

440 Beecher Road
Gahanna, OH 43230

MEDICAL OFFICE FOR LEASE



BRADFORD KITCHEN, SIOR
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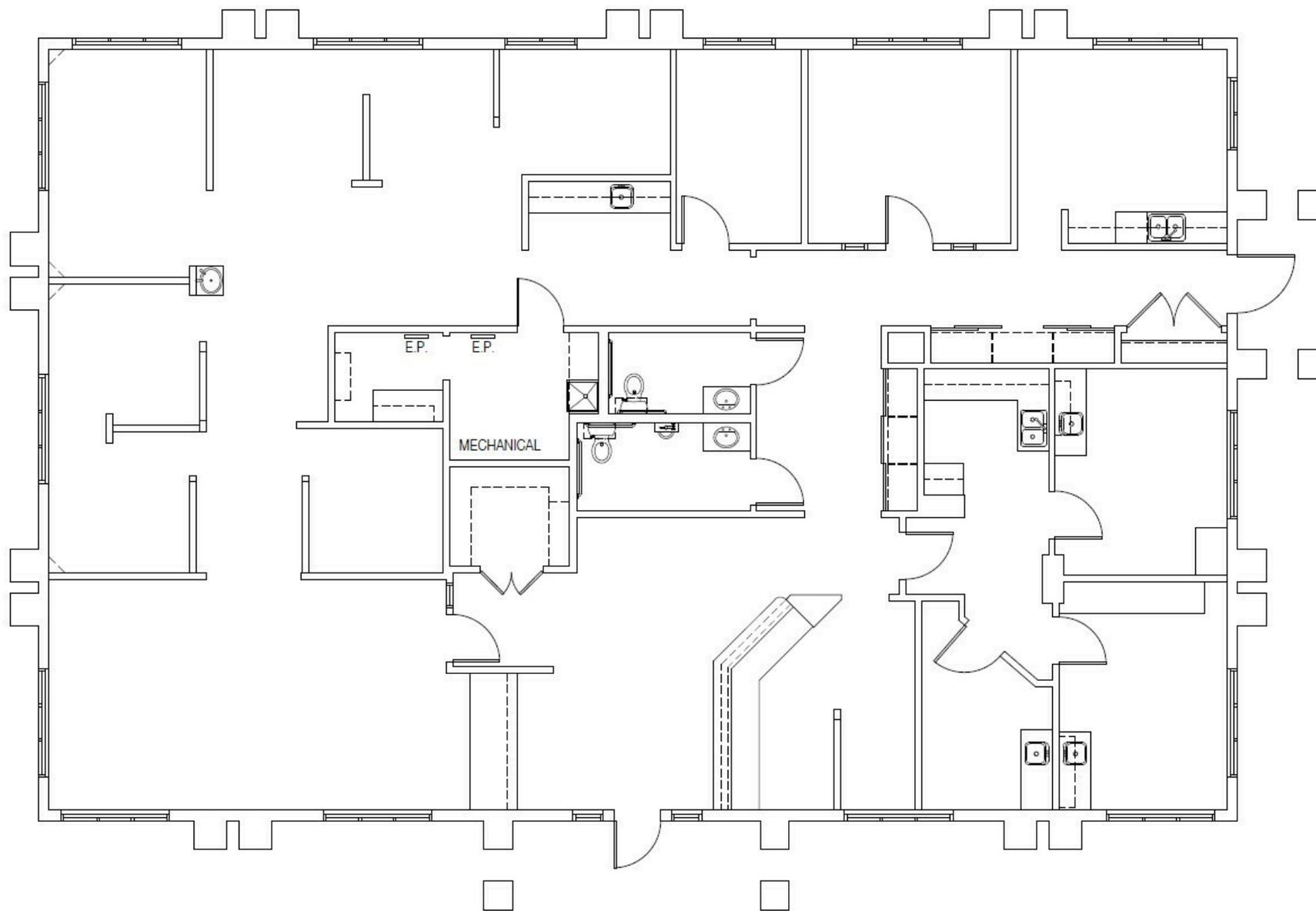
Property Highlights

- Formerly a dental and medical office, this suite is move-in ready as a dental, medical or professional office.
- Professional reception and comfortable waiting area designed for smooth patient flow.
- Exam rooms have sinks and cabinetry for medical use.
- Located in a medical and professional office park near many other medical practices including: Central Ohio Primary Care (COPC), Ohio State University Primary Care, Ohio Health, Midwest Breast & Aesthetic Surgery, Ohio ENT, Columbus Spine Pain Management, Gahanna Orthopedics, and Beecher Crossing Dental.

