



Accelerating success.



For Lease

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Life's Professional Center

*575, 595, 615 Copeland Mill Road
Westerville, OH 43081*

Life's Professional Center is a three-building medical office campus that totals 58,039 SF located directly across the street from Mount Carmel St. Ann's Hospital in Westerville. Less than a five minute drive to I-270, I-71, and Cleveland Avenue, Life's Professional Center offers a convenient and competitive solution for a range of medical and office space users.

Recent Improvements - Completed & Underway:

Full Lobby & Restroom Refresh	<i>Completed</i>
New Landscaping	<i>Completed</i>
Upgraded Building Security	<i>Completed</i>
Parking Lot Improvements	<i>Completed</i>
New Exterior LED Lighting	<i>Completed</i>
New Roofing	<i>Completed</i>

Colliers
Greater Columbus Region
Two Miranova Place
Suite 900
Columbus, OH 43215

View online at colliers.com/columbus

Property Overview

Base Rent \$10.95 - \$12.95 PSF NNN

Operating Expenses \$8.16 PSF

Amenities Tenant amenity conference room available at 615 Copeland Mill Rd with complimentary wi-fi and coffee.

Move-in Ready Suites Various pre-finished suites available with brand new carpet, paint, LED light fixtures, and break areas with sinks.

Parking High parking ratio of 4.2 spaces per 1,000 SF

*Landlord will provide a generous \$35/SF allowance for a custom build-out. See flyer floorplans for qualifying suites

Availability

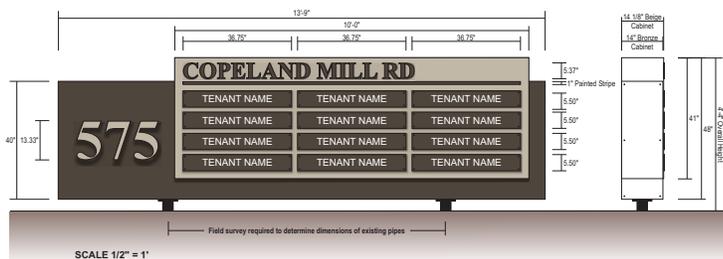
SUITE	RSF	Suite Notes
575 2D	2,264	Move-in ready suite with private offices
595 1B	3,146	Medical suite with exam rooms and plumbing throughout <i>Medical suite with exam rooms.</i>
595 2C**	2,559	Medical suite with plumbing ready for build-out
595 2E**	2,068	Move-in ready suite with 7 private offices and open break area
595 2A**	1,940	Medical suite with plumbing ready for build-out
<i>**Can combine for up to 6,567 RSF</i>		
615 1H	1,782	Former Law Firm
615 2H-B	1,126	Move-in ready office with open break area



Key Highlights

- New highly-motivated ownership
- Directly across the street from Mount Carmel St. Ann's Hospital
- Less than a five minute drive to I-270 and I-71
- Monument signage available

