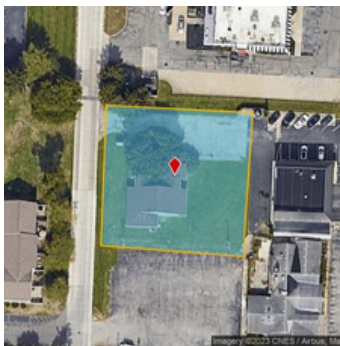




# 5945 SAWMILL RD. OFFICE/MEDICAL \$17.50 SF/YR

## features

- 1,216-2,616 SF
- Listed lease rate plus a proportional share of electrical cost
- Office intensive layout
- Fits 4 - 21 People
- Conference Rooms
- Space is in Excellent Condition
- Central Air Conditioning
- Private Restrooms
- Kitchenette
- Tons of Natural Light



Rick Fischer 614-595-3322



## PROPERTY OVERVIEW

- This property was designed for two office spaces, one at 1400 sf and the other at 1216 sq ft. The larger side is designed as a medical space with 4 exam rooms, sinks, a kitchenette, and an administration office. it includes an office/x-ray room with lined walls and 220v panel service. The building has an entrance to the foyer with entry doors on both sides and two restrooms. The building has a back hallway with locking doors to enter either side and or rear exit/entrance. The larger space includes a reception area when entering from the foyer and a waiting room/conference room with its own private restroom. There is a small kitchen that houses a refrigerator, dishwasher, sink, and storage cabinets.
- The 1216 sq. ft. has 3 offices, 2 open workstations, reception area/conference/waiting area. Additional area for refrigerator and microwave. The building has separate electric meters, AC, and heat for the two units.
- Over 1000sf basement for additional storage.

### PROPERTY FACTS

Building Type: Office

Year Built: 1990

Building Height: 1 Story

Building Size: 2,616 SF

Building Class: C

Typical Floor Size: 2,616 SF

Parking: 10 Surface Parking Spaces

#### Contacts:



Rick Fischer



614-595-3322

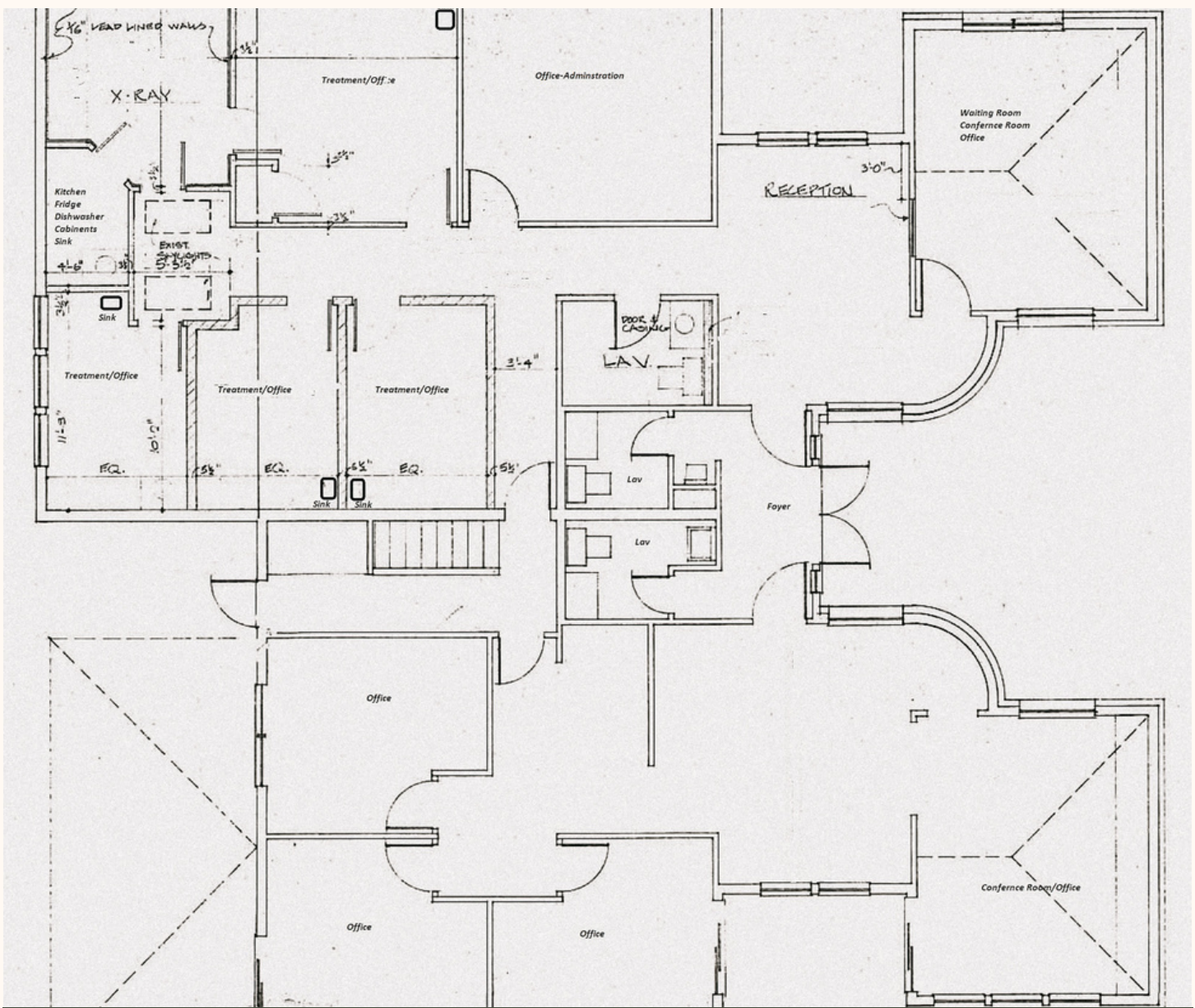


5549 Sawmill Rd.

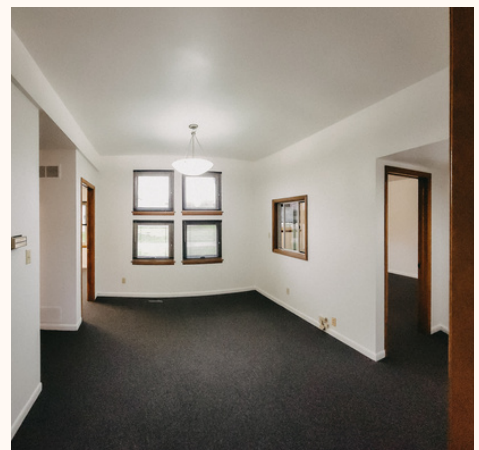


rick@micronics1.com

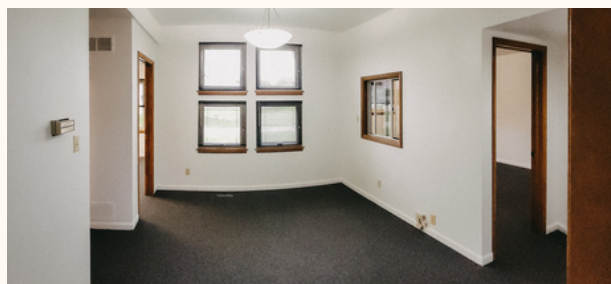




- Great space suitable for medical or office
- 5 exam rooms with sinks
- Near busy Sawmill Road retail corridor
- One mile south of I-270 and Sawmill Road exchange







More Information Call: 614-595-3322





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