

FOR SALE | CLASS A MEDICAL OFFICE BUILDING

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FOR SALE

POLARIS PROFESSIONAL MEDICAL CENTER

1080 POLARIS PKWY. | WESTERVILLE, OH 43240

\$6,750,000 | 100% OCCUPANCY

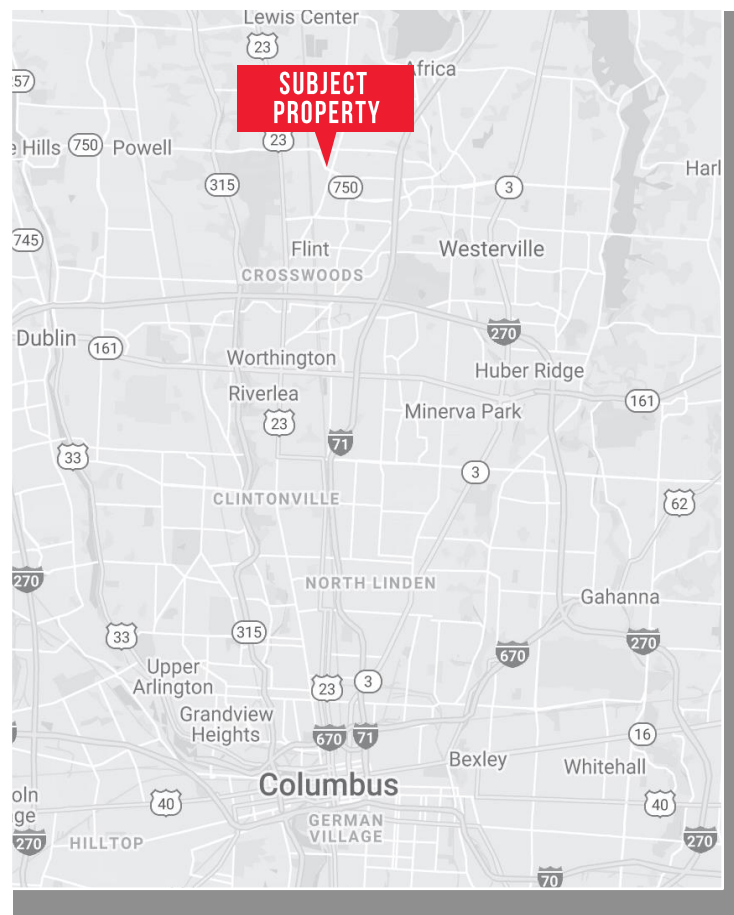
6.88% CAP RATE

OFFERING SUMMARY

SALE PRICE:	\$6,750,000
TOTAL SF:	20,505 SF
LOT SIZE:	1.94 Acres
OCCUPANCY:	100%
PROPERTY TYPE:	Medical Office / Surgery Center
ZONING:	LC4
PARKING:	121 Surface Spaces (5.9/1,000)

PROPERTY HIGHLIGHTS

- Class-A Medical Office Building
- Excellent Polaris Location
- High Visibility off of Polaris Parkway
- Ample Onsite Parking
- 100% Occupied Asset
- Minutes from I-71, I-270 and SR 23



FOR MORE INFO.
CONTACT:

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ELFORD REALTY
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Columbus, OH



PROPERTY OVERVIEW

Elford Realty is pleased to present this opportunity for an investor to purchase this Class-A ± 20,505 SF medical office building in the Polaris submarket. Situated on approximately 1.94 acres, this property is easily accessible from Polaris Parkway and Gemini Parkway and is within walking distance of many area amenities including the Polaris Fashion Mall. The building has been well maintained and is 100% occupied by three tenants including a surgery center and two dental practices all on long-term leases. The building has excellent visibility along Polaris Parkway and is just minutes from I-71, I-270 and SR 23.



