

MEDICAL OFFICE BUILDING

SPACE FOR LEASE / BUILDING FOR SALE

6075 E. BROAD STREET, COLUMBUS, OHIO 43213



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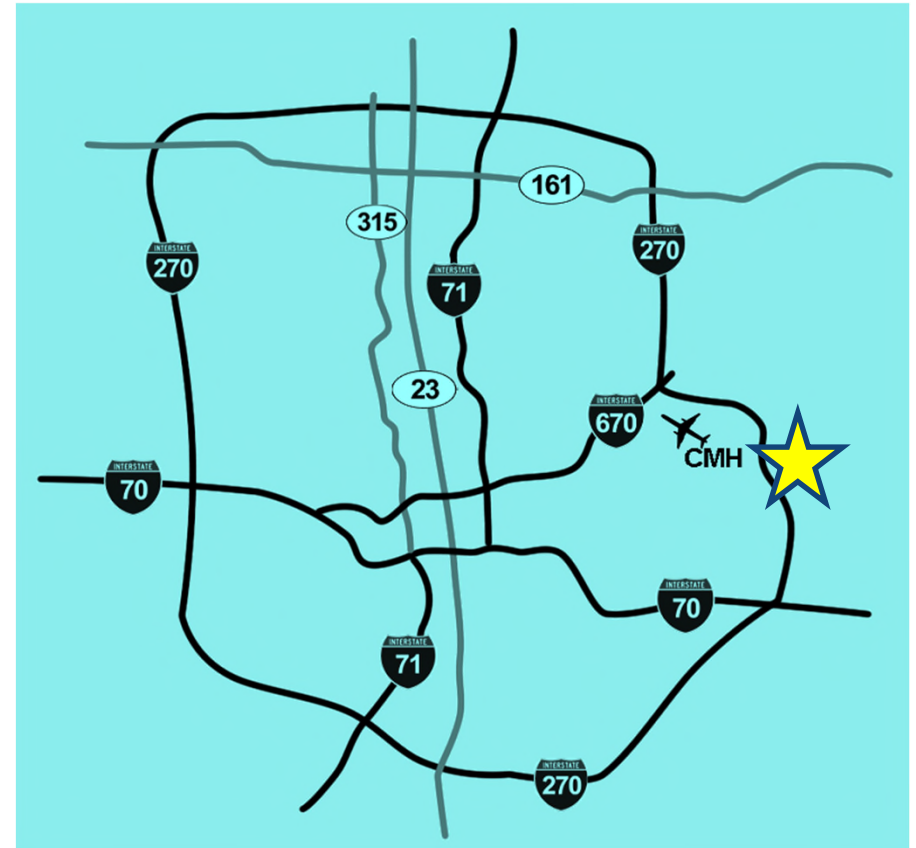
The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

