

# 3650 Olentangy River Rd.

3650 OLENTANGY RIVER RD. | COLUMBUS, OH 43214



**NA**Ohio Equities

Building Owned By  
**HEALTHCARE REALTY**

## Leasing Information:

**Andy Dutcher, SIOR**

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# 3650 OLENTANGY RIVER RD.

3650 Olentangy River Road is a modern  $\pm 77,000$  SF four-story Medical/Office building located across from the 1,059-bed, OhioHealth Riverside Methodist Hospital. It features incredible access and visibility to SR-315, signage along SR-315 and Olentangy River Road, and offers unmatched common area finishes and tenant patio, ample on-site parking including underground executive garage spaces, and four passenger elevators.

## ADDRESS

3650 Olentangy River Road  
Columbus, OH 43214

## BUILDING SIZE

$\pm 77,000$  SF

## FLOORS

Four (4)

## AVAILABLE SF:

4,062 SF - 5,824 SF

## PARKING:

249 Surface Spaces  
80 Underground Garage Spaces

## KEY TENANTS:



## PROPERTY FEATURES

- $\pm 77,000$  SF Class A Medical/Office Building
- Located Across from the 1,059-bed, OhioHealth Riverside Methodist Hospital
- Freeway Visibility and Signage Along SR-315 and Olentangy River Road
- 4.2:1,000 SF Parking Ratio, Including 80 Underground Garage Spaces
- Common Area Recently Renovated
- Upgraded Patio Space
- Numerous Amenities Nearby

LEASE RATE: \$17.50/SF NNN

OPEX: \$15.68/SF

[WWW.3650OLENTANGY.COM](http://WWW.3650OLENTANGY.COM)

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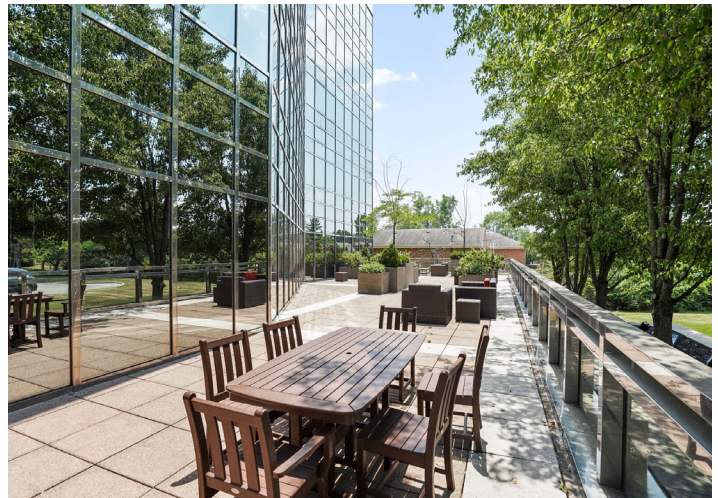
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## AVAILABLE SPACE

