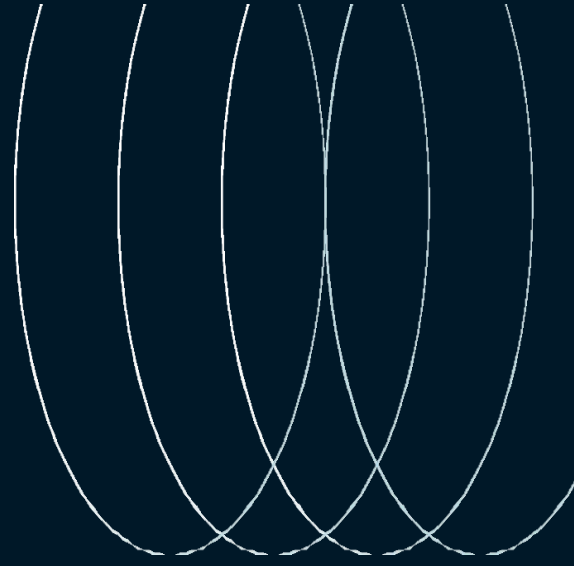


For Lease

Medical Office

602 Morrison Rd
Columbus, Ohio 43230



Building and Monument Signage Opportunities



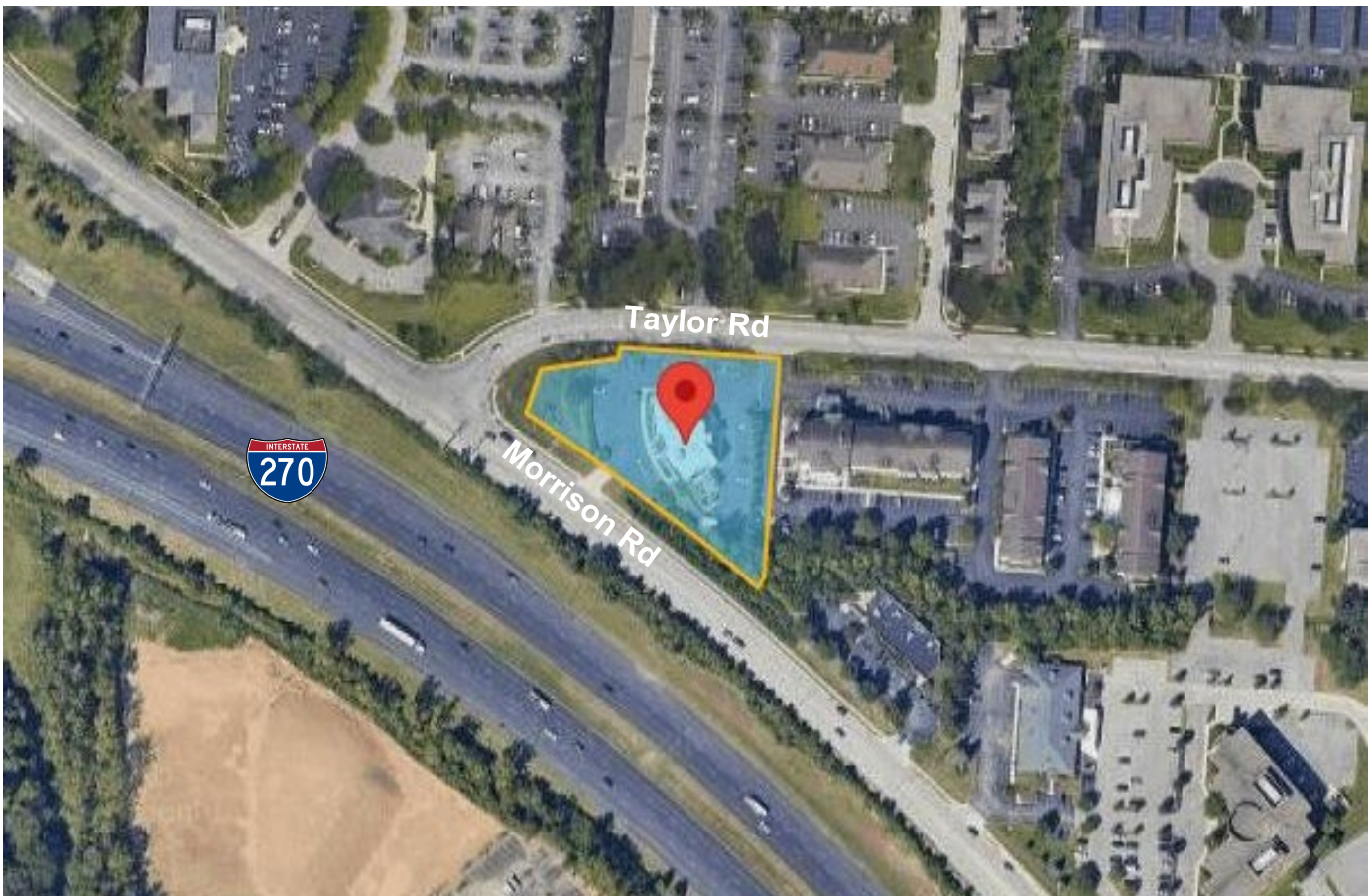
Building overview

Turnkey direct entry first floor medical space with 5 exam rooms, 2 procedural rooms, recovery and lab area. Excellent monument and building signage opportunities (OSCI signage) with freeway visibility to I-270.

