



# For sale or lease

Medical office condo

6482 E Main Street, Reynoldsburg

# Property overview

Turnkey office suite now available within an established medical office condominium in the Stonegate Business Center, directly on East Main Street (US-40) in Reynoldsburg. The suite offers flexible general office or medical configuration and sits alongside a long-tenured OB/GYN practice occupying the balance of the building — an ideal setting for a complementary healthcare, allied-health, or professional services user looking to co-locate near an established patient base.

## Specifications

- ±1,183 SF available
- Single-story masonry building, ample surface parking
- Convenient access to Franklin County, John Glenn Columbus International, and the broader Columbus East/Reynoldsburg medical corridor
- Zoned BMD (Brice and Main District)
- Well-suited to medical, dental, or professional office use



**For Sale - \$1,100,000**

**For Lease – 1,183 SF Suite D**

**\$16.50/sf NNN**

**\$7.67/sf CAM**

76.9% occupied by Associates in Central Ohio Obstetrics & Gynecology, Inc. (Units A, B & C, totaling 3,939 SF). Lease term through December 31, 2031

### OPEX Breakout:

(whole building, 5,857 SF)

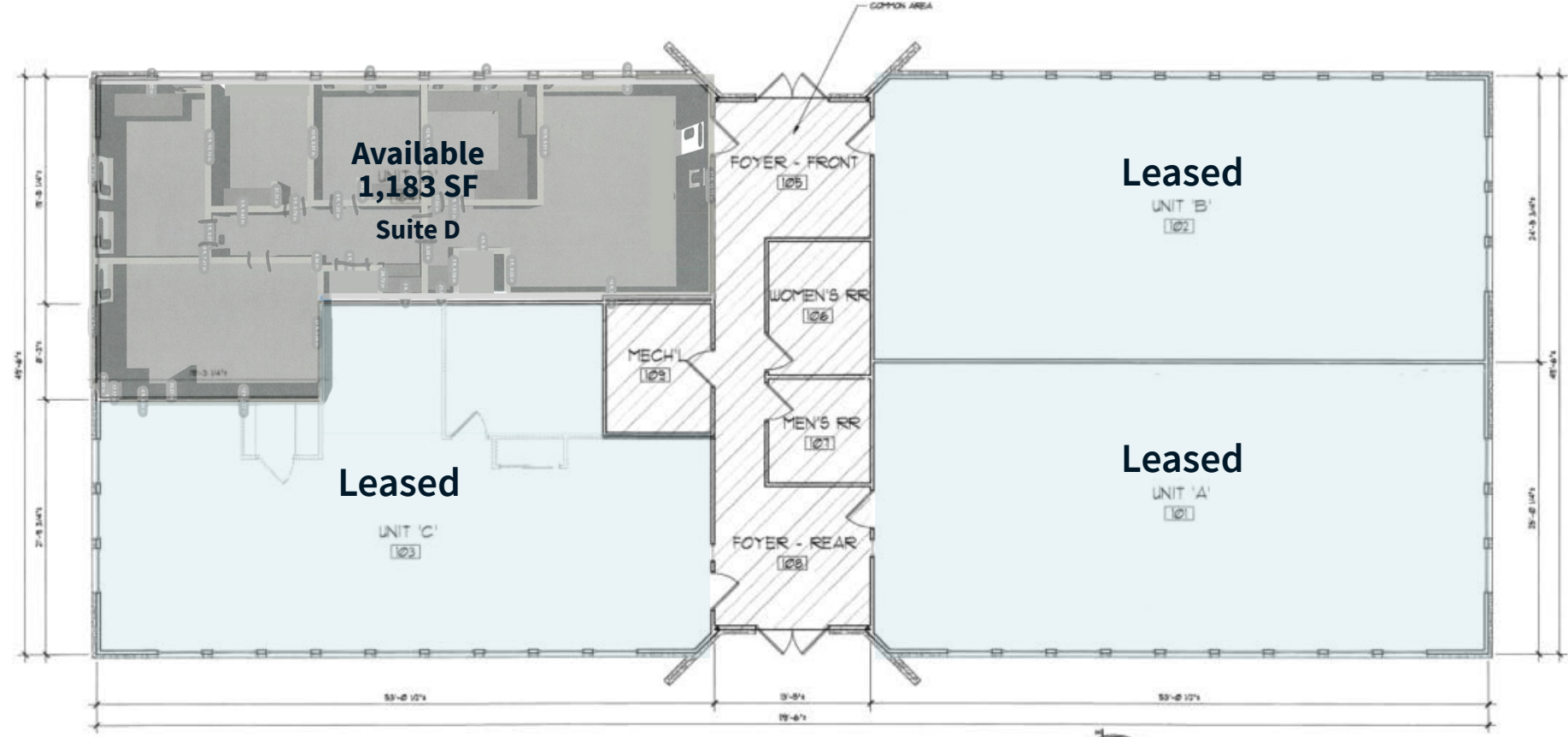
### Total OpEx:

Annual \$7,601

PSF \$7.67

| Expense                                 | Annual                     | \$SF   |
|-----------------------------------------|----------------------------|--------|
| <b>Real Estate Taxes</b>                | 17,329                     | \$2.95 |
| <b>Building Insurance</b>               | \$0 (bundled in condo fee) | \$0.00 |
| <b>Repairs &amp; Maintenance</b>        | \$7,028                    | \$1.20 |
| <b>Utilities</b>                        | \$7,614                    | \$1.30 |
| <b>Cleaning and Janitorial</b>          | \$0 (tenant-direct)        | \$0.00 |
| <b>Management (3% of rent)</b>          | \$3,032                    | \$0.52 |
| <b>General &amp; Administrative fee</b> | \$3,514                    | \$0.60 |
| <b>Condominium Association fee</b>      | \$5,900                    | \$1.00 |
| <b>Reserve for replacement</b>          | \$512                      | \$0.10 |

# Floorplan



# Location

Reynoldsburg offers an affordable cost of living, strong public schools, and a family-friendly atmosphere with parks and recreational amenities.

Access to Columbus's higher education institutions and training centers ensures a steady flow of skilled graduates and workforce upskilling opportunities.

Average household income  
**\$68,000**



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