

# St. Ann's Medical Office Building

477 COOPER RD. | WESTERVILLE, OH 43081



**NAI**Ohio Equities

Building Owned By  
**HEALTHCARE REALTY**

## Leasing Information:

**Philip Bird, SIOR**

614.629.5296 • [pbird@ohioequities.com](mailto:pbird@ohioequities.com)

**Matt Gregory, SIOR, CCIM**

614.629.5234 • [mgregory@ohioequities.com](mailto:mgregory@ohioequities.com)





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# ST. ANN'S MEDICAL OFFICE BUILDING

477 Cooper Road is a 98,638 SF four-story, class A MOB located on the Mt. Carmel St. Ann's Hospital campus. The building is connected to the existing hospital and includes three separate drop-off locations. Parking surrounds three sides of the building. The common area lobby consists of upgraded wall coverings, new lobby furniture and hardwood paneling.

## ADDRESS

477 Cooper Road,  
Westerville, OH 43081

## BUILDING SIZE

98,638 SF

## FLOORS

Four (4)

## AVAILABLE SF:

1,069 SF up to 13,733 SF

## PARKING:

Convenient on-site Parking

## KEY TENANTS:



## PROPERTY FEATURES

- Medical Office For Lease
- Four-Story, 98,638 SF Class A Building
- Located on St. Ann's Hospital Campus
- Connected to Existing Hospital via Enclosed, Air-Conditioned Connector
- Easy Access to and from Both I-270 and Cleveland Avenue
- Three Separate Drop-Off Locations and Parking Areas
- Numerous Amenities Nearby

## CALL FOR PRICING INFORMATION

[WWW.477COOPER.COM](http://WWW.477COOPER.COM)

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## AVAILABLE SPACE

SUITE	SPACE USE	SQUARE FEET	AVAILABILITY
220	MEDICAL	5,138	VACANT
320	MEDICAL	3,843	VACANT
330	MEDICAL	5,242	VACANT
340	MEDICAL	4,648	VACANT
400	MEDICAL	2,199	VACANT
450	MEDICAL	3,380	04/01/2025
460	MEDICAL	1,069	VACANT
320+330+340	MEDICAL	13,733	
400+450+460	MEDICAL	6,648	