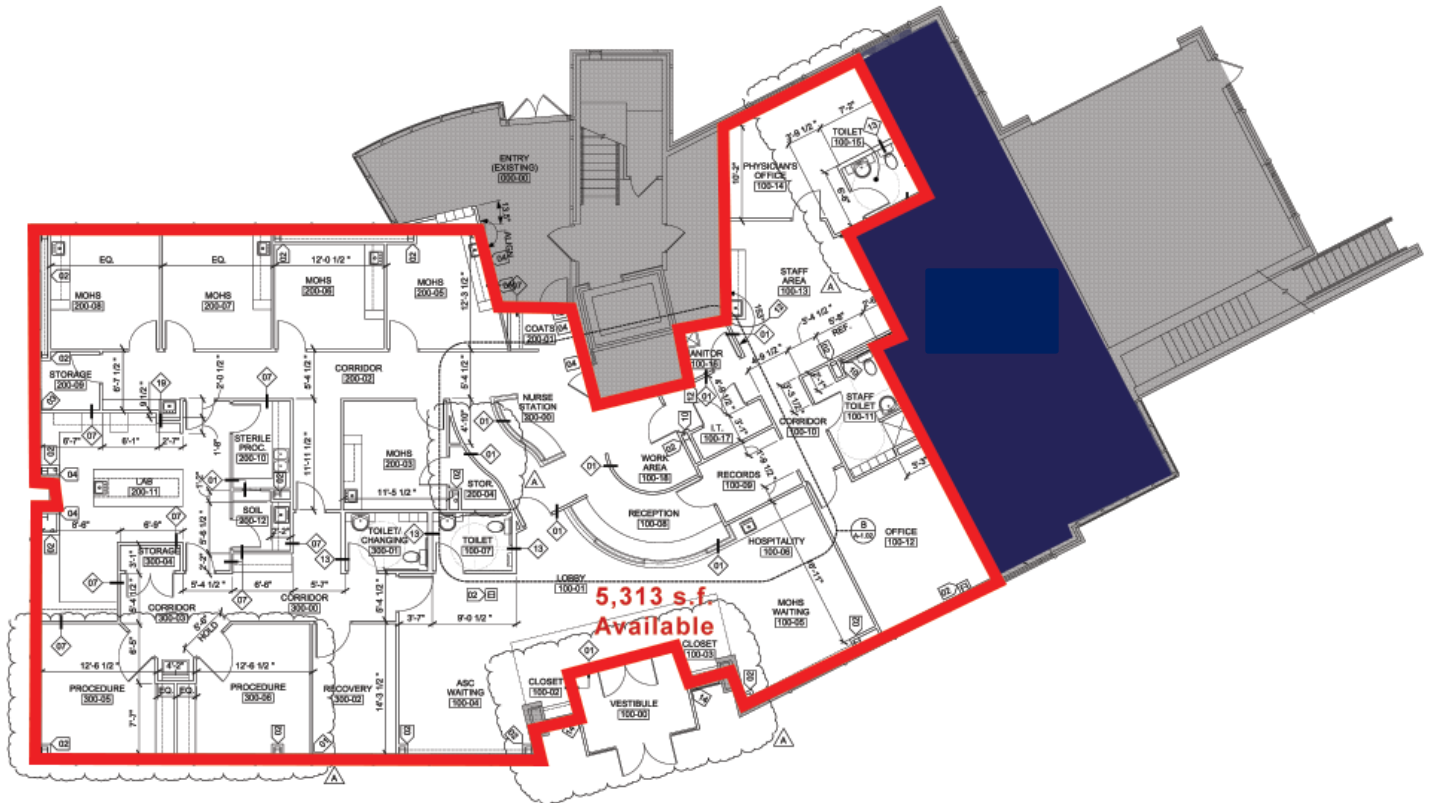
Building features on-site parking with direct entry into welcoming reception and waiting room with 24-hour access. Additionally, there is a separate exit for post-surgery with convenient patient pick-up. Building amenities include lots of natural lights, roof-top terrace and on-site Subway® restaurant.”

First floor built-out medical space is serviced by separate meters and tenant responsible for janitorial, electric and gas expenses.

