



Building owned and managed by
HEALTHCARE REALTY



477
COOPER
ROAD



Class A Medical Office Space for Lease

Welcome to 477 COOPER ROAD



98,638 SF



4 floors



Located on Mount Carmel St.
Ann's Hospital campus



Connected to hospital via
enclosed corridor



Easy access to I-270



3 drop-off locations and
on-site parking



Westerville amenities



Professional management and
architectural space planning



Market leading TI packages

477 Cooper Road
Building owned and managed by
HEALTHCARE REALTY

Leasing Information:
Andy Dutcher
+1 614 460 4403
andrew.dutcher@jll.com

Joey Lamb
+1 614 460 4412
joey.lamb@jll.com



Location Overview



GROCERY

1. Walmart Supercenter
2. Kroger
3. Kohl's
4. CVS

DINING

1. Northstar Café in Uptown Westerville
2. Tim Hortons
3. Subway
4. OX-B's
5. Kuya Ian's Bistro
6. North High Brewing - Westerville
7. Donatos Pizza
8. Starbucks
9. Smashburger
10. City Barbeque
11. Chipotle Mexican Grill
12. Dunkin'
13. First Watch
14. McDonald's

LODGING

1. Aloft Columbus Westerville
2. Embassy Suites by Hilton Columbus
3. Ramada by Wyndham Columbus North

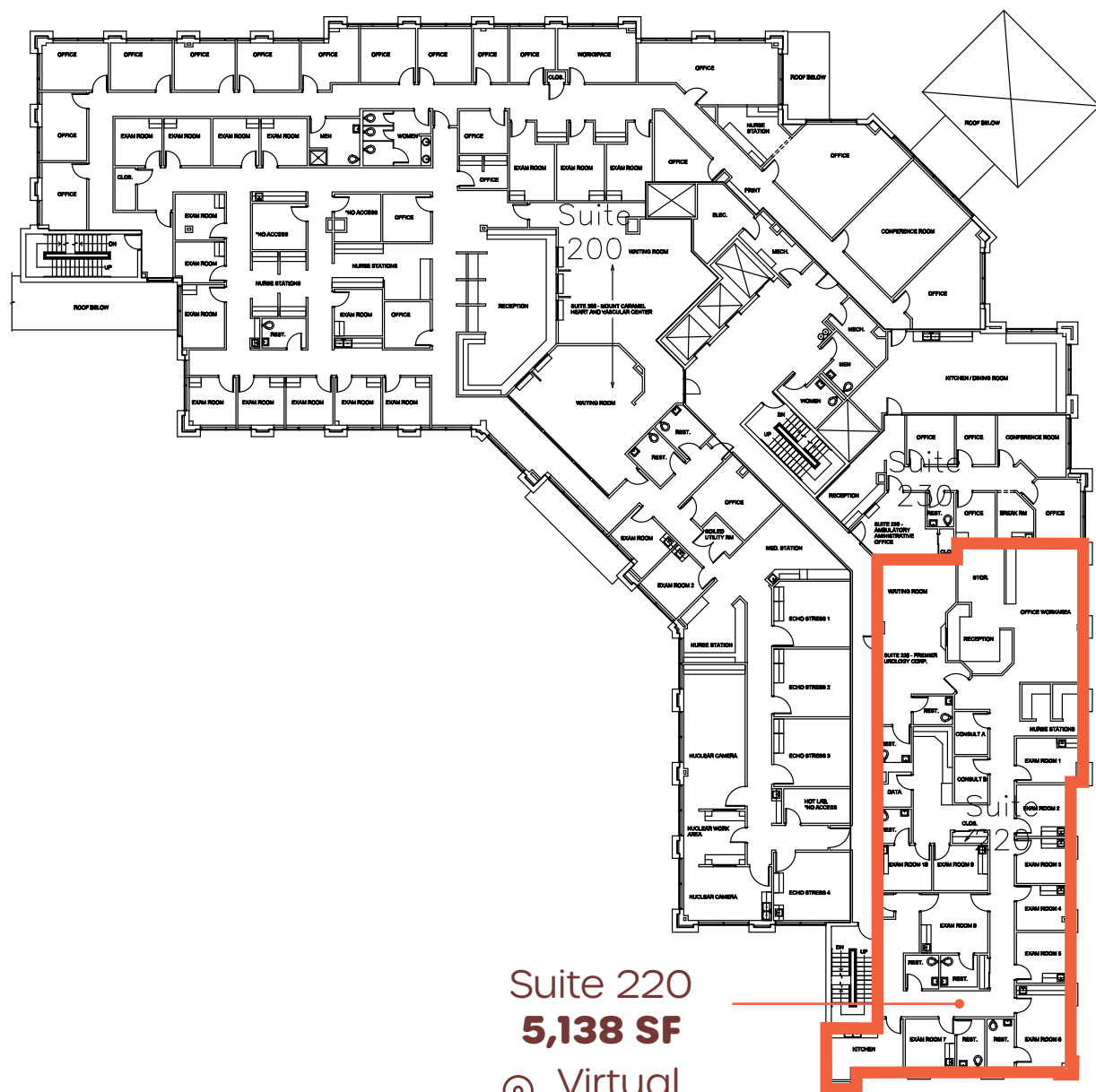


477 Cooper Road
Building owned and managed by
HEALTHCARE REALTY

Leasing Information:
Andy Dutcher
+1 614 460 4403
andrew.dutcher@jll.com

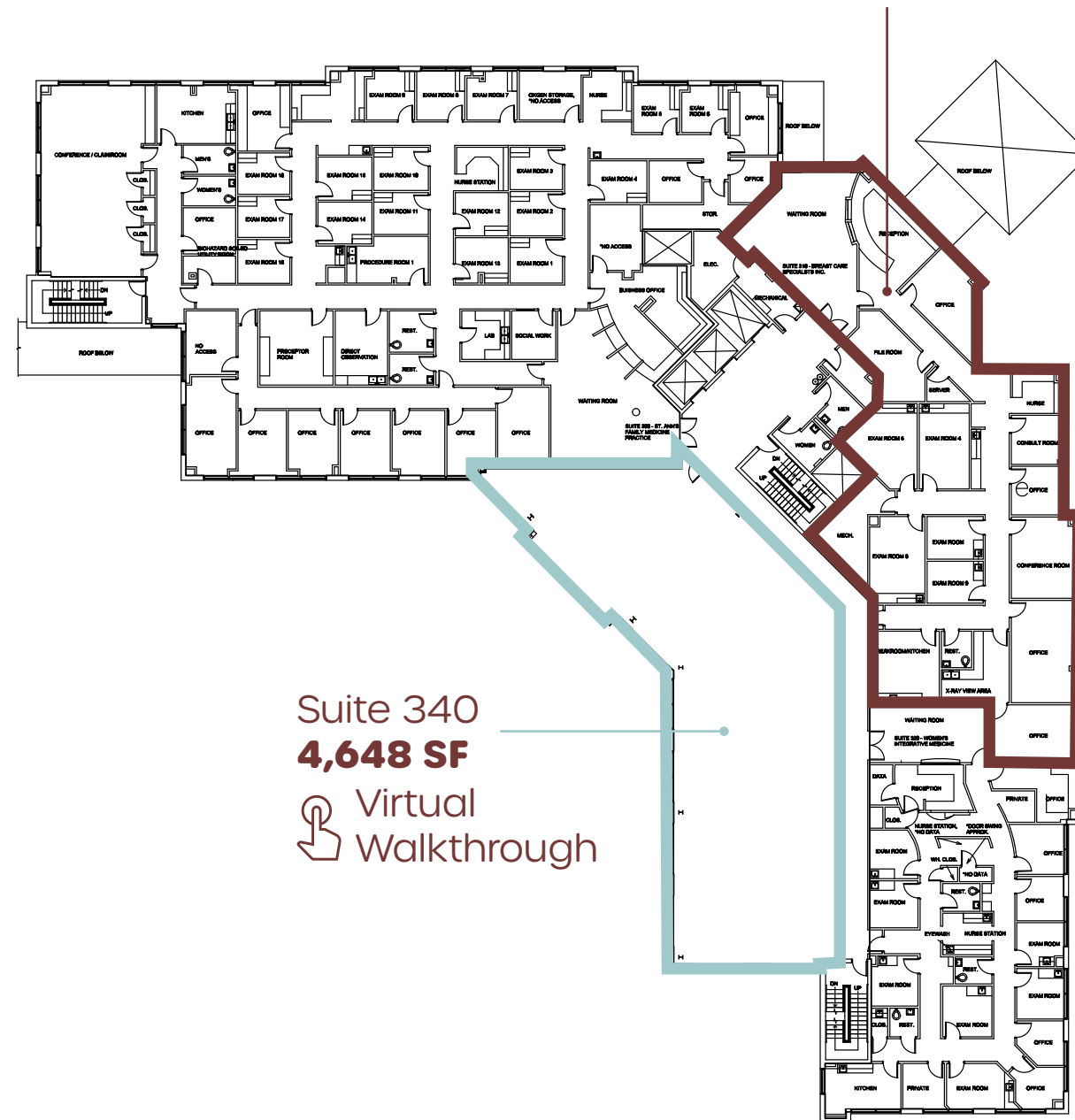
Joey Lamb
+1 614 460 4412
joey.lamb@jll.com

