

PENTAGON MEDICAL BUILDING

99 BRICE ROAD N, Columbus, Ohio 43213



NAIOhio Equities

Philip Bird, SIOR
614-629-5296
pbird@ohioequities.com

Matt Gregory, SIOR, CCIM
614-629-5234
mgregory@ohioequities.com

Mitchell Moore
614-629-5257
mmoore@ohioequities.com



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Building Overview

99 Brice Road N is a Class "A" 62,877-square-foot, three-story medical office building located in the East Medical Corridor near Mount Carmel East Hospital. Tenants and patients have excellent convenience and accessibility with an above-average parking ratio of 5.2 per 1,000 square feet and drop-off area. The Property features a synergistic mix of medical specialties including a 3-OR ambulatory surgery center, on-site laboratory, research, gastroenterology, OB/GYN, sleep specialist and primary care.

ADDRESS

99 Brice Road N,
Columbus, OH 43213

BUILDING SIZE

62,877 SF

FLOORS

Three (3)

AVAILABLE SF:

2,520 - 6,519 SF

PARKING:

5.2:1,000 SF Ratio

YEAR BUILT / RENOVATED

2005 / 2019-2021

PROPERTY FEATURES

- Class "A" Medical Office Building
- Close Proximity to Mount Carmel East Hospital
- Updated Lobby and Common Areas
- Two Passenger Elevators
- Common Area Conference Room Available
- Convenient Access to I-270 and E. Broad Street
- Monument Signage Opportunities

LEASE RATE: \$14.95 NNN

OPEX: \$11.22/SF

WWW.PENTAGON-MEDICAL.COM

KEY TENANTS



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AVAILABLE SPACE

99 BRICE ROAD N

SUITE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
110	\$14.95	NNN	2,520	NOW
240	\$14.95	NNN	2,435	NOW
300	\$14.95	NNN	3,169	NOW
320	\$14.95	NNN	3,350	NOW
300+320	\$14.95	NNN	6,519	
360	\$14.95	NNN	3,734	60 DAYS



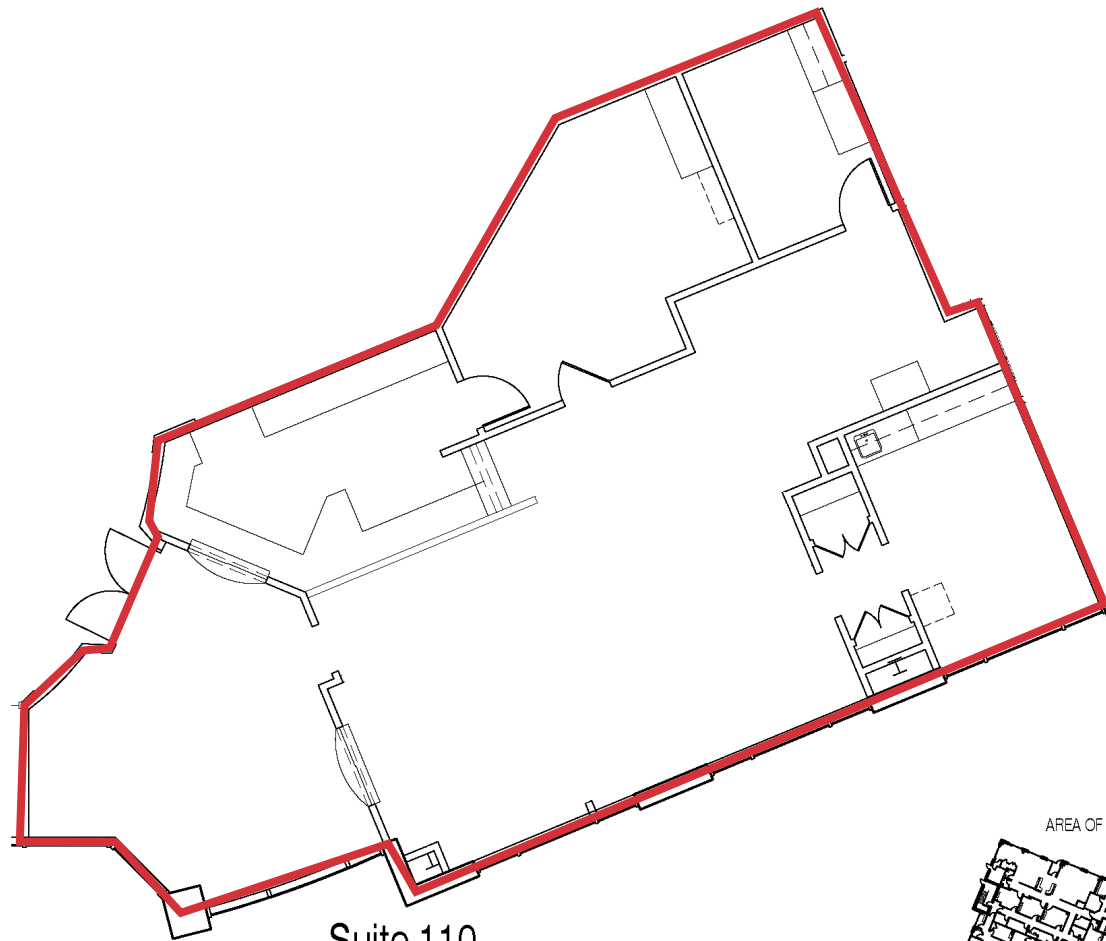
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SUITE 110 | 2,520 SF

