 **JLL** SEE A BRIGHTER WAY

For lease

3433 Agler Rd
Columbus, Ohio 43219



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Property features

- 53,811 s.f. medical office building
- Medical and office suites available
- Suites ranging from 712 s.f. up to 1,773 s.f.
- Tenant improvement allowance offered
- Monument signage opportunities
- Minutes to John Glenn Columbus International and Easton Town Center
- Easy access to I-670 and I-270

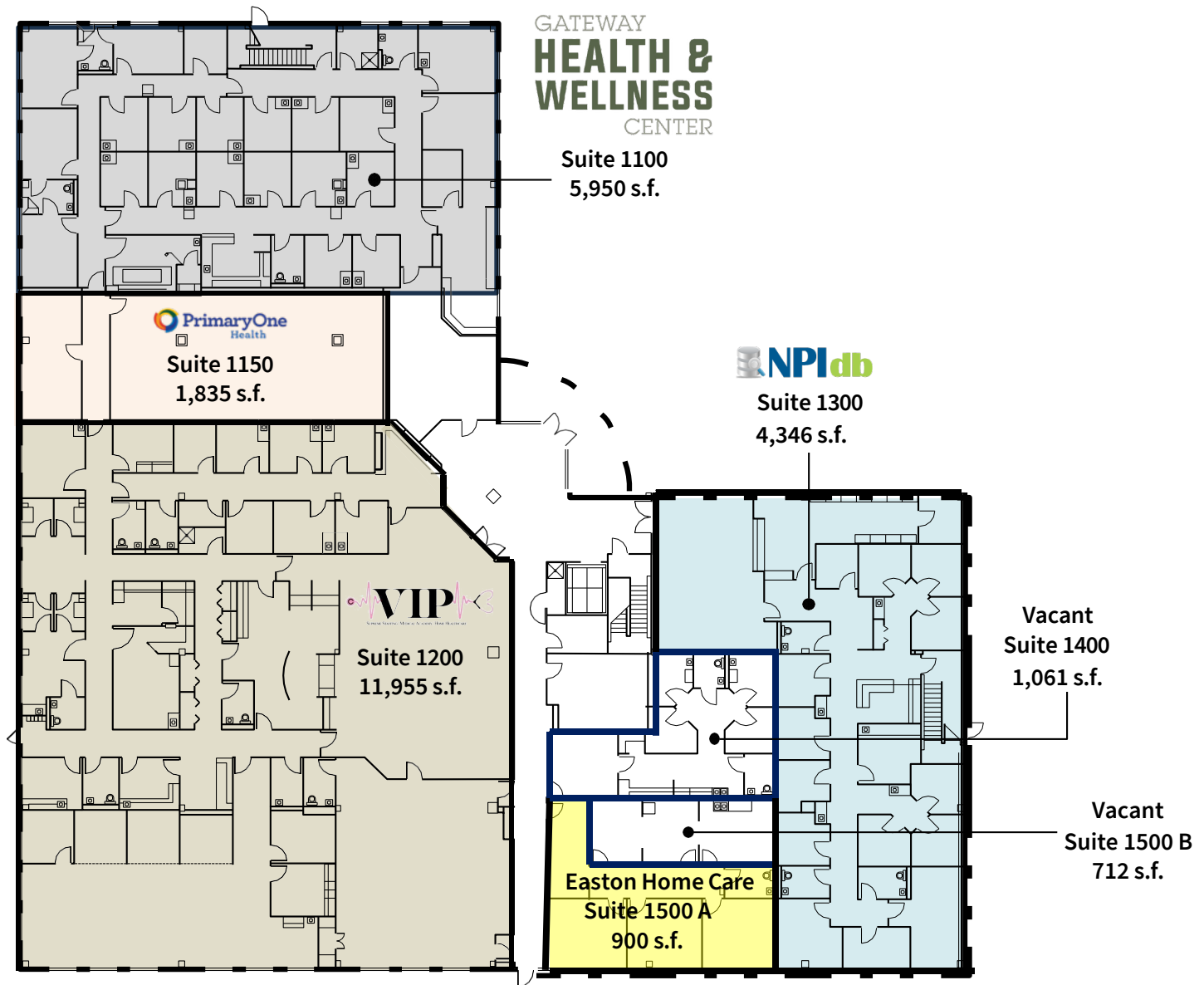
