

540 Offcenter Place  
Gahanna, OH 43230

For Lease



## PROFESSIONAL MEDICAL & OFFICE PROPERTY

### Lease Rate:

\$12.95 psf Net

Operating Expenses \$8.89 psf

### Available Space:

1st Floor: 2,386 SF - 13,641 SF

2nd Floor: 1,290 SF - 2,955 SF

21,252 SF available at property

- Located in convenient Gahanna location off of Hamilton Road with easy access to I-270 & I-670
- Attractive 2 story atrium lobby with elevator
- Great mix of medical and office tenants including OSU Dermatology and Kindred Healthcare
- Nearby retail, restaurants and services



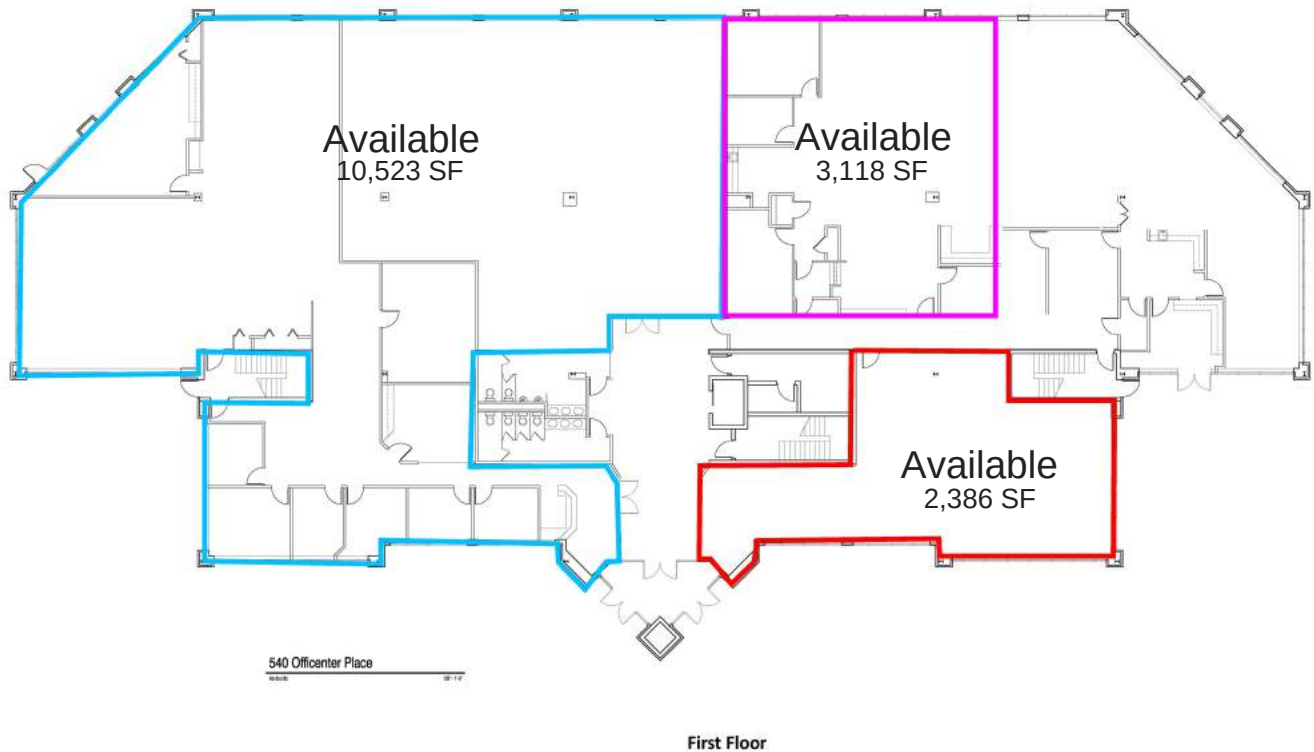
Brad Kitchen, SIOR  
614.545.2155  
bkitchen@AlterraRE.com

