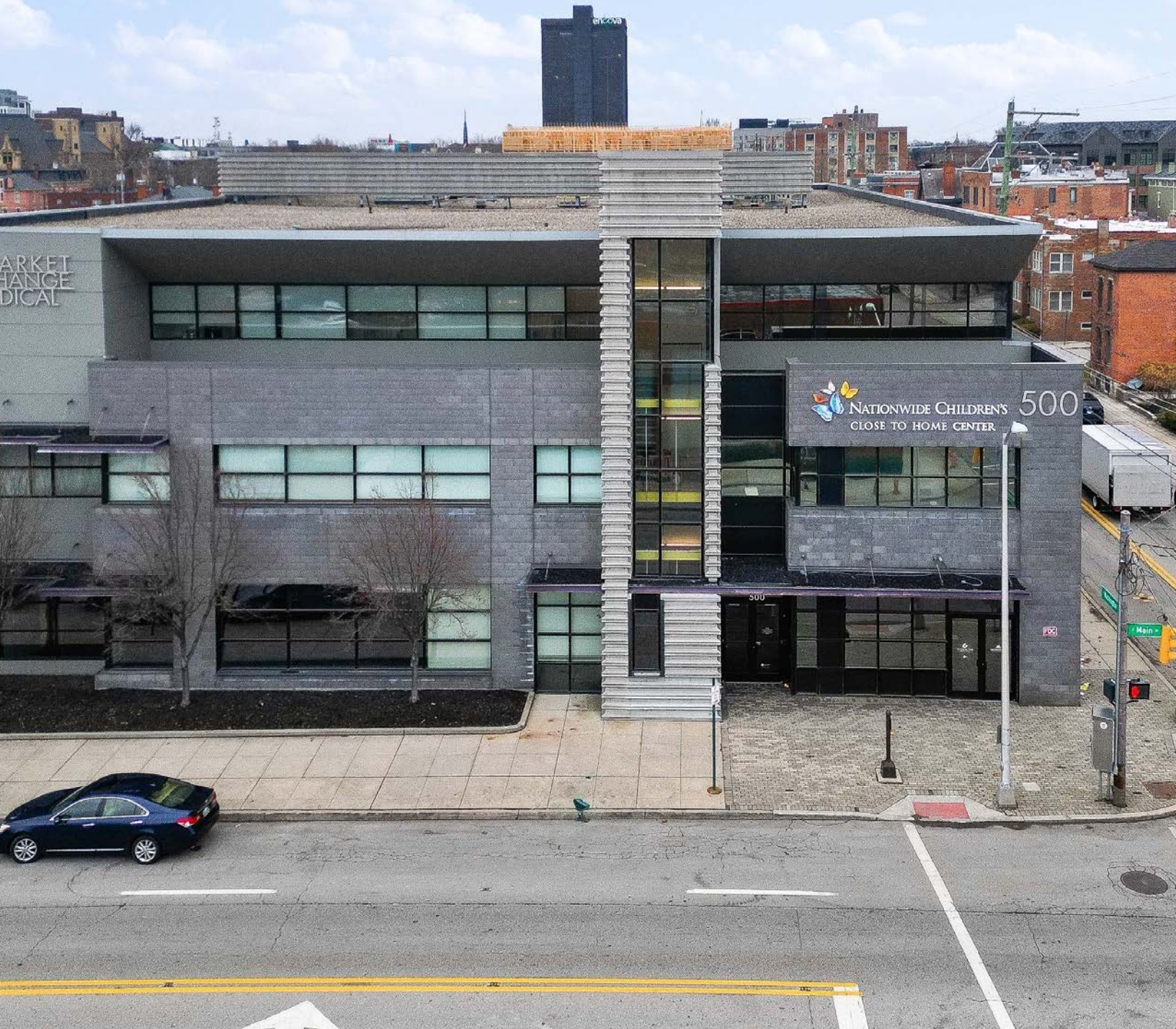


4 Market Exchange

500 E. MAIN ST. | COLUMBUS, OH 43215



NAIOhio Equities

Building Owned By
HEALTHCARE REALTY

Leasing Information:

Andy Dutcher, SIOR

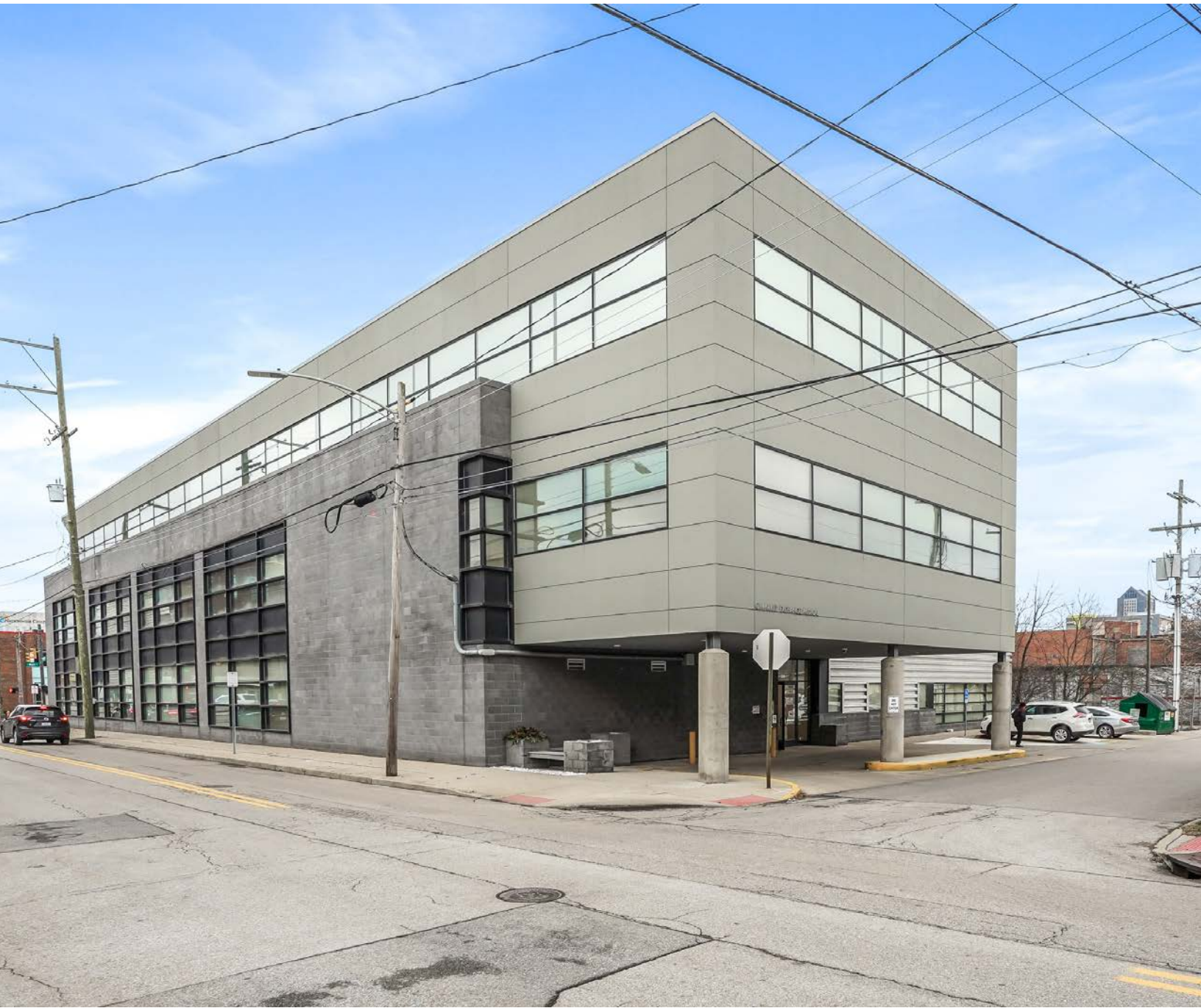
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Philip Bird, SIOR

614.629.5296 • pbird@ohioequities.com

Matt Gregory, SIOR, CCIM

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4 MARKET EXCHANGE

4 Market Exchange is a modern 55,844 SF three-story MOB located downtown in the Market Exchange District near Nationwide Children's Hospital and Grant Medical Center. It features Incredible access a block off of Interstate 71 interchange and offers unmatched common area finishes, highly adaptable move-in ready suites, convenient covered patient drop-off location, ample on-site parking, and synergy with other medical tenants.

