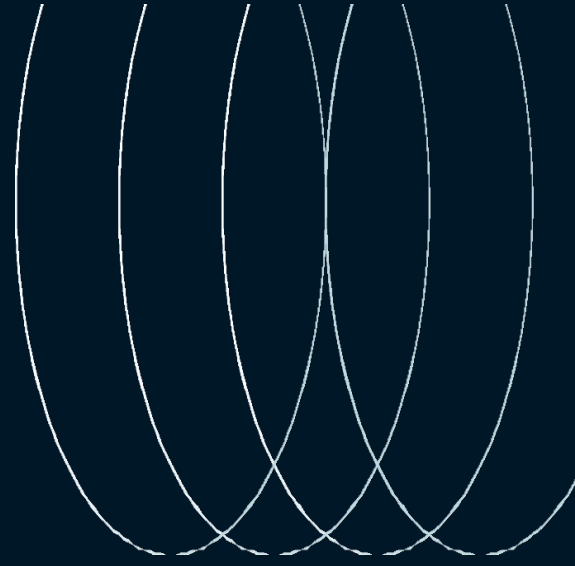


# For Lease

Medical Office

602 Morrison Rd  
Columbus, Ohio 43230



Building and Monument Signage Opportunities



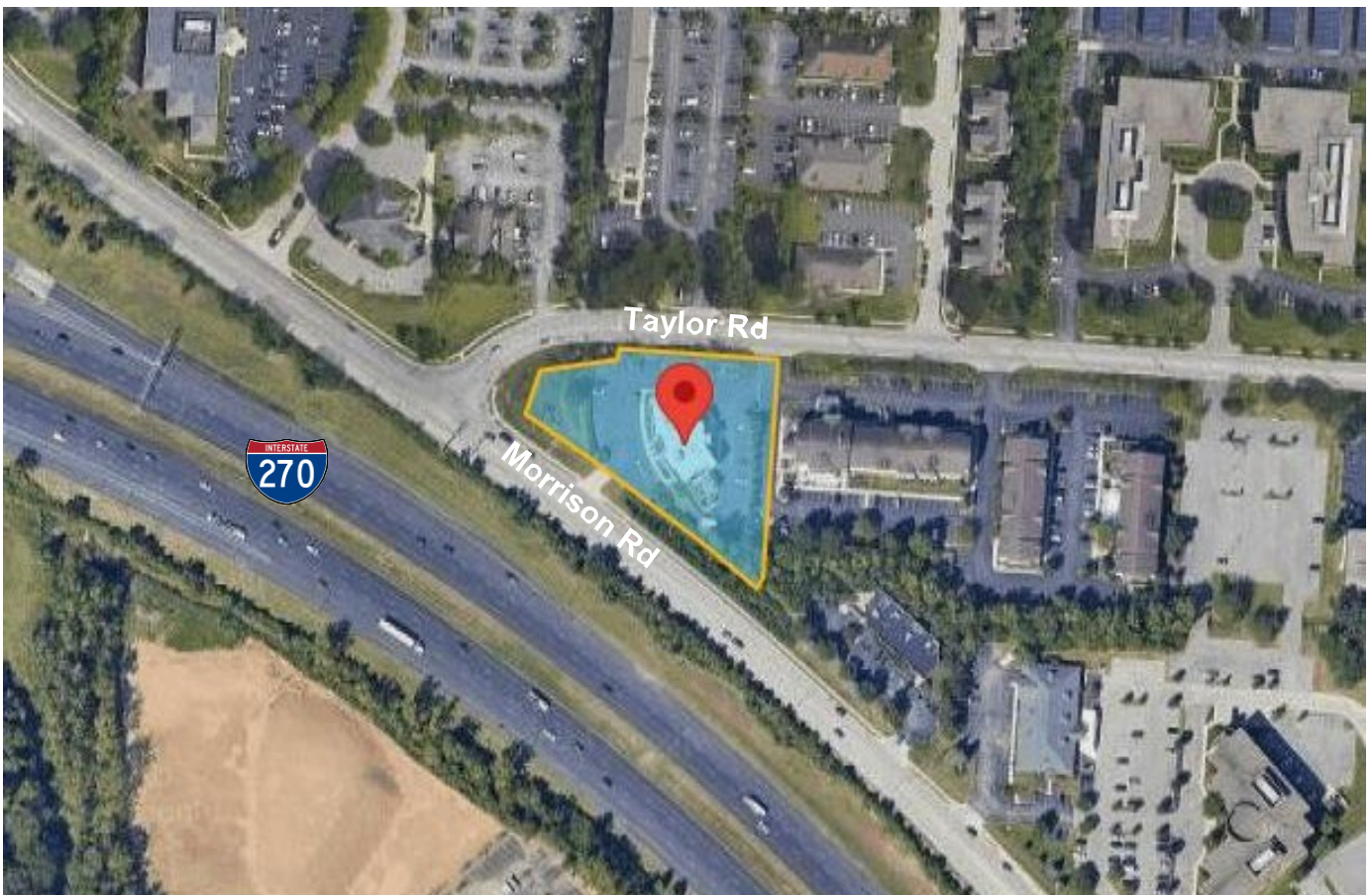
## Building overview

Turnkey direct entry first floor medical space with 5 exam rooms, 2 procedural rooms, recovery and lab area. Excellent monument and building signage opportunities (OSCI signage) with freeway visibility to I-270.

