



540 Offcenter Place

Columbus, Ohio 43230

Property Features

- 40,000 SF Two-Story Medical Office Building
- Common Area Renovations Underway
- 3,100 SF up to 12,700 SF Medical Office Available
- Great Mix of Medical Tenants including OSU Dermatology, Beyond Skin Aesthetics & Gahanna Counseling
- New Monument Sign at Building Entrance
- Ample On-Site Parking
- Convenient Location off Hamilton Rd & Morrison Rd
- Easy Access to I-270 & I-670
- Numerous Amenities Nearby

Lease Rate: \$15.00 SF/Yr (NNN)

OpEx: \$11.46/SF

[Www.GahannaOfficeSpace.Com](http://www.GahannaOfficeSpace.Com)



For more information:

Matt Gregory, SIOR, CCIM

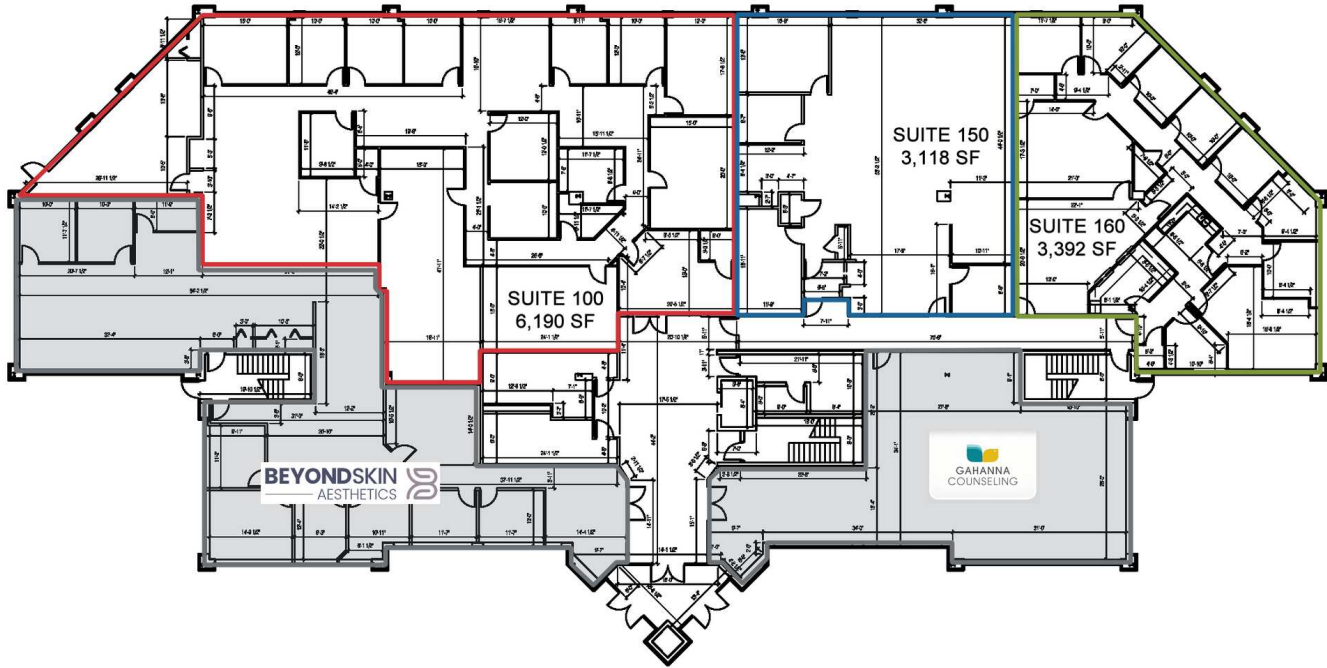
614 629 5234 • mgregory@ohioequities.com

