



Building owned and managed by  
**HEALTHCARE REALTY**



**3650**  
**OLENTANGY**  
**RIVER ROAD**

## Class A Medical Office Space for Lease

2024 END OF YEAR LEASE INCENTIVES:

- \$150.00 gift card for qualified RFP's
- 100% commission paid upon lease execution

# Welcome to 3650 OLENTANGY RIVER ROAD



77,000 SF



4 floors



Proximal to OhioHealth  
Riverside Methodist Hospital



Highway visibility along SR-315  
and Olentangy River Road



Recent patio and common  
area upgrades



Nearby amenities



249 surface spaces and 80  
underground garage spaces

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**Leasing Information:**

Andy Dutcher  
+1 614 460 4403  
andrew.dutcher@jll.com

Caleb Struewing  
+1 614 460 4401  
caleb.struewing@jll.com





# Premier Location

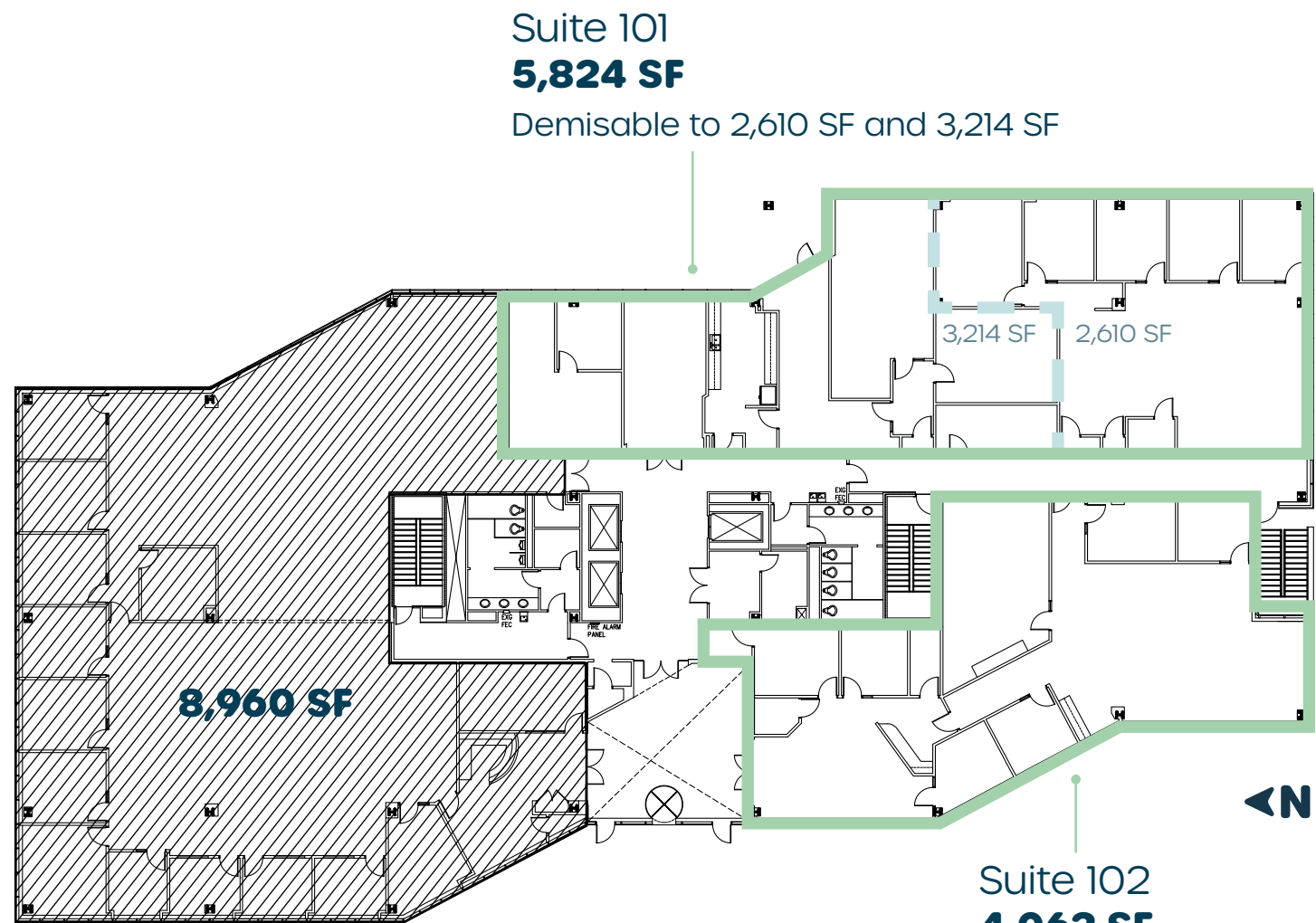
1. Roosters
2. El Vaquero Mexican Restaurant
3. Denny's
4. Wingstop
5. Skyline Chili
6. Raising Cane's Chicken Fingers
7. Pattycake Bakery
8. Smith's Restaurant and Deli
9. Starbucks
10. Starbucks
11. Starbucks
12. Cornerstone Deli & Cafe
13. Local Cantina - Clintonville
14. Understory
15. Panera Bread
16. Hounddog's Pizza
17. Ray Ray's Hog Pit Clintonville
18. Old North Arcade Bar
19. Jack & Benny's Old North Diner
20. Ledo's Tavern
21. Katalina's, Too!
22. Dough Mama Clintonville
23. Global Gallery Coffee Shop
24. Lavash Cafe
25. Cup O Joe Coffee House