SUITE	SPACE USE	SQUARE FEET	AVAILABILITY
101	MEDICAL	5,824	05/01/2024
102	MEDICAL	4,062	NOW
450	OFFICE	4,693	10/1/2024



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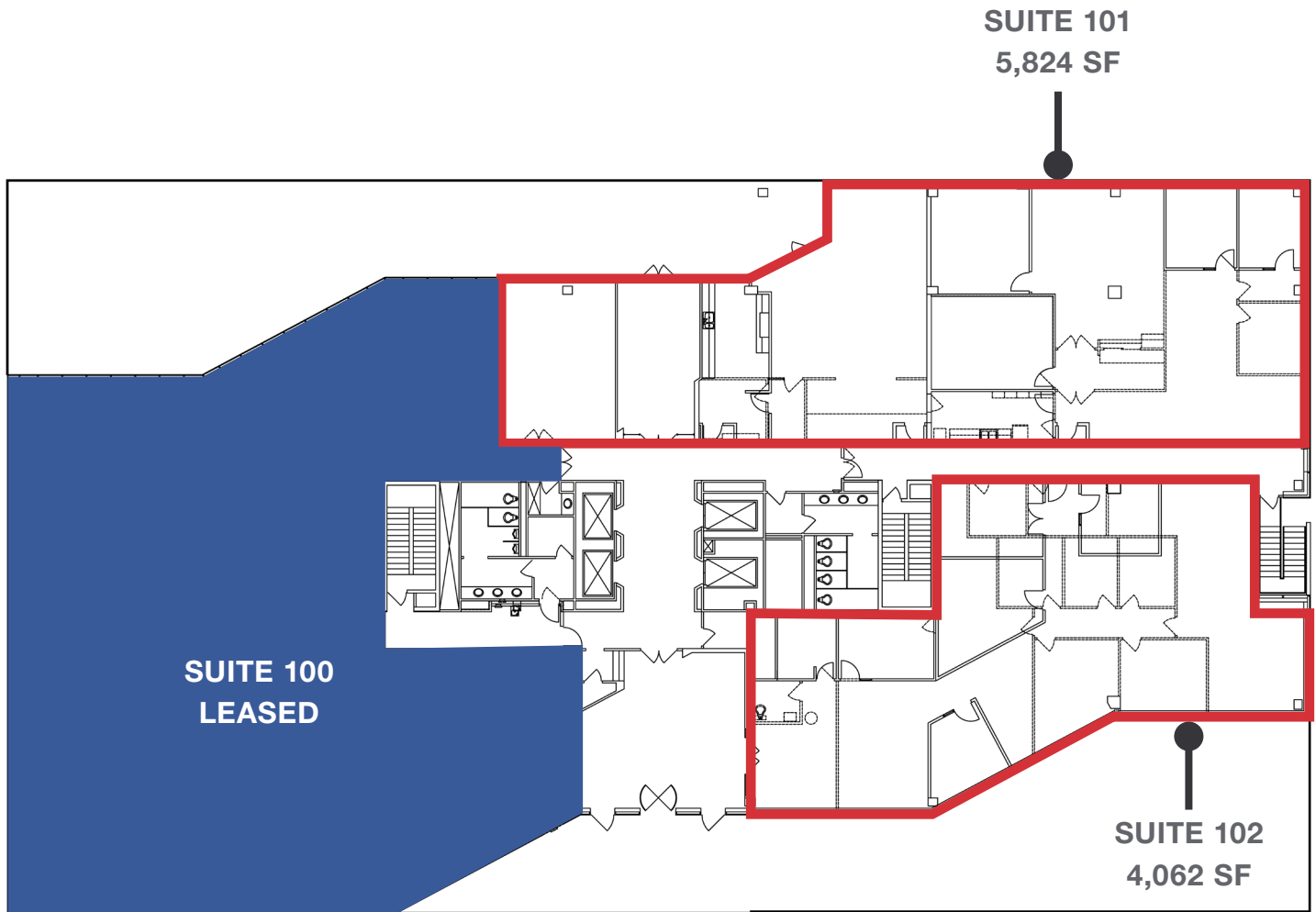
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# FIRST FLOOR PLAN

