



3 Suites for Lease

MEDICAL OFFICE, PREMIUM
LOCATION

COLUMBUS, IN 47201

Breeden
COMMERCIAL

RYAN BRAND
Broker
(812) 350-2334
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RB20001474, Indiana

PROPERTY SUMMARY

940 N MARR RD



Property Summary

Lease Rate:	Negotiable
Lease Term:	Negotiable
Building SF:	32388
Rentable SF:	32388
Available SF:	24,762
Year Built:	1991
Renovated:	2009
Floors:	1
Parking:	180
Parking Ratio:	5.6 per 1,000
Lot Size:	3.34 Acres
Signage:	Two monuments
Sprinklers:	Wet System
Traffic Count:	21,000+
Zoning:	Commercial Professional Office

Property Overview

This one-story 32,388 sf brick medical office building, constructed in 1991, includes a partial lower level and offers a flexible design suitable for either single use or multiple tenants, each with private entrances. Notable features of the property include highly visible monument signs and a drive-thru canopy for patient drop-off. The building maintained 100% occupancy until Q2 2023.

The original construction was designed to support various medical uses, including surgical rooms, reflecting its robust infrastructure. Situated within a mile of Columbus Regional Hospital, the flagship hospital of the region's largest healthcare provider, this location is ideal for medical practices.

Current zoning accommodates office and medical uses, clinics, daycare centers, and data processing facilities. The property is strategically located 1.3 miles from the main trade corridor, National Road/US 31, which is supported by numerous national retailers such as Target, Kohl's, Petco, Hobby Lobby, Panera, Starbucks, Chipotle, and Chick-fil-A.

Location Overview

Situated at a light-controlled intersection, the building is one mile from Columbus Regional Health and less than one mile west of US 31 - providing for easy and prompt access to both ancillary medical alternatives, retail amenities and a major thoroughfare. The nearest commercial area with restaurants (Chick-fil-A, Penn Station, Chili's, Mancino's Pizza, etc.), convenience stores (Best Buy, Kohl's, Walmart) and support services (Party City, Petco, Verizon, etc.) are located less than 0.7 miles to the northeast.

PROPERTY PHOTOS

940 N MARR RD



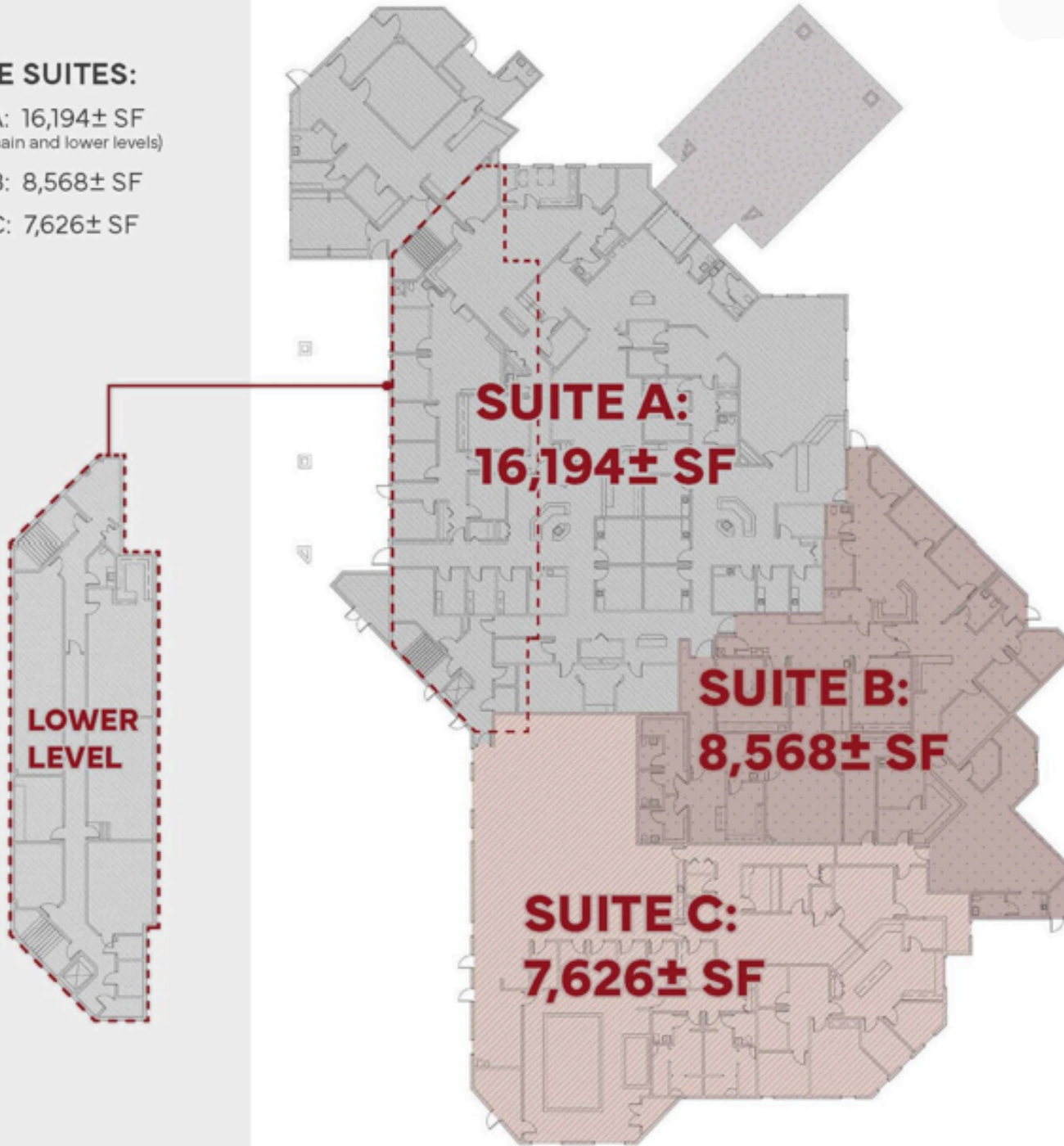
BREEDEN COMMERCIAL
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SITE PLAN

