

# Diley Ridge Medical Center

7901 DILEY ROAD | CANAL WINCHESTER, OH 43110



**NAI**Ohio Equities

Building Owned By  
HEALTHCARE REALTY

## Leasing Information:

**Matt Gregory, SIOR, CCIM**

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**Andy Dutcher, SIOR**

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An affiliation of Mount Carmel and Fairfield Medical Center, Diley Ridge Medical Center at 7911 Diley Road is a 35,000-square-foot medical center is the centerpiece of the property. In addition to a full-service, 24-hour ER, the center has 10 inpatient beds, a full clinical laboratory, state-of-the-art imaging center and womens health services that include mammography and bone density.

The 45,000-square-foot medical office building at 7901 Diley Road is home to both primary care and specialty physicians, and is seamlessly integrated and connected to the medical center by an enclosed walkway. The building also includes a Nationwide Children's Hospital Close to Home Center, providing pediatric urgent care, laboratory and radiology services.



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# DILEY RIDGE MEDICAL CENTER

7901 Diley Road is a modern ±45,209 SF two-story Medical/Office building located within the Diley Ridge Medical Center. The Diley Ridge Medical Center is a state-of-the-art medical complex that includes emergency, inpatient and diagnostic services as well as an attached medical office building. Located in Canal Winchester near the intersection of US 33 and Diley Road, the center serves patients throughout northern Fairfield County, including the communities of Pickerington, Groveport, Canal Winchester, Carroll, Baltimore and Violet Township.

## ADDRESS

7901 Diley Road,  
Canal Winchester, OH 43110

## BUILDING SIZE

±45,209 SF

## FLOORS

Two (2)

## AVAILABLE SF:

1,225 SF - 3,063 SF

## PARKING:

238 Surface Spaces  
5.10/1,000 SF Ratio

## KEY TENANTS:



## PROPERTY FEATURES

- ±45,209 SF Class B Medical/Office Building
- Brick & Glass Facade
- Connected to 7911 Diley Road - Emergency Room, Lab, Imaging, & Women's Health Center
- 5.10/1,000 SF Parking Ratio
- Near the Intersection of US 33 & Diley Road
- Conveniently Located for Residents Throughout Northern Fairfield County

LEASE RATE: \$19.50/SF NNN

OPEX: \$16.72/SF

[WWW.7901DILEY.COM](http://WWW.7901DILEY.COM)