Philip Bird, SIOR

614 629 5296 • pbird@ohioequities.com

Mitchell Moore

614 629 5257 • mmoore@ohioequities.com

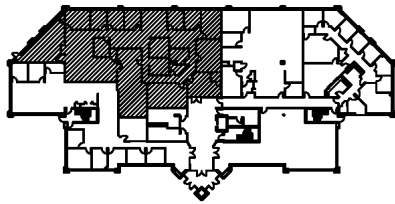
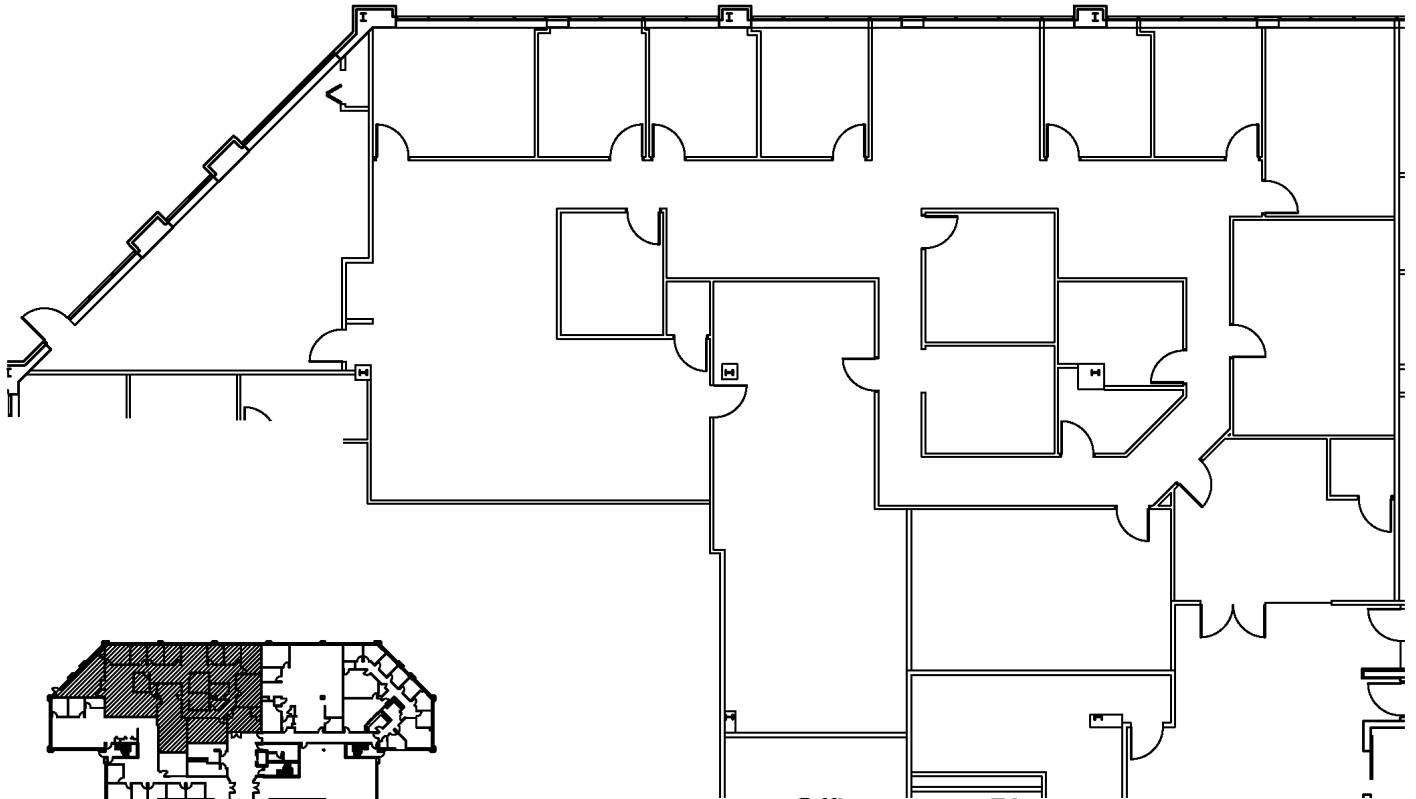


Floor 1

540 Officecenter Pl.

N.T.S.

