

# MEDICAL OFFICE BUILDING

444 N. CLEVELAND AVENUE, Westerville, Ohio 43082



## Leasing Information:

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**Ohio Equities**

[www.WestervilleMedical.com](http://www.WestervilleMedical.com)



## LOBBY RENOVATION



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# Building Overview

444 N. Cleveland Avenue is located in the northeast suburban office district, north of Columbus, OH. Access to the property is provided via Polaris Parkway. Polaris Parkway connects 444 Cleveland Avenue to Interstate-71 which leads into Downtown Columbus, OH and Interstate-270. Interstate-270 provides peripheral access to all of the Columbus suburbs and to John Glenn Columbus International Airport. The property is located roughly 2 miles east of Polaris Fashion Place, a premier two-level mall with over 170 retailers and restaurants attracting shoppers from all parts of the Columbus Metro.

## ADDRESS

444 N. Cleveland Avenue  
Westerville, OH 43082

## BUILDING SIZE

±41,739 SF

## FLOORS

Three (3)

## AVAILABLE SF:

2,709 SF - 24,883 SF

## PARKING:

5:1,000 SF Ratio

## PROPERTY FEATURES

- Prime Location on Westerville's "Medical Mile"
- Close Proximity to St. Ann's Hospital and Ohio Health Medical Campus
- Convenient Access on Traffic Light Corner
- Close Proximity to Polaris Amenities such as Shopping, Restaurants, Hotels, and Other Retailers
- Convenient Access to I-71, Polaris Parkway, SR-3 and I-270
- Monument Signage Opportunities

**LEASE RATE:** Negotiable

**OPEX:** \$15.09/SF



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# AVAILABLE SPACE

## 444 N. Cleveland Avenue

SUITE	LEASE RATE	LEASE TYPE	SIZE (SF)	DESCRIPTION
110	Negotiable	NNN	4,074	Shell Space
200	Negotiable	NNN	8,002	2nd Generation
210	Negotiable	NNN	2,709	2nd Generation
200+210	Negotiable	NNN	10,711	2nd Generation
310	Negotiable	NNN	9,575	2nd Generation
320	Negotiable	NNN	4,597	2nd Generation
310+320	Negotiable	NNN	14,172	2nd Generation
2nd Floor & 3rd Floor	Negotiable	NNN	24,883	2nd Generation



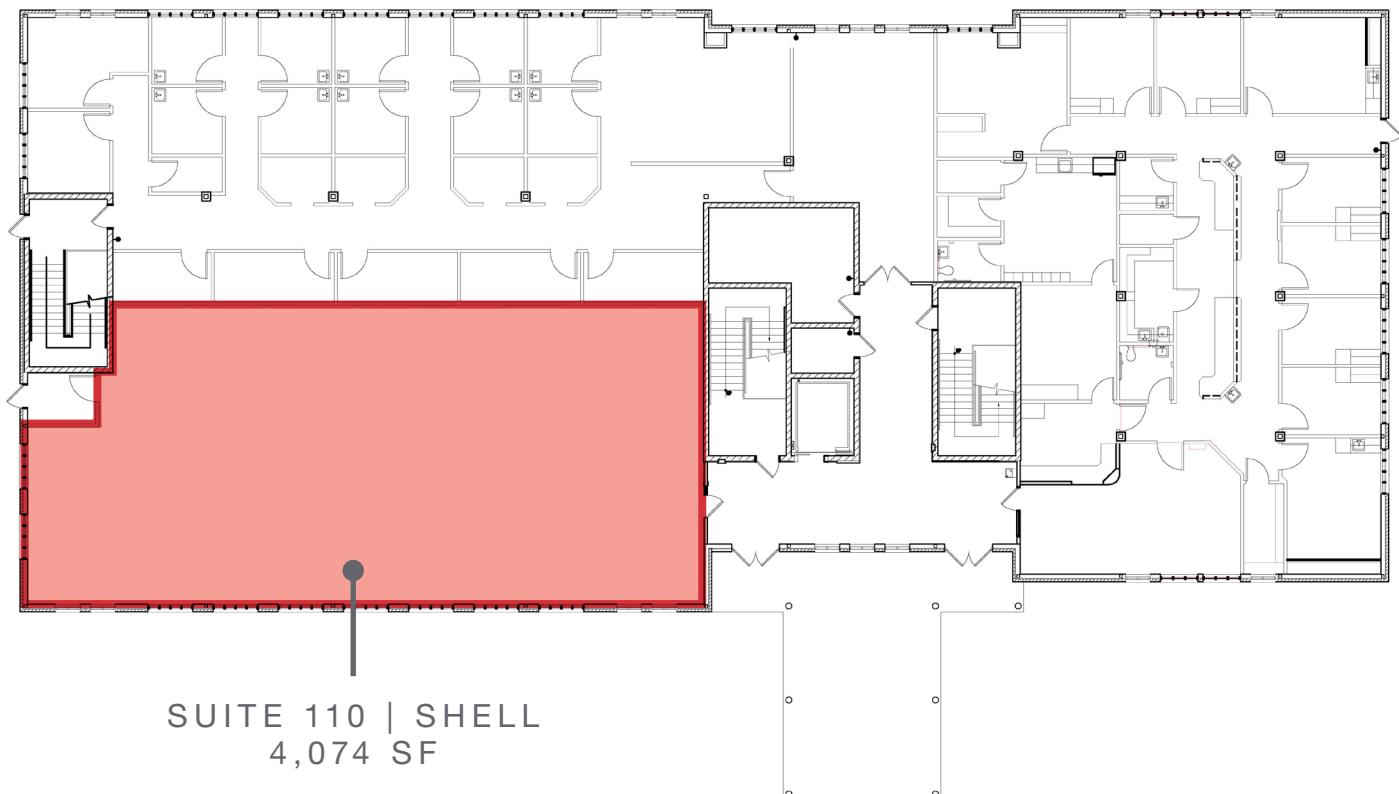
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# FIRST FLOOR