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## AVAILABLE SPACE

SUITE	SPACE USE	SQUARE FEET	AVAILABILITY
100	MEDICAL	1,225	90 Days
120	MEDICAL	3,063	90 Days
240	MEDICAL	1,897	90 Days



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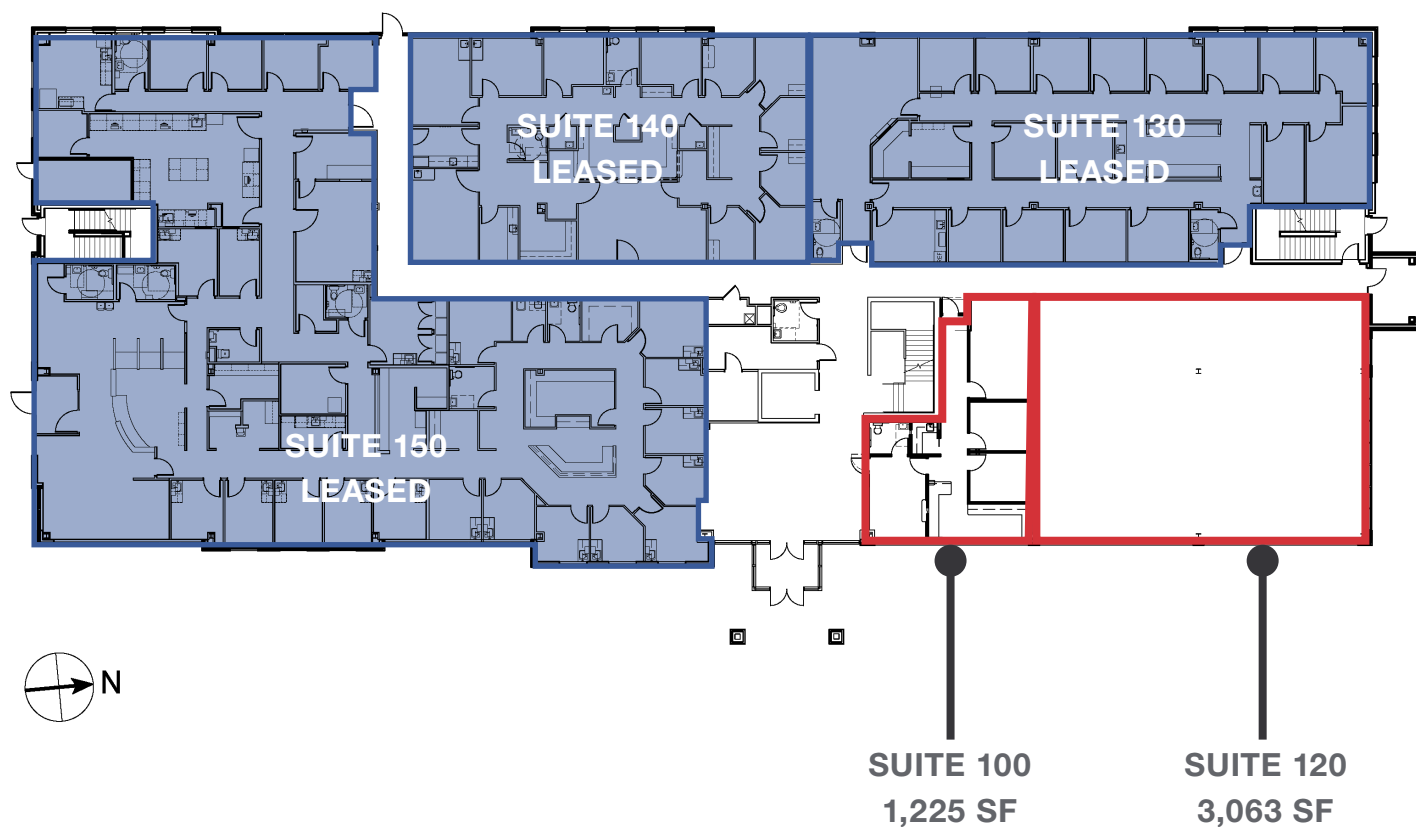
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# FIRST FLOOR