Offering Summary

Lease Rate	\$15.95 SF/yr (Net)
Available SF	3,750 SF
Building Size	3,750 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	5,260	76,099	332,688
Total Population	11,881	189,469	813,308
Average HH Income	\$134,396	\$114,416	\$100,023

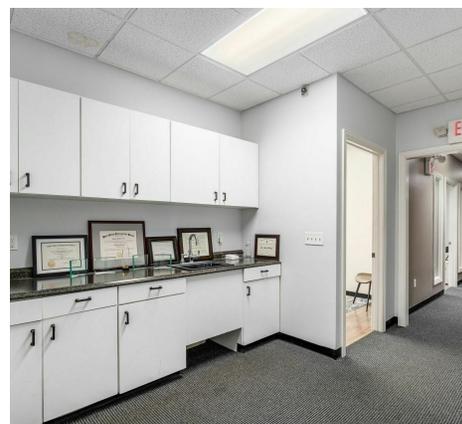
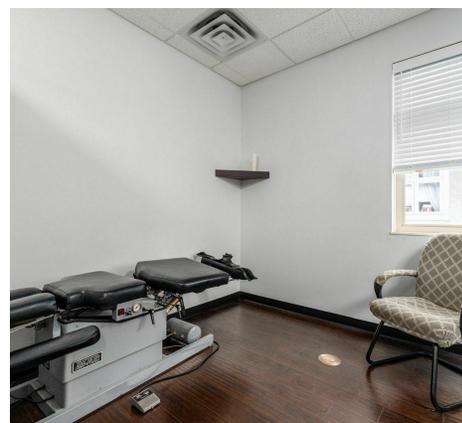