Second Floor



Suite 220
5,138 SF
Virtual Walkthrough

Third Floor



Suite 330
5,242 SF
Virtual Walkthrough

Suite 340
4,648 SF
Virtual Walkthrough

Fourth Floor

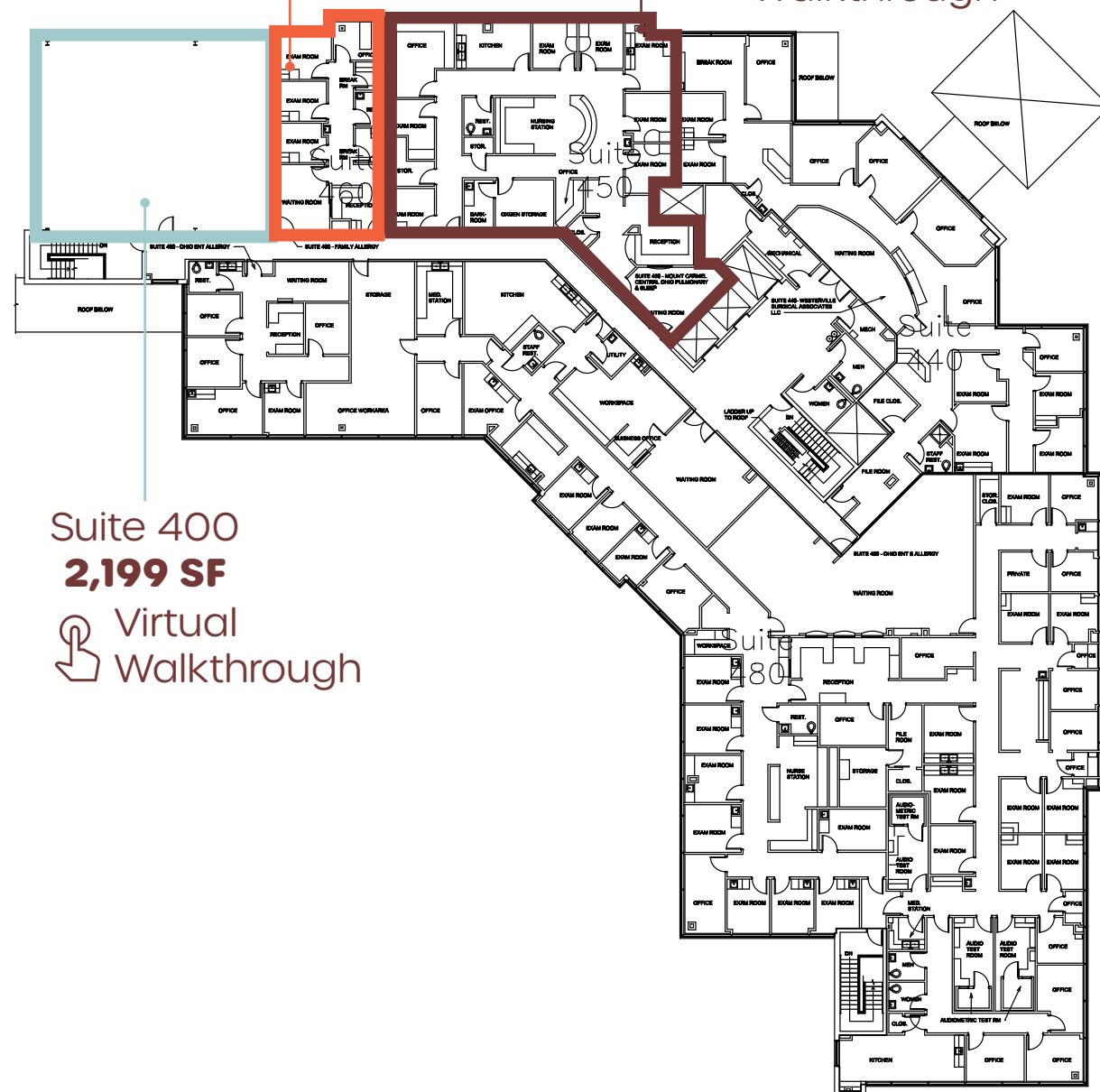
Suite 460
1,069 SF

 Virtual
Walkthrough

Suite 450
3,380 SF

Available 7/1/2027

 Virtual
Walkthrough



Suite 400
2,199 SF

 Virtual
Walkthrough



477 Cooper Road
Building owned and managed by
HEALTHCARE REALTY

Leasing Information:
Andy Dutcher
+1 614 460 4403
andrewdutcher@jll.com

Joey Lamb
+1 614 460 4412
joeylamb@jll.com



477
COOPER
ROAD

Andy Dutcher

D + 1 614 460 4403

M + 1 614 425 2959

andrew.dutcher@jll.com

Joey Lamb

D + 1 614 460 4412

M + 1 614 506 9147

joey.lamb@jll.com



JLL | Building owned and managed by
HEALTHCARE REALTY

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.