



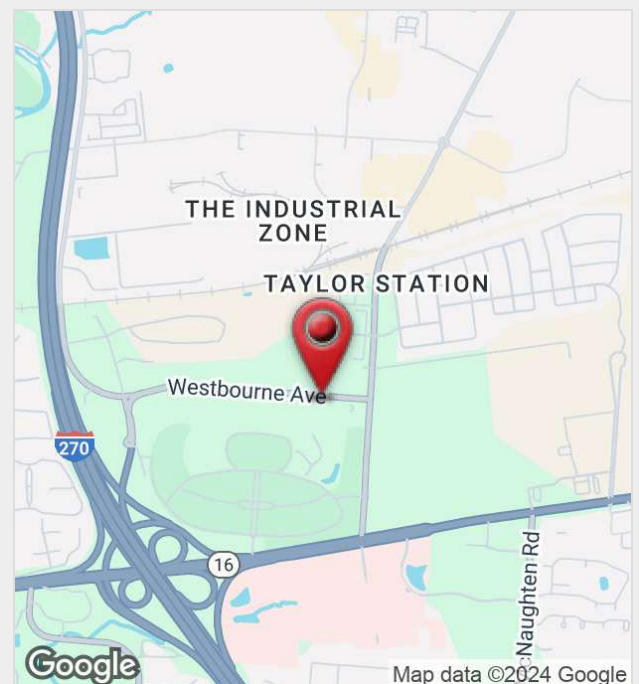
## 5815 Westbourne Ave

Columbus, Ohio 43213

### Property Features

- 6,000 SF Freestanding Medical Office Building
- Welcoming Reception & Waiting Area
- 12 Private Offices/Exam Rooms
- Conference Room
- Lab Space & Breakroom
- 30 Onsite Parking Spaces
- Monument Signage Available
- Near Mt Carmel East Hospital
- Close Proximity to I-270
- Numerous Amenities Nearby
- Sublease Expires April 2026
- Long Term Lease Option

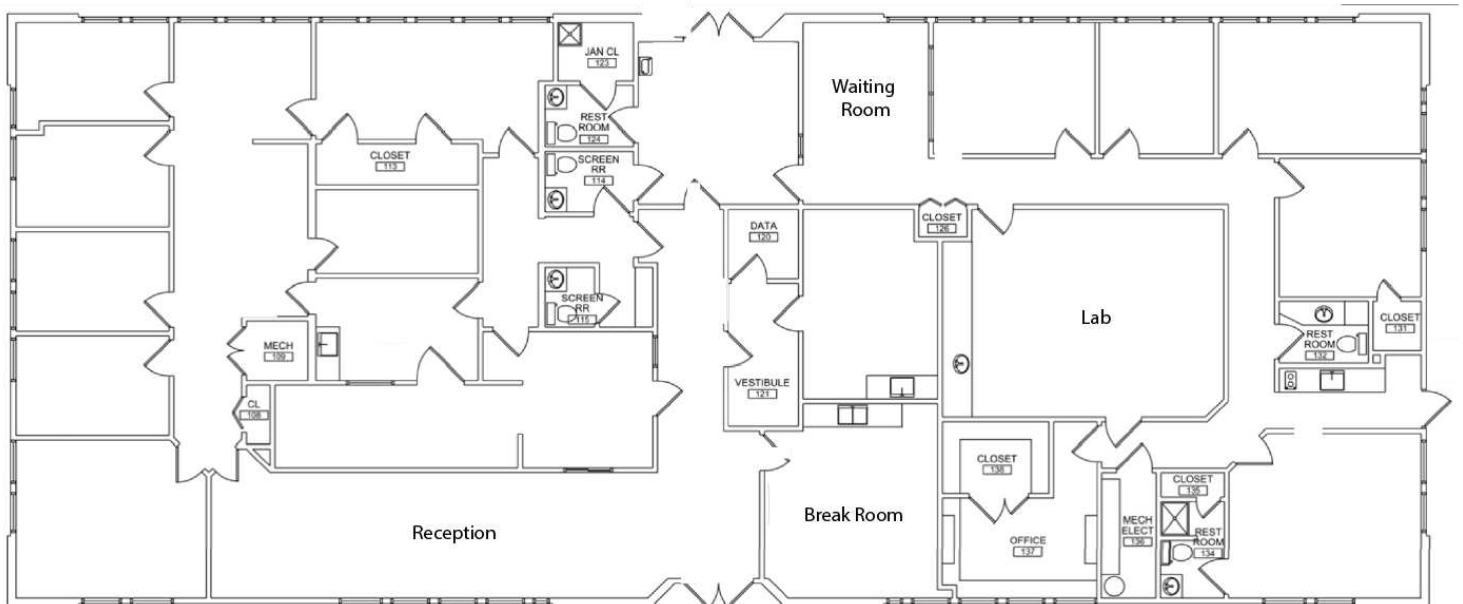
**Lease Rate: \$11,000.00 Per Month (Gross)**  
**(\$22.00 Per Square Foot)**  
**Plus Utilites And Janitorial**