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 100	Medical	\$15.00 SF/YR	NNN	6,190 SF	VACANT
Suite 150	Medical	\$15.00 SF/YR	NNN	3,118 SF	VACANT
Suite 160	Medical	\$15.00 SF/YR	NNN	3,392 SF	VACANT
Suite 100+150+160	Medical	\$15.00 SF/YR	NNN	12,700 SF	VACANT



building key plan

FIRST FLOOR

N.T.S.

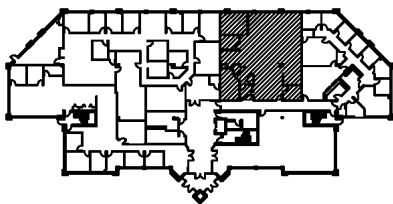
540 Officenter Place


SUITE 100

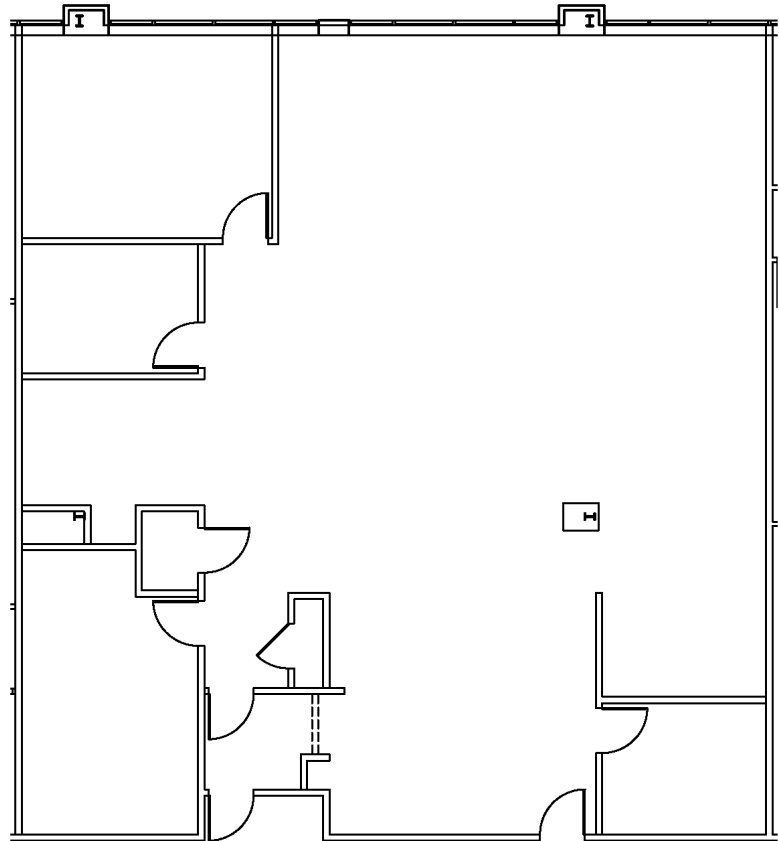
N.T.S.



DARIN RANKER ARCHITECTS
* INTERIOR DESIGNERS
5825 Wilcox Place, Suite E Dublin, OH 43016
Ph. 614-792-1002 Fax 614-792-1001
admin@darinranker.com