Building features on-site parking with direct entry into welcoming reception and waiting room with 24-hour access. Additionally, there is a separate exit for post-surgery with convenient patient pick-up. Building amenities include lots of natural lights, roof-top terrace and on-site Subway® restaurant.”

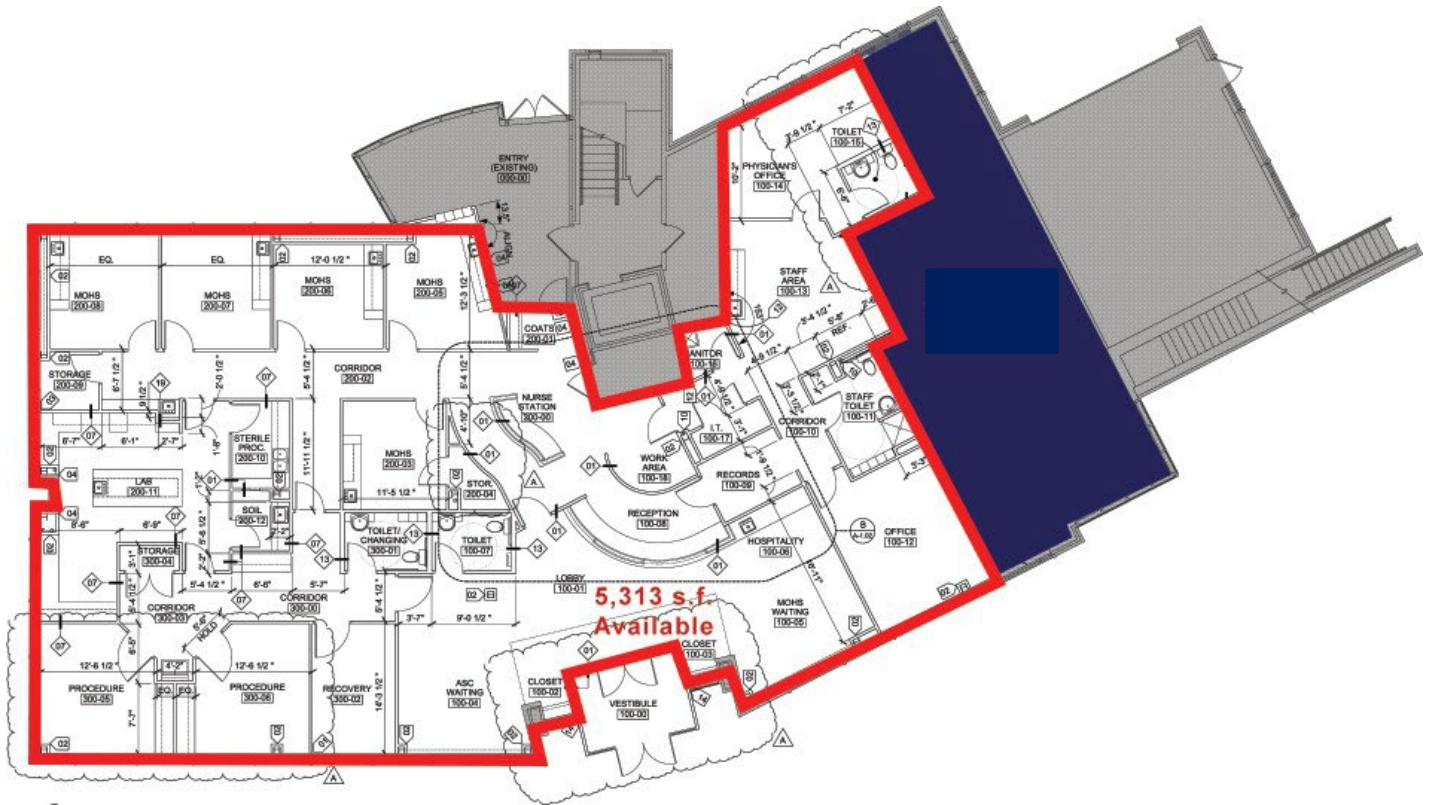
First floor built-out medical space is serviced by separate meters and tenant responsible for janitorial, electric and gas expenses.