For more information:

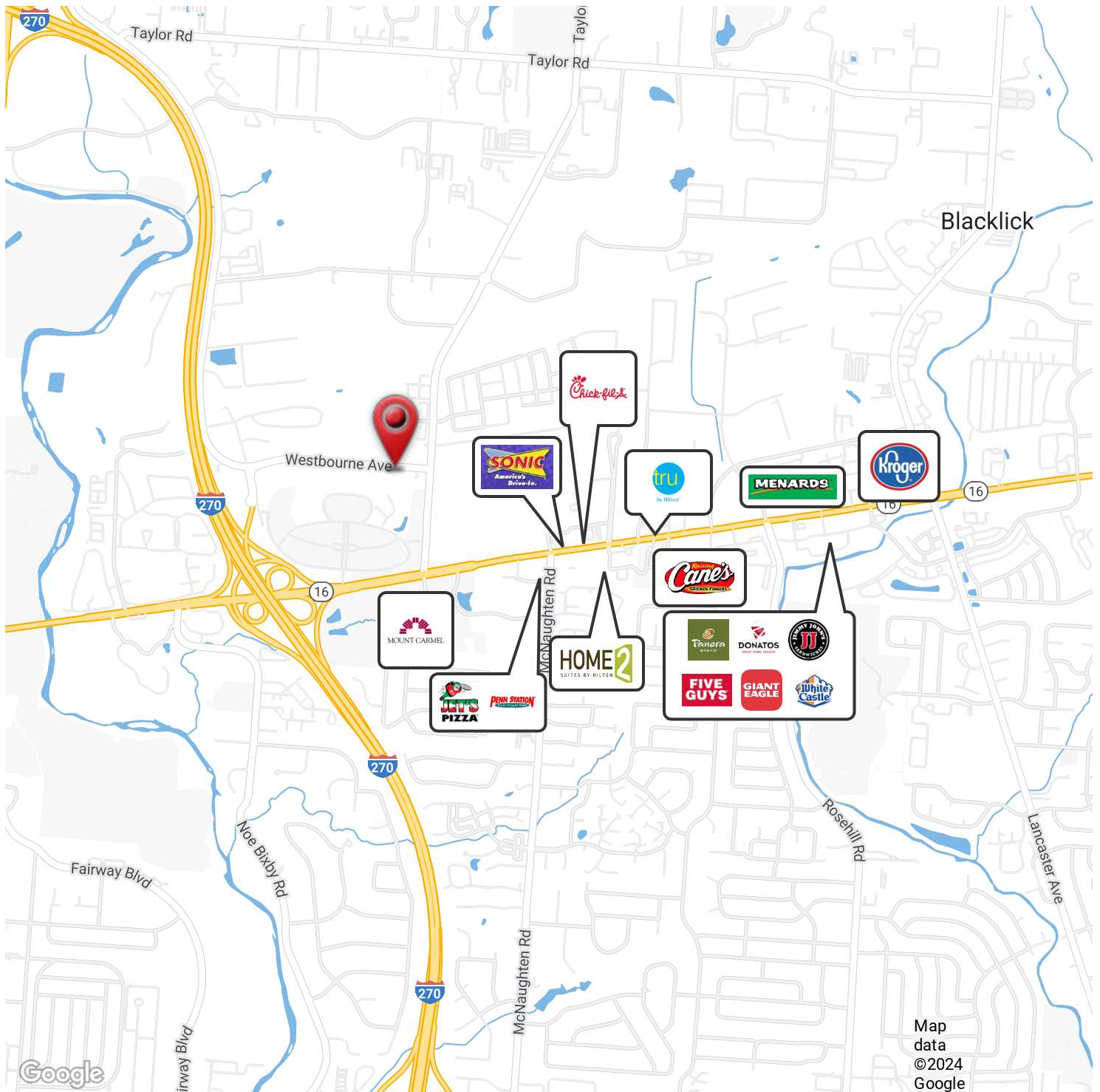
**Chad Boggs**