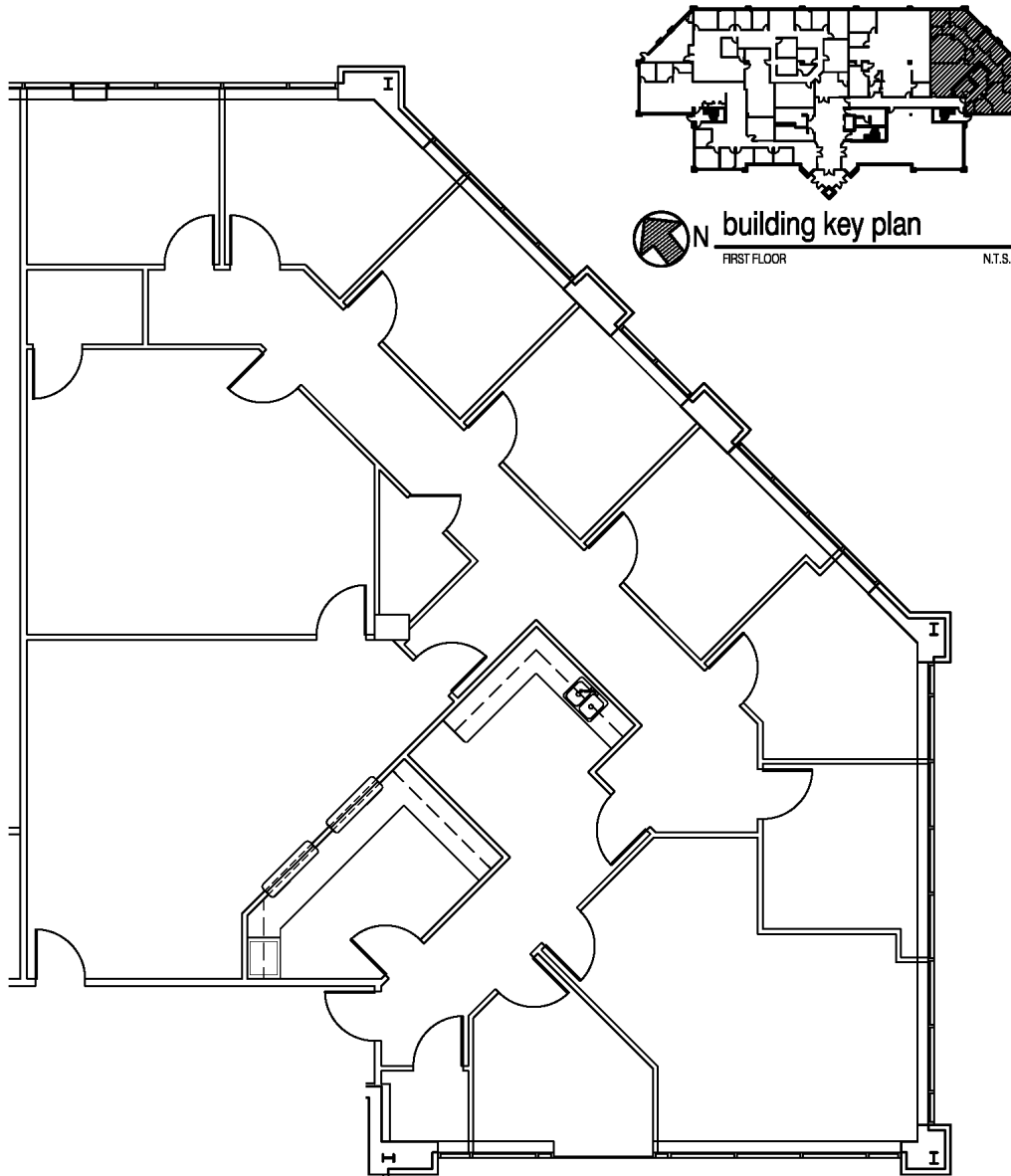


 building key plan
FIRST FLOOR N.T.S.



540 Offcenter Place
SUITE 150 N.T.S.

DRA DARIN RANKER ARCHITECTS
* INTERIOR DESIGNERS
6925 Wilcox Place, Suite E Dublin, OH 43016
Ph: 614-792-1002 Fax 614-792-1001
admin@darranker.com

