



444 N Cleveland Ave

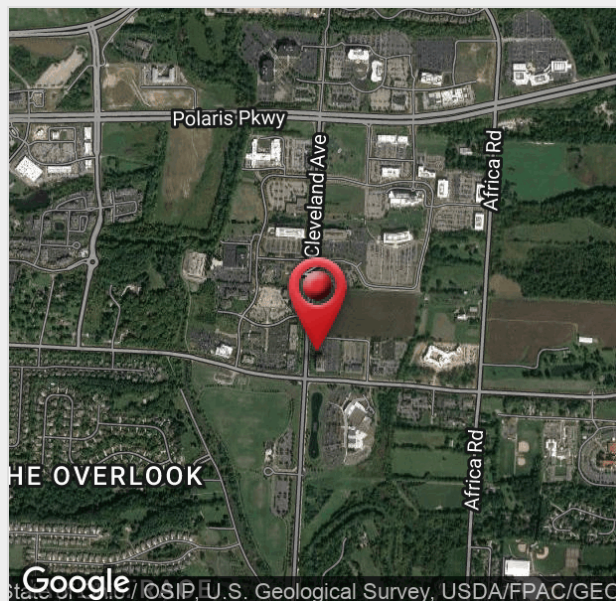
Westerville, Ohio 43082

Property Features

- ±41,000 SF, 3-Story Medical Office Building
- Prime Location on Westerville's "Medical Mile"
- Close Proximity to St. Ann's Hospital and Ohio Health Medical Campus
- Convenient Access on Traffic Light Corner
- Ample Parking (5:1,000 SF Ratio)
- Access to I-270 and I-71
- Monument Signage Opportunities

Lease Rate: Negotiable

www.WestervilleMedical.Com



For more information:

Philip Bird, SIOR

614 629 5296 • pbird@ohioequities.com

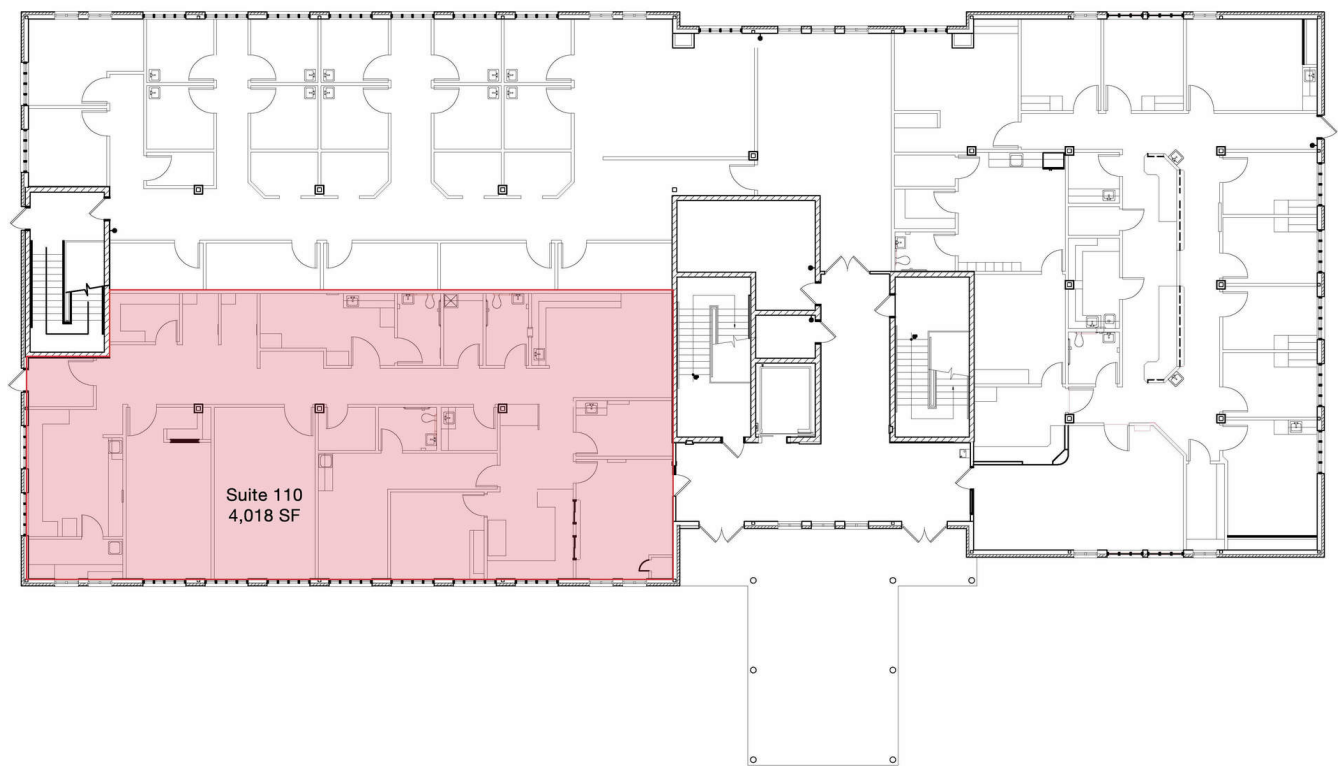
Matt Gregory, SIOR, CCIM

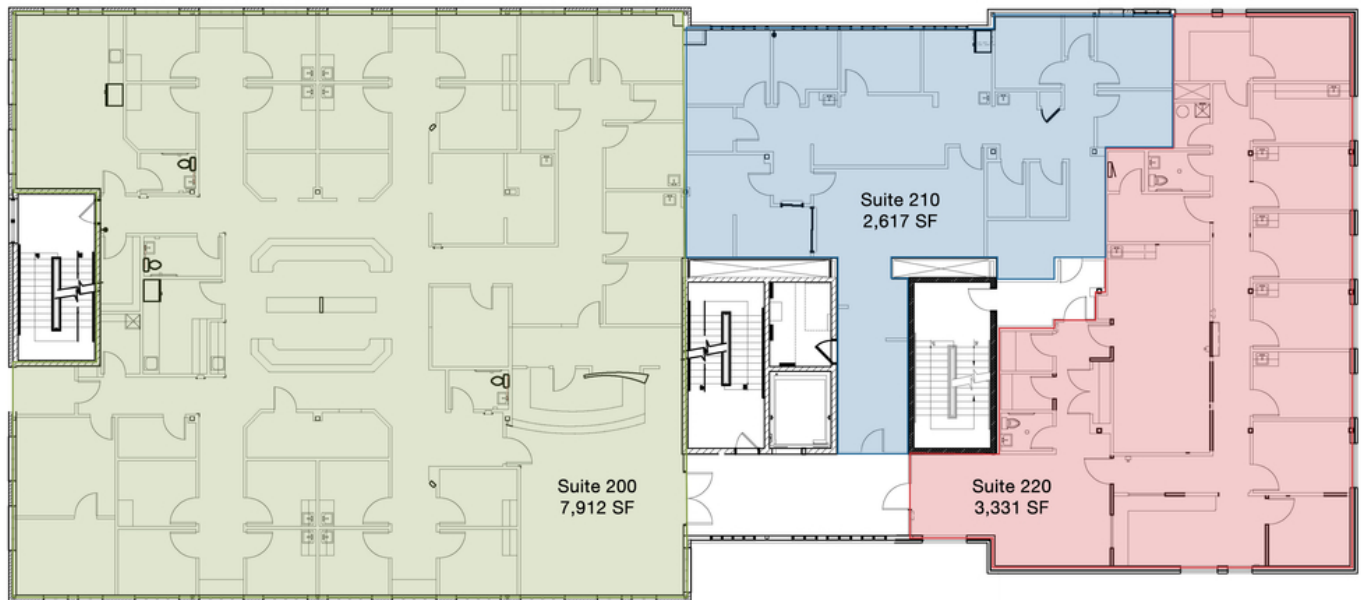
614 629 5234 • mgregory@ohioequities.com