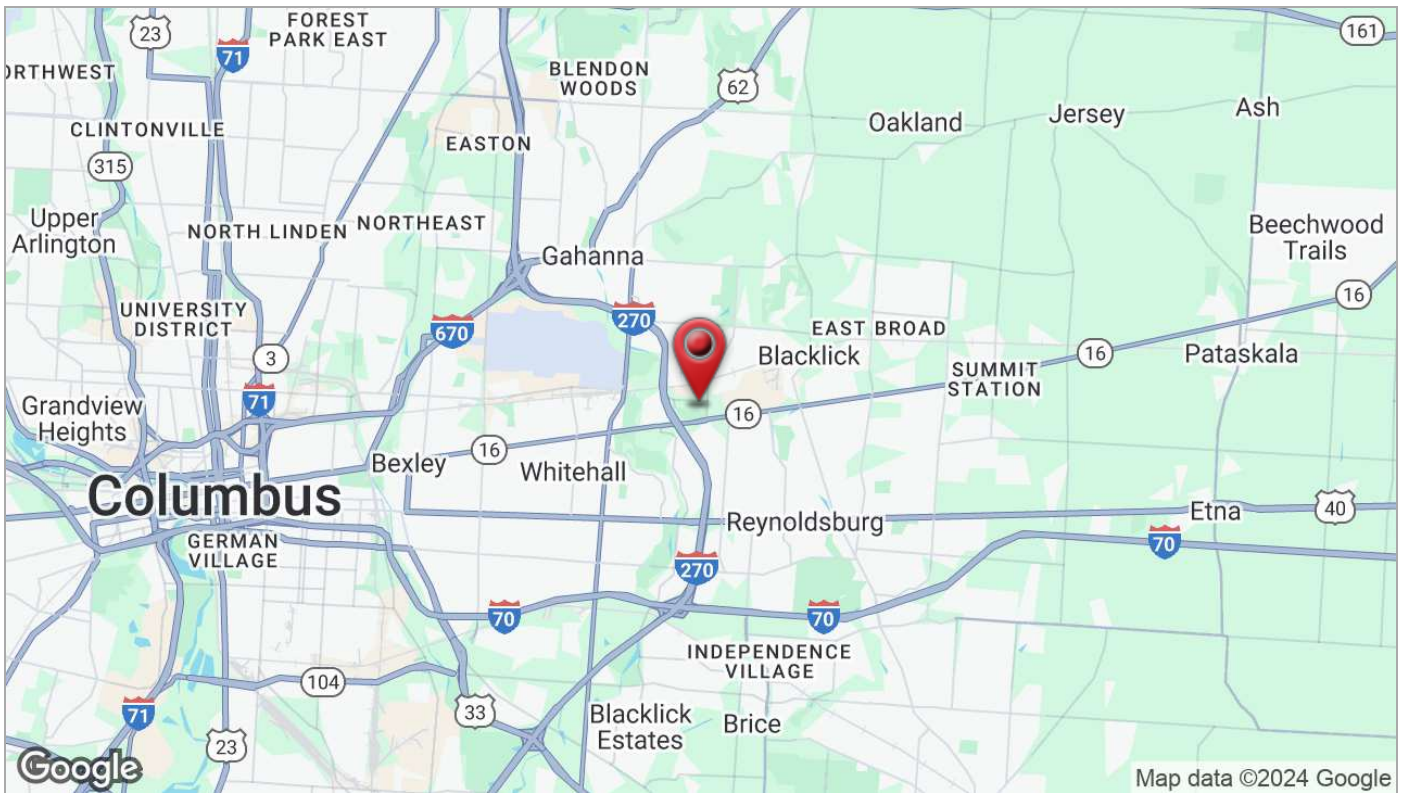
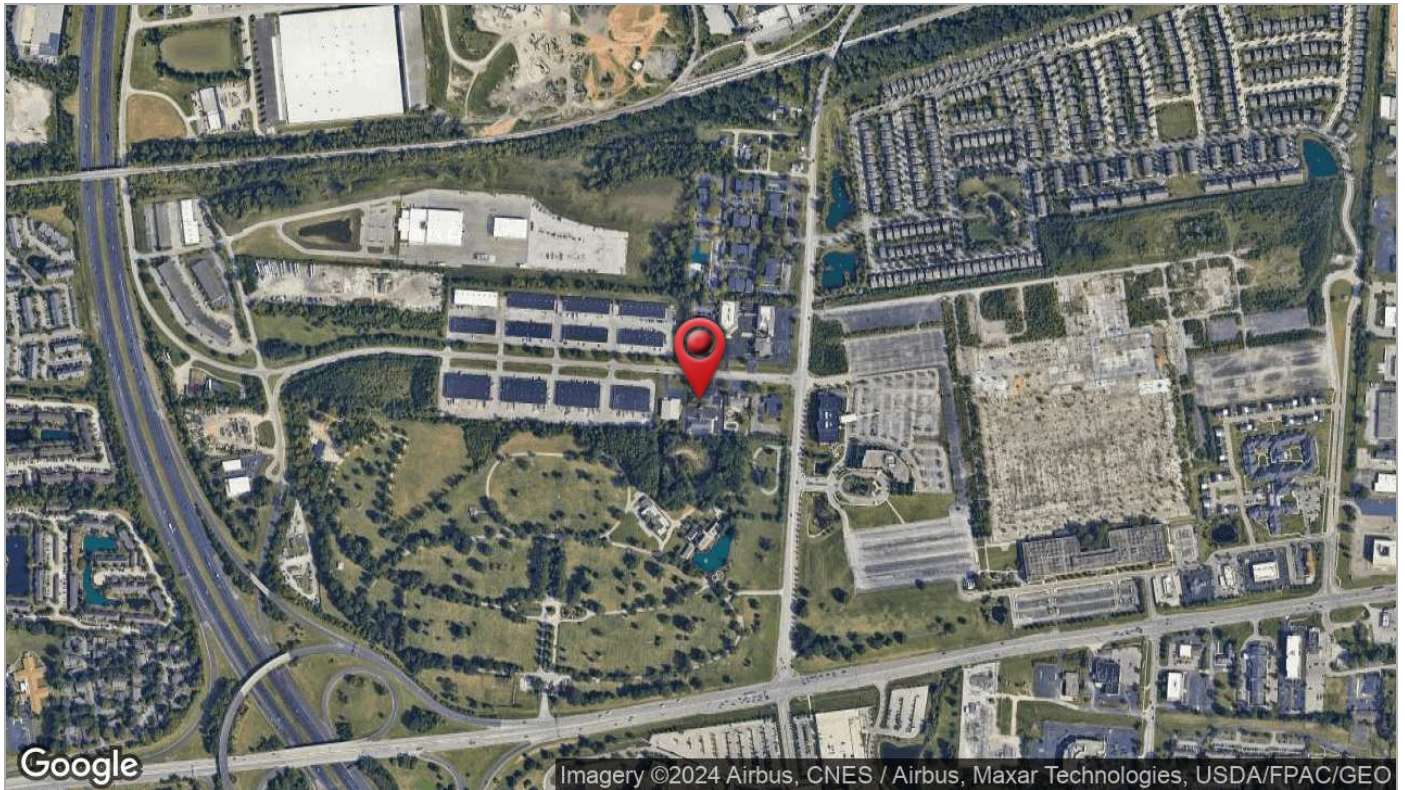
614 629 5261 • [cboggs@ohioequities.com](mailto:cboggs@ohioequities.com)

