

FOR LEASE

\$17.00/SF MG

480 Colonial Pkwy, Columbus, OH 43214

Medical Office for Lease in Columbus, Ohio

- CAM Charges Approximately +/- \$3.28/Sq Ft
- Main level space—handicap accessible.
- One story building with finished lower level.
- Shared entry space with owner of building.
- Common area conference area/break room.
- Approximately +/-2,200 Sq Ft available for lease.
- Space is in pristine condition, ready immediately.



Close Proximity to Riverside



Click Here for Video

REBECCA WITHROW, CCIM

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VALERIE TIVIN

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BEST CORPORATE REAL ESTATE
4608 SAWMILL ROAD, COLUMBUS, OH 43220 WWW.BESTCORPORATEREALESTATE.COM

This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

We have no reason to doubt its accuracy, but we do not guarantee it.

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Waiting Room



Receptionist Space



Exam or Office



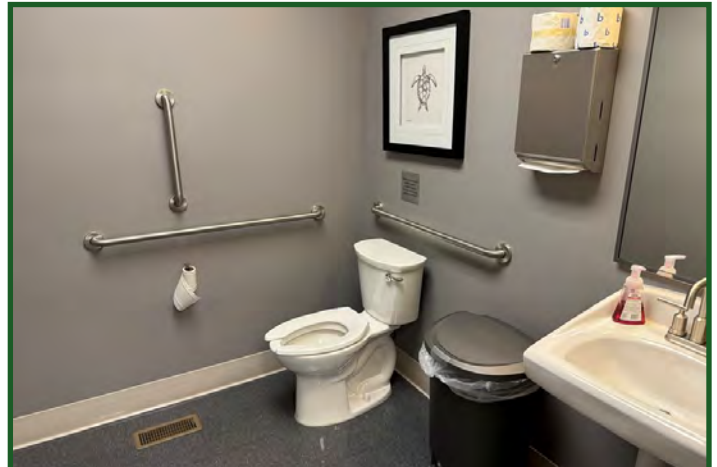
Receptionist Room



Hallway



Bathroom



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Property Information

LEGAL

Legal Property Description:	Office Suite
City:	Columbus
County:	Franklin
Lease Rate:	\$17.00/ SF MG
Parcel:	010-146832
Occupancy:	72%

LAND

Acreage:	0.762
Use:	Multi-Tenant Office Building

STRUCTURAL

Building Square Footage:	7,813
Unit Square Footage:	+/-2,200
Floors Above Ground:	1
Year Built:	1984

ADDITIONAL INFO

Additional Space can be leased in lower level: negotiable

Common Amenities:	Receptionist Area
	Conference Room and Waiting Area
	Break Room and Bathrooms

