



Crest
Commercial Realty

Medical Office FOR LEASE



**2 suites
available!**

H & H Medical Office Bldg

1835 E. High St.,
Springfield, OH 45505

For more information, please contact:

Nick

Miller-Jacobson

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- Multi-tenant medical building was built in 1981 and offers a total of 9,675 SF.
- Located in a mixed-use area with other medical office buildings, retail, restaurants and residential housing nearby.
- Tenants share a 1,125 SF lobby.
- Large surface lot offers easy access and convenient parking.
- Locally owned and managed.
- Full service lease rates/negotiable terms.
- Two (2) suites available.





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Suite 2 ~ 1,776 SF

- Turnkey, fully furnished and equipped medical office!
- Large administrative/reception area, nurse's workstation, 4 exam rooms, and private offices.
- Executive office includes an ensuite bathroom.
- ADA compliant bathroom and additional storage space .
- For Lease: \$3,000/month.
- Also available as Medical Office Timeshare/Per Diem ~ please call for more details!





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Suite 4 ~ 1,874 SF

- Move-in ready!
- Available partially furnished.
- Large administrative/reception area, nurse's workstation, 4 exam rooms, and private offices.
- Separate, secure staff entrance.
- Direct access from large lobby.
- Private bathroom.
- For lease: \$2,100/month.





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Just minutes from E. Main St. and downtown Springfield!



DEMOGRAPHICS

2022	2-mile	5-mile	10-mile
Population	35,548	78,152	114,543
Median Age	36	39.6	41.6

Traffic Counts

E. High St/Hubert Ave W	9,107 VPD
E. High St/S Belmont Ave	8,863 VPD

Located within a block of the historic Frank Lloyd Wright Westcott House!

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*Demographics provided by CoStar Group, www.costar.com, 2022 dataset