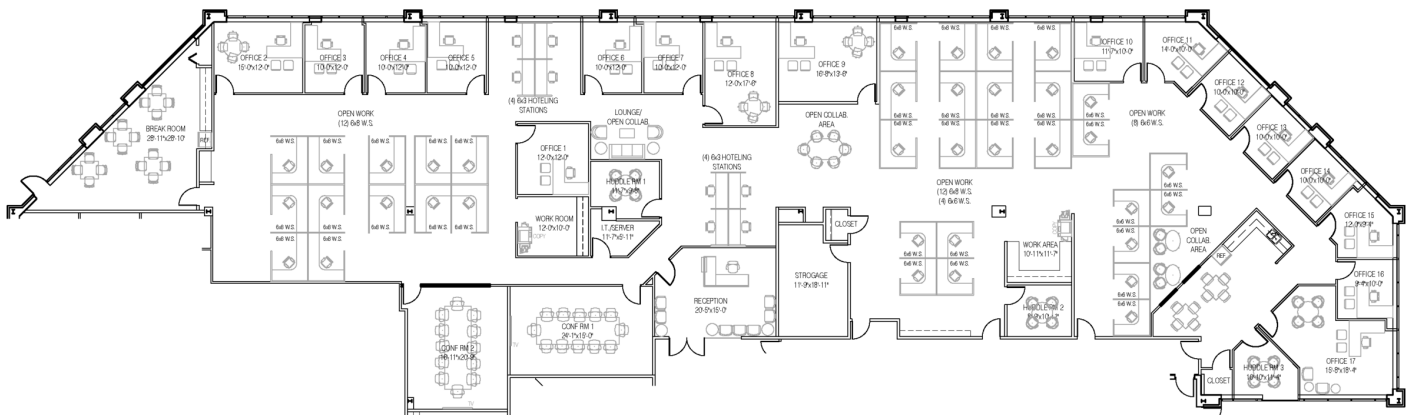


540 Offcenter Place

SUITE 160

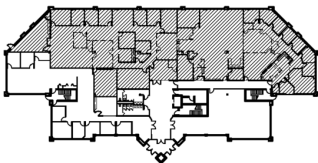
N.T.S.

DRA DARIN RANKER ARCHITECTS
+ INTERIOR DESIGNERS
6929 Wilcox Place, Suite E Dublin, OH 43016
Ph. 614-792-1002 Fax 614-792-1001
admin@darinranker.com



Proposed Plan

NTS



N building key plan
FIRST FLOOR N.T.S.

DRA DARIN RANKER ARCHITECTS
+ INTERIOR DESIGNERS
5925 Wilcox Place, Suite E Dublin, OH 43016
Ph. 614-792-1002 Fax 614-792-1001
admin@darinranker.com

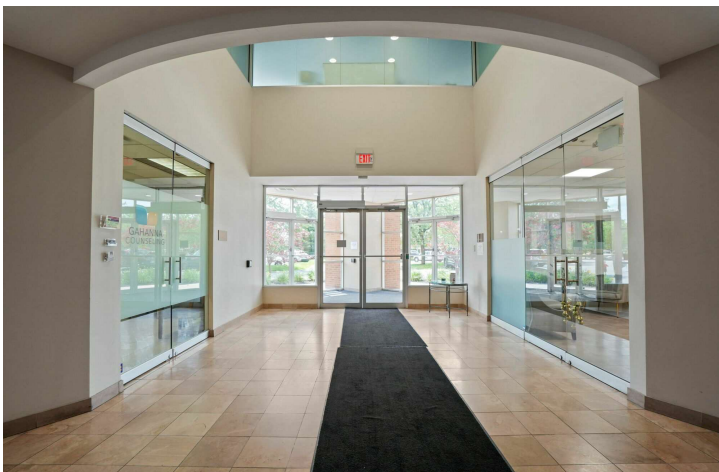
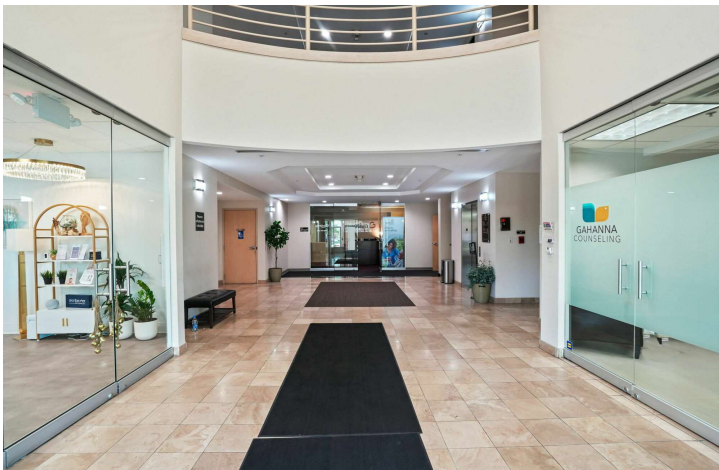
Schematic Design For:
Spec Suite

