



# FOR LEASE

## PROPERTY HIGHLIGHTS:

- Building Size: 66,110 RSF
- 20,795 RSF of medical space available for lease
- Located on Reading Road/ SR 42
- Easily accessible from I-275, I-75 & I-71
- Located less than 1 mile from the campus of Tri-Health Evendale and less than 6 miles north of the Jewish Hospital Mercy Health campus
- Covered drop-off area
- Competitive rental rates and tenant construction allowances
- Max Contiguous Space Available: 4,713 RSF
- Min Divisible Space Available: 987 RSF

## EVENDALE MEDICAL OFFICE BUILDING

10475 READING ROAD  
EVENDALE OH 45241

### CONTACT:

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Property Manager, Brokerage Associate  
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MSchwegman@cciin.com

### CORNERSTONE MEDICAL DEVELOPMENT, LLC

815 W. Broad Street, Suite 310  
Columbus, OH 43222  
317.841.9900



For More, Visit: [CornerstoneCompaniesInc.Com](http://CornerstoneCompaniesInc.Com)

# LOCATION

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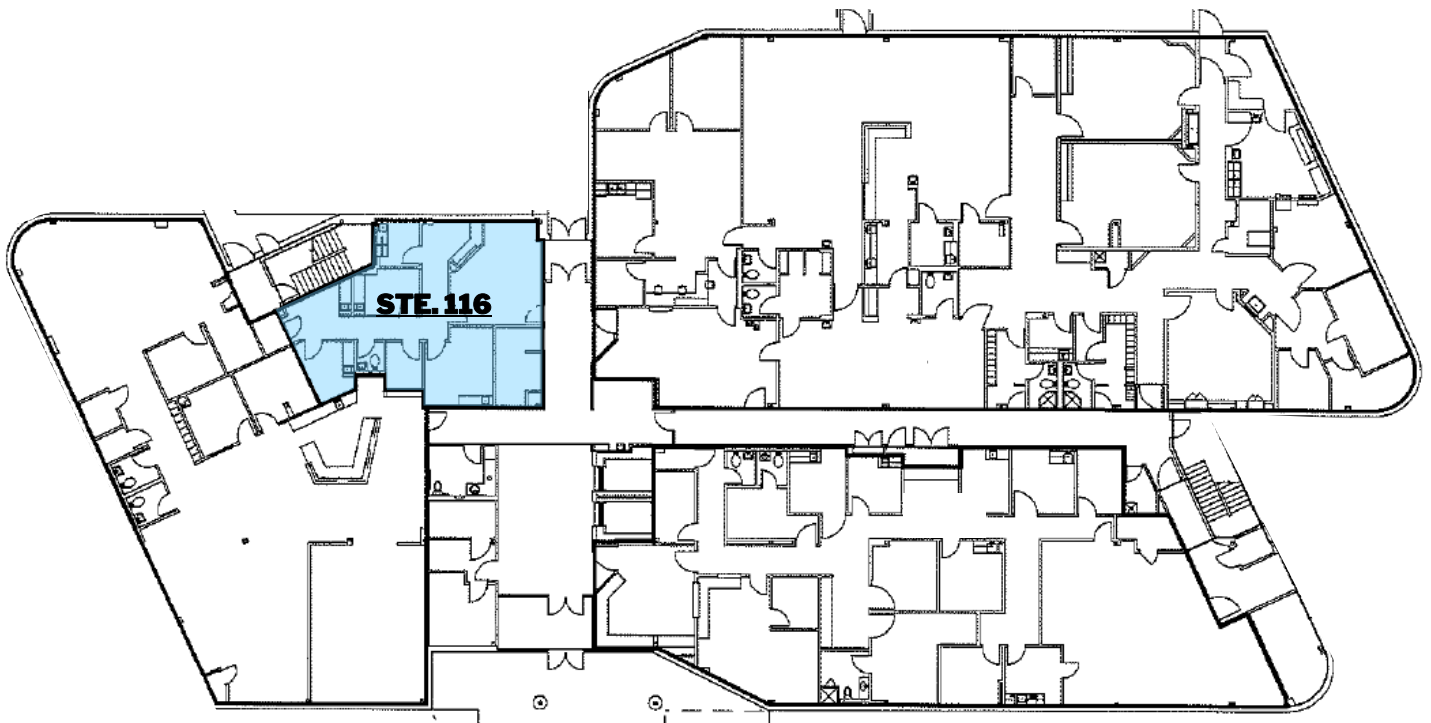


