



Accelerating success.



For Lease

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Colliers
Greater Columbus Region
Two Miranova Place
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6096-6100 E Main St

New Property Improvements Completed

Medicourt East is a well-known, two-building medical office complex located at 6100 and 6096 E Main Street in Columbus, Ohio that totals 47,887 square feet. Located directly next to I-270 and along the growing East Main Street corridor, Medicourt East offers an easily accessible and competitive solution for a range of medical and office space users.

Recent Improvements – Completed:

New Roofs	<i>Completed</i>	\$200,000
New HVAC	<i>Completed</i>	\$250,000
Remodeled Corridors & Restrooms	<i>Completed</i>	\$66,000
New Concrete & Parking Lot	<i>Completed</i>	\$180,000
Removal & New Landscaping	<i>Completed</i>	\$100,000
New Roof Gutters & Drain Lines	<i>Completed</i>	\$204,000

View online at colliers.com/columbus

Property Overview

Parking	5 spaces per 1,000 RSF
Operating Expenses	\$5.32 PSF
Utilities	Tenant pays for utilities and janitorial in addition to Operating Expenses
Property Manager	Colliers Greater Columbus Region +1 614 436 9800

Availability

BLDG.	SUITE	RSF	RATE/RSF	TI ALLOWANCE
6096	100	2,463**	\$11.95 NNN	\$35/SF*
<i>Former Radiology</i>				
6096	109 B	1,260**	\$11.95 NNN	\$35/SF*
<i>Former Radiology</i>				
6096	112	5,296**	\$11.95 NNN	\$35/SF*
<i>Medical Office Suite</i>				
6096	202	508	\$720/month	
<i>Month-to-month Can combine with 205 (1,057 SF)</i>				
6100	100	1,717	\$11.95 NNN	\$35/SF*
<i>Former Dentist</i>				
6100	200 D/F	2,247	\$3,100/month + metered utilities	Negotiable
<i>Month-to-month lease available</i>				
6100	200 G	604	\$800/month	Updated finishes
<i>Short term lease available, 2nd floor walk up suite, restrooms on the first floor</i>				

*The TI amount is only available on market deals with 5 years of lease term.

