

# 675 Hopewell Drive – Sublease Opportunity

A turnkey 2,400 SF medical/office space available for sublease in Heath, Ohio. This premium location offers modern amenities, strategic positioning, and immediate occupancy potential for businesses looking to establish or expand their presence in the growing central Ohio market.

Presented by Darrick G. Klamut, CCIM – Rolls Realty





# Executive Summary

## Property Details

- 675 Hopewell Dr., Heath, OH 43056
- 2,400 SF professional office suite
- Triple Net (NNN) lease structure

## Financial Terms

- Asking Rate: \$17.00/SF NNN
- NNN Charges: \$4.93/SF
- All-in Rate: \$21.93/SF

## Timeline & Status

- Sublease Term: Through 9/30/2026
- Availability: Pending landlord consent
- Immediate occupancy possible

This sublease opportunity represents exceptional value in the Heath/Newark market, with a fully built-out space requiring minimal tenant investment to occupy.



# Strategic Location Advantage



The strategic position of this property puts your business at the center of central Ohio's most dynamic growth corridor.

## Prime Positioning

- Located in thriving Licking County, minutes from Downtown Newark
- Less than 25 minutes from Intel's \$20B semiconductor manufacturing campus
- Ideal for Intel vendors, suppliers, and service providers
- Easy access to Route 161 Corridor and Columbus metro area
- Strong workforce accessibility from Granville, Heath, and Johnstown



# Move-In Ready Professional Space

## Welcoming Reception

Professional entry point creates an excellent first impression for clients and visitors, with contemporary finishes installed in 2021.

## Private Offices

Multiple private offices ideal for healthcare providers, therapists, counselors, or remote business teams requiring confidential workspaces.

## Conference Space

Dedicated meeting area perfect for client consultations, team collaborations, or teleconferencing with ample technology infrastructure.

This turnkey space offers immediate functionality with modern finishes and ample parking in a professional setting.



# Financial Breakdown

Cost Component	Monthly	Annual	PSF
Base Rent (proposed)	\$3,400.00	\$40,800.00	\$17.00/SF
NNN Est. Charges	\$986.00	\$11,832.00	\$4.93/SF
<b>Total Occupancy (Est.)</b>	<b>\$4,386.00</b>	<b>\$52,632.00</b>	<b>\$21.93/SF</b>



### Cost Savings Opportunity

This sublease offers significant savings compared to new construction costs, which currently exceed \$300/SF for medical office build-outs in the central Ohio market. The all-in rate of \$21.93/SF represents exceptional value for a turnkey space with modern finishes.



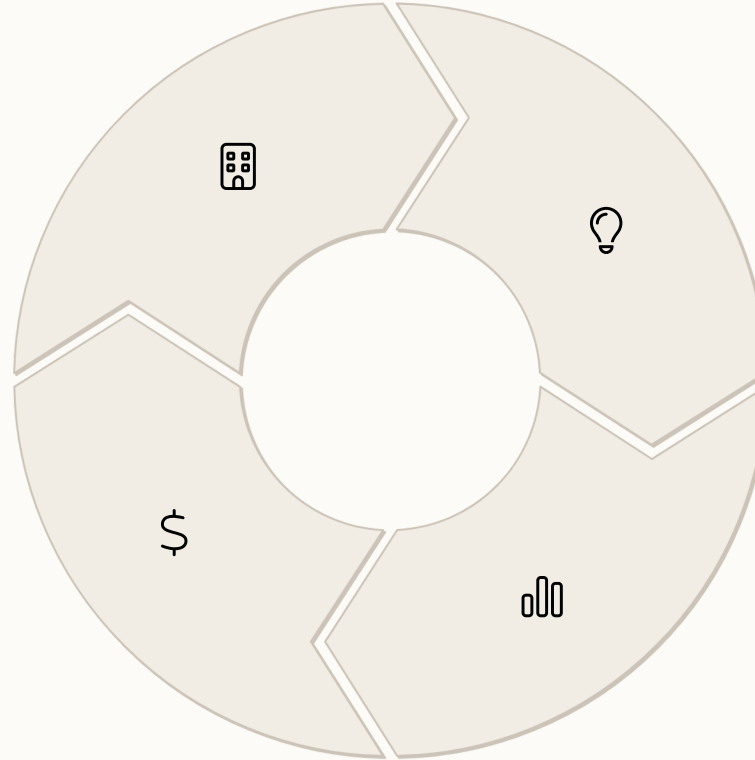
# Market Context & Opportunity

## Intel-Driven Growth

Intel's \$20B semiconductor facility is driving unprecedented demand for commercial space throughout Licking County and the surrounding areas.

## Value Proposition

This sublease opportunity represents significant savings over new construction costs while providing immediate occupancy in a strategic location.



## Supplier Ecosystem

Hundreds of vendors, suppliers, and service providers are establishing regional presence to support Intel and related technology operations.

## Limited Inventory

Quality office space in the Heath/Newark area is increasingly scarce, with vacancy rates dropping below 8% in Q1 2023.

Position your business to capitalize on central Ohio's transformative economic growth while avoiding the lengthy timelines and higher costs of new construction.



# Virtual Tour & Marketing Resources



Experience the space virtually before scheduling an in-person tour. Our comprehensive digital marketing package includes high-resolution photography.

## Digital Resources

- Virtual Property Tour:  
[view.spiro.media/675\\_hopewell\\_dr-1491](https://view.spiro.media/675_hopewell_dr-1491)
- High-resolution interior images
- Detailed property specifications
- Featured on CoStar, Moody's Catylist and CREXI



# Contact Your Commercial Real Estate Expert

## Why This Opportunity Stands Out

- Well-below replacement cost for turnkey medical/office space
- Strategic location near Intel and central Ohio growth corridors
- Flexible professional layout with infrastructure already in place
- Rare combination of affordability, accessibility, and condition
- Immediate availability pending landlord consent

**Schedule your tour today and secure this premium space before it's gone!**



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Broker/Consultant specializing in office, industrial warehouse, and medical space throughout the great State of Ohio.