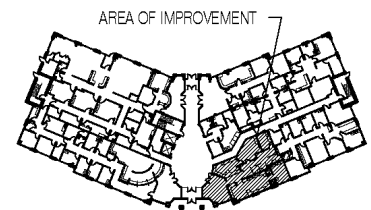
99 BRICE ROAD N



Suite 110

99 N Brice Rd

1/8" = 1'-0"



N

building key plan

First Floor

N.T.S.

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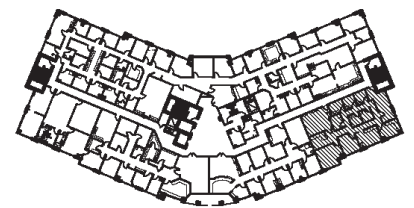
Mitchell Moore

614-629-5257

mmoore@ohioequities.com

SUITE 240 | 2,435 SF

99 BRICE ROAD N



N building key plan

Second Floor

N.T.S.

NAOhio Equities

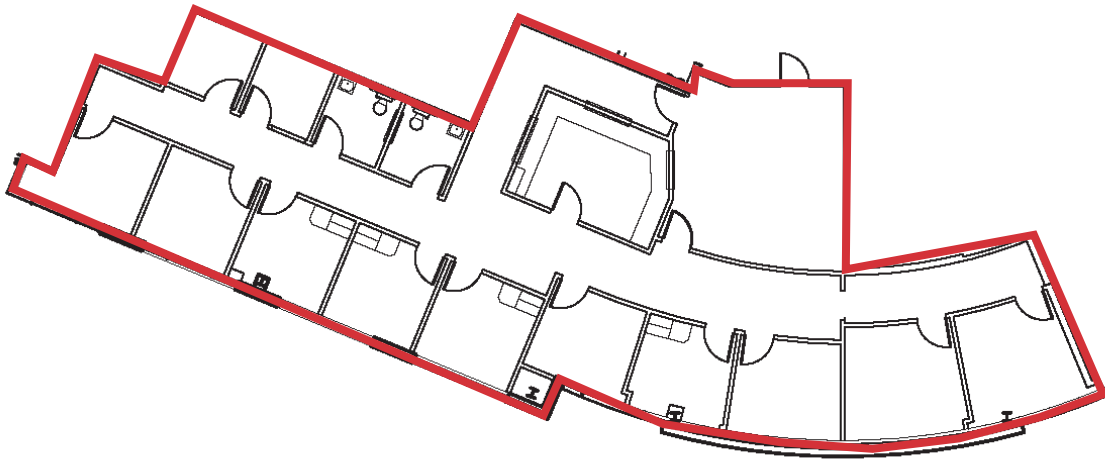
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SUITE 300 | 3,169 SF

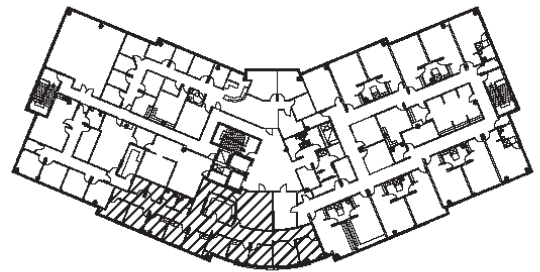
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Suite 300

99 N. Brice Road

N.T.S.



building key plan

Third Floor

N.T.S.