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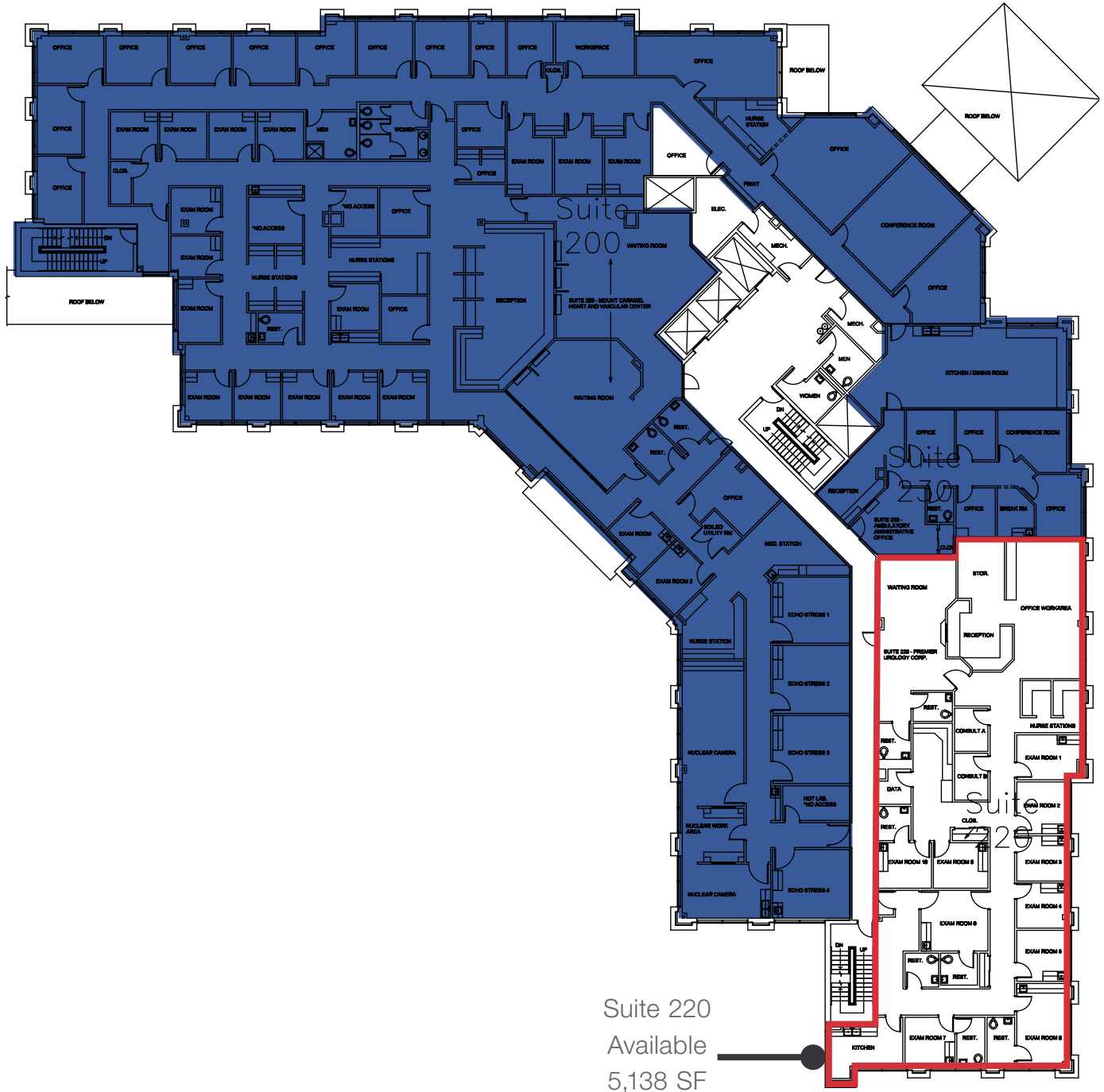
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# SECOND FLOOR

