

# Taylor Station Medical Park Medical Office Building

150 TAYLOR STATION ROAD | COLUMBUS, OH 43213



**NA**Ohio Equities

Building Owned By  
HEALTHCARE REALTY

## Leasing Information:

**Matt Gregory, SIOR, CCIM**

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

**Andy Dutcher, SIOR**

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

**Philip Bird**

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



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**NAI**Ohio Equities

Building Owned By  
HEALTHCARE REALTY

### Leasing Information:

**Matt Gregory, SIOR, CCIM**

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

**Andy Dutcher, SIOR**

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

**Philip Bird**

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

# 150 Taylor Station Road Medical Office Building

150 Taylor Station is a multi-tenant medical office building located immediately adjacent to the Mt Carmel East Hospital Campus near I-270 and E Broad St, providing tenants and patients excellent convenience and accessibility. The property features a synergistic mix of medical specialties including cardiac rehabilitation, dermatology, OB/GYN, pulmonologists, and ophthalmology.

## ADDRESS

150 Taylor Station Road,  
Columbus, OH 43213

## BUILDING SIZE

±71,930 SF

## FLOORS

Three (3)

## AVAILABLE SF:

1,292 SF up to 6,317 SF

## PARKING:

5.0/1,000 SF Ratio

## KEY TENANTS:



## PROPERTY FEATURES

- Class "A" Medical Office Building
- ±71,930 SF, Three-Story Building
- Immediate Occupancy
- Two Passenger Elevators
- High Visibility Location
- Located Adjacent to Mt. Carmel East Medical Campus at I-270 and E Broad Street
- Professionally Managed by NAI Ohio Equities

LEASE RATE: \$17.50/SF NNN

[WWW.150TAYLORSTATION.COM](http://WWW.150TAYLORSTATION.COM)

**NAI**Ohio Equities

Building Owned By  
HEALTHCARE REALTY

## Leasing Information:

**Matt Gregory, SIOR, CCIM**  
614.629.5234 • [mgregory@ohioequities.com](mailto:mgregory@ohioequities.com)

**Andy Dutcher, SIOR**  
614.629.5266 • [adutcher@ohioequities.com](mailto:adutcher@ohioequities.com)

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



## AVAILABLE SPACE

SUITE	SPACE USE	SQUARE FEET	AVAILABILITY
150	MEDICAL	5,025	09/01/2022
160	MEDICAL	1,292	VACANT
150+160	MEDICAL	6,317	
210	MEDICAL	1,778	VACANT
290	MEDICAL	1,885	07/01/2022