444 N. Cleveland Avenue



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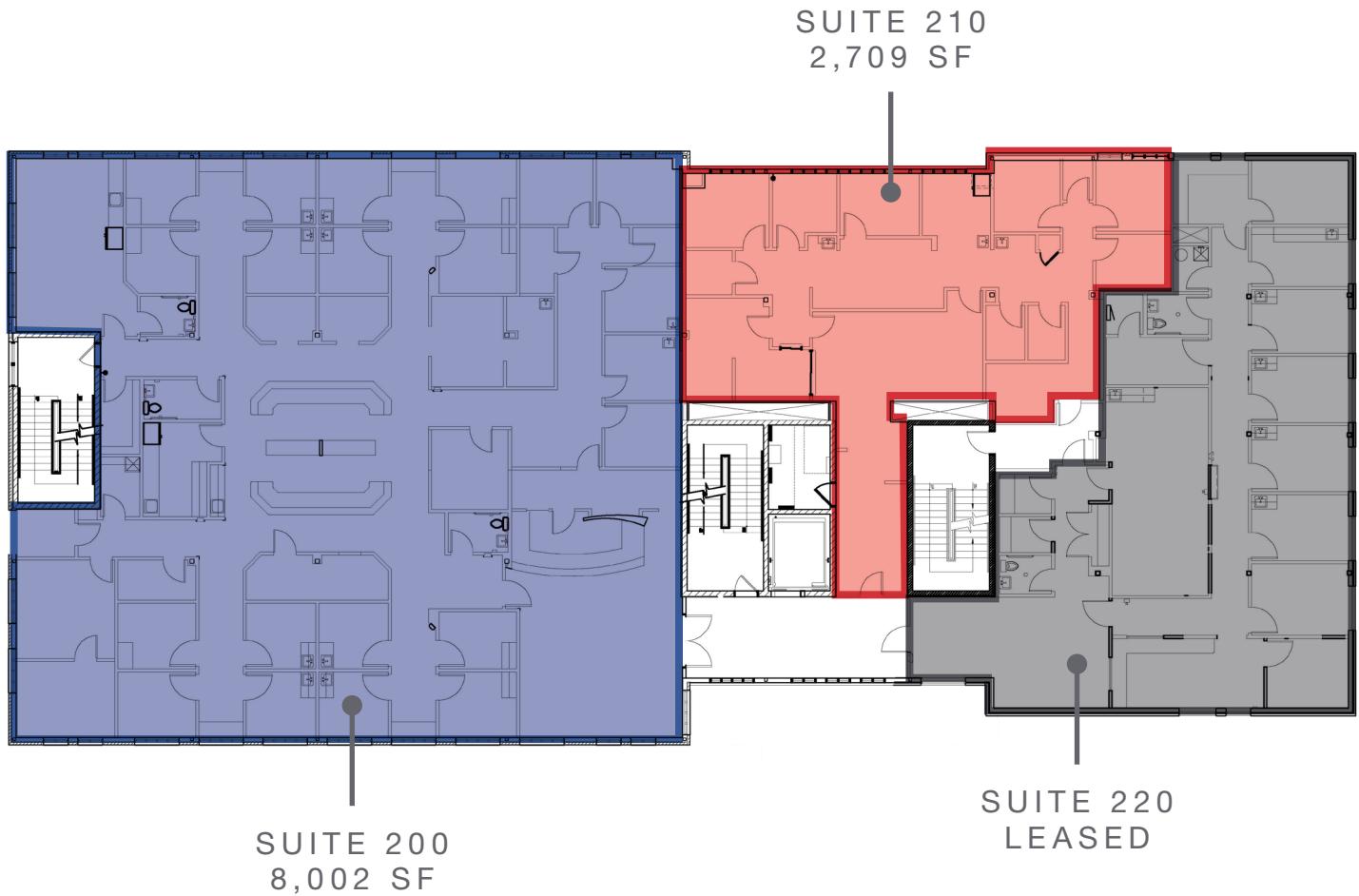
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# SECOND FLOOR

