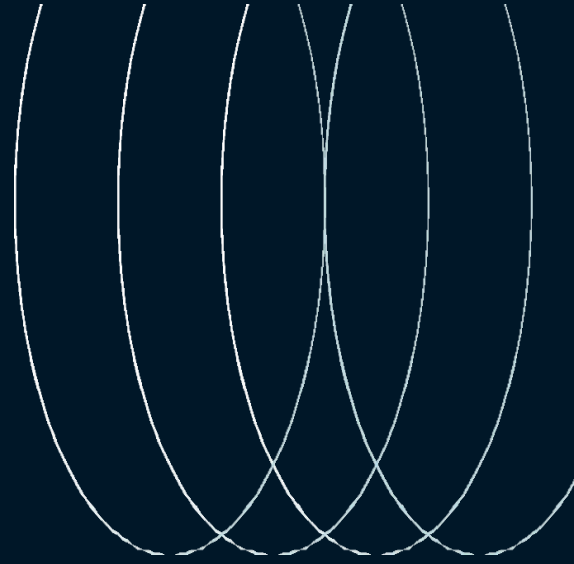


For Lease

Medical/Retail/Office Space

602 Morrison Rd
Columbus, Ohio 43230



Building and Monument Signage Opportunities



Building overview

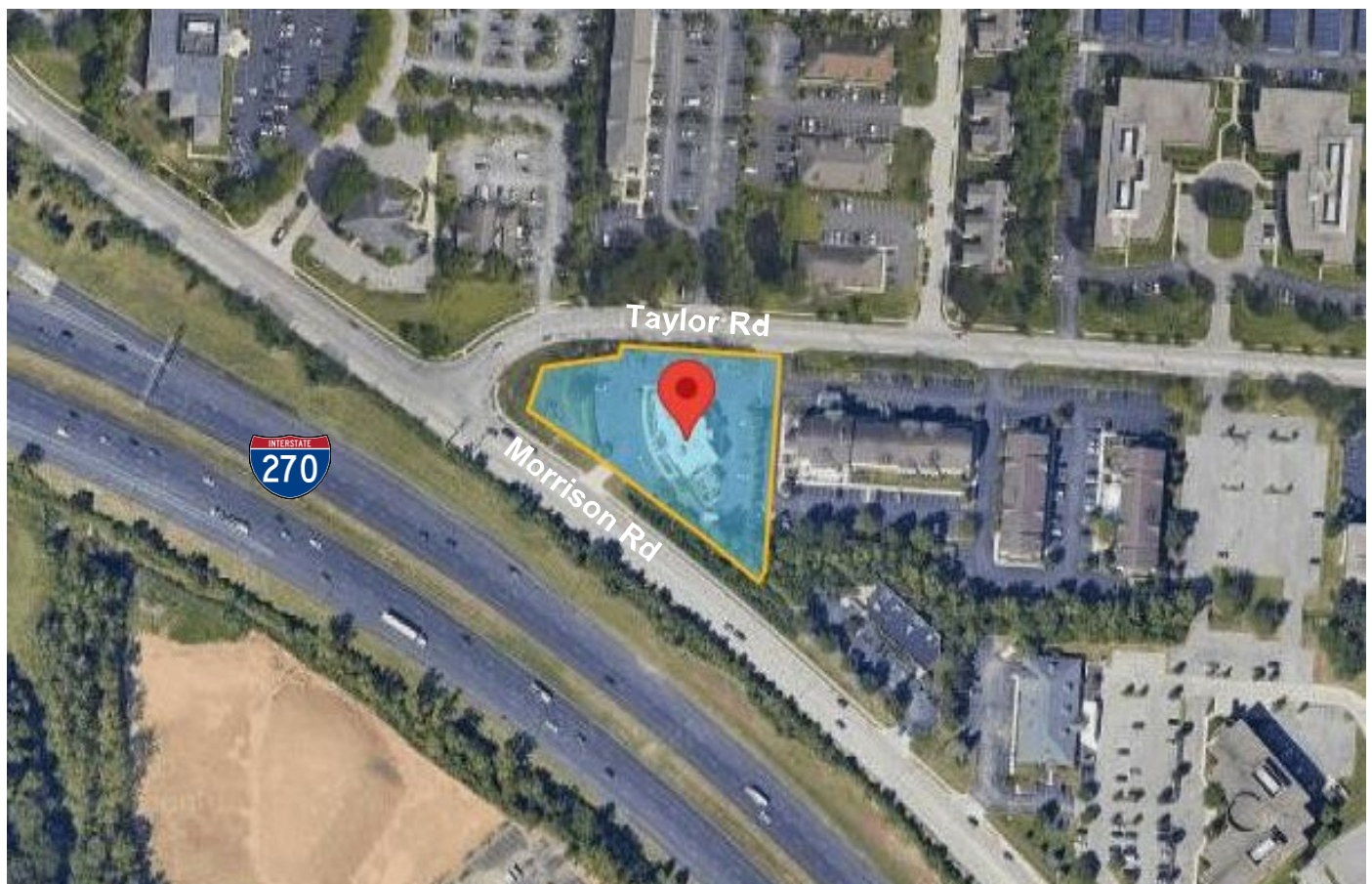
A multi-tenant commercial building designed to house a mix of tenants, with a strong emphasis and specialized infrastructure for medical practices, while also being fully suitable for retail or general office-based businesses.

