



CAPITOL
EQUITIES

FOR LEASE

Providing creative commercial real estate solutions since 1997



MEDICAL OFFICE | 7,416 SF

3617 HERITAGE CLUB

3617 HERITAGE CLUB DRIVE, HILLIARD, OH 43026

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Property Description

This well-established location has been home to family medical practices since 1997, offering a trusted and recognized presence in the community. With large monument signage facing Heritage Club Drive and visibility from Main Street, your practice will benefit from prominent exposure. Located in a high-density, high-demographic residential community on the west side of Columbus, this property offers an ideal opportunity for your medical practice to thrive and grow.

Property Highlights

- Well-established Family Medical Practice location, since 1997
- Large monument signage facing Heritage Club Drive with visibility from Main Street
- High-density, high-demographic, residential community on the west side of Columbus
- Current layout includes 15 exam rooms, 4 private offices, large lobby and administrative areas, 2 large nurses stations, 4 restrooms and additional storage areas.

Location Description

Situated in a high-profile Hilliard location, southwest of the Scioto Darby and Main Street intersection in the main commercial corridor of Hilliard. Adjacent to Carriage Court Senior Living center, and close to Hilliard Darby High School Campus, nearby points of interest include Old Hilliard and the Center Street Market, Heritage Golf Club, and the scenic Homestead Park. Embrace the dynamic energy and growth potential of this thriving community, with the perfect setting for your professional business operations.

OFFERING SUMMARY

Available SF:	7,416 SF
Lease Rate:	\$18.00 SF/yr
Utilities:	Paid by Tenant
Tax + Ins:	\$5.41/SF

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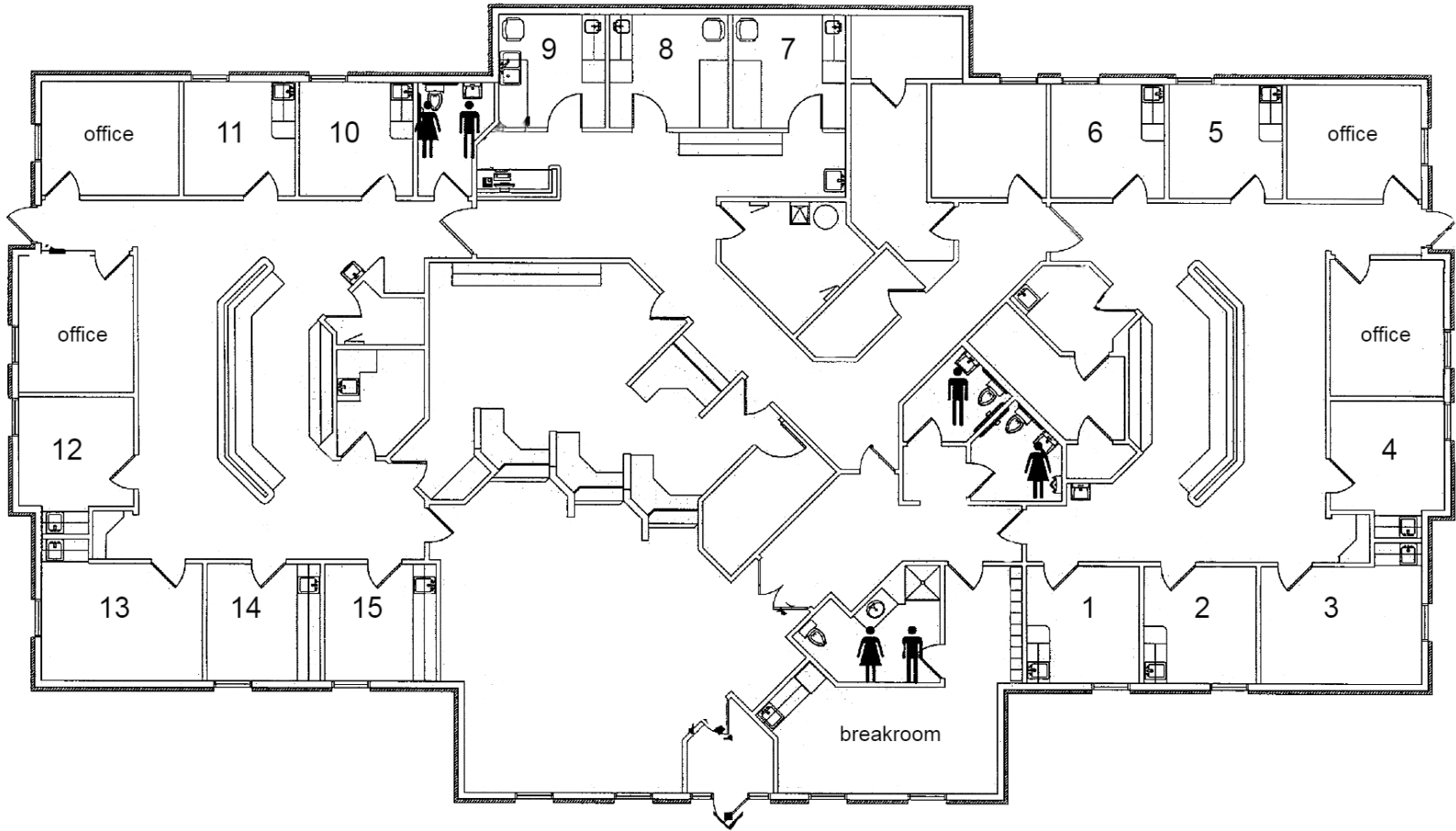