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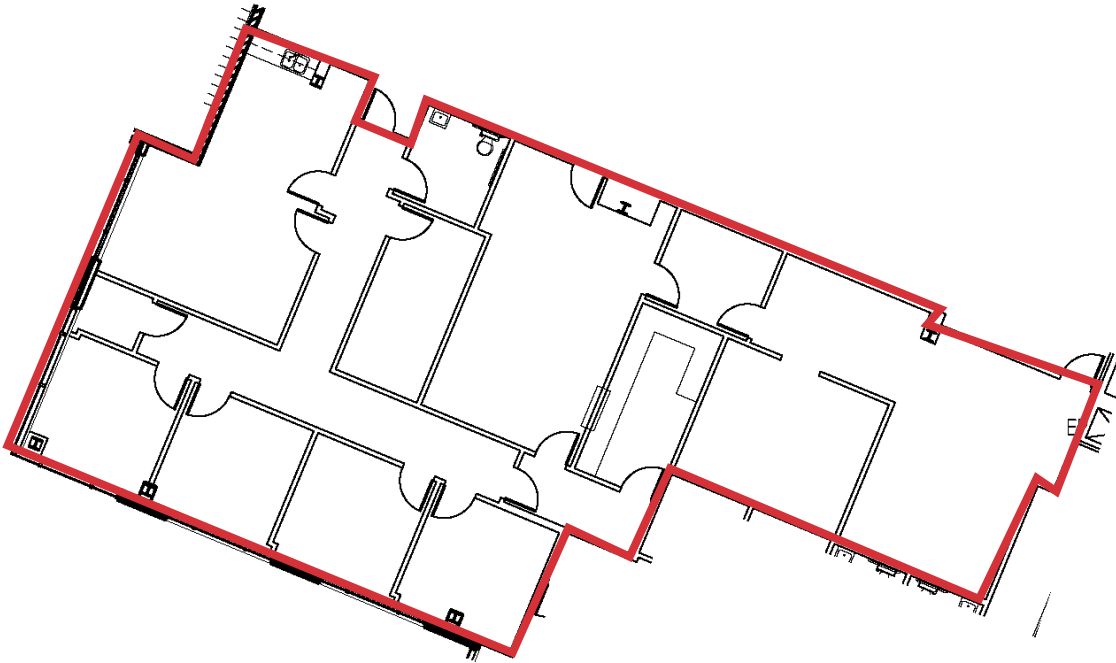
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SUITE 320 | 3,350 SF

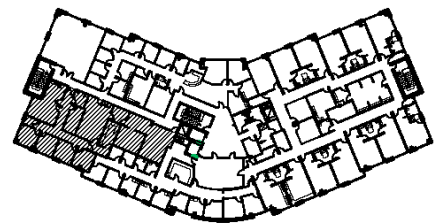
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Suite 320

99 N Brice Rd

1/16" = 1'-0"



N building key plan

Third Floor

N.T.S.