540 Officecenter Place

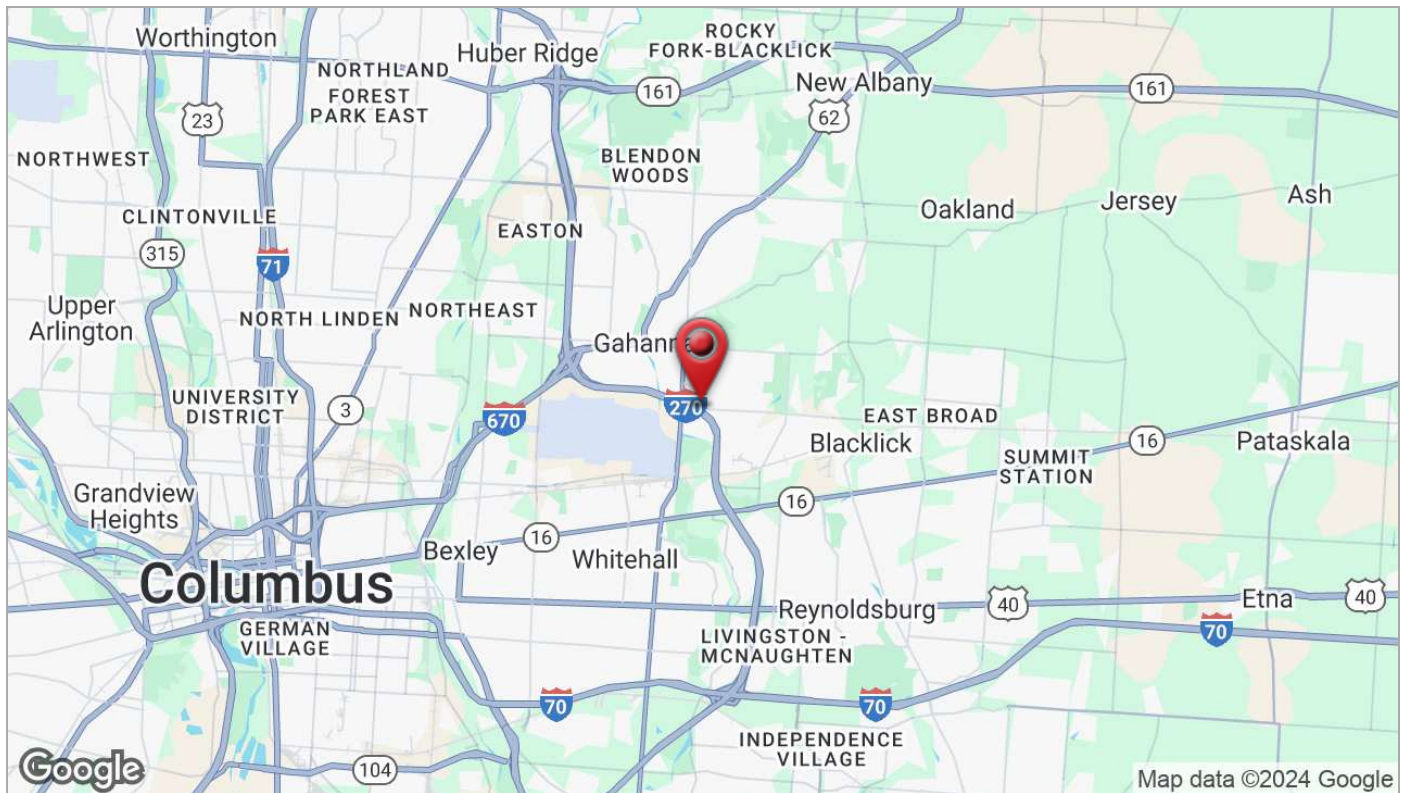
