

**FOR LEASE**



## **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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**Rj BOLL Realty, Ltd.**  
5115 Parkcenter Ave., Ste. 275  
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614.799.2100





**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:**

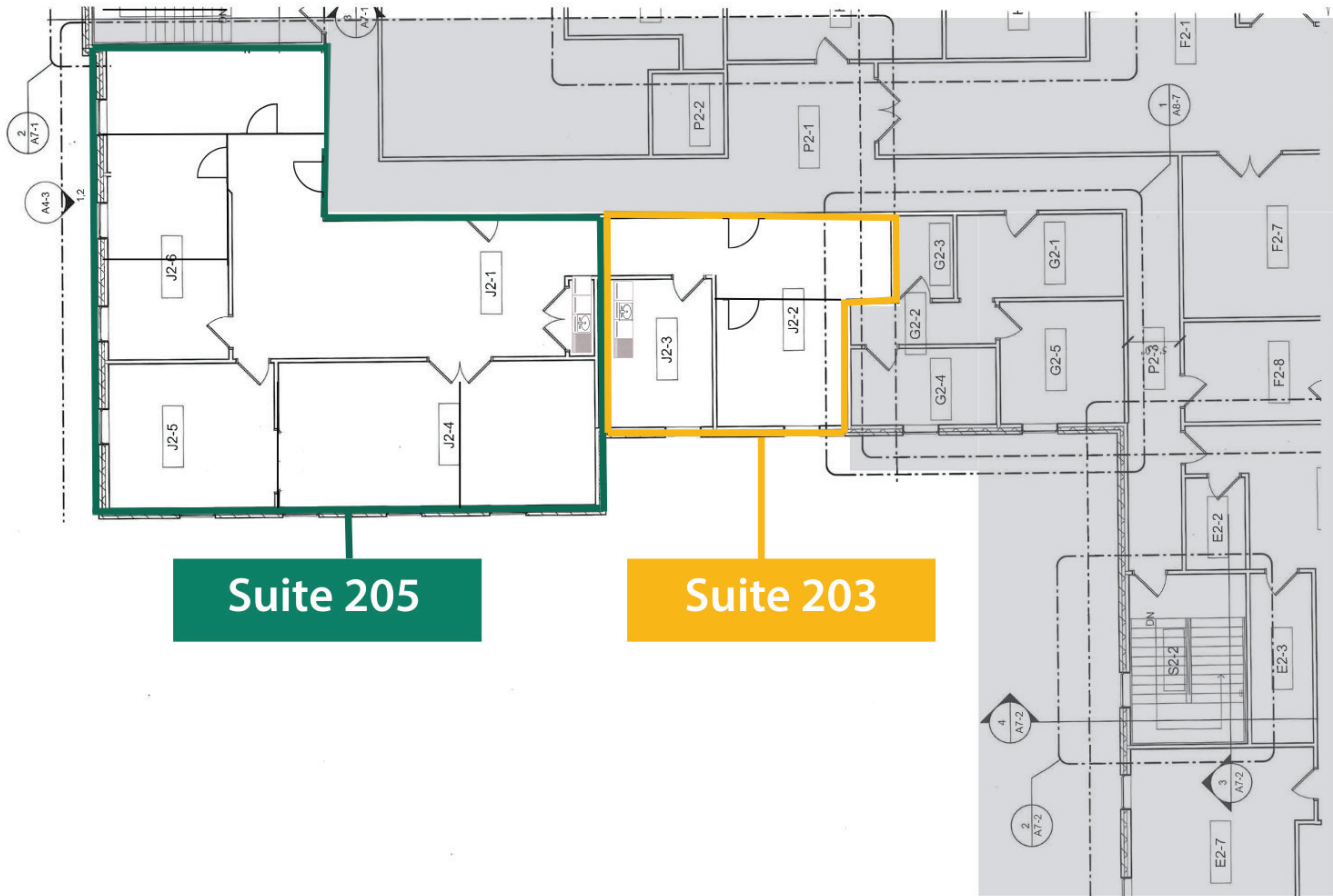
Unit	Size SF	Max Avail
203	550	2,145
205	1,595	2,145