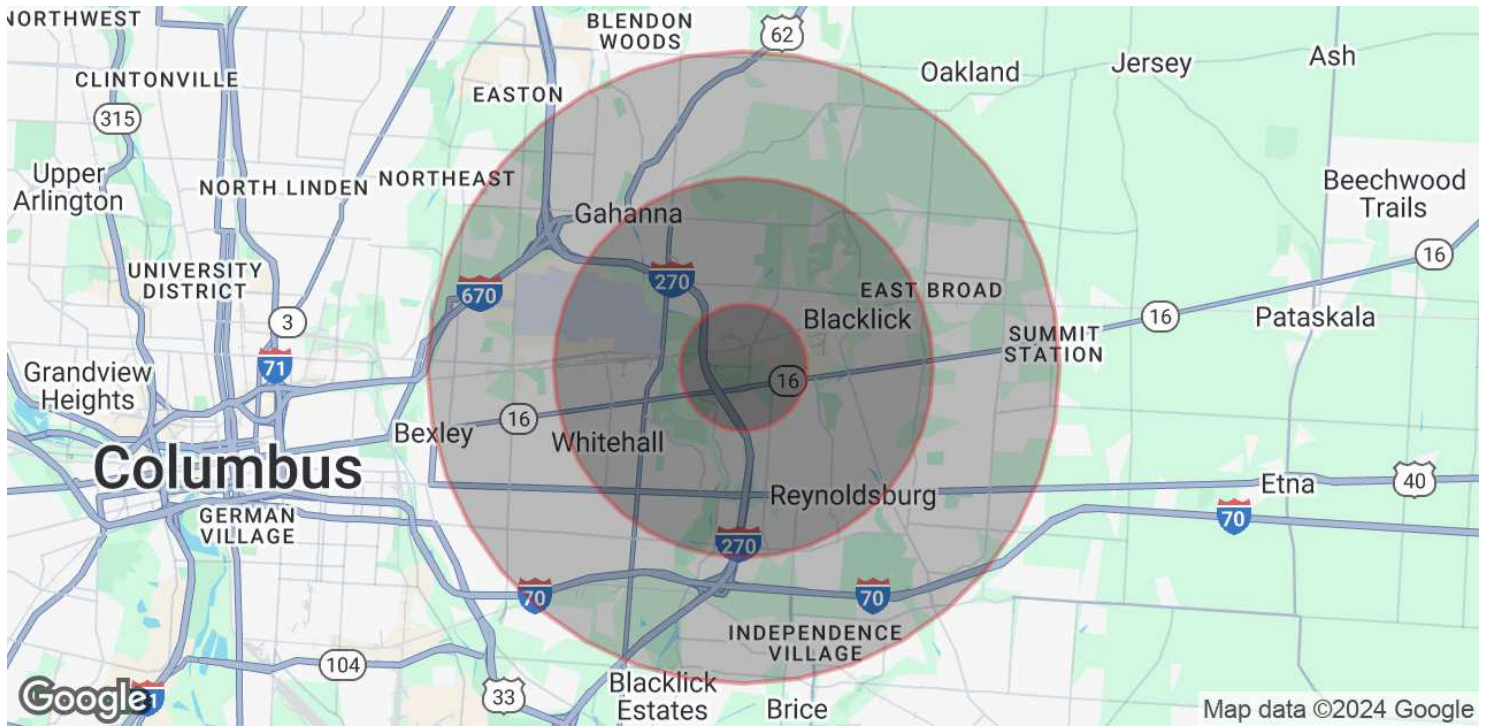












### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,101	81,863	252,535
Average Age	42	39	38
Average Age (Male)	40	38	37
Average Age (Female)	43	41	39

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,303	33,237	98,834
# of Persons per HH	2.1	2.5	2.6
Average HH Income	\$100,305	\$84,409	\$92,371
Average House Value	\$325,688	\$268,571	\$279,298

Demographics data derived from AlphaMap