

# McNaughten MOB

85 MCNAUGHTEN ROAD | COLUMBUS, OH 43213



**NA**Ohio Equities

Building Owned By  
HEALTHCARE REALTY

## Leasing Information:

**Matt Gregory, SIOR, CCIM**  
614.629.5234 • [mgregory@ohioequities.com](mailto:mgregory@ohioequities.com)

**Philip Bird, SIOR**  
614.629.5296 • [pbird@ohioequities.com](mailto:pbird@ohioequities.com)



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# 85 McNaughten Rd Medical Office Building

85 McNaughten is a multi-tenant medical office building located immediately adjacent to the Mt Carmel East Hospital Campus near I-270 and E Broad St, providing tenants and patients excellent convenience and accessibility. The property features a synergistic mix of medical specialties including cardiology, nephrology, dialysis, endoscopy, gastroenterology, and men's health.

## ADDRESS

85 McNaughten Road,  
Columbus, OH 43213

## BUILDING SIZE

75,000 SF

## FLOORS

Three (3)

## AVAILABLE SF:

2,313 SF - 11,469 SF

## PARKING:

327 Spaces (4.36/1,000 SF Ratio)

## KEY TENANTS:



## PROPERTY FEATURES

- Class "A" Medical Office Building
- Located on Mt. Carmel East Medical Campus at I-270 and E Broad Street
- Private Access Drive to the Hospital
- High Visibility Location
- Flexible Suite Options; Lobby Exposure or Private Setting
- Experience, Stabilized, Tenant Friendly Ownership
- Built in 2001

## CALL FOR PRICING INFORMATION

[WWW.85MCNAUGHTEN.COM](http://WWW.85MCNAUGHTEN.COM)



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## AVAILABLE SPACE

SUITE	SPACE USE	SQUARE FEET	AVAILABILITY
110	MEDICAL	3,789	VACANT
120	MEDICAL	5,324	VACANT
130	MEDICAL	2,313	VACANT
110+120+130	MEDICAL	11,426	
310	MEDICAL	3,475	VACANT
320	MEDICAL	4,054	12/01/2024
330	MEDICAL	3,775	12/01/2024
320+330	MEDICAL	7,829	12/01/2024
350	MEDICAL	3,640	VACANT
320+330+350	MEDICAL	11,469	



