

# St. Ann's Medical Office Building

477 COOPER RD. | WESTERVILLE, OH 43081



**NA**Ohio Equities

Building Owned By  
**HEALTHCARE REALTY**

## Leasing Information:

**Philip Bird, SIOR**

614.629.5296 • [pbird@ohioequities.com](mailto:pbird@ohioequities.com)

**Andy Dutcher, SIOR**

614.629.5266 • [adutcher@ohioequities.com](mailto:adutcher@ohioequities.com)

**Matt Gregory, SIOR, CCIM**

614.629.5234 • [mgregory@ohioequities.com](mailto:mgregory@ohioequities.com)





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# ST. ANN'S MEDICAL OFFICE BUILDING

St. Ann's MOB is a 98,638 SF four-story, class A MOB located on the Mt. Carmel St. Ann's Hospital campus. The building is connected to the existing hospital and includes three separate drop-off locations. Parking surrounds three sides of the building. The common area lobby consists of upgraded wall coverings, new lobby furniture and hardwood paneling.

## ADDRESS

477 Cooper Rd.  
Westerville, OH

## BUILDING SIZE

98,638 SF

## FLOORS

Four (4)

## AVAILABLE SF:

5,138 SF	4,648 SF
5,242 SF	2,199 SF

## PARKING:

Convenient on-site Parking

## KEY TENANTS:



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## PROPERTY FEATURES

- Medical Office For Lease
- Four-Story, 98,638 SF Class A Building
- Located on St. Ann's Hospital Campus
- Connected to Existing Hospital via enclosed, air-conditioned connector
- Easy Access to and from both I-270 and Cleveland Avenue
- Three Separate Drop-Off Locations and Parking Areas
- Numerous Amenities Nearby

**LEASE RATE: \$15.50/SF NNN**

**OPERATING EXPENSES: \$15.33/SF**

**WWW.477COOPER.COM**

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## AVAILABLE SPACE

SUITE	SPACE USE	SQUARE FEET	AVAILABILITY
220	MEDICAL	5,138	VACANT
330	MEDICAL	5,242	VACANT
340	MEDICAL	4,648	VACANT
400	MEDICAL	2,199	VACANT