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# First Floor

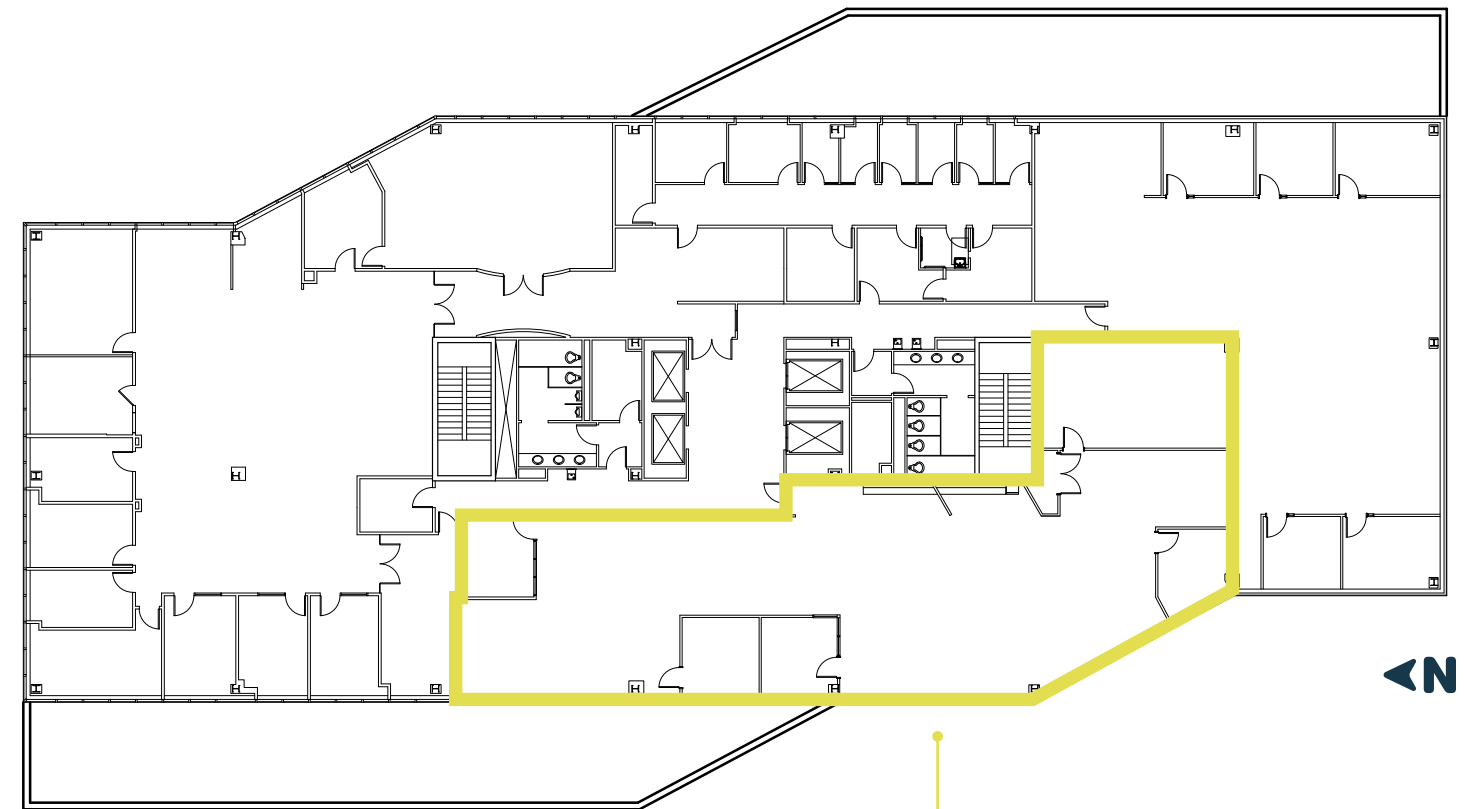


Suite 101  
**5,824 SF**  
Demisable to 2,610 SF and 3,214 SF

