

FOR SALE OR LEASE

COUNTY LINE PROFESSIONAL BUILDING

450 ALKYRE RUN DRIVE
WESTERVILLE, OH 43082



2,385 SF Available
\$520,000 / \$15.00/SF NNN





HIGHLIGHTS

- Prime medical office location in Westerville's "Medical Mile"
- Formerly used for Central Ohio Nutrition Center location
- Close proximity to St. Anns Hospital and Ohio Health Medical Campus
- Desirable prominent first floor suite located off main building entry lobby
- Convenient access to Polaris Parkway, SR-3 and I-270
- Three-story, professionally managed, office condominium medical/professional office building
- Approximately 2,385 RSF
- Suite 120 consists of sizable reception area with built in reception desk, 6 exam rooms, two private offices, open office area, kitchen, workroom, and storage areas
- Real estate tax is \$14,570.79 annually, \$7,178.73 per half, paid directly by Owner
- Two RTU's have been recently replaced or are in process of being replaced
- VAV electric HVAC system
- Some FF&E may be purchased separately



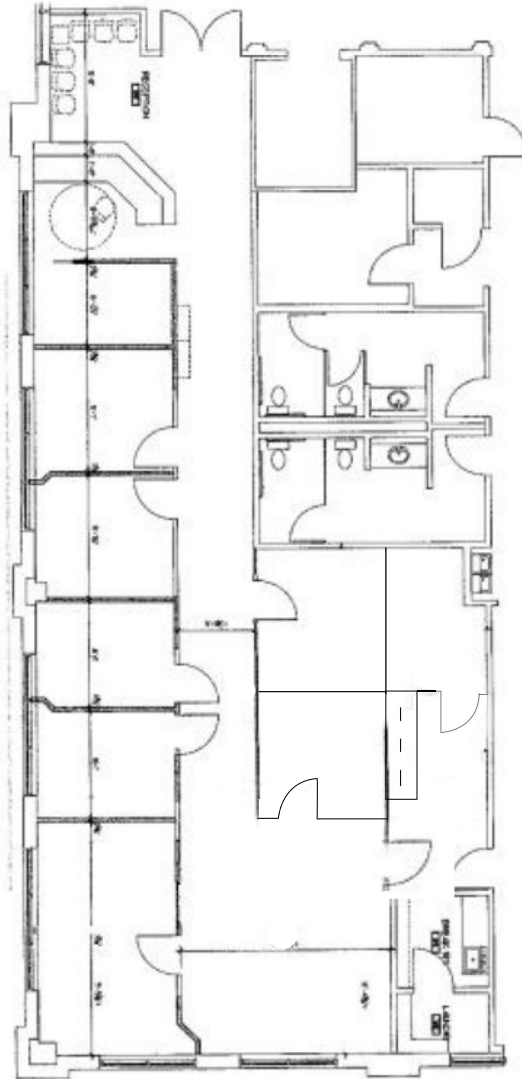
SUITE 120 - 2,385 SF



For Sale or Lease
\$520,000
\$15.00/RSF/NNN
450 Alkyre Run Drive
Suite 120



SUITE 120 - 2,385 SF



*Plan reflects many modifications made over time; not 100% accurate.



AERIAL MAP

For more information, please contact:

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