First floor built-out is serviced by separate meters and tenant responsible for janitorial, electric and gas expenses.

Excellent monument and building signage opportunities (OSCI signage) with freeway visibility to I-270.

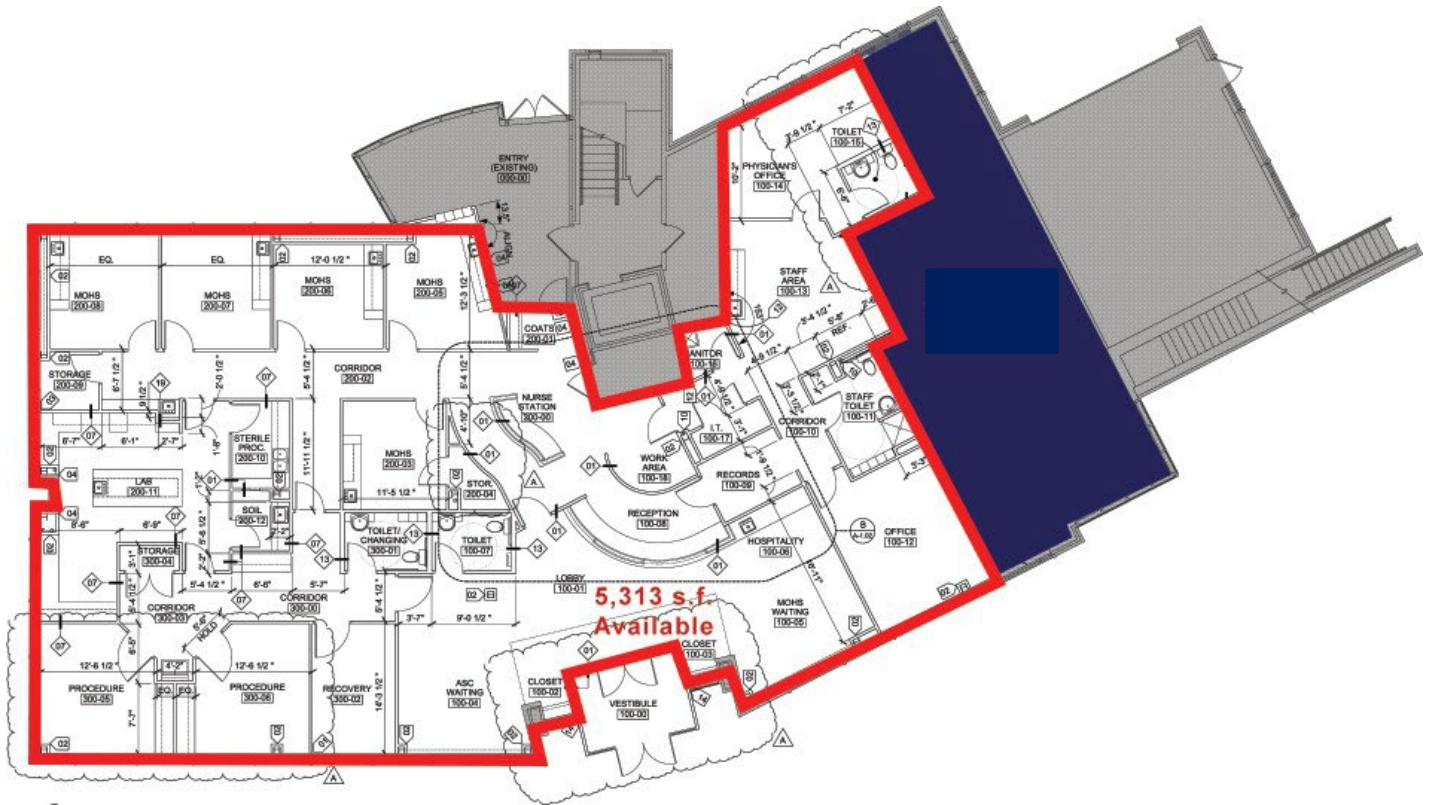
Building features on-site parking with lots of natural lights, roof-top terrace and on-site Subway® restaurant.

