

3760 Ridge Mill Drive  
Hilliard, OH 43026

For Sale/Lease



## MULTI-TENANT MEDICAL OFFICE PROPERTY

### Dental Space or General Office Available

Sale: \$699,000

7,158 SF on 1.23 acres

For Lease - \$17.95 psf Gross:

1,680 SF on 1st floor or

476 SF 1st floor front office

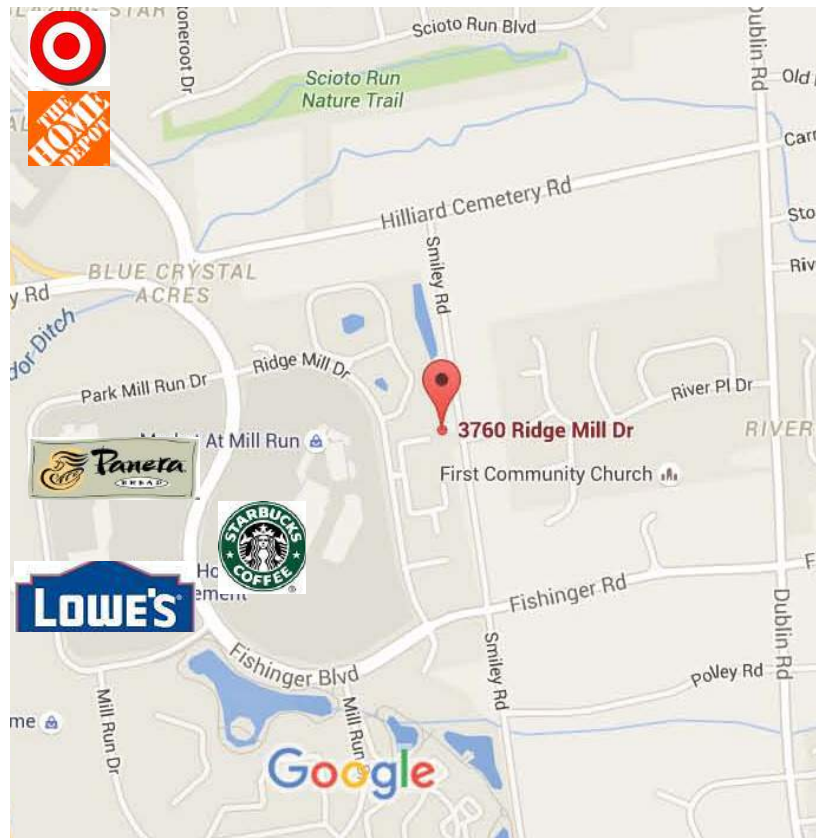
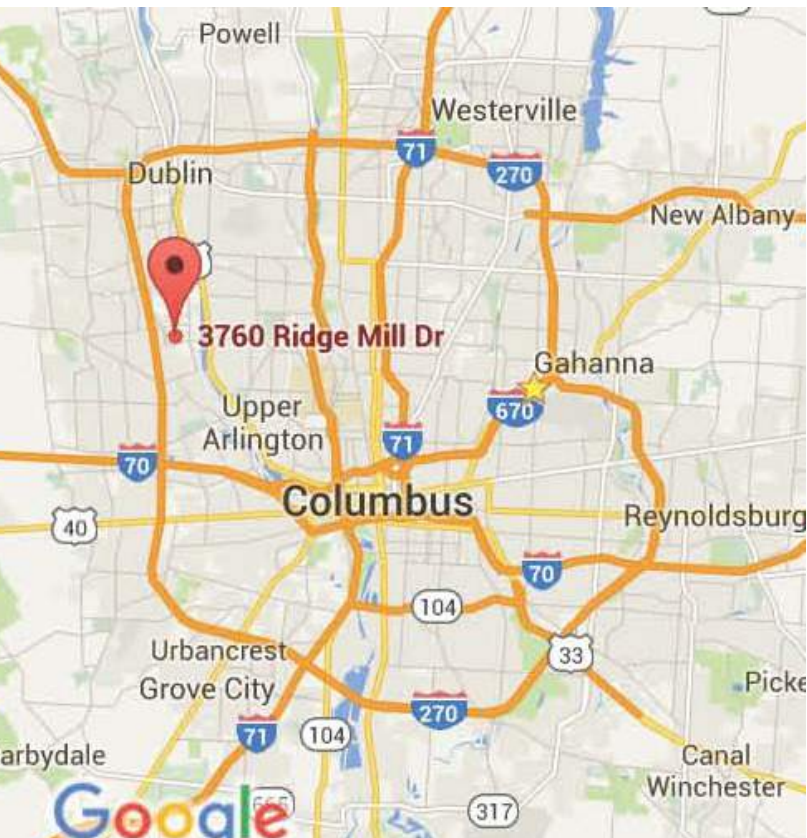
1,204 SF 1st floor office or dental

- 2 story professional medical office property
- Convenient location off of highly trafficked Fishinger Road between I-270 and SR 33
- Building signage and ample parking
- Built in 1989; newer roof
- Heartland Cardiology tenant at property.
- Abundant services, retail and restaurants in the area



