

677 Cooper Road  
Westerville, OH 43081

For Lease



## MEDICAL/OFFICE SPACE - AVAILABLE IMMEDIATELY

Available Space: 1,763 SF

Lease Rate: \$12.00 psf Modified gross  
Tenant pays utilities and janitorial

- Space is built out as medical office
- Parking immediate to the suite entrance
- Signage on Cooper Road
- Attractive property in a wooded, ravine setting
- Immediate area has shopping, services and restaurants
- 54,655 average annual daily traffic on Cleveland Ave, just south of Schrock Road
- Less than 1 mile to Mount Carmel St Ann's Hospital and to I-270/Cleveland Ave interchange

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 and admissions. Buyer is responsible for verifying 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.



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