

For Lease 2,209 SF Medical Office Building



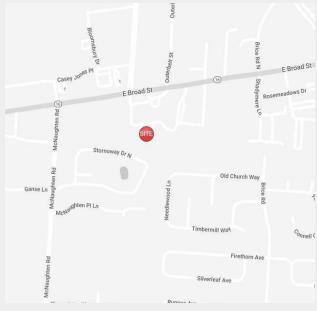
6351 E. Broad Street

6351 E. Broad Street, Columbus, Ohio 43213

Property Features

- · Newly Constructed Single Story Medical Office Building
- 2,209 SF Available
- Spec Suite Ready for Tenant Finishes
- · Current Tenant includes Pediatric Dentist
- Building Signage Available
- · Less Than 1 Mile from Mt. Carmel East Hospital
- Numerous Amenities Nearby
- Easy Access to I-270

Lease Rate: \$15.95 SF/Yr (NNN) Www.BroadStreetMedical.Com



For more information:

Philip Bird, SIOR

614 629 5296 • pbird@ohioequities.com

Matt Gregory, SIOR, CCIM

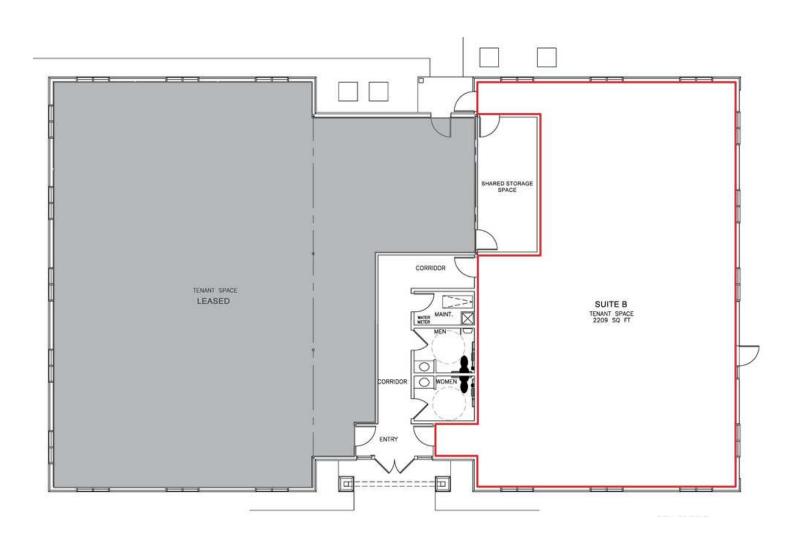
614 629 5234 • mgregory@ohioequities.com



NAI Ohio Equities | 605 S Front Street Suite 200, Columbus, OH 43215 | +1 614 224 2400