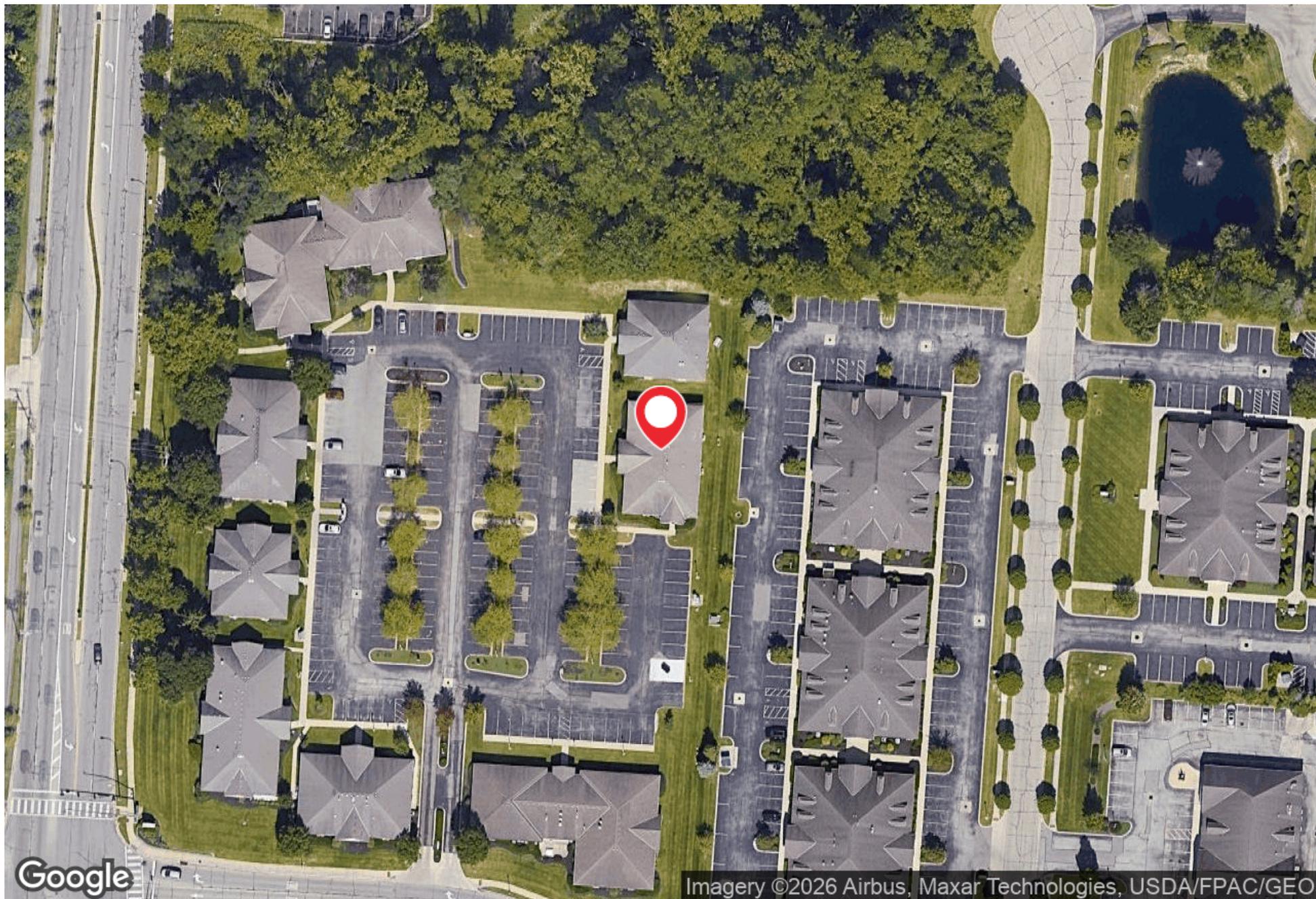
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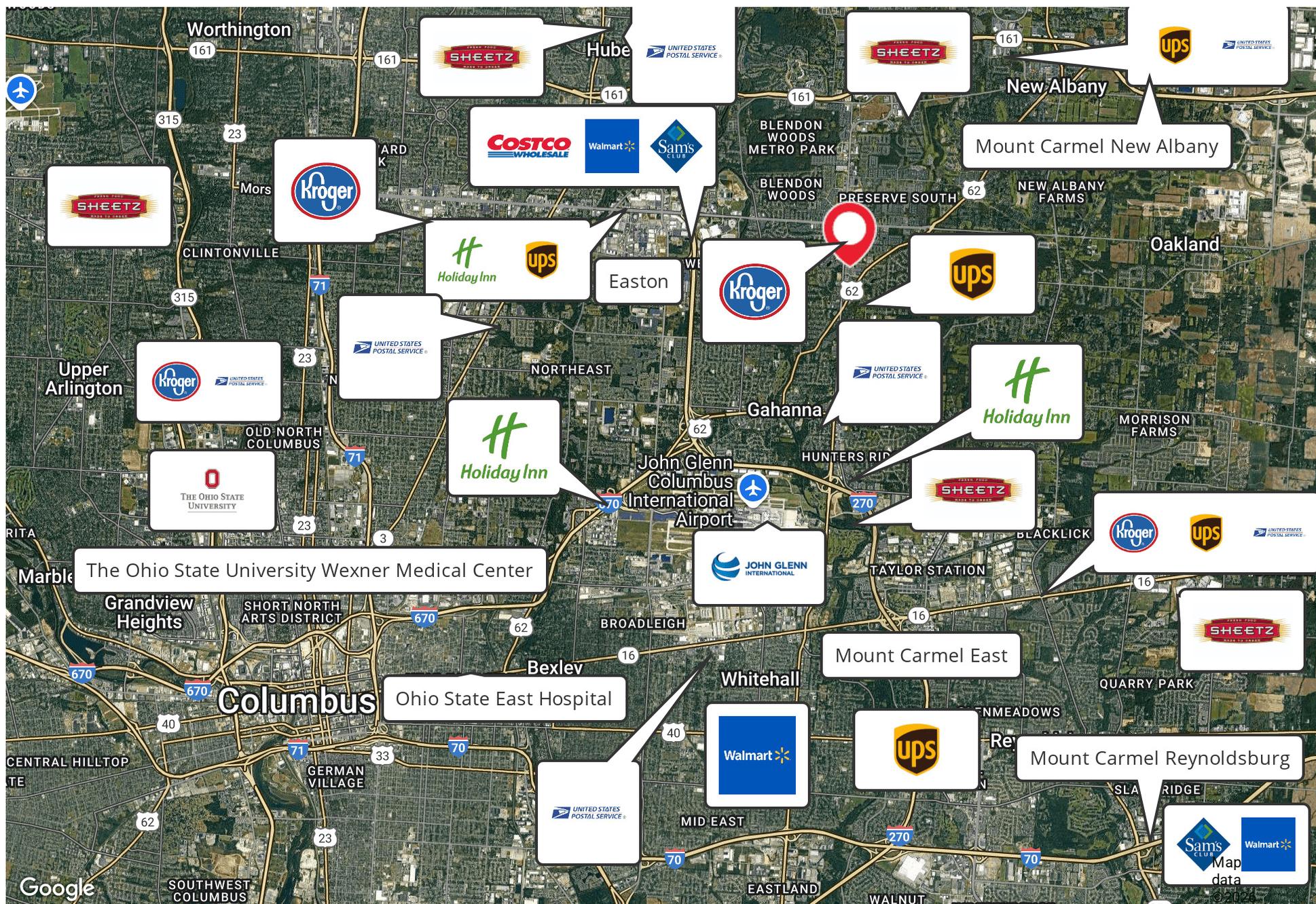


