

FOR SALE - 100% LEASED MEDICAL OFFICE BUILDING

2150 MARBLE CLIFF OFFICE PARK, Columbus, Ohio 43215



NAI Ohio Equities



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BUILDING OVERVIEW



NAI Ohio Equities is pleased to offer the opportunity to acquire a 100% leased, medical office building in Columbus, Ohio. 2150 Marble Cliff Office Park is a 12,991 SF, single-story medical office building ideally located in the highly desirable Grandview/Marble Cliff submarket. The property is 100% leased to two established healthcare tenants: Mount Carmel Medical Group and Elite Dental Partners. Constructed with an all-brick exterior, the building sits on 0.85 acres within Marble Cliff Office Park, a three-building professional campus environment. The site offers a strong parking ratio of 4.9 spaces per 1,000 SF, providing ample convenience for patients and staff. Surrounding land uses include a diverse mix of retail, office, industrial/flex properties, and both single-family and multi-family residential, supporting long-term tenancy stability and accessibility.

ADDRESS

2150 Marble Cliff Office Park,
Columbus, OH 43215

BUILDING SIZE

12,991 SF

ACRES

0.85

FLOORS

One (1)

YEAR BUILT

2004

PARCEL ID

143-000153-00

INVESTMENT HIGHLIGHTS

- Prime Medical Office Building in the Grandview Heights Submarket
- 100% Leased to Two Tenants
- Direct Individual Entrances from Parking Lot
- 4.9/1,000 SF Parking Ratio
- Numerous Amenities Nearby
- Easy Access to I-670
- Convenient to Grandview, Upper Arlington, and Downtown Columbus
- NOI \$217,865.19

SALE PRICE: \$2,995,000

CAP RATE: 7.27%

www.MarbleCliffMedical.com



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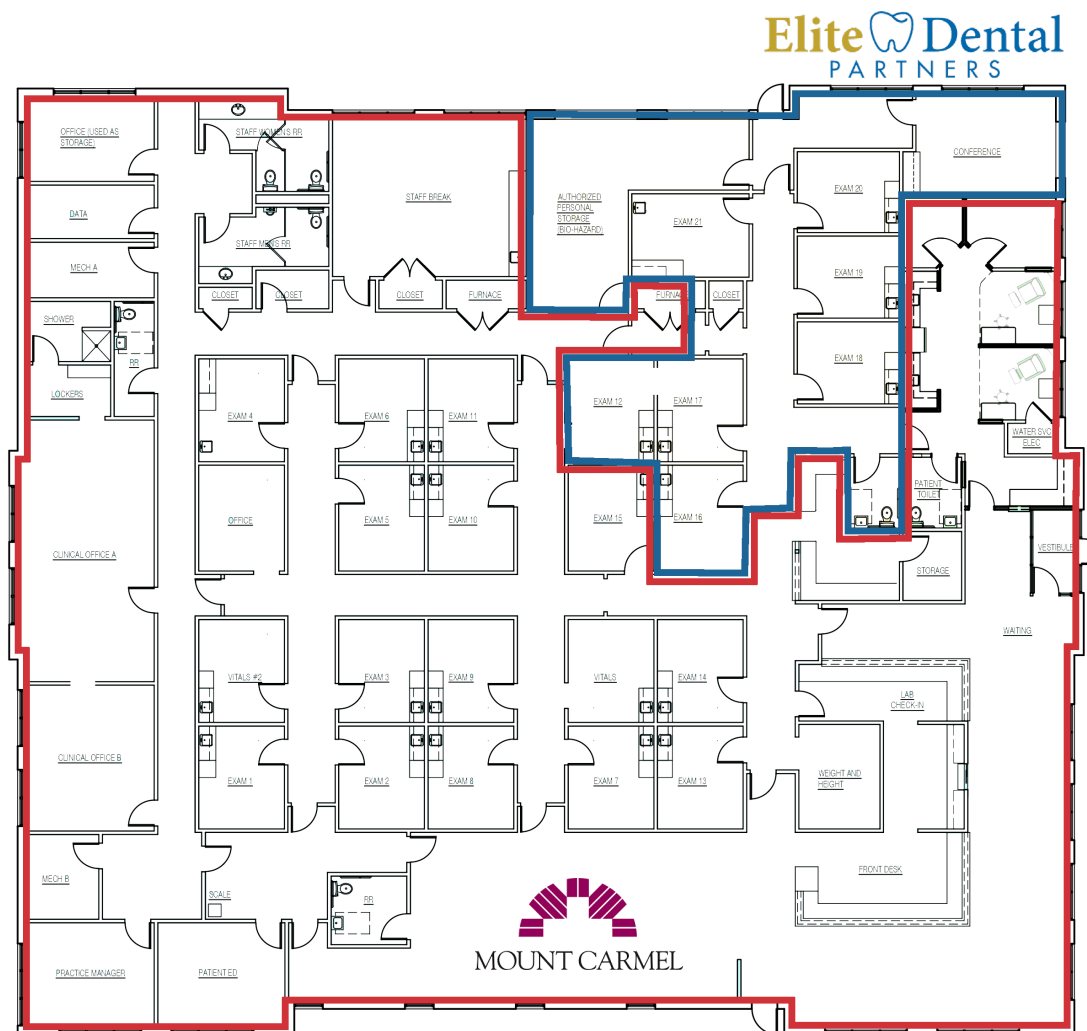
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OCCUPANCY OVERVIEW