AVAILABLE SUITES:

- » SUITE A: 16,194± SF
(includes main and lower levels)
- » SUITE B: 8,568± SF
- » SUITE C: 7,626± SF

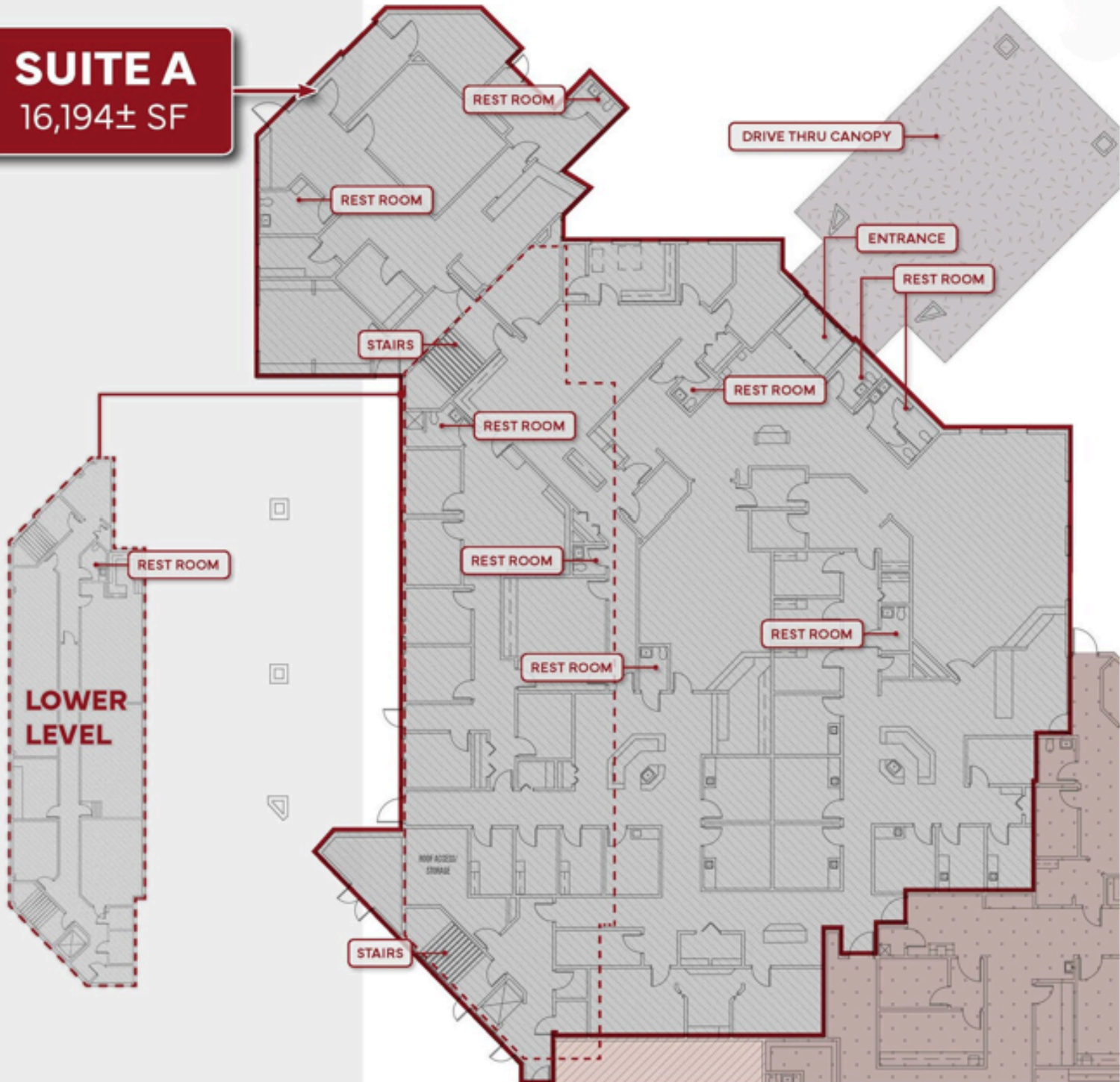


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SUITE A | 16,194± SF (includes main and lower levels)