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# FIRST FLOOR

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Total Available: 1,256 RSF | Min Divisible: 1,256 RSF | Max Contiguous: 1,256 RSF



**STE 116**: 1,256 RSF

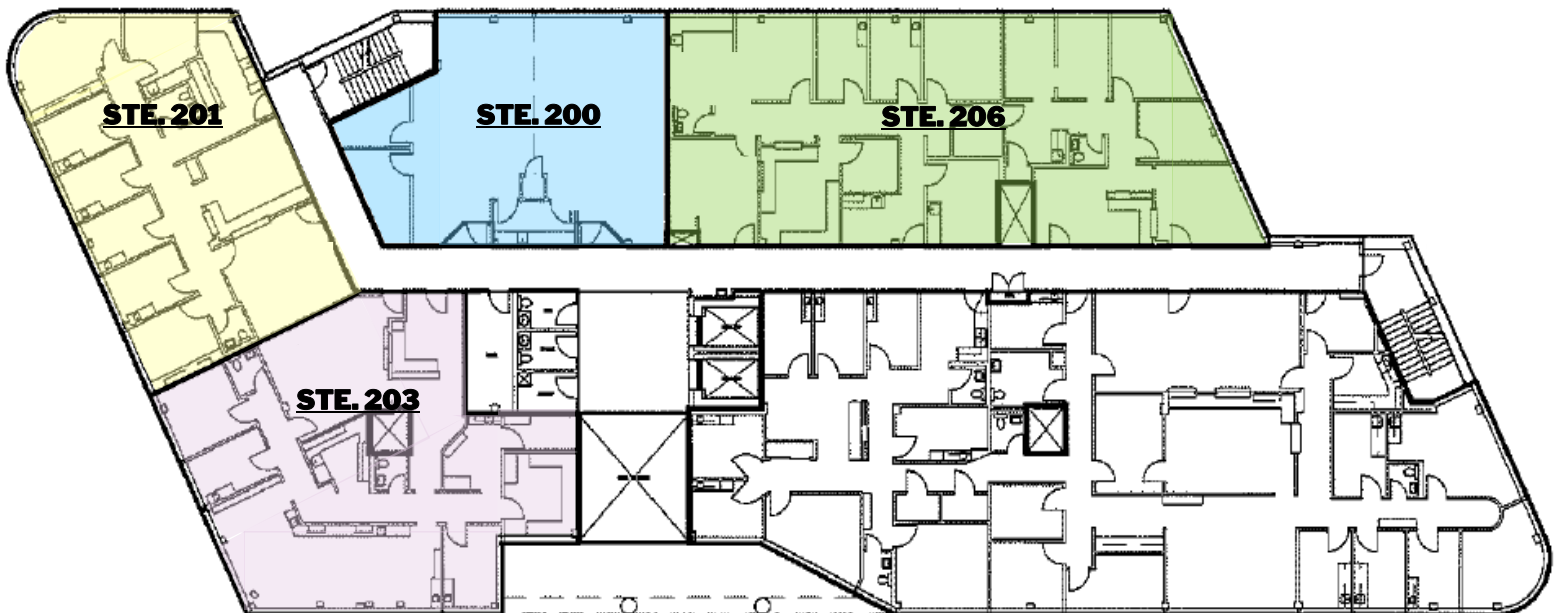
Min Divisible: 1,256RSF | Available Immediately



