



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

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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

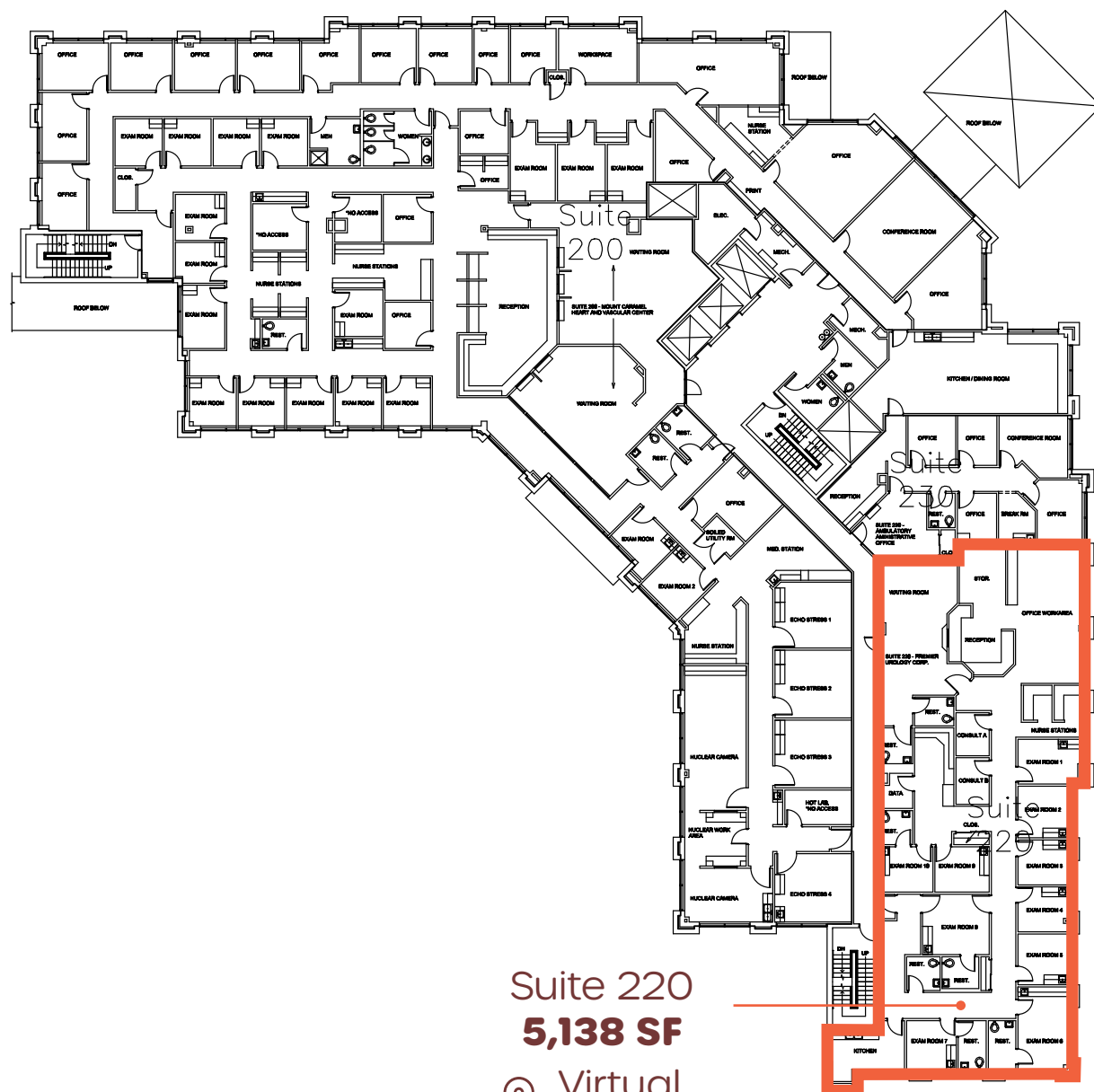


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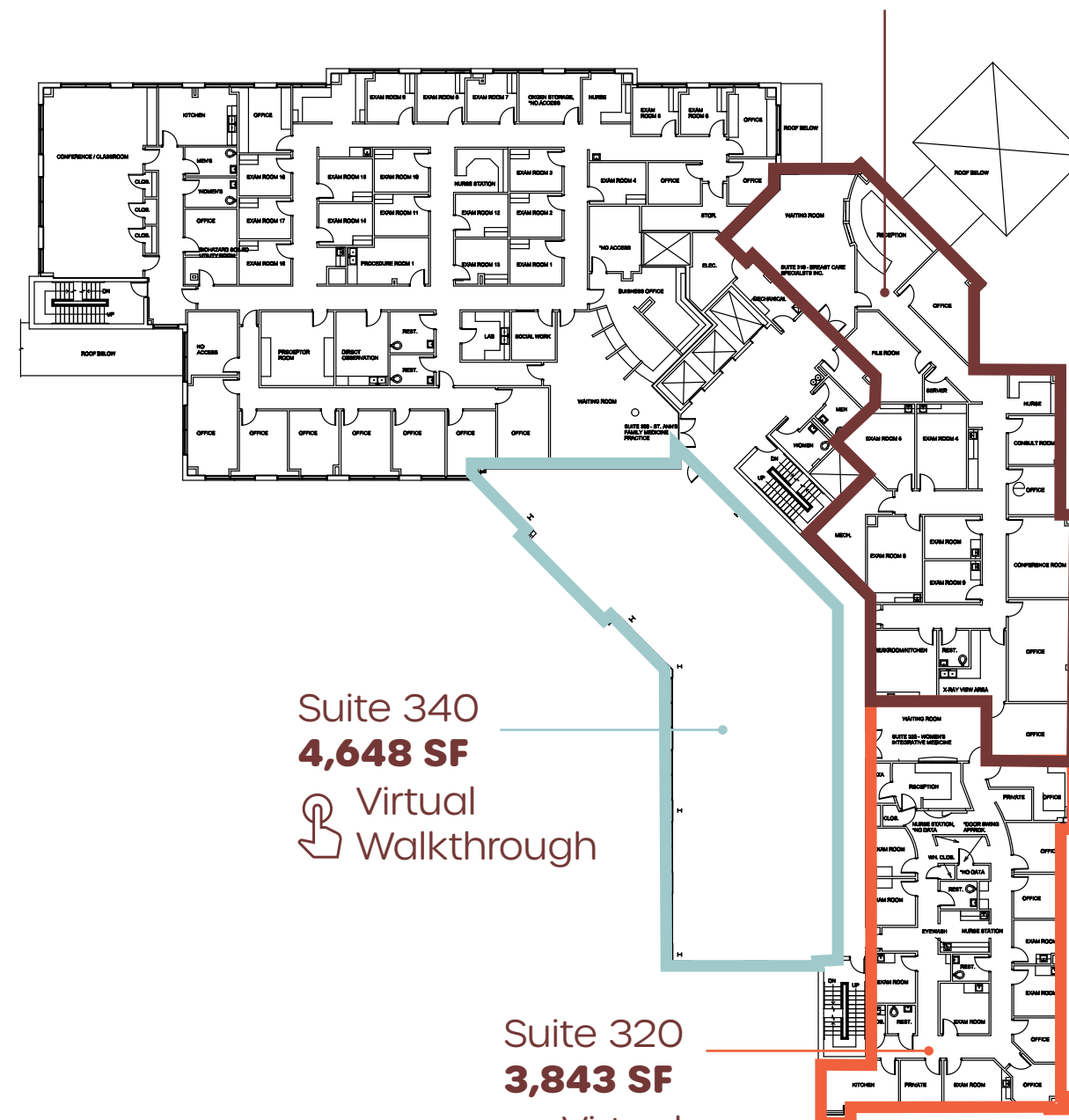
Second Floor