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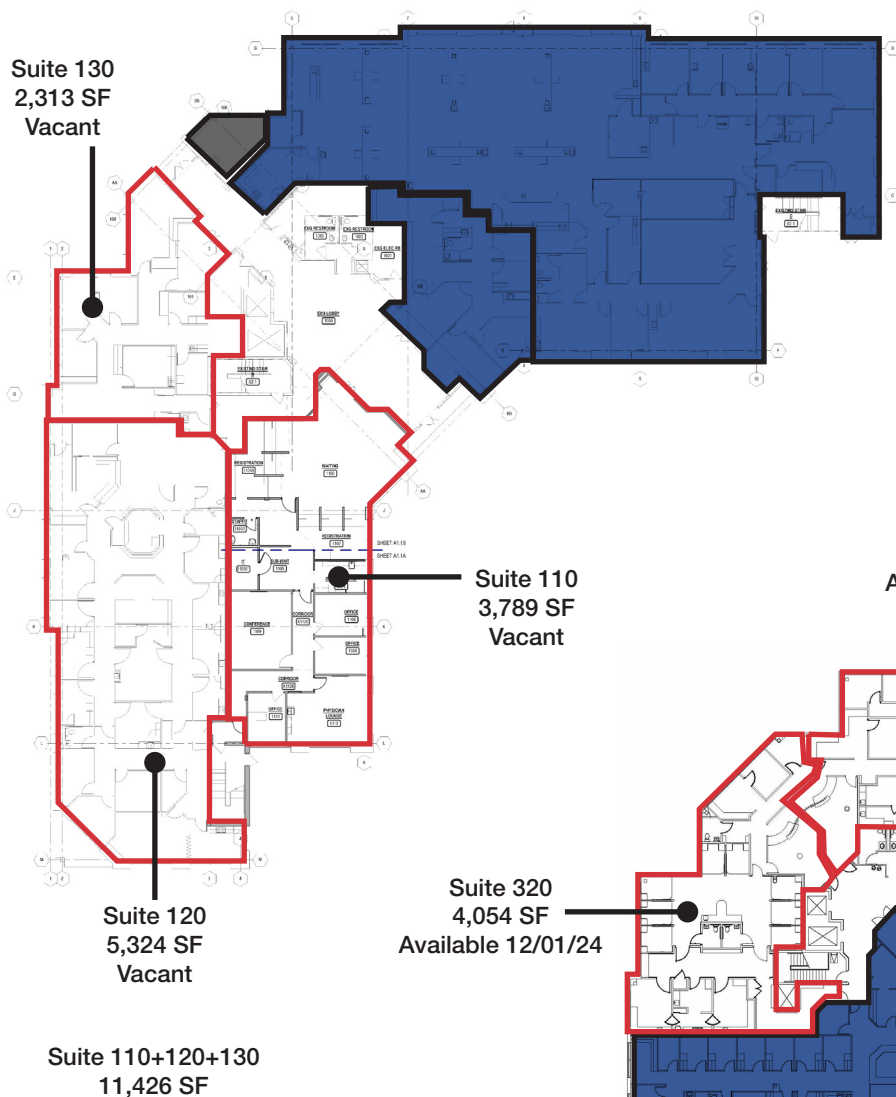
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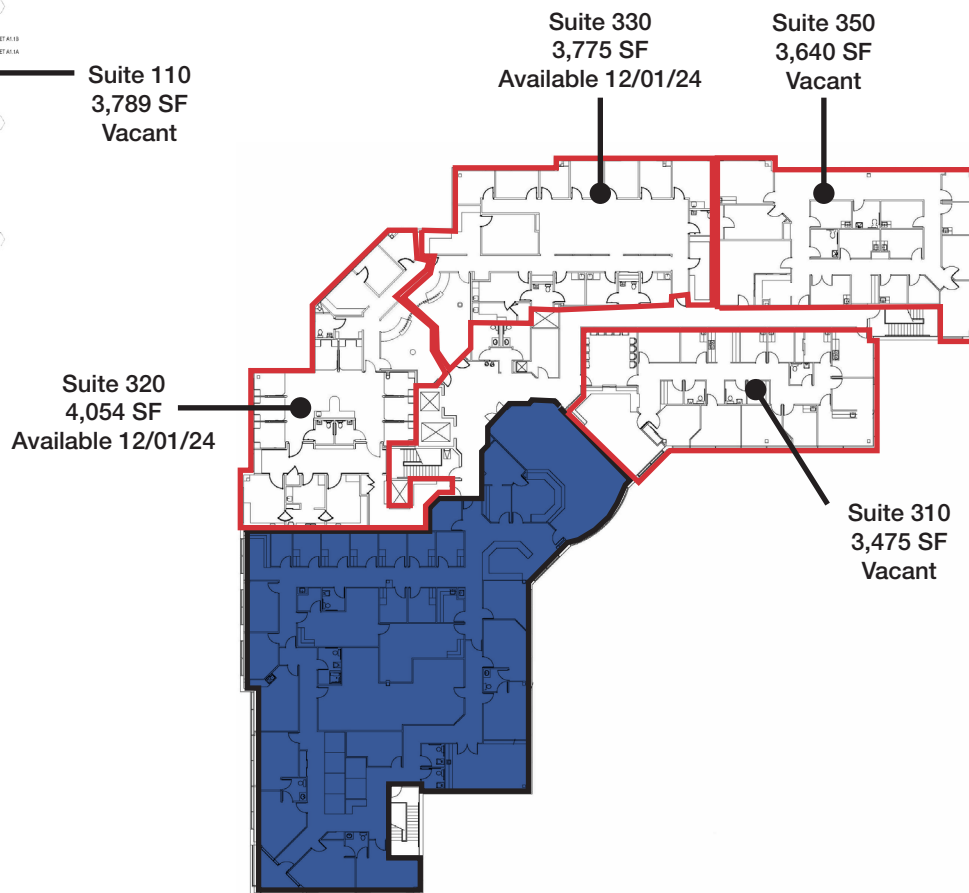
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614.629.5296 • pbird@ohioequities.com