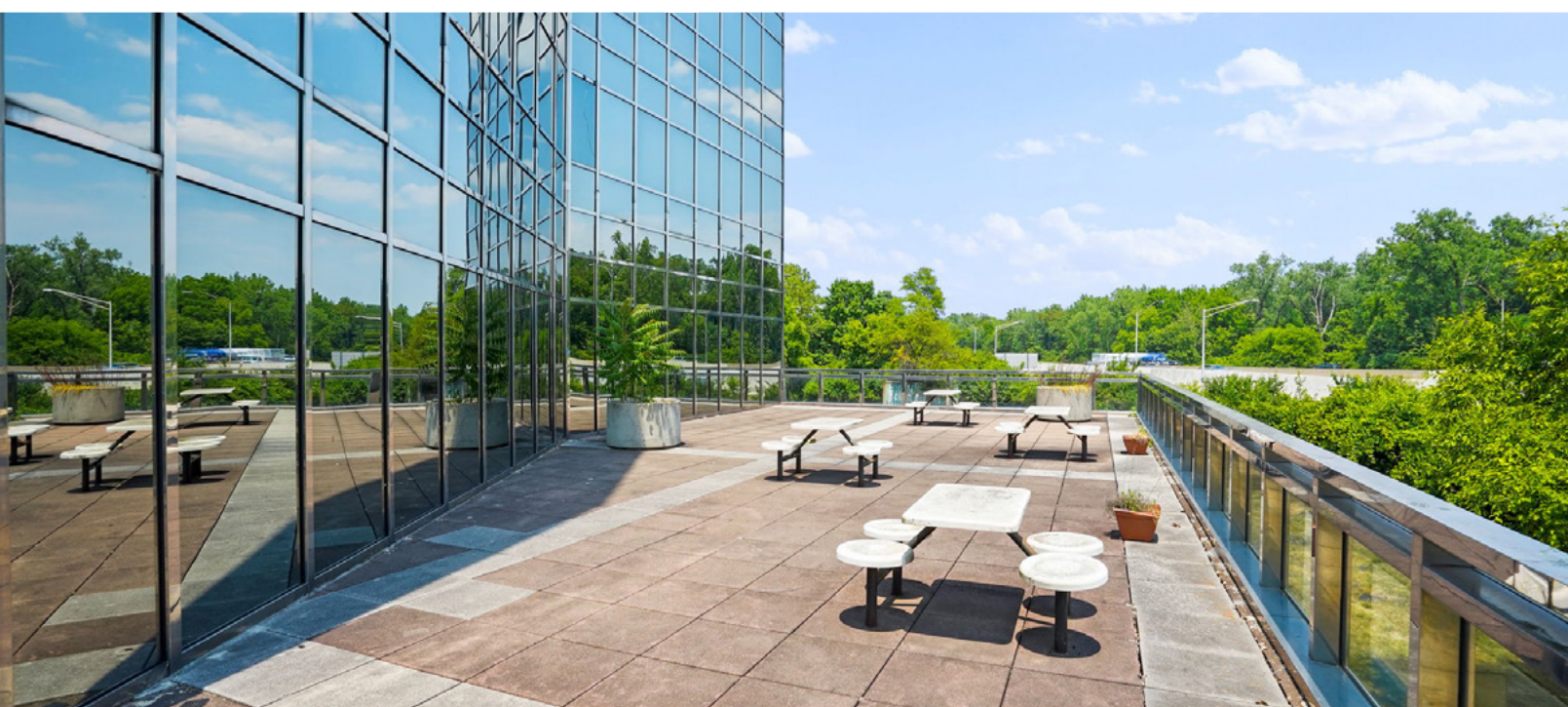
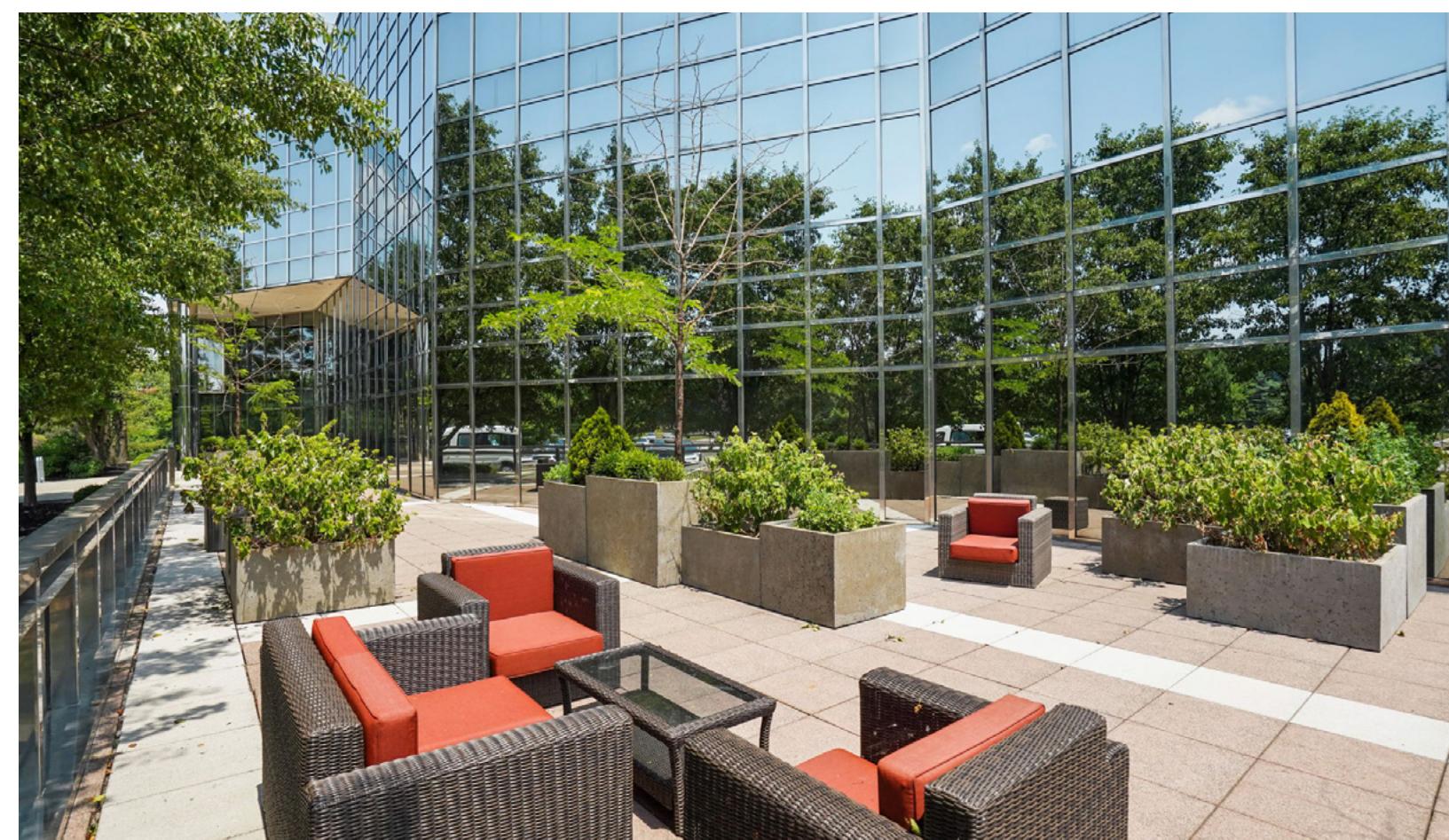
Suite 102  
**4,062 SF**  
Virtual Walkthrough

Suite 101 + Suite 102  
**10,318 SF contiguous**

# Fourth Floor



Suite 450  
**4,693 SF**  
Virtual Walkthrough





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