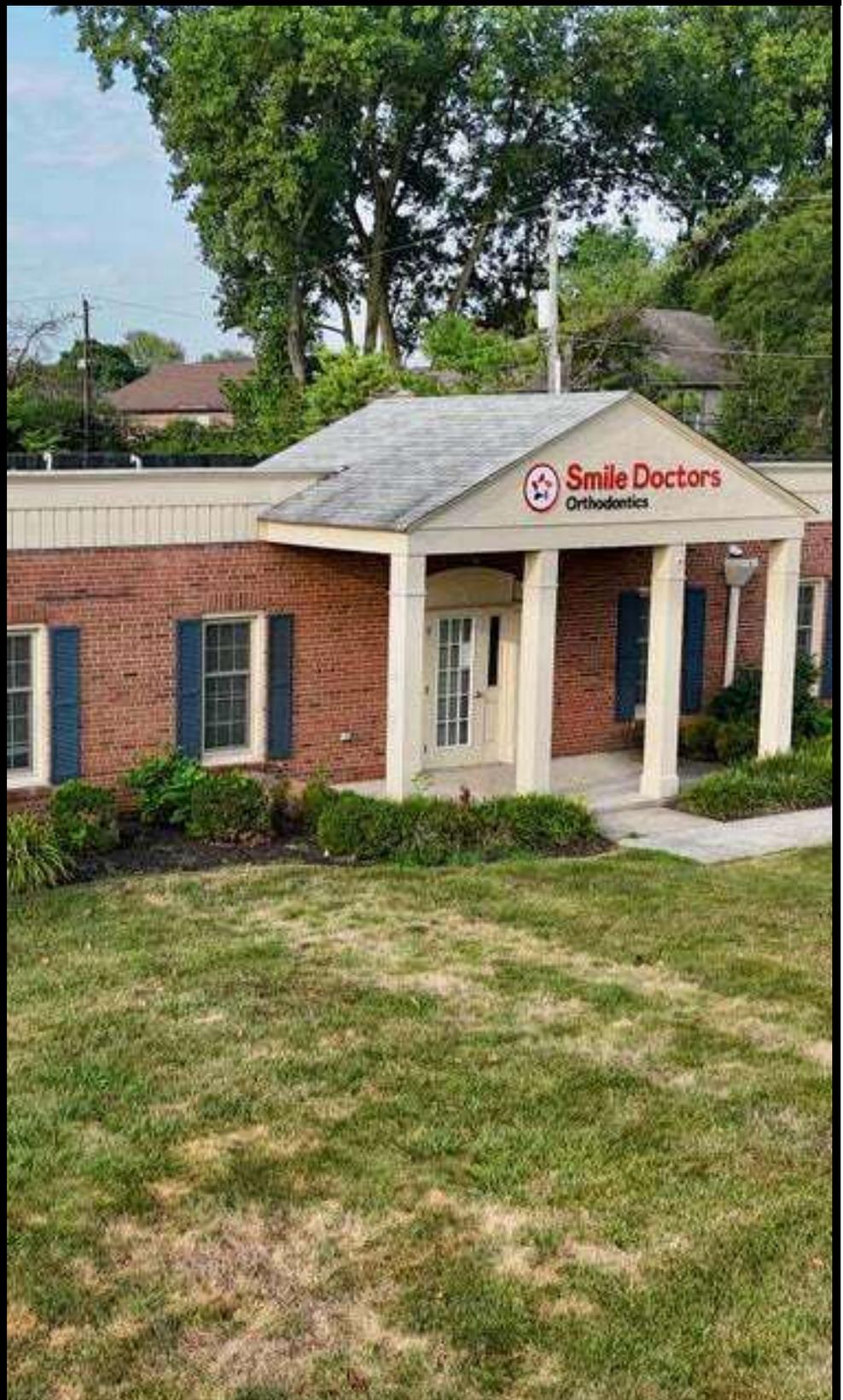




MEDICAL OFFICE FOR LEASE

1535 Old Henderson Rd, A
Columbus, OH 43220
1,990 sf of Medical Space
\$3,070/month
www.realestateop.com

Agent
Jeff Slater
614.580.6209
slaterock@reopohio.com



PRESENTED BY
Jeffrey T. Keller
(614) 924-0410
keller@reopohio.com

Upper Arlington Office | (614) 924-0410 | 1720 Zollinger Road, Suite 200, Upper Arlington, OH 43221

