

# FOR SALE/LEASE



**3760 Ridge Mill Drive  
Hilliard, OH 43026**

**Sale:** \$749,900 for 7,158 SF on 1.23 acres

**Available Space for Lease:**

1,680SF - \$12.95 Net PSF

2016 Operating Expenses - \$9.74 PSF



## PROPERTY HIGHLIGHTS

- Medical office property perfect for owner/user
- Convenient location off of highly trafficked Fishingner Road between I-270 and SR 33.
- Heartland Cardiology tenant at property. Numerous medical providers in area, as well as restaurants, retail and services.
- Building signage and ample parking
- Built in 1989; newer roof

All of the above information has been compiled from sources deemed to be reliable, but no representation is made as to the accuracy thereof and it is submitted subject to errors or omissions. Buyer is responsible to verify the information contained herein. This submission is also subject to changes in price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.

**Allen Faires • 614.545.4093  
afaires@AlterraRE.com**

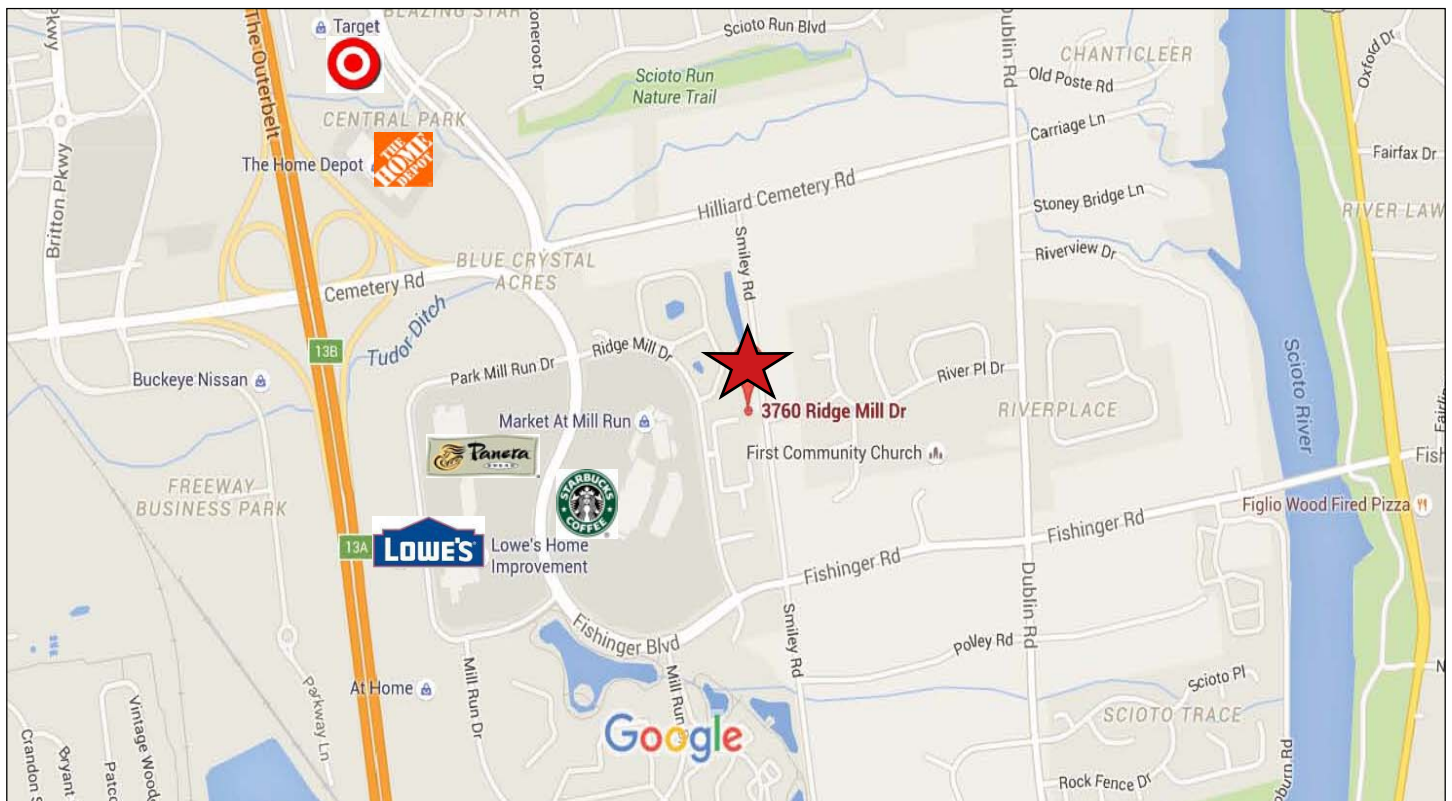
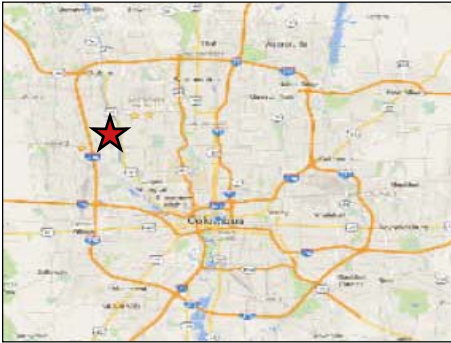
Alterra Real Estate Advisors  
540 Offcenter Place, Suite 260  
Columbus, OH 43230



