



Rj BOLL Realty
Corporate Real Estate Services

4600 Leap Ct.

Hilliard, OH 43026

MEDICAL SPACE FOR SALE/LEASE

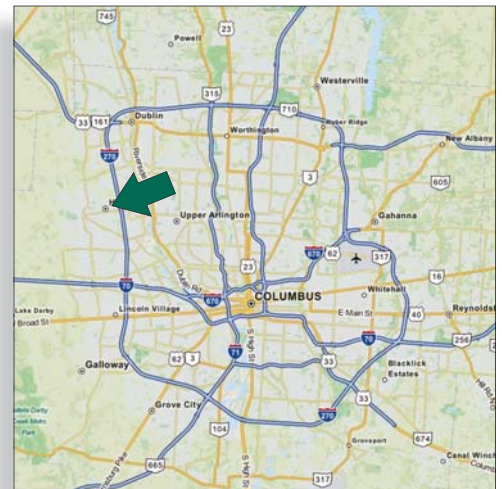


Property:

- ± 5,421 Sq. Ft., single-story medical space
- Suitable for a variety of medical users
- 22 private exam rooms; 13 with sinks and several with separate restrooms
- Doctors' offices, nurses station, and break room
- Lower level storage
- Ample parking at suite entrance

Location:

- Excellent location; just off Cemetery Rd.
- Adjacent to the Kroger Shopping Center
- Close proximity to banks, restaurants, and retail
- Easy access to the freeway; less than 1.5 miles to I-270



Michael D. Grenert, SIOR

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CELEBRATING twenty years

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Property Specifications:

- ± 5,421 Sq. Ft. medical office condo
- Well-maintained, single-story brick building
- 22 private exams rooms
- 4 car parking/1,000 Sq. Ft.
- Renovated in 2011; built in 1988
- Zoned B-2 in Hilliard

Pricing:

- **Sale:** ~~\$595,000.00 (\$109.76/Sq. Ft.)~~
Now Asking: \$499,000.00 (\$92.05/Sq. Ft.)
- **Lease:** ~~\$9.95/Sq. Ft. NNN~~
Now Asking: \$8.45/Sq. Ft. NNN
- 2016 Estimated Operating Expenses:
\$5.58/Sq. Ft. (taxes, insurance, condo fee, CAM)
- Tenant to pay own utilities, trash removal and janitorial