Lease Rate: NEGOTIABLE Total Space 2,617 - 27,712 SF

Lease Type: NNN

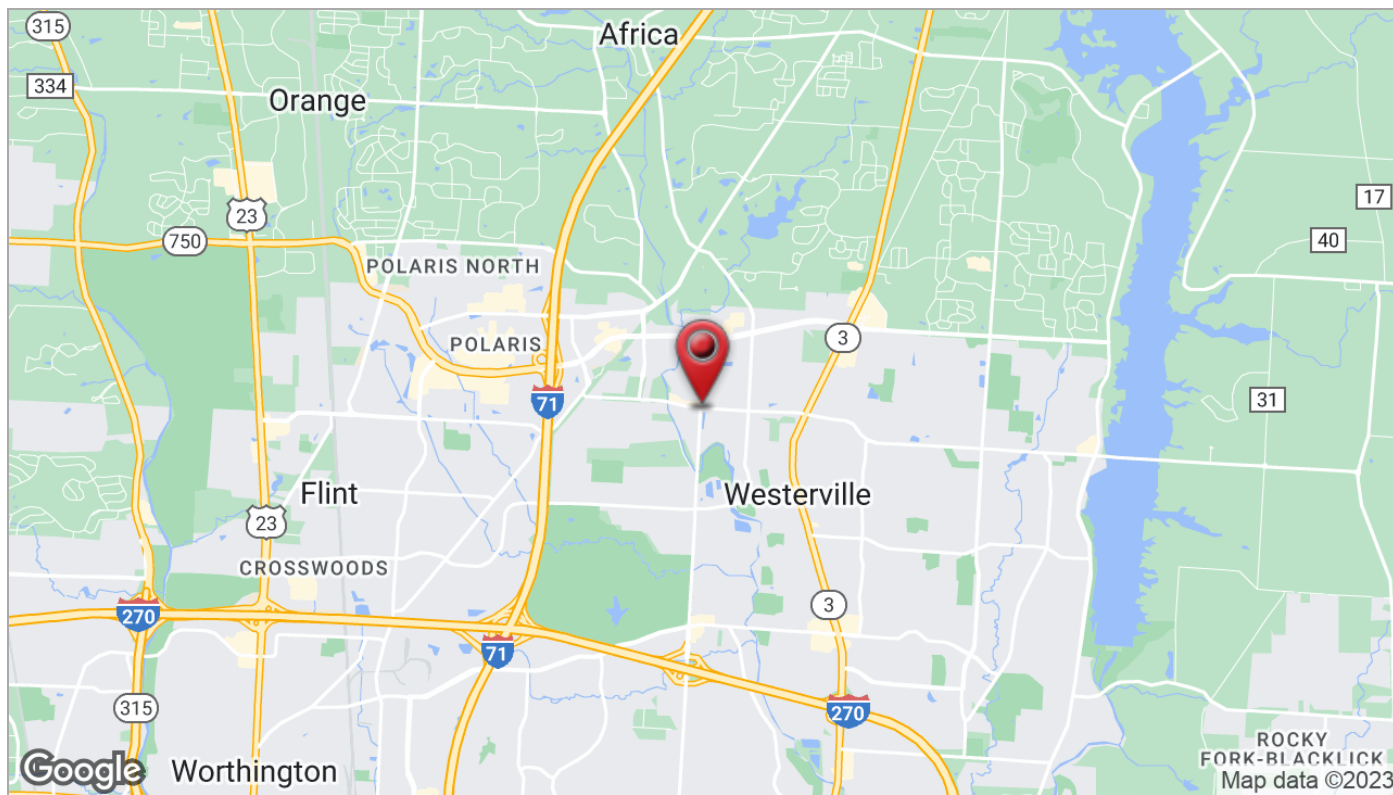
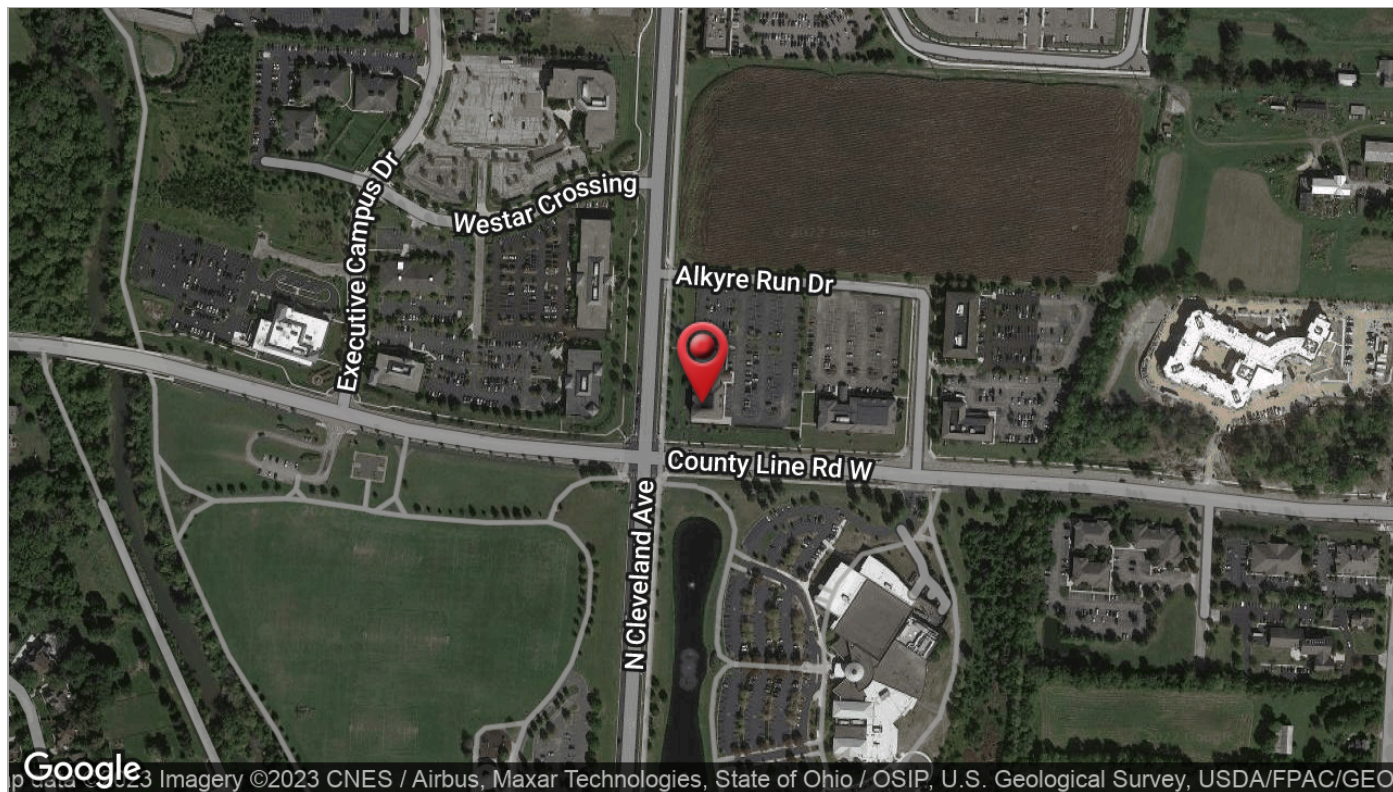
Space	Lease Rate	Lease Type	Size (Sf)	Description
Suite 110	Negotiable	NNN	4,018	Ideal For Imaging Center/Lab
Suite 200	Negotiable	NNN	7,912	5 Exams Rooms, 3 Offices
Suite 210	Negotiable	NNN	2,617	
Suite 220	Negotiable	NNN	3,331	
Suite 200+210	Negotiable	NNN	10,529	
Suite 210+220	Negotiable	NNN	5,948	
Suite 200+210+220	Negotiable	NNN	13,860	
Suite 310	Negotiable	NNN	10,107	Available 7/1/2024
Suite 320	Negotiable	NNN	3,745	Available 7/1/2024
Suite 310+320	Negotiable	NNN	13,852	Available 7/1/2024
2nd Floor & 3rd Floor	Negotiable	NNN	13,852-27,712	Available 7/1/2024