TENANT	SUITE	SIZE (SF)	% GLA	EXPIRES
MOUNT CARMEL	A/B (RED)	10,778	82.9%	12/31/2027*
ELITE DENTAL	C (BLUE)	2,213	17.1%	10/31/2035
TOTALS		12,991	100%	

*Pending Renewal Through February 2032



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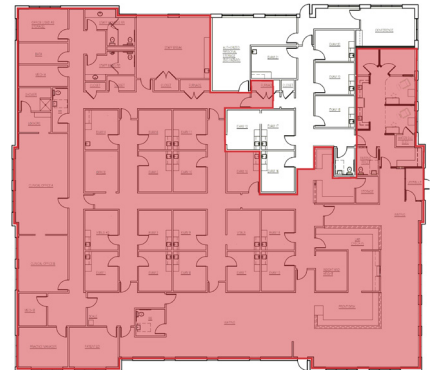
TENANT PROFILES



MOUNT CARMEL

Mount Carmel Health System, comprised of more than 9,000 colleagues, 2,051 physicians, and 507 volunteers, serves more than 1.3 million patients each each. As one of the largest integrated health systems in the community, Mount Carmel provides people-centered care at five hospitals – Mount Carmel East, Mount Carmel Dublin, Mount Carmel Grove City, Mount Carmel New Albany, and Mount Carmel St. Ann's – an inpatient rehabilitation hospital, free-standing emergency centers, outpatient facilities, surgery centers, urgent care centers, primary care and specialty care physician offices, community outreach sites and homes across the region.

Suite	SUITE B
Square Footage	10,778
Percent of GLA	82.9%
Tenant Since	2004
Lease Commencement	01/01/2023
Lease Expiration	12/31/2027
Lease Rate *As of 03/01/2026	\$16.98 NNN
Annual Increases	2.0%
Renewal Option	Two (2), Three (3) Year



<https://www.mountcarmelhealth.com/location/mount-carmel-medical-group-trivillage>

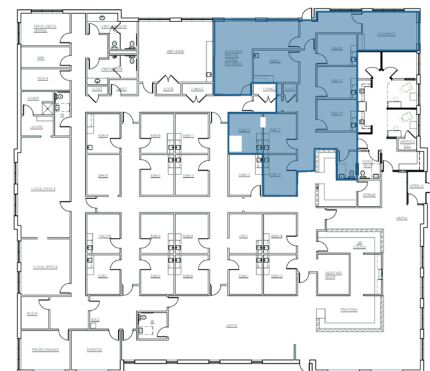
Elite Dental PARTNERS

Elite Dental Partners is a dentist-founded and dentist-centric, intent to improve the lives of dentists and their teams while they focus on providing the best dental care they can. Since 2014, we started with one dentist office in Creve Coeur, IL, and within 4 years grew to over 100. And we're still growing.

Today, we have over 80+ facilities in 10 states, support over 25 service lines, and employ over 1200 team members. Our collaborative knowledge taps into over 200 dentists and nearly 300 hygienists in the Elite Dental Partners family.

Elite Dental Partners assists dental practices with the non-clinical challenges they face by providing industry proven business management support services. We collaborate with our affiliated dentists to scale their businesses while improving efficiency and profitability.