**Suites can be combined up to 14,403 SF

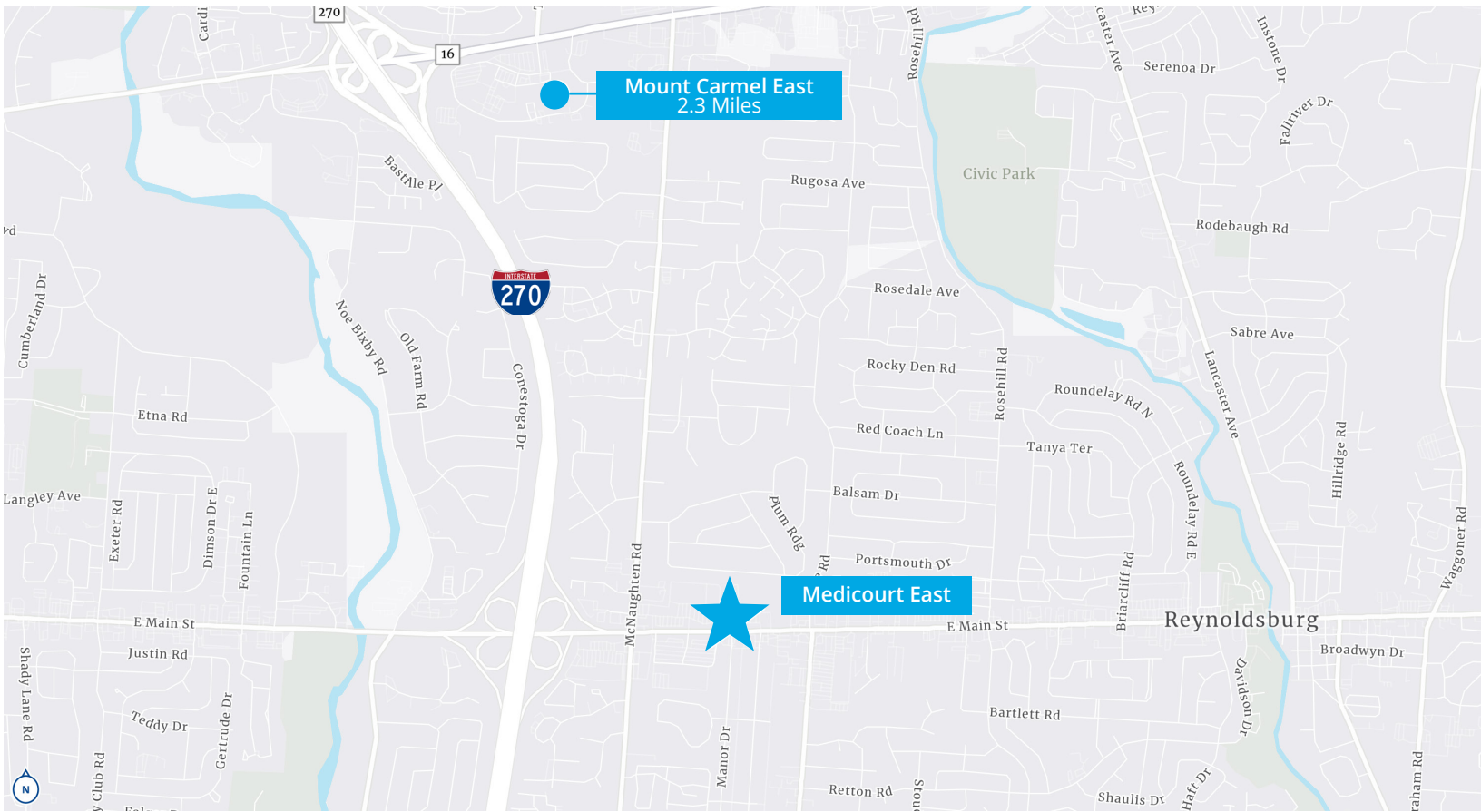


Key Highlights

- Now under new ownership with extensive improvements completed
- Well-known and frequented medical office complex
- Easy access to I-270
- Close proximity to Mount Carmel East Hospital
- Newly constructed monument signage with great visibility to E Main Street
- Convenient parking free of charge