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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	7,416 SF	Lease Rate:	\$18.00 SF/yr

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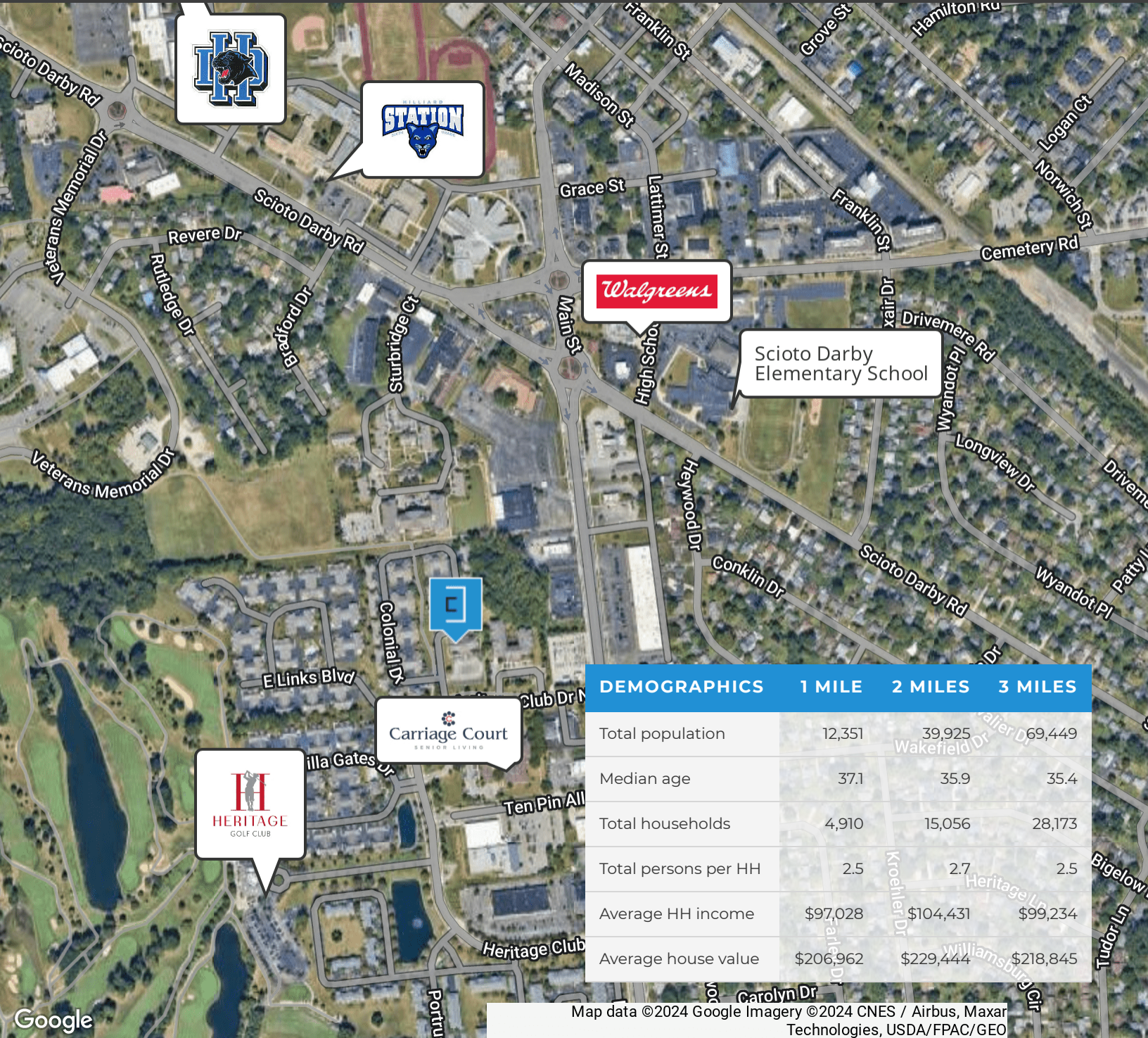
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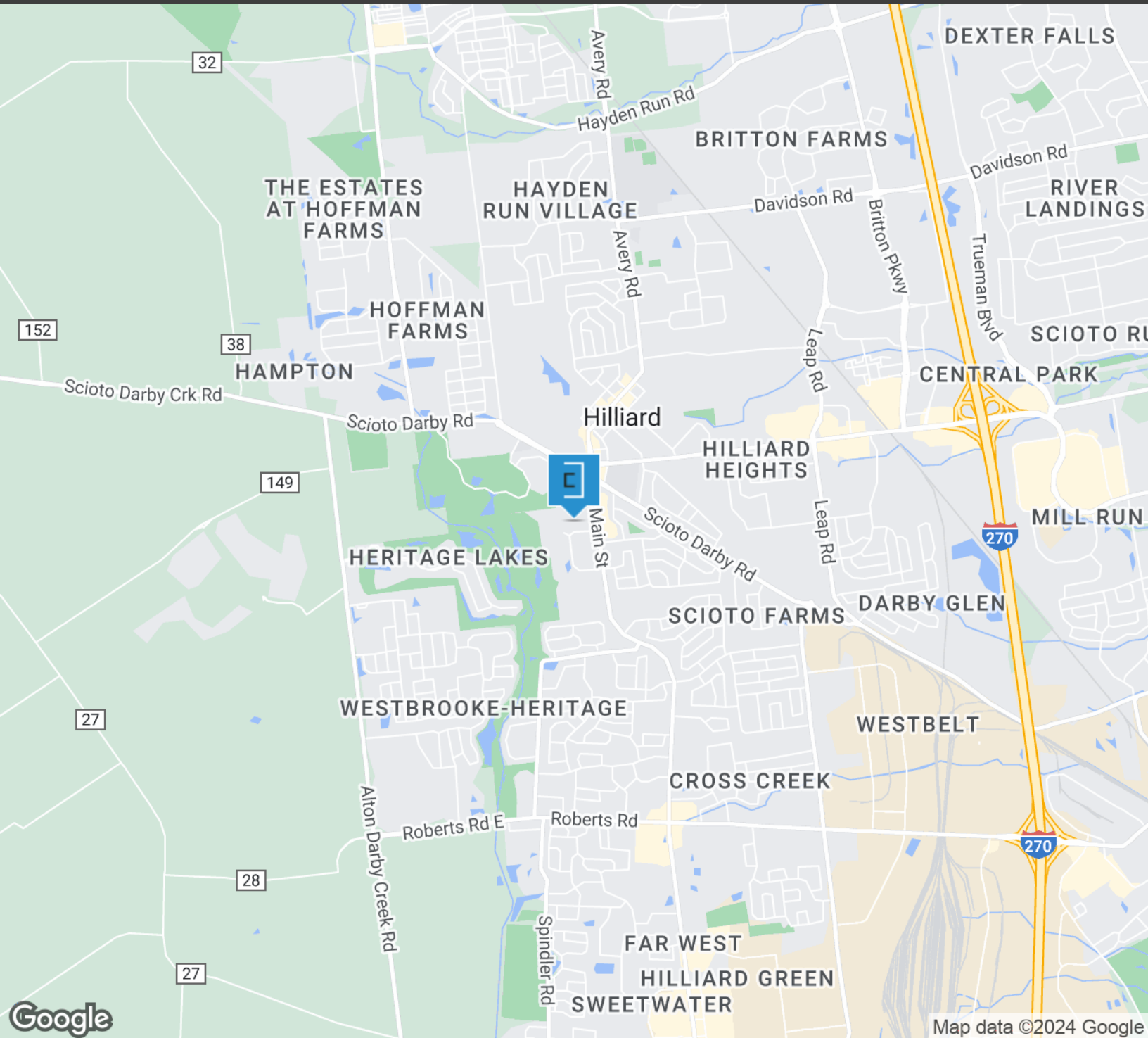


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