1535 OLD HENDERSON RD, A COLUMBUS, OH 43220
COLUMBUS, OH 43220

For Lease | 1,990 sf of Office Space



PROPERTY DESCRIPTION

Great location for a dental or medical office in Upper Arlington. Neighboring tenant is a nationally known orthodontist. Build to suit opportunity with TI allowance. Close proximity to restaurants and retail. Access to upscale demographic. See proposed floorplans.

PROPERTY HIGHLIGHTS

- Customizable Build to Suit options available
- High-quality finishes and modern amenities
- Central location with easy access to major highways
- Surrounded by dining, retail, and banking

OFFERING SUMMARY

Lease Rate:	\$18.50 SF/yr (NNN)
Available SF:	1,990 SF
Building Size:	5,490 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	654	1,715	7,497
Total Population	1,425	3,733	15,749
Average HH Income	\$117,245	\$117,306	\$113,534

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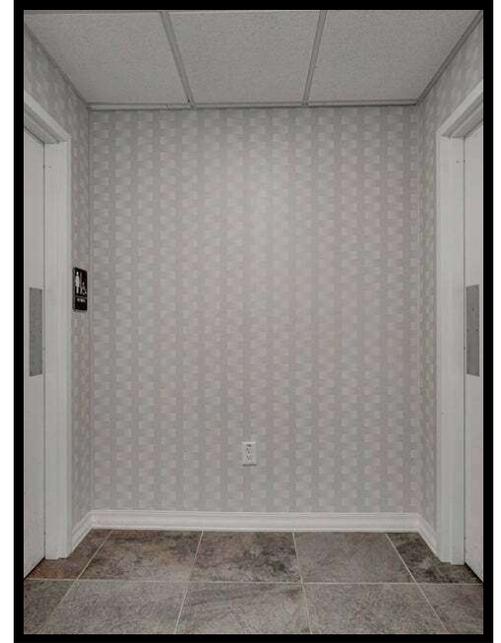
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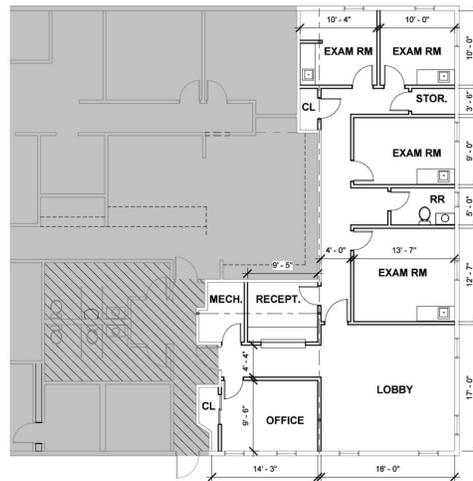


1535 OLD HENDERSON RD, A COLUMBUS, OH 43220

COLUMBUS, OH 43220

For Lease | 1,990 sf of Office Space-Proposed Plan

1535 OLD HENDERSON RD, COLUMBUS OH 43220



LEGEND

① FIRST FLOOR- DESIGN 2
1/8" = 1'-0"

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,990 SF	Lease Rate:	\$18.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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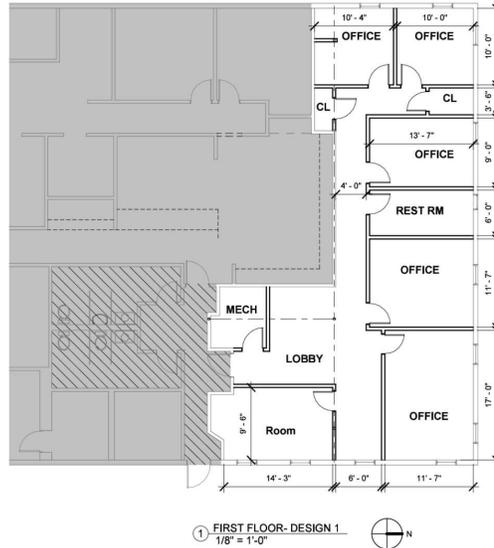