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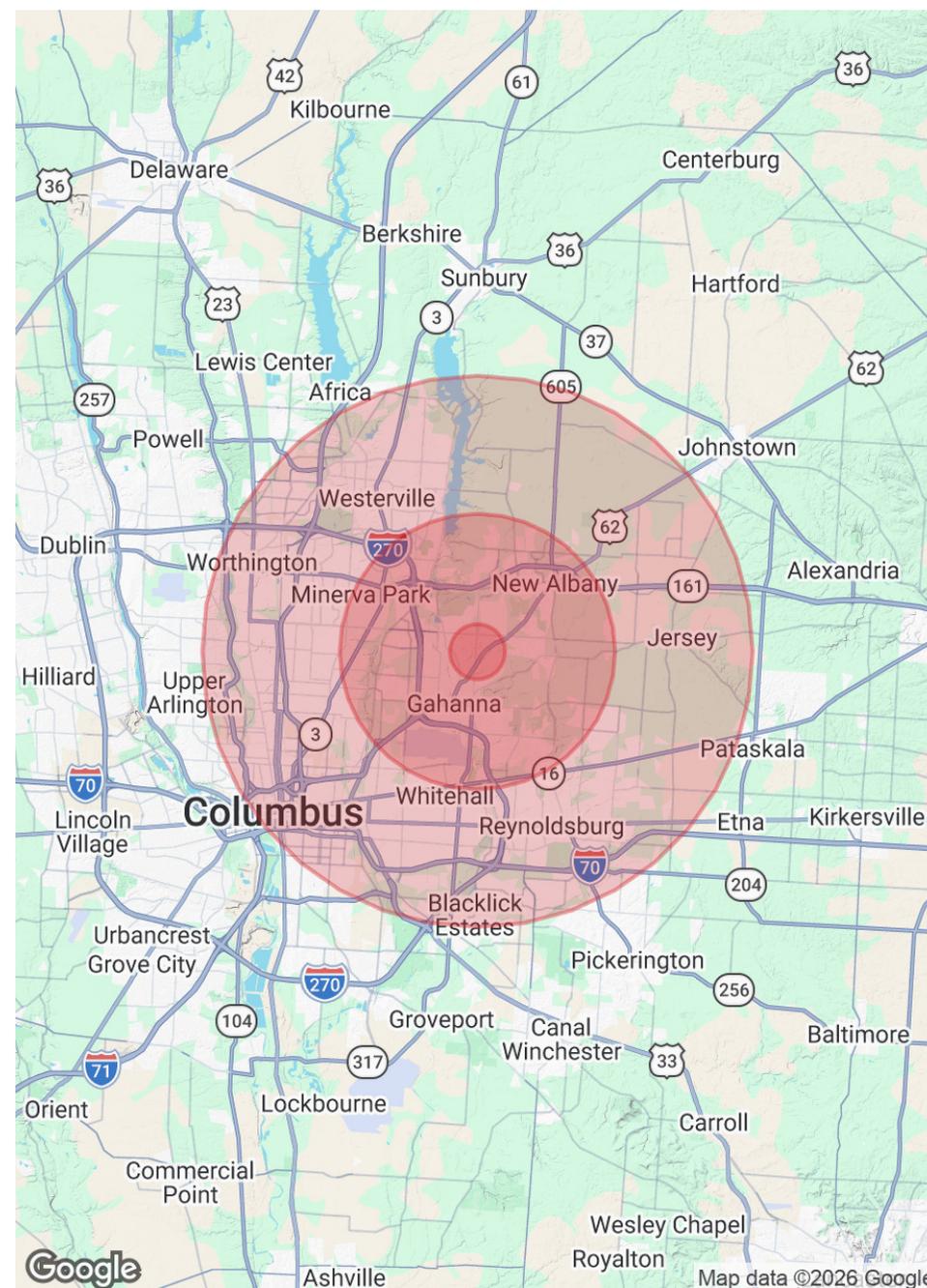