# FLOOR PLATES

## FIRST FLOOR



## THIRD FLOOR



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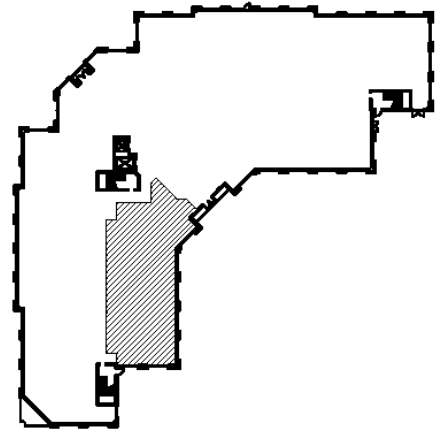
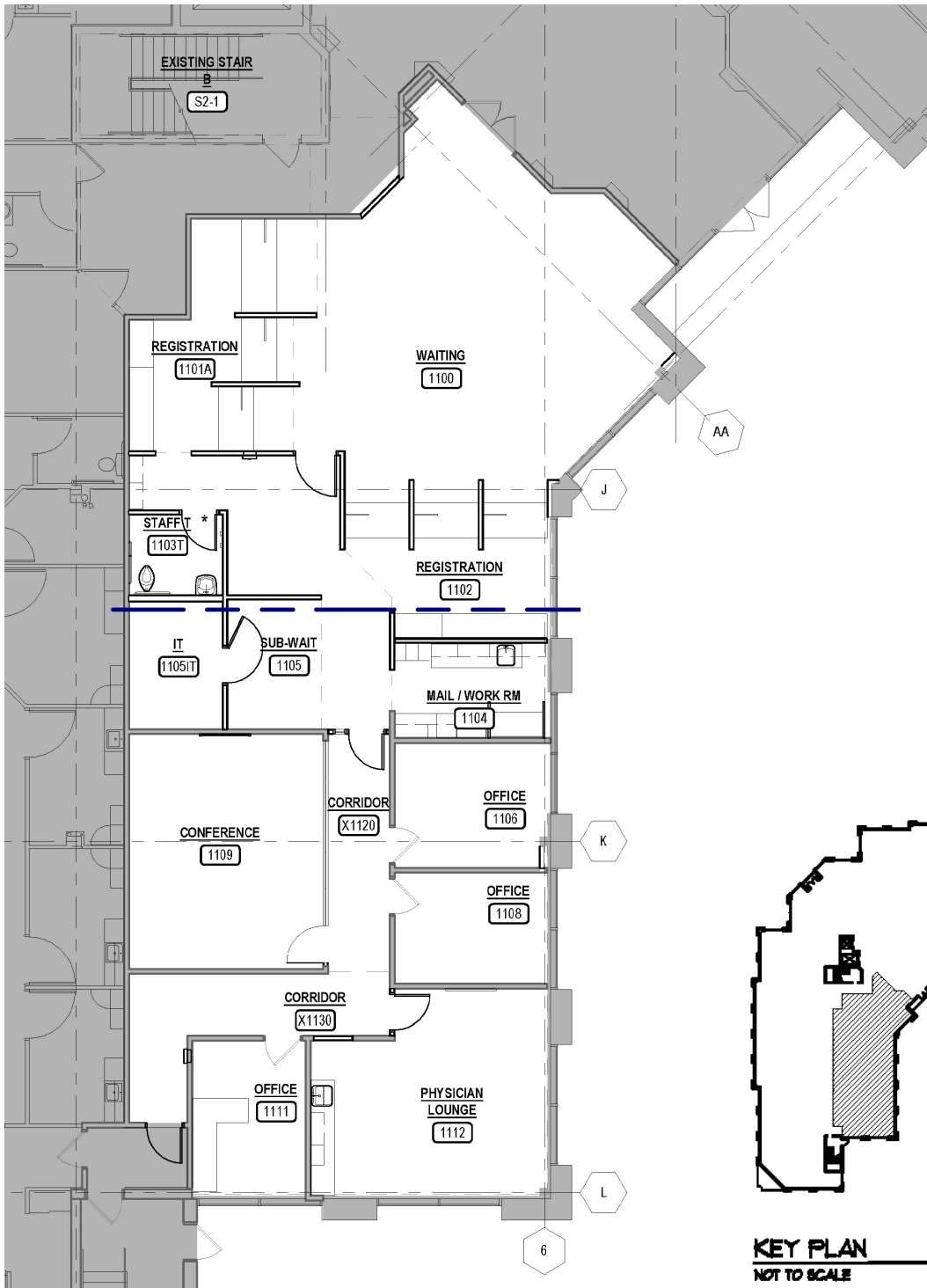
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# SUITE 110 | 3,789 SF

