



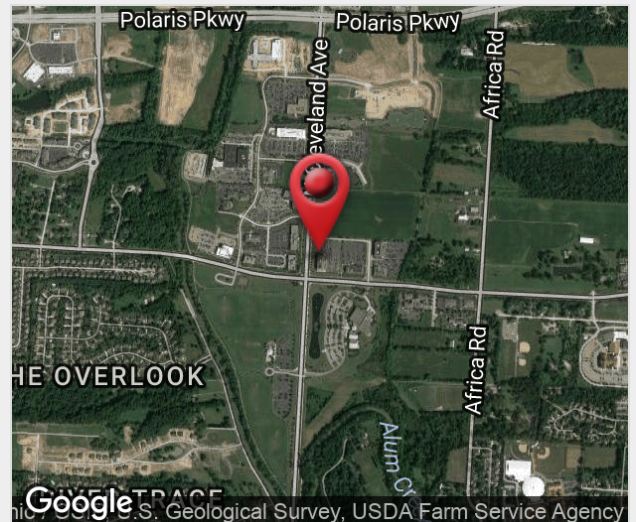
444 N Cleveland Ave

444 N Cleveland Ave, Westerville, Ohio 43082

Property Features

- ±41,000 SF, 3-Story Medical Office Building
- Prime location on Westerville's "Medical Mile"
- Close proximity to St. Anne's Hospital and Ohio Health Medical Campus
- Convenient access on traffic light corner
- Ample parking (5:1000 ratio)
- Access to I-270 and I-71
- Immediate Leasing Opportunities
- Competitive Lease Terms

Lease Rate: \$16.00 SF/Yr (NNN)



For more information:

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Westar Medical Office

Available Space

Lease Rate: \$16.00 SF/YR (NNN)

Total Space 3,331 - 4,018 SF

Lease Type: NNN

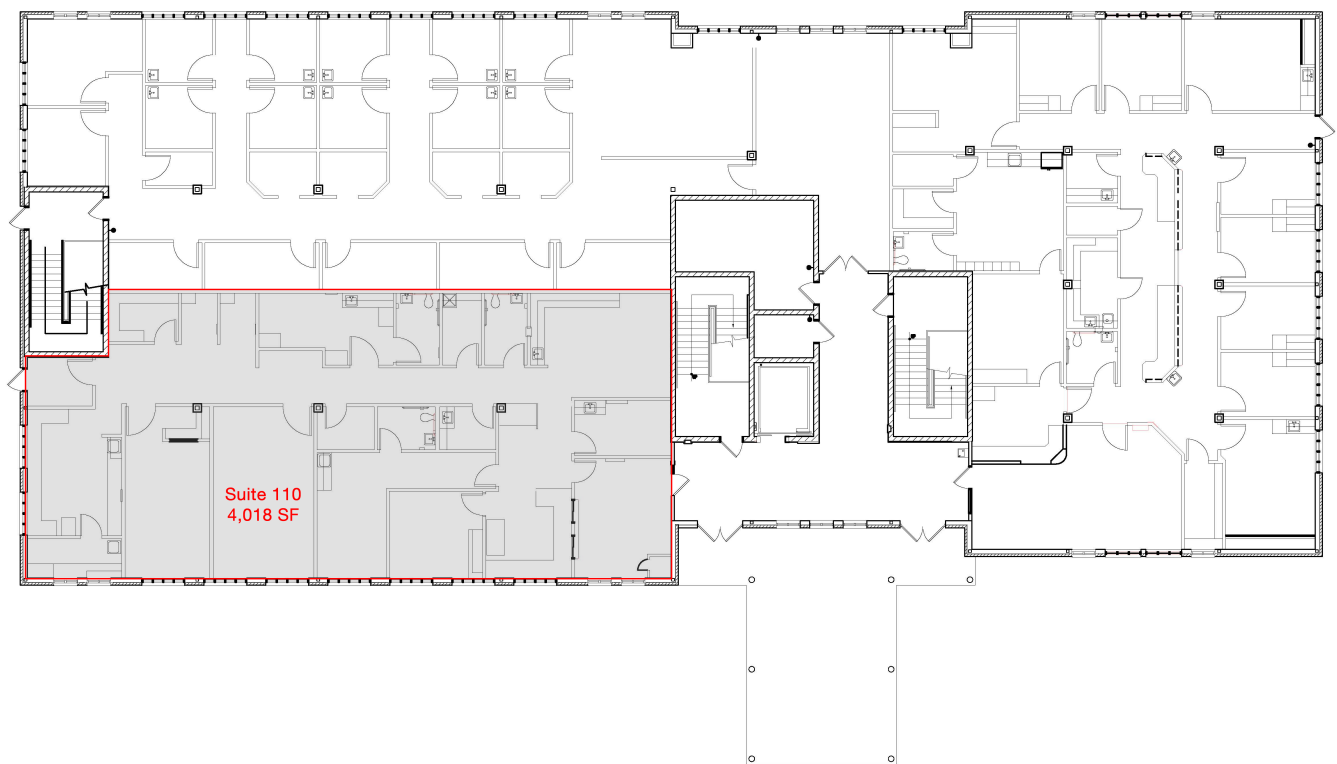
Space	Lease Rate	Lease Type	Size (Sf)	Description	Availability
Suite 110	\$16.00 SF/Yr	NNN	4,018	Ideal For Imaging Center/Lab	VACANT
Suite 220	\$16.00 SF/Yr	NNN	3,331	5 Exam Rooms, 3 Offices	VACANT