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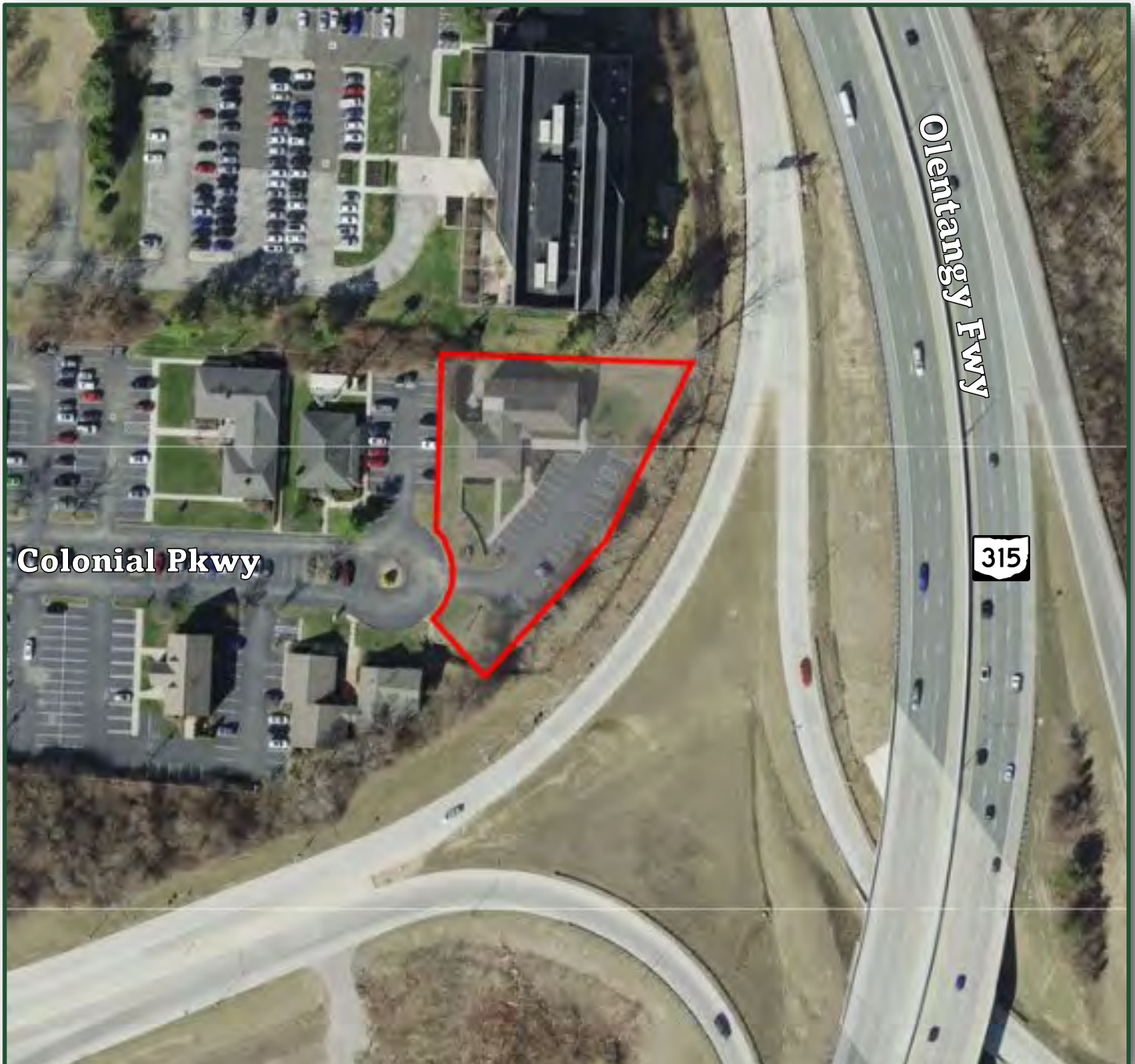


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Aerial View



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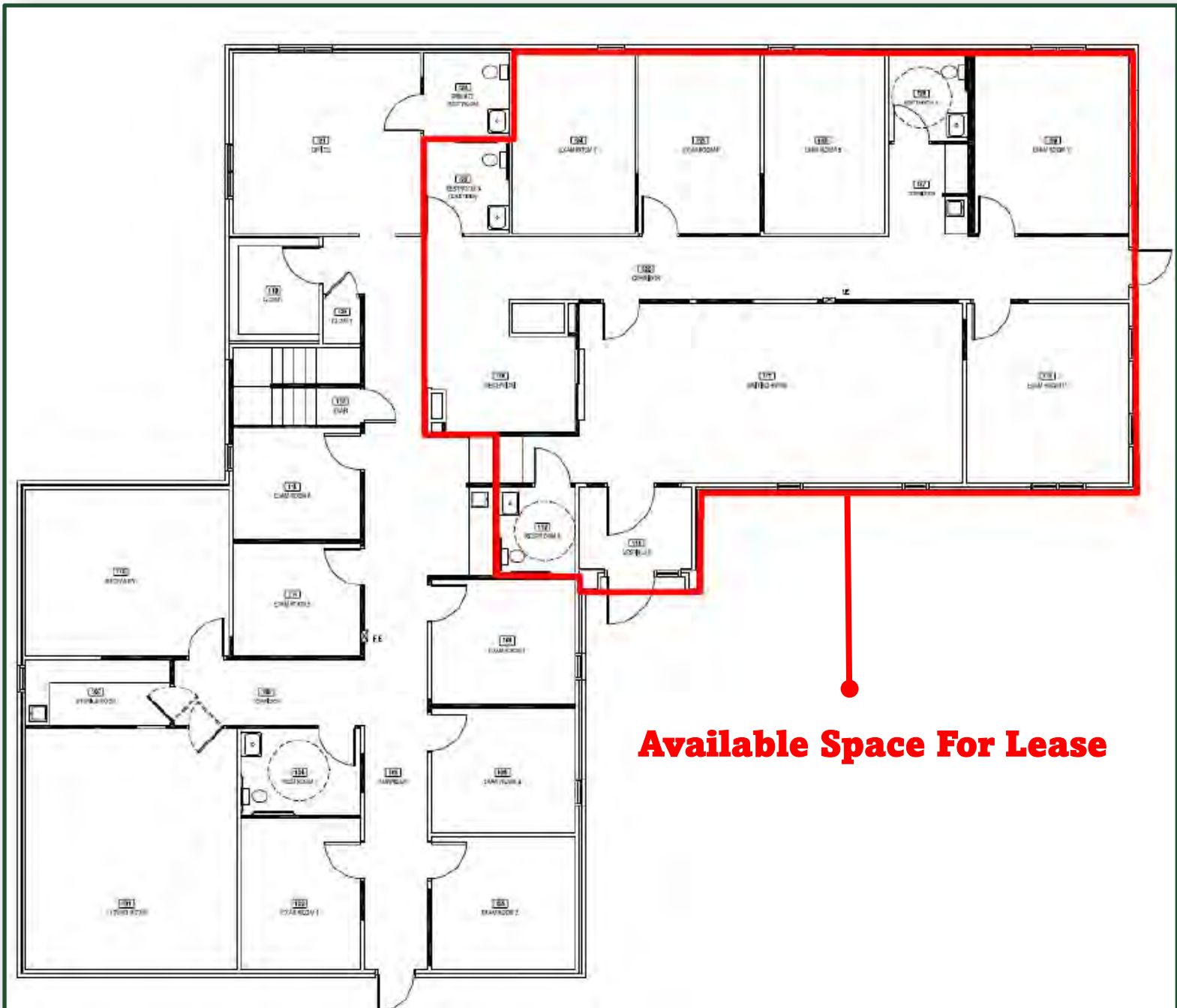


