

945 N HAMILTON ROAD
GAHANNA, OHIO 43230



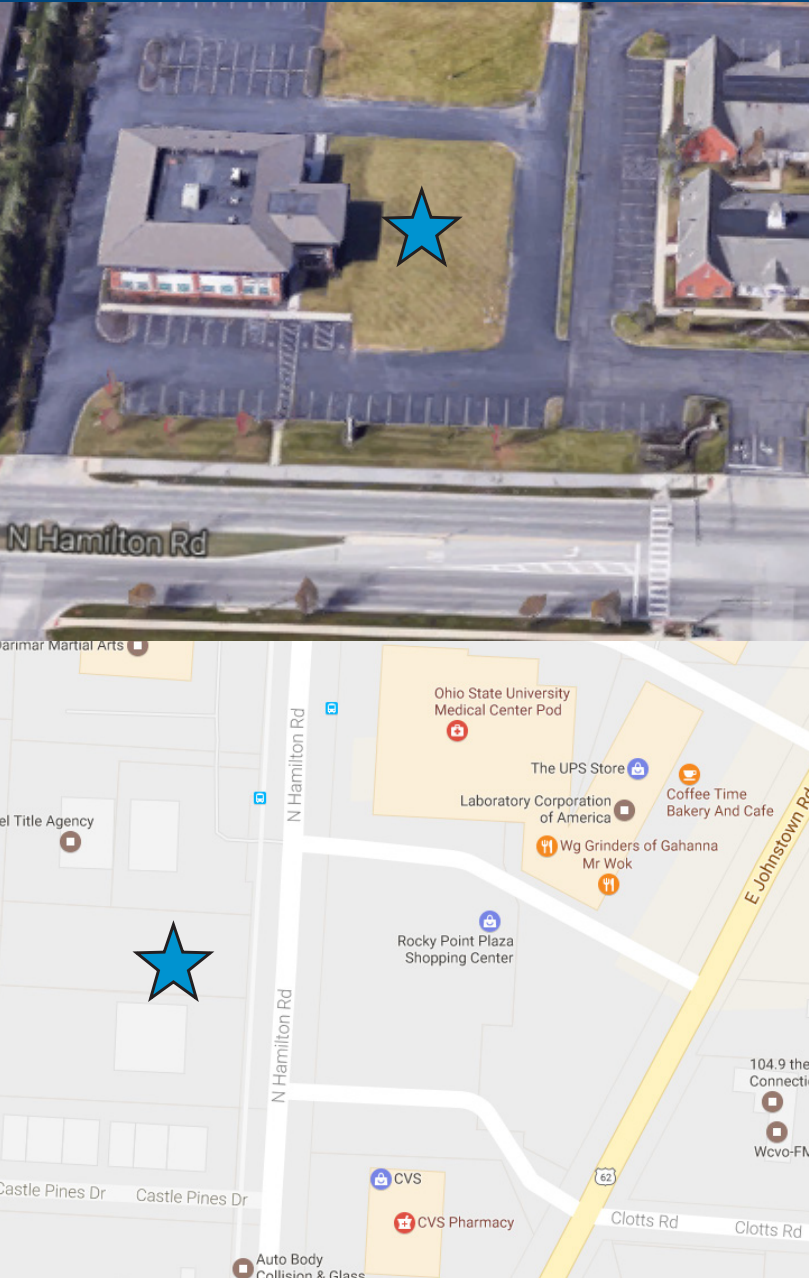
FOR SALE OR LEASE >
MEDICAL OFFICE SPACE

NEW TWO-STORY, MULTI-TENANT MEDICAL OFFICE BUILDING
CONSISTING OF 13,700 SQUARE FEET.



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945 N Hamilton Road will be a 13,700 square foot two-story expansion of the existing multitenant office building. It is located across the street from OSU medical offices and Heartland Bank at Rt. 62 and Hamilton Road.

- > Phase I is 100% occupied with Northeast Dermatology & Cosmetic Surgery Center and Stone Ridge Dental.
- > Phase II can be completed in less than six months making use of existing two-story atrium entry with elevator service.
- > Office and Medical condominiums will be delivered in shell plus condition.
- > Possible monument signage availability.

Floors 1 & 2 | 13,700 SF

Sale price: \$170.00 PSF

Divisible by floor to 6,850 SF.

Lease price: \$17.00 NNN with \$45.00 PSF

TI allowance on a 10- Year term.

FOR MORE INFORMATION:

JAIMINE JOHNSON

614 410 5205

jaimine.johnson@colliers.com

CHRIS POTTS CCIM

614 437 4654

christopher.potts@colliers.com