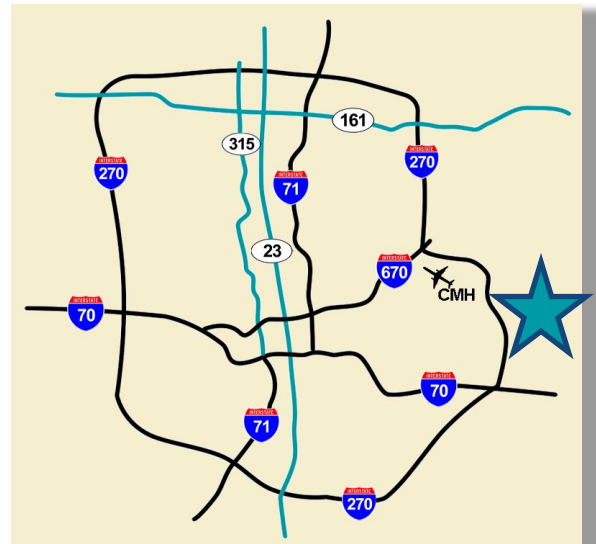


Rate Reduced!
Now \$20.00 NNN



PROPERTY HIGHLIGHTS

- Brand new Class A medical office space up to 6,000 SF
- Ideal tenant will be a medical practice in Primary Care, Pediatrics, Endocrinology, Gastroenterology, OBGYN, Ophthalmology, or General/Specialty Dentistry
- Landlord currently not accepting tenants whose primary business is Imaging
- 10-12 year term; Landlord will not demise space
- Generous tenant improvement allowance based on term

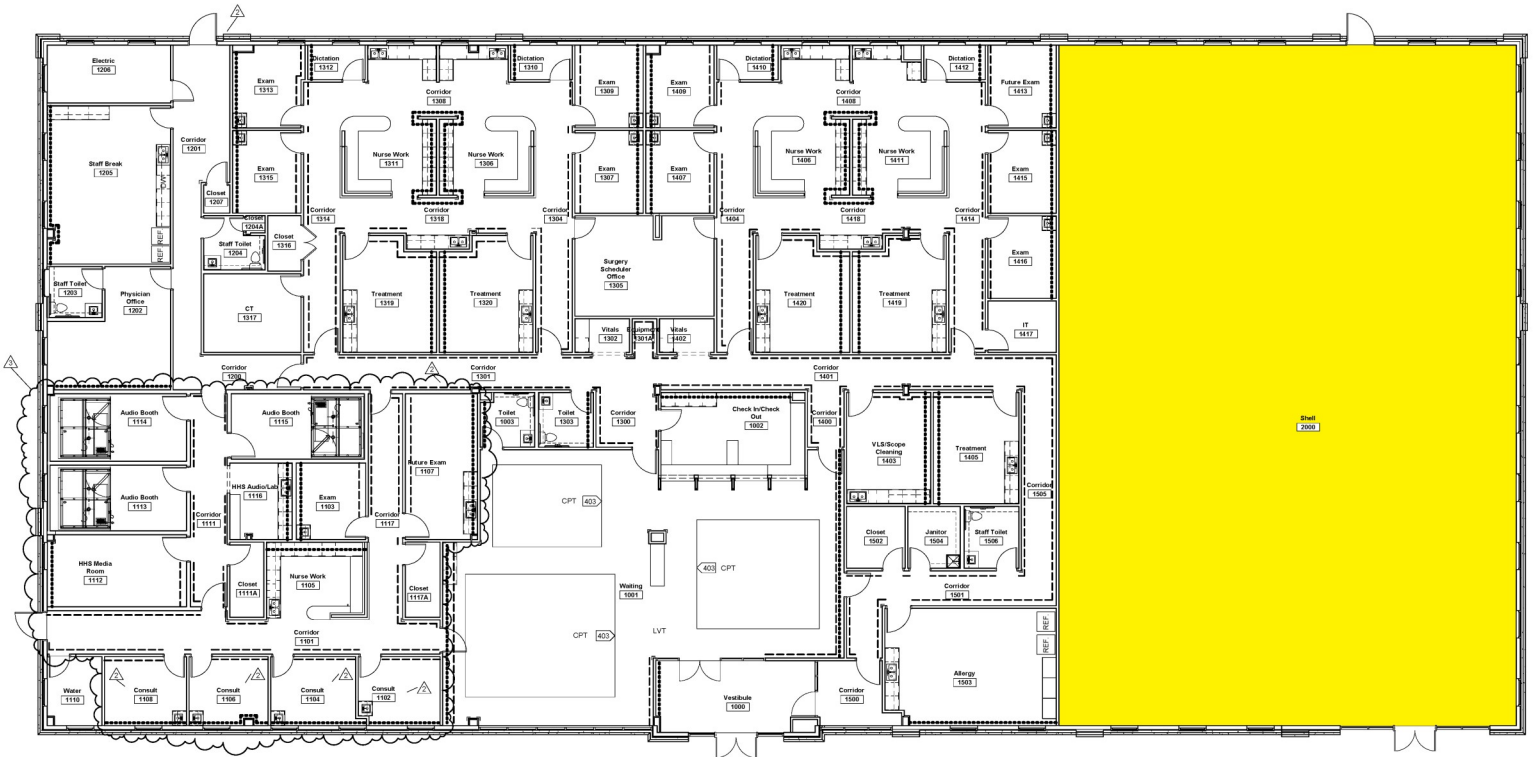


For More Information, Please Contact:

