



Accelerating success.



For Lease

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Life's Professional Center

*575, 595, 615 Copeland Mill Road
Westerville, OH 43081*

Life's Professional Center is a three-building medical office campus that totals 58,039 SF located directly across the street from Mount Carmel St. Ann's Hospital in Westerville. Less than a five minute drive to I-270, I-71, and Cleveland Avenue, Life's Professional Center offers a convenient and competitive solution for a range of medical and office space users.

Recent Improvements - Completed & Underway:

Full Lobby & Restroom Refresh	<i>Completed</i>
New Landscaping	<i>Completed</i>
Upgraded Building Security	<i>Completed</i>
Parking Lot Improvements	<i>Completed</i>
New Exterior LED Lighting	<i>Completed</i>
New Roofing	<i>Completed</i>

Colliers
Greater Columbus Region
Two Miranova Place
Suite 900
Columbus, OH 43215

View online at colliers.com/columbus

Property Overview

Parking 4.2 spaces per 1,000 RSF

Operating Expenses \$6.37 PSF

Property Manager Colliers | Greater Columbus Region
+1 614 436 9800

Availability

BLDG.	SUITE	RSF	RATE/RSF	TI ALLOWANCE
595	1B	3,146	\$10.95 - \$12.95 NNN	\$35/SF*
<i>Medical suite with exam rooms.</i>				
595	1E	2,381	\$10.95 - \$12.95 NNN	\$35/SF
595	2C**	2,559	\$10.95 - \$12.95 NNN	\$35/SF*
	2E**	2,068	\$10.95 - \$12.95 NNN	Move-In Ready
	2A**	1,940	\$10.95 - \$12.95 NNN	\$35/SF*
<i>**Can combine for up to 6,567 RSF</i>				
615	2A	2,887	\$10.95 - \$12.95 NNN	\$35/SF*
615	2H-A	1,170	\$10.95 - \$12.95 NNN	Move-In Ready
615	2H-B	1,126	\$10.95 - \$12.95 NNN	Move-In Ready
615	2C	1,115	\$10.95 - \$12.95 NNN	Available 1/1/2025

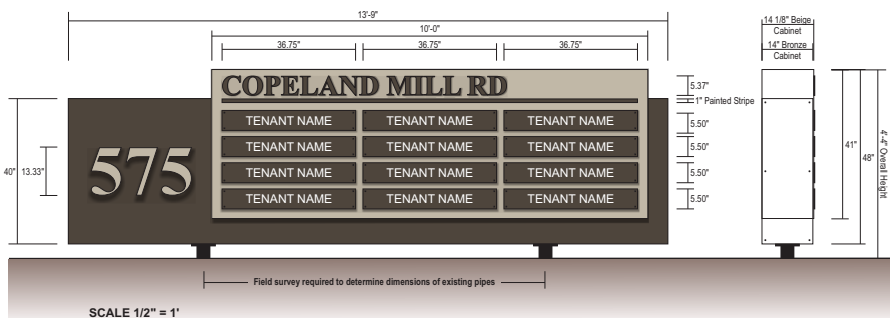
*The TI amount is only available on market deals with 5 years of lease term.



Key Highlights

- New highly-motivated ownership
- Directly across the street from Mount Carmel Saint Ann's hospital
- Less than a five minute drive to I-270 and I-71
- Monument signage available