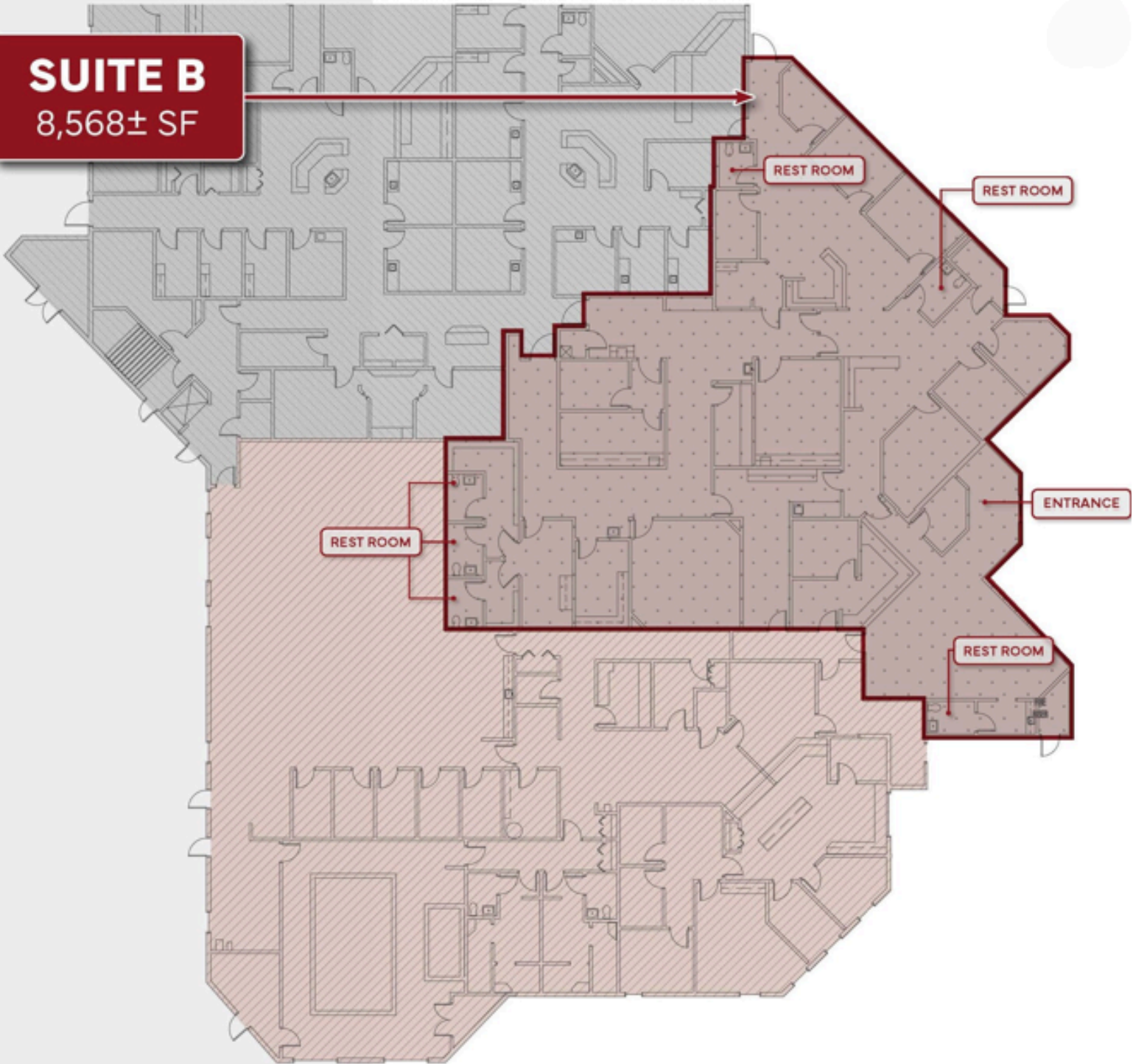
SUITE A
16,194± SF



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SUITE B | 8,568± SF

SUITE B
8,568± SF

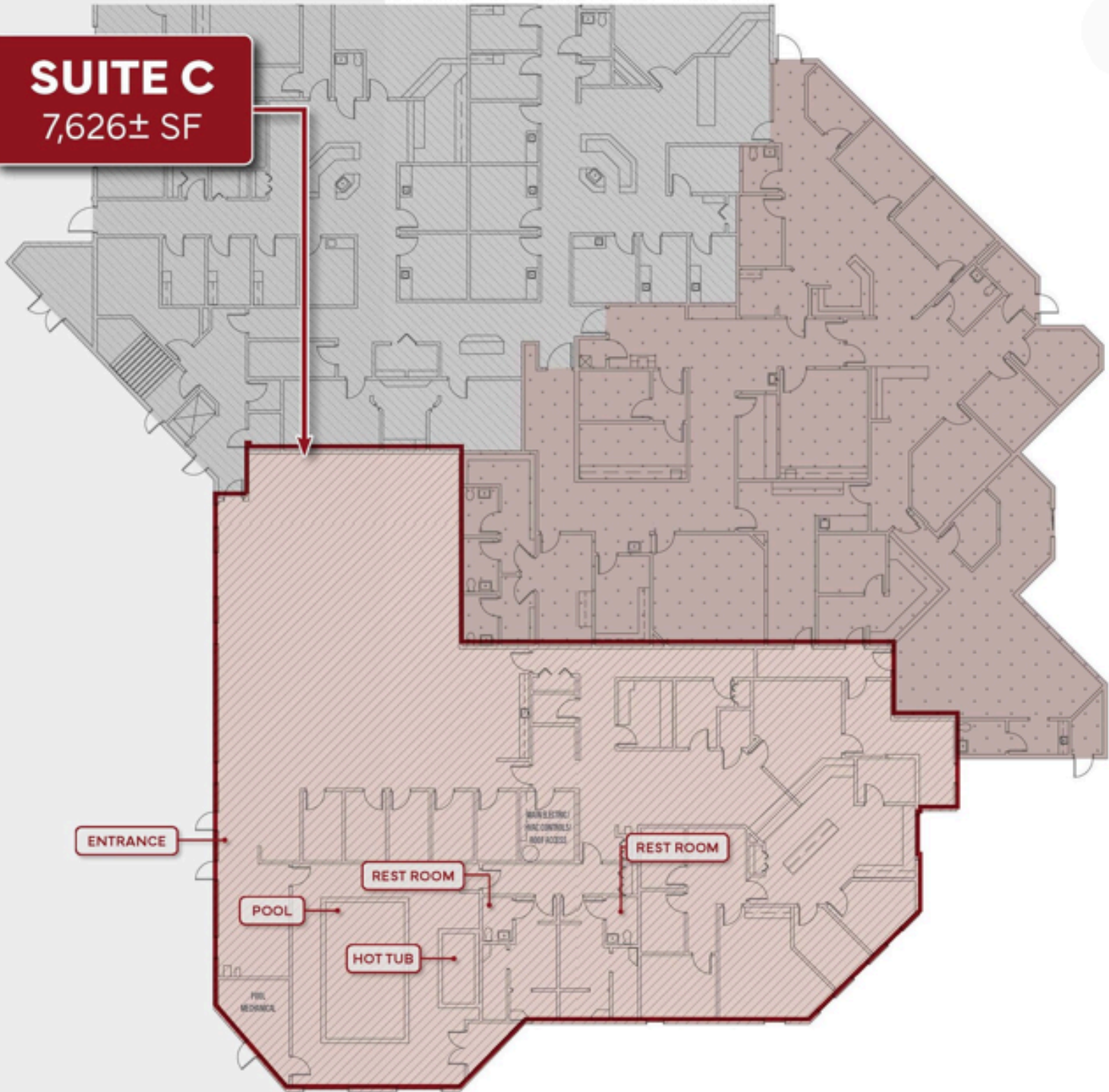


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SUITE C | 7,626± SF

SUITE C

7,626± SF



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Zoning Districts

District Intent:

The "CO", Commercial, Professional Office zoning district is intended to establish appropriate locations for professional office centers. Such centers may include both professional offices and complimentary retail uses and support facilities. This district may be used to transition from residential to other, more intense, business or industrial zoning districts.

