

# MOUNT CARMEL EAST

## MEDICAL OFFICE FOR LEASE

5969 E. BROAD STREET, COLUMBUS, OH 43113



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# PROPERTY HIGHLIGHTS

- Medical outpatient building adjacent to Mt. Carmel East Hospital
- Prime location at East Broad Street (63,252 vpd) and I-270 (122,890 vpd)
- Refreshed common areas in 2024
- Anchored by Mt. Carmel Imaging and Radiation Oncology
- Generous concession packages
- Ample parking (4.5 per 1,000 SF)
- Covered drop-offs and north and south entrances limit patient walk distance

## MOUNT CARMEL EAST

MEDICAL OFFICE FOR LEASE  
5969 E. BROAD STREET, COLUMBUS, OH 43213

### 1,548 SF to 19,667 SF AVAILABLE

SUITE	SIZE	
200	13,788 SF	} 19,657 SF contiguous
201	1,548 SF	
202	4,321 SF	
301	4,256 SF	
302	2,570 SF	
401	3,599 SF	} 4,053 SF contiguous
402	2,417 SF	
404	1,636 SF	



# AERIALS





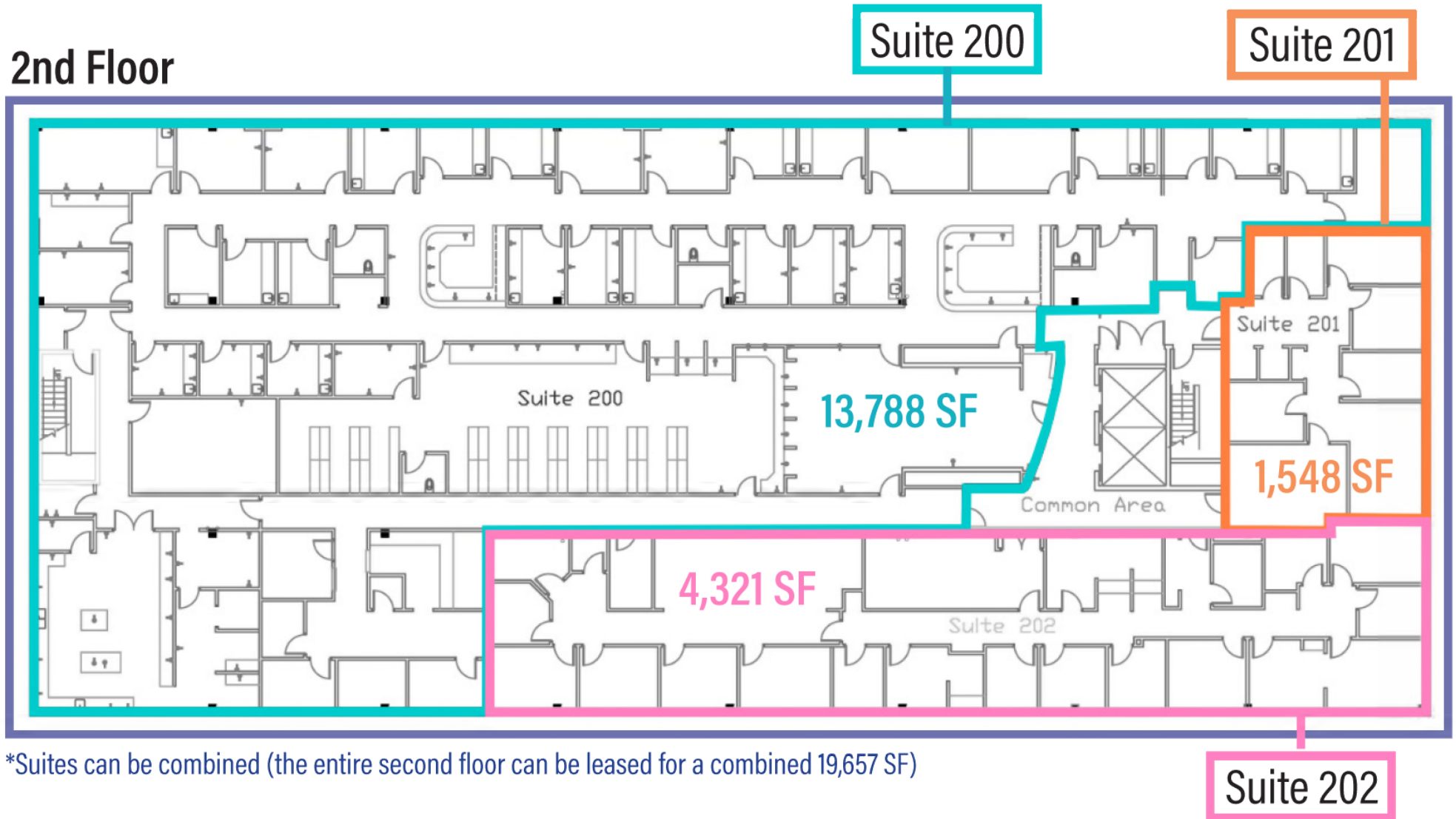
# AERIALS





# SPACE PLAN: 2<sup>nd</sup> FLOOR

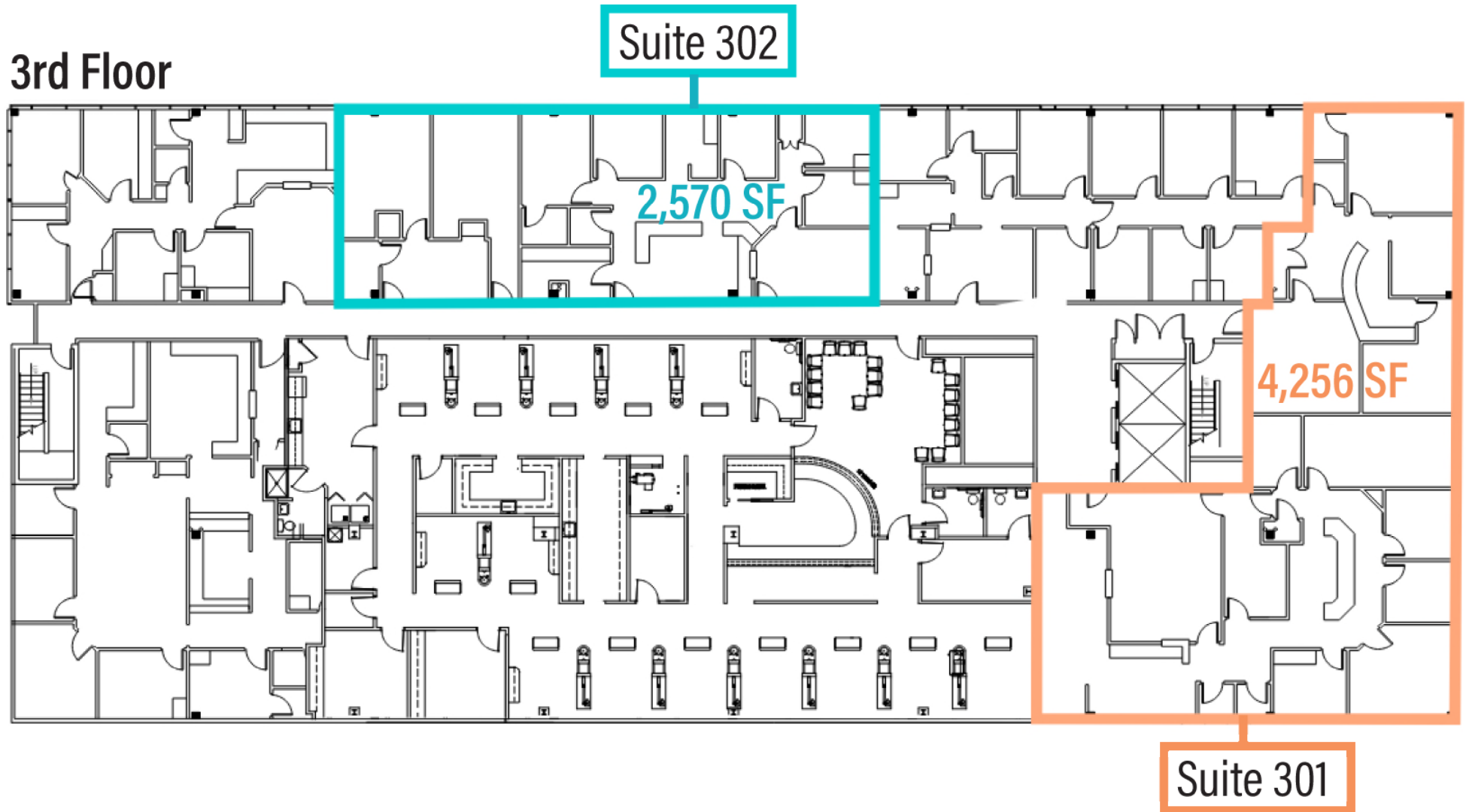
## 2nd Floor



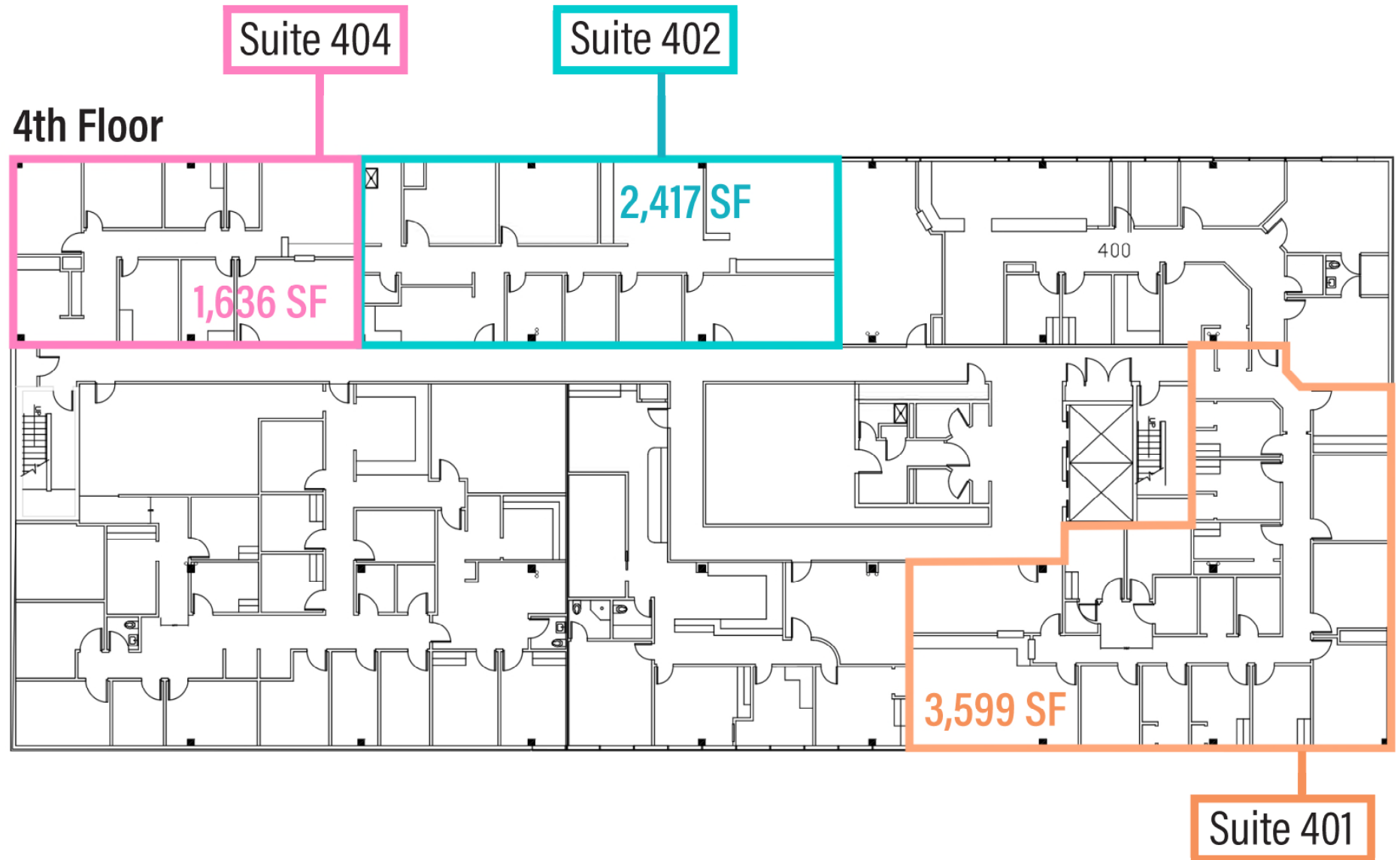
\*Suites can be combined (the entire second floor can be leased for a combined 19,657 SF)