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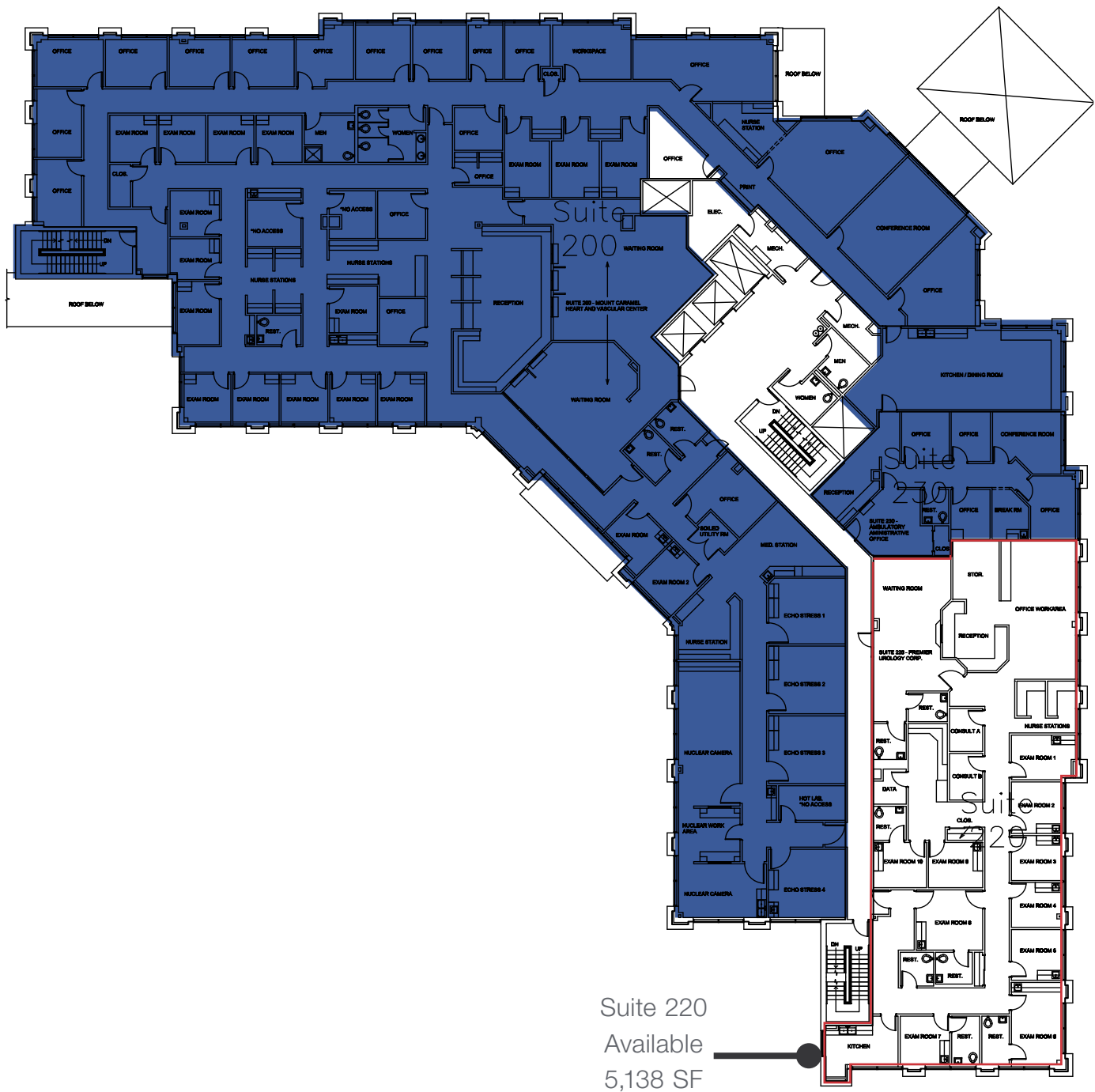
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# SECOND FLOOR