## EXISTING FLOOR PLAN



**KEY PLAN**  
NOT TO SCALE



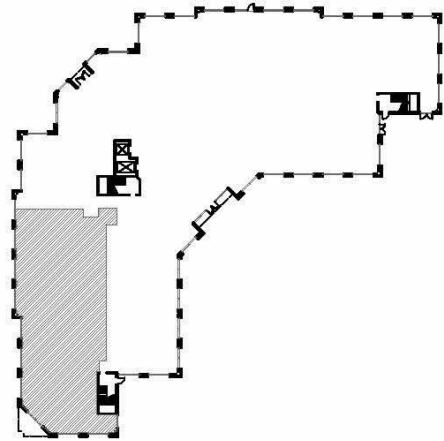
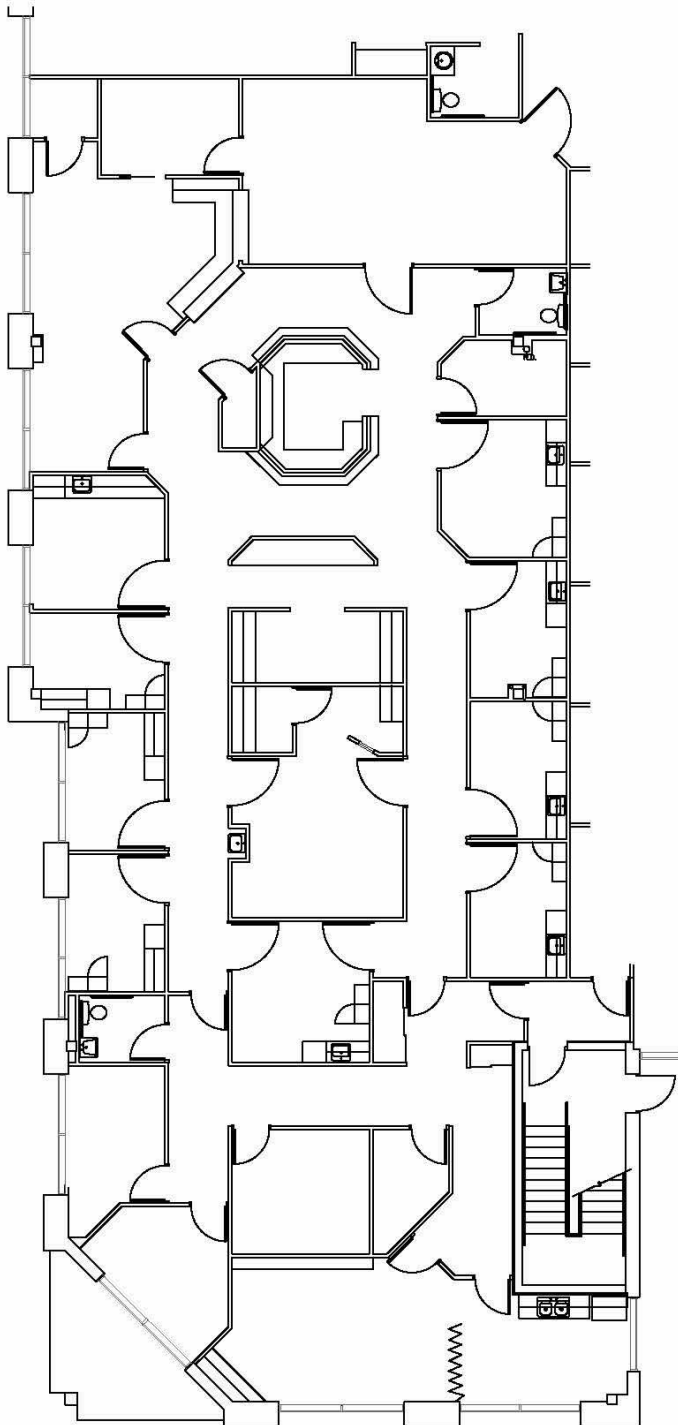
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# SUITE 120 | 5,324 SF