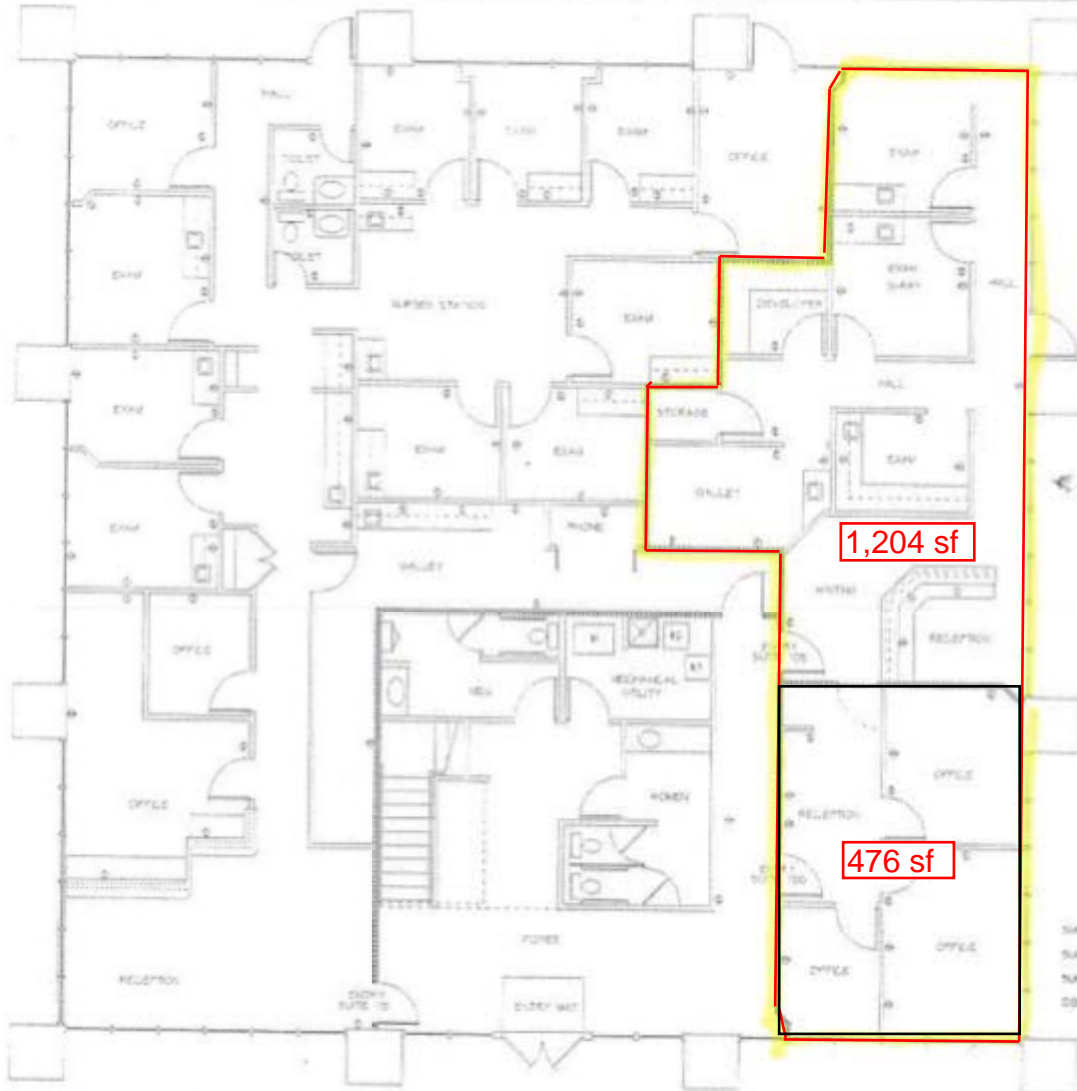
Allen Faures  
614.545.4093  
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Alterra Real Estate  
614.365.9000  
www.AltterraRE.com





AVAILABLE - 1,680 SF



Building "C"  
3780 RIDGEMILL  
FIRST FLOOR

SUITE 00	OHIO YOUTH ADVOCATE PROGRAM	4812748	50 FT
SUITE 03	DAVE SHIRES DDS	10074000	50 FT
SUITE 15	WILLIAMS, KUN, KATZ, AND WEDIGER	27026376	50 FT
0000	COMMON AREA 1ST FLOOR	1348401	50 FT

**J. MURLEY DESIGN**  
Architectural Design, Drafting & Rendering  
607 London Road  
Delaware, Ohio 43015-2549  
614.366.4221 Fax: 614.366.4321

RIDGEMILL DRIVE

DATE: 11.16.2011  
DRAWN: J. MURLEY DESIGN  
CHECK: J. MURLEY DESIGN  
SCALE: AS SHOWN  
DATE PLOTTED: 11/16/2011  
PLOTTER: HP DesignJet 5000

**THE CASE BOWEN CO.**  
3055 Fairport Blvd.  
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Hilliary, Ohio 43026-6652  
614-628-1244 Fax: 614-628-6332