In the jurisdiction of the City of Columbus this district is intended for use only within the City limits.

In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

Amendment(s):

Former Section 3.18(C) revised per City Ord. 5, 2009 (2.17.09) & County Ord. 2, 2009 (3.2.09).

3.19 Commercial: Professional Office (CO)

A. Permitted Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Communications / Utilities Uses*

- communications service exchange

*see also Section 1.2(B)(5) for exemptions

Public / Semi-Public Uses

- clinic
- day care center (adult or child)
- parking lot / garage (as a primary use)
- police, fire, or rescue station

Park Uses

- nature preserve / conservation area
- park / playground

Commercial Uses

- data processing / call center
- office uses

B. Conditional Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Communications / Utilities Uses*

- utility substation
- water tower

*see also Section 1.2(B)(5) for exemptions

Public / Semi-Public Uses

- community center
- government office
- school (grades pre-school through 12)
- trade or business school
- worship facility

Park Uses

- amphitheater / outdoor venue

Commercial Uses

- conference center
- personal service uses
- restaurant
- retail uses (small scale)
- retreat center

Industrial Uses

- research & development facility

3.19 Commercial: Professional Office (CO)



C. Lot Standards

Minimum Lot Area
• 10,000 square feet

Minimum Lot Width
• 50 feet

Minimum Lot Frontage
• 50 feet

Maximum Lot Coverage
• 65%

Minimum Front Setback
• Arterial Road: 50 feet
• Arterial Street: 10 feet*
• Collector Road: 35 feet
• Collector Street: 10 feet*
• Local Road: 25 feet
• Local Street: 10 feet*

* 25 feet for any auto service bay, auto fuel pump canopy, or other similar vehicle access points to structures

Minimum Side Setback
• Primary Structure: 10 feet
• Accessory Structure: 10 feet

Minimum Rear Setback
• Primary Structure: 10 feet
• Accessory Structure: 10 feet

Minimum Living Area per Dwelling
• not applicable

Minimum Ground Floor Living Area
• not applicable

Maximum Primary Structures per Lot
• 1*

*office complexes with coordinated parking areas and pedestrian systems may have unlimited primary structures on any one lot

