

8,200± SF Single Tenant NNN Leased Medical National Tenant

6021 Cleveland Ave Columbus, OH 43231



SALE PRICE – \$1,500,000

PROPERTY OVERVIEW:

- Long term tenancy by a national healthcare provider with > 1,000 locations
- Tenant has been in place since 1994
- Lease was just renewed for another 5-year term expiring May 2021
- Freestanding building in a professional condo office complex with all exterior maintenance managed by association
- Attractive rental rate assures long term tenancy

PRICE	\$1,500,000
CAP RATE	7.6%
BUILDING SQ FT	8,200± SF
ACRES SQ FT	22,821± SF
NOI	\$113,980
INCREASES IN 3 YRS	\$119,999
TWO RENEWAL OPTIONS	
TENANT IN PLACE	Since 1994

FOR MORE INFORMATION:

Cliff Gustin, CCIM

425-373-4016

cliff@cliffgustin.com

In association with – Gary Duvall, OH Broker
#BRK.2005015680

FOR SALE

CLIFF
GUSTIN
INC.



Commercial Real Estate Services

8,200± SF Single Tenant NNN Leased Medical National Tenant

6021 Cleveland Ave Columbus, OH 43231

NOVA CARE INFORMATION



Select Medical Holdings Corporation (NYSE: SEM) is a leading operator of specialty hospitals in the United States. As of December 31, 2015, Select operated 109 long-term acute care hospitals and 18 acute medical rehabilitation hospitals in 28 states. Select is also a leading operator of outpatient rehabilitation clinics in the United States, with approximately 1,038 locations in 31 states and the District of Columbia. Select also provides medical rehabilitation services on a contract basis at nursing homes, assisted living and senior care centers, schools and worksites.

NovaCare Rehabilitation is part of the Select Medical Outpatient Division, a nationally prominent, locally driven provider of outpatient physical rehabilitation. The Select Medical family of brands carries wide recognition throughout the country.



Together, these brands comprise a national network of more than 1,000 centers in 32 states and the District of Columbia. The centers offer a wide range of general physical therapy services such as hand therapy, sports medicine and work injury prevention and management. Select Medical empowers its therapists by providing industry-leading continuing education opportunities. Select Medical's outpatient division provides physical therapy and athletic training services to professional sports teams, colleges, universities and high schools and serves as the exclusive physical rehabilitation provider to several major U.S. corporations.

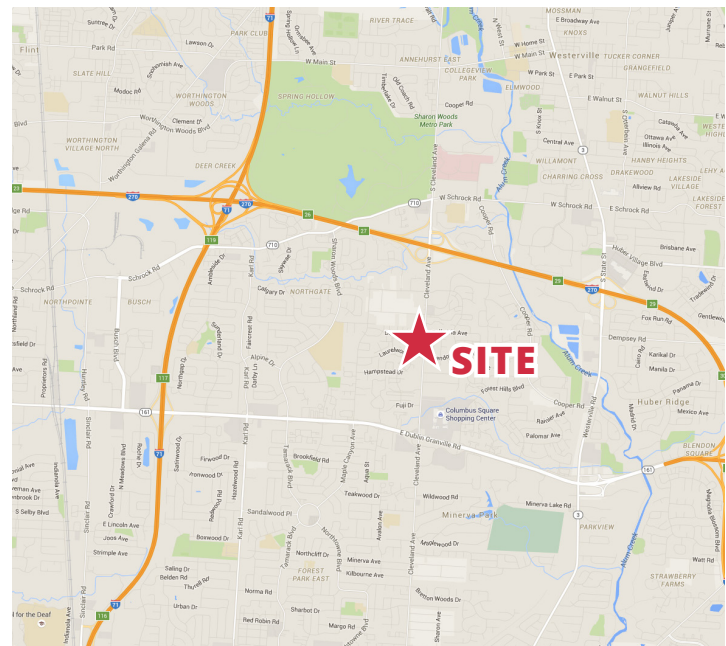
FOR SALE

CLIFF
GUSTIN
INC.

Commercial Real Estate Services

8,200± SF Single Tenant NNN Leased Medical National Tenant 6021 Cleveland Ave Columbus, OH 43231

LOCATION MAP



FOR SALE

CLIFF
GUSTIN
INC.

Commercial Real Estate Services

8,200± SF Single Tenant NNN Leased Medical National Tenant

6021 Cleveland Ave Columbus, OH 43231

PROPERTY PHOTOS



FOR SALE

CLIFF
GUSTIN
INC.

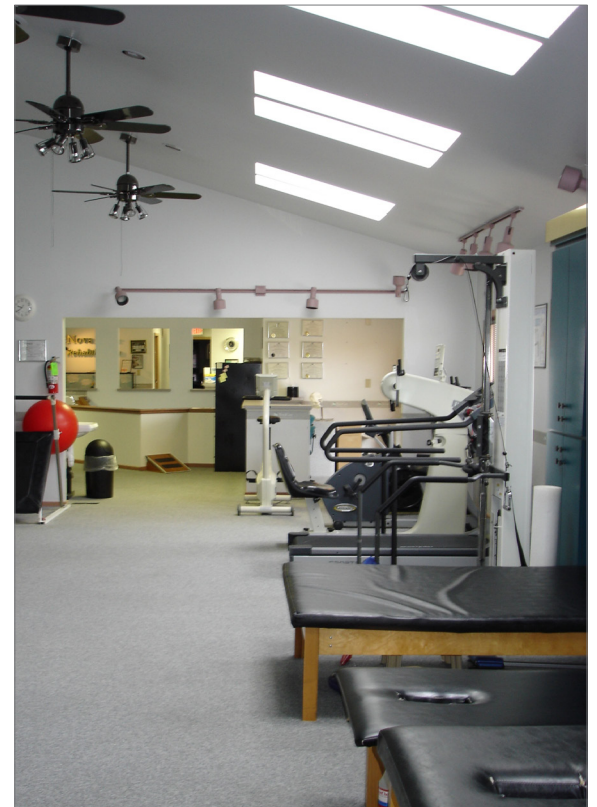


Commercial Real Estate Services

8,200± SF Single Tenant NNN Leased Medical National Tenant

6021 Cleveland Ave Columbus, OH 43231

PROPERTY PHOTOS - INTERIOR



FOR SALE

CLIFF
GUSTIN
INC.

Commercial Real Estate Services