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First Floor



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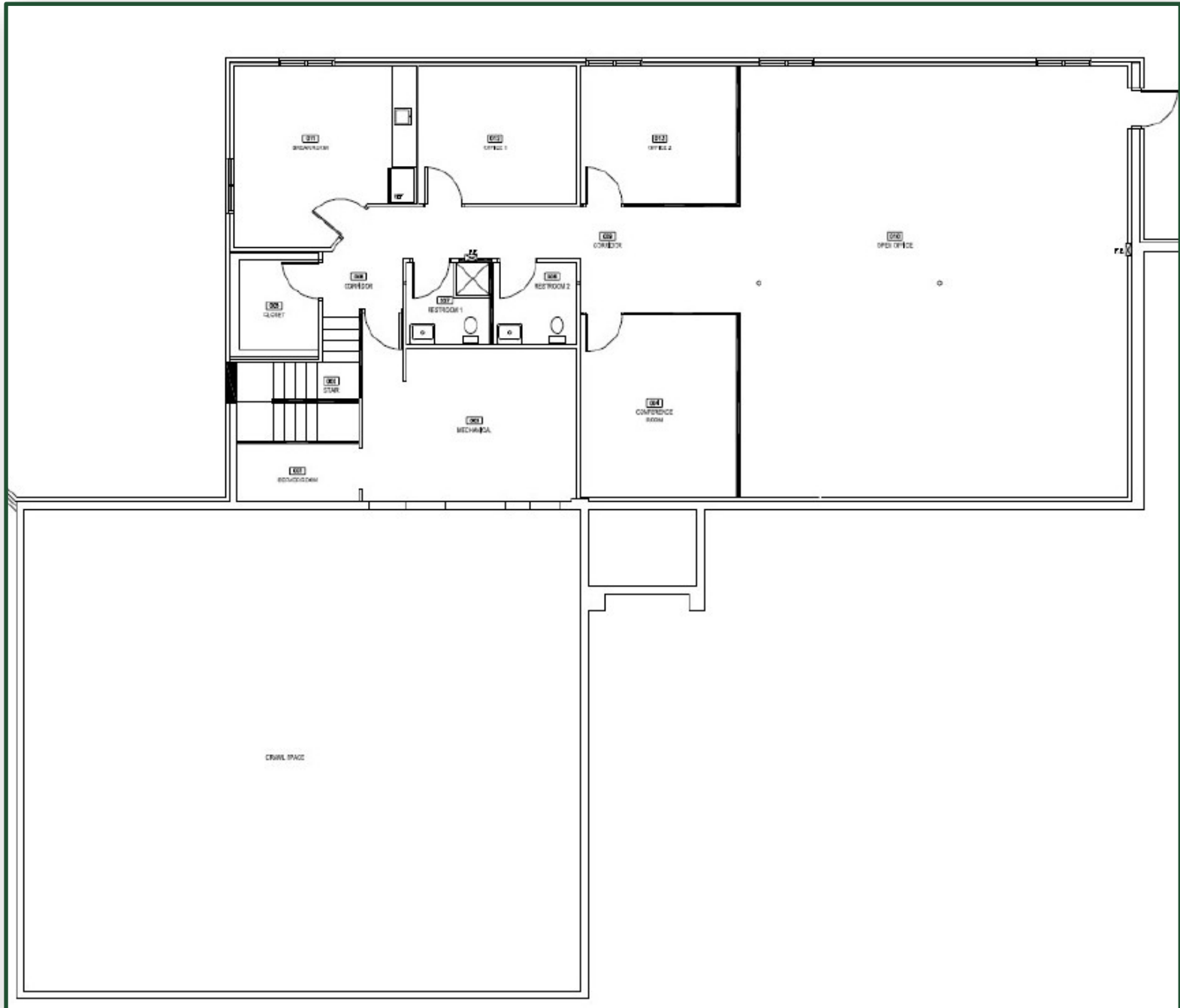