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SUITE 300+320 | 6,519 SF

99 BRICE ROAD N



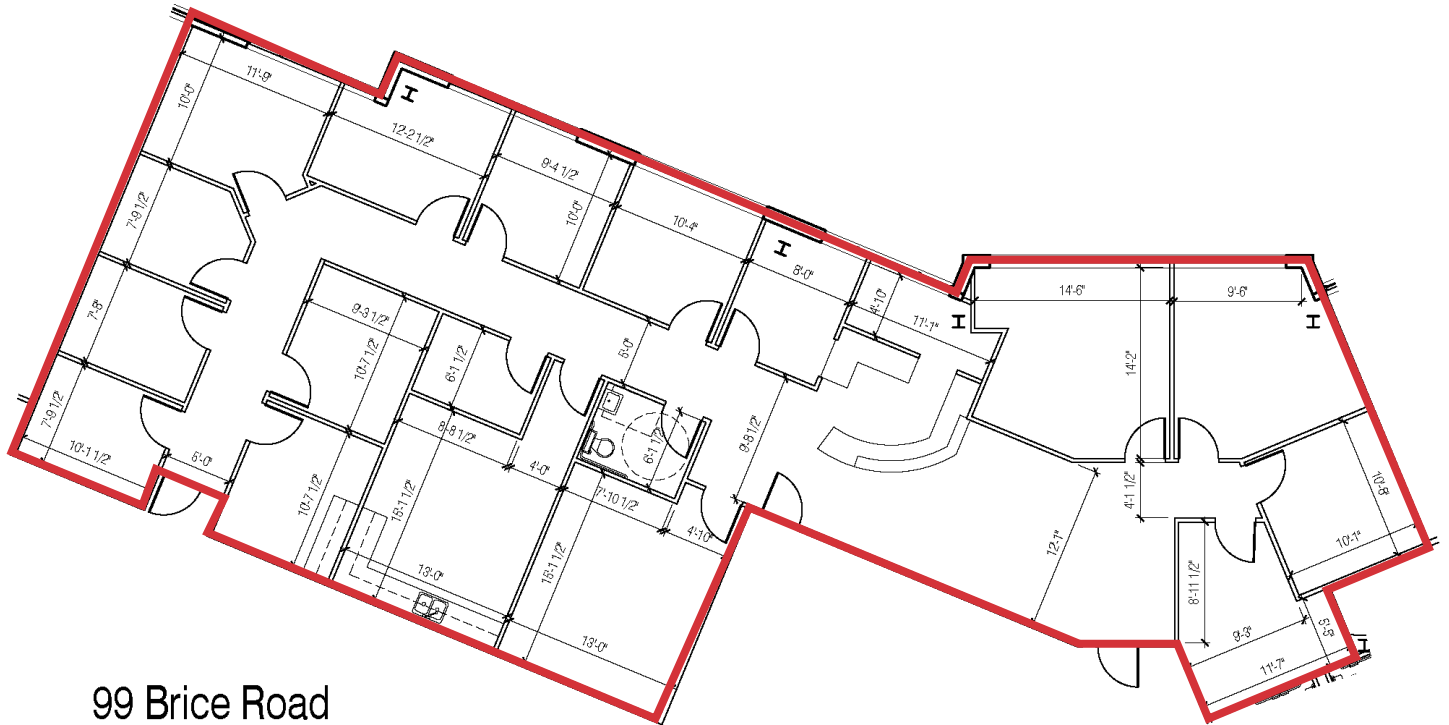
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SUITE 360 | 3,734 SF

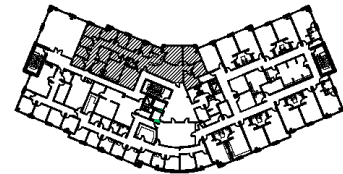
99 BRICE ROAD N



99 Brice Road

Suite 360

1/8"=1'-0"



N building key plan

THIRD FLOOR

N.T.S.

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PROPERTY PHOTOGRAPHS

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PROPERTY PHOTOGRAPHS

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PROPERTY PHOTOGRAPHS

99 BRICE ROAD N



SUITE 240



SUITE 240



SUITE 240



SUITE 300



SUITE 300



SUITE 300

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EASILY ACCESSIBLE, HIGHLY VISIBLE LOCATION

The Property has excellent visibility along East Broad Street and is located adjacent to the high traffic interchange at Interstate 270 (I-270). I-270, also known as the “Outerbelt,” is the beltway loop freeway surrounding Columbus and provides direct access to the entire metropolitan area. More than 200,000 cars pass the interchange on any given day.

