



# FOR LEASE

## PROPERTY HIGHLIGHTS:

- Building Size: 59,609 RSF
- 3,243 RSF available for lease
- Located on campus at Mercy Health  
Clermont Hospital in Batavia, OH
- Easily accessible from US Highway 32
- Located less than 8 miles from the growing  
Eastgate community and only 30 minutes  
from downtown Cincinnati
- Covered patient drop-off area

**MERCY CLERMONT  
MEDICAL OFFICE BUILDING**  
2055 HOSPITAL DRIVE  
BATAVIA, OH 45103

### CONTACT:

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EVP, Brokerage  
317.288.9011  
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### CORNERSTONE MEDICAL DEVELOPMENT

70 Birch Alley, Suite 240  
Beavercreek, OH 45440

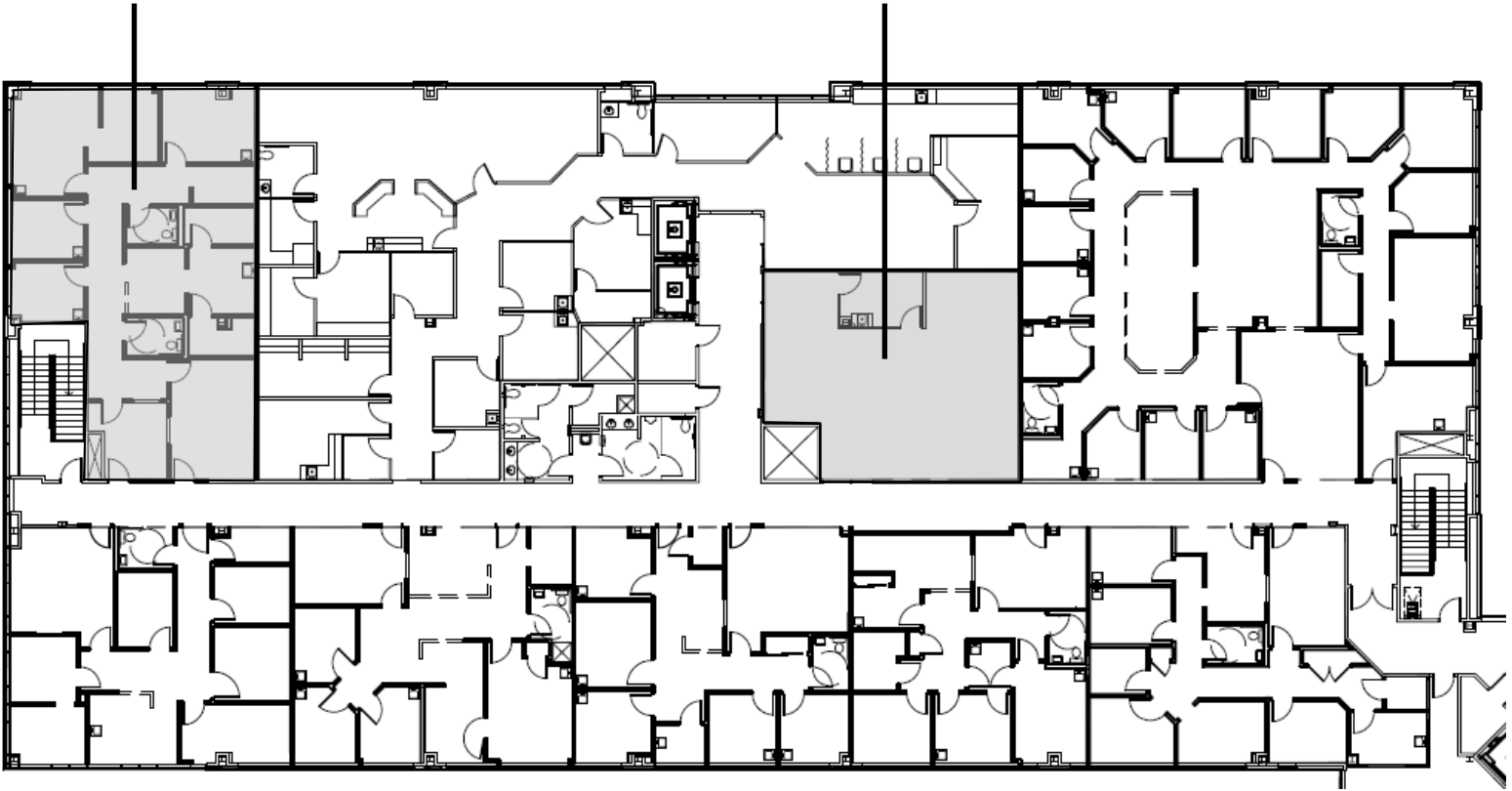


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# FLOOR PLAN

**SUITE 340**  
2,043 RSF

**SUITE 320**  
1,200 RSF



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# LOCATION



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# ABOUT THE OWNER

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Colony Capital (NYSE: CLNY) is a leading global investment management firm with a unique collection of real estate and real estate-related assets, and investment management product offerings, providing institutional and retail investors access to a range of attractive current yield and total return focused investment opportunities. Together, our deeply engaged and disciplined team of more than 400 professionals from around the world actively steward and grow this \$43 billion portfolio of real assets on behalf of our shareholders and limited partners.

In our 27-year history, we have owned, operated and invested more than \$100 billion of capital in real estate and real estate-related assets in 20 countries. We seek to create long-term value for our stakeholders while operating a sustainable portfolio and making a positive, lasting impact in our global communities through job creation, wage growth and professional development.

# ABOUT CORNERSTONE COMPANIES

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For more than 30 years, Cornerstone Companies, Inc. (Cornerstone) has been a proven expert in healthcare real estate. With an exclusive focus on the healthcare real estate industry, Cornerstone helps physicians, hospitals and third party owners **develop, build, lease, manage** and **optimize** their healthcare real estate while enhancing the patient and provider experience.

Headquartered in Indianapolis, Cornerstone is one of the largest integrated health care real estate companies in the United States with 100 full time associates. To date, Cornerstone has successfully completed more than 100 medical facilities of all types and currently manages more than 100 medical facilities encompassing approximately 5,000,000 square feet. We focus on the real estate so you can focus on your business.



For more, visit: [CornerstoneCompaniesInc.com](http://CornerstoneCompaniesInc.com)