



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
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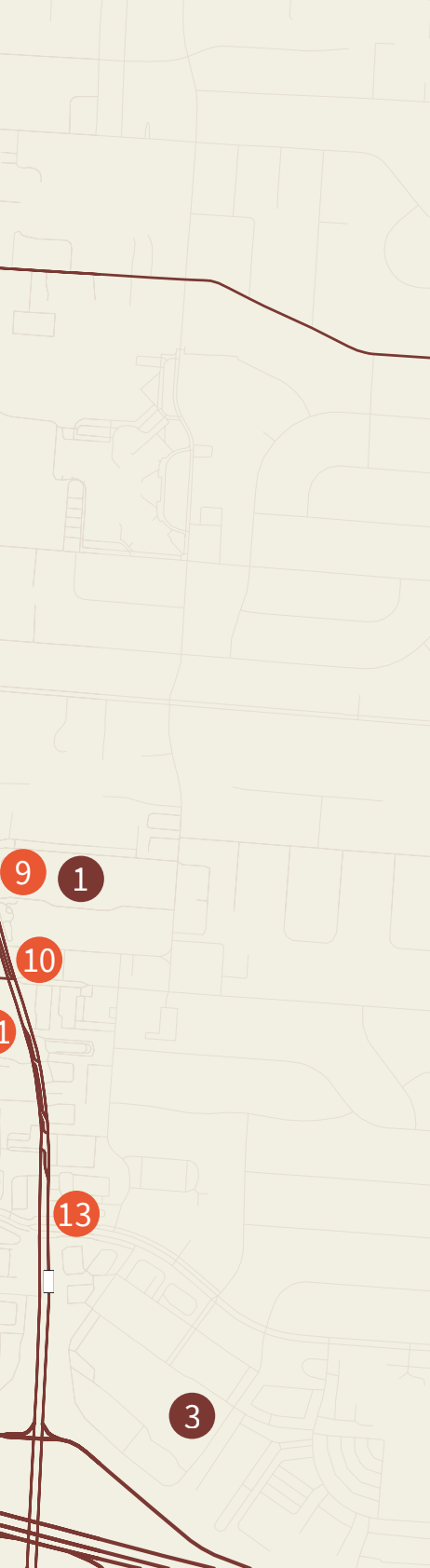
Joey Lamb
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Location Overview





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



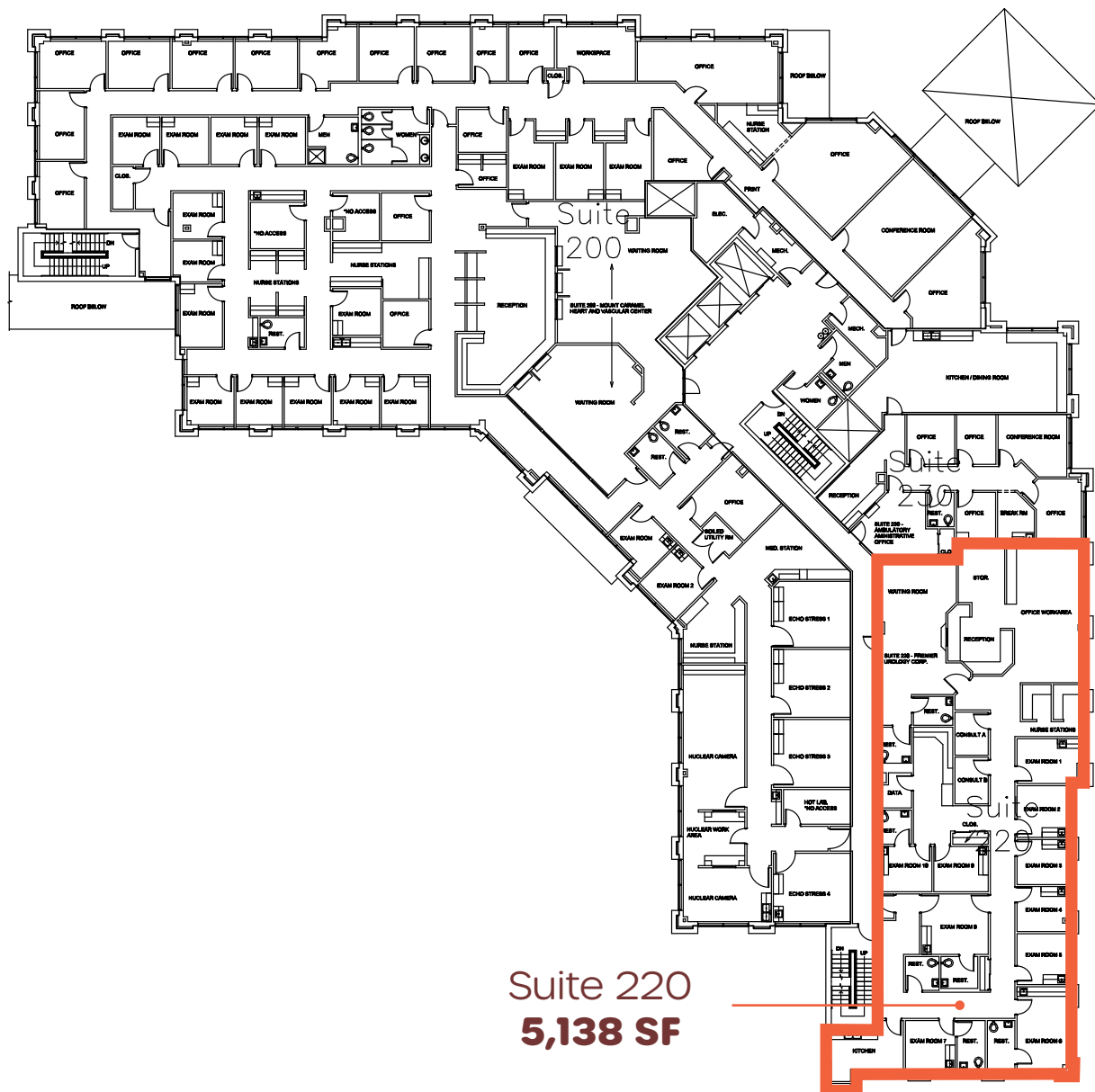
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Second Floor