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# ADDITIONAL PHOTOS

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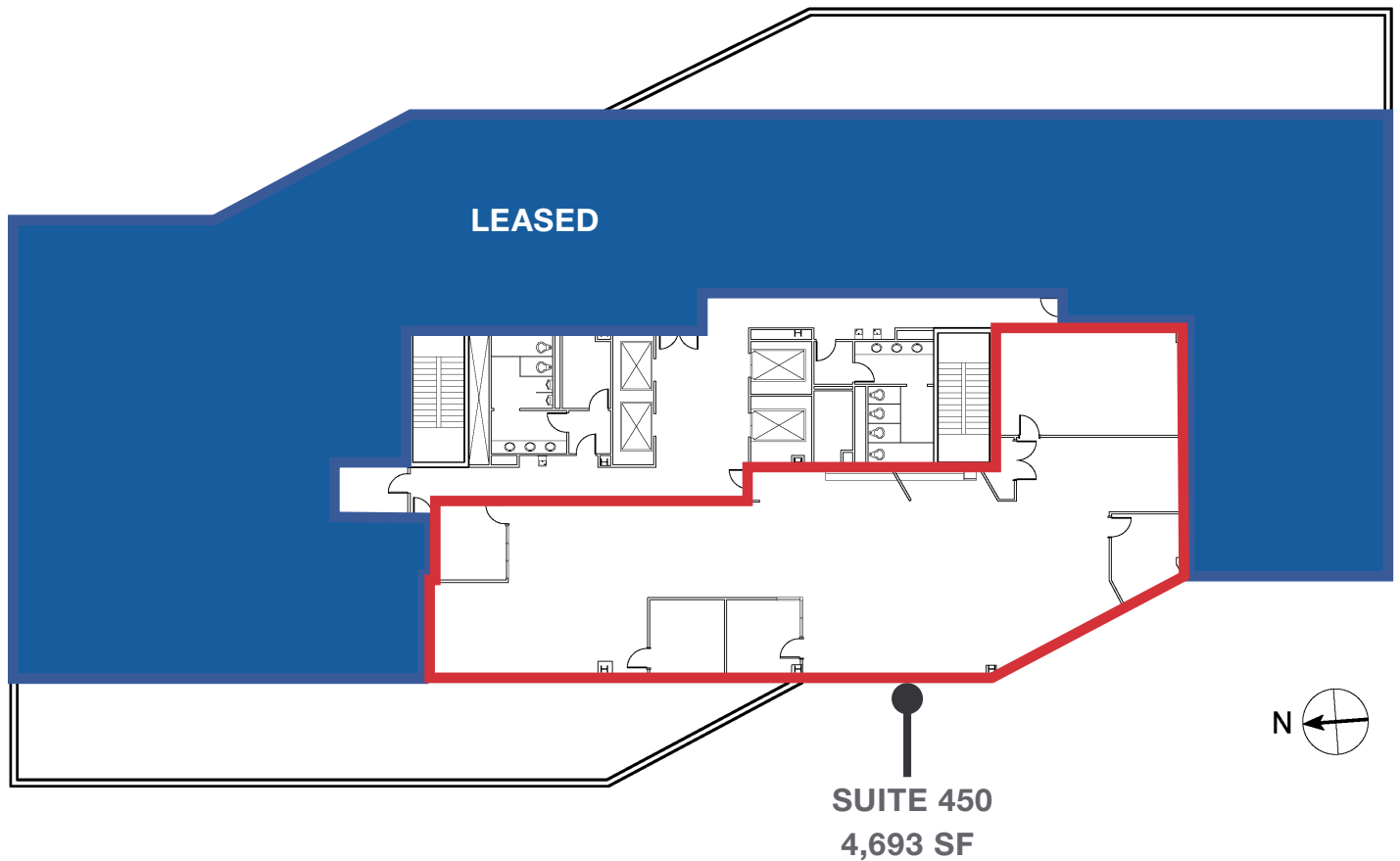
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# FOURTH FLOOR PLAN

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## EASILY ACCESSIBLE, HIGHLY VISIBLE LOCATION

The Property has excellent visibility and access from State Route 315. Located across from the 1,059-bed, OhioHealth Riverside Methodist Hospital along Olentangy River Road. The Property is situated just 5 minutes north of The Ohio State University Main Campus.



### NEARBY AMENITIES

ROOSTERS  
EL VAQUERO  
DENNY'S  
RAISING CANES  
PATTYCAKE BAKERY  
SMITH'S RESTAURANT & DELI  
STARBUCKS  
CORNERSTONE DELI & CAFE  
LOCAL CANTINA  
UNDERSTORY  
PANERA BREAD  
HOUNDOGS PIZZA  
RAY RAY'S HOG PIT  
OLD NORTH ARCADE  
JACK & BENNY'S DINNER  
LEDO'S TAVERN



