

MEDICAL OFFICE BUILDING

444 N. CLEVELAND AVENUE, Westerville, Ohio 43082

Urgent
Care



NAOhio Equities

Philip Bird, SIOR
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Building Overview

444 N. Cleveland Avenue is located in the northeast suburban office district, north of Columbus, OH. Access to the property is provided via Polaris Parkway. Polaris Parkway connects 444 Cleveland Avenue to Interstate-71 which leads into Downtown Columbus, OH and Interstate-270. Interstate-270 provides peripheral access to all of the Columbus suburbs and to John Glenn Columbus International Airport. The property is located roughly 2 miles east of Polaris Fashion Place, a premier two-level mall with over 170 retailers and restaurants attracting shoppers from all parts of the Columbus Metro.

ADDRESS

444 N. Cleveland Avenue
Westerville, OH 43082

BUILDING SIZE

±41,739 SF

FLOORS

Three (3)

AVAILABLE SF:

2,709 SF - 28,365 SF

PARKING:

5:1,000 SF Ratio

PROPERTY FEATURES

- Prime Location on Westerville's "Medical Mile"
- Close Proximity to St. Ann's Hospital and Ohio Health Medical Campus
- Convenient Access on Traffic Light Corner
- Close Proximity to Polaris Amenities such as Shopping, Restaurants, Hotels, and Other Retailers
- Convenient Access to I-71, Polaris Parkway, SR-3 and I-270
- Monument Signage Opportunities

LEASE RATE: Negotiable

OPEX: \$15.09/SF

WWW.WESTERVILLEMEDICAL.COM



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LOBBY AREA RENOVATION

444 N. Cleveland Avenue



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PROPERTY PHOTOGRAPHS

444 N. Cleveland Avenue



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AVAILABLE SPACE

444 N. Cleveland Avenue

SUITE	LEASE RATE	LEASE TYPE	SIZE (SF)	DESCRIPTION
110	Negotiable	NNN	4,074	Shell Space
200	Negotiable	NNN	8,002	
210	Negotiable	NNN	2,709	
220	Negotiable	NNN	3,482	
200+210	Negotiable	NNN	10,711	
210+220	Negotiable	NNN	6,191	
2nd Floor	Negotiable	NNN	14,193	
310	Negotiable	NNN	9,575	Available 7/1/2025
320	Negotiable	NNN	4,597	Available 7/1/2025
310+320	Negotiable	NNN	14,172	Available 7/1/2025
2nd Floor & 3rd Floor	Negotiable	NNN	28,365	Available 7/1/2025



