



Building owned and managed by
HEALTHCARE REALTY



**7901
DILEY
ROAD**



Medical Office Space for Lease

Welcome to 7901 DILEY ROAD



45,209 SF



2 floors



Connected to 7911 Diley Road's
emergency room, lab, imaging,
& women's health center



Proximal to US-33



Convenient location for Fairfield
County residents



238 surface spaces



Professional management and
architectural space planning



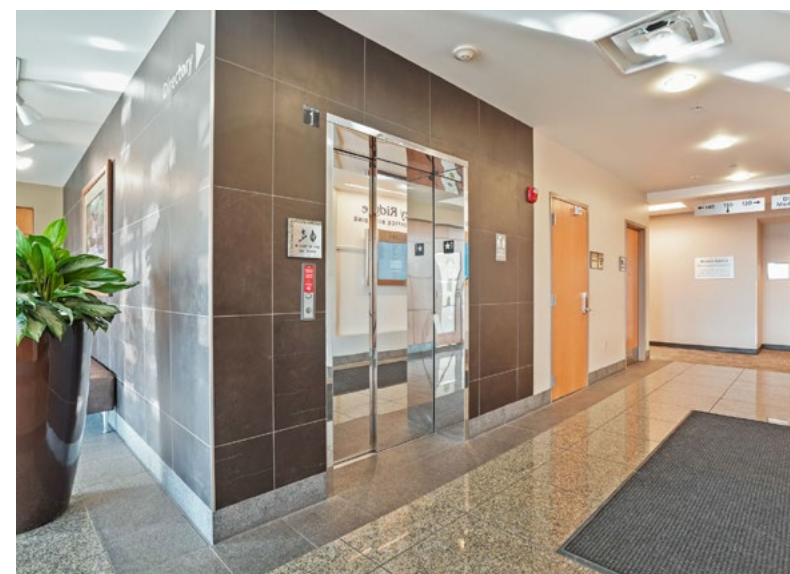
Market leading TI packages

7901 Diley Road
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Leasing Information:

Andy Dutcher
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Joey Lamb
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Location Overview



GROCERY

1. Kroger
2. Walmart
3. Meijer

LODGING

24. Hampton Inn
25. Best Western Canal Winchester Inn
26. BrewDog DogHouse

DINING

4. Scramblers
5. Bob Evans
6. Skyline Chill
7. Buffalo Wild Wings
8. Starbucks
9. Las Margaritas
10. Panera Bread
11. Sweet Harmony Canal
12. Joe Vino
13. Loose Rail Brewing
14. Local Cantina Canal Winchester
15. Harvest Moon Craft Kitchen
16. Canal Wigwam
17. Shade
18. Chipotle
19. McDonald's
20. Taco Bell
21. Whit's Frozen Custard
22. Kingy's Pizza pub
23. The Ugly Mug Bar & Grill



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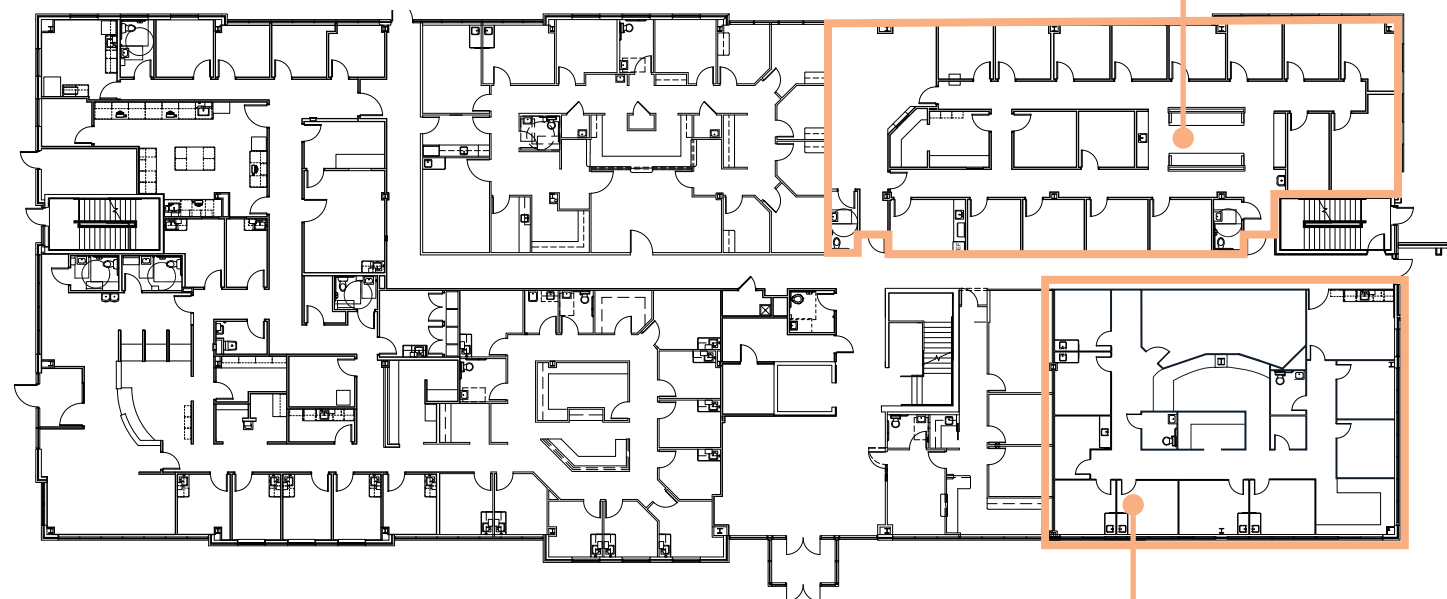
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First Floor