PROPERTY HIGHLIGHTS

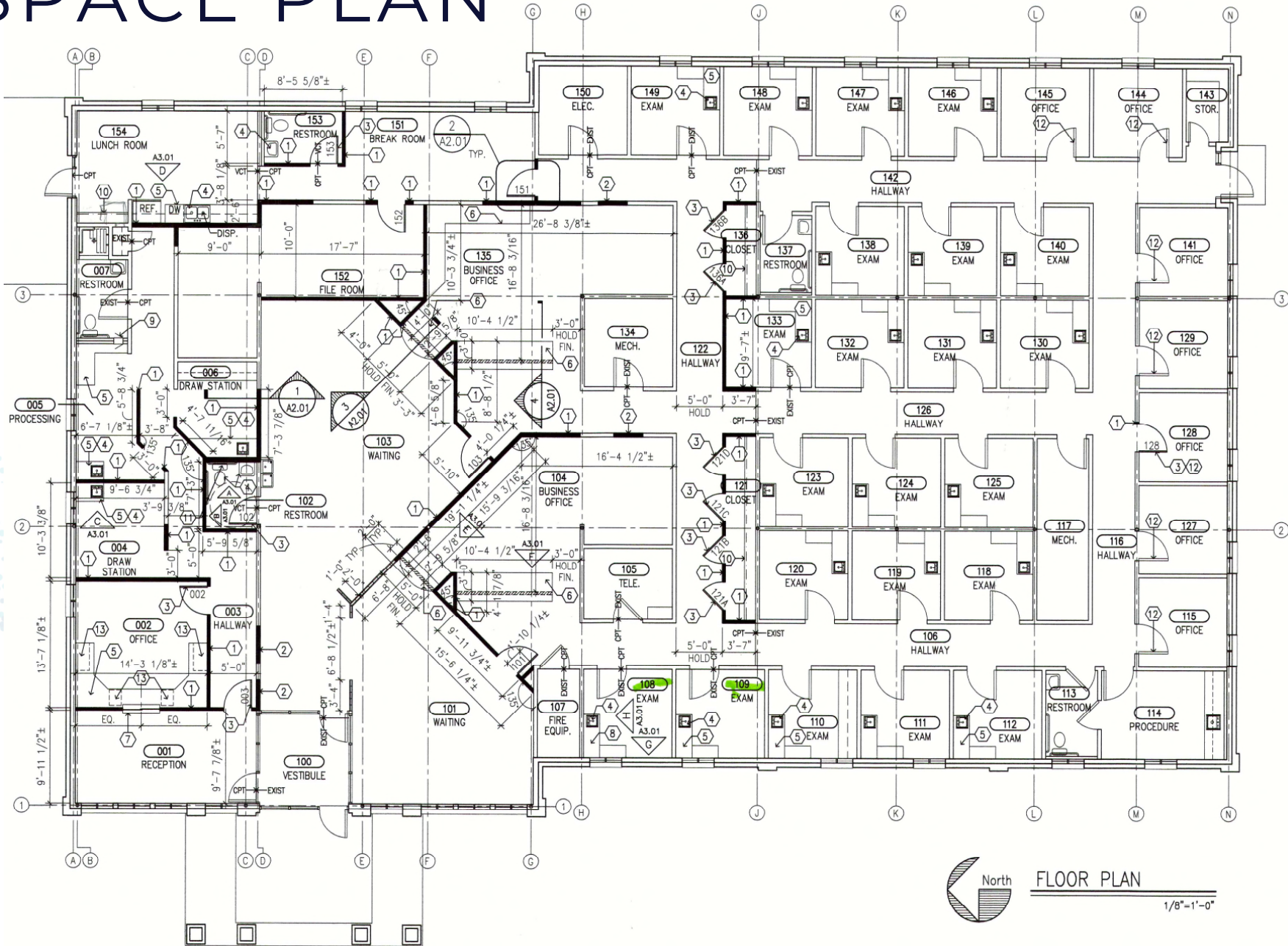
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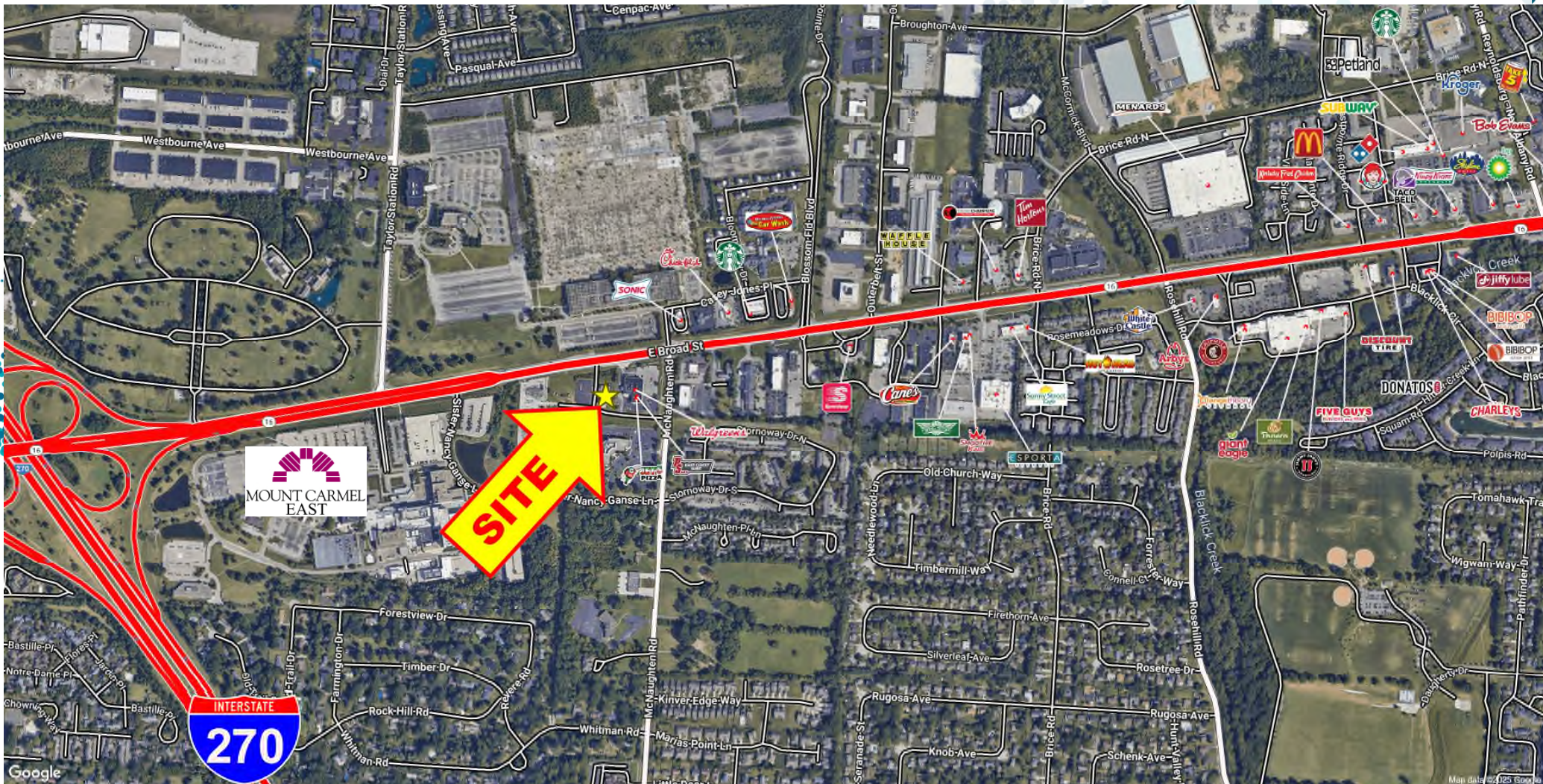
- +/- 2,000 to 9,789 SF medical office space for lease
- Near Mount Carmel East Hospital
- +/- 9,789 SF multi-tenant medical office building
- Built in 1997
- 70 parking spaces (8.21 per 1,000 SF)
- Pylon signage on E. Broad Street
- Lease rate: \$15.50 per SF NNN