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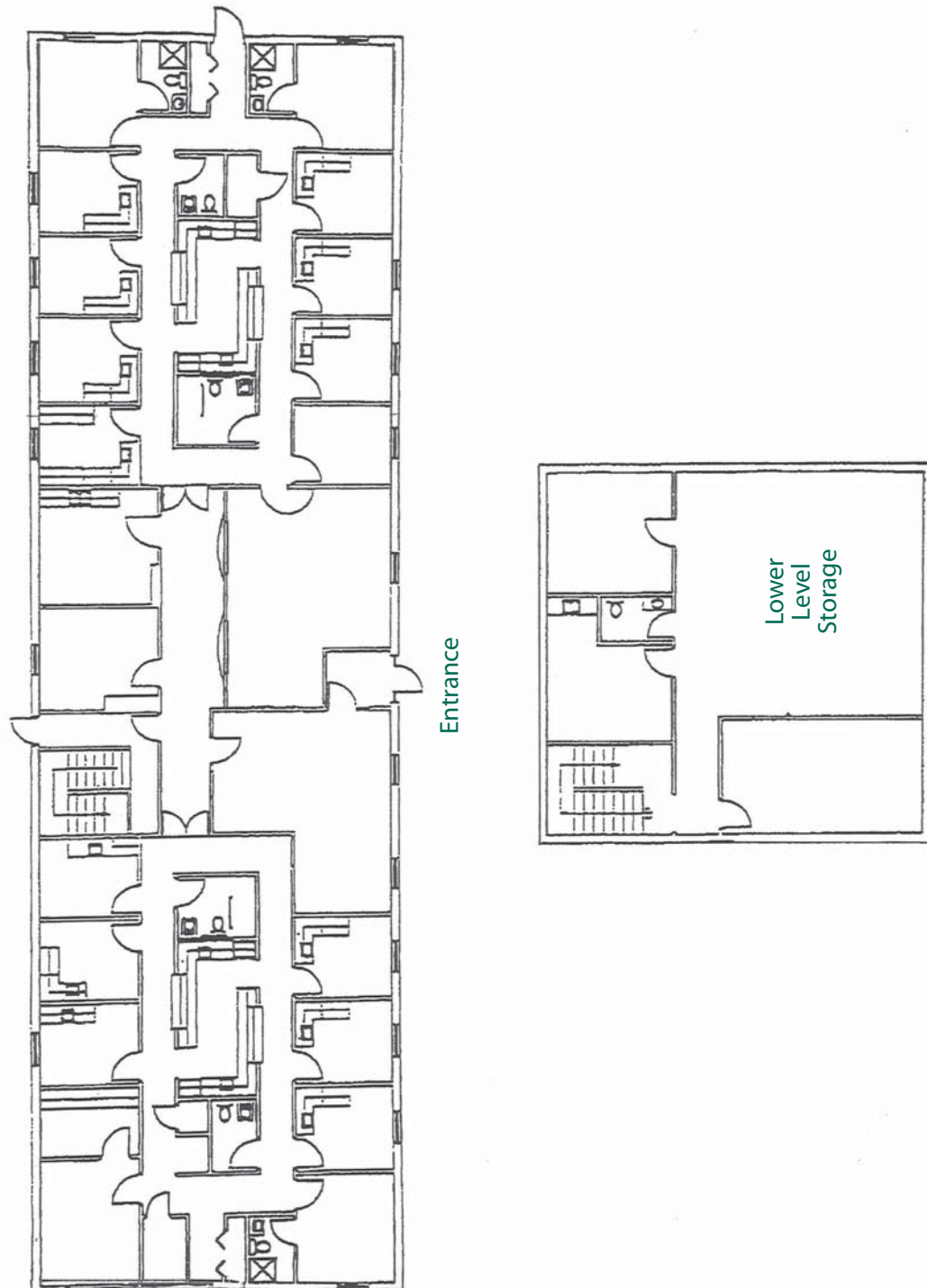
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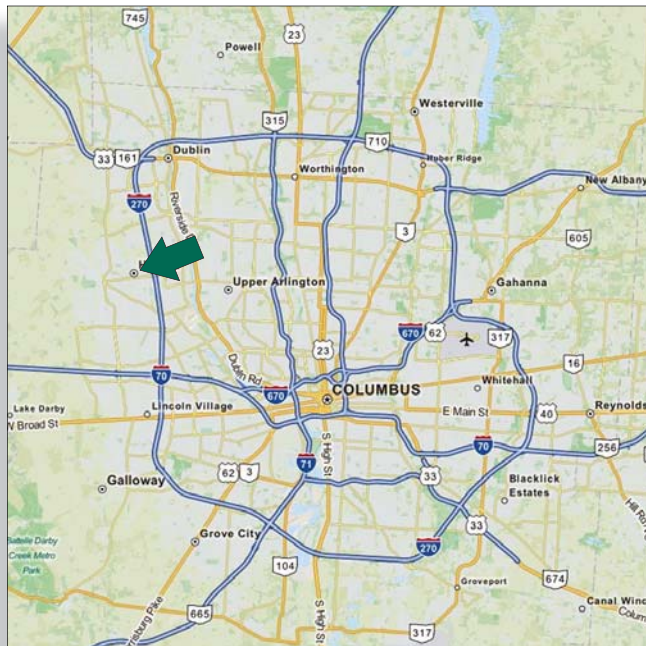
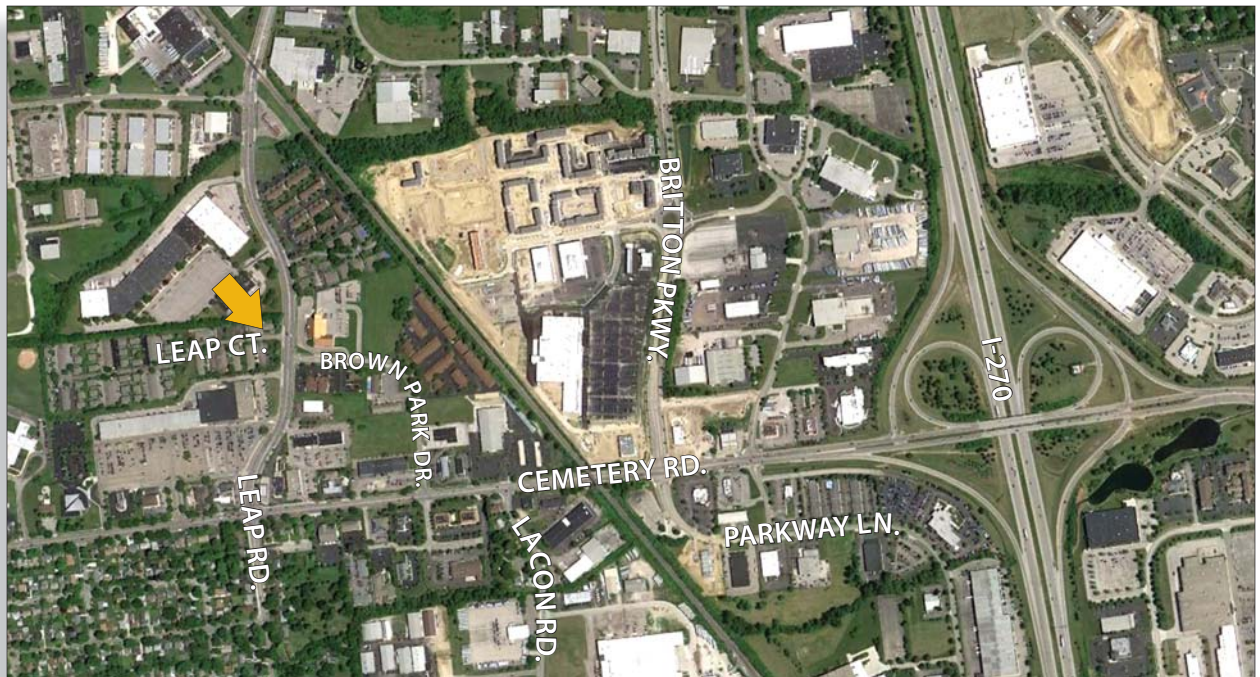
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