Virtual Walkthrough
Suite 130
4,534 SF
Available now



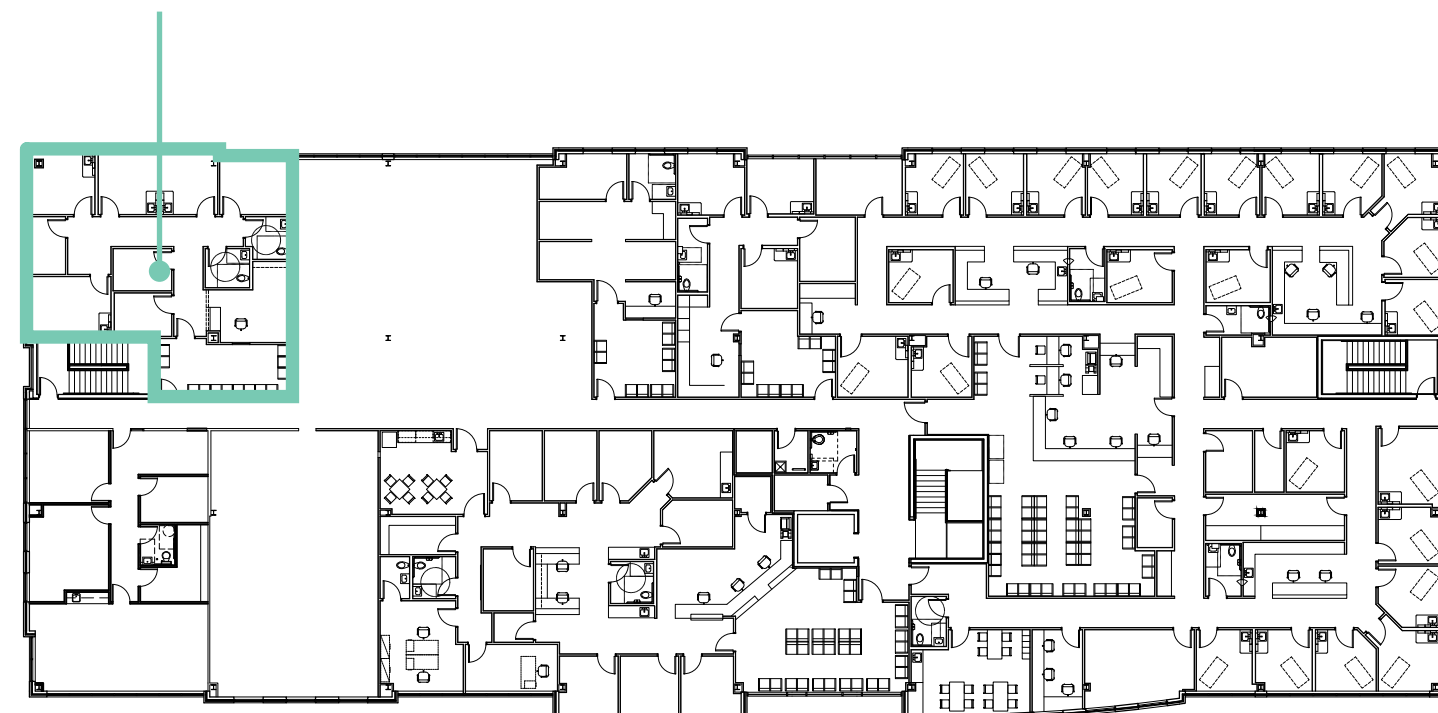
Suite 120
3,063 SF
Available 1/1/2026

Virtual Walkthrough



Second Floor

Suite 240
1,897 SF
Available 3/1/2026





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