444 N. Cleveland Avenue



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# Suite 210 Conceptual Plans

## 444 N. Cleveland Avenue



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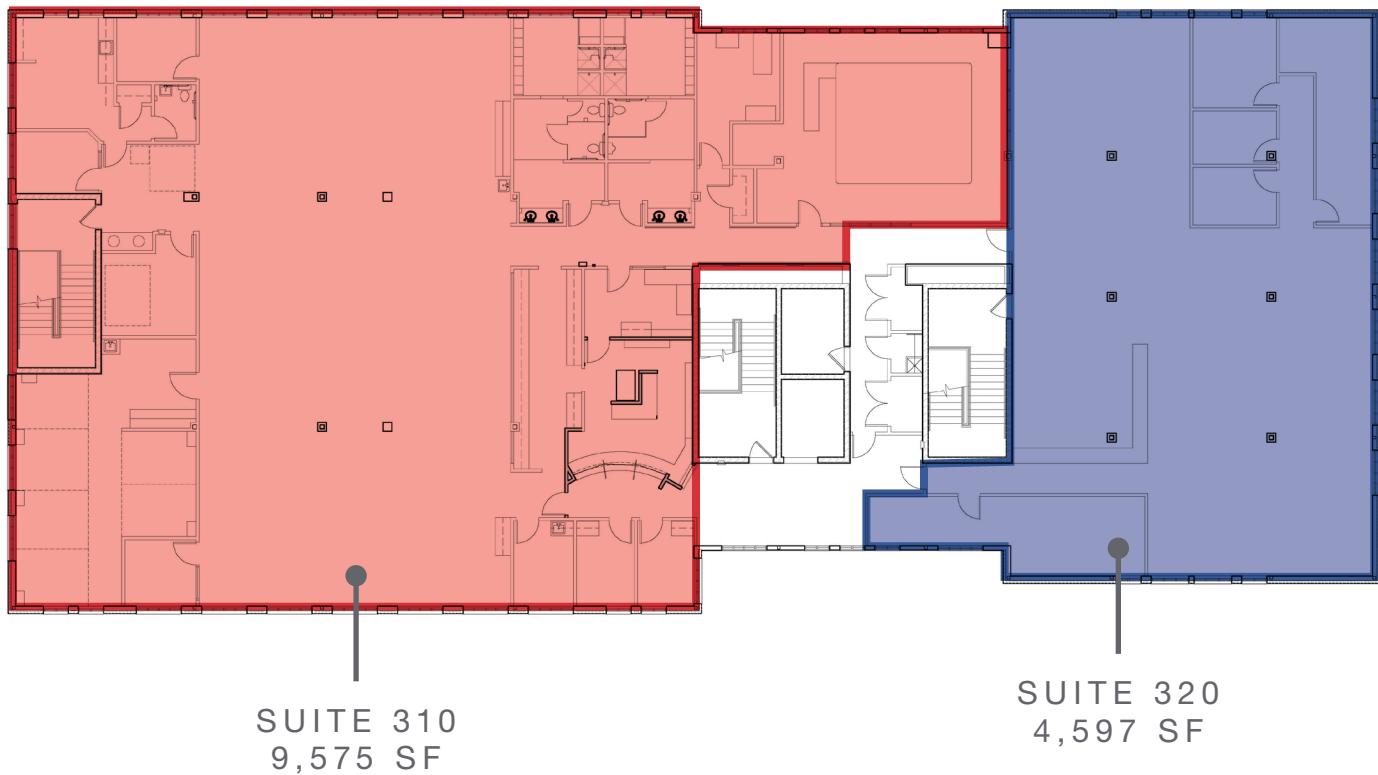
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# THIRD FLOOR