JL Johnson
Direct: 614.334.7833
Mobile: 614.354.7908
jjohnson@equity.net

www.equity.net | 614.802.2900 | 4653 Trueman Boulevard, Suite 100, Hilliard, Ohio 43026

SPACE PLAN



A First Floor Finish Plan
Scale: 1/8" = 1'-0"

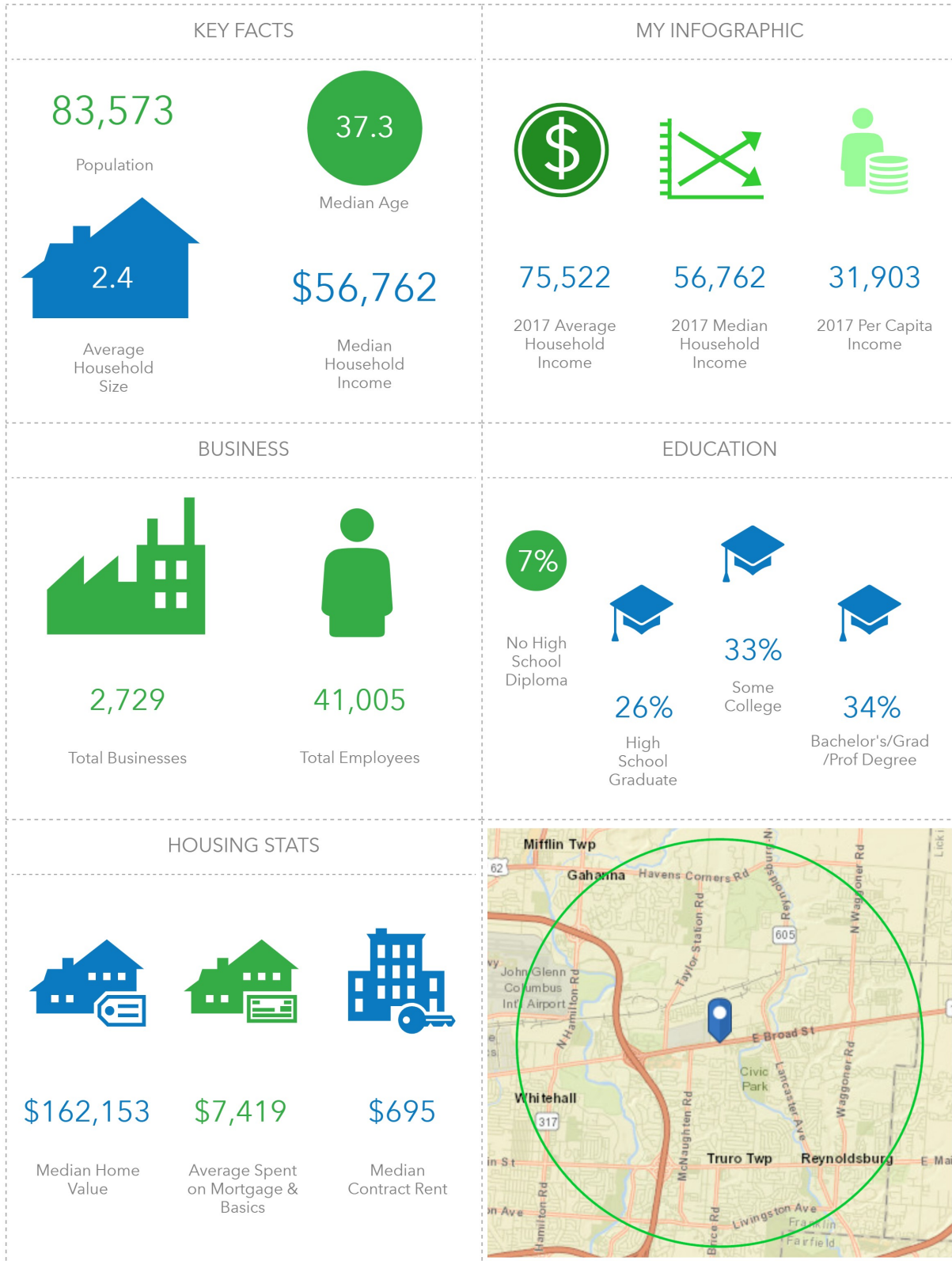
EAST BROAD STREET MERCHANT AERIAL



DEMOGRAPHICS: 1-MILE RADIUS



DEMOGRAPHICS: 3-MILE RADIUS



DEMOGRAPHICS: 5-MILE RADIUS