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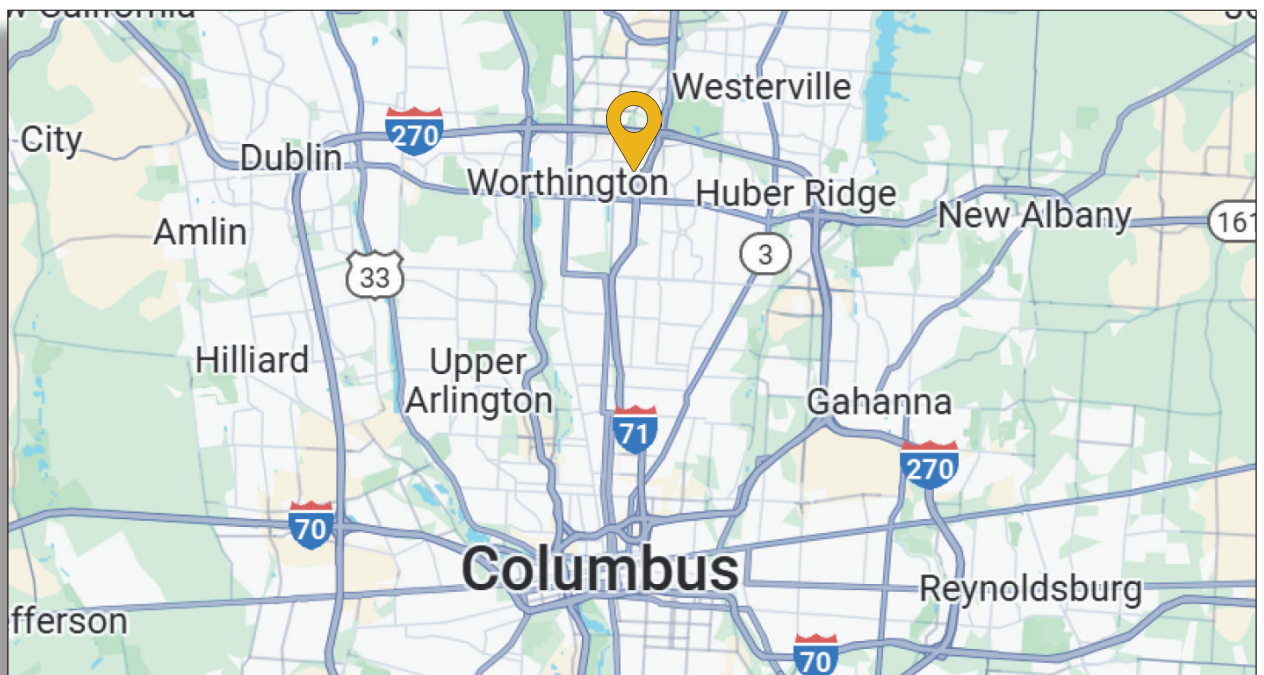
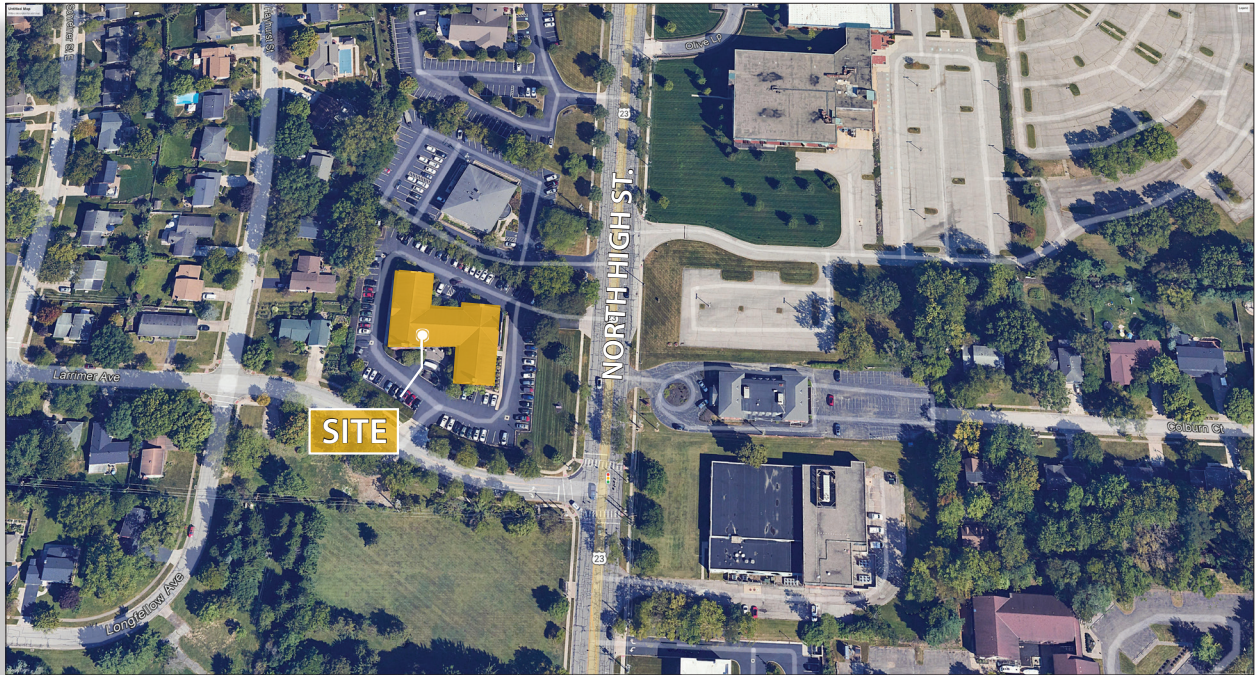
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