Alterra Real Estate  
614.365.9000  
www.AltterraRE.com

540 Offcenter Place  
Gahanna, OH 43230

For Lease

First Floor Availability  
2,386 SF - 13,641 SF



Brad Kitchen, SIOR  
614.545.2155  
bkitchen@AlterraRE.com

Alterra Real Estate  
614.365.9000  
www.AltterraRE.com

540 Offcenter Place  
Gahanna, OH 43230

For Lease

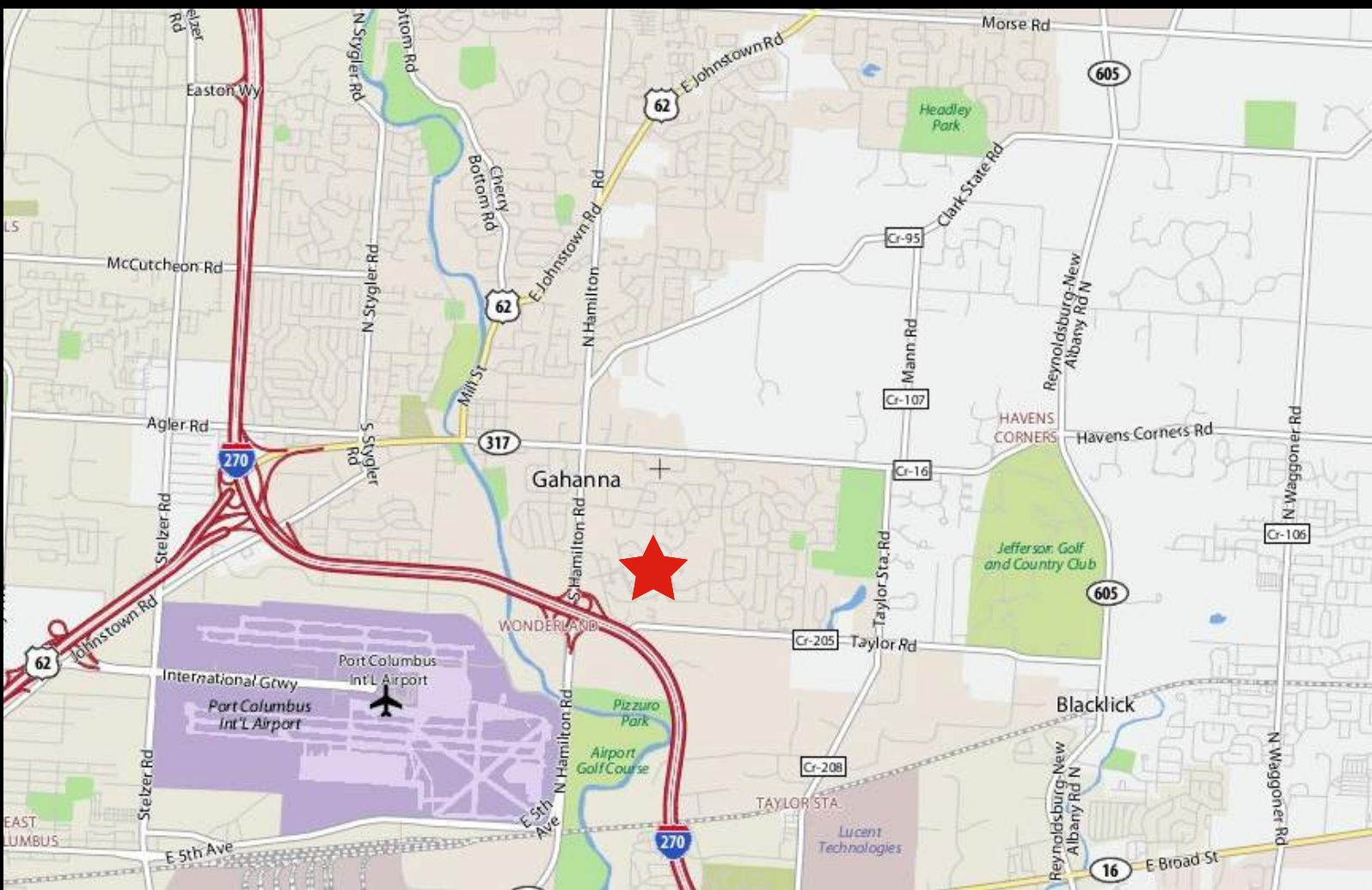
Second Floor Availability  
1,290 SF - 2,955 SF