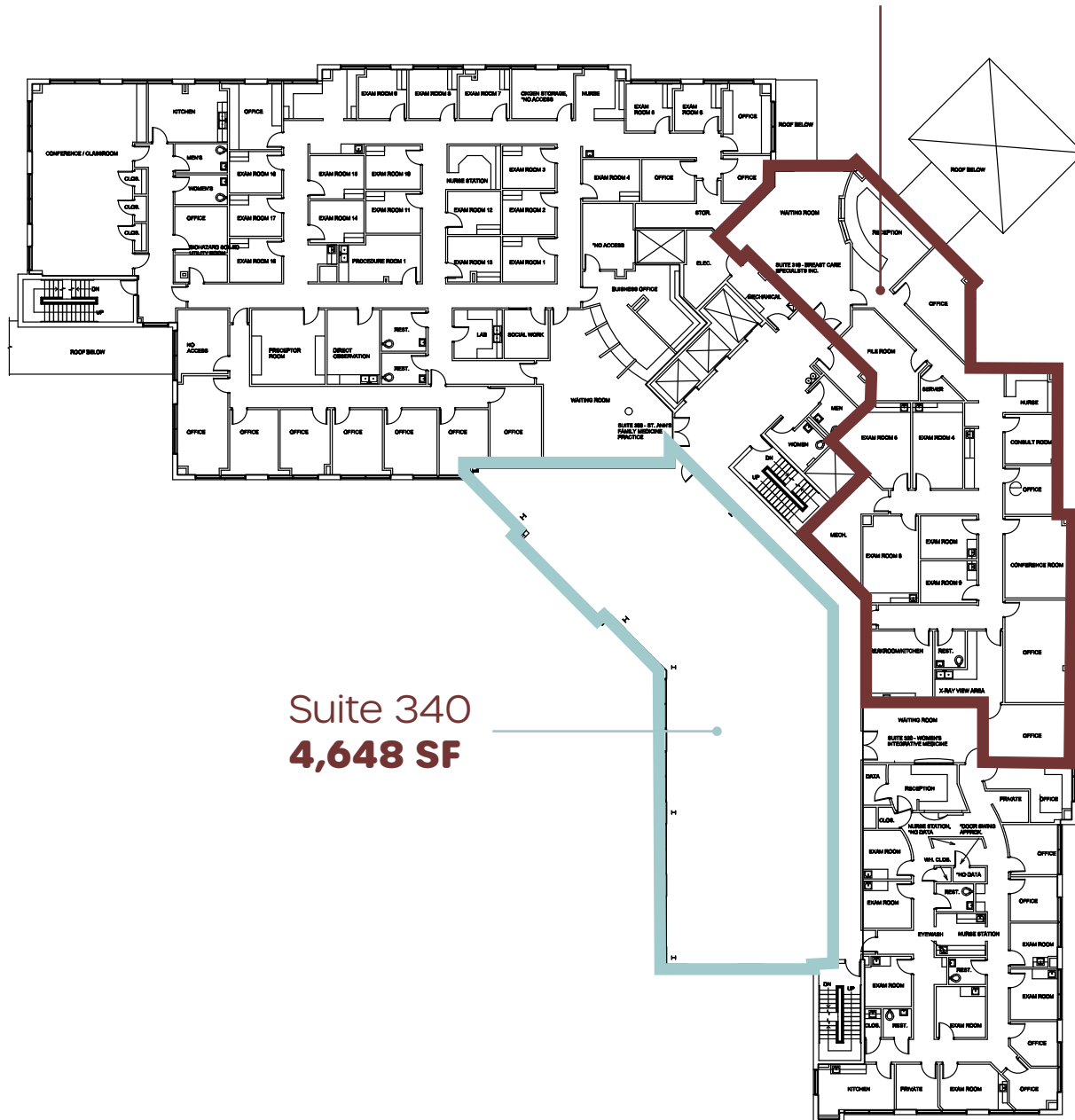
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Third Floor

Suite 330
5,242 SF



Suite 340
4,648 SF



The floor plan shows three main suites: Suite 400 (red outline), Suite 450 (blue outline), and Suite 480 (green outline). Suite 400 is located in the upper right and includes a reception area, waiting room, kitchen, and several exam rooms. Suite 450 is located in the lower right and includes a reception area, waiting room, kitchen, and several exam rooms. Suite 480 is located in the lower left and includes a reception area, waiting room, kitchen, and several exam rooms. The plan also shows various other rooms such as offices, storage, and restrooms.

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