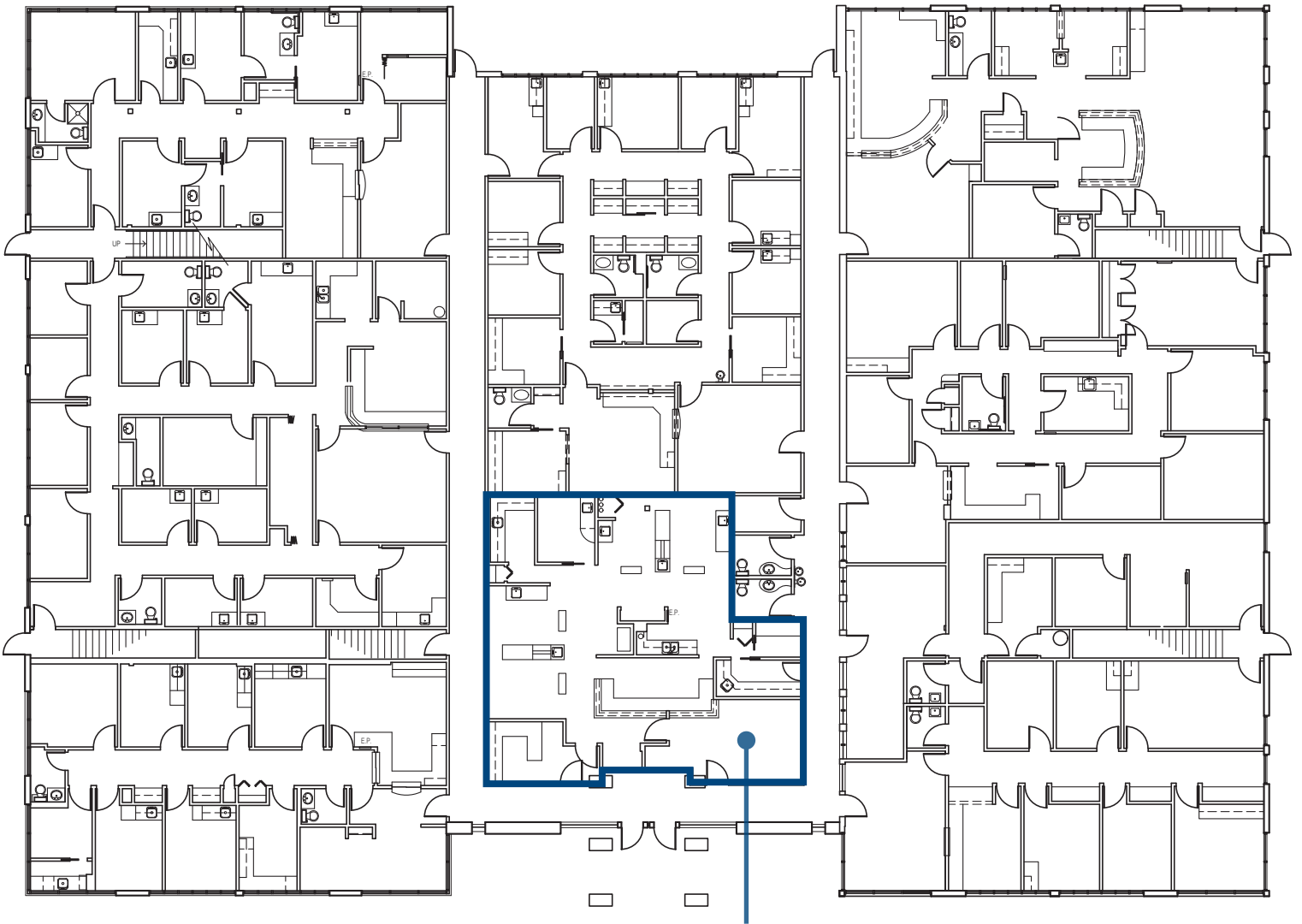


Aerial View



6100 E Main St

First Floor



Suite 100
1,717 SF
\$35/SF TI Allowance*

*The TI amount is only available on market deals with 5 years of lease term.