Brad Kitchen, SIOR  
614.545.2155  
bkitchen@AlterraRE.com

Alterra Real Estate  
614.365.9000  
www.AltterraRE.com

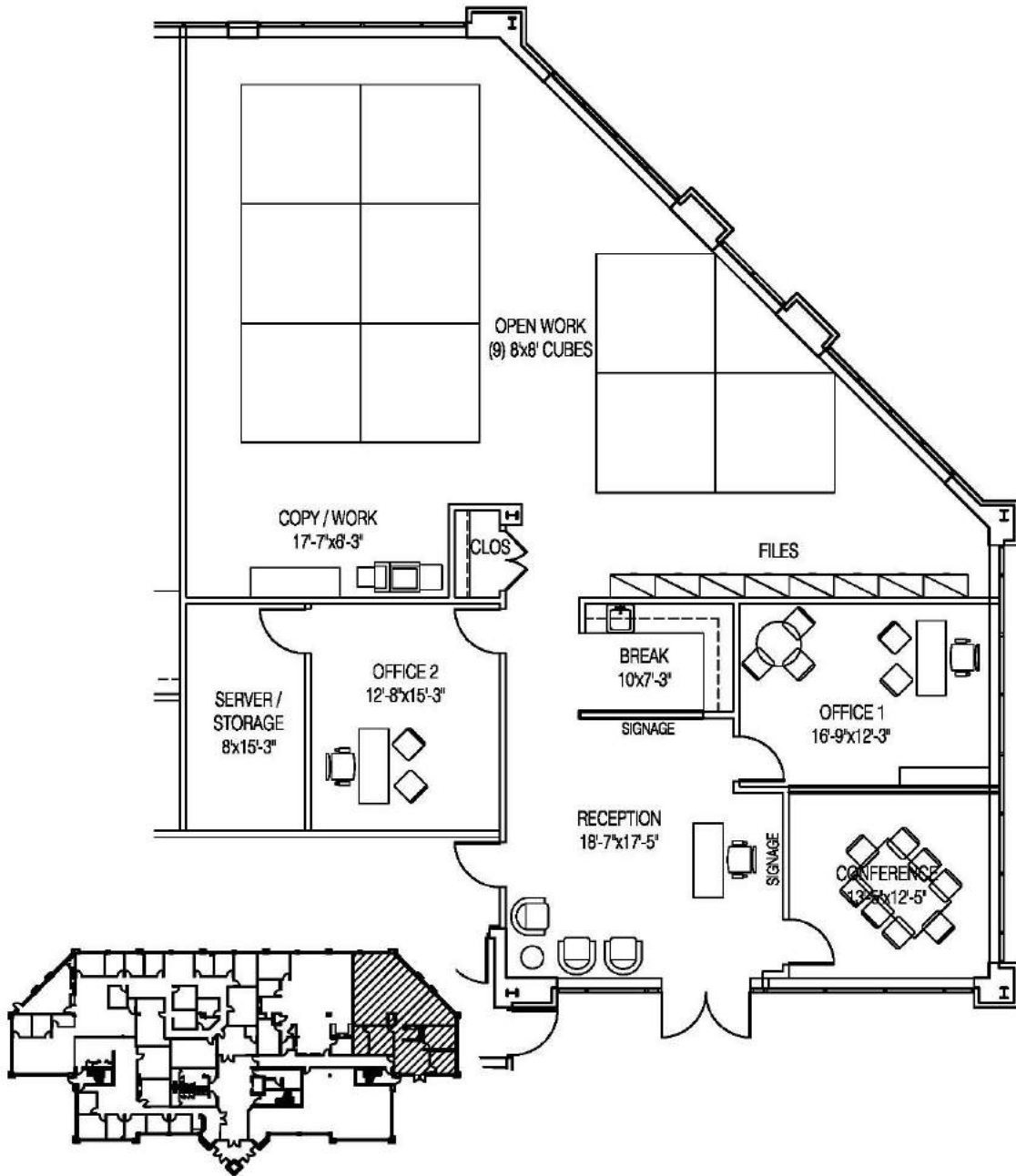




540 Offcenter Place  
Gahanna, OH 43230

For Lease

Suite 160 - 3,392 SF



Brad Kitchen, SIOR  
614.545.2155  
bkitchen@AlterraRE.com