Suite	C
Square Footage	2,213
Percent of GLA	17.1%
Tenant Since	2025
Lease Commencement	06/01/2025
Lease Expiration	10/31/2035
Lease Rate	\$15.75 NNN
Annual Increases	2.5%
Renewal Option	Two (2), Five (5) Year



<https://www.elitedentalpartners.com/>

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FINANCIAL ANALYSIS

Property Address: 2150 Marble Cliff
 Property Size: 12,991
 Occupancy: 12,991 100.0%
 Vacancy: 0 0.0%

In-Place Rent Roll - March 2026

Tenant Name	Suite	Square Feet	Rent RSF	Annual Rent	Add'l Monthly Rent	Start Date	Lease Exp Date
Mount Carmel	A/B	10,778	\$ 16.98	\$ 183,010.44	\$ 7,658.51	1/1/2023	12/31/2027
Elite Dental Partners, LLC	C	2,213	\$ 15.75	\$ 34,854.75	\$ 1,572.49	6/1/2025	10/31/2035
Totals	2 Suites	12,991	\$ 16.77	\$ 217,865.19	\$ 9,231.00		

Income & Expense Summary

Income	PSF	Total	Summary	PSF	Total
Base Rent	\$ 16.77	\$ 217,865.19	Total Income	\$ 25.30	\$ 328,637.19
Additional Rent	\$ 8.53	\$ 110,772.00	Total Expenses	\$ (8.53)	\$ (110,772.00)
Total Income	\$ 25.30	\$ 328,637.19	Net Operating Income	\$ 16.77	\$ 217,865.19

Expenses (Estimated)	PSF	Total	Pricing	CAP%	PSF	Total
Utilities (Lot Lighting)	\$ 0.09	\$ 1,128.00	In Place NOI	7.27%	\$ 230.54	\$ 2,995,000
Maintenance/Repairs	\$ 0.12	\$ 1,500.00				
Trash	\$ 0.32	\$ 4,146.00				
Grounds	\$ 0.80	\$ 10,350.00				
Administrative	\$ 0.55	\$ 7,176.00				
Insurance	\$ 0.58	\$ 7,472.00				
Real Estate Taxes	\$ 6.08	\$ 79,000.00				
Other	\$ -	\$ -				
Total Expenses	\$ 8.53	\$ 110,772.00				



