

750 E Broad Street  
Columbus, OH 43205

For Sale/Lease



## MEDICAL OFFICE PROPERTY - OWNER/USER OPPORTUNITY

17,573 SF 3 story building  
on total of 1.03 acres

Sales Price: \$1,560,000

Available Space for Lease:  
1,000 SF to 17,573 SF (full bldg)

Lease Rate: \$12.95 Net psf  
2018 Op Exp \$4.00 psf

- Property is visible to 31,000+ vehicles per day
- Just east of downtown, strategically located between Grant Medical Center and Ohio State University Hospital East with immediate freeway access
- 500 feet to I-71/E Broad St interchange
- Suites or entire building available for lease
- 58 parking spaces



All of the contained 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.



JR Rudicil (Jeff)  
614.545.2157  
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Alterra Real Estate  
614.365.9000  
www.AltterraRE.com

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Built 1987

Commercial Zoning

Franklin County Parcels:

#010-044984-00 (0.65 ac)

#010-000448-00 (0.21 ac)

#010-009297-00 (0.17 ac)

Avon Place



750 E Broad St,  
Columbus, OH 43205

E Broad Street

Hamilton Ave

N Garfield Ave

East Broad  
Presbyterian  
Church

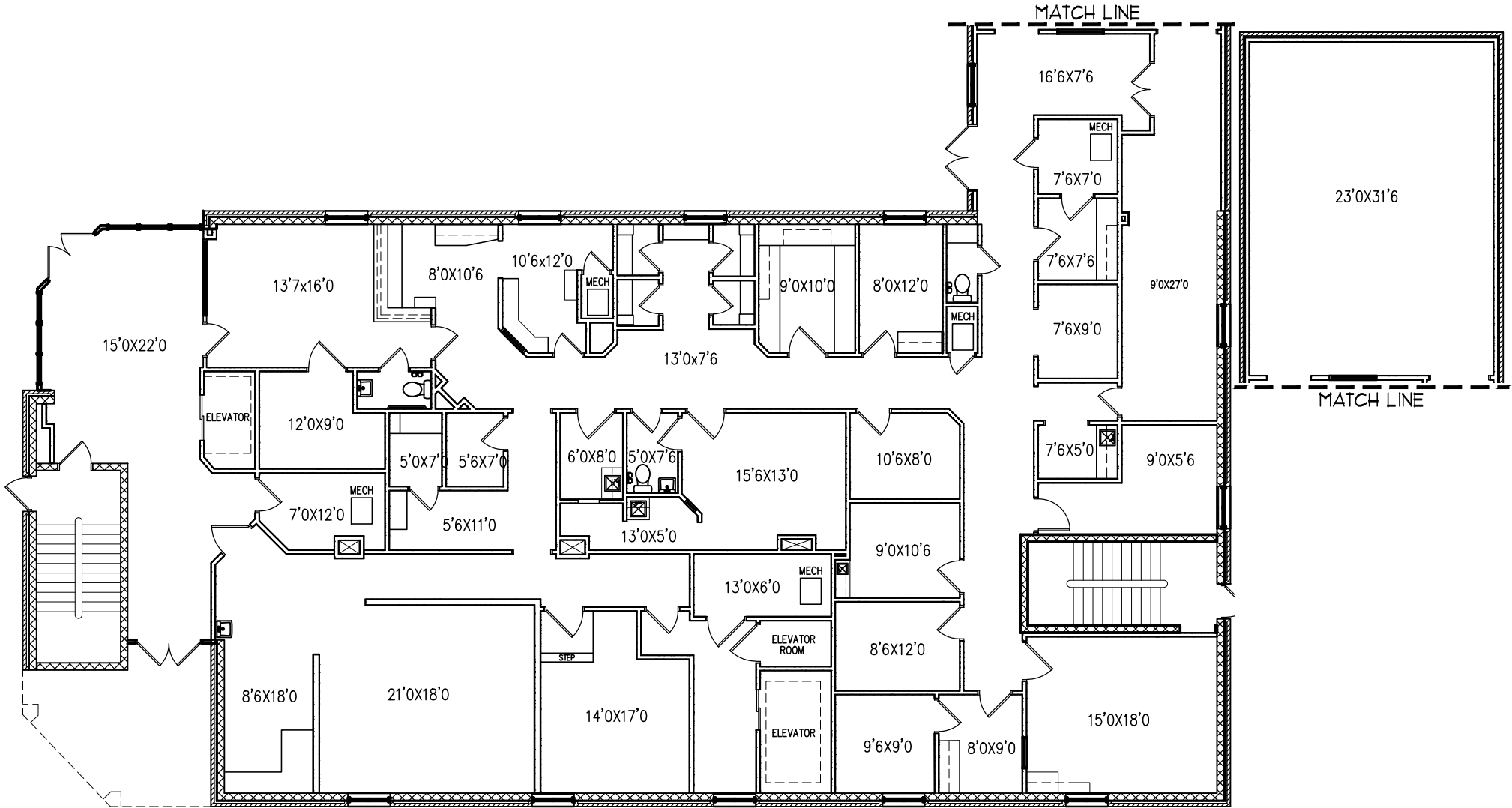
Columbus  
Learning  
Cooperative

Community  
Housing  
Network

Apartment  
Building

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N  
  
 1ST LEVEL FLOOR PLAN  
 NTS

**GENESIS**  
 PLANNING & DESIGN

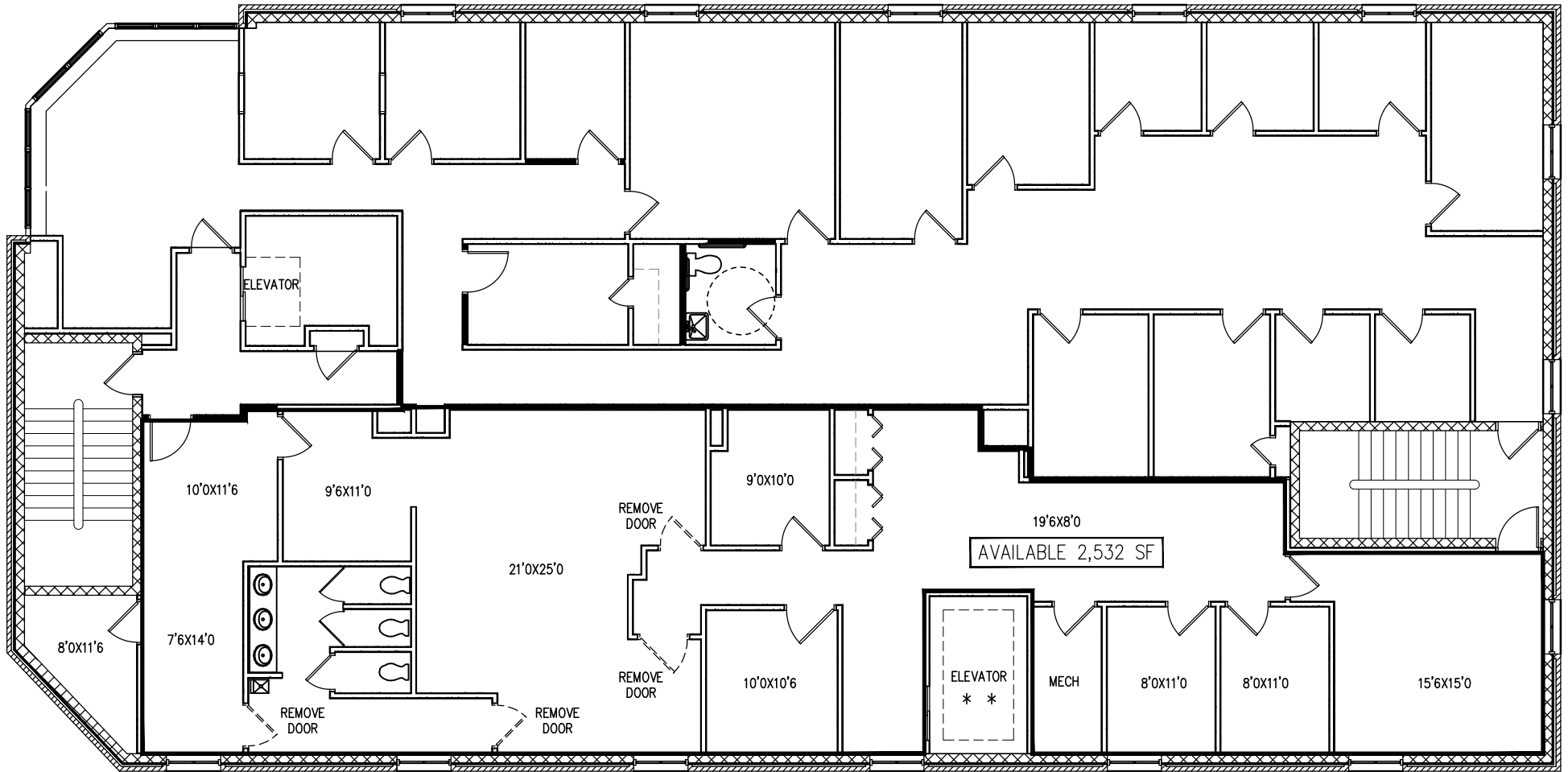
300 East Broad Street, Suite 310  
 Columbus, Ohio 43215  
 614.926.1190

EXISTING FLOOR PLAN

750 E. BROAD STREET  
 1ST LEVEL  
 COLUMBUS, OH. 43215

SCALE:	NTS	DRAWN BY:	djh
JOB:	2000.000.0	DATE:	04/02/14
REVISION:	DATE		
	XXX		

**A1-1**



2ND LEVEL EXISTING FLOOR PLAN

NTS

\* \* = ELEVATOR FOR MULTI-FLOOR TENANT ONLY

**GENESIS**  
 PLANNING & DESIGN

300 East Broad Street, Suite 310  
 Columbus, Ohio 43215  
 614.926.1190

EXISTING FLOOR PLAN

750 E. BROAD STREET  
 2ND LEVEL 5,500 +/- USF  
 COLUMBUS, OH. 43215

SCALE:

JOB:

REVISION:

①

SCALE

2000.000.0

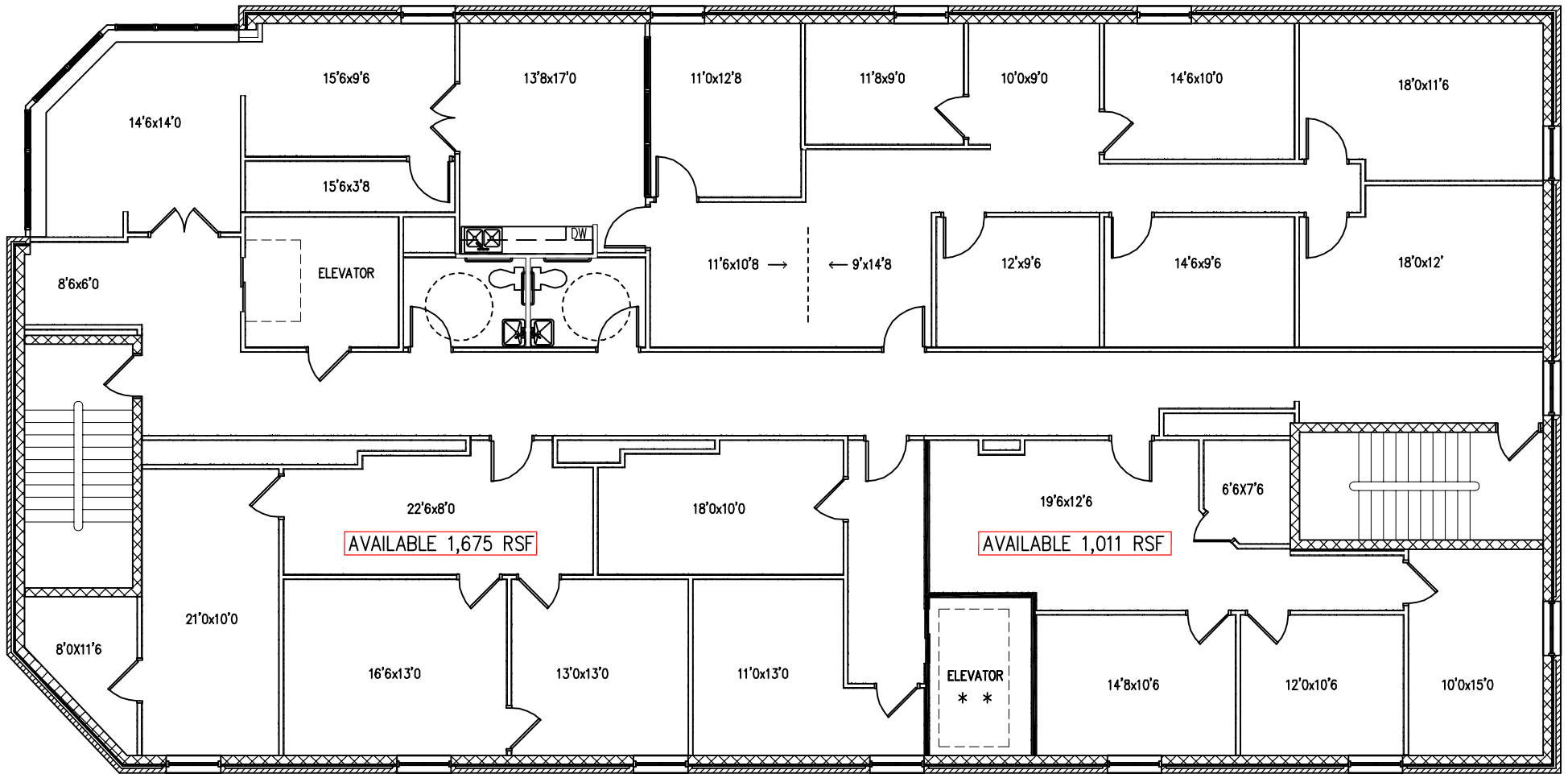
DATE

XXX

DRAWN BY: dlh

DATE: 12/14/11

**A2-1**



\* \* = ELEVATOR FOR MULTI-FLOOR TENANT ONLY



3RD LEVEL FLOOR PLAN

NTS

**GENESIS**  
PLANNING & DESIGN

300 East Broad Street, Suite 550  
Columbus, Ohio 43215  
614.926.1190 Fax: 614.926.1191

750 E. BROAD STREET  
3RD LEVEL  
COLUMBUS, OH. 43215

SCALE: NOT TO SCALE  
JOB: 2000.000.0  
REVISION: DATE  
▲ XXX

DRAWN BY: dlh  
DATE: 10/18/11

**A3-1**