## EXISTING FLOOR PLAN



KEY PLAN  
NOT TO SCALE



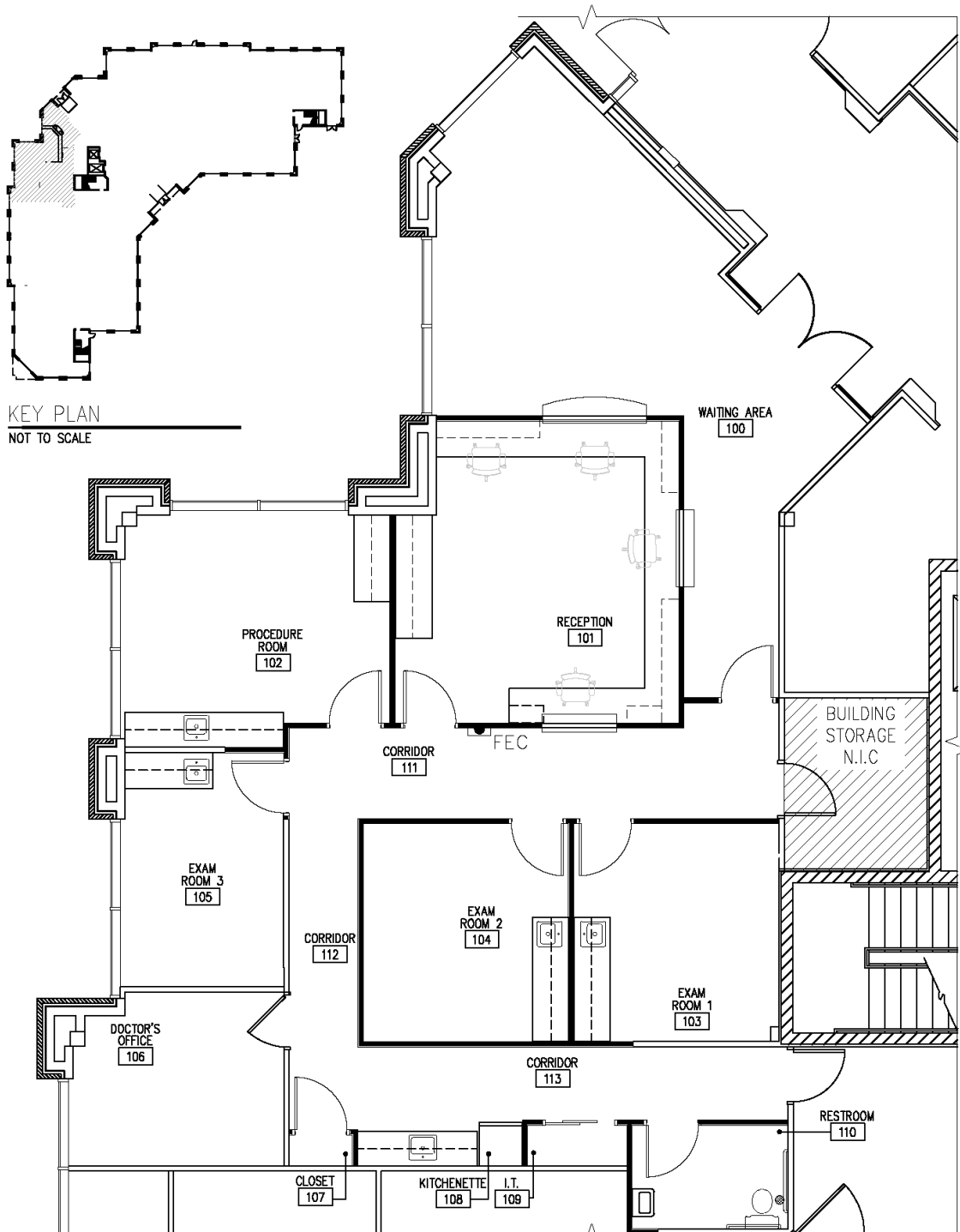
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# SUITE 130 | 2,313 SF

