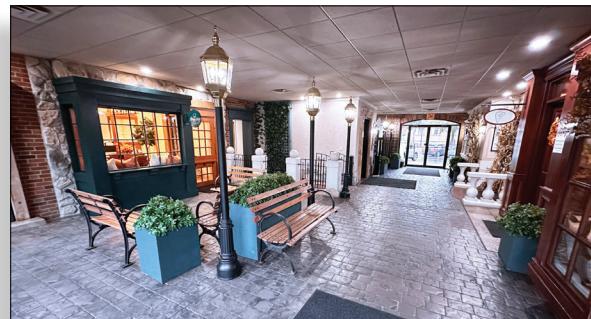




PROMINENT WORTHINGTON PROFESSIONAL OFFICE/MEDICAL SUITES

Property:

- ±21,981 Sq. Ft. two-story multi-tenant property
- ±550,1,595 up to 2,145 Sq. Ft. units available
- Elevator access
- Abundant parking
- Professionally managed
- New roof 2025



Location:

- Close proximity to a variety of banks and restaurants
- ±1 mile to I-270 via North High St./US-23
- Easy access to Rt. 161 & Rt. 315 Interchange



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[DETAILS](#)

Property Specifications:

- ±21,981 Sq. Ft. multi-tenant property
- ±550,1,595 up to 2,145 Sq. Ft. units available
- Ideal for professional medical/office uses
- Situated ±1.85 acres
- New roof 2025

Rental Rate:

- \$9.50/Sq. Ft. NNN
- 2025 Estimated Operating Expenses: \$10.68/Sq. Ft. (taxes, insurance, CAM)

Available Suites:

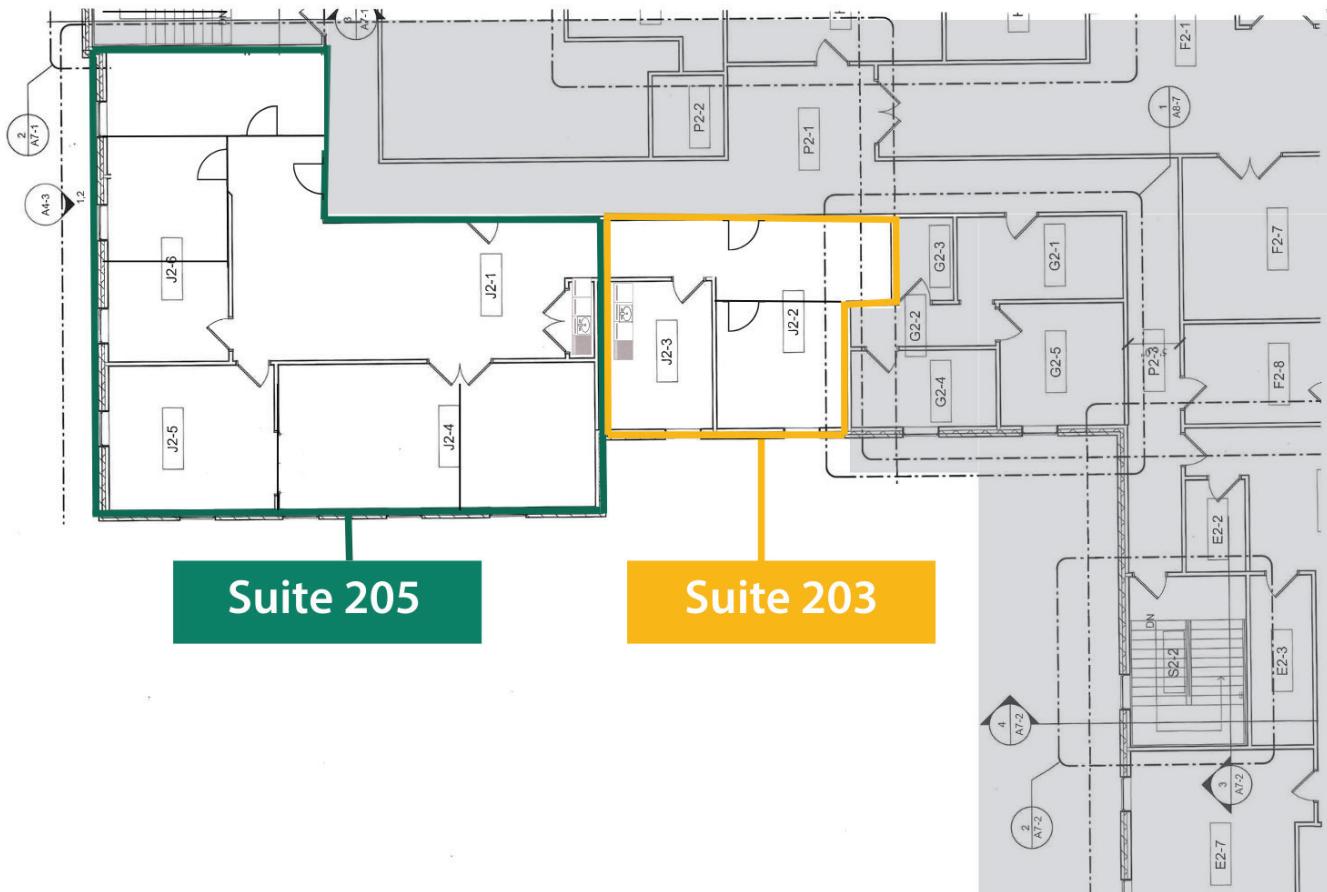
| Unit | Size SF | Max Avail |
|------|---------|-----------|
| 203 | 550 | 2,145 |
| 205 | 1,595 | 2,145 |