<b>Address</b>	600-604 Morrison Road Columbus, OH 43230
<b>Lease rate</b>	\$16.50/s.f. NNN
<b>OpEx</b>	\$8.35/s.f.
<b>Building size</b>	+/-13,442 sf.
<b>Available s.f.</b>	1,100 s.f. - 5,240 s.f.
<b>Parking</b>	32 Spaces available for suite Spots reserved for employees and visitors
<b>Signage</b>	<b>Building and Monument signage available</b> <small>* Former OSCI signage locations</small>



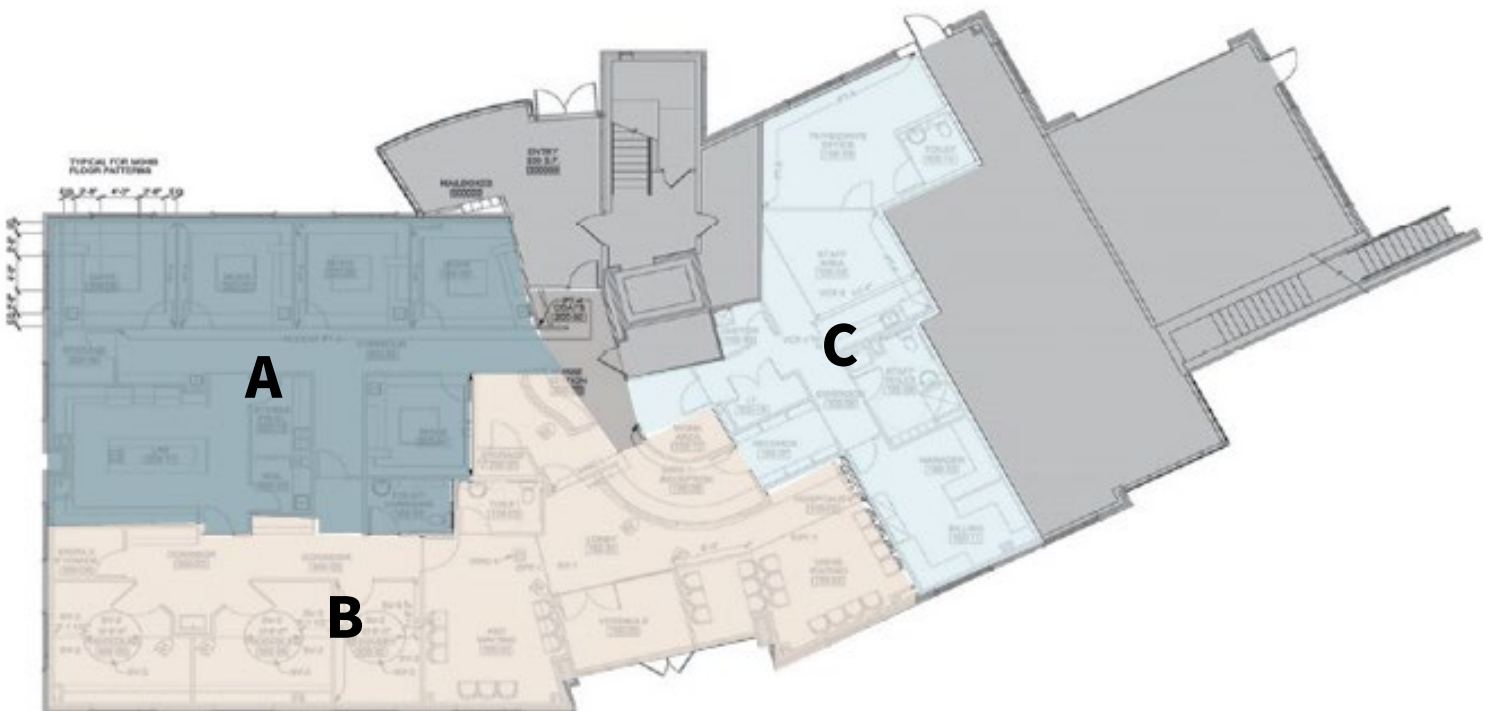
# Building floor plan

Available: 5,240 SF