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PHOTOGRAPHS



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PHOTOGRAPHS



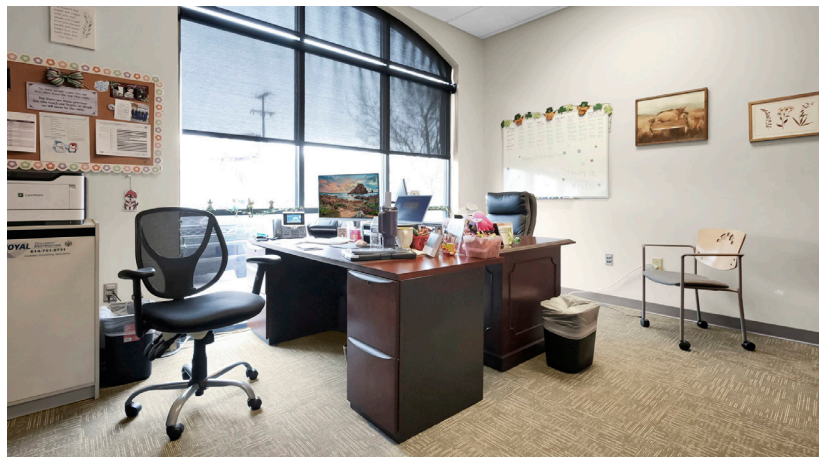
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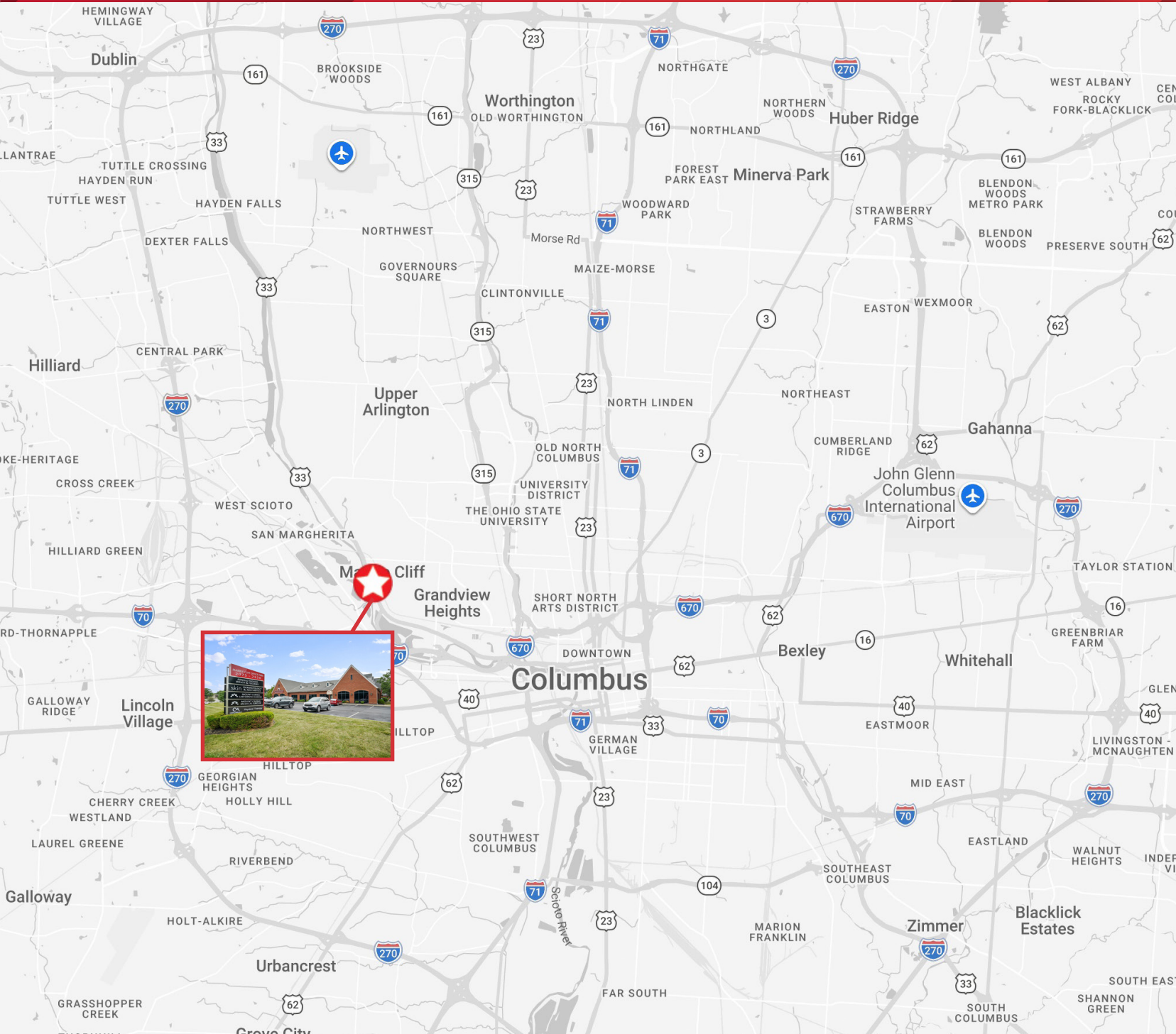
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LOCATION MAP



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SUBMARKET INFO



Nestled in the heart of the U.S., Grandview Heights, Ohio, offers businesses a strategic location within the thriving Columbus metropolitan area, one of the fastest-growing regions in the Midwest. Just minutes from downtown Columbus, Grandview Heights provides seamless access to major highways, including I-70 and I-71, and is a short drive from John Glenn Columbus International Airport, making national and global connectivity effortless. The city is well-served by public transportation and boasts walkable streets, enhancing accessibility for employees and customers alike. As a full-service city with an exceptional ISO Class 2 fire protection rating, Grandview Heights helps businesses reduce insurance costs while benefiting from top-tier municipal services. With a vibrant commercial landscape, strong economic development partnerships, and a commitment to quality of life, Grandview Heights is the smart choice for businesses ready to grow and thrive.

For more information visit: <https://www.grandviewheights.gov/>



THE CITY OF
**GRANDVIEW
HEIGHTS**



The Village of Marble Cliff strives to maintain a safe and close community, foster economic development, embrace sustainability, and honor its history.



The Village of Marble Cliff is a safe, community-focused upscale village nestled in the Tri-Village area northwest of Columbus, Ohio. Now considered an inner-ring suburb, the village was settled in 1890 and incorporated in 1901. Marble Cliff is ideally situated close to downtown Columbus, major highways, Port Columbus International Airport and medical and research centers. The Ohio State University is an easy 10-minute drive away, without the hassle of freeway congestion. Marble Cliff is located within a half-hour of most locations within Franklin County. For more information visit: <https://marblecliff.org/>

HIGHLY DESIRABLE SUB-MARKET

DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population	11,625	122,116	349,709
Income	\$175,362	\$128,212	\$115,359
Housing	5,906	53,014	153,941



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