Monument Signage Available



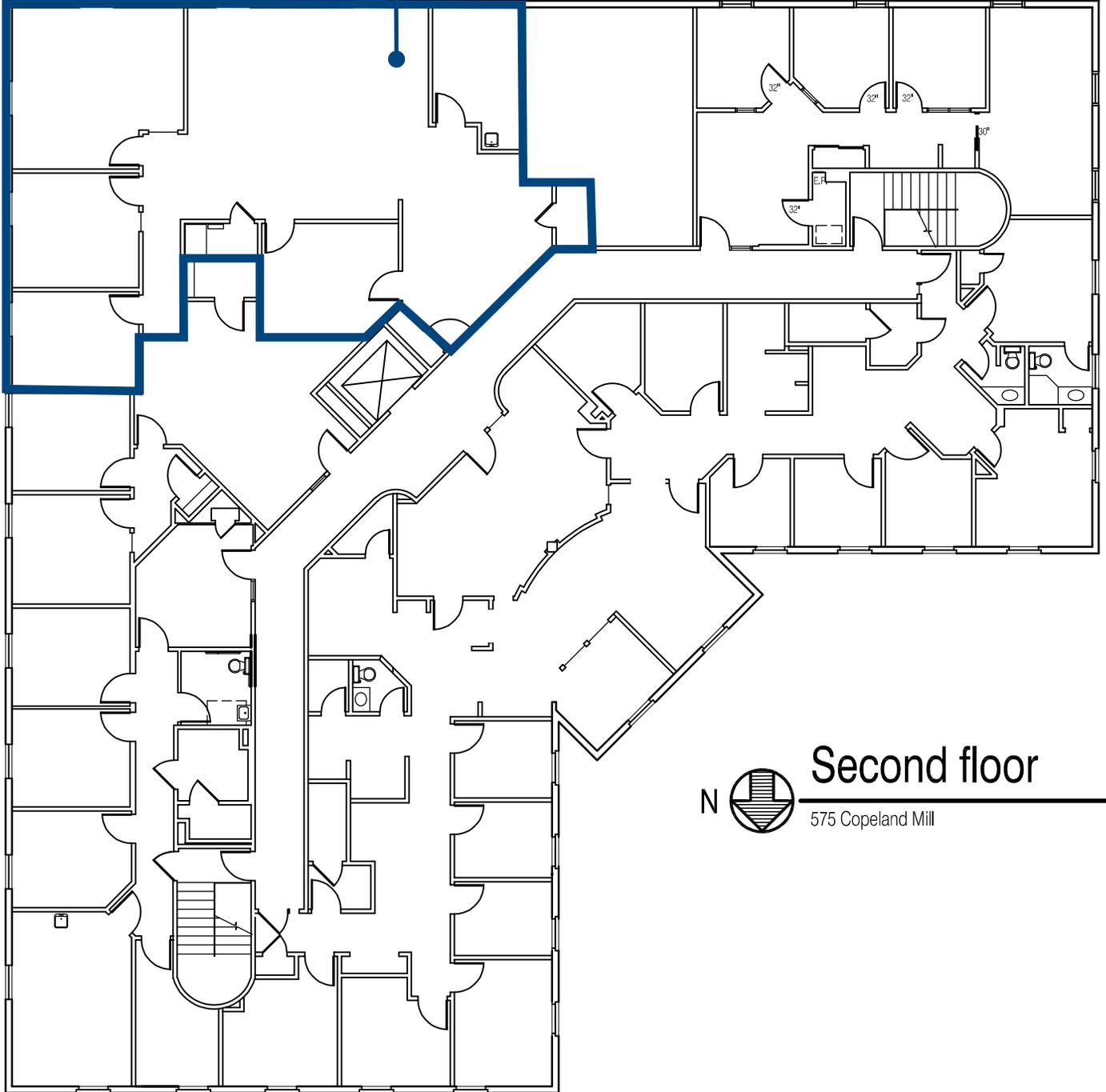
Property Photos



Building 575

Second Floor

Suite 2D
2,264 SF
\$35/SF TI Allowance*