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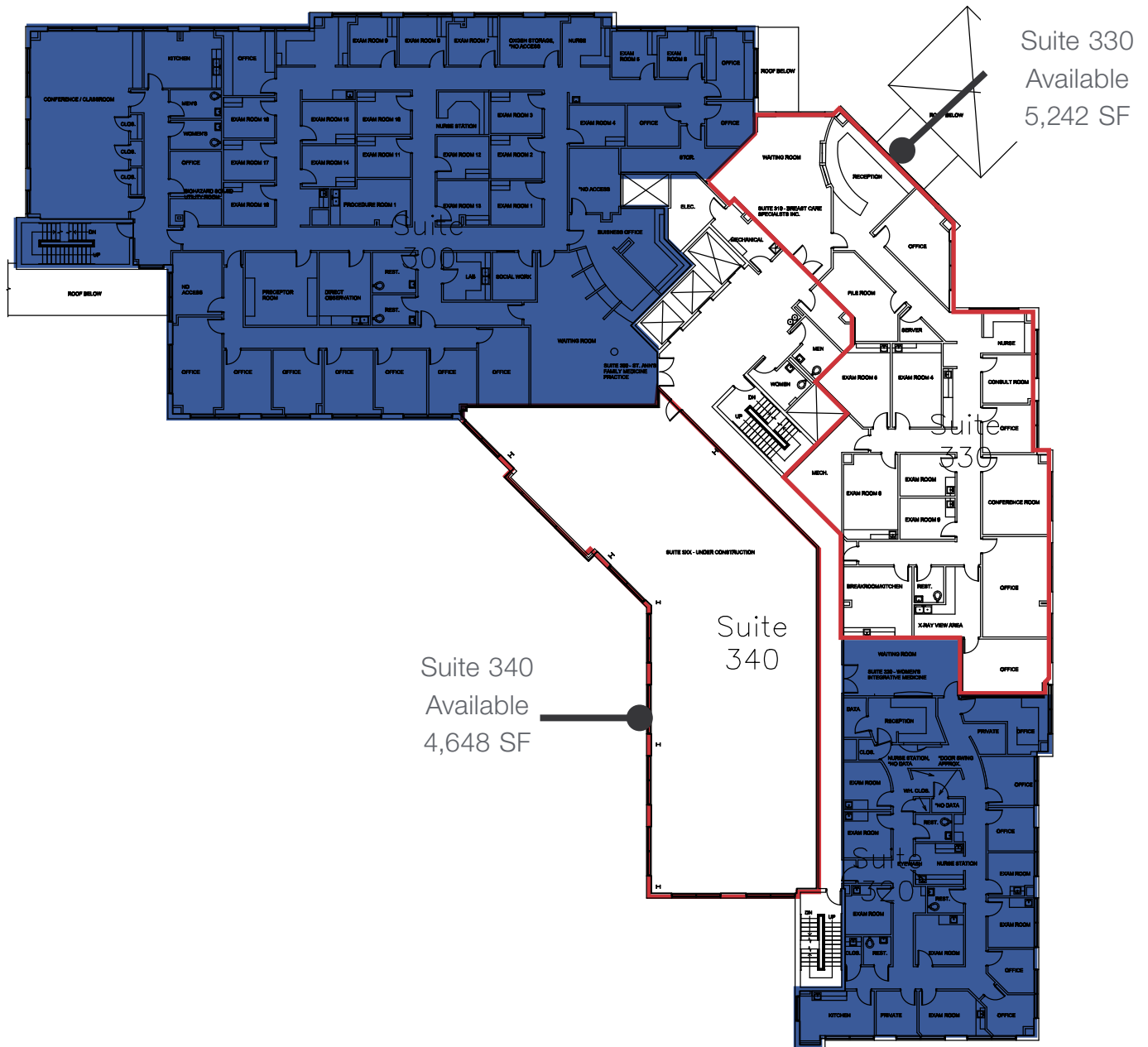
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