**NAI**Ohio Equities

Building Owned By  
HEALTHCARE REALTY

### Leasing Information:

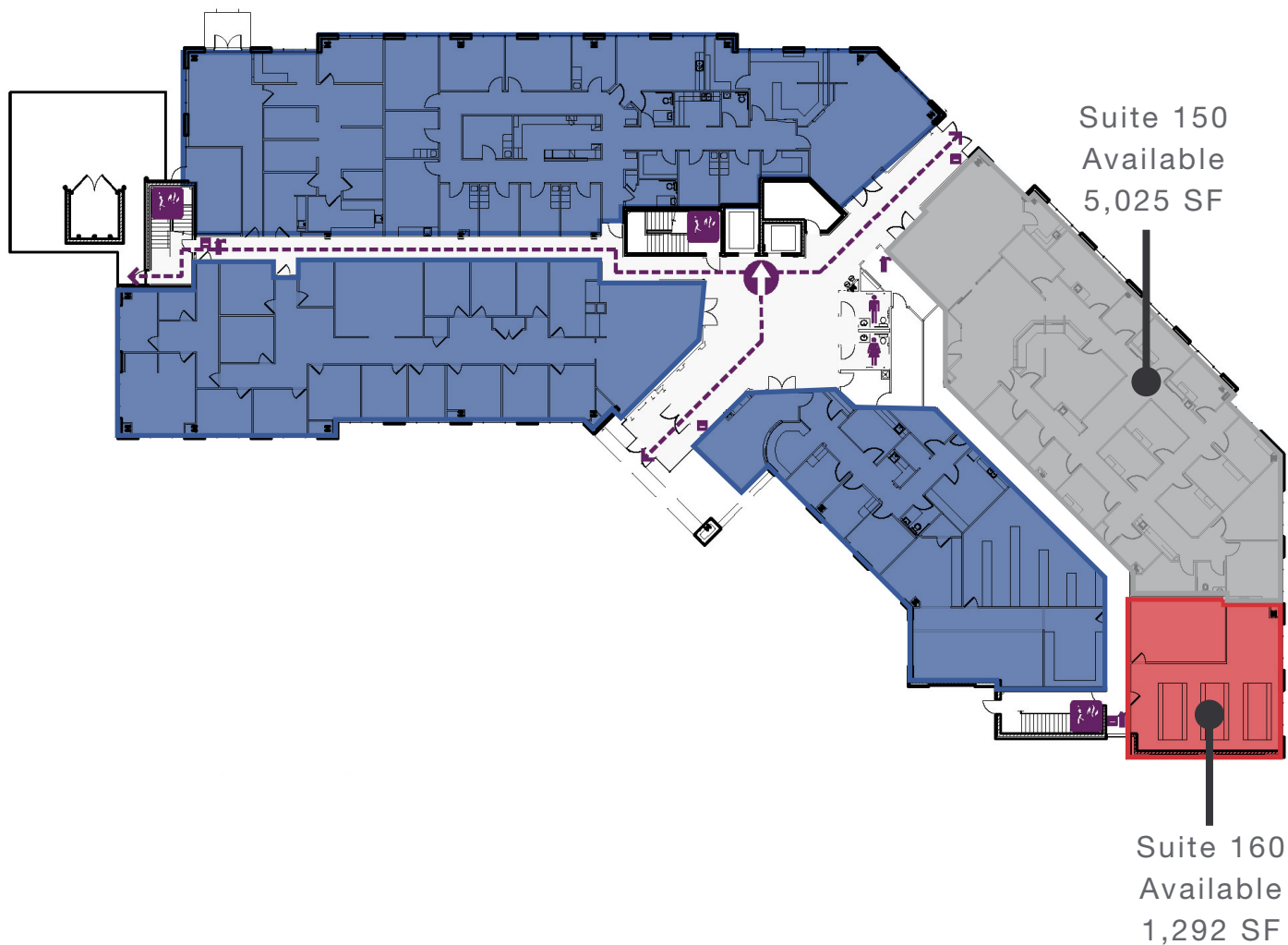
**Matt Gregory, SIOR, CCIM**  
614.629.5234 • [mgregory@ohioequities.com](mailto:mgregory@ohioequities.com)

**Andy Dutcher, SIOR**  
614.629.5266 • [adutcher@ohioequities.com](mailto:adutcher@ohioequities.com)

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