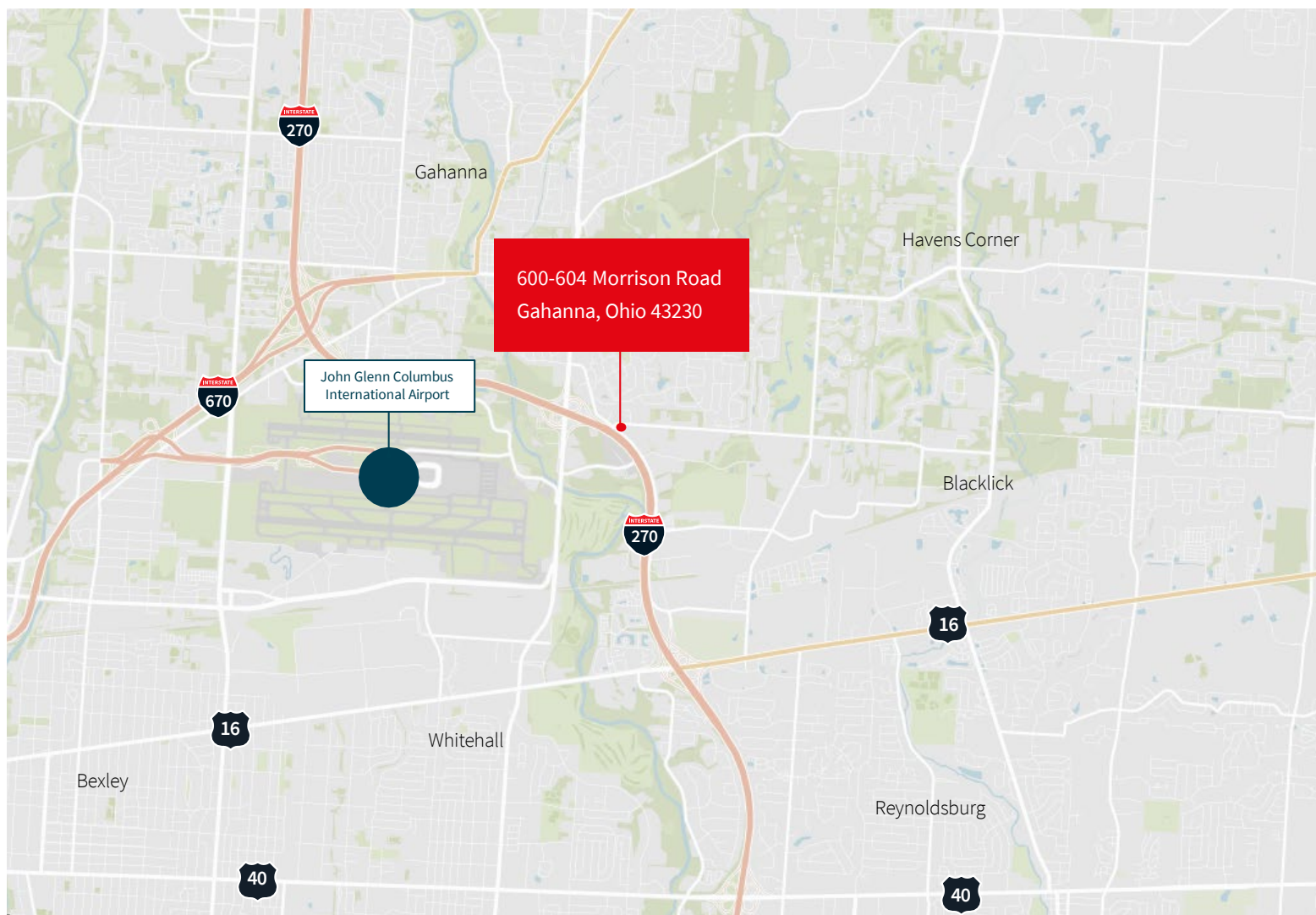
Address	600-604 Morrison Road Columbus, OH 43230
Lease rate	\$16.50/s.f. NNN
OpEx	\$8.35/s.f.
Building size	± 13,442 s.f.
Available s.f.	5,313 s.f.
Parking	32 Spaces available for suite Spots reserved for employees and visitors
Signage	Building and Monument signage available * Former OSCI signage locations



Building floor plan



Location map

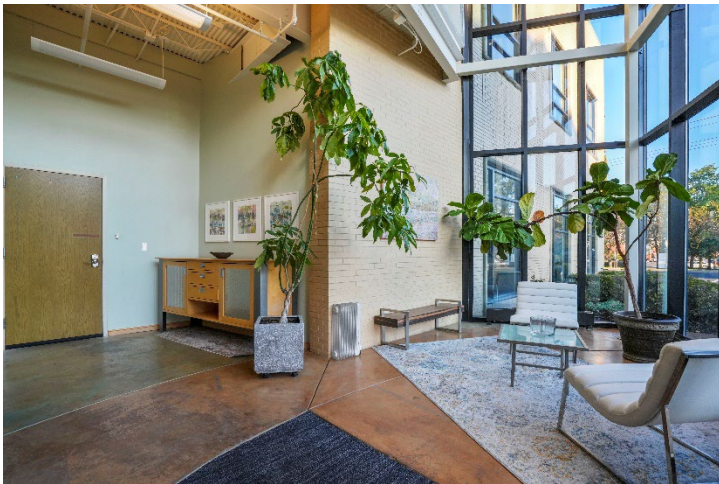


Demographics

- 229,884 residents
- \$62,853 median household income
- \$234,814 median home value
- 37.4 median age
- 92,031 households
- 108,382 daytime employment
- 11,329 Business
- 10,634 Daily traffic count Taylor Rd & Morrison Rd

Based on 5 mile radius

Interior photographs





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Managing Director, Agency

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