For Lease
Office

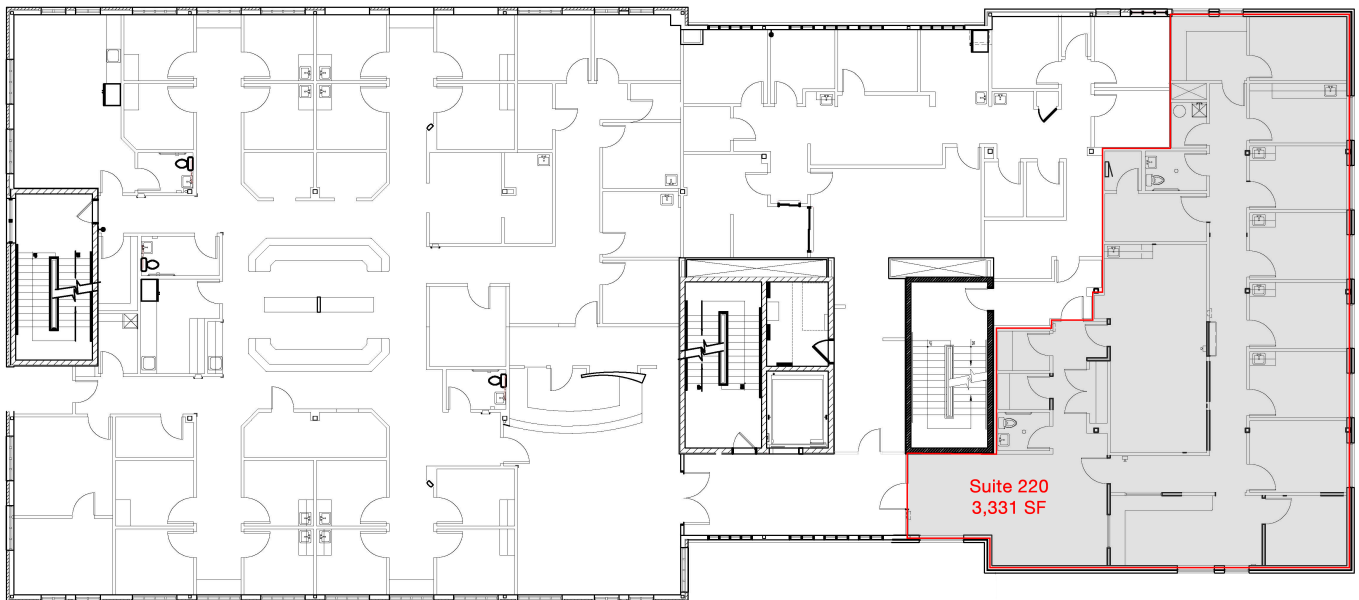