1535 OLD HENDERSON RD, A COLUMBUS, OH 43220

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For Lease | 1,990 sf of Office Space-Proposed Plan

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LEGEND

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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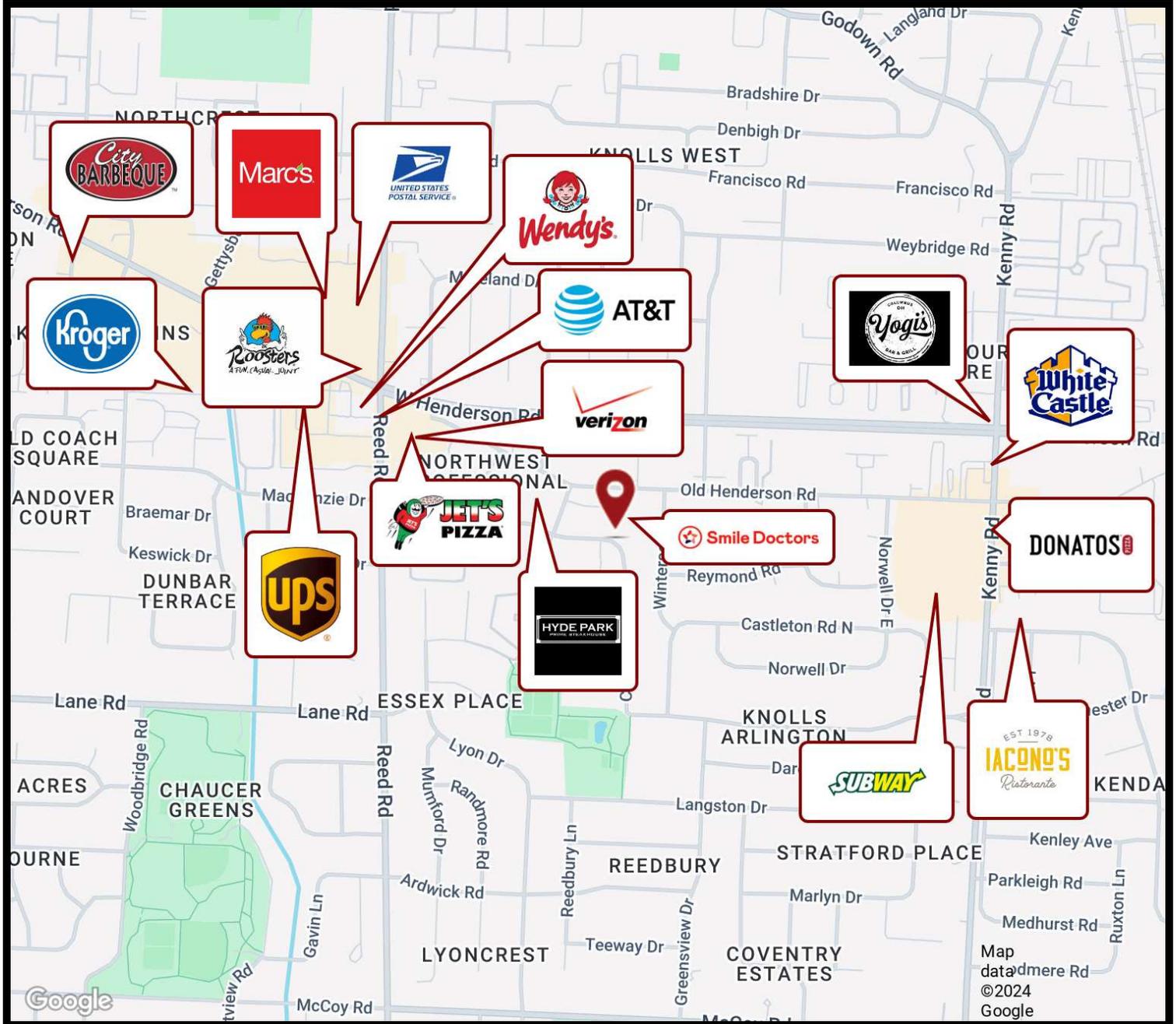
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