Maximum Height
• Primary Structure: 40 feet
• Accessory Structure: 25 feet

Title Art./Page #

Overlay Districts Art. 4

Use Standards Art. 6

6.1 Acc. Use & Struct. 6-2

6.2 Temp. Use & Struct 6-12

6.5 Res. Group Home 6-22

6.6 Home-Based Business

Part 1 6-23

6.8 Telecomm. Facility 6-31

6.9 Mineral Extraction 6-37

Parking & Cir. Req. Art. 7

7.1 General

Part 1 7-2

Part 2 7-9

7.2 Design

Part 1 7-13

Part 4 7-16

7.3 Circulation

Part 1 7-21

Part 2 7-26

Landscaping Req. Art. 8

8.1 Landscaping 8-2

8.2 Buffering 8-10

General Dev. Req. Art. 9

9.1 Height. 9-2

9.2 Environmental 9-4

9.3 Fence & Wall 9-7

9.4 Exterior Lighting 9-10

Sign Standards.. Art. 10

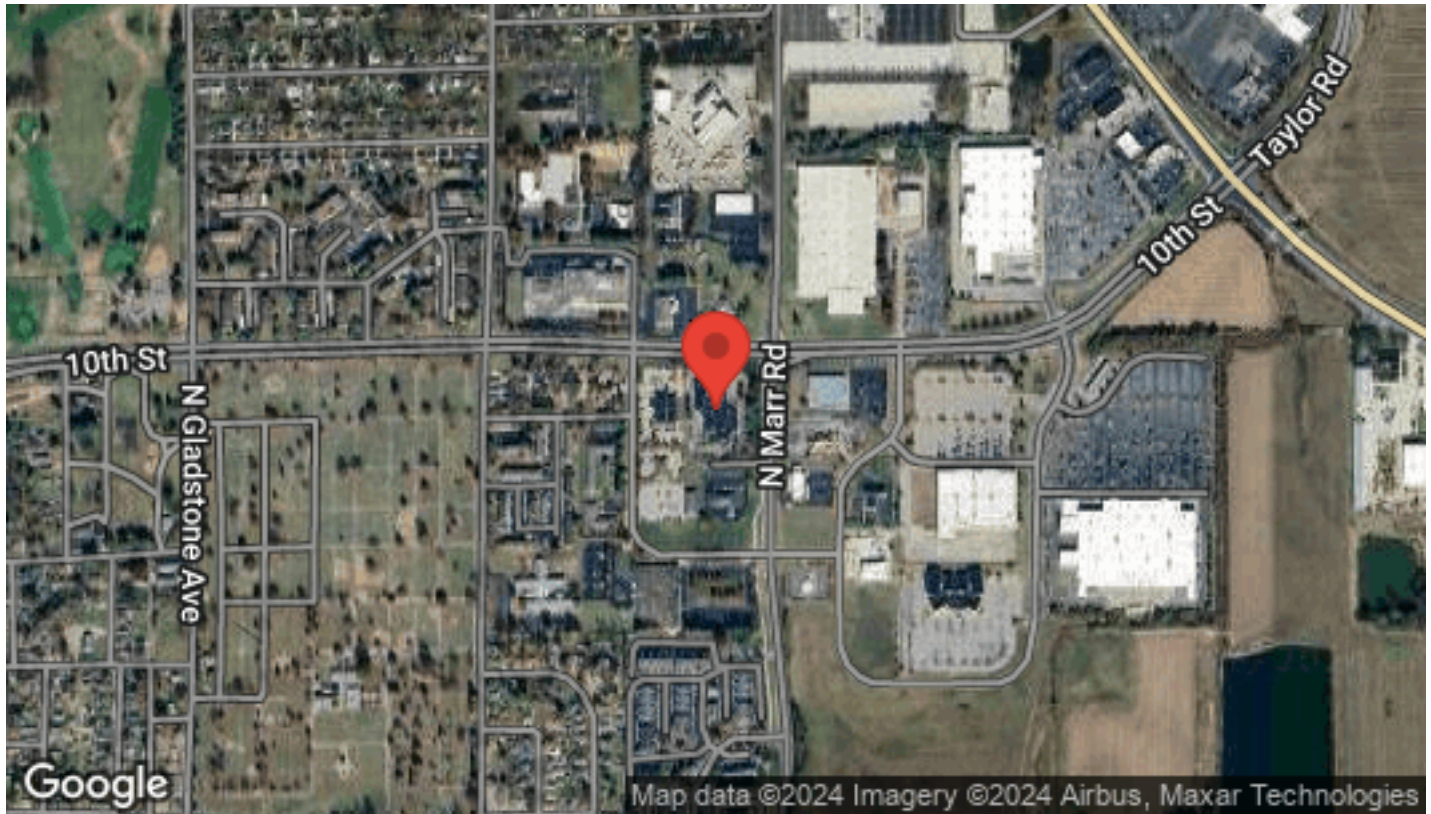
Cross-References

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot standards listed above and other applicable regulations.