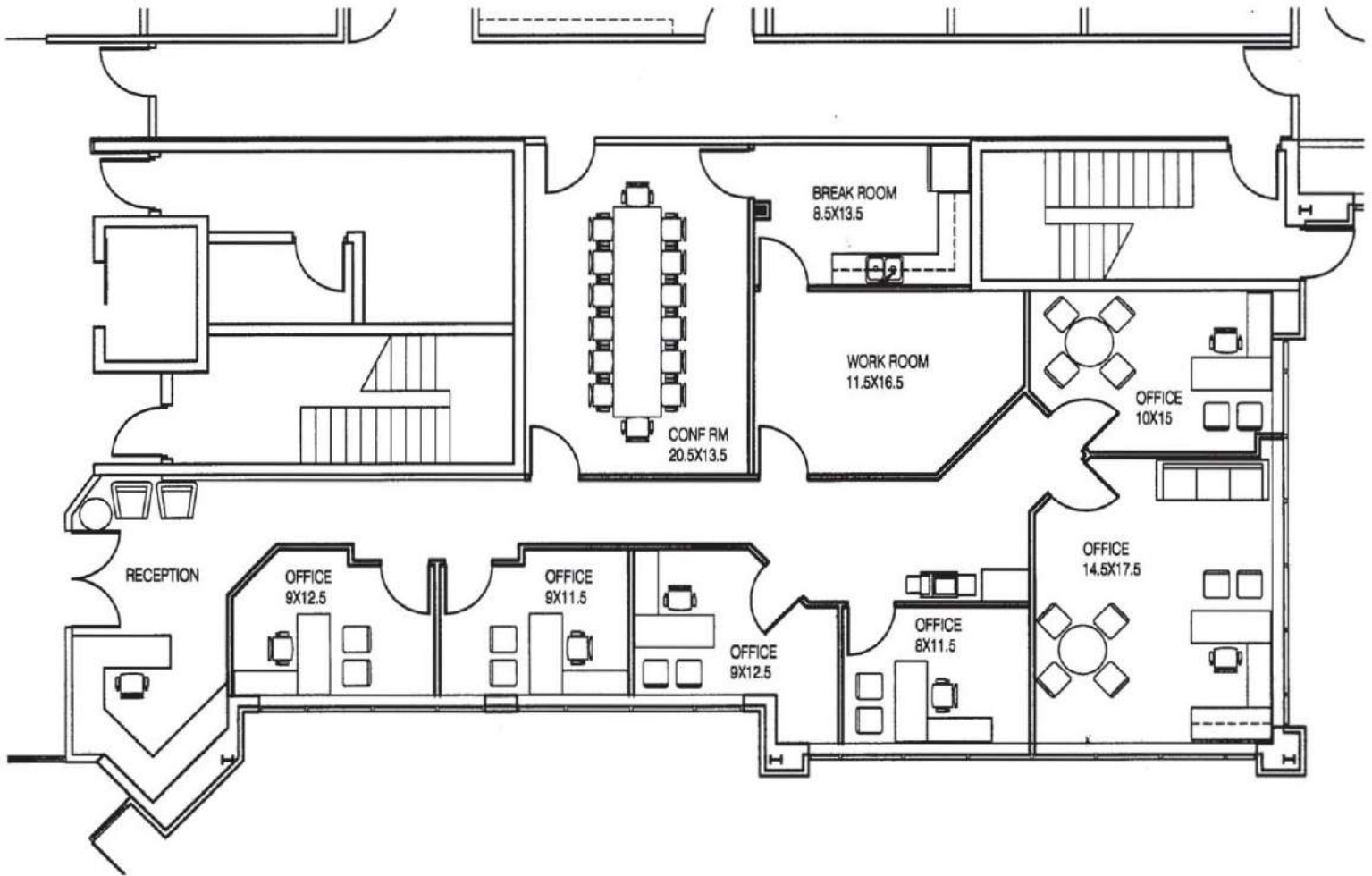
Alterra Real Estate  
614.365.9000  
www.AltterraRE.com



540 Offcenter Place  
Gahanna, OH 43230

For Lease

Suite 180 - 2,386 SF



Brad Kitchen, SIOR  
614.545.2155  
bkitchen@AlterraRE.com

Alterra Real Estate  
614.365.9000  
www.AltterraRE.com