



**FRESENIUS
MEDICAL CARE**

Single-Tenant Net Lease Investment

730 Taylor Ave, Columbus, OH 43219

\$1,509,500



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DEAL SUMMARY



**FRESENIUS
MEDICAL CARE**

Address

730 Taylor Ave
Columbus, OH 43219

Asking Price

\$1,509,500

Cap Rate

7.00%

Annual Rent

\$105,600

Lease Type

NN

Price Per SF

\$189

Rent Per SF

\$13.20



LEASE SUMMARY

Tenant	Fresenius Medical Care
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Lease Guarantor	Corporate
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Lease Commencement	8/11/1995
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Lease Expiration	8/10/2030
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Lease Term	~ 5 Years
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Lease Type	NN (Roof, Structure, Lot)
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Annual Rent	\$105,600
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Building Size	8,000 SF
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Lot Size	0.66 AC
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Year Built/Renovated	1980/1995
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Rent Increases	10% Each Option
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Renewal Options	Two, 5-Year Options
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INVESTMENT HIGHLIGHTS



▶ Investment Grade Tenant

Fresenius Medical Care boasts an investment grade credit rating of BBB- (S&P) and Baa3 (Moody's). Fresenius Medical Care generated more than \$20.8 billion in 2024.

▶ Commitment to Location

Fresenius has been at this location since 1995 (30+ years) and they have exercised multiple renewal options during their tenure, demonstrating their ongoing commitment to the site and market.

▶ Below Market Rent

Fresenius is paying \$13.20/sf in rent, providing an investor with the opportunity to increase the site's income by raising the rent to market.

▶ Scheduled Rent Increase

The Fresenius Lease calls for a 10% rent increase at the start of their 2, 5-year renewal options, providing the owner with an attractive increase in revenue and a hedge against inflation.

▶ Double-Net Lease

The Fresenius lease is Double-Net, with the tenant responsible for all operating expenses at the property, including CAM, taxes, and insurance.

▶ Strategic Location

Fresenius is situated just outside of Downtown Columbus, with excellent access to area highways and in close proximity to both residential and commercial areas. The location is ½ a mile from Interstate 670, less than 2 miles from the junction of Interstates 670 and 71, and 3.5 miles from The Ohio State University, which is home to more than 60,000 students and 27,000 faculty and staff members.

▶ Recession & E-Commerce Resistant Tenant

With an aging baby-boomer population and the demand for dialysis growing, the need for brick-and-mortar medical buildings will continue to increase.

▶ Strong Demographics

Over 159,500 people live, and an additional 157,945 employees work, within a 3-mile radius of the subject site.

TENANT PROFILE



Fresenius Medical Care

With a focus on innovation, compassion, and clinical excellence, Fresenius provides comprehensive dialysis services, personalized treatment plans, and cutting-edge technology to support patients at every stage of their journey. Known for its patient-first approach, the organization offers a warm, supportive environment where individuals receive not only expert medical care but also the respect and attention they deserve.

From routine treatments to long-term management, Fresenius Medical Care ensures that every patient receives high-quality, reliable care tailored to their unique needs. With a network of state-of-the-art facilities and a team of dedicated healthcare professionals, Fresenius is committed to making each visit comfortable, dignified, and effective. Whether it's a first-time appointment or ongoing care, patients and families can count on Fresenius to deliver exceptional service and compassionate support every time.



WEBSITE	www.freseniusmedicalcare.com
FOUNDED IN	1996



NO. OF LOCATIONS
4,000+ Clinics

LOCATED IN
Waltham, MA



COMPANY TYPE
Public (NYSE: FMS)



NO. OF EMPLOYEES
125,000+ Employees

PROPERTY AERIAL



**THE OHIO STATE
UNIVERSITY**

**WEXNER MEDICAL CENTER
EAST HOSPITAL**

- 190 Beds
- Level III Trauma Center



THE OHIO STATE UNIVERSITY

**WEXNER MEDICAL CENTER
Outpatient Care East**



**FRESENIUS
MEDICAL CARE**

**Downtown Columbus
<4 Miles Away**



Highway 670 - 114,606 VPD



PROPERTY AERIAL



THE OHIO STATE UNIVERSITY

WEXNER MEDICAL CENTER

- 900 Beds
- 23,000+ Employees
- 62,000+ Inpatients Annually
- 1.86+ Annual Outpatient Visits



