

4000 E Main Street
Columbus, OH 43213

For Sale/Lease



FREESTANDING MEDICAL/OFFICE BUILDING - OWNER/USER OPPORTUNITY

Property Size: 14,472 SF
on 1.35 acres

Sales Price: \$998,500

Lease Rate: \$13.95 Modified Gross

Tenant pays utilities, janitorial
and interior maintenance

- Suitable for medical or office use
- 22,927 vehicles per day
- Highly visible monument sign
- 50 parking spaces
- New roof installed 2011
- Flexible floor plan
- Home to Ohio Nurses Association since built
- Very well maintained property
- Located on COTA bus line
- 2.3 miles to E Main/I-270 interchange; less than 1 mile to busy E Main/S Hamilton Rd intersection

All of the contained information has been compiled from sources deemed to be reliable, but no representation is made as to the accuracy thereof and it is submitted subject to errors or omissions. Buyer is responsible to verify the information contained herein. This submission is also subject to changes in price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.



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Alterra Real Estate
614.365.9000
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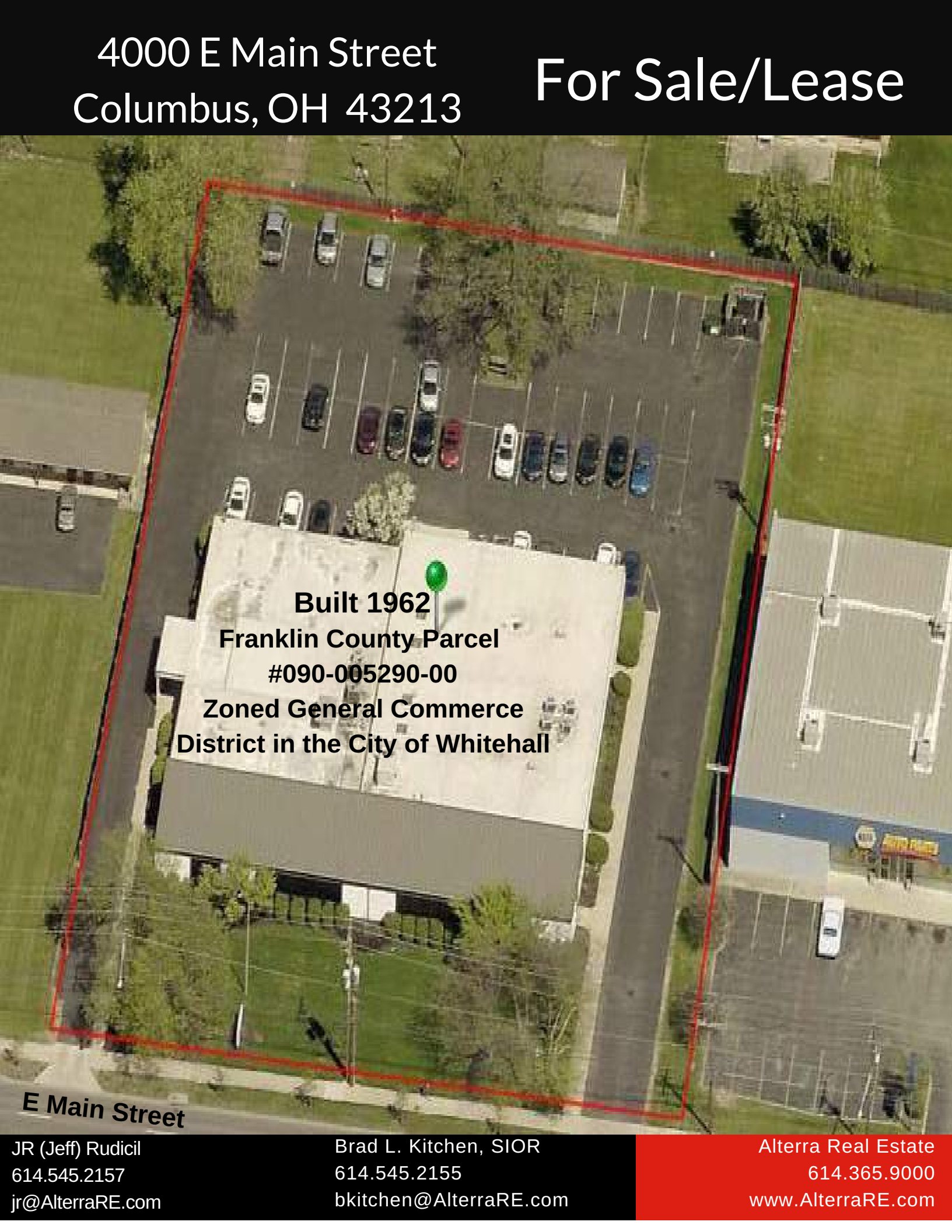
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Built 1962
Franklin County Parcel
#090-005290-00
Zoned General Commerce
District in the City of Whitehall