## EXISTING FLOOR PLAN



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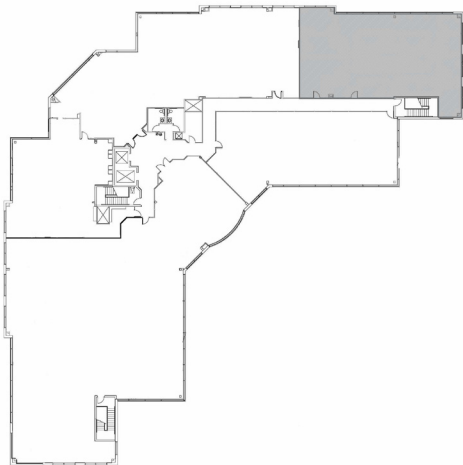
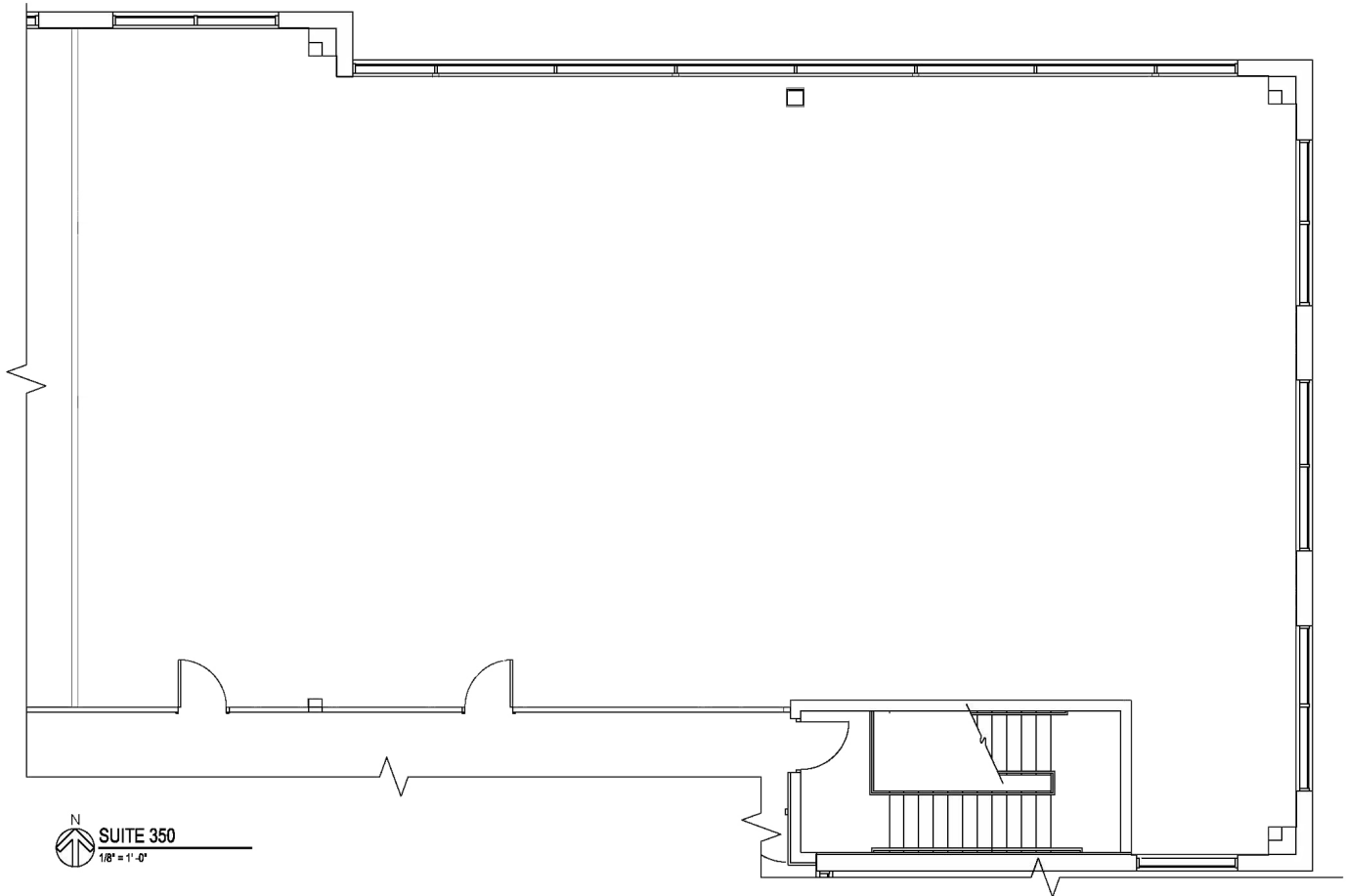
614.629.5296 • [pbird@ohioequities.com](mailto:pbird@ohioequities.com)