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Lower Floor



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Trade Aerial



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REGIONAL BENEFITS

*Line Drawings are Approximate



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LESS THAN 5 MINUTES FROM
OHIO STATE UNIVERSITY

5 MILES FROM DOWNTOWN
COLUMBUS AND I-270 OUTER BELT

CLOSE PROXIMITY TO HIGH
TRAFFIC ROUTE 315, WITH EXIT

NEIGHBORS OHIO HEALTH
RIVERSIDE MAIN HOSPITAL

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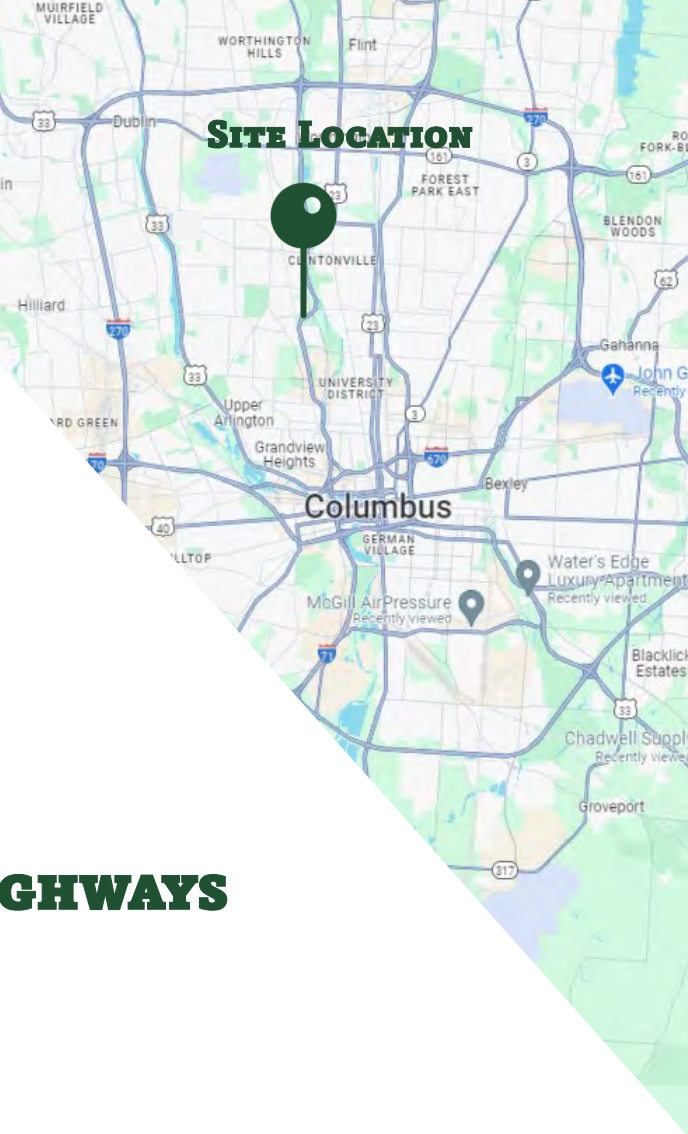


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TRAFFIC COUNT (2024)