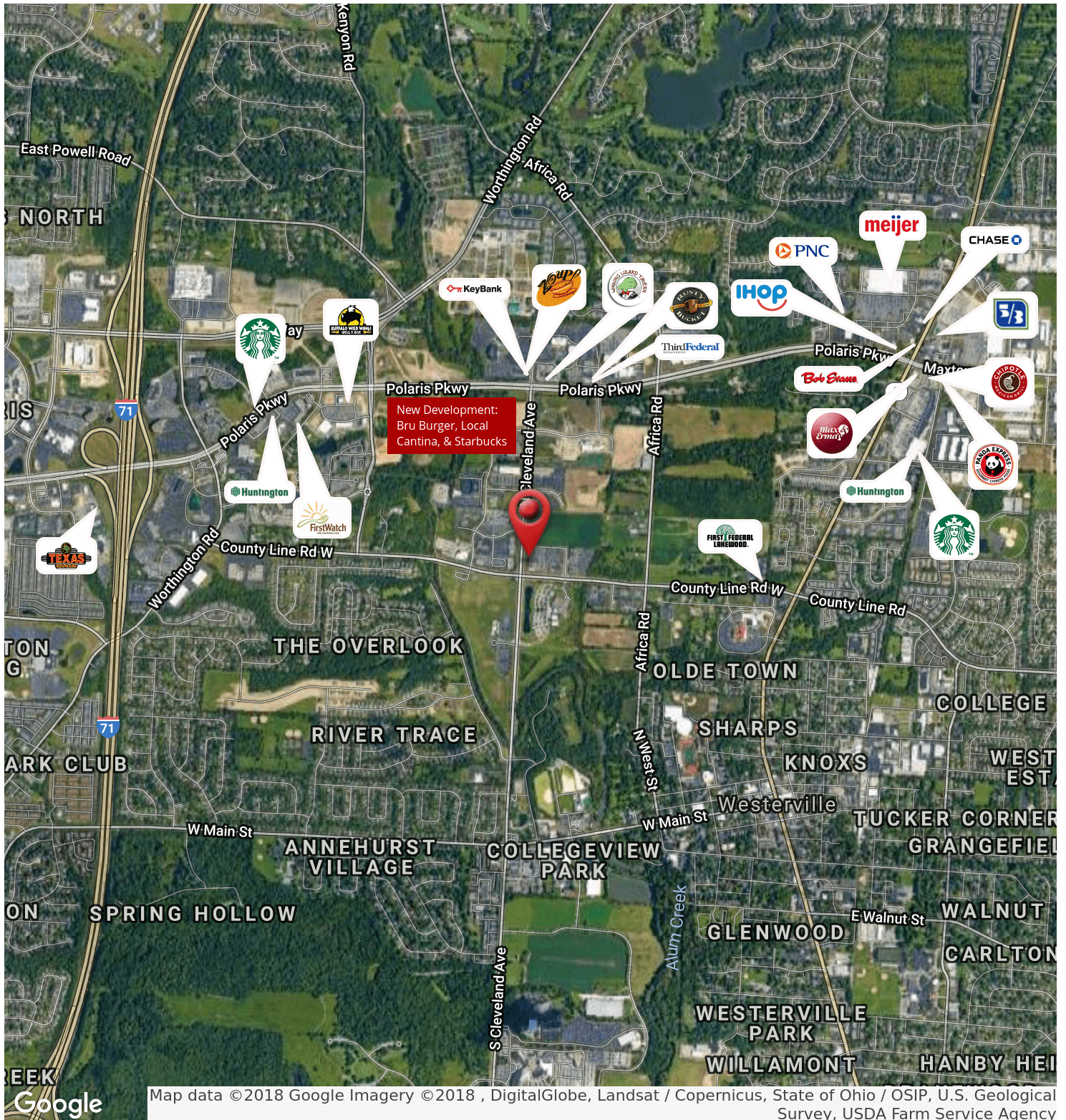


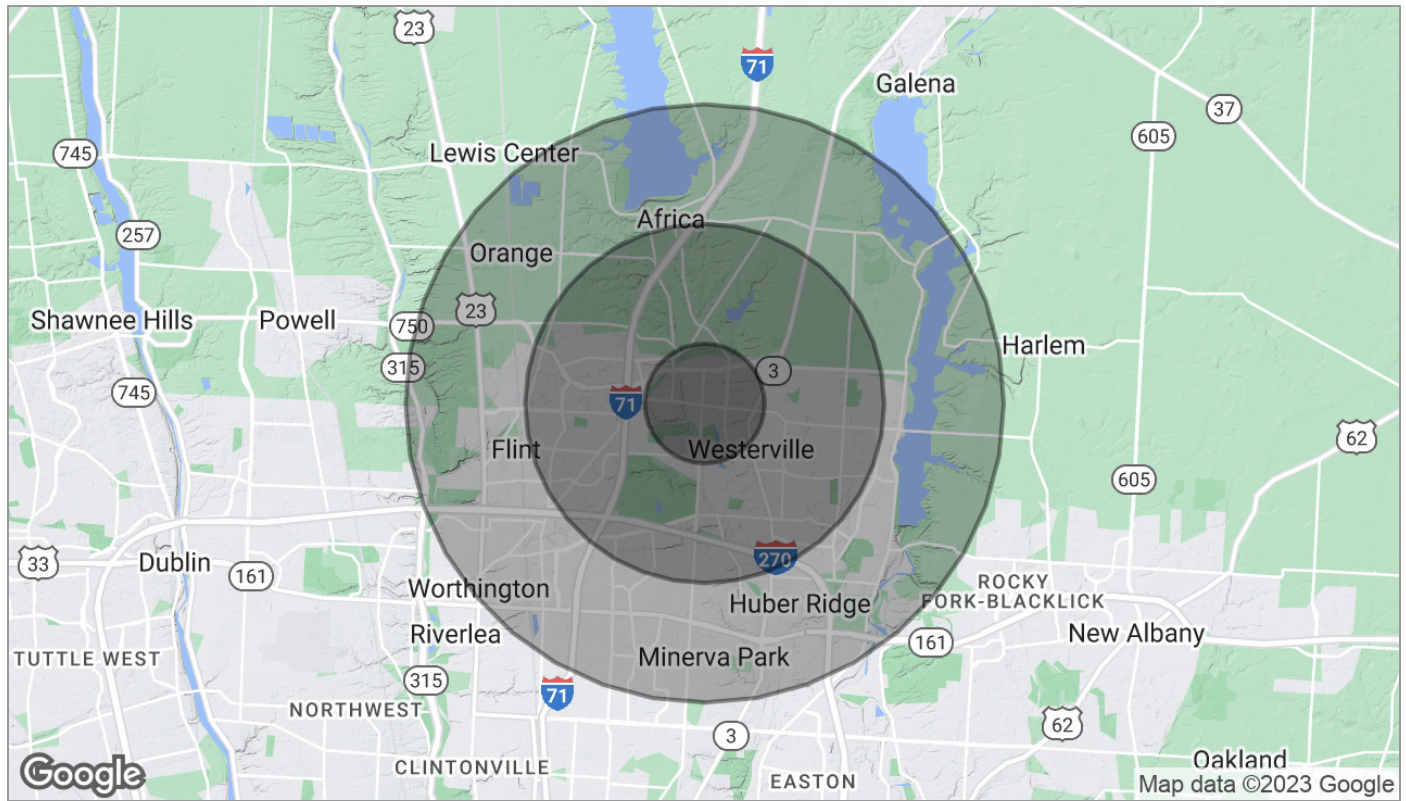












Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	5,561	64,157	196,601
MEDIAN AGE	32.5	36.2	35.4
MEDIAN AGE (MALE)	31.8	35.3	34.6
MEDIAN AGE (FEMALE)	33.9	37.1	36.3
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,090	25,208	76,262
# OF PERSONS PER HH	2.7	2.5	2.6
AVERAGE HH INCOME	\$88,477	\$86,416	\$79,864
AVERAGE HOUSE VALUE	\$261,281	\$245,969	\$227,019

* Demographic data derived from 2020 ACS - US Census