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# SECOND FLOOR

Total Available: 9,037 RSF | Min Divisible: 1,040 RSF | Max Contiguous: 4,713 RSF



## **STE 200: 1,623 RSF**

Min Divisible: 1,623 RSF | Available Immediately

## **STE 201: 2,010 RSF**

Min Divisible: 1,623 RSF | Available Immediately

## **STE 203: 2,314 RSF**

Min Divisible: 2,314 RSF | Available 2/1/18

## **STE 206: 3,090 RSF**

Min Divisible: 1,040 RSF | Available Immediately

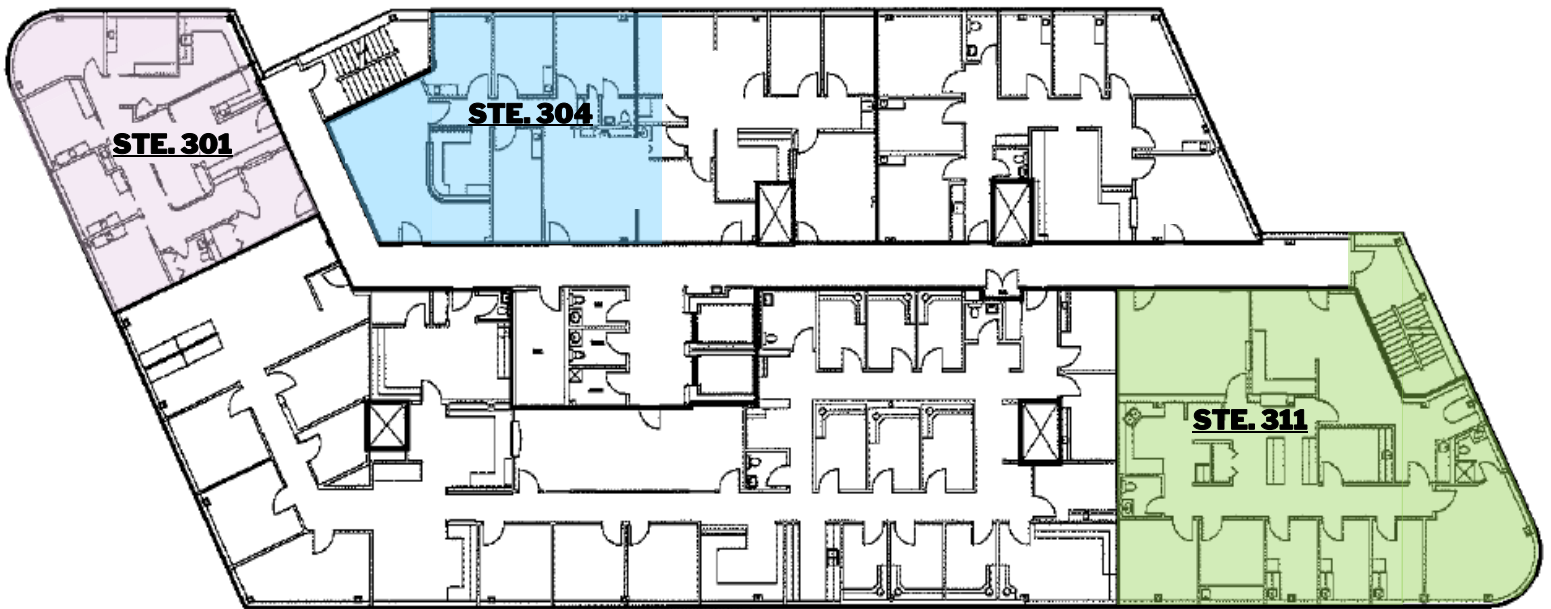


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# THIRD FLOOR

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Total Available: 5,783 RSF | Min Divisible: 1,471 RSF | Max Contiguous: 2,785 RSF