THE OHIO STATE UNIVERSITY

66,901 Students



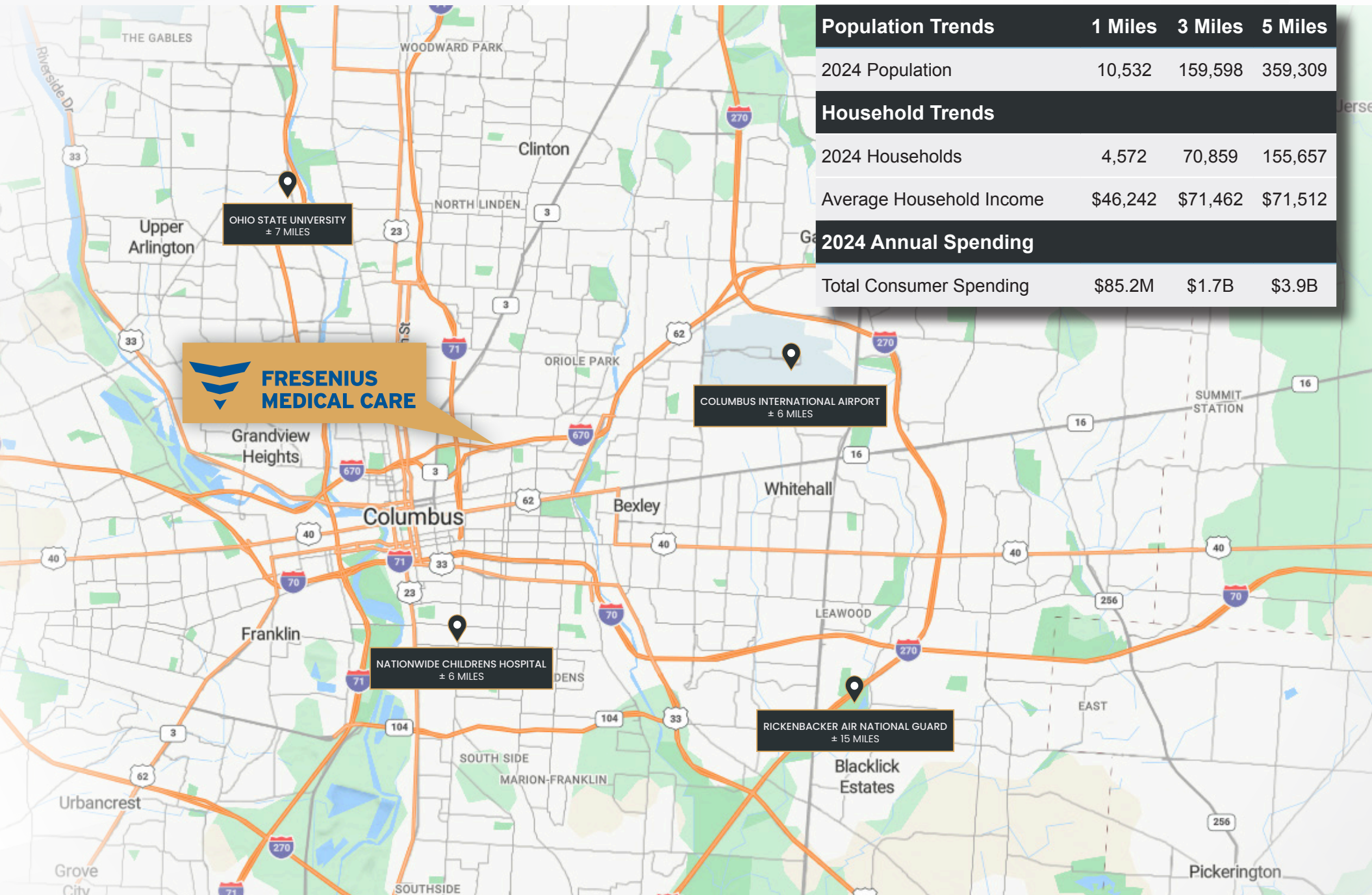
**FRESENIUS
MEDICAL CARE**

Highway 670 - 114,606 VPD

INTERSTATE
670

INTERSTATE
670

DEMOGRAPHICS - Columbus, OH



INVESTMENT HIGHLIGHTS

Columbus, Ohio is the state capital and the largest city in Ohio, with a metro population of over 2.1 million people, making it the 32nd largest metropolitan area in the U.S. Known for its diverse economy, Columbus is a thriving hub for education, government, healthcare, technology, and finance. The city is home to The Ohio State University, one of the largest universities in the country, contributing significantly to a well-educated workforce and driving innovation across multiple industries. Columbus boasts a stable and growing economy, consistently ranked among the top cities for job growth and business climate. Major employers include Nationwide Insurance, JPMorgan Chase, OhioHealth, and L Brands, along with a rapidly expanding tech and logistics sector. The region is strategically located within a day's drive of 50% of the U.S. population, making it a key distribution and transportation hub for companies like Amazon, FedEx, and Rogue Fitness. In recent years, Columbus has experienced a surge in population growth and urban development, supported by a strong real estate market, a low cost of living, and a high quality of life. The city's pro-business environment, access to talent, and infrastructure investments continue to make it an attractive destination for both corporate expansion and real estate investment.

Strategic Location: Centrally located within a one-day drive of 50% of the U.S. population, Columbus serves as a vital hub for logistics and distribution. The city benefits from immediate access to Interstates I-70 and I-71, multiple freight rail lines, and John Glenn Columbus International Airport, which supports both passenger travel and expanding cargo operations. National brands including Amazon, FedEx, Target, and Bath & Body Works operate major logistics facilities in the region.

Educated Workforce: Columbus is home to The Ohio State University, one of the largest public universities in the nation, which anchors the region's strong and educated labor pool. Additional institutions such as Columbus State Community College and Nationwide Children's Hospital support workforce development in healthcare, technology, and advanced research. Over 40% of residents in the metro area hold a bachelor's degree or higher, positioning the city as a talent-rich market.

Economic Growth & Investment: Columbus continues to experience robust economic expansion, bolstered by major corporate investment and population growth. Intel's \$20+ billion semiconductor manufacturing campus in nearby New Albany represents the largest private-sector investment in Ohio history and is expected to generate tens of thousands of jobs. The city's pro-business environment, low cost of living, and diverse industry base make it one of the Midwest's most attractive markets for long-term investment.





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