ADDRESS

500 E. Main St.
Columbus, OH

BUILDING SIZE

55,844 SF

FLOORS

Three (3)

AVAILABLE SF:

8,199 SF

PARKING:

Dedicated Parking;
3.65/1,000 SF

KEY TENANTS:



NAIOhio Equities

Building Owned By
HEALTHCARE REALTY

PROPERTY FEATURES

- Recently Renovated Common Area Lobby
- Move-in Ready Medical Suites Ranging in Size
- Conveniently Located near NationwideChildren's Hospital Main Campus and Ohio Health Grant Medical Center
- Located at the Intersection of Washington and E. Main Streets, with Interstate 71 Interchange less than a Block Away
- Covered Patient Drop-Off
- Ample On-Site Parking

LEASE RATE: \$16.50/SF NNN

OP EX: \$13.24/SF

WWW.500EMAIN.COM

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AVAILABLE SPACE

SUITE	SPACE USE	SQUARE FEET	AVAILABILITY
110	MEDICAL	1,380	01/01/24
210	MEDICAL	4,840	VACANT
245	MEDICAL	1,979	VACANT



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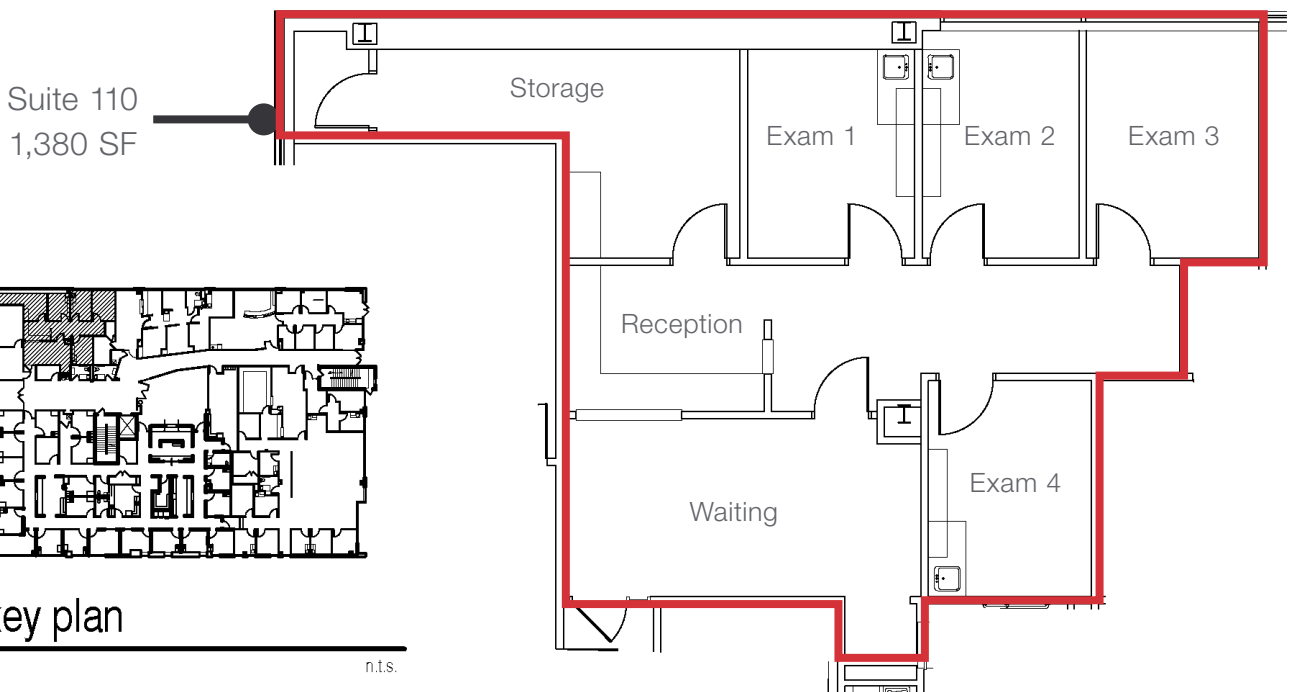
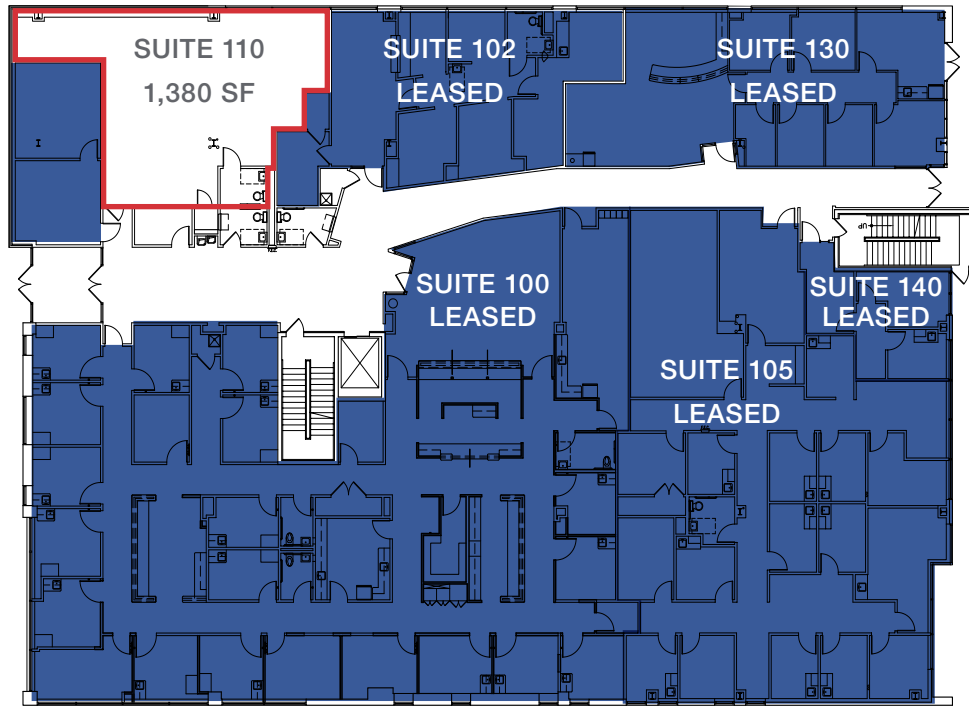
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FIRST FLOOR