E Main Street

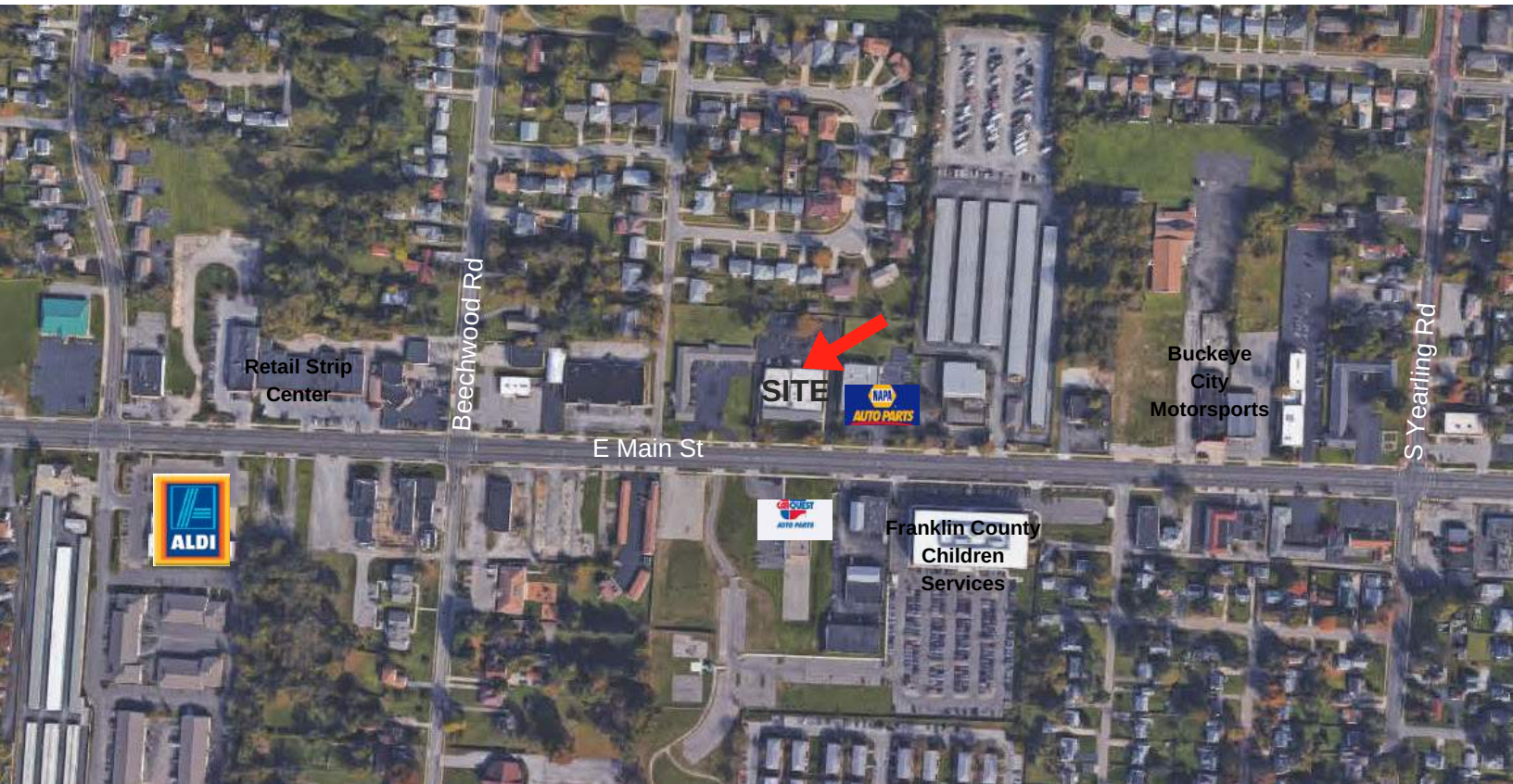
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