Lease rate: \$19.50 s.f. MG



Space	Space use	Lease rate	Lease type	Size (s.f.)	Availability
Suite 1400	Medical	\$19.50 s.f.	Modified Gross	1,061	Vacant
Suite 1500B	Medical	\$19.50 s.f.	Modified Gross	712	Vacant
Suite 1400-1500B	Medical	\$19.50 s.f.	Modified Gross	1,773	Vacant
Suite 2100	Medical	\$19.50 s.f.	Modified Gross	1,620	Vacant

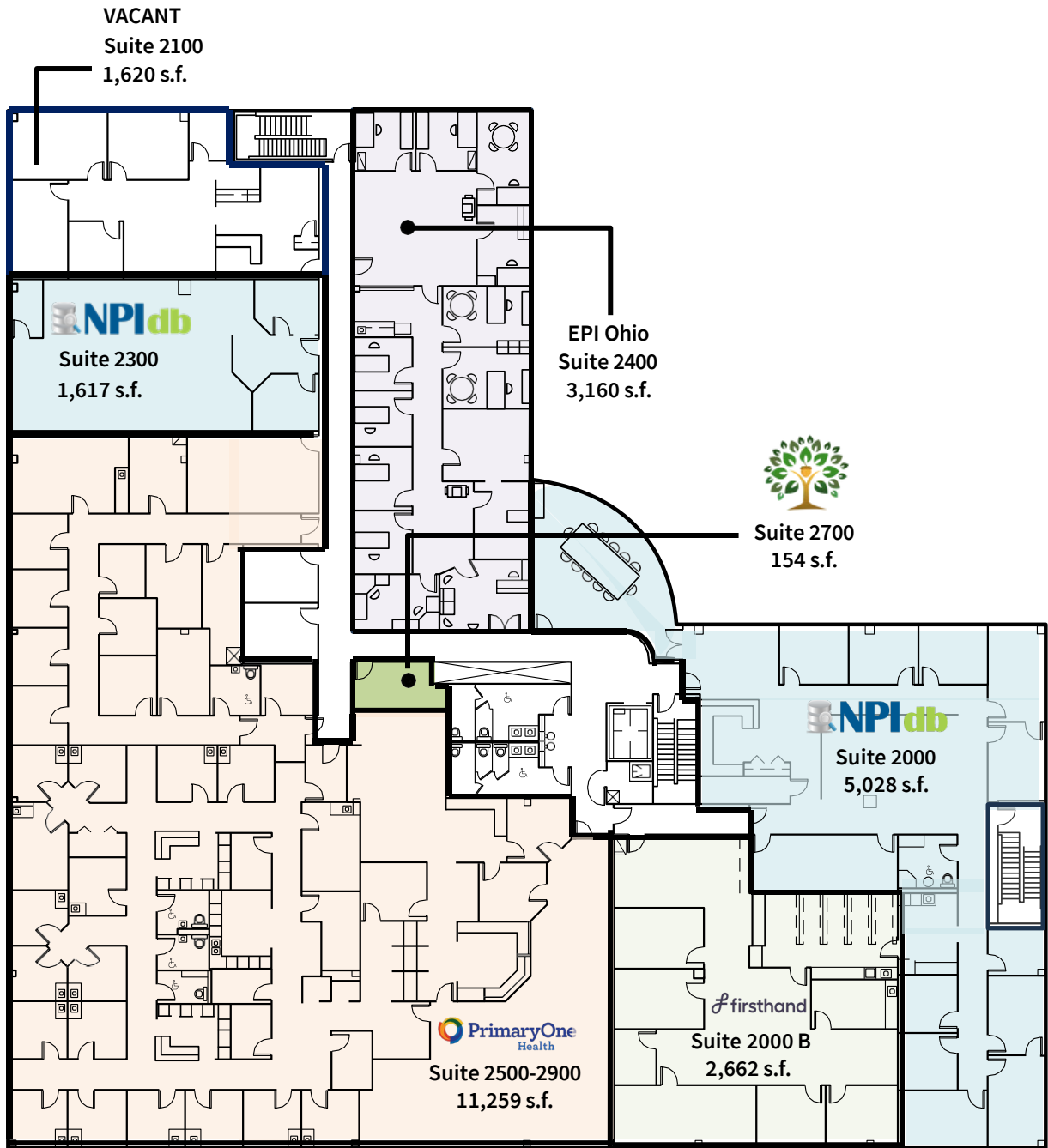
- **Lease rate:** \$19.50 s.f. (MG)
- **Lease type:** Modified gross
- **Total space:** 712 – 1,773 s.f.
- **Lease term:** Negotiable