444 N. Cleveland Avenue



*Suites can be combined for 14,172 SF*

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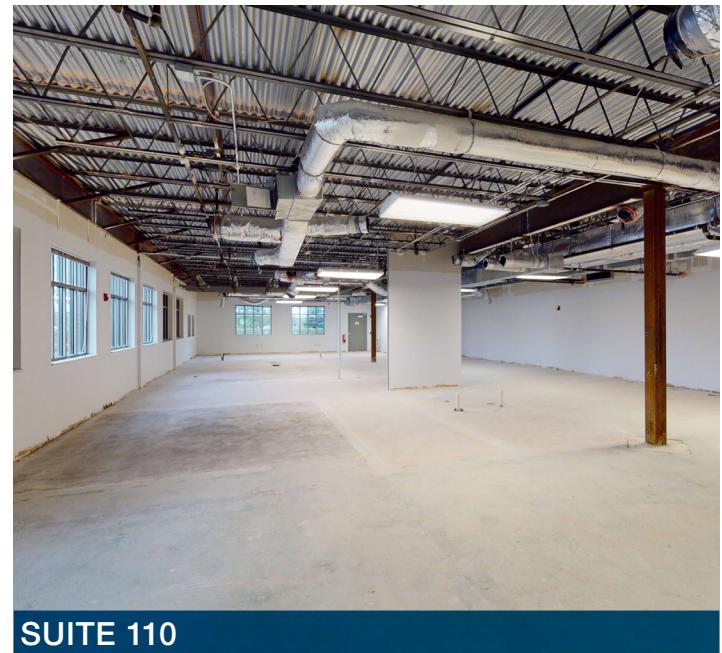
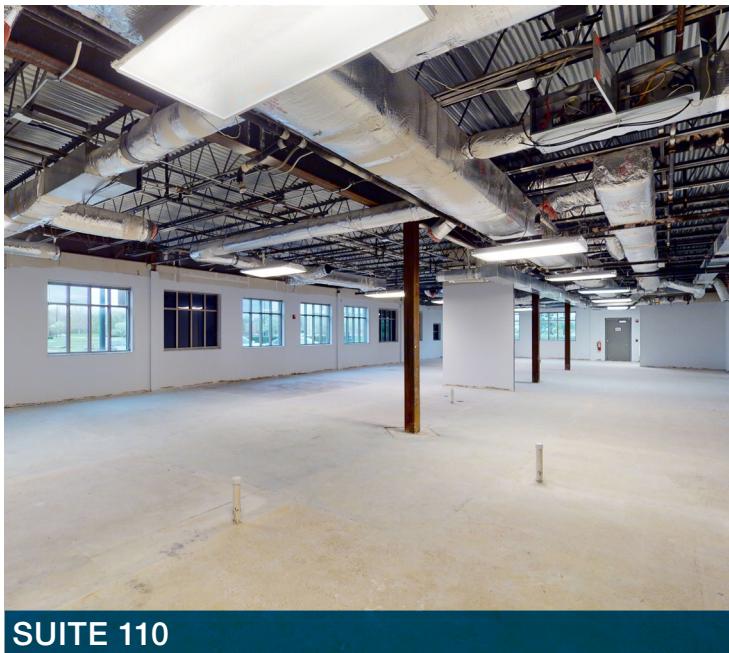
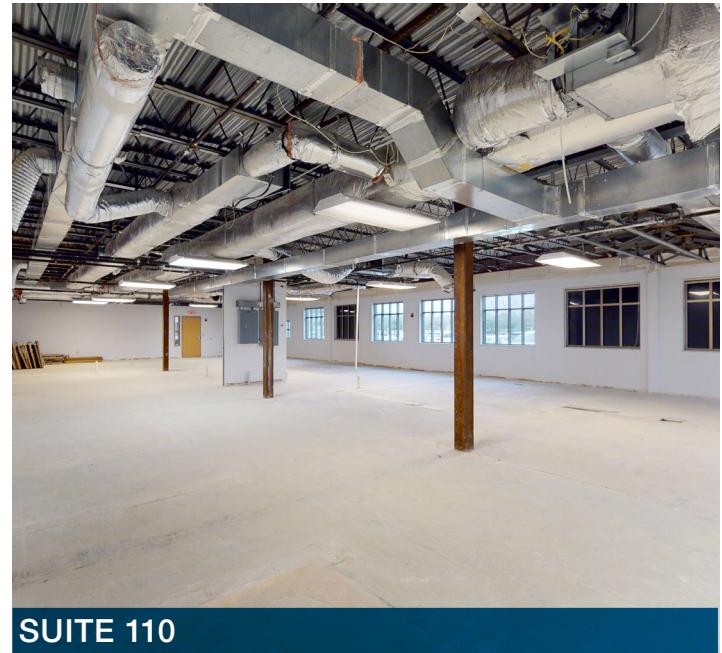
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# PROPERTY PHOTOGRAPHS