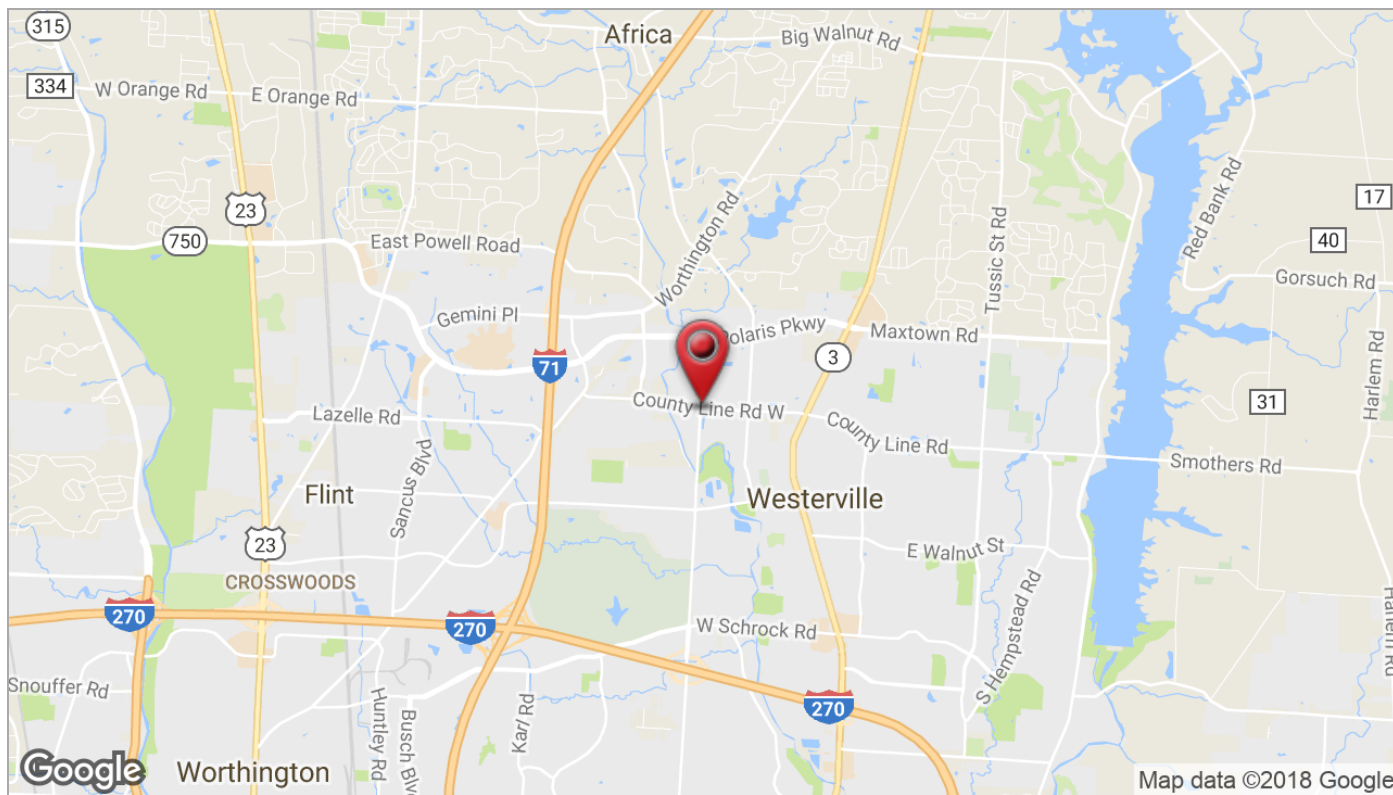