500 E. MAIN ST.



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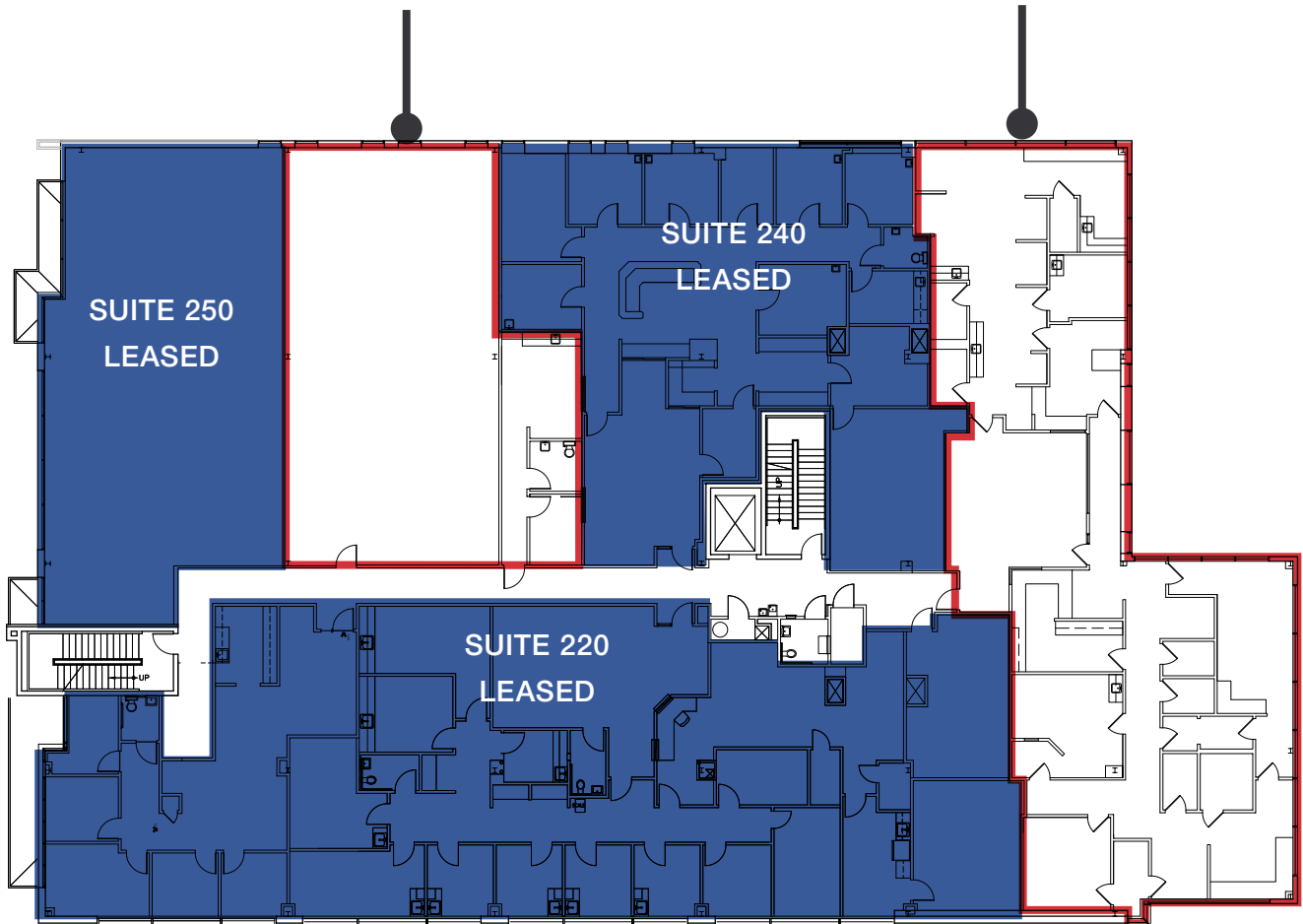
614.629.5234 • mgregory@ohioequities.com