Monument Signage Available

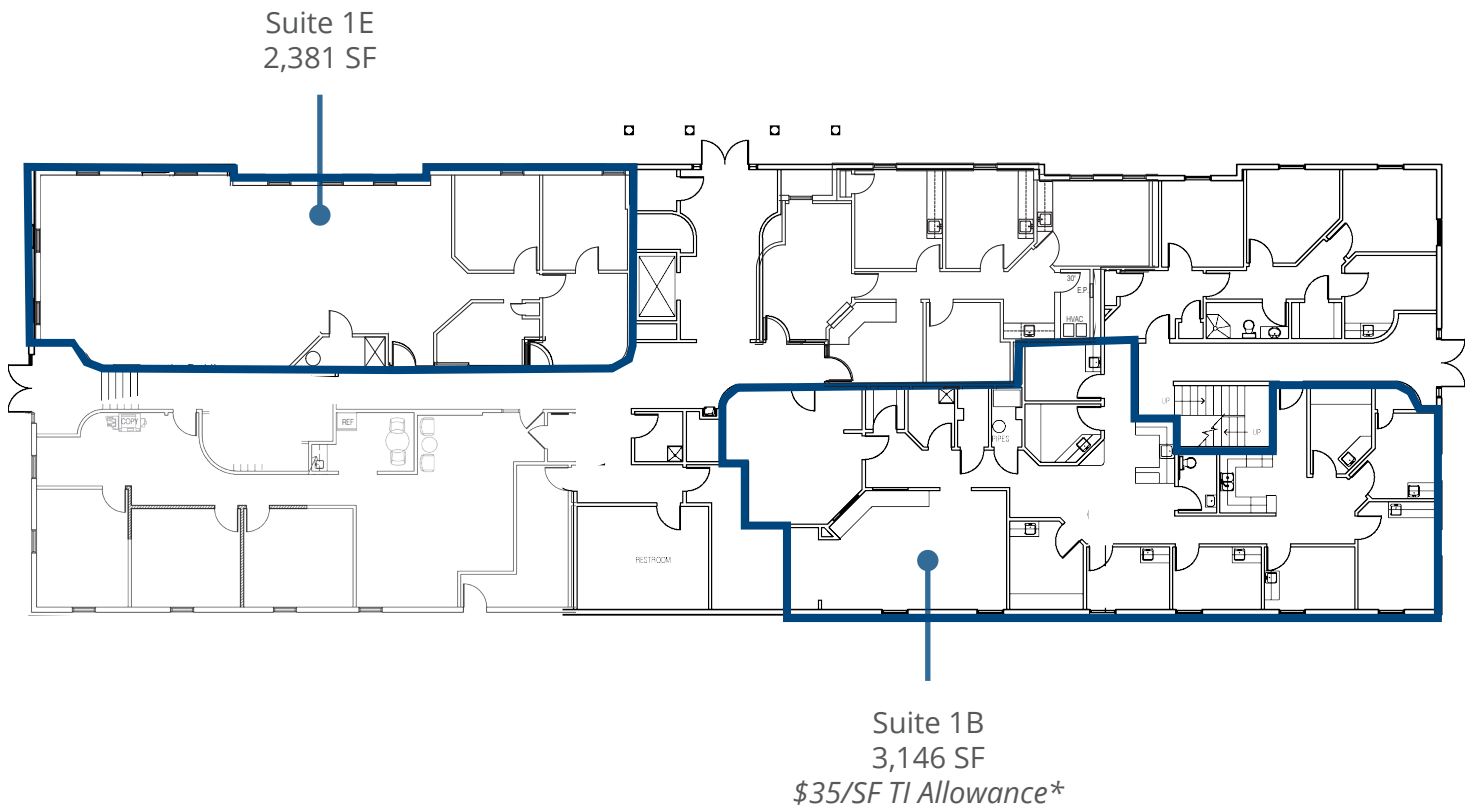


Property Photos



Building 595

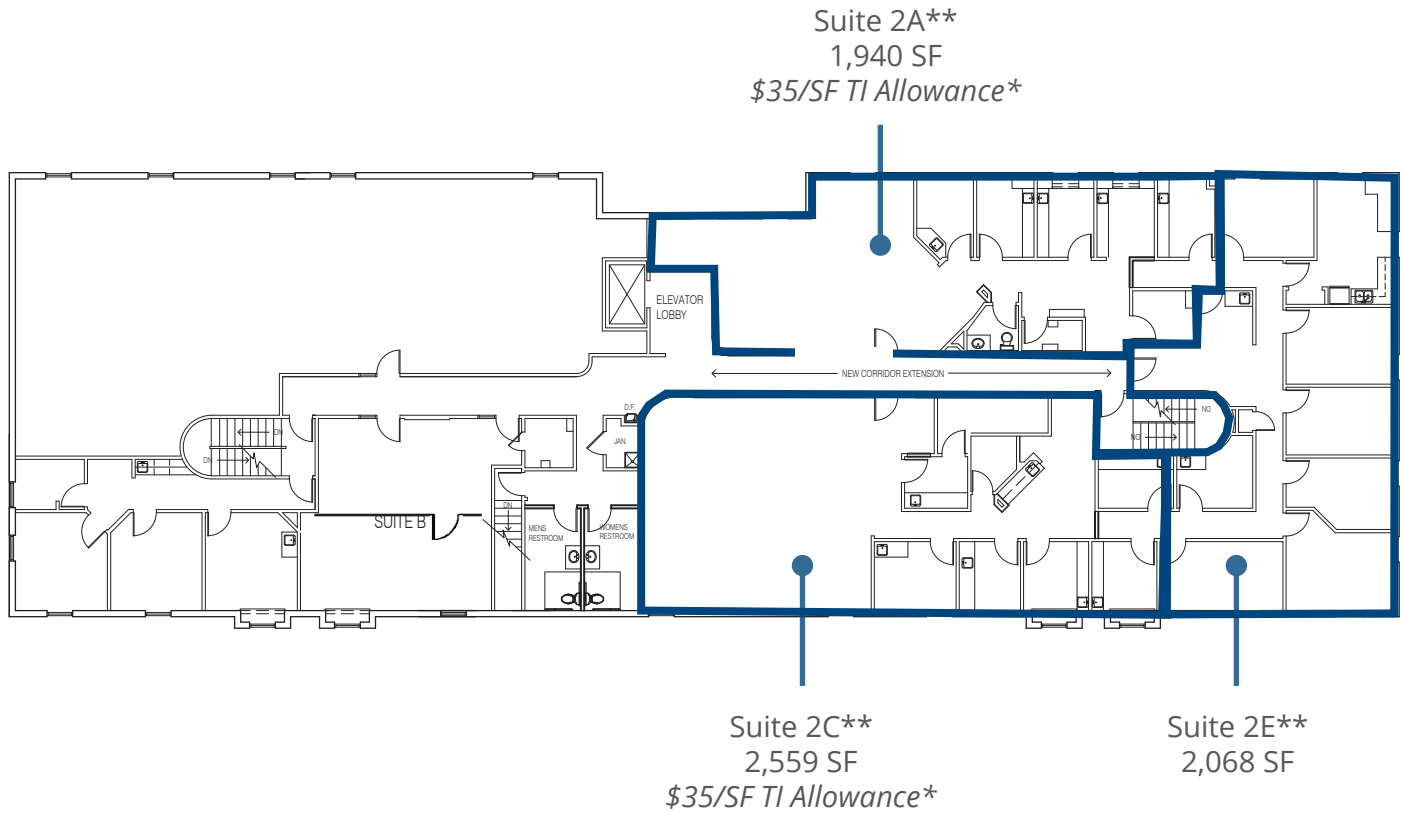
First Floor



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Second Floor - Demised

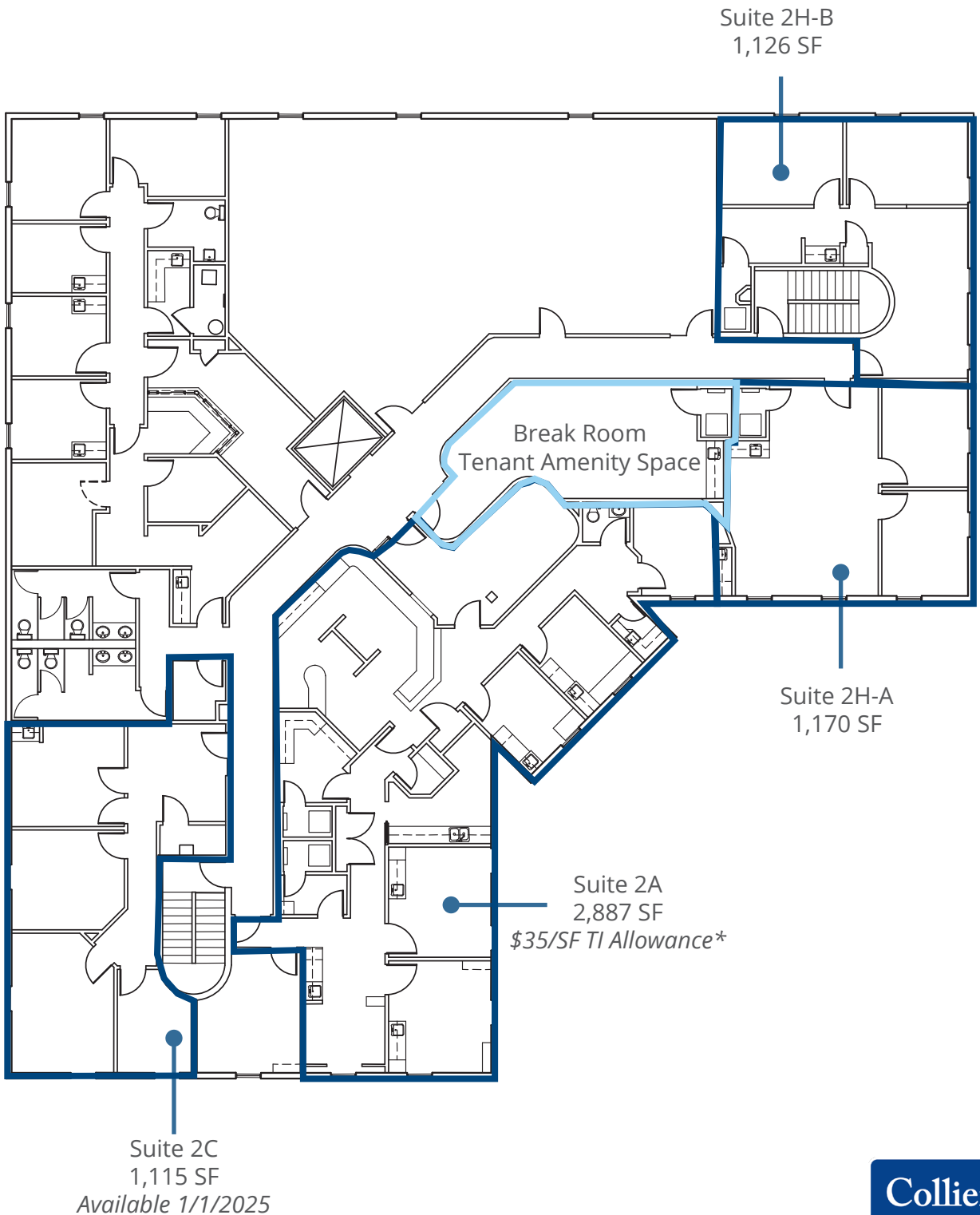


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**Can combine for up to 6,567 RSF

Building 615

Second Floor



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Location

Westerville, OH

Demographics

Current Population	Est 2023 Population	Median Age	Median Household Income	Total Housing Units
38,675	40,463	42.2	\$90,979	15,448

Nearby Dining

Pasquale's Pizza, Jimmy John's, Subway, Tim Horton's, Raisin Rack Natural Food Market, The Pancake House, Skyline Chili, Burger King, Chipotle Mexican Grill, Pizza Hut, McDonald's, Arby's, Rapid Fired Pizza, Bob Evans, Fazoli's, Taco Bell, City Barbeque, Wendy's, Steak Escape, Little Caesar's, Smashburger, Panera Bread, Starbucks, KFC, Papa John's, O'Charley's

Nearby Amenities

Mt. Carmel St. Ann's Hospital, Sharon Woods Metro Park, CVS, Dollar General, Great Clips, Westerville Golf Center, Ramada by Wyndham, Pet Valu, Fitness 19, Kroger, Key Bank, Huntington Bank, U.S. Bank, Kohl's, OfficeMax, Chase Bank, Red Roof Inn, PNC Bank, Big Lots, Walmart, Fifth Third Bank, Home Depot, Embassy Suites