**STE 301: 1,527 RSF**

Min Divisible: 1,527 RSF | Available Immediately

**STE 304: 1,471 RSF**

Min Divisible: 1,471 RSF | Available Immediately

**STE 311: 2,785 RSF**

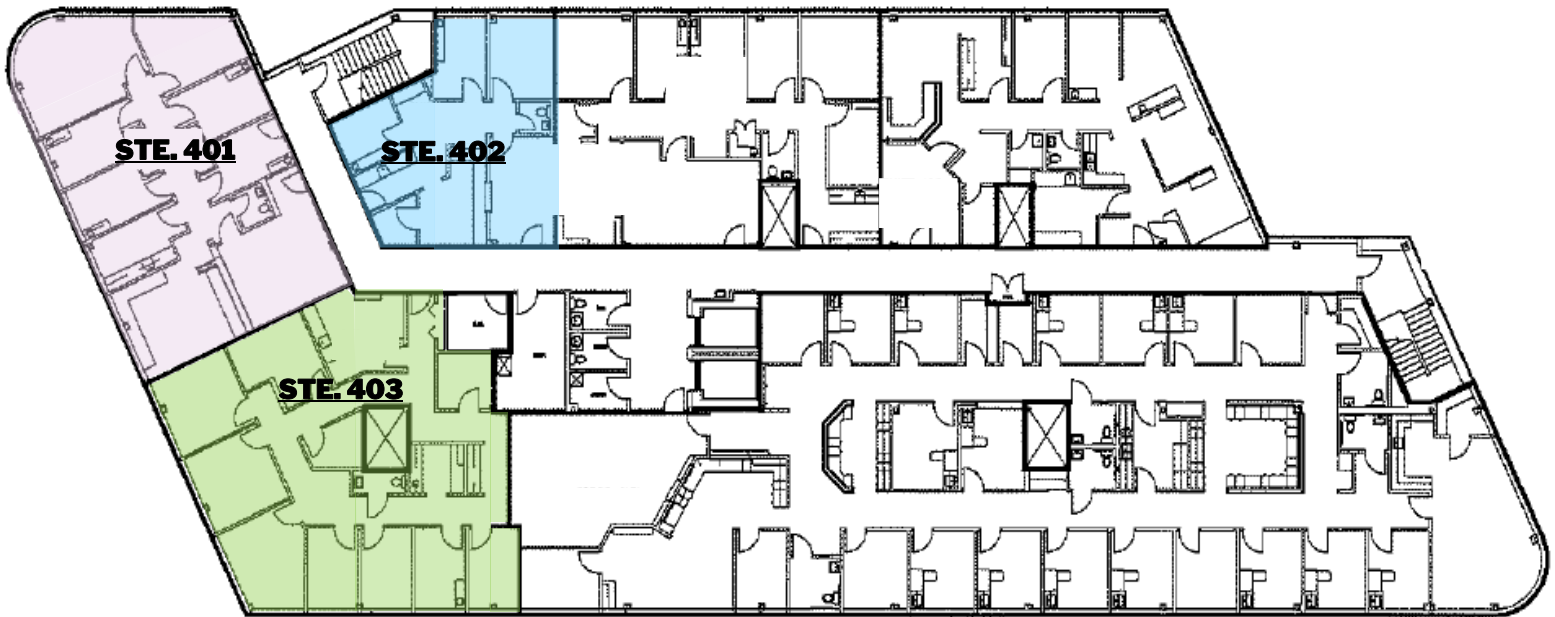
Min Divisible: 2,785 RSF | Available Immediately



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# FOURTH FLOOR

Total Available: 4,719 RSF | Min Divisible: 987 RSF | Max Contiguous: 3,732 RSF



## **STE 401: 1,941 RSF**

Min Divisible: 1,941RSF | Available Immediately

## **STE 402: 987 RSF**

Min Divisible: 987 RSF | Available Immediately

## **STE 403: 1,791 RSF**

Min Divisible: 1,791 RSF | Available Immediately



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