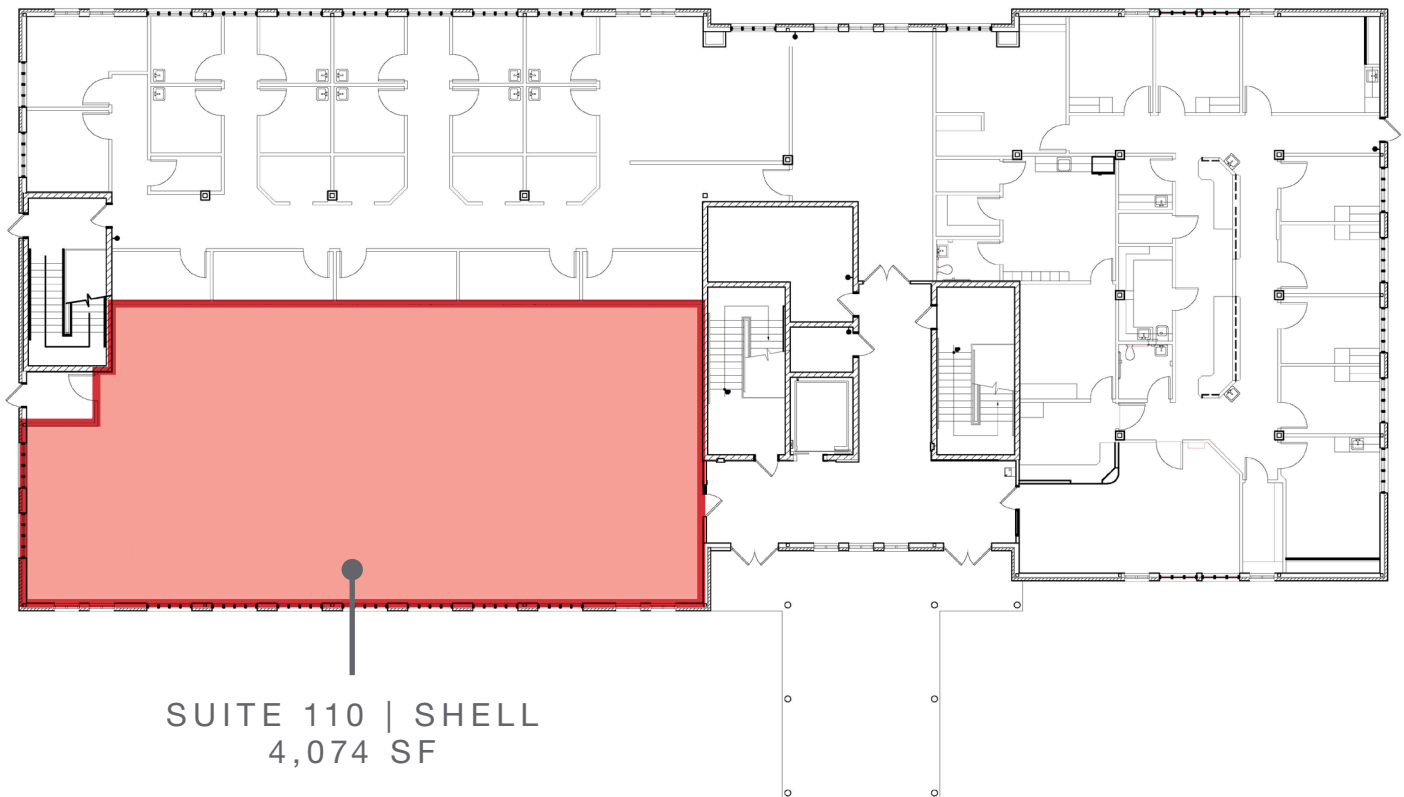
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FIRST FLOOR

444 N. Cleveland Avenue



SUITE 110 | SHELL
4,074 SF



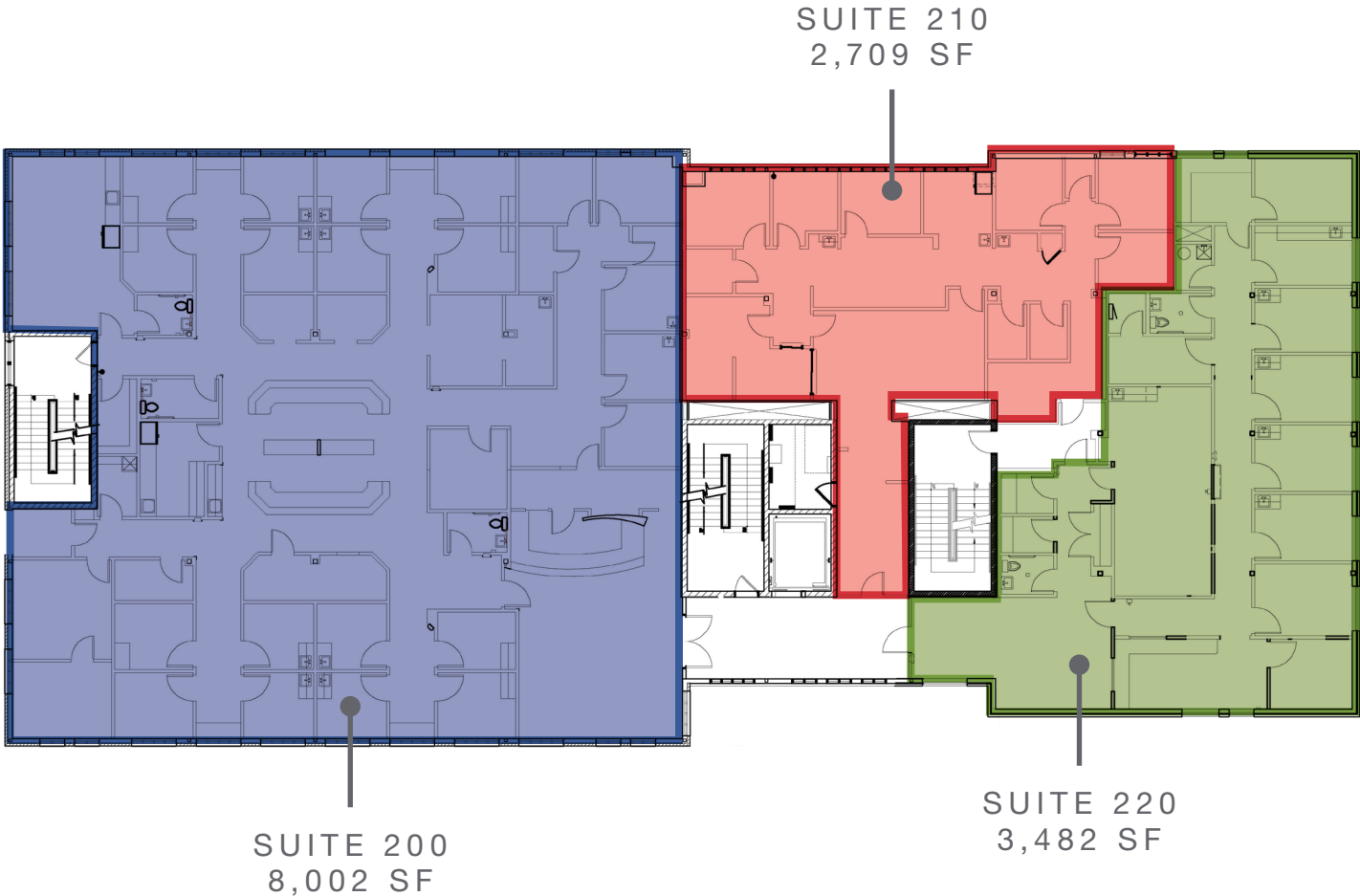
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SECOND FLOOR