SECOND FLOOR

500 E. MAIN ST.

Suite 245
1,979 SF

Suite 210
4,840 SF



FLOOR 2 PLAN

NAIOhio Equities

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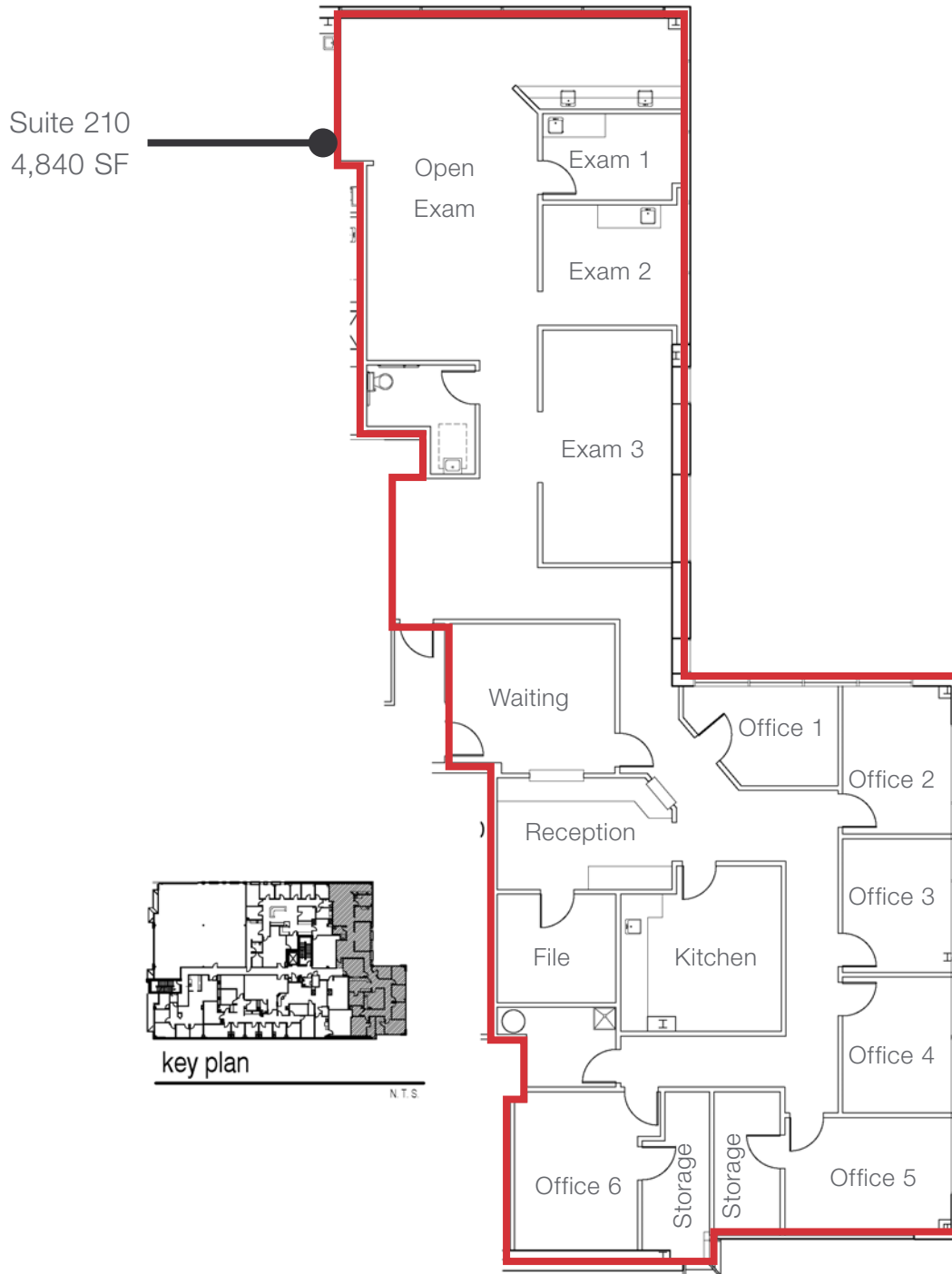
