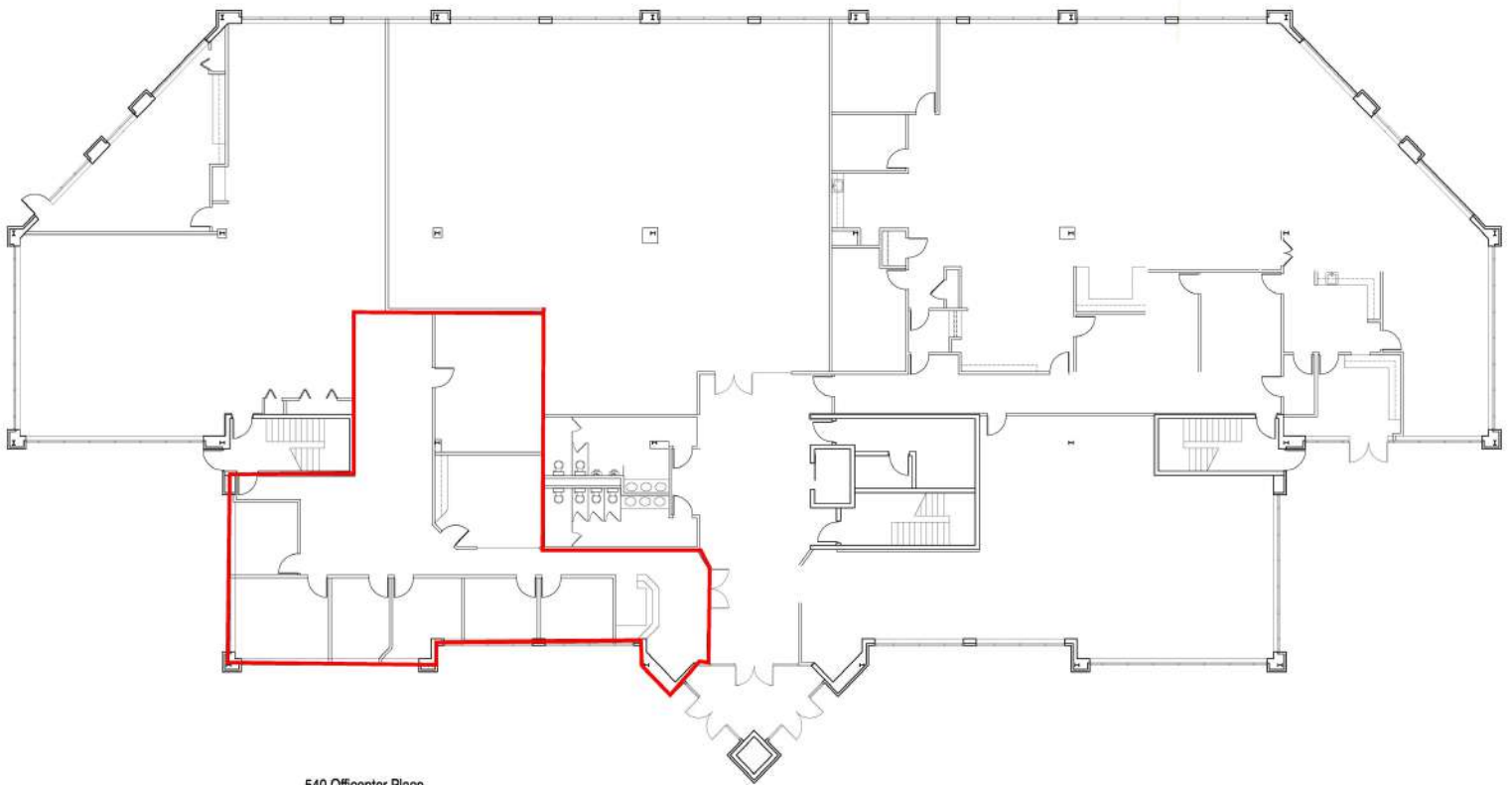
Brad Kitchen, SIOR  
614.545.2155  
bkitchen@AlterraRE.com