# SPACE PLAN: 3<sup>rd</sup> FLOOR

3rd Floor



# SPACE PLAN: 4<sup>th</sup> FLOOR



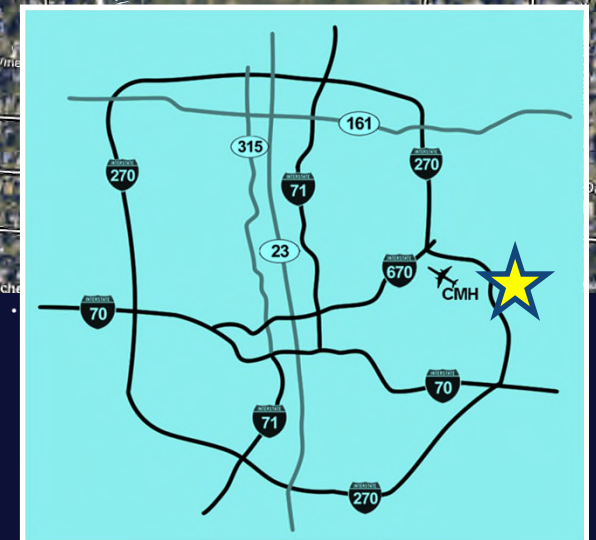
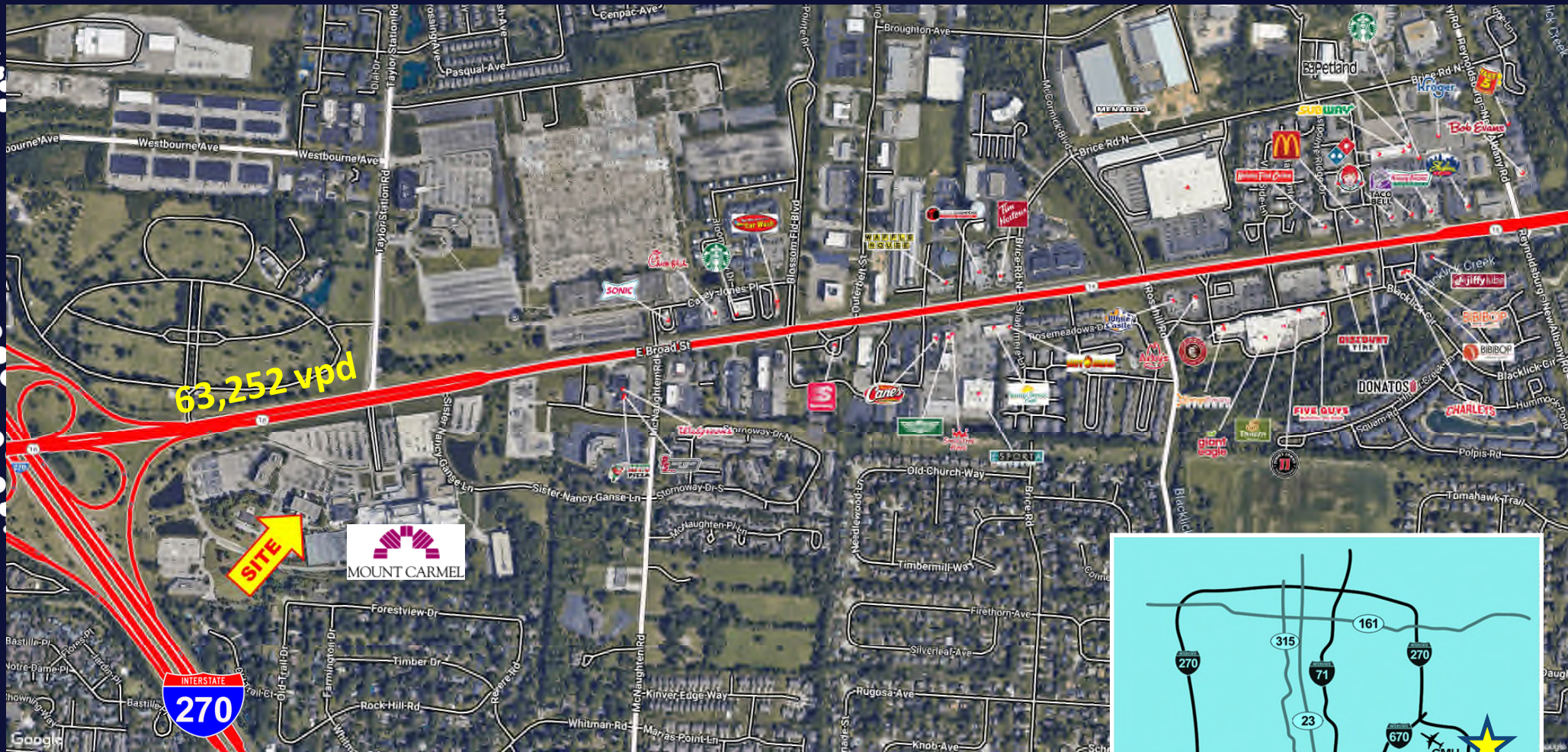


