

Hilliard MOB II

4363 ALL SEASONS DR. | HILLIARD, OH 43026



NAIOhio Equities

Building Owned By
HEALTHCARE REALTY

Leasing Information:

Philip Bird, SIOR

614.629.5296 • pbird@ohioequities.com

Andy Dutcher, SIOR

614.629.5266 • adutcher@ohioequities.com

Matt Gregory, SIOR, CCIM

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Hilliard MOB II

Hilliard MOB II is a 35,023 SF two-story Class A MOB with upgraded finishes anchored by OhioHealth and Nationwide Children's Hospital. The building provides easy access to I-270 and Cemetery Road and is close to restaurants, hotels, shopping, banking services, and many other amenities. Current medical practices include an urgent care, lab services, radiology, allergy and immunology, occupational and physical therapy, sports medicine, and speech pathology.

ADDRESS

4363 All Seasons Dr.
Hilliard, OH

BUILDING SIZE

35,000 SF

FLOORS

Two (2)

AVAILABLE SF:

3,935 SF

5,178 SF

PARKING:

Convenient On-Site Parking

KEY TENANTS:

PROPERTY FEATURES

- 35,000 SF Medical Office Building
- Anchored by Ohio Health and Nationwide Children's Hospital
- Recent Lobby Renovations with Contemporary Finishes
- Numerous Amenities Nearby
- Easy Access to I-270 and Cemetery Rd.

LEASE RATE: \$21.50/SF NNN

OPERATING EXPENSES: \$16.57/SF

WWW.4363ALLSEASONS.COM



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AVAILABLE SPACE

SUITE	SPACE USE	SQUARE FEET	AVAILABILITY
101	MEDICAL	3,935	VACANT
280	MEDICAL	5,178	VACANT



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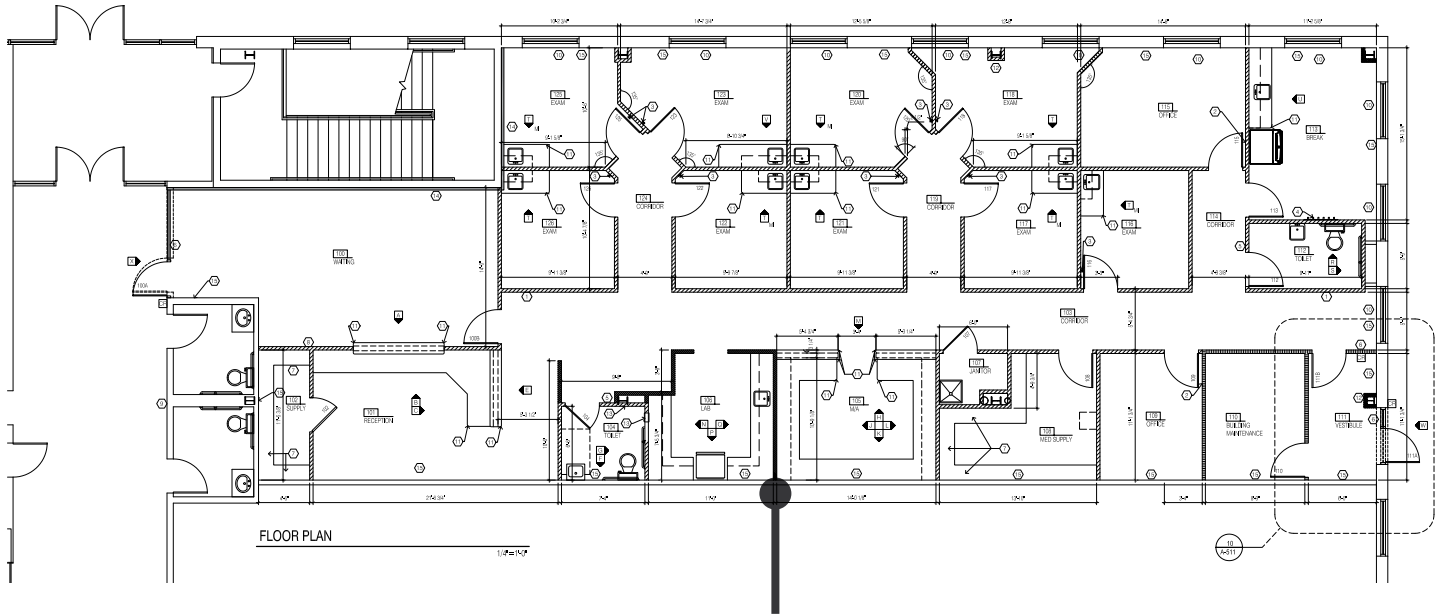
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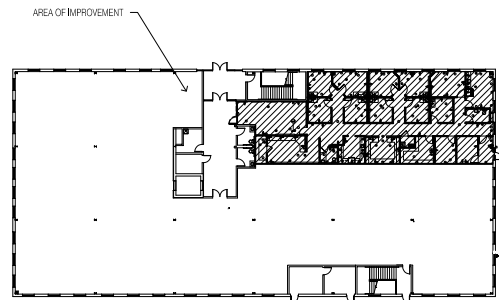
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FIRST FLOOR

4363 ALL SEASONS DR.



Suite 101
Spec Suite Under Construction
3,935 SF



 Building Key Plan
1st Floor N.T.S.