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SECOND FLOOR

500 E. MAIN ST.



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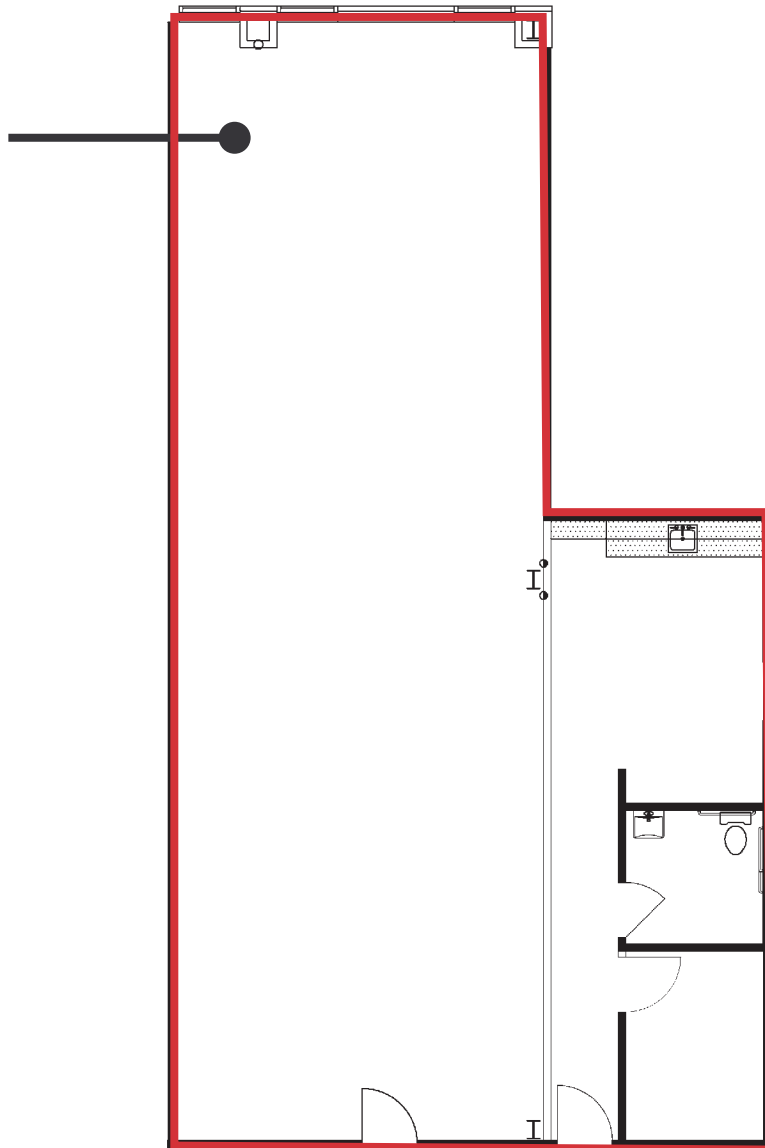
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SECOND FLOOR