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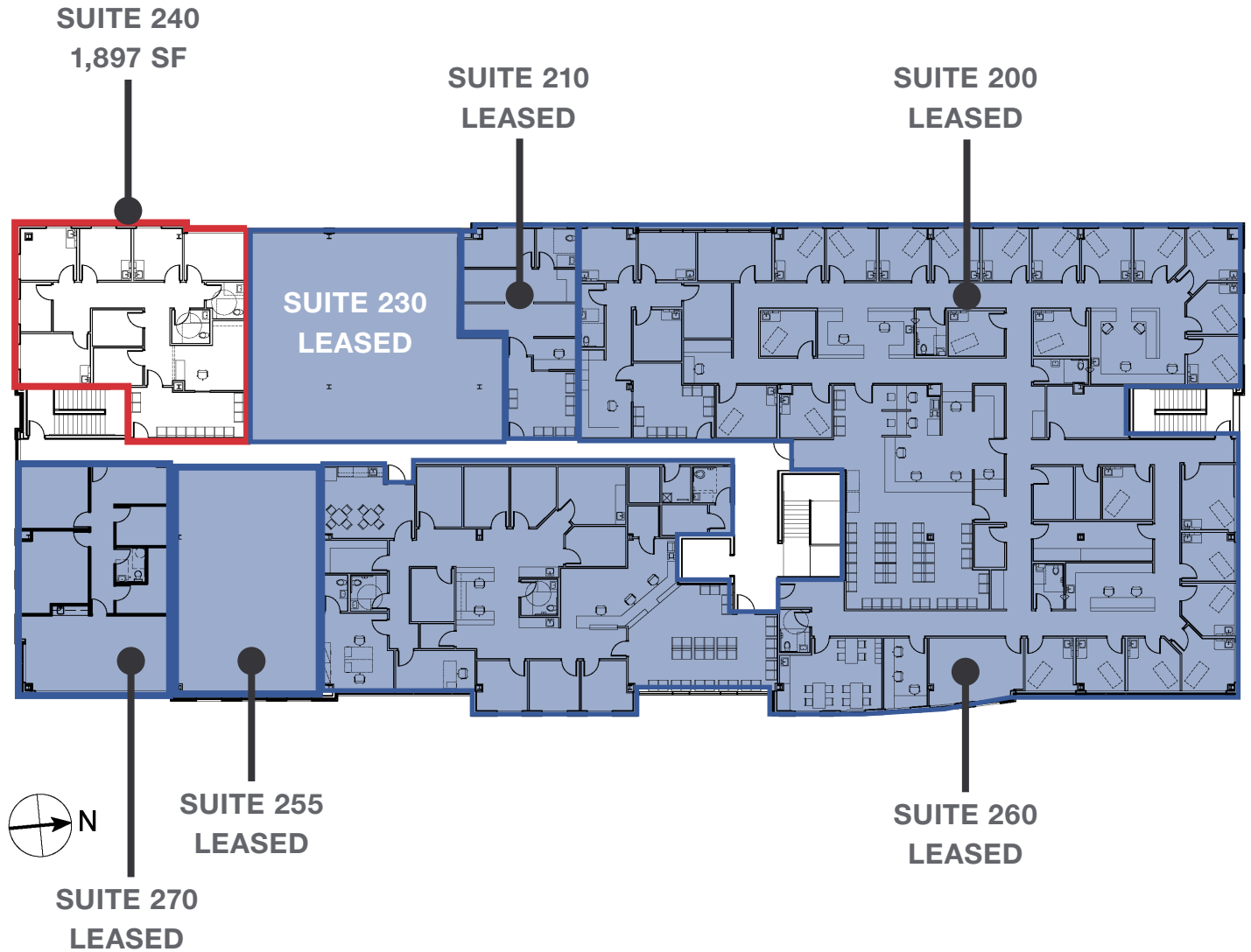
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# SECOND FLOOR

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# EASILY ACCESSIBLE, HIGHLY VISIBLE LOCATION

Located in Canal Winchester near the intersection of US 33 and Diley Road, the center serves patients throughout northern Fairfield County, including the communities of Pickerington, Groveport, Canal Winchester, Carroll, Baltimore and Violet Township.



## NEARBY AMENITIES



- MEIJER
- CHIPOTLE
- TACO BELL
- MCDONALD'S
- KINGY'S PIZZA
- THE UGLY MUG BAR & GRILL
- HARVEST MOON CRAFT KITCHEN
- SHADE
- LOOSE RAIL BREWING
- DAIRY QUEEN
- LOCAL CANTINA
- JOE VINO
- FANTASY CUPCAKE
- KROGER
- WALMART
- HOME DEPOT
- ALDI
- STARBUCKS
- BUFFALO WILD WINGS
- PENN STATION
- BOB EVANS
- POPEYES
- O'CHARLEY'S
- WALGREENS
- BREWDOG DOGHOUSE & HOTEL
- HAMPTON INN & SUITES
- FAIRFIELD INN & SUITES