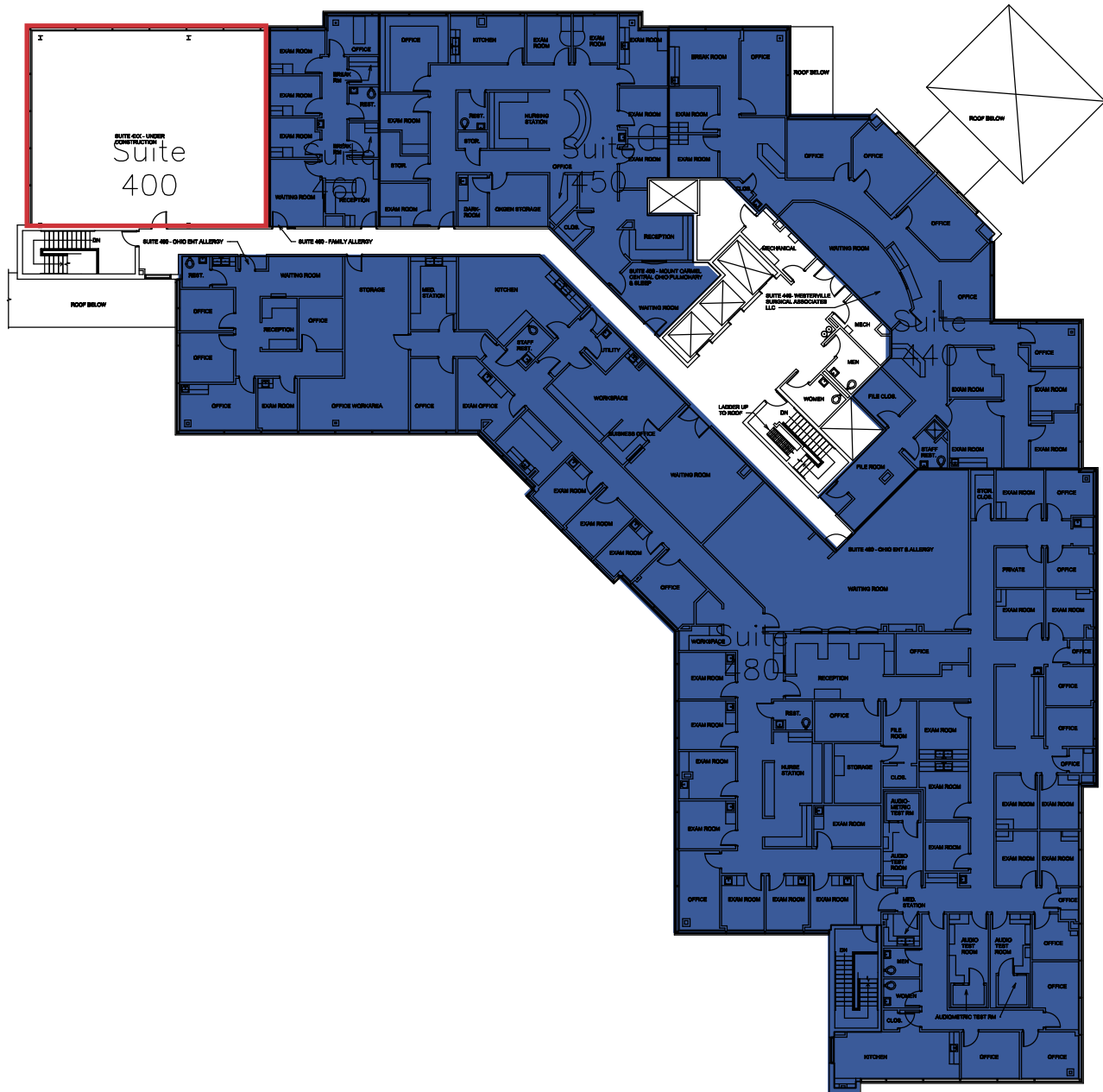
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# EASILY ACCESSIBLE, HIGHLY VISIBLE LOCATION