444 N. Cleveland Avenue



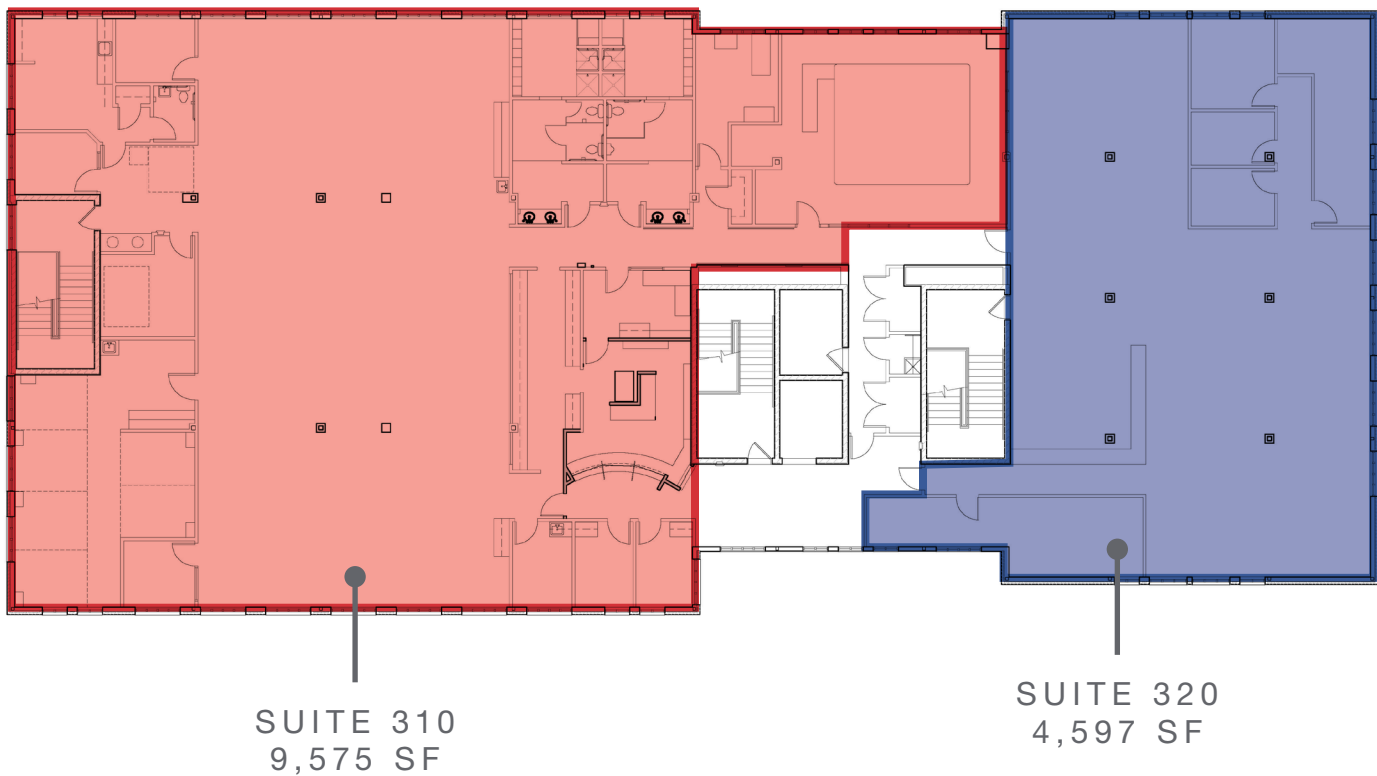
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THIRD FLOOR