First floor plan



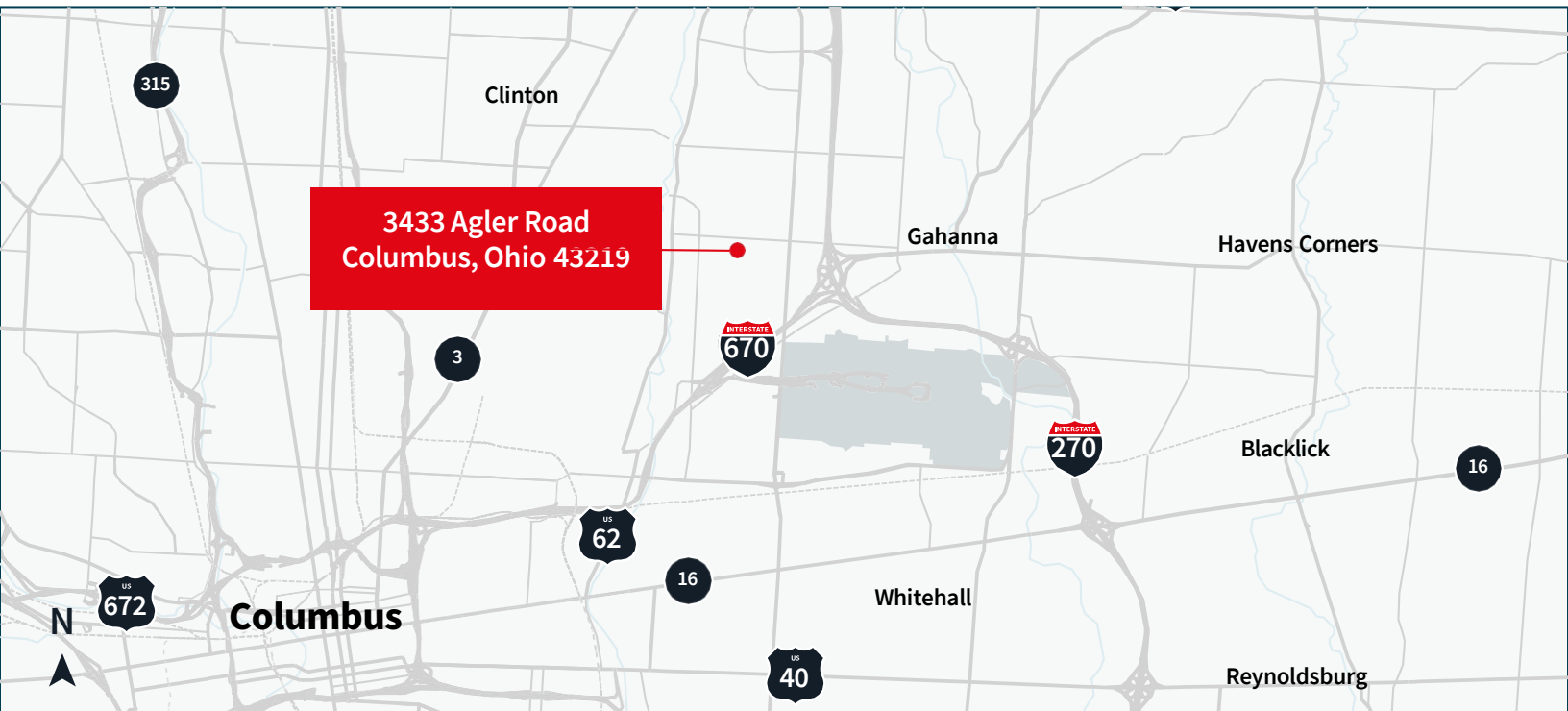
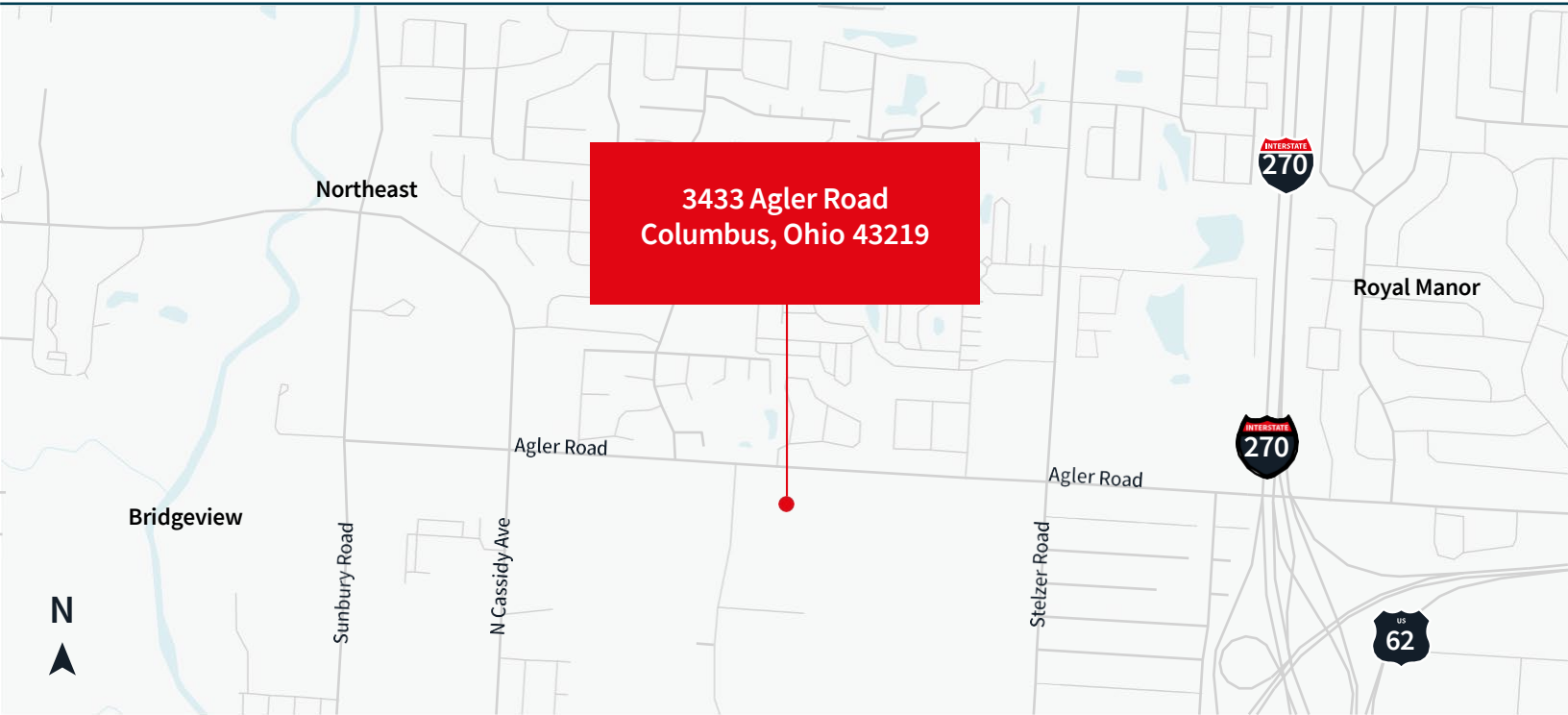
- Suite 1400 – 1500B = 1,773 s.f. combined
- Great for owner/occupant