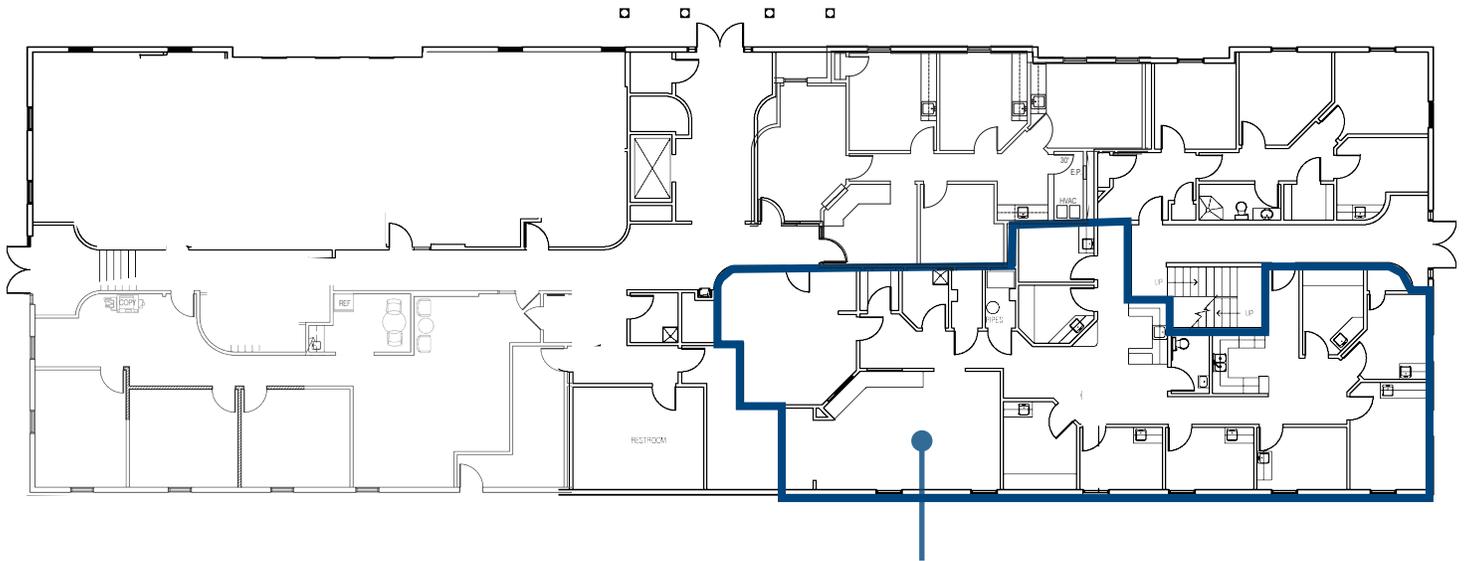
N  **Second floor**
575 Copeland Mill



*The TI amount is only available on market deals with 5 years of lease term.