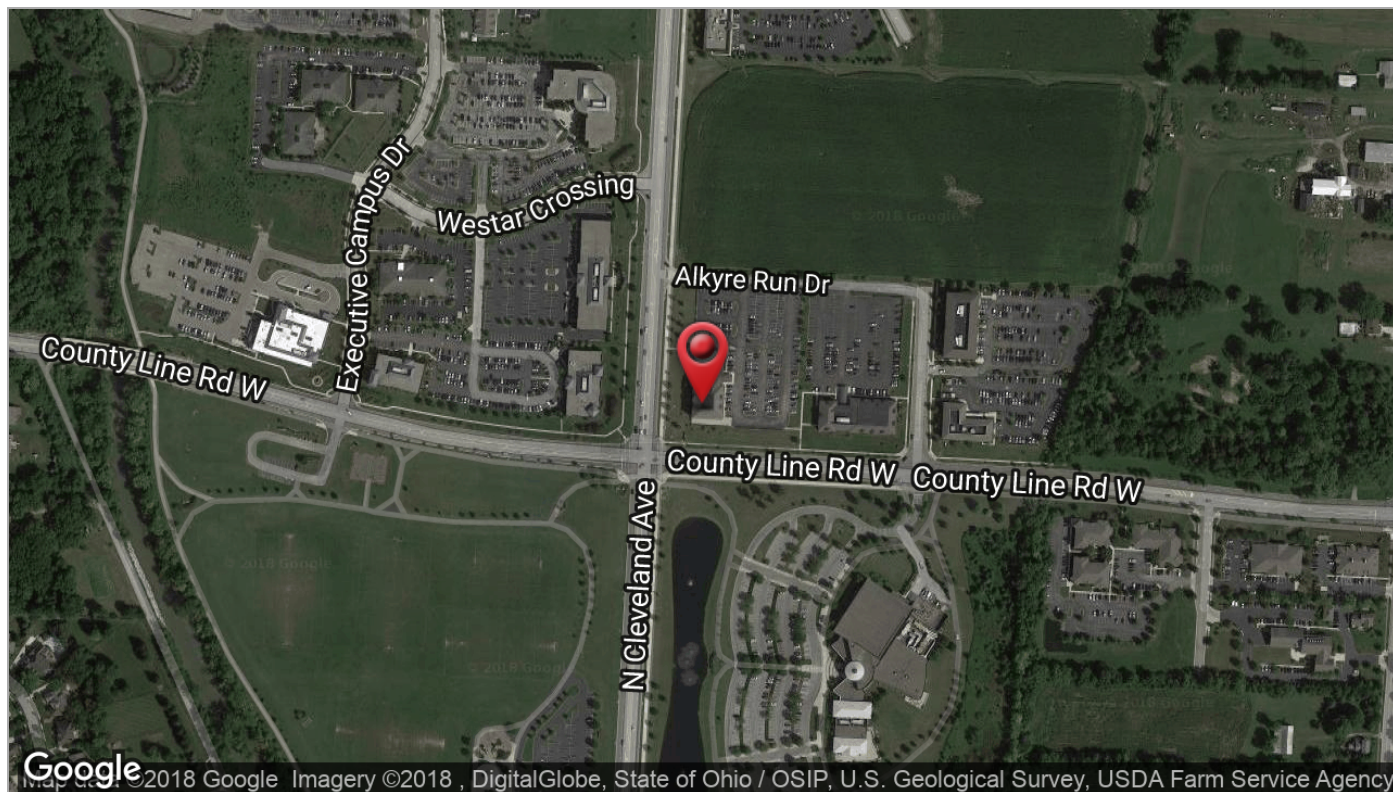
First Floor Floorplan