SPACE PLAN



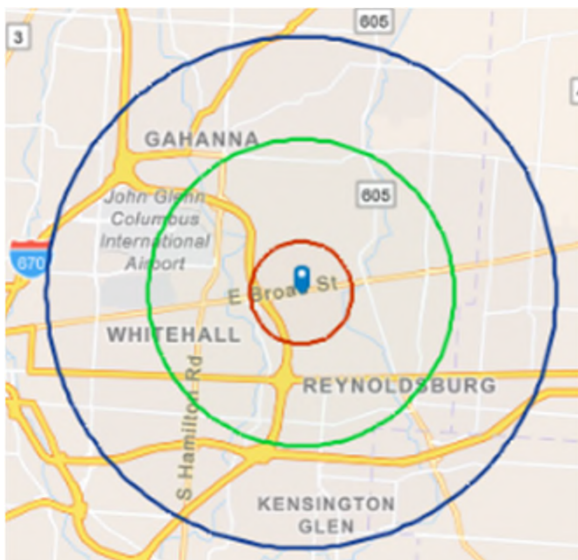
RETAIL CORRIDOR AERIAL



AERIAL



1-MILE RADIUS DEMOS



KEY FACTS

6,543

Population



Average
Household Size



Median Age

\$81,995

Median Household Income

BUSINESS



412

Total Businesses



7,482

Total Employees

EDUCATION



2%

No High School
Diploma



27%

High School
Graduate



26%

Some
College



44%

Bachelor's/Grad/Prof
Degree

INCOME



\$45,002

Per Capita
Income



\$81,995

Median
Household
Income



\$104,450

Average
Household
Income

EMPLOYMENT



75.4

White
Collar %



14.4

Blue
Collar %



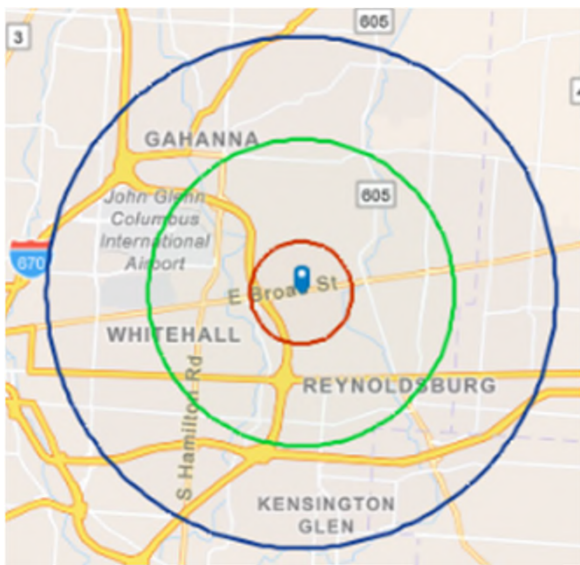
10.3

Services
%

equity | brokerage

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3-MILE RADIUS DEMOS



equity | brokerage

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KEY FACTS

88,263

Population



Average
Household Size



Median Age

\$64,208

Median Household Income

BUSINESS



3,098

Total Businesses



44,482

Total Employees

EDUCATION



7%

No High School
Diploma



29%

High School
Graduate



31%

Some
College



33%

Bachelor's/Grad/Prof
Degree

INCOME



\$36,014

Per Capita
Income



\$64,208

Median
Household
Income



\$88,150

Average
Household
Income

EMPLOYMENT



59.4

White
Collar %



24.3

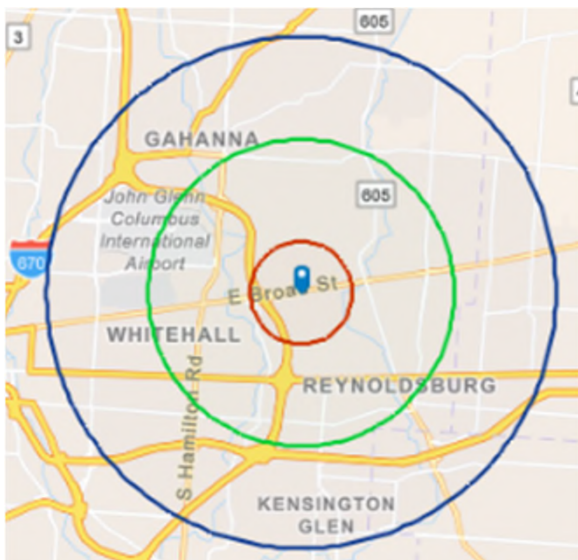
Blue
Collar %



16.2

Services
%

5-MILE RADIUS DEMOS



KEY FACTS

244,604

Population



2.5

Average
Household Size



36.6

Median Age

\$66,899

Median Household Income

BUSINESS



7,183

Total Businesses



96,295

Total Employees

EDUCATION



8%

No High School
Diploma



29%

High School
Graduate



29%

Some
College



35%

Bachelor's/Grad/Prof
Degree

INCOME



\$37,007

Per Capita
Income



\$66,899

Median
Household
Income



\$94,535

Average
Household
Income

EMPLOYMENT



59.4

White
Collar %



23.3

Blue
Collar %



17.3

Services
%

equity | brokerage

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