# INTERIOR PHOTOS



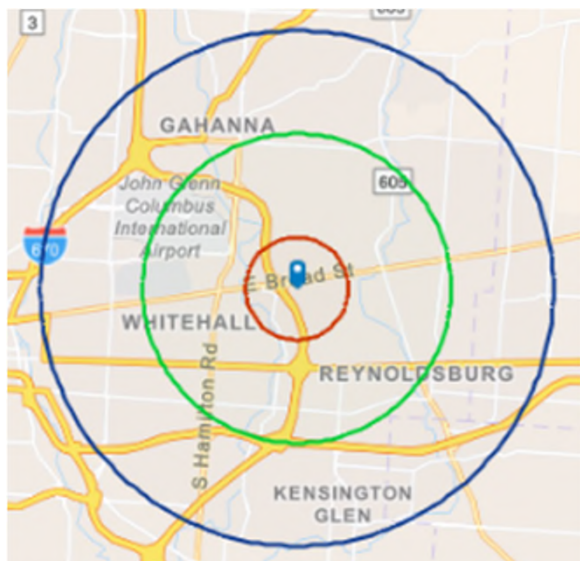


# EAST BROAD STREET AERIAL





# 1-MILE RADIUS DEMOS



**equity** | brokerage

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## KEY FACTS

**7,859**

Population



Average  
Household Size



Median Age

**\$69,287**

Median Household Income

## BUSINESS



**318**

Total Businesses



**5,933**

Total Employees

## EDUCATION



**4%**

No High School  
Diploma



**25%**

High School  
Graduate



**29%**

Some  
College



**42%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$45,087**

Per Capita  
Income



**\$69,287**

Median  
Household  
Income



**\$93,060**

Average  
Household  
Income

## EMPLOYMENT



**68.3**

White  
Collar %



**17.4**

Blue  
Collar %

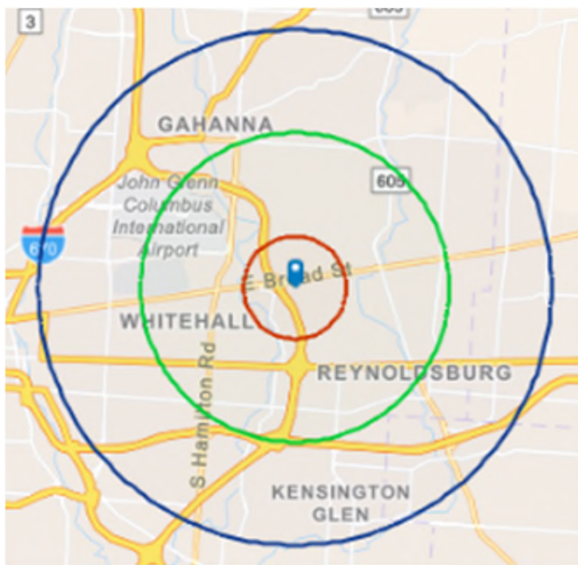


**14.3**

Services  
%



# 3-MILE RADIUS DEMOS



**equity** | brokerage

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## KEY FACTS

**93,557**

Population



Average  
Household Size



Median Age

**\$62,010**

Median Household Income

## BUSINESS



**3,327**

Total Businesses



**48,899**

Total Employees