# FIRST FLOOR

150 Taylor Station Road



**NAI**Ohio Equities

Building Owned By  
HEALTHCARE REALTY

## Leasing Information:

**Matt Gregory, SIOR, CCIM**

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

**Andy Dutcher, SIOR**

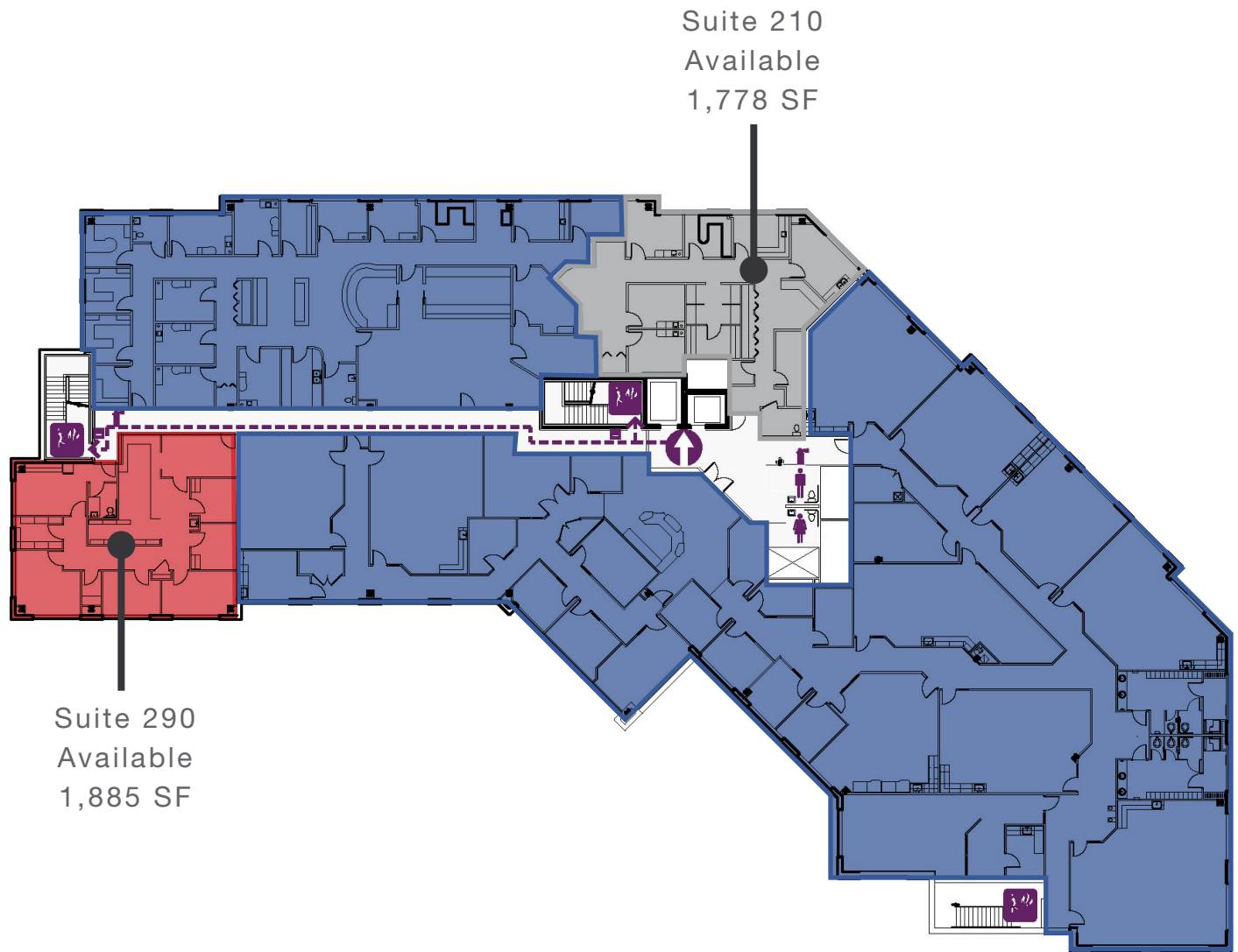
614.629.5266 • [adutcher@ohioequities.com](mailto:adutcher@ohioequities.com)