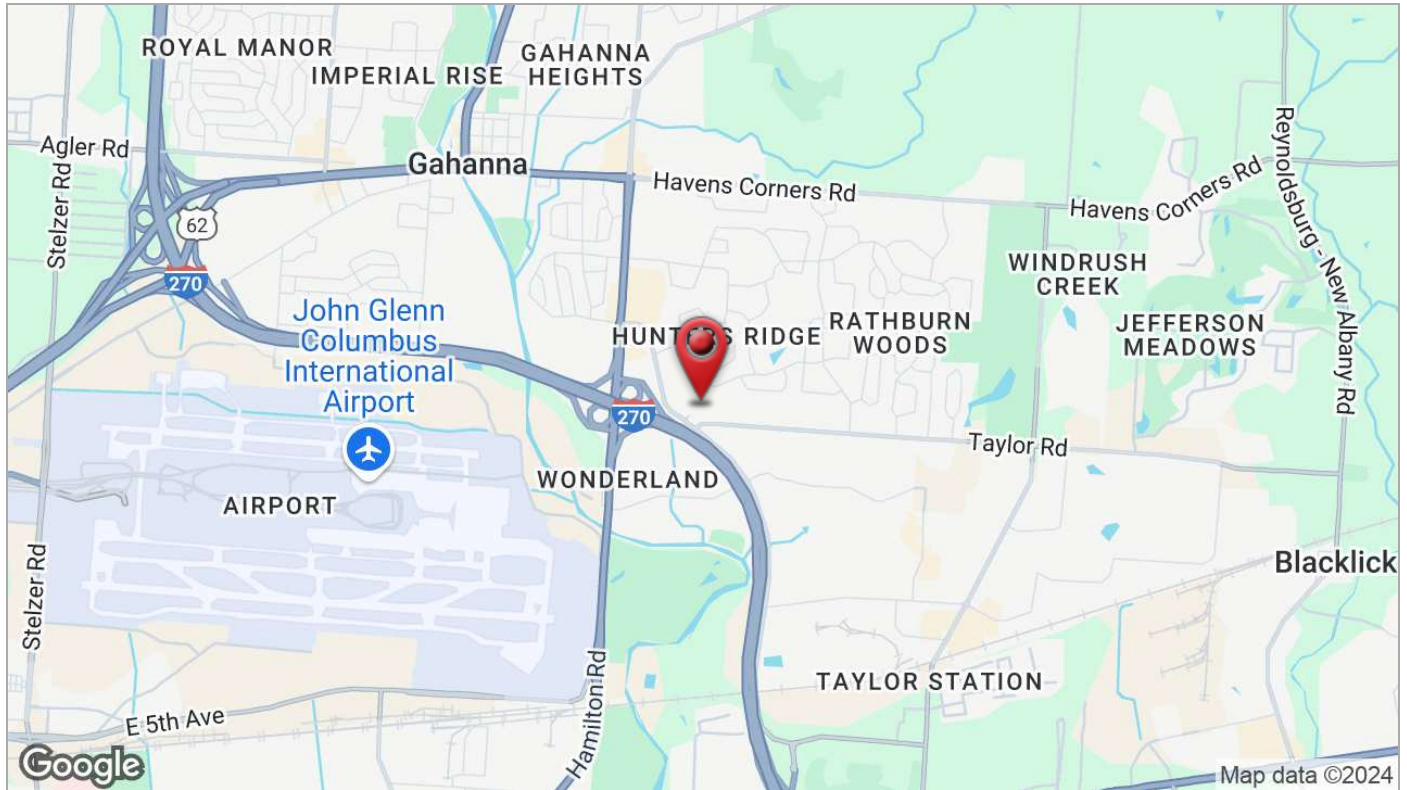
06-04-24