Building 595

First Floor

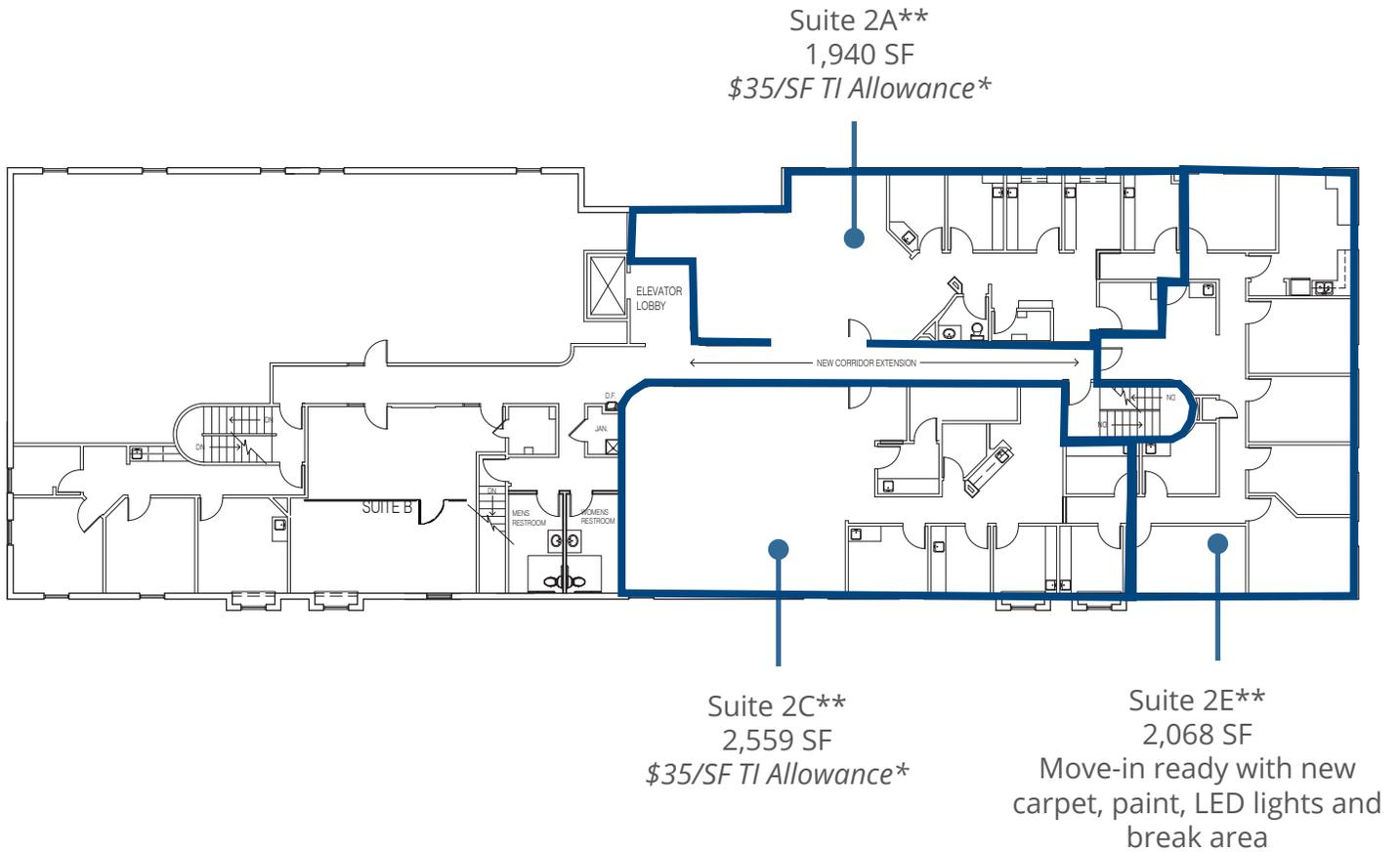


Suite 1B
3,146 SF
\$35/SF TI Allowance*

*The TI amount is only available on market deals with 5 years of lease term.