Street	Avg Daily Volume
Ramp from SR315 SB To Olentangy River Rd	9,387
Olentangy River Rd - Latham Ct	23,553
Olentangy River Rd - Thomas Ln	22,816



NEARBY MAJOR ROADS & HIGHWAYS



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2023)		6,993	83,818	248,186
Households (2023)		6,421	48,636	126,161
Avg Household Income (2023)		\$82,761	\$64,600	\$58,576

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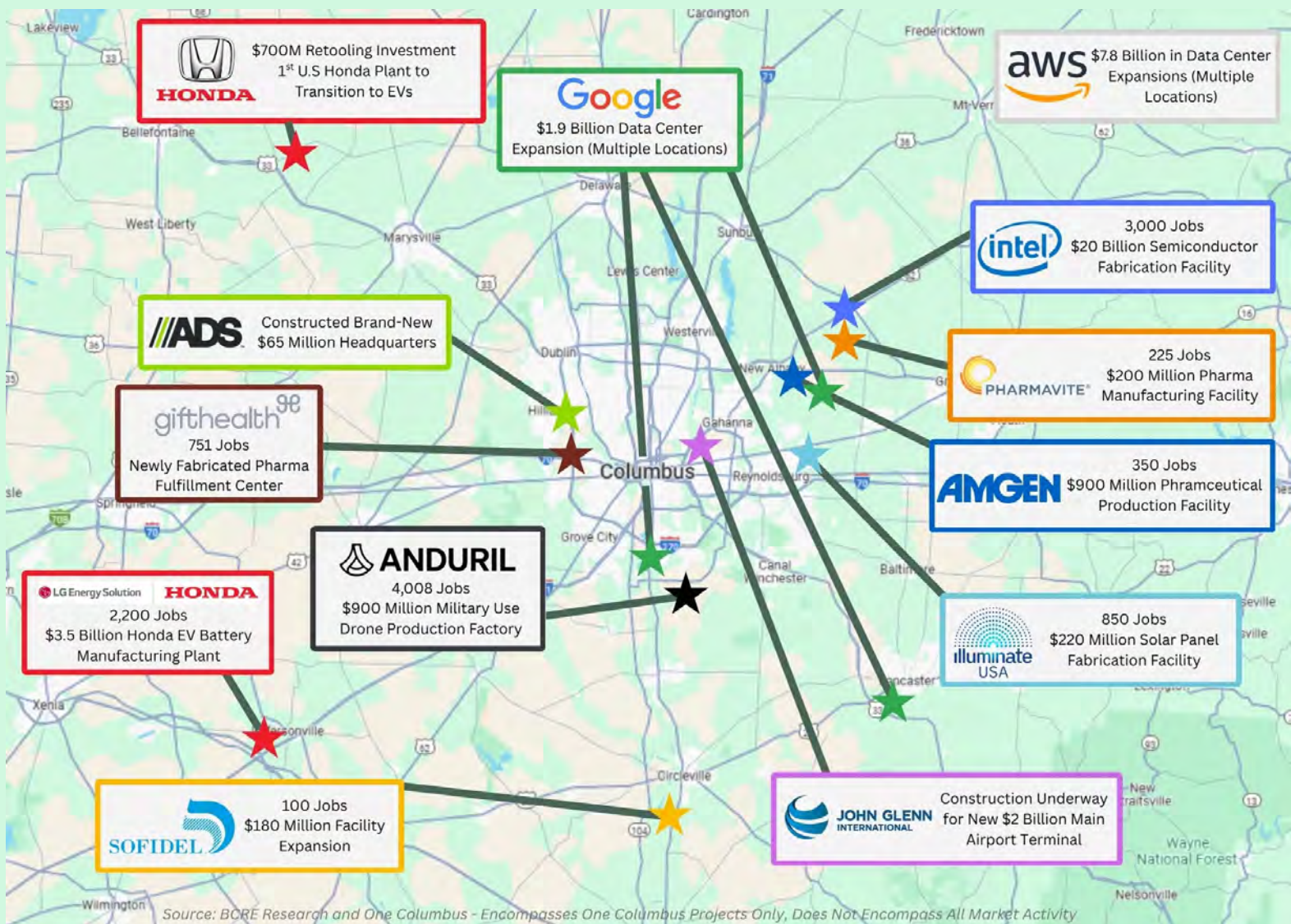
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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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Disclaimer And Confidentiality Agreement - Continued -

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