Address	600-604 Morrison Road Columbus, OH 43230
Lease rate	\$16.50/s.f. NNN
OpEx	\$8.35/s.f.
Building size	+/-13,442 sf.
Available s.f.	1,100 s.f. - 5,240 s.f.
Parking	32 Spaces available for suite Spots reserved for employees and visitors
Signage	Building and Monument signage available <small>* Former OSCI signage locations</small>



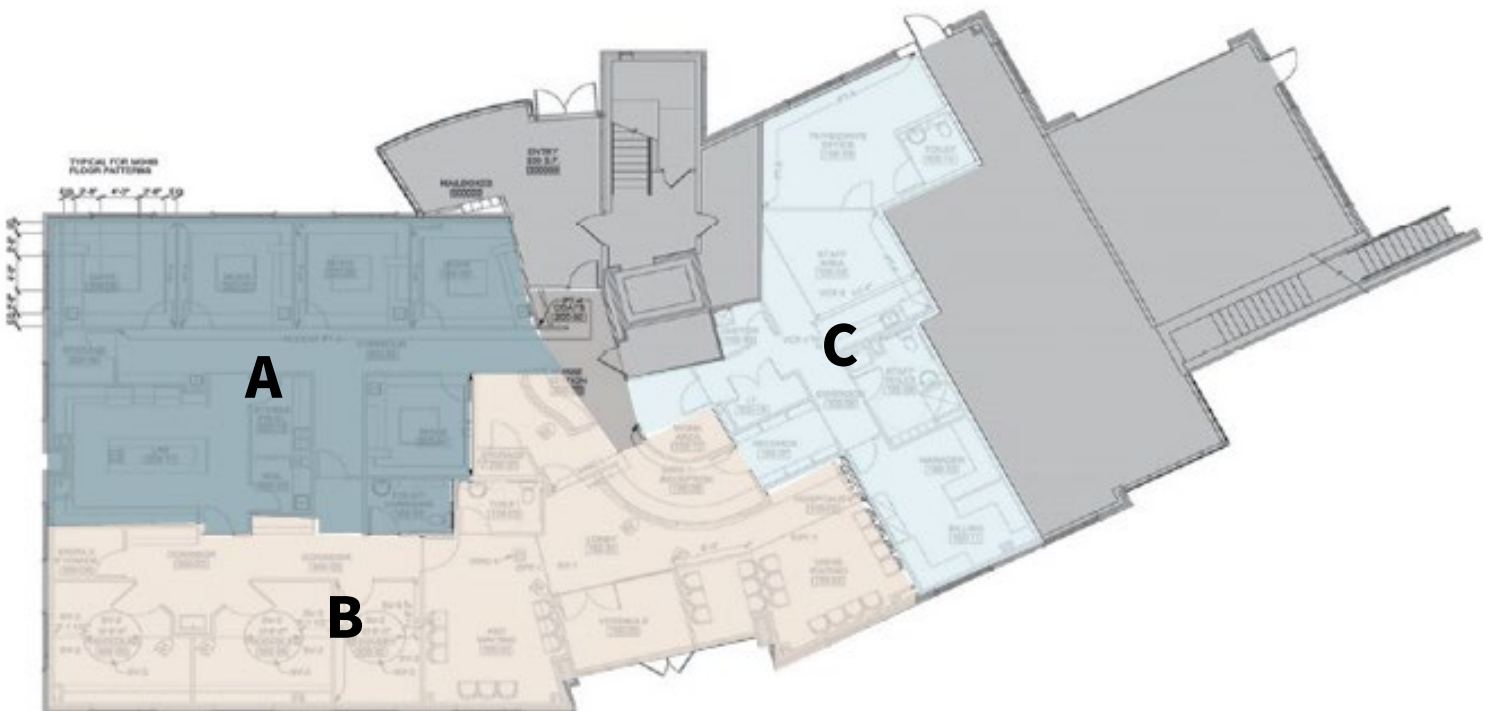
Building floor plan

Available: 5,240 SF

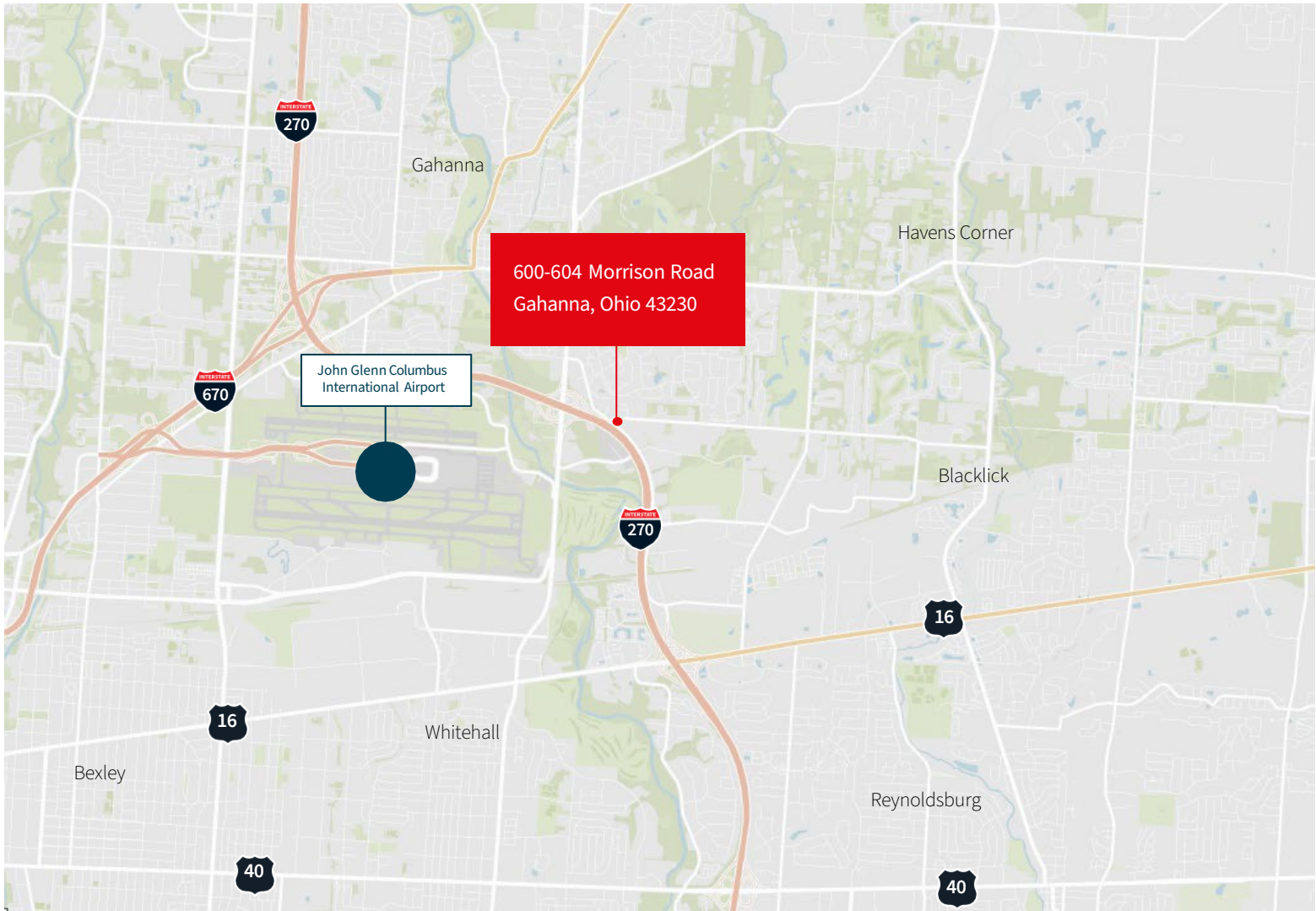


Building floor plan – Demise Options

- Area A – 1,440 SF
- Area B – 2,700 SF
- Area C – 1,100 SF



Location map



Demographics

- 229,884 residents
- \$62,853 median household income
- \$234,814 median home value
- 37.4 median age
- 92,031 households
- 108,382 daytime employment
- 11,329 Business
- 10,634 Daily traffic count Taylor Rd & Morrison Rd

Based on 5 mile radius

Interior photographs





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