Second Floor - Demised

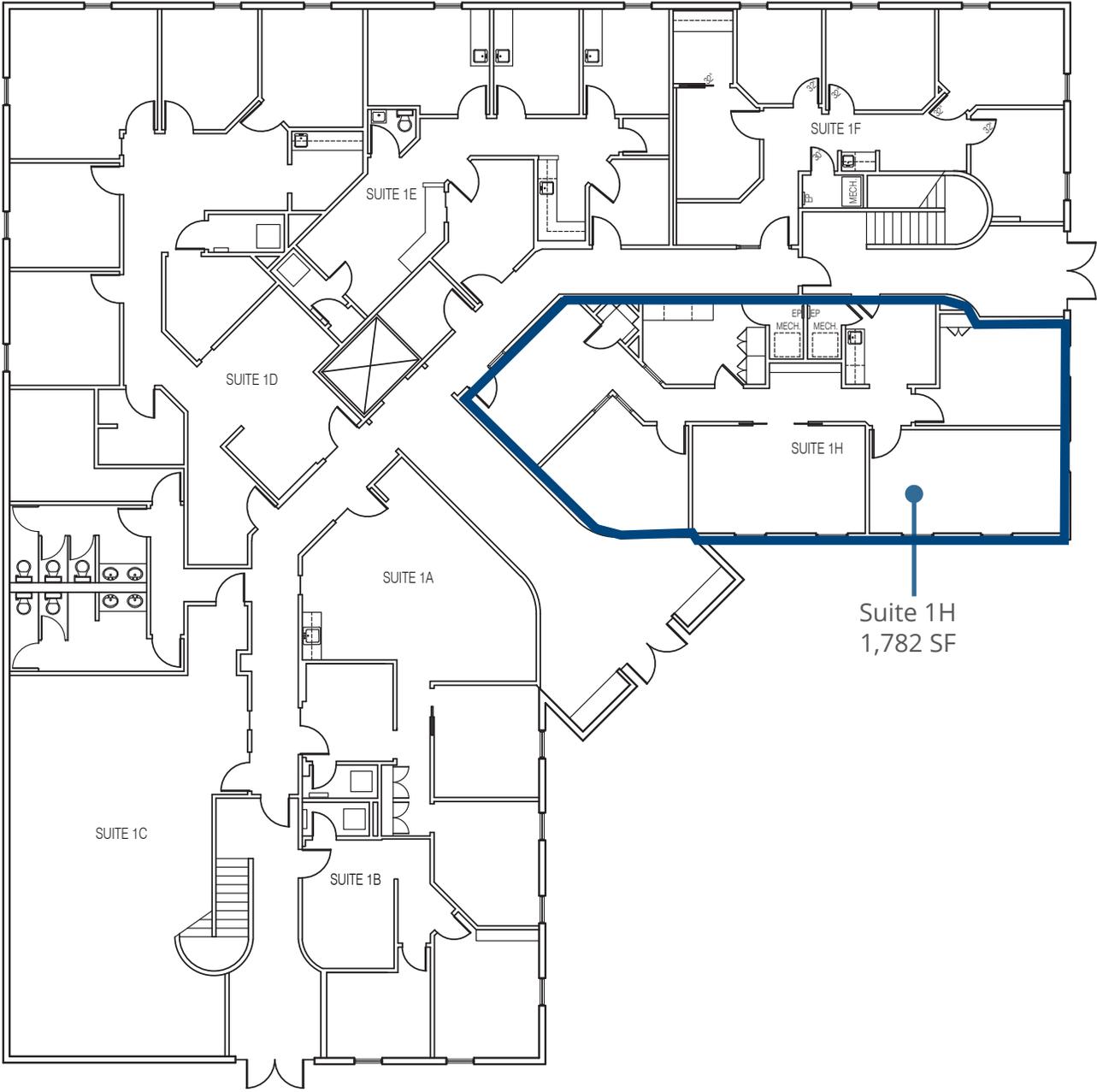


*The TI amount is only available on market deals with 5 years of lease term.