500 E. MAIN ST.

Suite 245
1,496 SF
Shell Space



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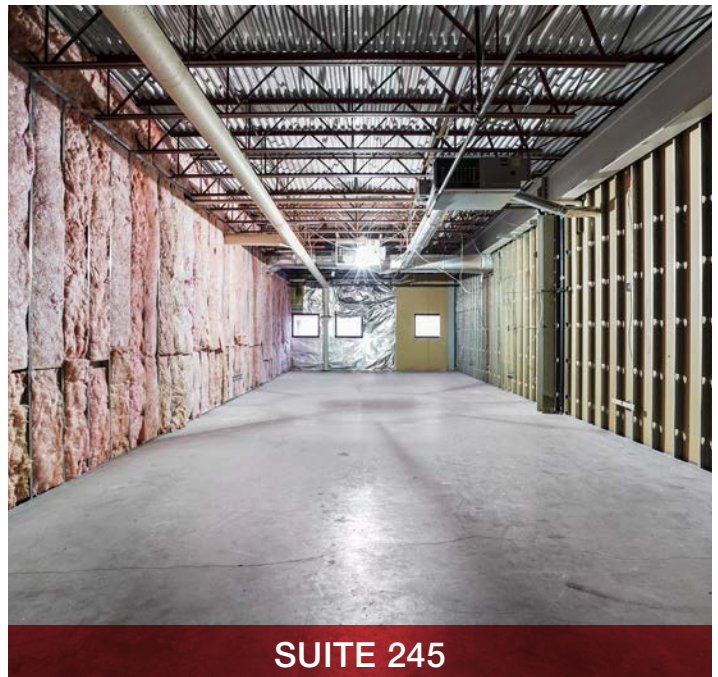
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ADDITIONAL PHOTOS

