

FOR SALE OR LEASE

# COUNTY LINE PROFESSIONAL BUILDING

450 ALKYRE RUN DRIVE  
WESTERVILLE, OH 43082



**2,385 SF Available**  
**~~\$520,000~~ \$475,000**  
**\$15.00/SF NNN**





# HIGHLIGHTS

- Prime medical office location in Westerville's "Medical Mile"
- Formerly used for Central Ohio Nutrition Center location
- Close proximity to St. Anns Hospital and Ohio Health Medical Campus
- Desirable prominent first floor suite located off main building entry lobby
- Convenient access to Polaris Parkway, SR-3 and I-270
- Three-story, professionally managed, office condominium medical/professional office building
- Approximately 2,385 RSF
- Suite 120 consists of sizable reception area with built in reception desk, 6 exam rooms, two private offices, open office area, kitchen, workroom, and storage areas
- Real estate tax is \$14,570.79 annually, \$7,178.73 per half, paid directly by Owner
- Two RTU's have been recently replaced or are in process of being replaced
- VAV electric HVAC system
- Some FF&E may be purchased separately



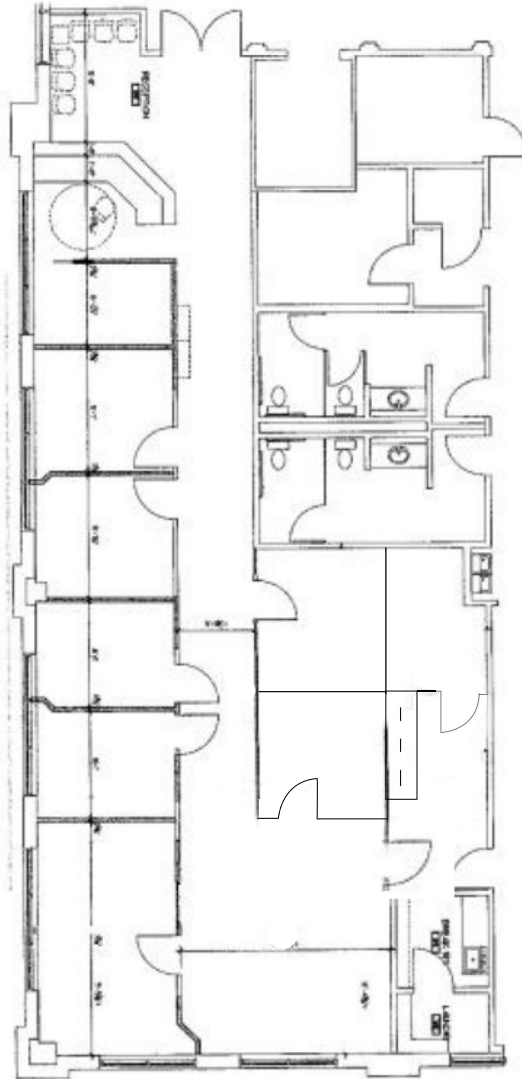
# SUITE 120 - 2,385 SF



For Sale or Lease  
\$520,000 \$475,000  
\$15.00/RSF/NNN  
450 Alkyre Run Drive  
Suite 120



# SUITE 120 - 2,385 SF



\*Plan reflects many modifications made over time; not 100% accurate.



# AERIAL MAP

**For more information, please contact:**

**Matt Murtha**  
Director  
Direct +1 614 827 1710  
matt.murtha@cushwake.com

325 John H McConnell Blvd., Suite 450  
Columbus, OH 43215  
Direct +1 614 241 4700  
**cushmanwakefield.com**

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