Suite 220
5,138 SF

 Virtual Walkthrough

Third Floor



Suite 330
5,242 SF

 Virtual Walkthrough

Suite 340
4,648 SF

 Virtual Walkthrough

Suite 320
3,843 SF

 Virtual Walkthrough

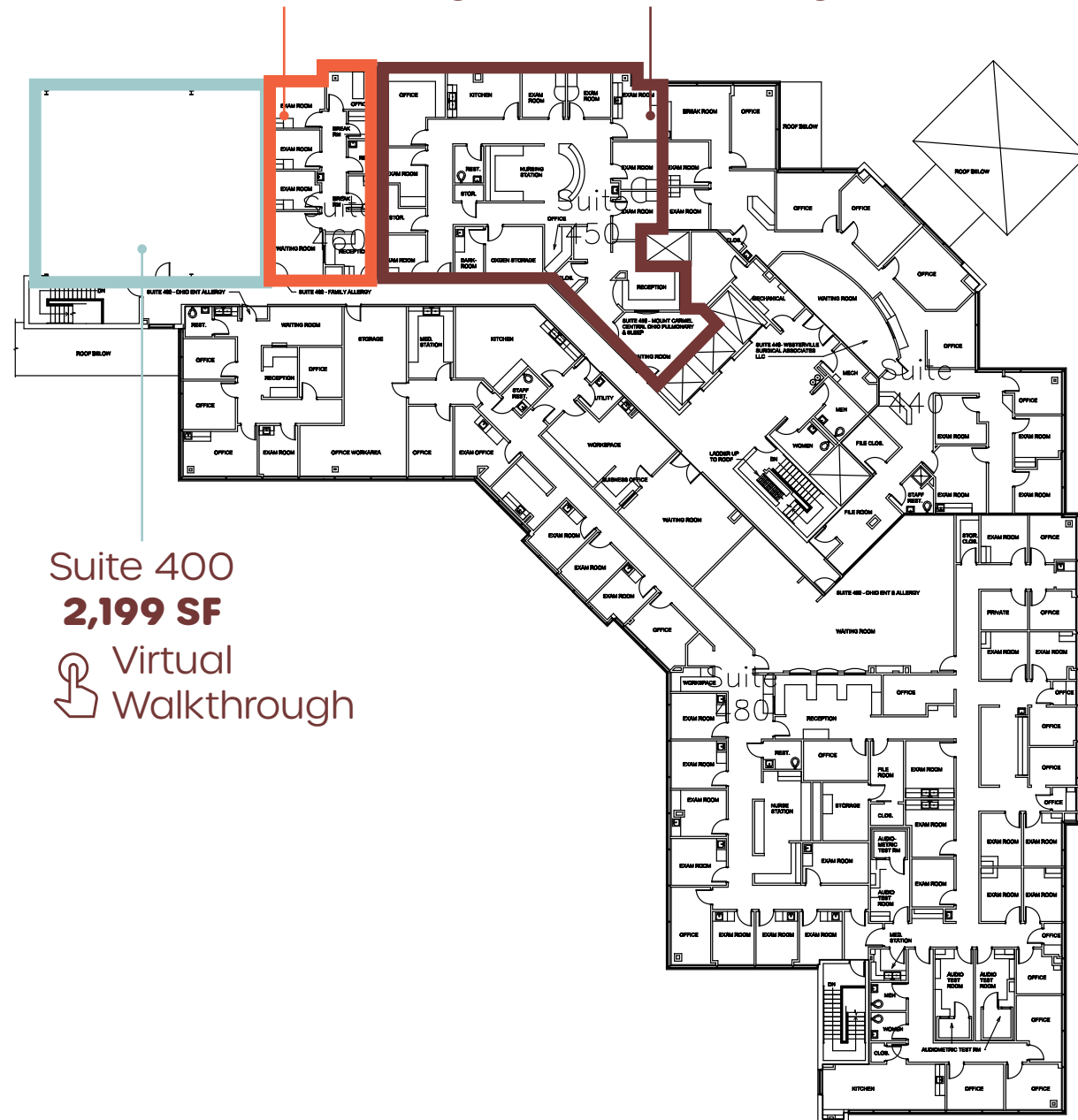
Fourth Floor

Suite 460
1,069 SF

 Virtual Walkthrough

Suite 450
3,380 SF

 Virtual Walkthrough



Suite 400
2,199 SF

 Virtual Walkthrough



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joeylamb@jll.com



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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

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