The Property has excellent visibility along East Broad Street and is located adjacent to the high traffic interchange at Interstate 270 (I-270). I-270, also known as the “Outerbelt,” is the beltway loop freeway surrounding Columbus and provides direct access to the entire metropolitan area. More than 200,000 cars pass the interchange on any given day.



## NEIGHBORING CITIES

WESTERVILLE	04 MINS
WORTHINGTON	10 MINS
NEW ALBANY	13 MINS
POWELL	16 MINS
LEWIS CENTER	17 MINS
COLUMBUS	18 MINS



## RESTAURANTS

SUBWAY	03 MINS
CHIPOTLE	04 MINS
BURGER KING	04 MINS
THE PANCAKE HOUSE	04 MINS
STARBUCKS	05 MINS
DONATOS	05 MINS



## DEMOGRAPHICS - 3 MILE

POPULATION	105,947
AVG. HH INCOME	\$77,588
TOTAL HOUSEHOLDS	43,649
MEDIAN AGE	36.9

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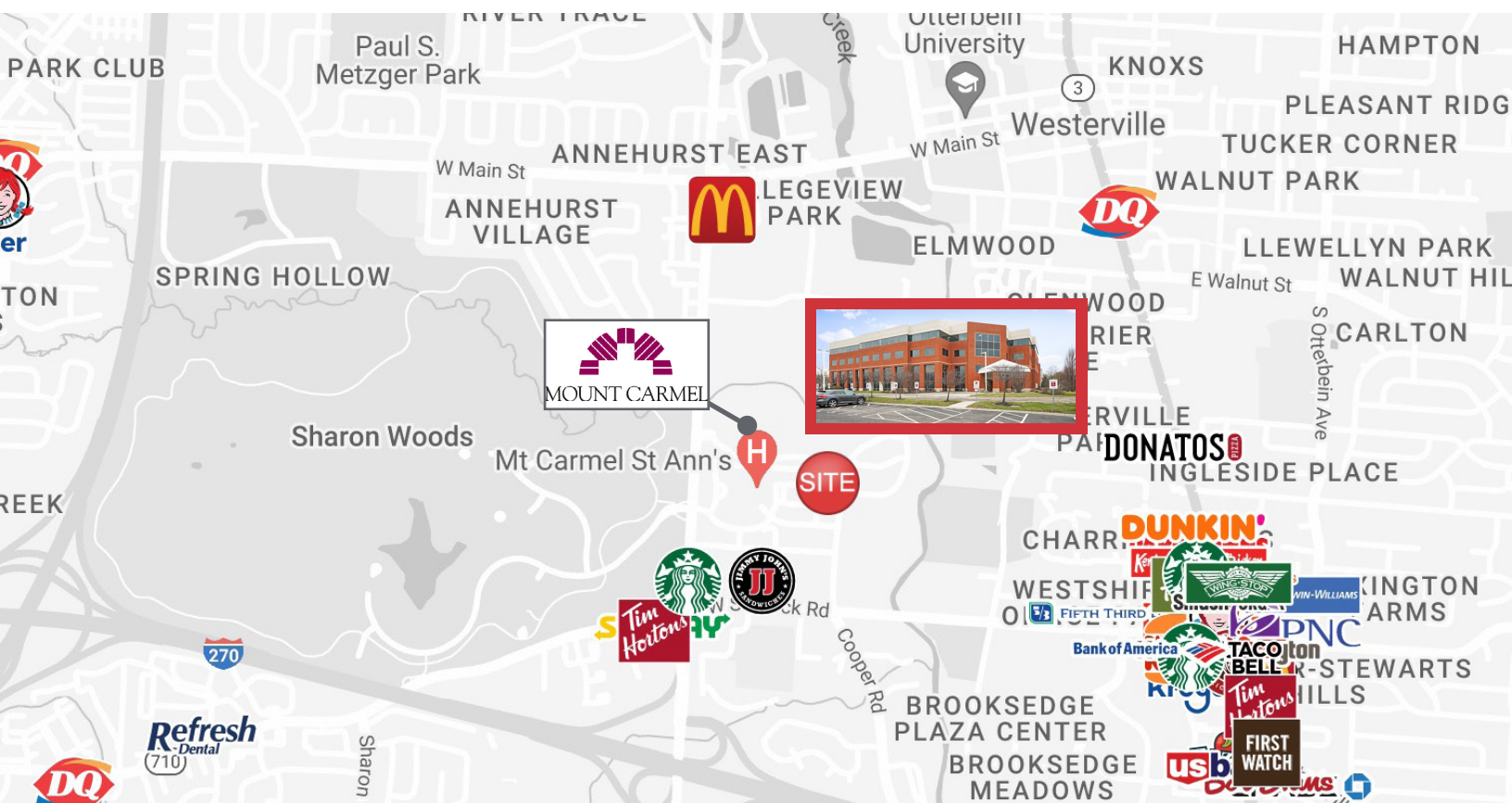
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The Property is located next to the campus of Mount Carmel St. Ann's, a 284-bed, full-service, short-term acute care hospital. St. Ann's is home to a fully integrated cardiovascular center of excellence with open-heart capabilities, a Primary Stroke Center, a dedicated Womens Health Center, a Maternity Pavilion that welcomes more than 4,500 new babies every year, an award-winning Network Cancer Program, the first Cyberknife robotic radiosurgery center in central Ohio and a dedicated orthopedics and spine unit.



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477 COOPER ROAD



# St. Ann's Medical Office Building

For Leasing Contact:

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Vice President  
pbird@ohioequities.com  
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Senior Vice President  
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614.629.5266

**Matt Gregory, SIOR, CCIM**  
Senior Vice President  
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605 SOUTH FRONT STREET SUITE 200  
COLUMBUS OHIO 43215  
OHIOEQUITIES.COM  
614 224 2400



@aroundcbus  
@naohioequities