

535

OFFICENTER PLACE



MEDICAL/OFFICE SPACE FOR LEASE & SALE

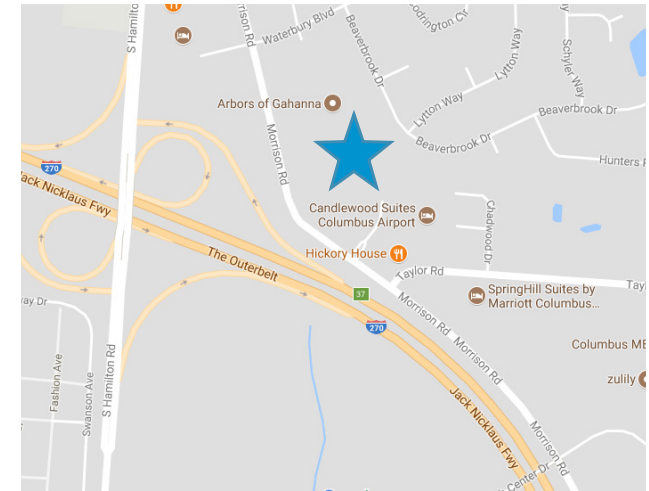
535 OFFICENTER PLACE, GAHANNA, OH

Officenter Place > Medical | Office Space

Two-story, multi-tenant building built in 1991 and consisting of 10,613 square feet.

Key Features

- > Class B suburban office/medical building
- > Upscale office park
- > Numerous Medical Exam Rooms
- > Open space and private offices
- > Multiple reception areas to accommodate separate practices
- > Parking available at no cost
- > Easy access to I-270
- > 9 minutes to John Glenn Columbus International Airport
- > 14 minutes to Downtown Columbus
- > Minutes from restaurants, retail and banking
- > Located next door to Ohio State University Dermatology





SITE INFORMATION

- › 535 Offcenter Place, Gahanna, OH
- › Description: Medical/Office Space for Lease
- › Building GLA: 10,613 SF
- › Zoning: Suburban Office
- › Building Class: B



AVAILABILITY

- › Total Available: 10,613 SF
- › Typical Floor: 5,307 SF
- › Divisible by 3,000 SF



FOR LEASE OR SALE

- › Sale Price: \$1,390,000
- › Rental Rate: \$11.95 NNN
- › Estimated Operating Expenses: \$8.90



DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	6,699	52,973	224,687
Median HH Income	\$79,644	\$64,056	\$58,519
Average HH Income	\$98,242	\$87,751	\$80,990