500 E. MAIN ST.



SUITE 245

NAIOhio Equities

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MARKET EXCHANGE

ADJACENT TO NATIONWIDE CHILDREN'S HOSPITAL



NEIGHBORHOODS



OLDE TOWNE EAST	03 MINS
DOWNTOWN	04 MINS
GERMAN VILLAGE	06 MINS
FRANKLINTON	07 MINS
BEXLEY	08 MINS
SHORT NORTH	09 MINS

RESTAURANTS



MCDONALDS	02 MINS
DONATOS	02 MINS
SUBWAY	03 MINS
STARBUCKS	04 MINS

DEMOGRAPHICS - 3 MILE



POPULATION	136,836
AVG. HH INCOME	\$58,931
TOTAL HOUSEHOLDS	61,067
MEDIAN AGE	32.4

HEALTHCARE SPEND - 2 MILE



PER CAPITA	\$523
AVE HOUSEHOLD	\$1,097
TOTAL SPENDING	\$41,541,185

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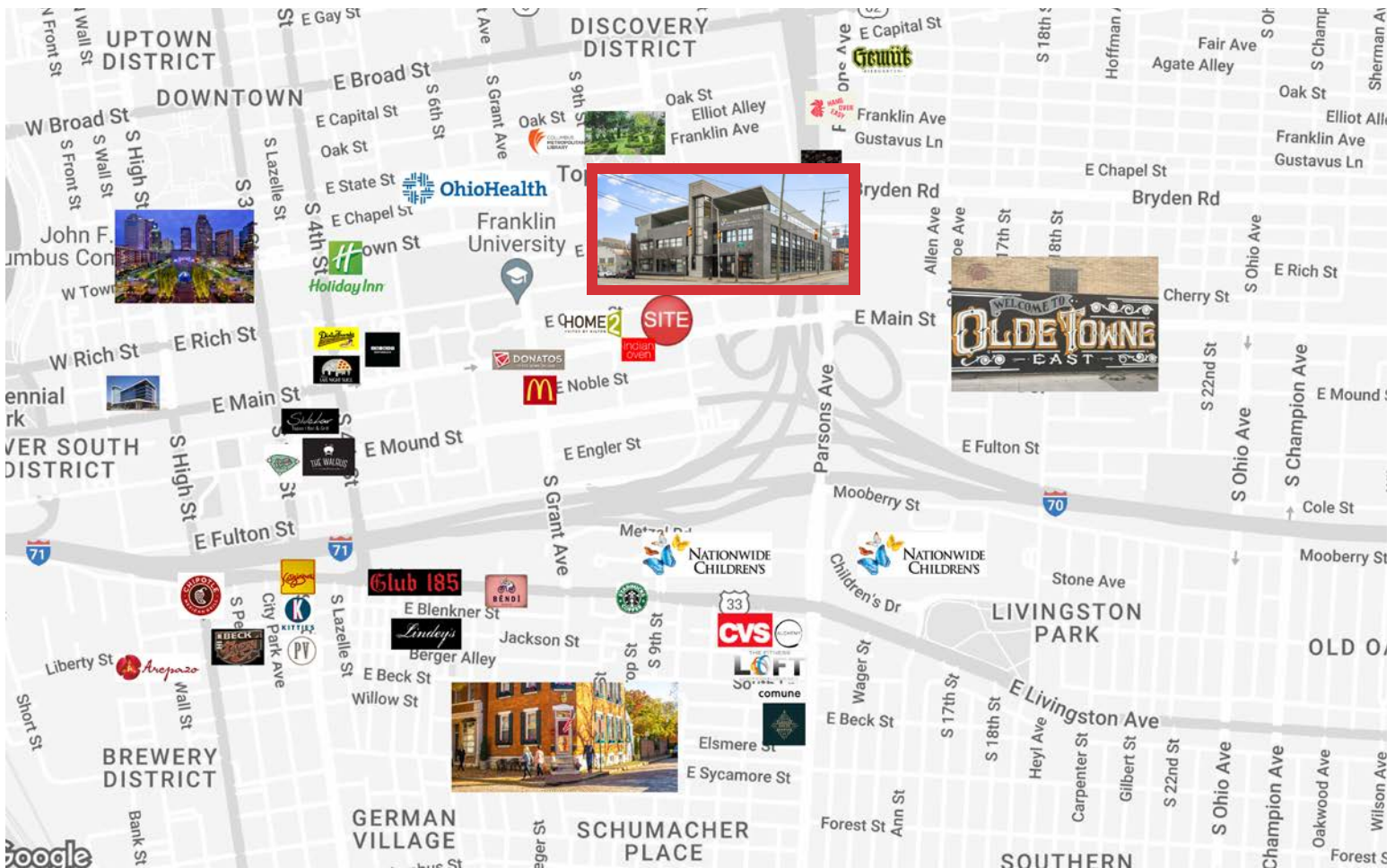
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NATIONWIDE CHILDREN'S

The Property is located near Nationwide Children's Hospital, which is also a tenant inside 500 E. Main St. Nationwide Children's Hospital is nationally recognized among the best children's hospitals and highly funded pediatric research institutes. The Hospital sees more than 1 million patients annually and includes 12,000 hospital staff and 1,000 medical staff.



NAI Ohio Equities

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PROXIMITY TO NATIONWIDE CHILDREN'S HOSPITAL

500 E. MAIN ST.



Located One (1) Mile from Nationwide Children's Hospital Main Campus (5 Minute Drive)

NAIOhio Equities

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PARKING MAP

500 E. MAIN ST.



For more parking options visit, <https://downtowncolumbus.com/get-around/parking-info/>

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4 MARKET EXCHANGE

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