## EDUCATION



**8%**

No High School  
Diploma



**32%**

High School  
Graduate



**31%**

Some  
College



**29%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$36,413**

Per Capita  
Income



**\$62,010**

Median  
Household  
Income



**\$88,393**

Average  
Household  
Income

## EMPLOYMENT



**57.0**

White  
Collar %



**25.8**

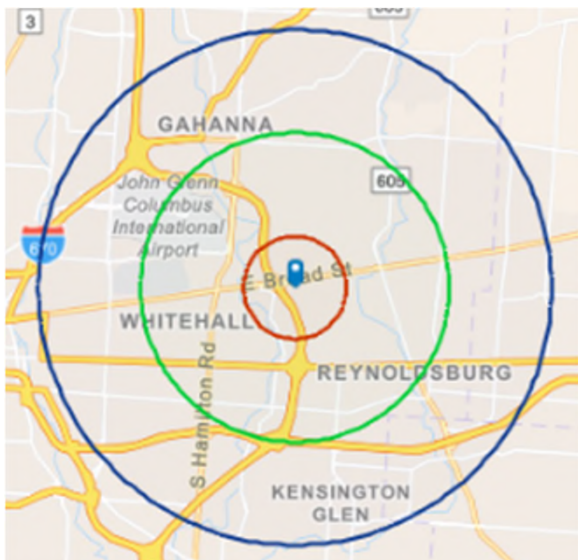
Blue  
Collar %



**17.1**

Services  
%

# 5-MILE RADIUS DEMOS



**equity** | brokerage

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## KEY FACTS

**261,167**

Population



Average  
Household Size



Median Age

**\$67,896**

Median Household Income

## BUSINESS



**7,528**

Total Businesses



**103,095**

Total Employees

## EDUCATION



**8%**

No High School  
Diploma



**29%**

High School  
Graduate



**28%**

Some  
College



**34%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$39,013**

Per Capita  
Income



**\$67,896**

Median  
Household  
Income



**\$98,766**

Average  
Household  
Income

## EMPLOYMENT



**59.6**

White  
Collar %



**23.3**

Blue  
Collar %



**17.1**

Services  
%