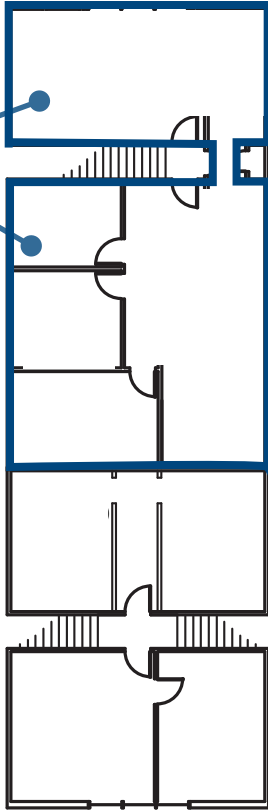


6100 E Main St

Second Floor

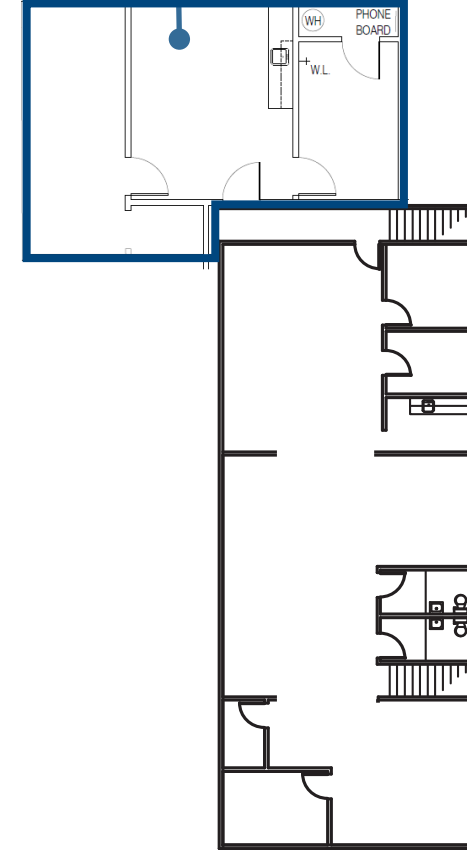
West Entrance

Suite 200D/F
2,247 SF



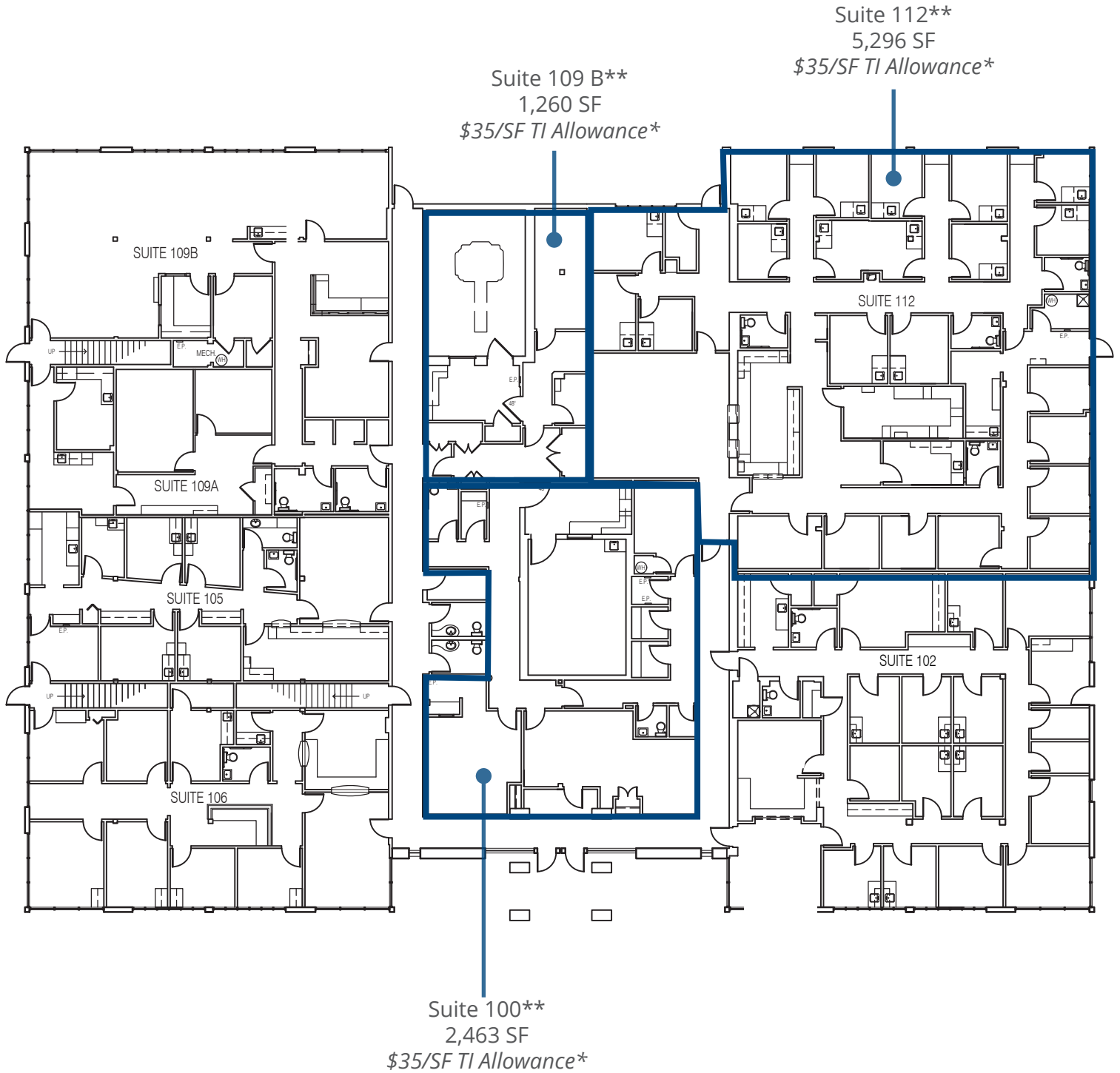
Suite 200G
604 SF

East Entrance



6096 E Main St