AREA MAP



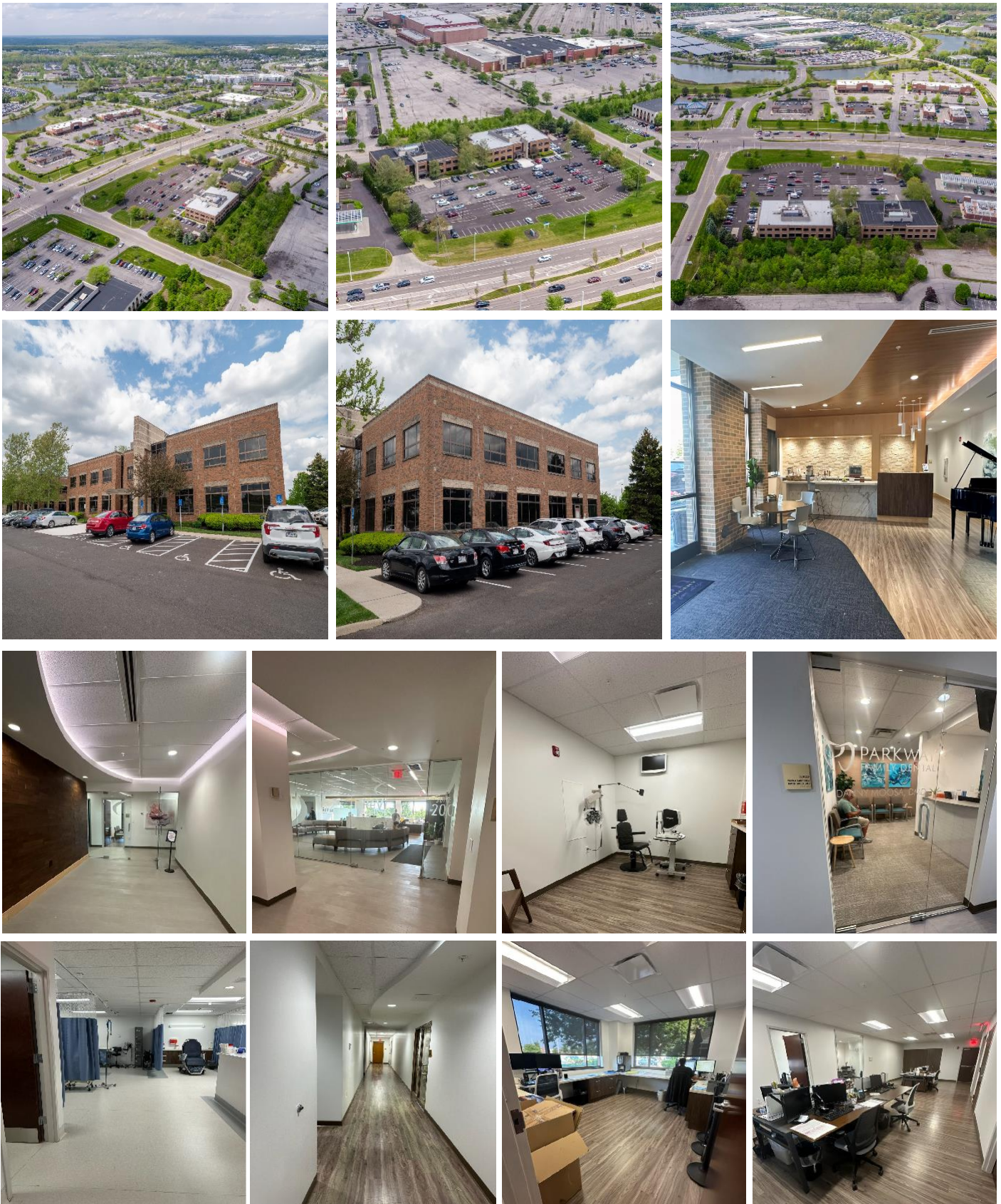
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PROPERTY PHOTOS



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