



Rj BOLL Realty
Corporate Real Estate Services

170 Northwoods Blvd.

Columbus, OH 43235

MEDICAL/OFFICE CONDO FOR LEASE



Property:

- $\pm 2,453$ Sq. Ft. available
- Second floor office space
- Ideal medical/office space
- Great view of wooded ravine with ample parking
- $\pm 63,000$ average daily vehicle traffic (2023)

Location:

- Excellent north Columbus location
- Close proximity to a variety of restaurants, banks, and shopping
- ± 1 mile to I-270 via N. High St./US-23

Keith R. Joseph

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Rj BOLL Realty, Ltd.

5880 Sawmill Road, Ste.150

Dublin, OH 43017

614.799.2100



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Property Specifications:

- ±18,000 Sq. Ft., three-story, multi-tenant office condo building
- Situated on ±0.25 acres
- Well-maintained "Class B" building
- Built in 1990
- 3.8:1,000 car parking
- Zoned CPD: Commercial Planned District

Rate:

- \$12.95/Sq. Ft. NNN
- 2024 Estimated Operating Expenses; \$5.50/Sq. Ft. (taxes, insurance, CAM)
- Tenant to pay own utilities, trash removal and janitorial

Available:

Unit	Size SF	Max Avail	Rate	Floor
220	2,453	2,453	\$12.95 NNN	2

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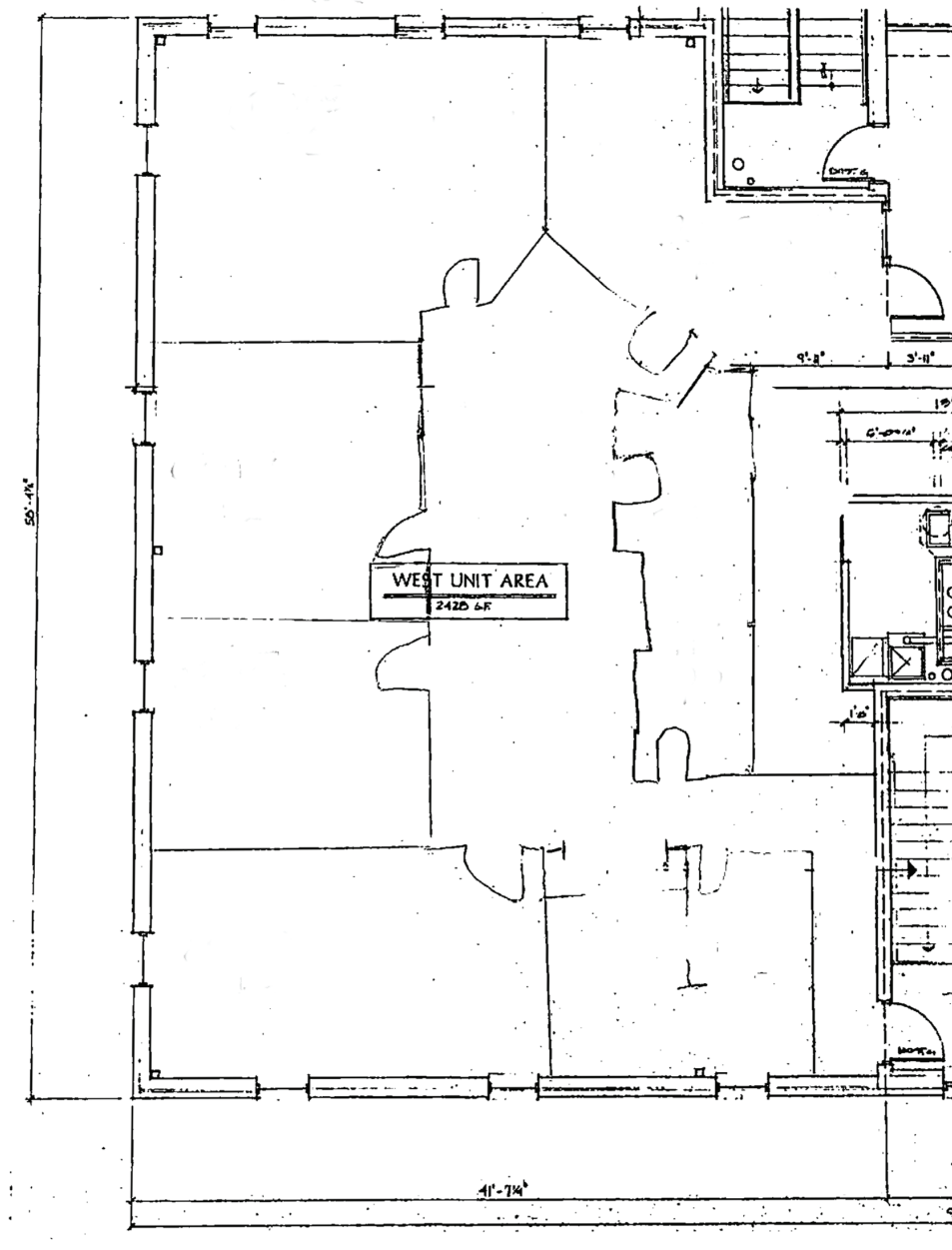