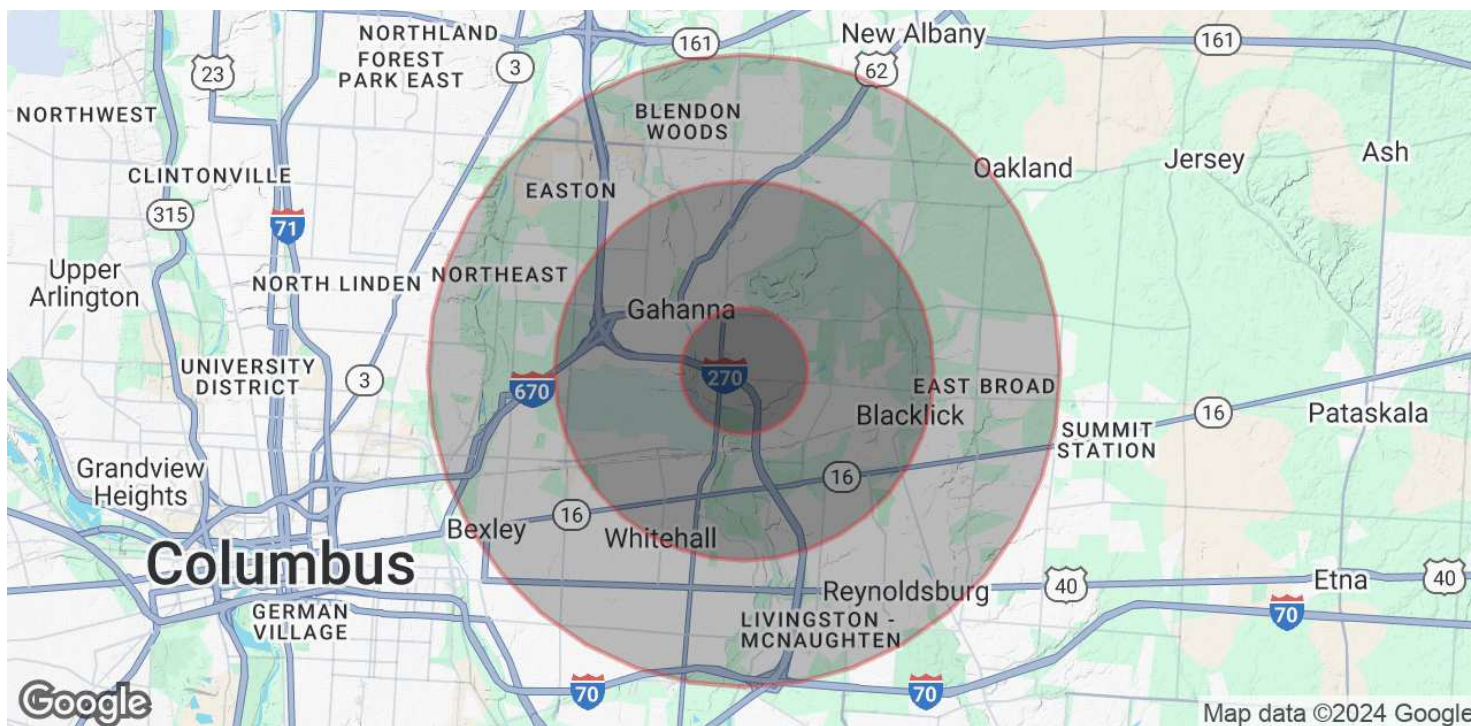
SK-1

24-204AD









POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,586	54,408	244,490
Average Age	39	40	38
Average Age (Male)	38	39	37
Average Age (Female)	40	42	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,608	22,170	96,848
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$104,566	\$110,509	\$95,382
Average House Value	\$342,256	\$329,870	\$294,360

Demographics data derived from AlphaMap