



FOR LEASE

# Medical/Office – Built Out & Ready for Occupancy

1310 HILL ROAD NORTH  
PICKERINGTON, OHIO

## Rental Rate

\$18.00/SF NNN

## Operating Expenses

\$4.50/SF

## Space Available

**11,415 SF Max. Contiguous**

8,851 SF is fully built out with restrooms, offices and exam rooms. 3,164 SF is shell space.

## Signage

Tenant will have separate entrance & building signage

## Tenant Improvements

Negotiable

## Property Highlights

- Located in one of the fastest growing cities in Ohio
- Across the street from OhioHealth's Pickerington campus with the following services: 24/7 emergency care, outpatient surgery, rehabilitation and sports medicine, laboratory, heart and vascular services
- Several area amenities including restaurants, hotels, health clubs, banks and shopping
- Located on main thoroughfare of Pickerington
- Pylon signage available for Tenant
- Ample parking

*For information, please contact:*

**Andrew Montooth, CCIM**

Managing Director

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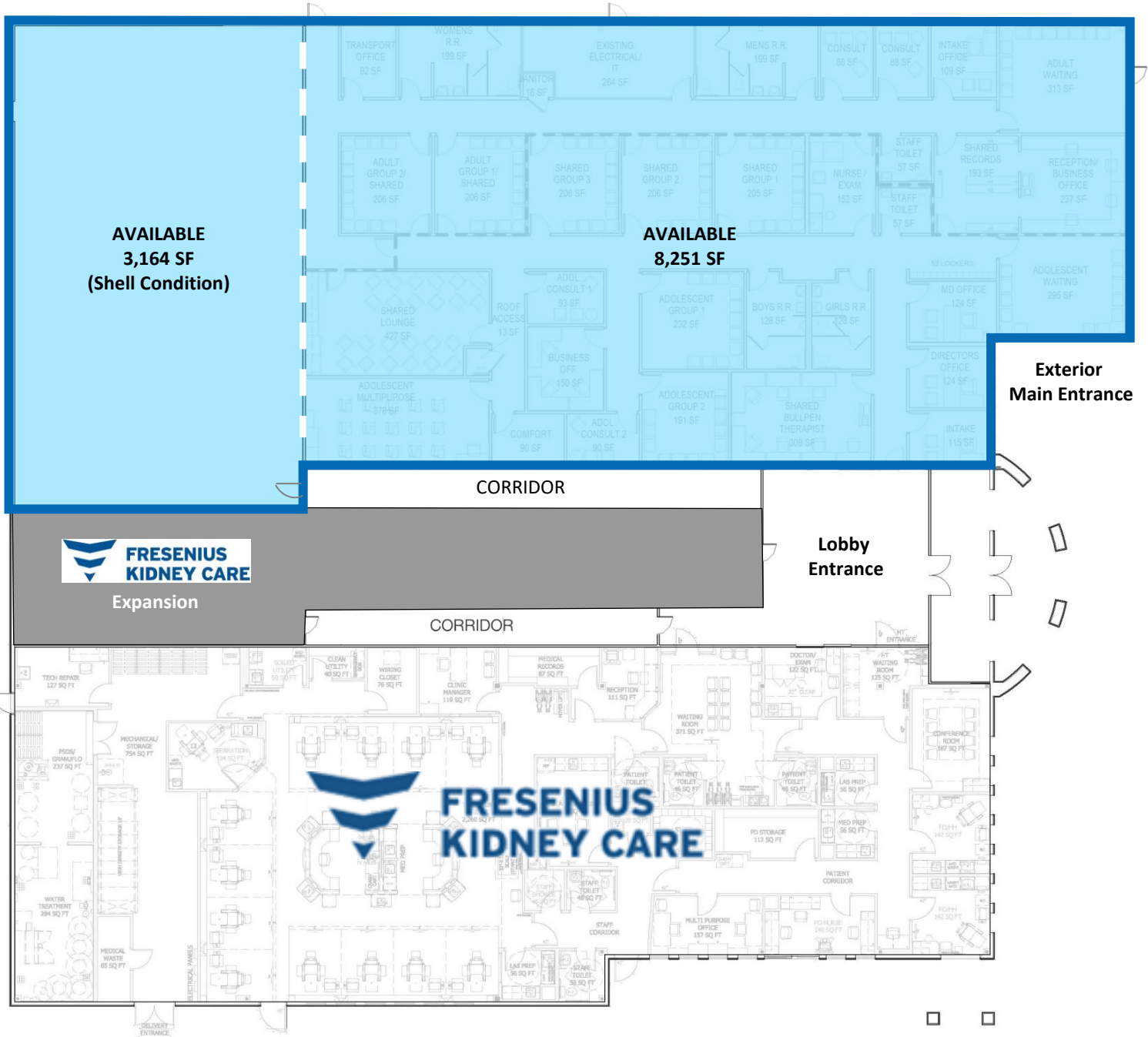


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# NEWMARK

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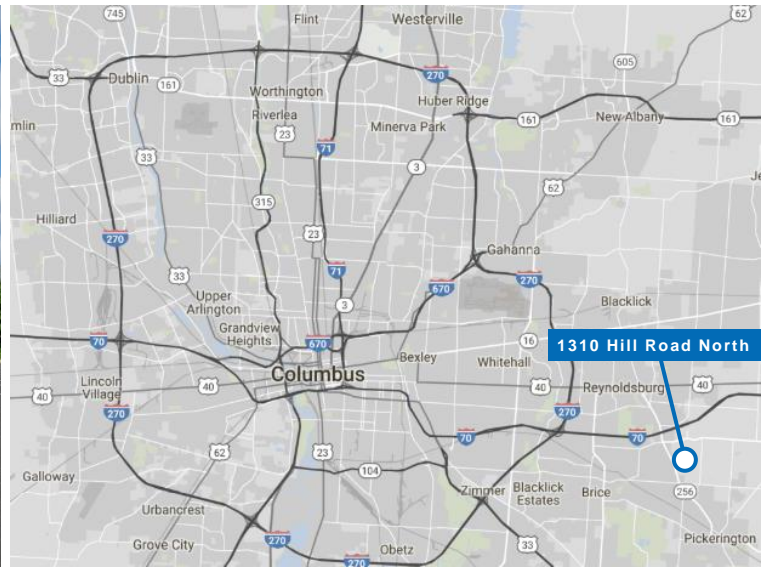


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Population	1 mile 3 miles 5 miles	8,922 72,388 172,308
Average Household Income	1 mile 3 miles 5 miles	\$118,757 \$92,077 \$86,465
Daytime Employment	1 mile 3 miles 5 miles	5,271 22,654 44,694
Traffic Counts	38,412 VPD	