LOCATION MAPS

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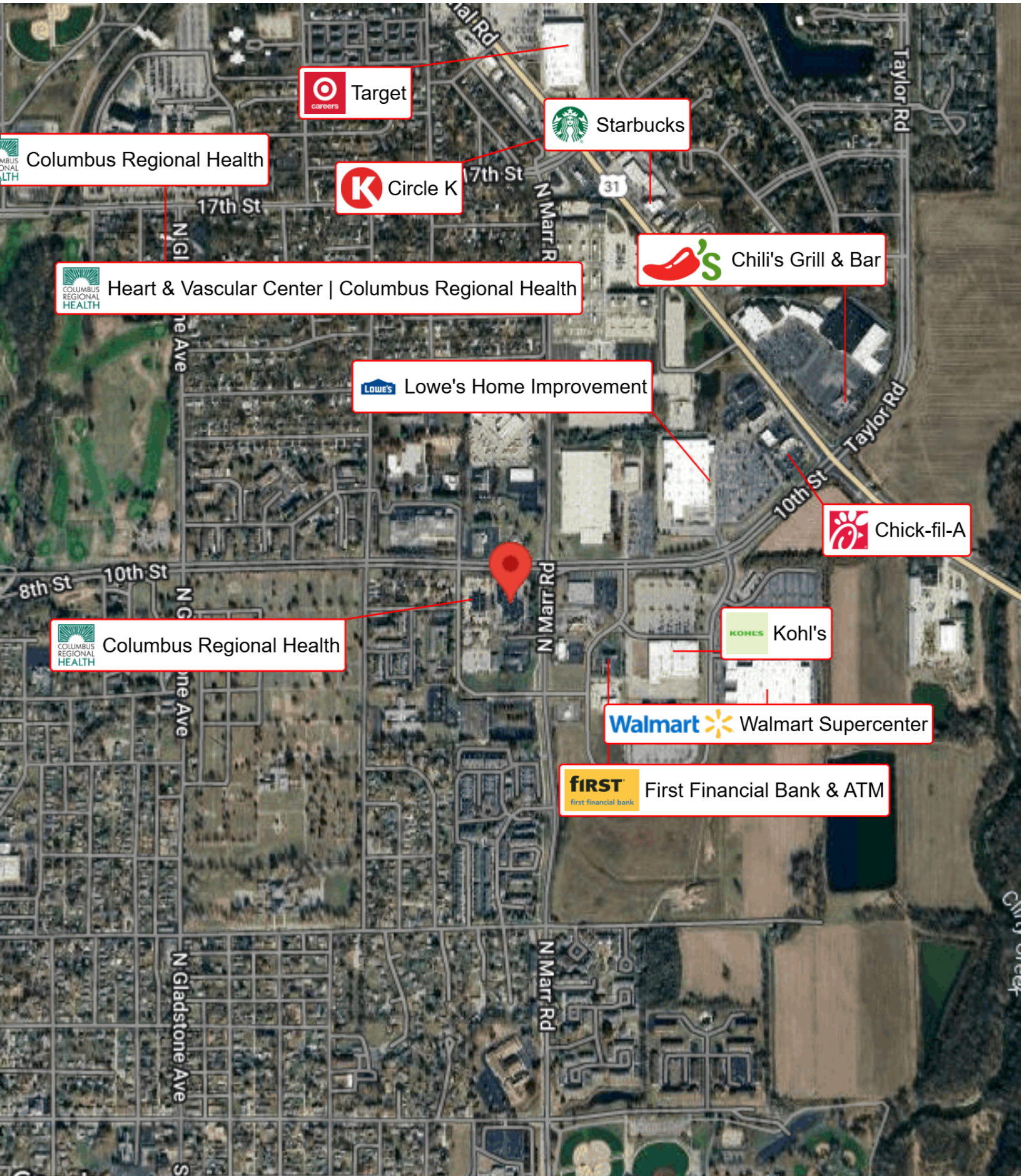