444 N. Cleveland Avenue



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HIGHLY DESIRABLE POLARIS SUB-MARKET



NEIGHBORING CITIES

WORTHINGTON	12 MINS
GAHANNA	12 MINS
UPPER ARLINGTON	14 MINS
NEW ALBANY	16 MINS
DUBLIN	20 MINS
COLUMBUS	20 MINS

DEMOGRAPHICS - 3 MILE

POPULATION	172,141
AVG. HH INCOME	\$65,667
TOTAL HOUSEHOLDS	72,596
MEDIAN AGE	30.6



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NEARBY AMENITIES

444 N. Cleveland Avenue



RESTAURANTS

- BRU BURGER BAR
- KITCHEN SOCIAL
- WINKING LIZARD
- HOT CHICKEN TAKEOVER
- RUSTY BUCKET
- RAISING CANES
- FIVE GUYS
- STARBUCKS
- CHIPOTLE
- CHICK-FIL-A
- PANERA BREAD
- LOCAL CANTINA
- CITY BARBECUE
- CHICKEN SALAD CHICK
- BARRY BAGELS
- 101 BEER KITCHEN
- FIRST WATCH
- GIORDANO'S
- OUTBACK STEAKHOUSE
- BUFFALO WILD WINGS
- SWENSONS
- CARRABBA'S
- TEXAS ROADHOUSE
- BIBIBOP
- OLIVE GARDEN
- MARCELLA'S
- BJ'S RESTAURANT
- SCRAMBLERS
- JIMMY JOHN'S
- RED ROBIN
- ROOSTERS
- SHAKE SHACK
- MITCHELL'S STEAKHOUSE
- MATT THE MILLER'S TAVERN
- TORCHY'S TACOS
- CHILE VERDE
- POLARIS GRILL
- BONEFISH GRILL



RETAILERS

- POLARIS FASHION PLACE
- IKEA
- COSTCO
- TOPGOLF
- CABELLA'S
- BEST BUY
- LOWE'S
- TARGET
- WORLD MARKET
- T.J. MAXX
- JO-ANN
- PETSMART
- HOBBY LOBBY
- DULUTH TRADING
- THIRD FEDERAL BANK
- PNC BANK
- CHASE BANK
- HUNTINGTON BANK
- CFBANK
- ESPORTA FITNESS
- HAND AND STONE
- WALGREENS
- MORRIS HOME
- ASHLEY STORE



HOTELS

- RENAISSANCE COLUMBUS
- HYATT PLACE
- STAYBRIDGE SUITES
- CANDLEWOOD SUITES
- HAMPTON INN & SUITES
- FOUR POINTS BY SHERATON
- HILTON COLUMBUS/POLARIS
- HILTON GARDEN INN
- FAIRFIELD INN & SUITES
- EXTENDED STAY AMERICA
- COMFORT INN
- HOLIDAY INN EXPRESS
- DRURY INN & SUITES
- RESIDENCE INN BY MARRIOTT
- CAMBRIA HOTEL
- HOME2 SUITES BY HILTON
- HOMEWOOD SUITES BY HILTON

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