Alterra Real Estate  
614.365.9000  
www.AltterraRE.com

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First Floor Availability  
2,895 SF



540 Offcenter Place  
Architect: [unreadable] 10'-0"



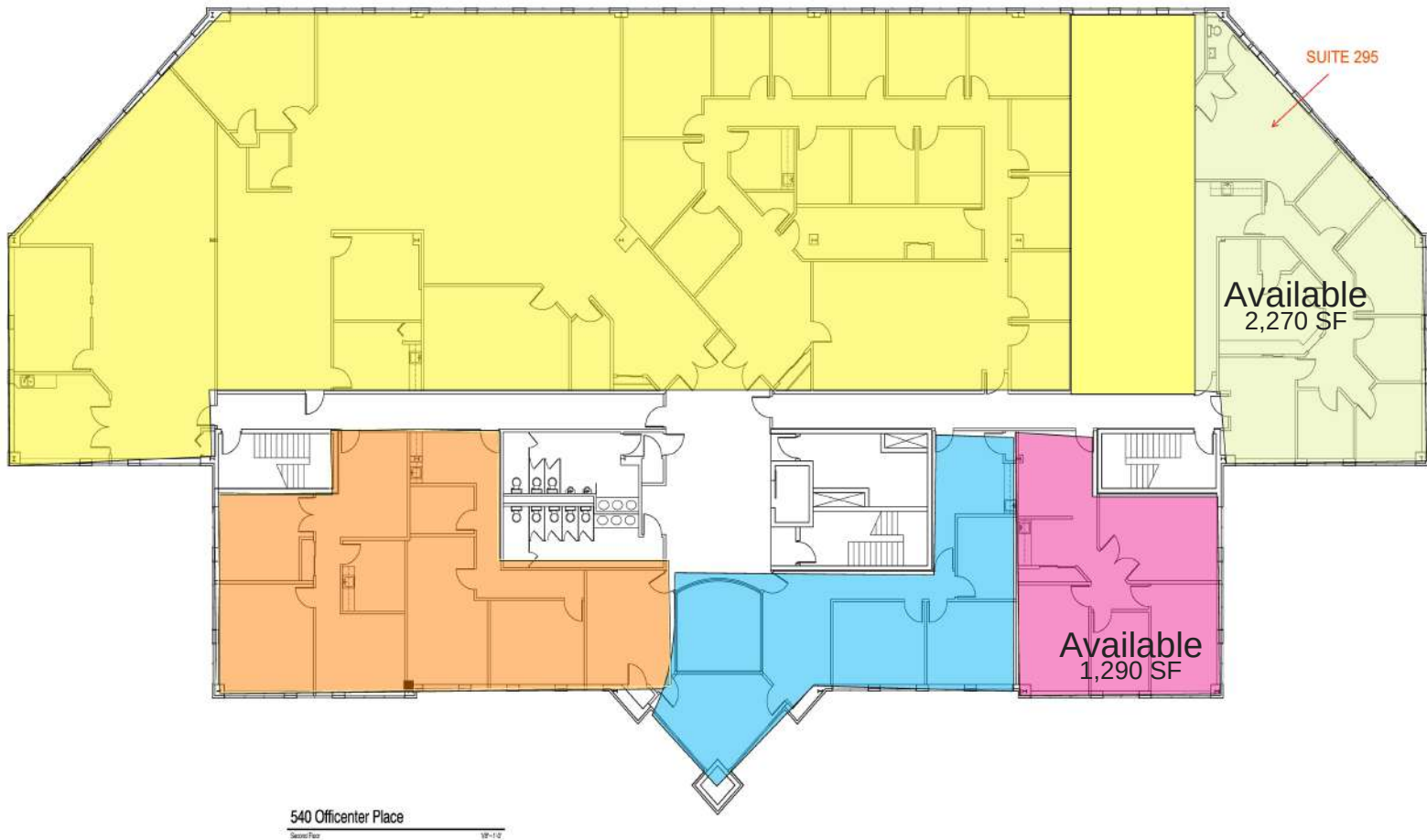
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Second Floor Availability  
1,290 SF - 2,270 SF



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