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FLOOR PLAN



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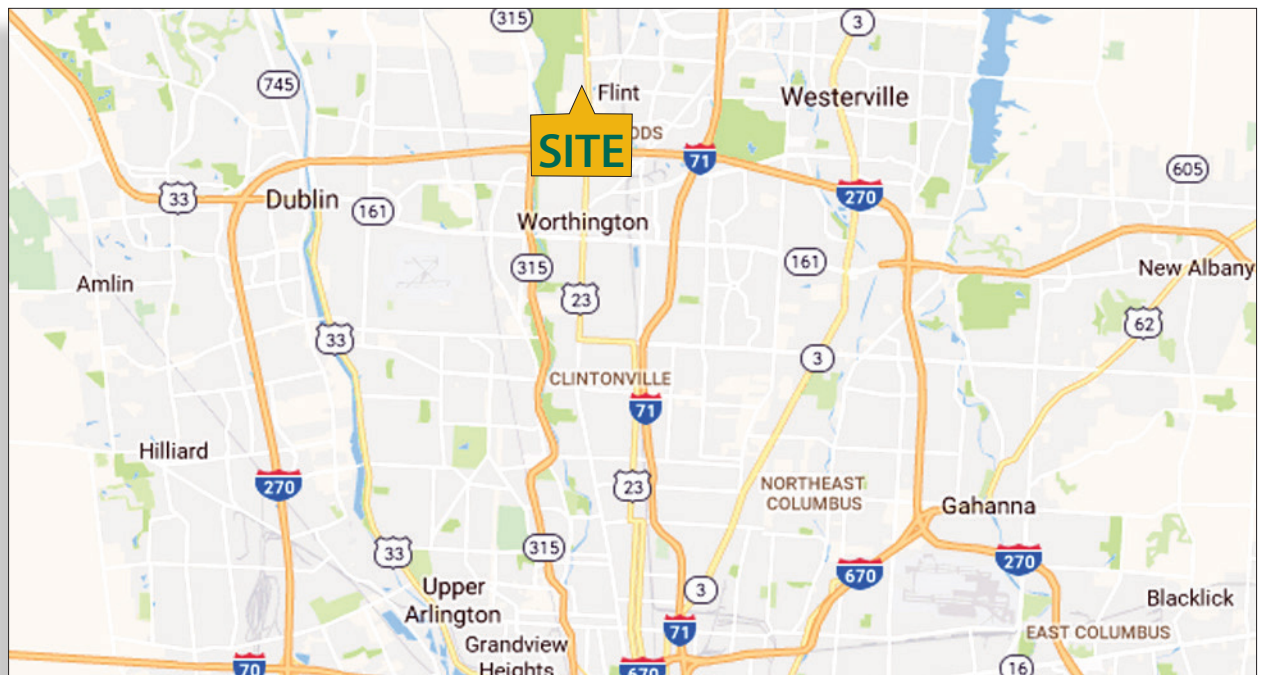


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MAPS



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