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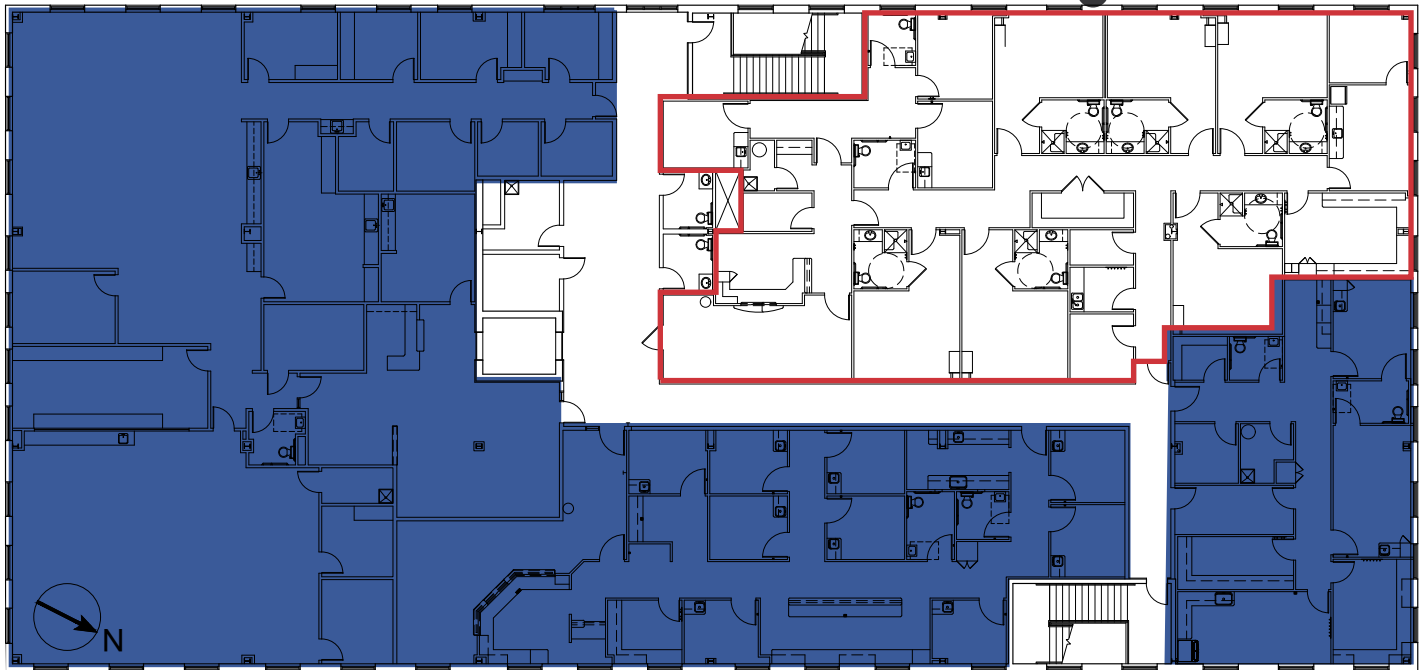
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SECOND FLOOR

4363 ALL SEASONS DR.

Suite 280
Available
5,178 SF



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HILLIARD OFF-CAMPUS MEDICAL

NEARBY CITIES



HILLIARD	07 MINS
DUBLIN	11 MINS
UPPER ARLINGTON	15 MINS
GRANDVIEW	15 MINS
COLUMBUS	16 MINS
GALLOWAY	17 MINS

RESTAURANTS



MCDONALDS	02 MINS
RUSTY BUCKET	02 MINS
STARBUCKS	02 MINS
WENDYS	03 MINS
TIM HORTONS	03 MINS
BOB EVANS	03 MINS

DEMOGRAPHICS - 3 MILE



POPULATION	96,407
AVG. HH INCOME	\$94,123
TOTAL HOUSEHOLDS	39,691
MEDIAN AGE	36.3

HEALTHCARE SPEND - 2 MILE



PER CAPITA	\$702
AVE HOUSEHOLD	\$1,735
TOTAL SPENDING	\$28,352,963

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AMENITIES MAP

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MOB II

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