## DEMOGRAPHICS - 3 MILES



POPULATION	35,133
AVG. HH INCOME	\$135,320
TOTAL HOUSEHOLDS	12,400
MEDIAN AGE	35.1

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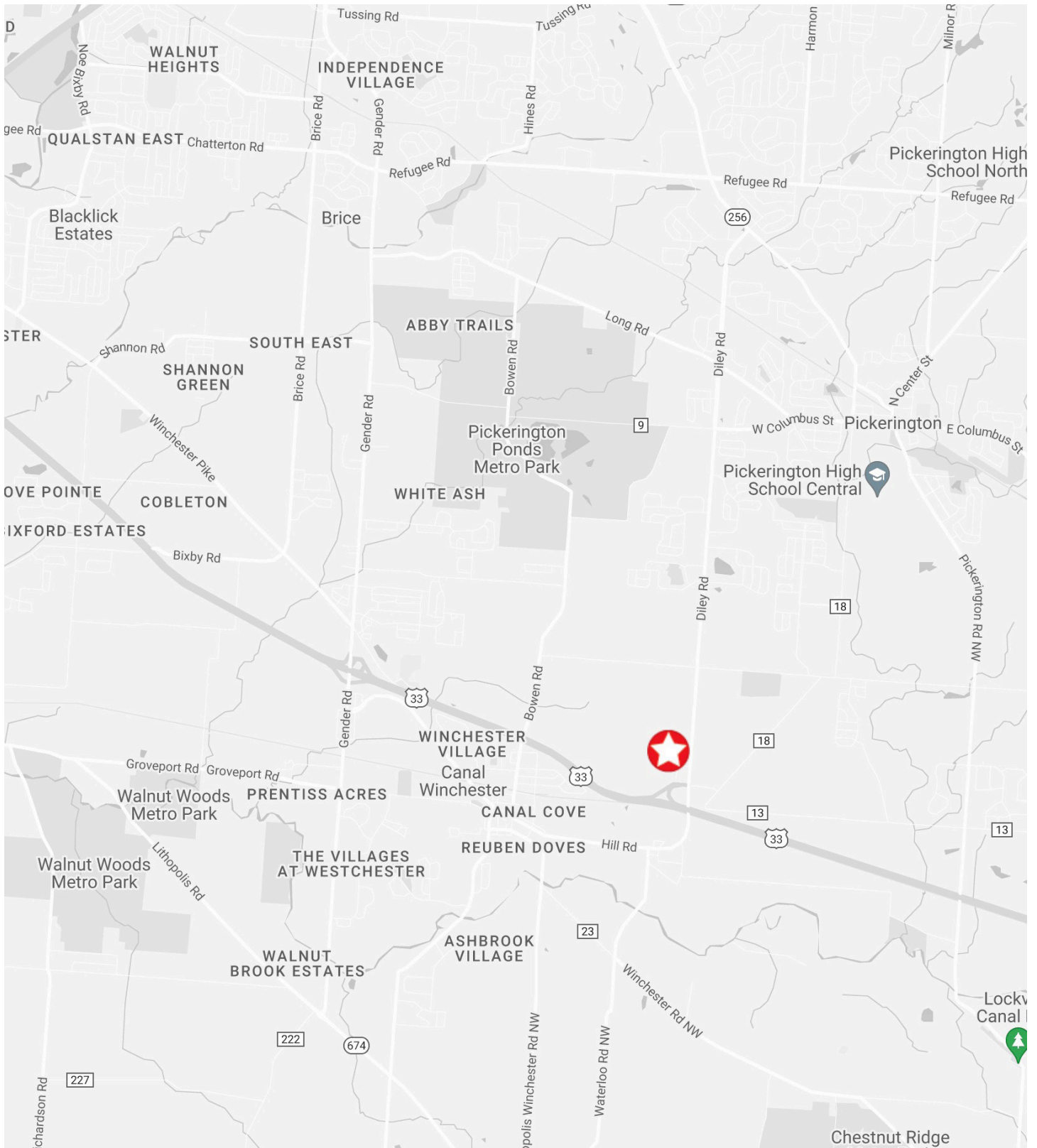
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