# SUITE 350 | 3,640 SF

## FLOOR PLAN



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# EASILY ACCESSIBLE, HIGHLY VISIBLE LOCATION

The Property has excellent visibility along East Broad Street and is located adjacent to the high traffic interchange at Interstate 270 (I-270). I-270, also known as the “Outerbelt,” is the beltway loop freeway surrounding Columbus and provides direct access to the entire metropolitan area. More than 200,000 cars pass the interchange on any given day.



## NEIGHBORING CITIES



BLACKLICK	07 MINS
REYNOLDSBURG	08 MINS
GAHANNA	11 MINS
COLUMBUS	16 MINS
NEW ALBANY	18 MINS
PICKERINGTON	20 MINS

## RESTAURANTS



SONIC DRIVE-IN	04 MINS
CHICK-FIL-A	04 MINS
RAISING CANE'S	04 MINS
CHIPOTLE	06 MINS
FIVE GUYS	07 MINS
BOB EVANS	07 MINS

## DEMOGRAPHICS - 3 MILE



POPULATION	85,020
AVG. HH INCOME	\$76,727
TOTAL HOUSEHOLDS	11,044
MEDIAN AGE	36.2



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The Property is located next to the campus of Mount Carmel East, a 400-bed, full-service, short-term acute care hospital with a Level II Trauma Center. The facility features a wide variety of expert, high-quality healthcare services including a fully integrated cardiovascular center, a comprehensive stroke center, a dedicated women's health center, a maternity center, a network cancer program, and a comprehensive orthopedics and spine program. The hospital recently underwent a \$310 million modernization including the addition of a five-story patient tower.



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Managing Director

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**Philip Bird, SIOR**

Vice President

[pbird@ohioequities.com](mailto:pbird@ohioequities.com)

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605 SOUTH FRONT STREET SUITE 200  
COLUMBUS OHIO 43215  
[OHIOEQUITIES.COM](http://OHIOEQUITIES.COM)  
614 224 2400

@officegrp  
@naiohioequities