**Philip Bird**

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

# SECOND FLOOR

150 Taylor Station Road



Suite 210  
Available  
1,778 SF

Suite 290  
Available  
1,885 SF

**NAI**Ohio Equities

Building Owned By  
HEALTHCARE REALTY

## Leasing Information:

**Matt Gregory, SIOR, CCIM**

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

**Andy Dutcher, SIOR**

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

**Philip Bird**

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

# THIRD FLOOR

150 Taylor Station Road



**NAI**Ohio Equities

Building Owned By  
HEALTHCARE REALTY

## Leasing Information:

**Matt Gregory, SIOR, CCIM**

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

**Andy Dutcher, SIOR**

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

**Philip Bird**

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

# 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



BLACKLICK	07 MINS
REYNOLDSBURG	08 MINS
GAHANNA	11 MINS
COLUMBUS	16 MINS
NEW ALBANY	18 MINS
PICKERINGTON	20 MINS

## RESTAURANTS



SONIC DRIVE-IN	04 MINS
CHICK-FIL-A	04 MINS
RAISING CANE'S	04 MINS
CHIPOTLE	05 MINS
FIVE GUYS	06 MINS
BOB EVANS	07 MINS

## DEMOGRAPHICS - 3 MILE



POPULATION	77,634
AVG. HH INCOME	\$79,228
TOTAL HOUSEHOLDS	32,685
MEDIAN AGE	36.6

**NA**Ohio Equities

Building Owned By  
HEALTHCARE REALTY

## Leasing Information:

**Matt Gregory, SIOR, CCIM**

614.629.5234 • mgregory@ohioequities.com

**Andy Dutcher, SIOR**

614.629.5266 • adutcher@ohioequities.com

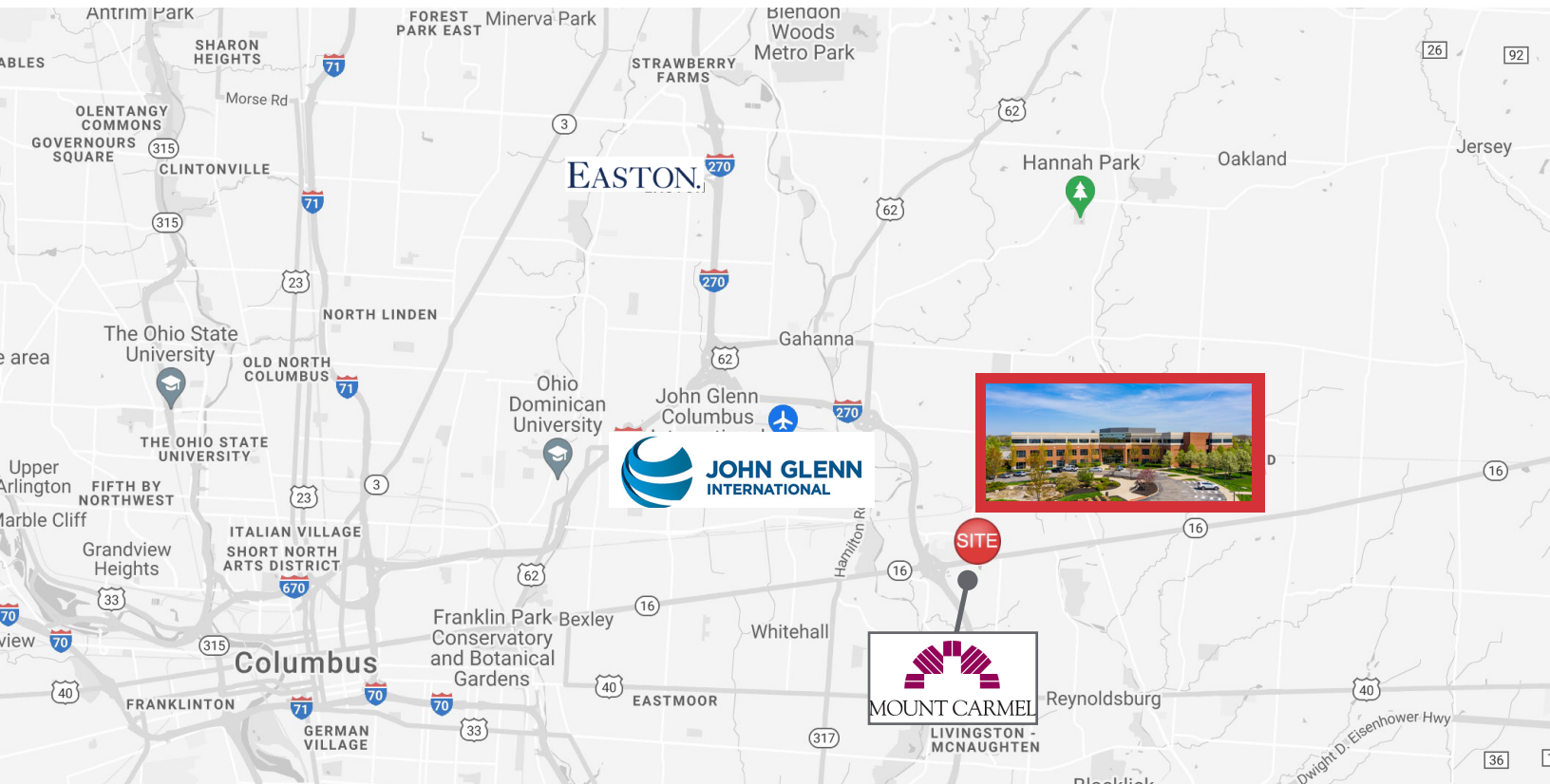
**Philip Bird**

614.629.5296 • pbird@ohioequities.com





The Property is located next to the campus of Mount Carmel East, a 400-bed, full-service, short-term acute care hospital with a Level II Trauma Center. The facility features a wide variety of expert, high-quality healthcare services including a fully integrated cardiovascular center, a comprehensive stroke center, a dedicated women's health center, a maternity center, a network cancer program, and a comprehensive orthopedics and spine program. The hospital recently underwent a \$310 million modernization including the addition of a five-story patient tower.



Building Owned By  
HEALTHCARE REALTY

### Leasing Information:

- Matt Gregory, SIOR, CCIM**  
614.629.5234 • [mgregory@ohioequities.com](mailto:mgregory@ohioequities.com)
- Andy Dutcher, SIOR**  
614.629.5266 • [adutcher@ohioequities.com](mailto:adutcher@ohioequities.com)
- Philip Bird**  
614.629.5296 • [pbird@ohioequities.com](mailto:pbird@ohioequities.com)



**NAI** Ohio Equities



# Taylor Station Medical Park Medical Office Building

For leasing information please contact:

**Matt Gregory, SIOR, CCIM**

Senior Vice President

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

614.629.5234

**Andy Dutcher, SIOR**

Senior Vice President

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

614.629.5266

**Philip Bird**

Vice President

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

614.629.5296



**NA Ohio Equities**

605 SOUTH FRONT STREET SUITE 200  
COLUMBUS OHIO 43215  
[OHIOEQUITIES.COM](http://OHIOEQUITIES.COM)  
614 224 2400



@aroundcbus  
@naohioequities