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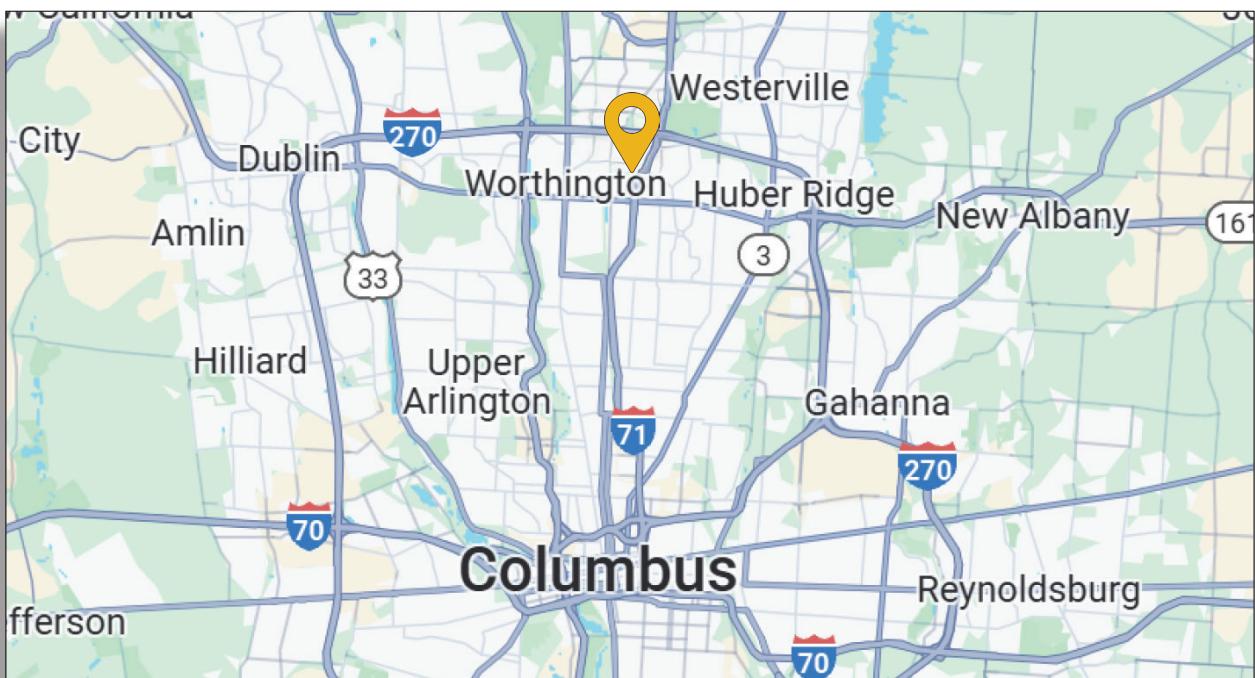


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