Population	1 Mile	5 Miles	10 Miles
Total Population	11,881	189,469	813,308
Average Age	43	38	38
Average Age (Male)	41	37	37
Average Age (Female)	44	39	38

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	5,260	76,099	332,688
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$134,396	\$114,416	\$100,023
Average House Value	\$396,566	\$345,226	\$326,398

Demographics data derived from AlphaMap





Bradford Kitchen, SIOR

President

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Professional Background

When Brad Kitchen incorporated Alterra Real Estate Advisors in late 1999, he wanted to provide the best service to his clients by providing a consultative versus transactional approach to buying, selling and managing commercial real estate. Focusing on personal service, communication with clients, intelligently structuring deals, and paying greater attention to the details, he believed he could help investors maximize their return on investment and help clients minimize their commercial real estate costs. Two decades later, the concept clearly works, and Brad and Alterra have the awards, satisfied clients and results to prove it.

During his career, Brad has performed services for clients including managing the acquisition and disposition of facilities nationally, asset management, investment advisory, strategic portfolio analysis, facility planning and much more. Brad's degrees in both Finance and Real Estate from The Ohio State University, coupled with his experience in commercial real estate, have allowed him to represent a wide range of notable clients including BMW Financial, Data General, General Electric, Huntington National Bank, LCI International (Qwest), U.S. Health and numerous others.

He also has the unique perspective of being a property owner which makes him much more effective at understanding the needs of landlords and tenants and implementing effective solutions. Brad has led the acquisition of over \$50 million worth of commercial real estate properties and is the managing investor of most of these real estate ventures.

Brad and his team of hands-on agents assess client needs and then work harder and smarter to make the best deal possible for their clients. Alterra is consistently listed as one of the top commercial real estate producers by CoStar Group and it is that drive, determination and engagement that placed Alterra in the # 4 spot on Business First's 2009 Fast 50 list (fastest growing 50 companies in Central Ohio), and #23 on the 2010 list, as well as Business First naming Brad one of the top 40 business people in Columbus under the age of 40 in 2003. Brad also has the distinction of having the largest commercial real estate transaction in Columbus in 1996.

He developed and instructed several commercial real estate courses at the Columbus Board of Realtors, including a required course titled "The Basics of Commercial Real Estate: Procedures and Practices". He also served as Chairman of the national SIOR Education Committee and on many committees in the commercial division of the Columbus Board of Realtors. Other real estate related organizations Brad is associated with include:

Brad is actively engaged in charitable and community organizations including the Columbus Chamber of Commerce Logistics Council, Capital Square Rotary, Columbus Museum of Art and Columbus Humane.

"We're on it!" is more than advertising to Brad Kitchen. It's the way he lives life and takes care of business.

Memberships

SIOR (Society of Industrial and Office Realtors)

CCIIR (Columbus Commercial, Industrial & Investment Realtors)

Alterra Real Estate Advisors - OH

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614.365.9000

**Russell Joehlin**

Commercial Sales & Leasing

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Professional Background

Russell Joehlin joined Alterra Real Estate Advisors in 2018 as a commercial property manager. Having excelled in managing a diverse portfolio—ranging from high-rise office towers to retail and flex properties—Russell offers a perspective that few agents can match.

He understands a property is more than a collection of leases; it is a complex operational ecosystem. This background in property management provides Russell with a unique vantage point on building ownership and operations. By navigating the nuances of building financials and operational standards daily, he is able to fully grasp the long-term implications of ownership costs and asset performance. This "ownership mindset" allows him to serve as a strategic advisor to his clients, ensuring that every negotiation and lease is rooted in real-world operational expertise.

Before joining Alterra, Russell worked for an Energy Consulting and Commercial Real Estate firm, as well as running operations at a landscaping company as production manager. He has worked on commercial buildings and with commercial building owners for over a decade, giving him a diverse and complete foundation for Commercial Sales & Leasing.

An essential part of Alterra since 2018, Russell leverages his extensive background in property operations to serve as a dedicated champion for his clients. His unique ability to bridge the gap between management and ownership has earned him the steadfast trust of building and business owners throughout the region.

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