



SUBJECT PROPERTY

FOR LEASE NEW CONSTRUCTION
MEDICAL/OFFICE
AT HAMILTON QUARTER
NEW ALBANY | OHIO

EXECUTIVE SUMMARY

Elford Realty is pleased to present the opportunity to lease professional office space at the new premiere mixed-use development, Hamilton Quarter, located at the SR-161/Hamilton Road interchange in New Albany, Ohio.

Hamilton Quarter is a retail and office destination, with over 250,000 SF of retail (anchored by Target) and over 500,000 SF of medical/office space. Furthermore, it just is minutes from the growing New Albany Business Park, with a daytime employee population of more than 100,000, including Abercrombie & Fitch, Discover Financial Services, Bob Evans Farms, Inc., Facebook, Amazon and other major employers.

Additionally, this lease opportunity is adjacent to The Ohio State University Wexner Medical Center new large outpatient care facility planned for Hamilton Road and SR 161 in northeast Columbus. The site joins outpatient care expansion plans in Dublin and Powell. The comprehensive facilities are part of a new suburban outpatient care program that supports growth in the region and excellence in academic health care. At approximately 250,000 square feet, the \$137.9 million project will include ambulatory surgery, endoscopy, primary care, specialty medical and surgical clinics and related support space.

PROPERTY SUMMARY

LOCATION: SR-161 & HAMILTON ROAD INTERSECTION

RENTAL RATE: \$21.50/SF NNN

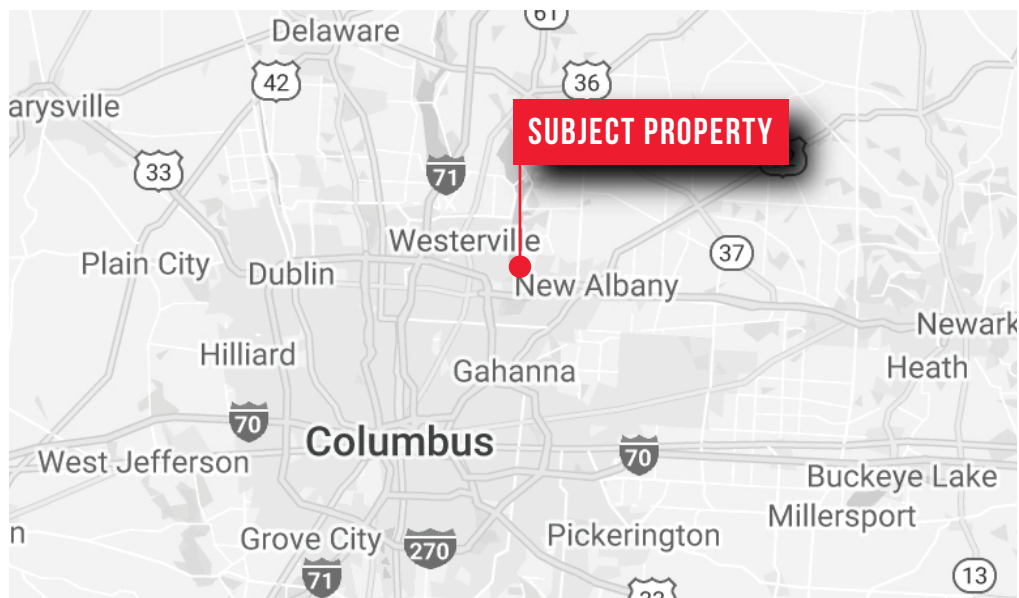
OP. EXPENSES: \$8.50/SF (ESTIMATED)

SF AVAILABLE: 45,000 SF

SIGNAGE: BUILDING SIGNAGE AVAILABLE

PARKING: 5/1,000

TIMING: TBD



PROPERTY HIGHLIGHTS



This for-lease opportunity is highlighted by a number of factors including prime location, brand new construction with built-to-suit opportunities, and easy accessibility via SR-161.



BUILDING AMENITIES

Class A, 3-story, 45,000 SF Medical Office Building. 15,000 sf floorplates divisible to 5,000 sf. Building signage available.



EXCELLENT LOCATION

Located within the Hamilton Quarter development that includes a new 250,000 sf OSU Wexner Medical Center Hospital (Open April 2021). Easily accessible to SR-161 with close proximity to I-270, New Albany, Gahanna and Westerville.