614.365.9000  
614.280.0244 fax  
www.AlterraRE.com

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Hilliard, OH 43026



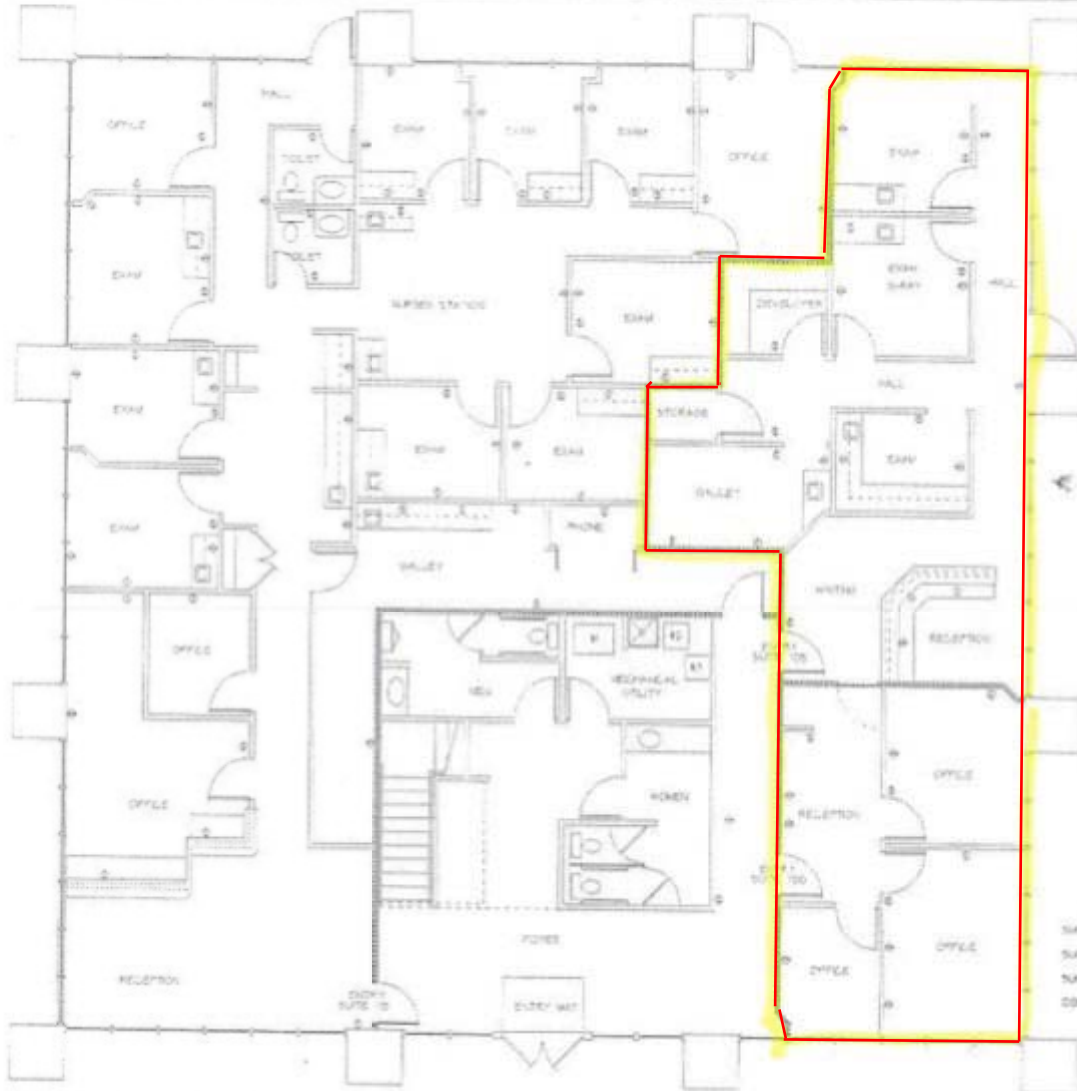
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AVAILABLE - 1,680 SF



**Building "C"**  
**3780 RIDGEMILL**  
**FIRST FLOOR**

SUITE 100	DRG YOUTH ADVOCATE PROGRAM	4812748	50 FT
SUITE 103	DRG SHIRES DDS	10074000	50 FT
SUITE 105	MLL KUN ATTERVAL MEDICR	27026376	50 FT
0000	COMMON AREA 1ST FLE	1348401	50 FT

**J. MURLEY DESIGN**  
 Architectural Design, Drafting & Rendering  
 507 London Road  
 Delaware, Ohio 43015-2549  
 614.366.4321 Fax: 614.366.4321

The owner hereby certifies that the information provided on this plan is true and correct to the best of their knowledge and belief. The undersigned certifies that the information provided on this plan is true and correct to the best of their knowledge and belief.

**RIDGEMILL DRIVE**

DATE: 11.14.2011  
 DRAWN: J. MURLEY DESIGN  
 CHECK: J. MURLEY DESIGN  
 DATE: 11.14.2011  
 BY: J. MURLEY DESIGN  
 SCALE: 1/8" = 1'-0"

**THE CASE BOWEN CO.**  
 3050 Falmouth Blvd.  
 Suite 200  
 Hilliard, Ohio 43034-6552  
 614-628-1244 Fax: 614-628-6332

PLANNING  
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