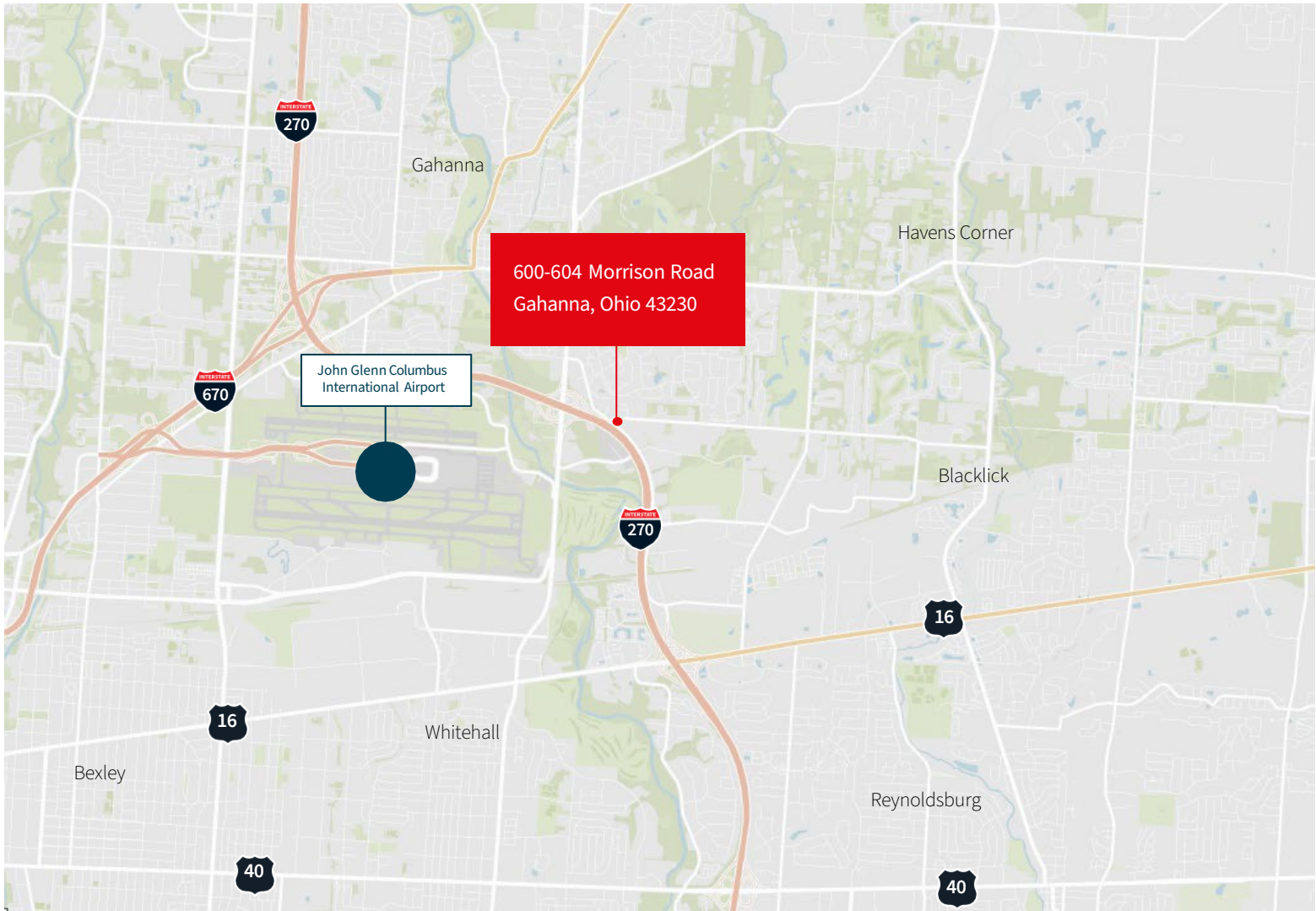


## Building floor plan – Demise Options

- Area A – 1,440 SF
- Area B – 2,700 SF
- Area C – 1,100 SF



# Location map



## Demographics

- 229,884 residents
- \$62,853 median household income
- \$234,814 median home value
- 37.4 median age
- 92,031 households
- 108,382 daytime employment
- 11,329 Business
- 10,634 Daily traffic count Taylor Rd & Morrison Rd

Based on 5 mile radius

# Interior photographs





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