

# Chillicothe Medical & Surgery Center

Chillicothe, OH 45601

Parcel #140110120000

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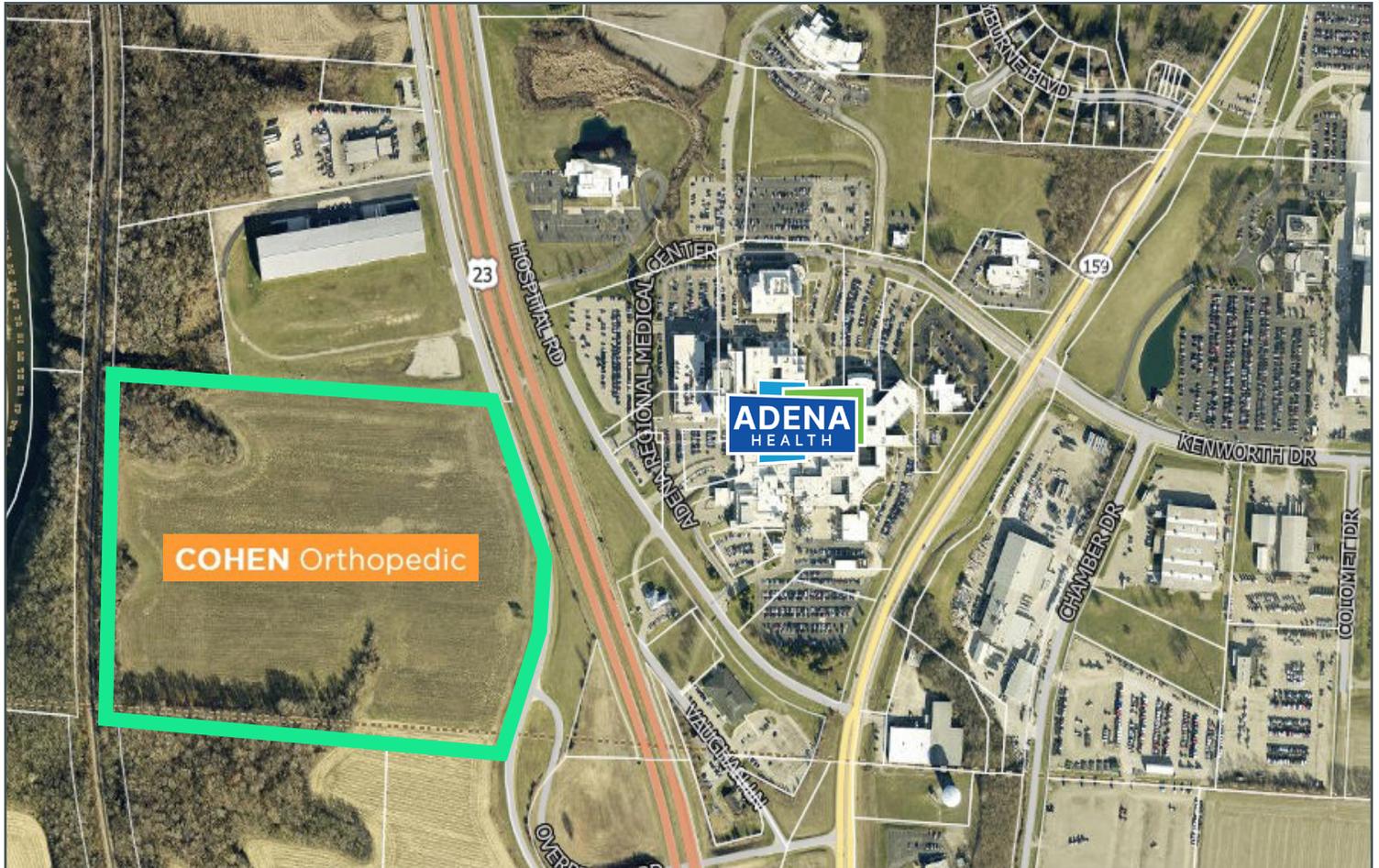
1,500 - 8,000 SF Medical Office Available for Lease in Chillicothe, OH.



# Property Information

- + Located across the street from Adena Hospital
- + Retail visibility on SR 23, with access to patients in Central, South and Southeast Ohio
- + Full service ambulatory surgical center with 4 ORs and 2 procedure rooms
- + Delivery in early to mid-2026
- + Located in an opportunity zone with up to \$30 million in tax benefits over time.
- + Options to lease or own medical office space
- + Potential ownership opportunity in surgical center
- + \$29.00 per SF NNN with \$100 per SF Tenant Improvement Allowance to build out your space
- + Join Cohen Orthopedics and other specialty healthcare providers

# Map



## Contact Us

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