**Can combine for up to 6,567 RSF

Building 615

First Floor

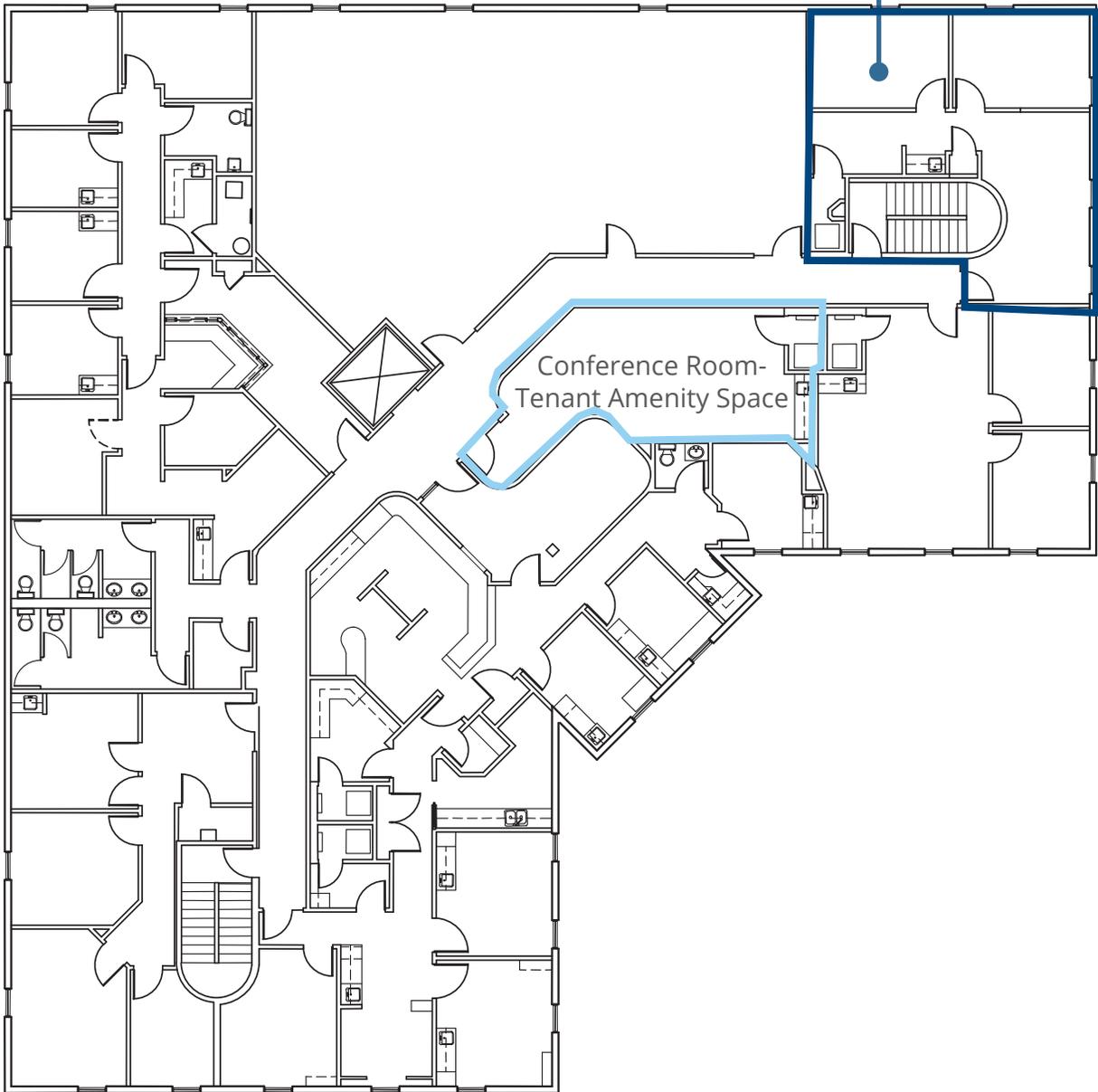


Suite 1H
1,782 SF

Building 615

Second Floor

Suite 2H-B
1,126 SF
Move-in ready with new
carpet, paint, LED lights, and
open break area



**The TI amount is only available on market deals with 5 years of lease term.*

Location

Westerville, OH

Demographics

Current Population	Est 2023 Population	Median Age	Median Household Income	Total Housing Units
38,675	40,463	42.2	\$90,979	15,448

Nearby Dining

Pasquale's Pizza, Jimmy John's, Subway, Tim Horton's, Raisin Rack Natural Food Market, The Pancake House, Skyline Chili, Burger King, Chipotle Mexican Grill, Pizza Hut, McDonald's, Arby's, Rapid Fired Pizza, Bob Evans, Fazoli's, Taco Bell, City Barbeque, Wendy's, Steak Escape, Little Caesar's, Smashburger, Panera Bread, Starbucks, KFC, Papa John's, O'Charley's

Nearby Amenities

Mt. Carmel St. Ann's Hospital, Sharon Woods Metro Park, CVS, Dollar General, Great Clips, Westerville Golf Center, Ramada by Wyndham, Pet Valu, Fitness 19, Kroger, Key Bank, Huntington Bank, U.S. Bank, Kohl's, OfficeMax, Chase Bank, Red Roof Inn, PNC Bank, Big Lots, Walmart, Fifth Third Bank, Home Depot, Embassy Suites