*Source esri 2019 est



TRAFFIC COUNTS

- › Morrison Road: 18,800 vpd
- › Taylor Road: 10,102 vpd



Notable Park Tenants

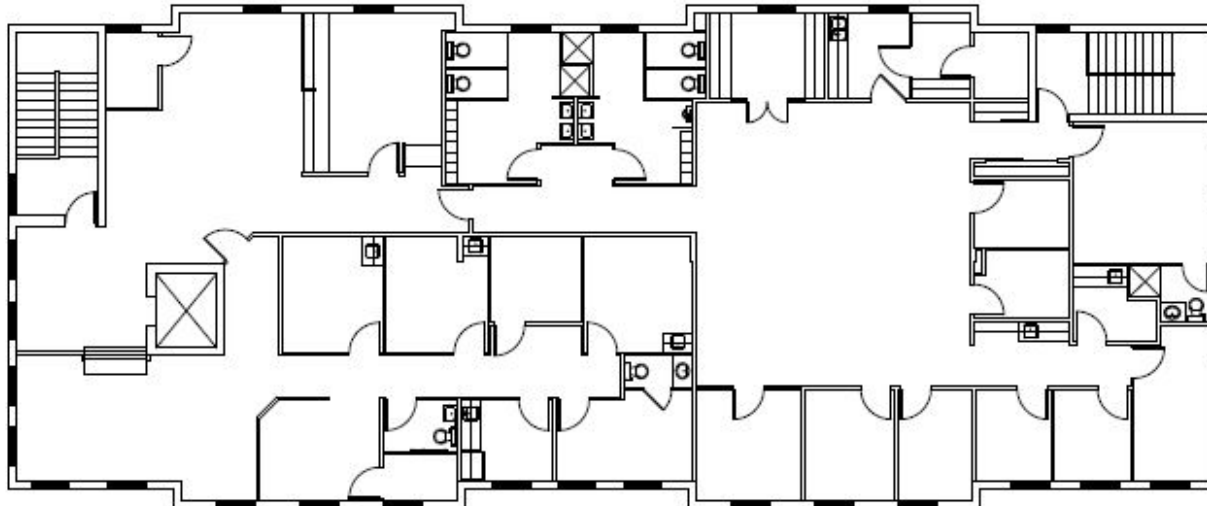


535 Offcenter Place > Building Availability

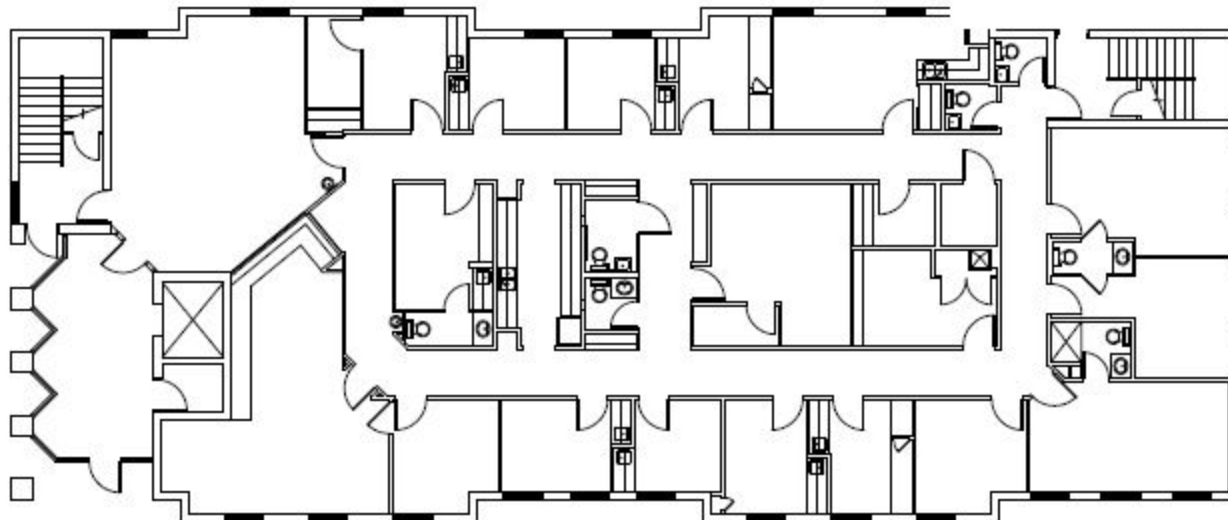
AVAILABLE SPACE (SF)	RATE/RSF/YR	COMMENTS
3,000 - 10,613	\$11.95 NNN	Divisible to 3,000 SF

Estimated Operating Expenses estimated at \$8.90

Sale Price - \$1,390,000

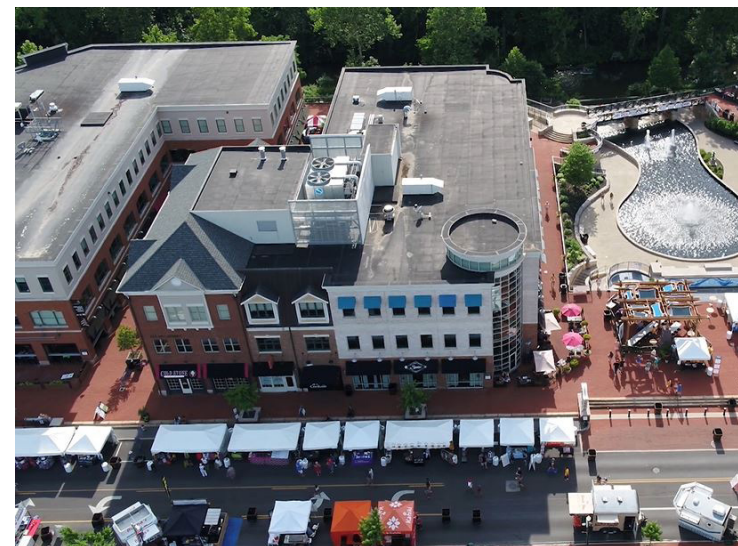


Second Floor Plan



First Floor Plan

To Schedule a Tour Contact:



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