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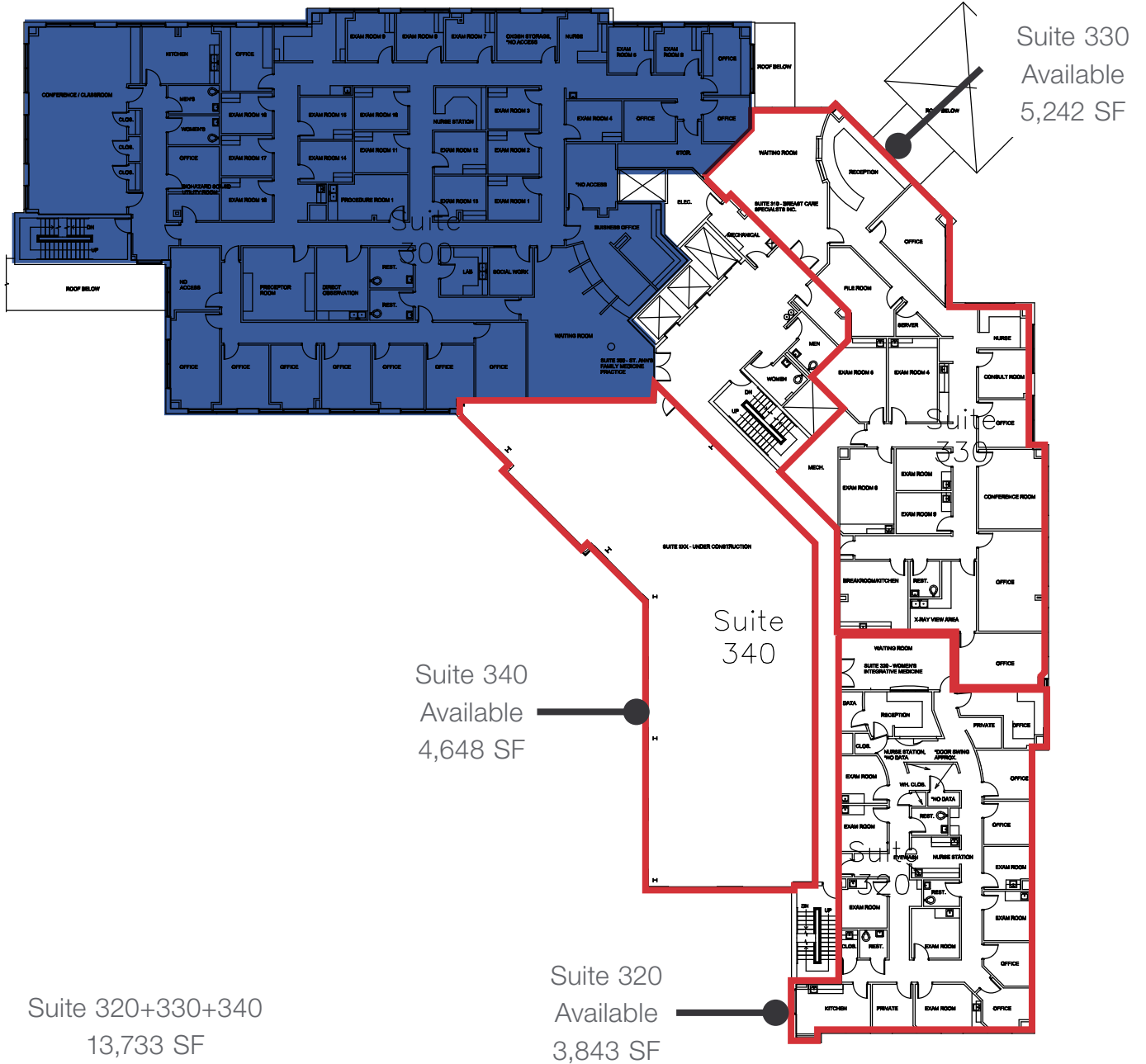
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# THIRD FLOOR

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# FOURTH FLOOR

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# MT CARMEL ST. ANNS ON-CAMPUS MEDICAL