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# HIGHLY DESIRABLE POLARIS SUB-MARKET



## NEIGHBORING CITIES

WORTHINGTON	12 MINS
GAHANNA	12 MINS
UPPER ARLINGTON	14 MINS
NEW ALBANY	16 MINS
DUBLIN	20 MINS
COLUMBUS	20 MINS

## DEMOGRAPHICS - 3 MILE

POPULATION	172,141
AVG. HH INCOME	\$65,667
TOTAL HOUSEHOLDS	72,596
MEDIAN AGE	30.6



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# NEARBY AMENITIES

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## RESTAURANTS

- BRU BURGER BAR
- KITCHEN SOCIAL
- WINKING LIZARD
- HOT CHICKEN TAKEOVER
- RUSTY BUCKET
- RAISING CANES
- FIVE GUYS
- STARBUCKS
- CHIPOTLE
- CHICK-FIL-A
- PANERA BREAD
- LOCAL CANTINA
- CITY BARBECUE
- CHICKEN SALAD CHICK
- BARRY BAGELS
- 101 BEER KITCHEN
- FIRST WATCH
- GIORDANO'S
- OUTBACK STEAKHOUSE
- BUFFALO WILD WINGS
- SWENSONS
- CARRABBA'S
- TEXAS ROADHOUSE
- BIBIBOP
- OLIVE GARDEN
- MARCELLA'S
- BJ'S RESTAURANT
- SCRAMBLERS
- JIMMY JOHN'S
- RED ROBIN
- ROOSTERS
- SHAKE SHACK
- MITCHELL'S STEAKHOUSE
- MATT THE MILLER'S TAVERN
- TORCHY'S TACOS
- CHILE VERDE
- POLARIS GRILL
- BONEFISH GRILL



## RETAILERS

- POLARIS FASHION PLACE
- IKEA
- COSTCO
- TOPGOLF
- CABELLA'S
- BEST BUY
- LOWE'S
- TARGET
- WORLD MARKET
- T.J. MAXX
- JO-ANN
- PETSMART
- HOBBY LOBBY
- DULUTH TRADING
- THIRD FEDERAL BANK
- PNC BANK
- CHASE BANK
- HUNTINGTON BANK
- CFBANK
- ESPORTA FITNESS
- HAND AND STONE
- WALGREENS
- MORRIS HOME
- ASHLEY STORE



## HOTELS

- RENAISSANCE COLUMBUS
- HYATT PLACE
- STAYBRIDGE SUITES
- CANDLEWOOD SUITES
- HAMPTON INN & SUITES
- FOUR POINTS BY SHERATON
- HILTON COLUMBUS/POLARIS
- HILTON GARDEN INN
- FAIRFIELD INN & SUITES
- EXTENDED STAY AMERICA
- COMFORT INN
- HOLIDAY INN EXPRESS
- DRURY INN & SUITES
- RESIDENCE INN BY MARRIOTT
- CAMBRIA HOTEL
- HOME2 SUITES BY HILTON
- HOMEWOOD SUITES BY HILTON

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