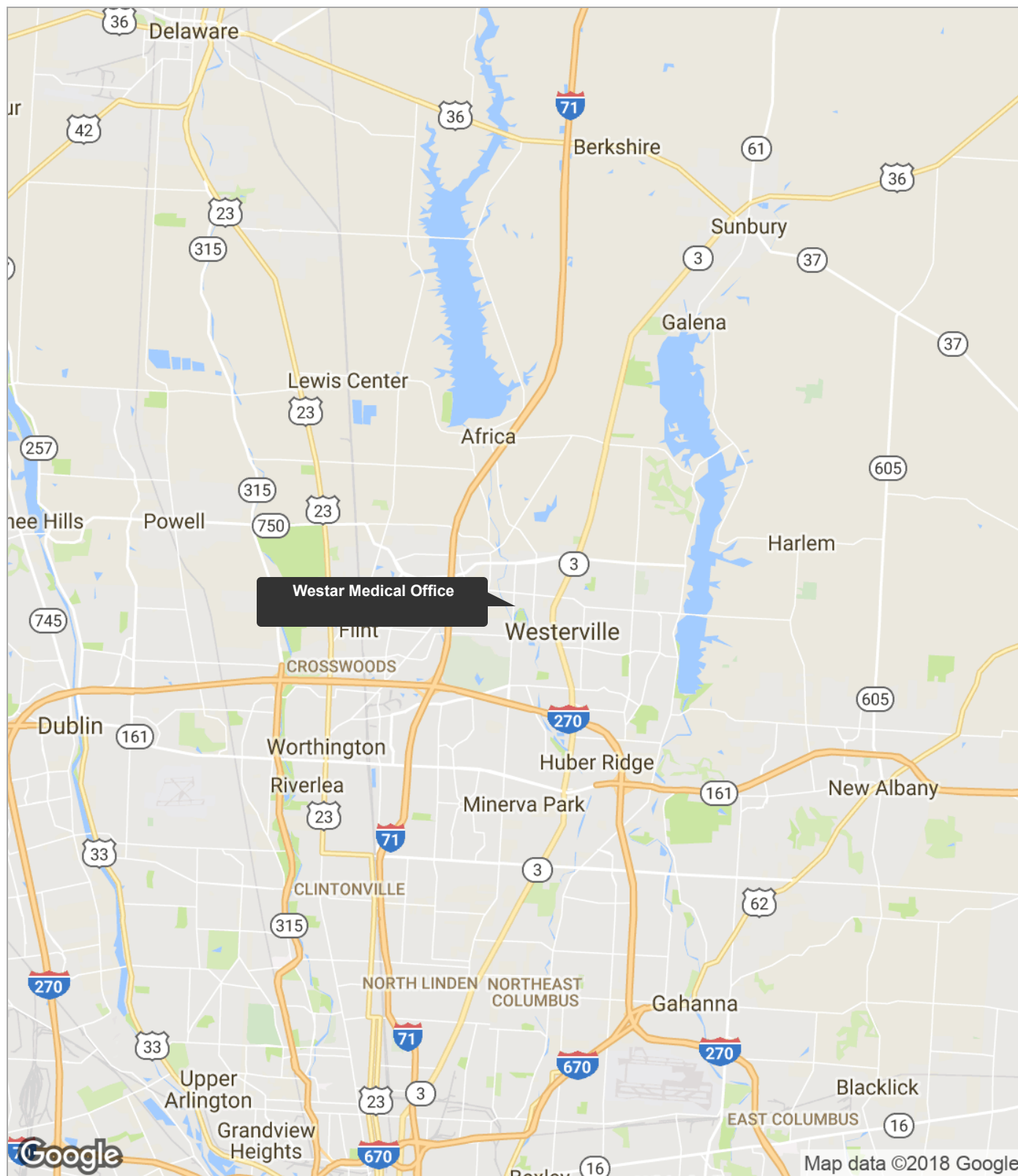
Second Floor Floorplan



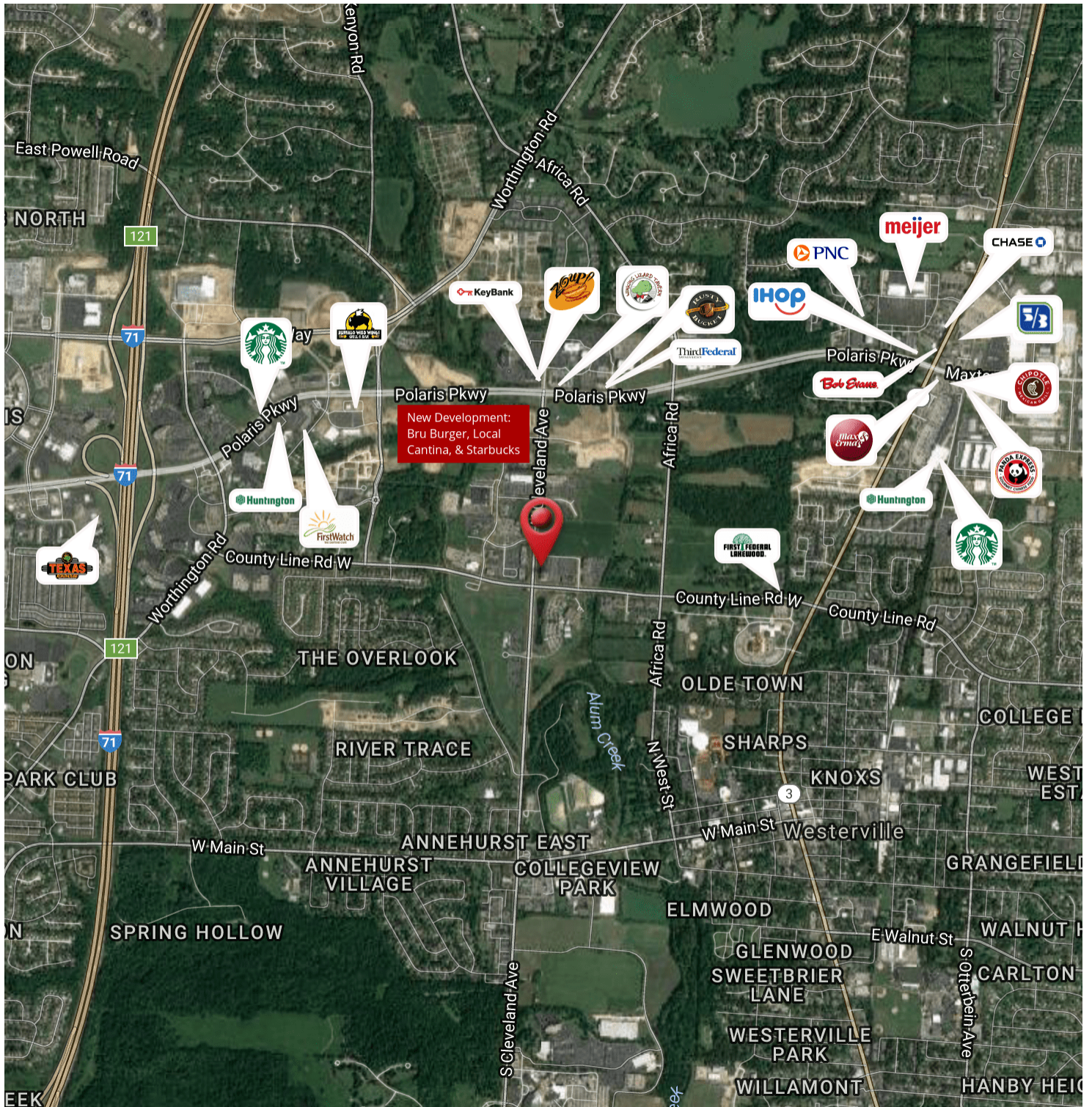
Location Maps



Regional Map

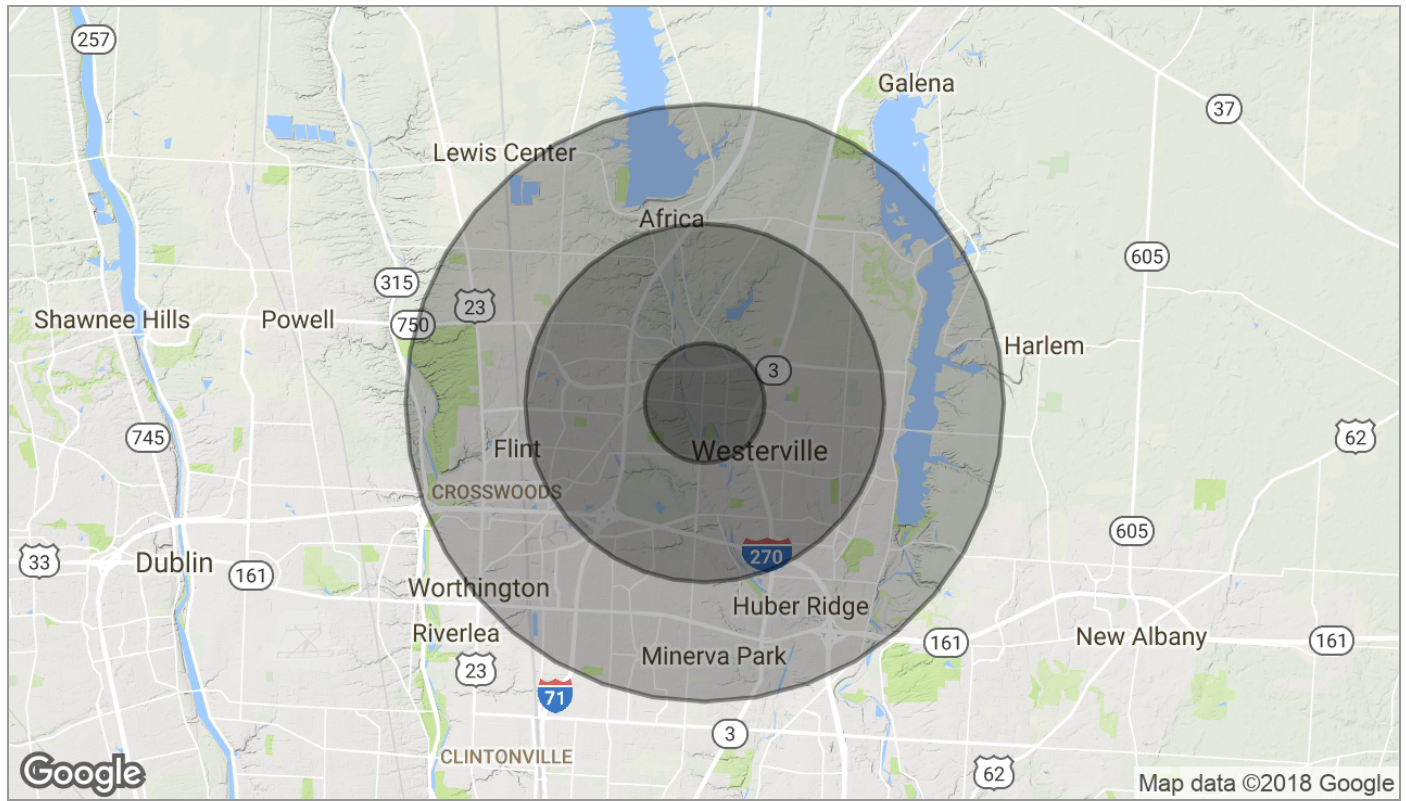


Retailer Map



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Demographics Map



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	5,561	64,157	196,601
MEDIAN AGE	32.5	36.2	35.4
MEDIAN AGE (MALE)	31.8	35.3	34.6
MEDIAN AGE (FEMALE)	33.9	37.1	36.3
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,090	25,208	76,262
# OF PERSONS PER HH	2.7	2.5	2.6
AVERAGE HH INCOME	\$88,477	\$86,416	\$79,864
AVERAGE HOUSE VALUE	\$261,281	\$245,969	\$227,019
Race	1 Mile	3 Miles	5 Miles
% WHITE	80.9%	80.2%	74.5%
% BLACK	12.1%	12.1%	16.8%
% ASIAN	2.7%	3.6%	4.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.1%	0.1%
% OTHER	0.9%	1.1%	1.4%
Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	2.4%	3.1%	3.5%

* Demographic data derived from 2010 US Census