First Floor

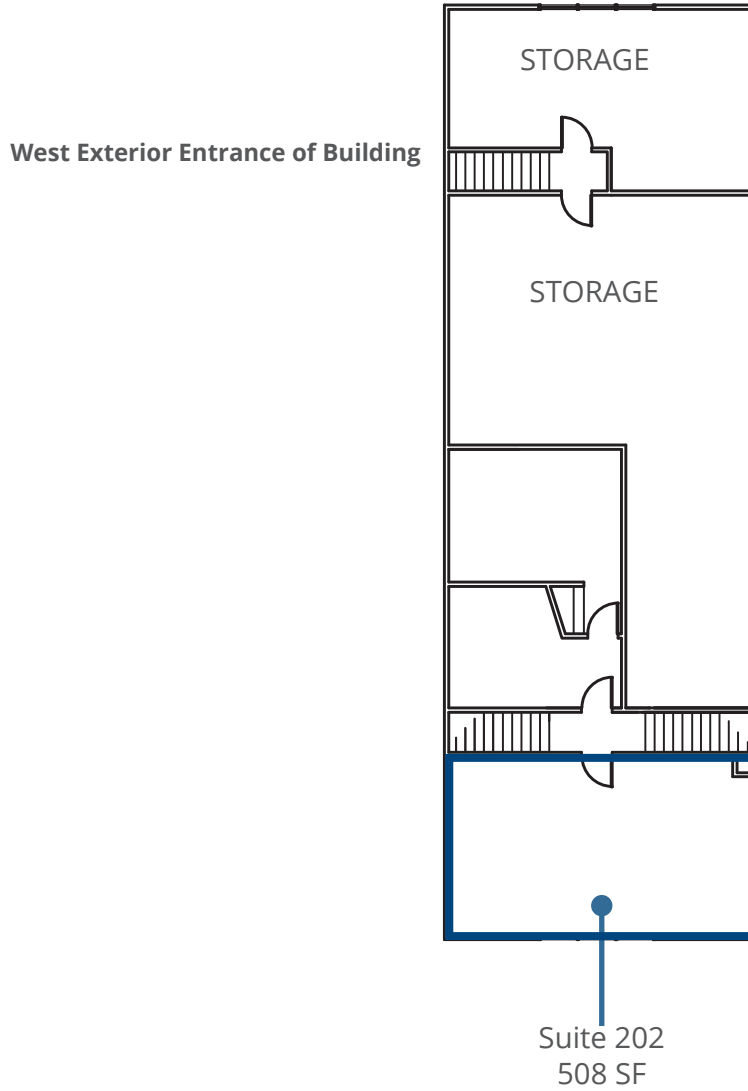


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** Suites can combine up to 14,404 SF

6096 E Main St

Second Floor



**Suites 202 and 205 leases can be combined for a total of 1,057 SF*