Second floor plan

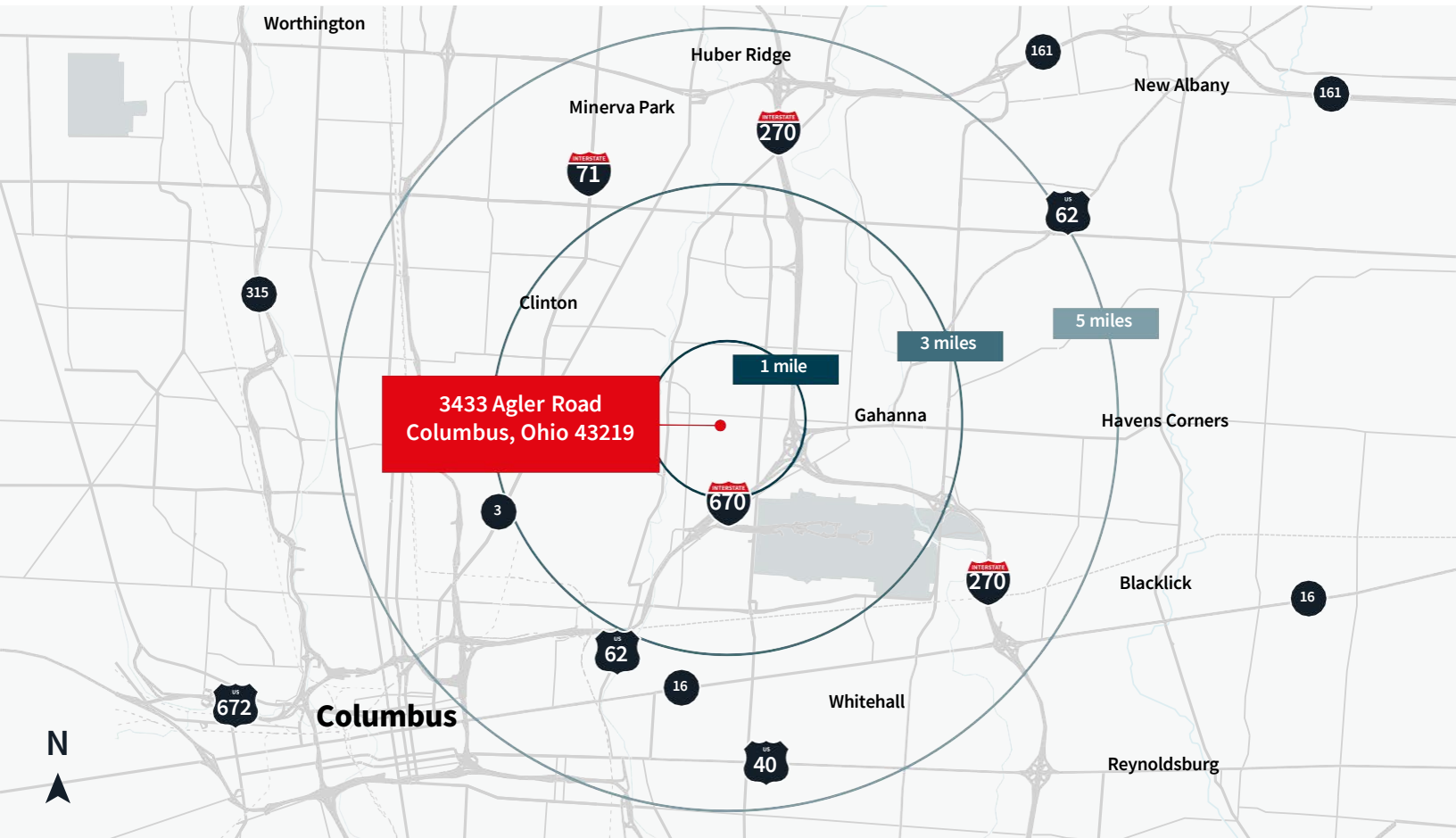


- Suite 2100 = 1,620 s.f.

Location maps



Demographics



Population	1 mile	3 miles	5 miles
Total population	12,533	72,286	253,582
Average age	29.3	33.1	34.2
Average age (male)	28.1	32.0	32.8
Average age (female)	30.5	34.2	35.6
Households & income	1 mile	3 miles	5 miles
Total households	4,687	27,834	101,974
# of persons per HH	2.7	2.6	2.5
Average HH income	\$46,394	\$49,481	\$54,243
Average house value	\$157,023	\$152,046	\$155,051

* Demographic data derived from 2020 ACS - US Census

Property photographs



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