## NEIGHBORING CITIES



WESTERVILLE	04 MINS
WORTHINGTON	10 MINS
NEW ALBANY	13 MINS
POWELL	16 MINS
LEWIS CENTER	17 MINS
COLUMBUS	18 MINS

## RESTAURANTS



SUBWAY	03 MINS
CHIPOTLE	04 MINS
BURGER KING	04 MINS
THE PANCAKE HOUSE	04 MINS
STARBUCKS	05 MINS
DONATOS	05 MINS

## DEMOGRAPHICS - 3 MILE



POPULATION	105,947
AVG. HH INCOME	\$77,588
TOTAL HOUSEHOLDS	43,649
MEDIAN AGE	36.9

## HEALTHCARE SPEND - 2 MILE



PER CAPITA	\$597
AVE HOUSEHOLD	\$1,460
TOTAL SPENDING	\$27,266,666

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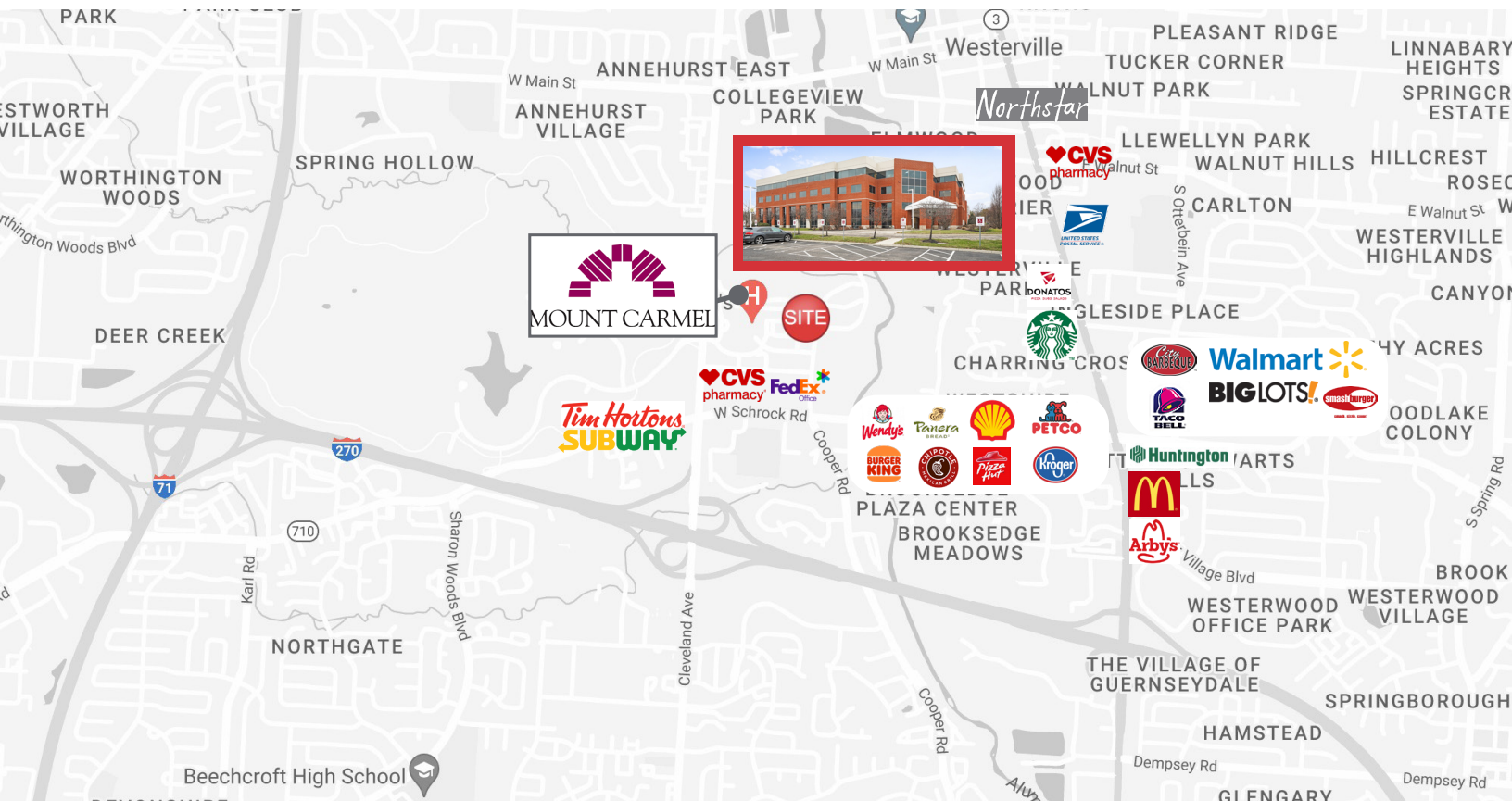
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The Property is located next to the campus of Mount Carmel St. Ann's, a 284-bed, full-service, short-term acute care hospital. St. Ann's is home to a fully integrated cardiovascular center of excellence with open-heart capabilities, a Primary Stroke Center, a dedicated Womens Health Center, a Maternity Pavilion that welcomes more than 4,500 new babies every year, an award-winning Network Cancer Program, the first Cyberknife robotic radiosurgery center in central Ohio and a dedicated orthopedics and spine unit.



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