### DEMOGRAPHICS - 3 MILE

POPULATION	154,348
AVG. HH INCOME	\$104,866
TOTAL HOUSEHOLDS	63,970
MEDIAN AGE	33.4

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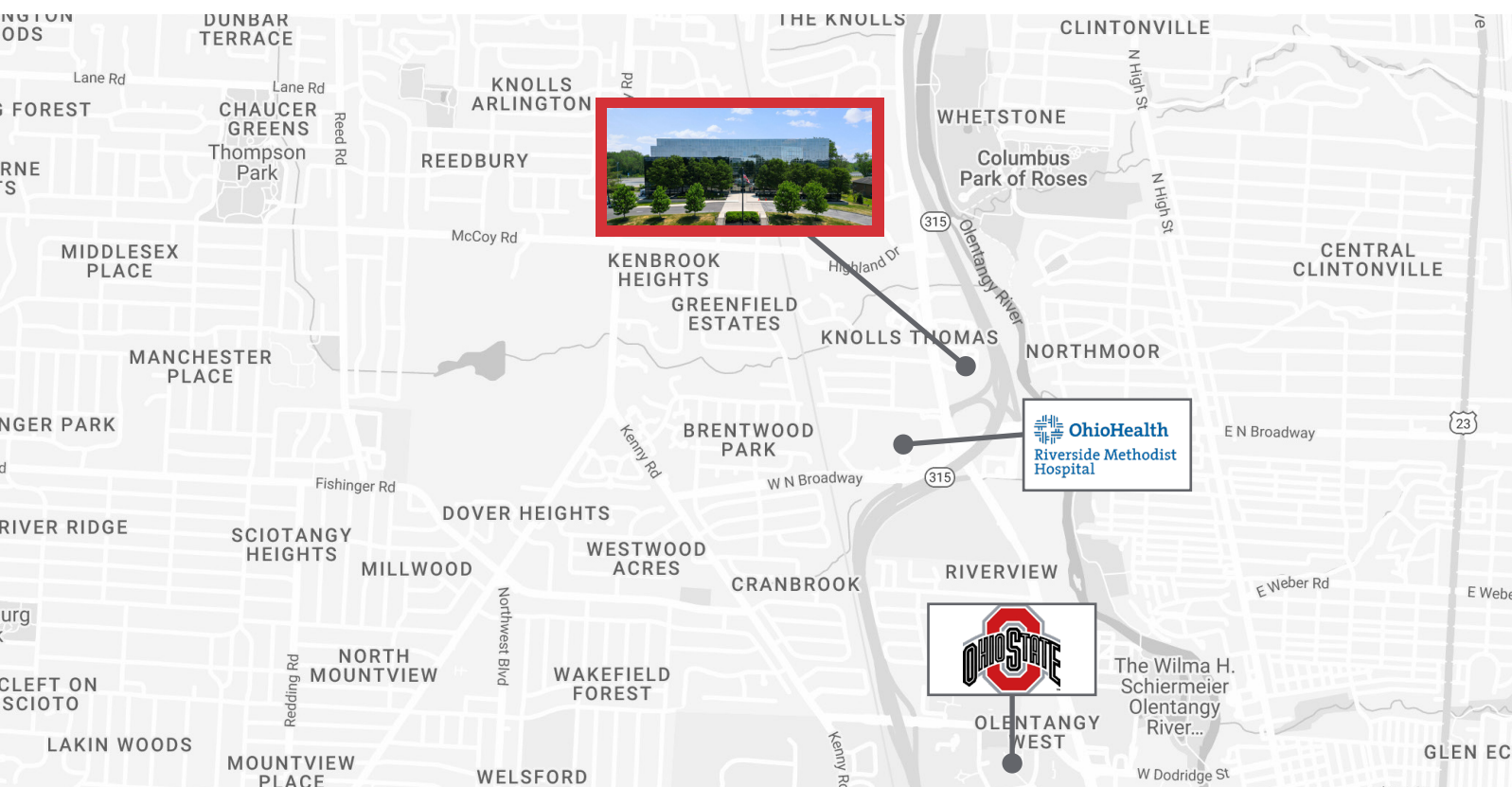




# **OhioHealth** **Riverside Methodist Hospital**

[www.ohiohealth.com/locations/hospitals/riverside-methodist-hospital](http://www.ohiohealth.com/locations/hospitals/riverside-methodist-hospital)

Riverside Methodist is known locally, regionally and nationally for quality healthcare. The 1,059-bed teaching hospital is also OhioHealth's largest hospital. Riverside Methodist is a member of OhioHealth's faith-based, not-for-profit family of leading healthcare providers. It shares the OhioHealth mission "to improve the health of those we serve." Our caring and compassionate teams do this through providing the best patient experience possible. Last year alone, the hospital delivered more than 6,000 babies, admitted more than 46,000 patients and saw 84,313 patients in our emergency department. Riverside Methodist also performed nearly 23,300 surgeries.



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