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BUSINESS MAP

940 N MARR RD




 Target


 Starbucks

 Columbus Regional Health

 Circle K

 Chili's Grill & Bar


 Heart & Vascular Center | Columbus Regional Health


 Lowe's Home Improvement

 Chick-fil-A

 Columbus Regional Health

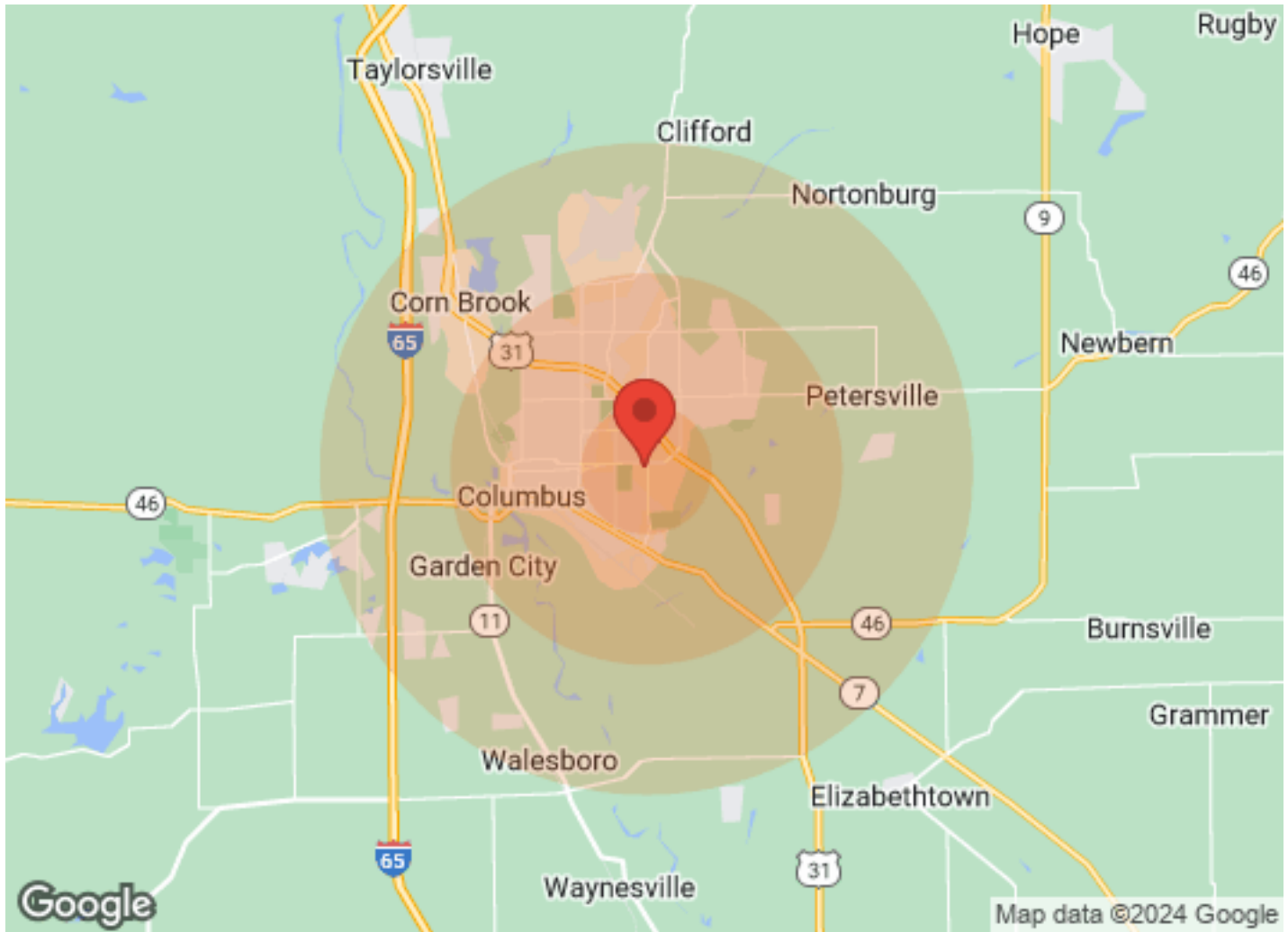
 Kohl's

 Walmart Supercenter

 First Financial Bank & ATM

DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	4,243	14,836	22,841	Median	\$33,250	\$38,871	\$45,215
Female	4,753	16,152	24,653	< \$15,000	854	1,914	2,338
Total Population	8,996	30,988	47,494	\$15,000-\$24,999	621	1,660	2,304
				\$25,000-\$34,999	614	1,642	2,266
				\$35,000-\$49,999	791	2,018	2,972
				\$50,000-\$74,999	692	2,403	3,670
				\$75,000-\$99,999	229	1,626	2,304
				\$100,000-\$149,999	159	1,203	2,113
				\$150,000-\$199,999	23	316	546
				> \$200,000	35	196	377
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,790	6,584	10,439	Total Units	4,999	16,283	22,739
Ages 15-24	1,016	4,192	6,684	Occupied	4,423	14,717	20,443
Ages 25-54	3,658	11,911	17,690	Owner Occupied	1,880	8,500	13,218
Ages 55-64	971	3,642	5,649	Renter Occupied	2,543	6,217	7,225
Ages 65+	1,561	4,659	7,032	Vacant	576	1,566	2,296
Race	1 Mile	3 Miles	5 Miles				
White	7,527	27,802	42,671				
Black	101	406	515				
Am In/AK Nat	5	6	17				
Hawaiian	N/A	2	19				
Hispanic	536	1,462	3,056				
Multi-Racial	746	2,230	4,502				

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PROFESSIONAL BIO

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Ryan is a native to Columbus Indiana and its wonderful culture and architecture. After the sale of their family owned building material business, Ryan spent the next 5 years developing new markets both regionally and nationally for one of the largest contingent staffing agencies in the country. Looking for a fresh start and a return to serve clients in his home of Columbus, Ryan completed his real estate course work, licensing and joined the Breeden Commercial team.

Ryan has a long history of commitment to his community and giving back. Ryan served on the Columbus City Council from 2012 through 2015. During this time Ryan held positions on the Columbus Plan Commission, Columbus Area Arts Council, and the Columbus Parks Board. Ryan understands the importance of clear communication, transparency and negotiating. He applies these principles to every transaction.

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Believing that every client and property is unique, Ryan spends time building relationships and learning the details of each piece of real estate. Ryan utilizes a wide variety of marketing and research tools for his clients to build a strategy for success. His understanding of the Columbus market and strong network of community leaders and business owners positions him to make great connections for his clients.

DISCLAIMER

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