For Lease 6351 E. Broad Street Floor Plan

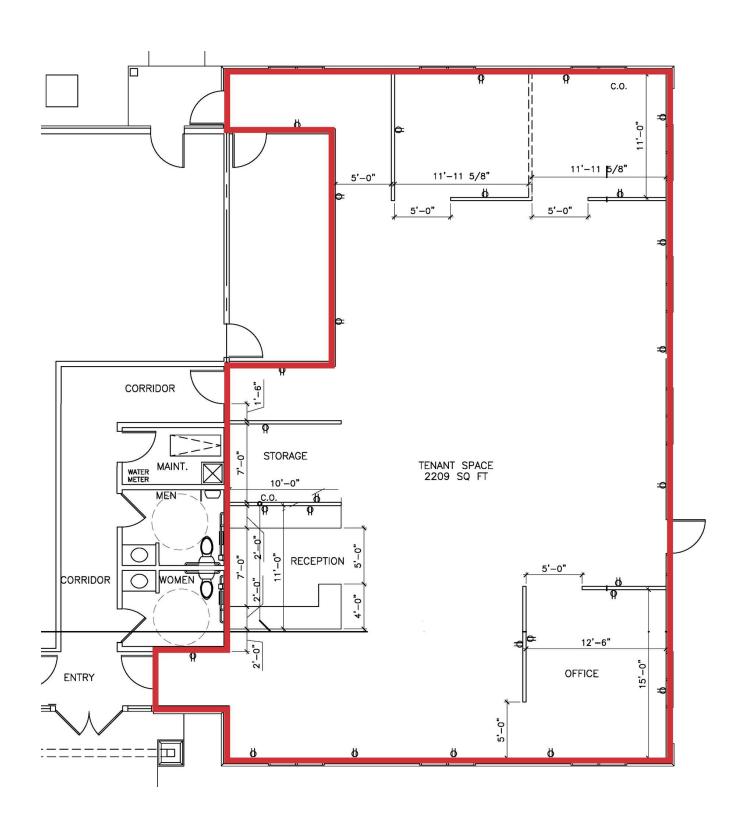




mgregory@ohioequities.com



For Lease 6351 E. Broad Street Spec Suite Plan







For Lease 6351 E. Broad Street Property Photographs









For Lease 6351 E. Broad Street Suite B Photographs







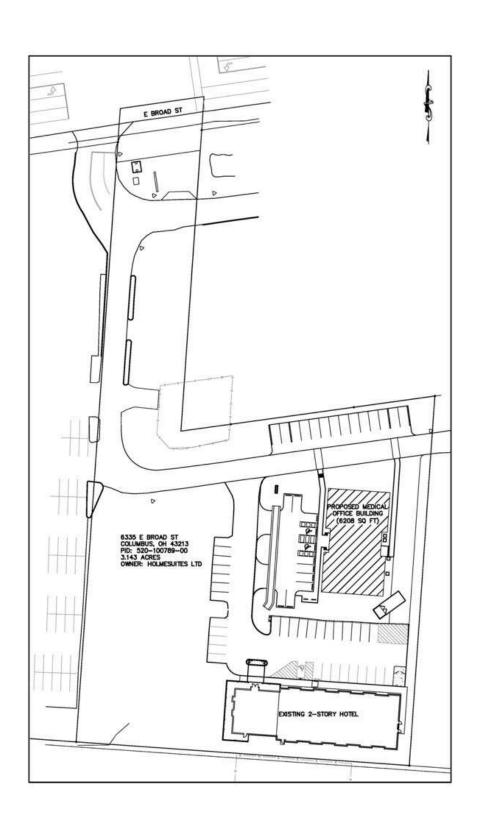








For Lease 6351 E. Broad Street Site Plan

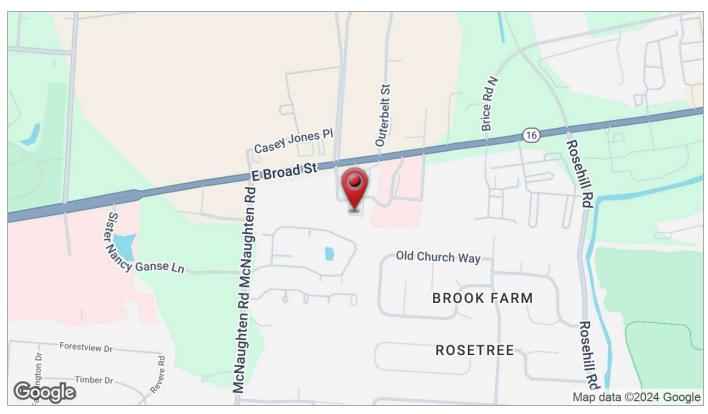


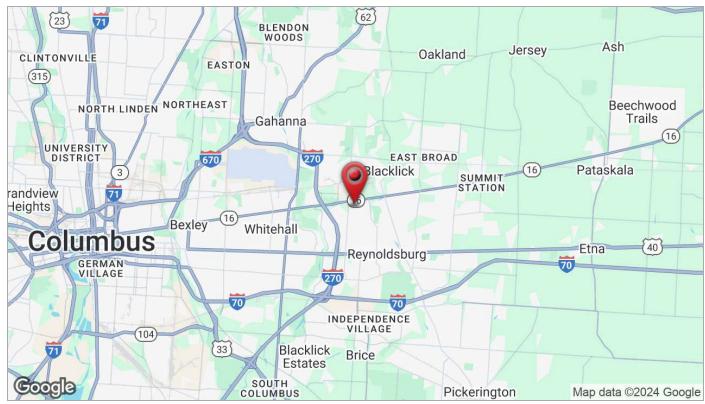


605 S Front Street, Suite 200



For Lease 6351 E. Broad Street Location Maps

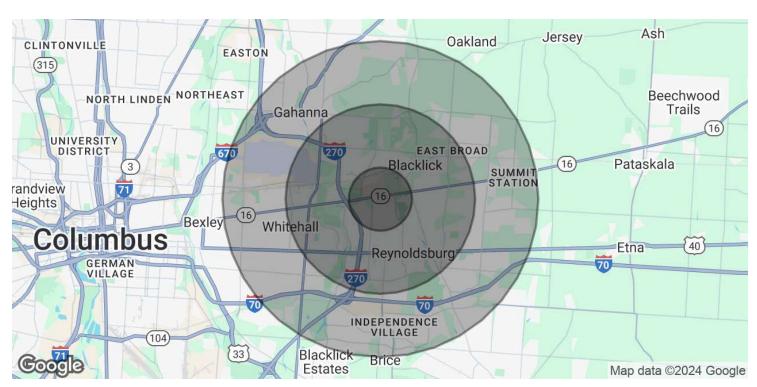








For Lease 6351 E. Broad Street Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,083	77,081	200,372
Average Age	36.5	35.6	35.1
Average Age (Male)	34.8	33.8	33.7
Average Age (Female)	38.3	37.0	36.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,603	31,666	80,343
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$66,312	\$64,568	\$62,929
Average House Value	\$161,501	\$174,813	\$167,542

^{*} Demographic data derived from 2020 ACS - US Census



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