



**Brand New Office Building For Lease**



# WALNUT CREEK MEDICAL OFFICE BUILDING



## **Buckles Ct N**

Gahanna, Oh 43230

**Paulina Canini**

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**Buckles Court North** Gahanna, OH 43230



### PROPERTY DESCRIPTION

Available this fall is an incredible medical office building in the heart of Crescent at Central Park, a 112-acre premiere office, retail and residential hub in Gahanna. The area around this site has seen tremendous growth over the last 2 years and has become a top spot for medical providers. With space available ranging from 2,542 SF to 5,711 SF, this is the perfect place for you. The building is in close proximity to scenic parks, major roadways, with easy access to dining, shopping, entertainment, and convenient commuting for employees.

### LOCATION DESCRIPTION

Building site is adjacent to Hamilton Rd and the John Glenn Columbus International Airport. Direct access to I-270 is nearby and I-270 has over 123K vehicles passing daily. Public transportation passes on Hamilton Rd and Tech Center Dr, the connecting street to Buckles Ct N sees nearly 10K vehicles daily.

### PROPERTY HIGHLIGHTS

- Shell ready early fall 2024
- Individual offices starting at 2,542 SF
- Combine offices for up to 5,711 SF
- Opportunity for ownership interest in building
- 80% tax abatement incentive for 10 years
- Nearly 10K VPD on Tech Center Dr
- Convenient access to I-270

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$20.00 SF/yr (NNN)
<b>Available SF:</b>	2,542 - 3,169 SF
<b>Building Size:</b>	11,540 SF

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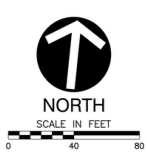


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# FINAL DEVELOPMENT PLAN



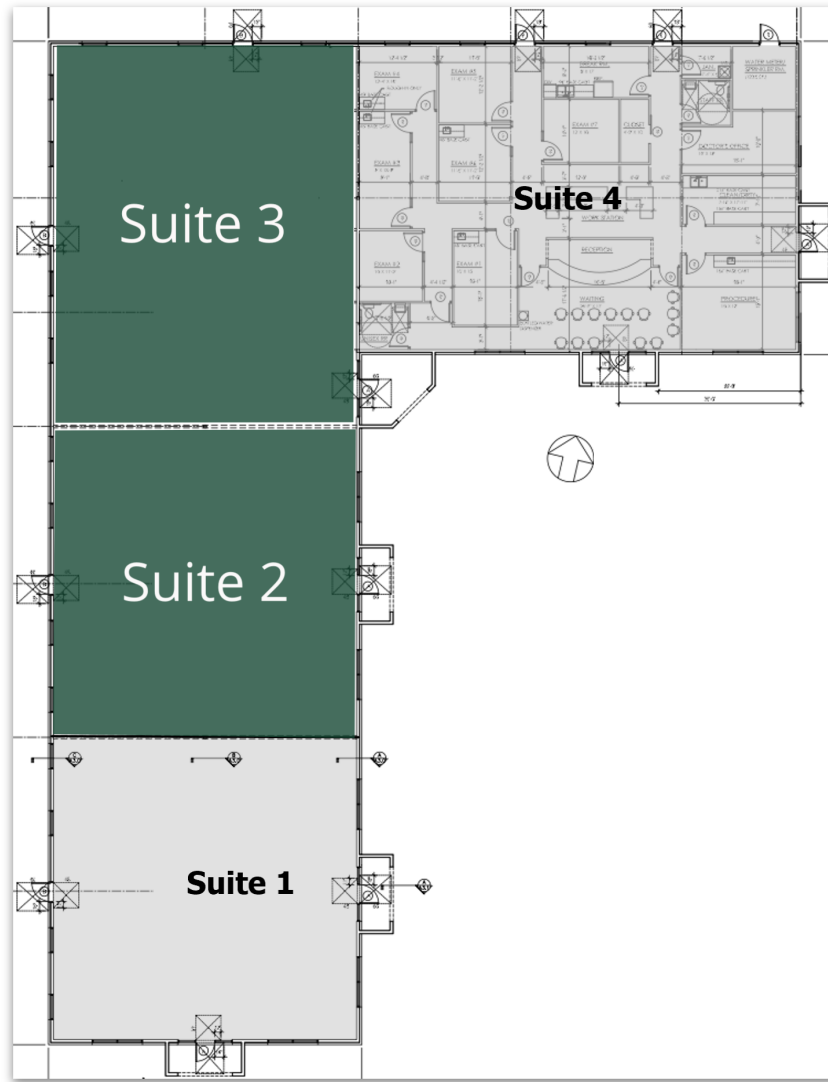
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## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
■ Suite 2	Available	2,542 SF	NNN	\$20.00 SF/yr
■ Suite 3	Available	3,169 SF	NNN	\$20.00 SF/yr

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