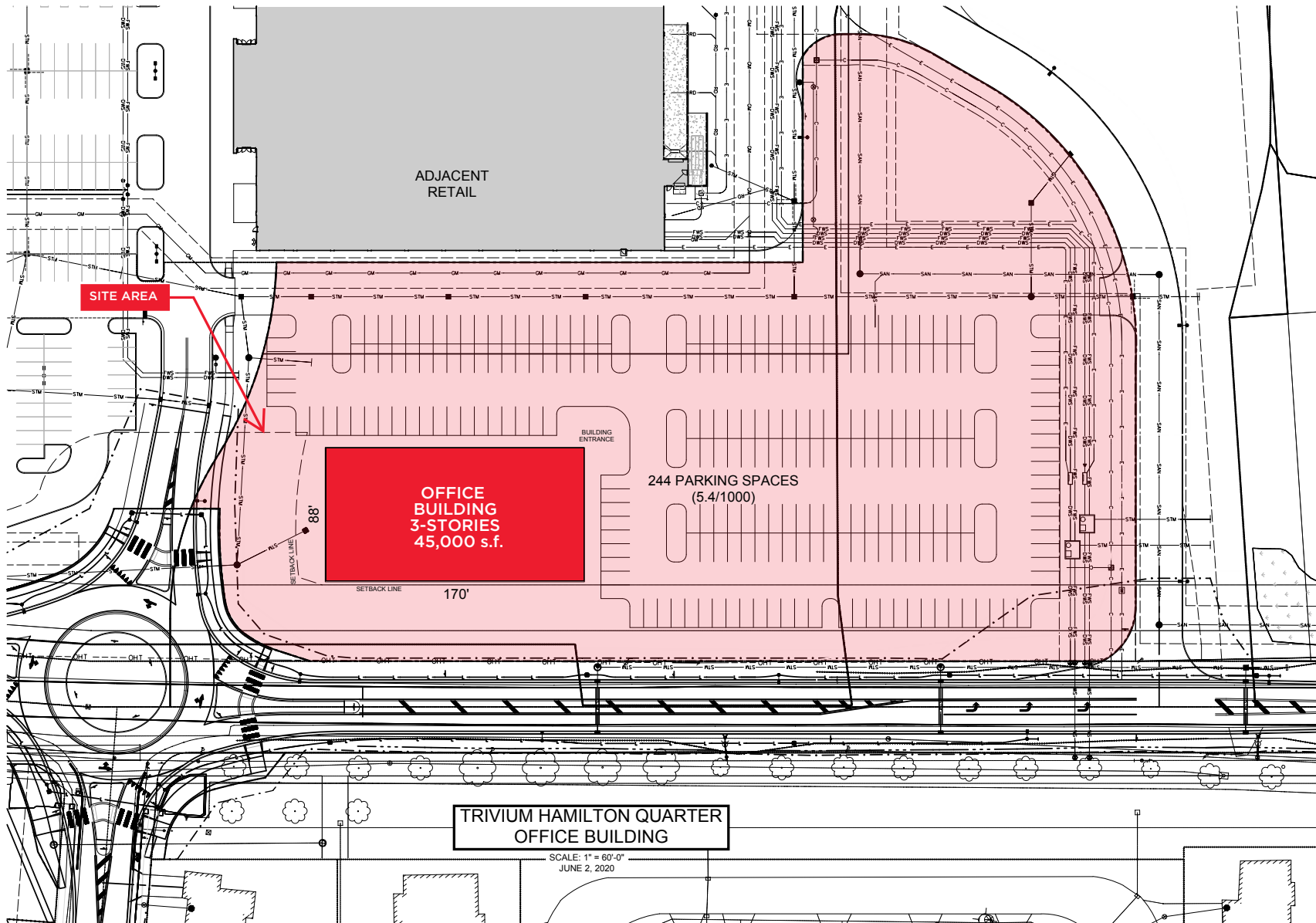


AREA AMENITIES

Numerous retail (Target, Hobby Lobby, etc.), restaurant (Starbucks, Chili's, Wendy's, Beerheads, Clean Juice, City BBQ, etc.), medical (OSU Hospital, OhioHealth ED), and hotel amenities (Fairfield Inn & Suites) within walking distance to the subject property.



SITE PLAN



AREA OVERVIEW

NEW ALBANY, OH | With several national accolades, including Wall Street Journal's 2019 Best Cities and Business Insider's #1 Best Suburb in America, New Albany, Ohio is a fantastic places to live, work and play.

Lined with white fences, the New Albany Country Club community is where sophistication meets traditional elegance. It is a collection of neighborhoods, each with their own unique characteristics yet connected by an extensive leisure path system. Meticulously crafted, the homes of New Albany Country Club are classic Georgian, each individually designed with construction of the highest quality.

Seventeen different neighborhoods surround the club's 27-hole Jack Nicklaus golf course. This master-planned community includes over 1,000 custom homes ranging in price from \$500,000 to over \$2,000,000. The New Albany Country Club community offers something for every lifestyle—from traditional single-family homes to low-maintenance patio home neighborhoods, as well as beautiful brick town homes reminiscent of Georgetown.

When it comes to business site selection, location planning and expansion, the City of New Albany, Ohio knows what it takes to get and keep business. That's why it attracts and retains a remarkable caliber and range of businesses, from Fortune 500 headquarters and mission critical operations to technology startups. In fact, the workforce has more than doubled in the last five years. The city is also home to the largest master planned business park in the state, the New Albany International Business Park, further making it a desirable area to bring your business.

<https://www.newalbanyohio.com/lifestyle-neighborhoods.php>



MAJOR AREA EMPLOYERS



MARKET OVERVIEW MAP



HAMILTON RD. CORRIDOR MAP





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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Elford Realty in compliance with all applicable fair housing and equal opportunity laws.

EXCLUSIVELY PRESENTED BY

ANDY MILLS, SIOR, CCIM

614-582-5521

amills@elfordrealty.com

KRISTY DANIEL, SIOR

614-560-7340

kdaniel@elfordrealty.com

JACKIE DELAY

216-956-1739

jdelay@elfordrealty.com

ELFORD REALTY, LLC

614-488-0000

Columbus, OH

www.elfordrealty.com





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CONTACT US FOR MORE INFO.

ANDY MILLS, SIOR, CCIM
614-582-5521
amills@elfordrealty.com

KRISTY DANIEL, SIOR
614-560-7340
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