NEIGHBORING CITIES



BLACKLICK	07 MINS
REYNOLDSBURG	08 MINS
GAHANNA	11 MINS
COLUMBUS	16 MINS
NEW ALBANY	18 MINS
PICKERINGTON	20 MINS

RESTAURANTS



SONIC DRIVE-IN	04 MINS
CHICK-FIL-A	04 MINS
RAISING CANE'S	04 MINS
CHIPOTLE	06 MINS
FIVE GUYS	07 MINS
BOB EVANS	07 MINS

DEMOGRAPHICS - 3 MILE



POPULATION	84,882
AVG. HH INCOME	\$107,003
TOTAL HOUSEHOLDS	34,824
MEDIAN AGE	36.9



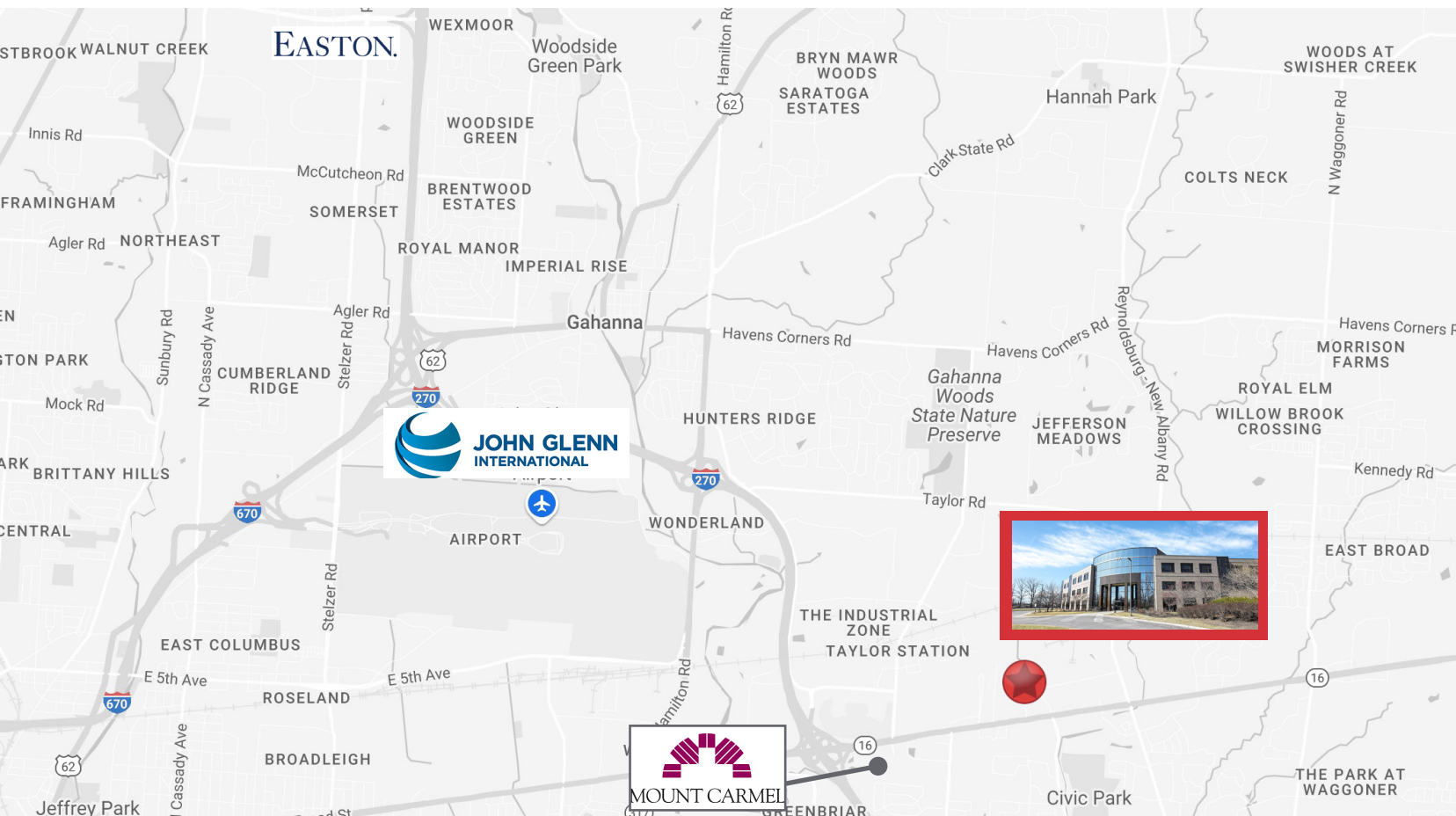
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The Property is located nearby the campus of Mount Carmel East, a 400-bed, full-service, short-term acute care hospital with a Level II Trauma Center. The facility features a wide variety of expert, high-quality healthcare services including a fully integrated cardiovascular center, a comprehensive stroke center, a dedicated women's health center, a maternity center, a network cancer program, and a comprehensive orthopedics and spine program. The hospital recently underwent a \$310 million modernization including the addition of a five-story patient tower.



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For leasing information please contact:

Philip Bird, SIOR

Vice President

pbird@ohioequities.com

614-629-5296

Matt Gregory, SIOR, CCIM

Executive Managing Director

mgregory@ohioequities.com

614-629-5234

Mitchell Moore

Senior Associate

mmoore@ohioequities.com

614-629-5257



NAI Ohio Equities

605 S. FRONT STREET, SUITE 200
COLUMBUS OHIO 43215
OHIOEQUITIES.COM
614 224 2400